



June 6, 2025

City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711

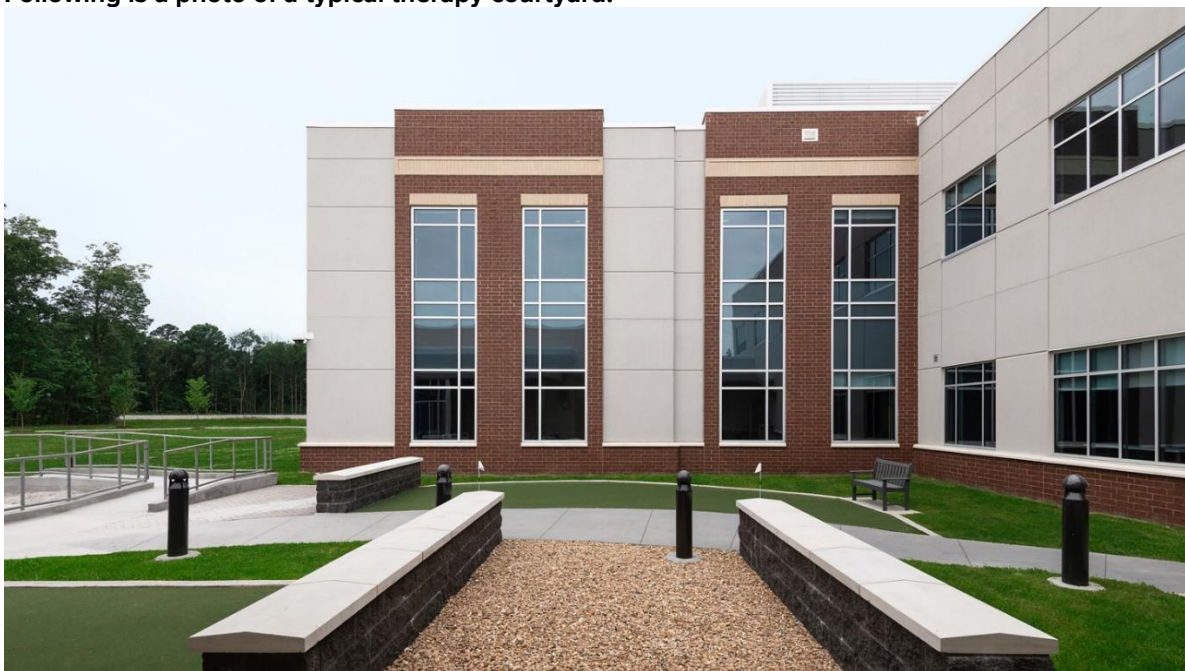
**RE: ARTICLE 5 FEEDBACK LETTER RESPONSE
ESa PROJECT NO. : 24381.00
UNIVERSITY OF WISCONSIN FITCHBURG REHABILITATION HOSPITAL
FITCHBURG, WI**

PLANNING & ZONING COMMENTS

1. Building Disposition (sec 5.6.5), Building Configuration (sec 5.7.7), Landscape Standards (5.11.6), Architectural Standards (5.13.8) and Lighting Standards (5.15.6) are subject to ADR approval by Plan Commission. **Response: Acknowledged. Regarding Building Disposition, for purpose of the Smartcode we have classified the building as an Edgeward, permitted by right per Table 9.**
2. It appears that you are constructing a stormwater facility to the north off the property. Is this outside of the property boundary? This is not consistent with SmartCode. **Response: A private storm easement will be provided on the plat to benefit Lot 44. This will include the diversion swale and it will include the storm pipe as discussed with Ben Schulte.**
3. The private frontage should be well described and match one of the approved types. Due to this being a hybrid use, staff is flexible on the applicable whether it has retail or more residential type feel. However, one of those described private frontages should be applied. See Table 14. Prefer awnings as in f. Shopfront or Planters as in i. Common Entry & Planter. **Response: Acknowledged. We are classifying the private frontage which is the side facing Cheryl as a Common Entry and Planter. Given the use as a hospital we believe this use most closely resembles a multifamily use, as it is a temporary home to the patients during their stay. Privacy in the interior spaces are similar to the privacy that might be expected in a multifamily building, so this classification seems most logical to us. Please note that we have requested a waiver in our original application to classify the Greenmarket face as the entry side. As such the address and main entry will face Greenmarket and this face would be classified as a Forecourt in our interpretation of the Smartcode. Both of these classifications are allowed per Table 26. See Item #5 for additional information regarding the treatment of the Cheryl facing side of the building.**
4. Glass glazing should be 10% minimum of the first floor façade. Considering this is more akin to a commercial frontage, an even higher amount is strongly encouraged. This shows 0, which isn't accurate. Please provide verification of glass glazing on the first floor street side facades. **Response: The area of Glazing is 33% on the Greenmarket face and 22% on the Cheryl face. Our original calculation was predicated on the assumption that the glass was fully transparent, I believe we misunderstood the criteria.**
5. The primary façade materials on E. Cheryl should be durable materials, see 5.13.6, at least for the street story façade. Finished metal may be used as accents, but should not be the primary material. There is flexibility in ADR standards, but staff will want to see general consistency. Staff is in support of a design similar to the UW Health facility on E. Washington, Union Corners Clinic, for example. **Response: We looked at the UW Union Corners Facility to better understand the expected design criteria. We have reduced the amount and type of metal panels proposed on the Cheryl facing side of the building. Additionally we have increased the total brick percentage on the first floor elevation. Several other comments are also addressed with the proposed, modified design, as follows:**
 - a. **We have increased the height of the exterior wall on the Cheryl face to integrate the screen wall for our rooftop mechanical equipment into the primary façade. The material proposed is the "Longboard" metal siding which is a wood look vertical metal siding. We are proposing to**

- provide a return on the 2 ends and would like to keep the metal screen wall on the other 3 facades, which are much less visible from the public way. (Addresses item #6)
- b. The use of the spaces on the primary façade (Cheryl) is predominantly patient rooms. In order to create some additional interest we have enlarged the windows at the location of Day Rooms in the plan. We are proposing a small terrace with a garden wall enclosure at the ground floor which creates the look of an entrance, while still maintaining the required use of all spaces. This will not be a public entrance, but it does create the desired visual we believe to be desired. (See Item #13 and 15)
 - c. Modifications have been made to the exterior façade along Cheryl and to a lesser extent along Greenmarket to create a more defined visual base, middle and top. This includes the addition of an eyebrow awning with decorative brackets for a majority of the Cheryl façade, and a more discernable brick water table that varies in height. We elected to leave the southeast corner as previously proposed to allow for a visual break to the horizontality and to provide a different architectural treatment while addressing the corner. On the Greenmarket face we have adjusted the area to the left of the main entrance to have a more discernable base. (See Item #14).
6. Please provide more information on this mechanical screen wall. It should not be a metal paneled wall that is very obvious screening. It should match the quality and materials of the rest of the building. **Response: See Details in Item #5 above.**
7. What is in the courtyard? It says “see architectural plans” but this is generally unclear on the plans. It appears to be putting, bocce, etc.? Is it natural grass, artificial grass? **Response: The courtyard is an outdoor amenity area targeted for use by the patients and includes terrace areas with seating, a putting green and a bocce ball court, a variety of paved surface, as well as some ramps and stairs to provide opportunities for outdoor therapy. Many of the patients in this facility can benefit from these features, helping them to relearn balance and improve their gait, after a physical injury. This space is also intended for use by the residents after hours for recreation and passive outdoor activity. See sheet A1.00 for coverage calculations – the courtyard areas that are impervious have been included in the coverage calculations.**

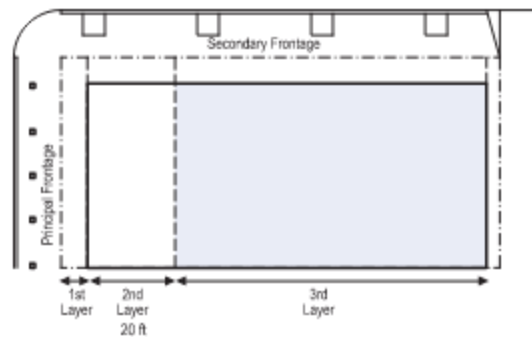
Following is a photo of a typical therapy courtyard:



8. Parking on Green Market shall have a Streetscreen. **Response: Noted, a streetscreen will be added.**
9. Side alley parking is not desirable. Sec 5.10.2. in T5, they are not even allowed in the 2nd layer. Sec 5.10.6.a. **Response: Table 26 allows parking in the second layer, as shown below:**

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 27d). Parking in the first Layer may be permitted by Administrative Approval.
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 27d).
3. Trash containers shall be stored within the third Layer.



- a. Similarly, any parking that is present in the 2nd layer would be recommended to be masked by Streetscreen, 5.10.6.e. **Response: Noted, a streetscreen will be added.**
 - b. Staff does not believe that parking is a solution to the side setback. Sec 5.6.6. **Response: Noted, our site plan includes 100 parking spaces and the owner requested a minimum of 100 spaces. Per item 11 below it appears that there are 3 landscape islands that may be eliminated. We are proposing to reduce the number of spaces on the alley from 10 to 5 and add a streetscreen. This will locate the parking on this side in the third layer and establish more stacking from the street. The revised site plan will show 100 parking spaces as a result.**
10. Parking locations shall conform to Table 26. **Response: Noted, see Item 9 above. We believe the current site plan complies with Table 26. Additionally, as noted in Items 8/9 above, a streetscreen will be added on the side of the alley parking that remains as well as the parking facing Greenmarket.**
 11. Landscape island should occur only at the ends of drive aisles, similar T5. Sec 5.11.5. **Response: Noted. See 9b above, we are proposing to eliminate the 3 landscape islands located mid drive aisle.**
 12. Bicycle parking should be provided and approved by Admin Approval. Table 19A. See standards for “Civic-Non-Assembly” for general guidelines. However, staff categorizes this use as “other”. **Response: using the Civic Non Assembly criteria for Short Term Parking we are proposing to provide a total of 8 spaces (2 spaces plus 1/10,000 bgsf of building area.) Given the use we do not expect patients to be utilizing bicycles so we are only proposing to provide Short Term Bicycle Parking. Using Long Term Bicycle parking criteria we would arrive at the same number of bicycle parking spaces. See Administrative approval request letter.**
 13. Entrances should be distinct and visible from the street, as practical. Can you provide an entrance-even emergency-on E. Cheryl? **Response: See Details in Item #5 above.**
 14. A discernable architectural base, middle, and cap should be provided to provide a cohesive architectural consistency in character for the surrounding area. 5.13.3.a. **Response: See Details in Item #5 above.**
 15. Creating faux entrances, including adding awnings, façade variation, etc. to engage the frontage along E. Cheryl, as well as Green Market to a lesser extent, to make an inviting frontage is strongly encouraged, and will be a recommendation to Plan Commission. **Response: See Details in Item #5 above.**
 16. It's unclear, are there any loading areas for supplies proposed with this plan? **Response: Loading Zone is provided on the northwest corner of the building, adjacent to the dumpster enclosure and mechanical yard. The loading zone is not a traditional loading dock but rather has 2 parking stalls for shorter box**

trucks as most deliveries will be made on a regular basis in box trucks less than 30' in length. The nature of this facility, while institutional, requires less frequent and smaller deliveries.

17. Will the facility be served by a generator? How often will it be tested? What decibels? **Response: A generator is provided and will be located outside in the mechanical yard. The generator is located on top of a belly tank and is located in a sound isolation enclosure to reduce level of sounds. The specified enclosure is rated at 86dBA at 7m which does not take into consideration the screen wall which will provide additional mitigation. Typically the generator is tested on a monthly basis.**
18. An 8' passage is required to the west of this property. This should be resolved before prior to final issuance of an approved Article 5. Sec 5.3.1.f. **Response: Acknowledged – see revised site plan.**
19. Please update the site plan to more clearly mark the property lines. A thicker black line would be more discernable. **Response: Acknowledged – see revised site plan.**
20. I'm calculating 82% for your frontage buildout. Please verify your calculation. **Response: Acknowledged – we noted it as approximately 90%, however we agree that 82% appears to be the correct calculation.**
21. Why is the building not parallel with E. Cheryl? **Response: the building is parallel to Cheryl. The noted dimensions are indicating the dimension of the setback at the different locations of the building where the exterior wall jogs in or out. Graphically the diagonal hatch pattern appears to create a visual illusion, but we can confirm it will be parallel.**
22. Maximum lot coverage in SD1 is 80%. Please bear this in mind as future revisions are made. See Table 9.f. **Response: Acknowledged – our total lot coverage sits just below 80% - reducing the alley side parking will reduce this slightly. We do not have plans for future growth so we are maximizing the site development in this initial and only phase of construction.**
23. Lighting plan – Break out the average footcandles for the General Parking Areas vs. the Alley.
 - a. This will be governed by ADR review and therefore should be compliant with the City's Chapter 28 lighting ordinance. **Response: See sheet E0.03 for average levels as requested.**
24. Signage will be reviewed under a separate permit under Chapter 26 regulations. Sec 5.12.6.a. However, should conform mostly closely to the T5 standards as a guide. Single sign bands, similar type address signage, etc. See Sec 5.12.1, 5.12.3, & 5.12.5. **Response: Acknowledged. The Elevations show placeholders for building mounted signage that we believe will comply with Chapter 26, however the branding of the facility is not known at this time. As a result, we are deferring signage review to a later date.**
25. Any fencing, if ever included in future submissions, shall use the standards of Sec 5.14 as a guide, but ultimately be granted by Plan Commission. **Response: Acknowledged – we do not have any plans for fencing on this site, other than the above noted streetscreens.**
26. Applicant will be responsible for any water impact fees and any other special fees or assessments. **Response: Acknowledged.**

FINANCE COMMENTS

1. 2019 Uptown Improvements, parcel: 0609-114-0150-2- Updated amount should be calculated before approval – as of 04/30/2025 amount due would be \$510,274.62. **Response: Acknowledged.**
 - a. Trigger: Sale, Transfer or Development of property. **Response: Acknowledged.**

PW – GENERAL COMMENTS

1. Subdivider shall enter into as Subdivision Improvement Agreement with the City. **Response: Acknowledged. Developer is working with the City on the Subdivision Improvement Agreement**
2. For the passage way, five-inch thick/minimum 18” wide colored concrete is required between the path and the curb & gutter. A public access easement is required for this path. This path shall be accessible to the public, but owned and maintained by the property owner. **Response: Acknowledged. The Developer is working with the City on providing this passage way and the specifications of the passageway.**
3. All assessments need to be paid. **Response: Acknowledged.**
4. Public improvements will be reviewed in detail as part of future submittals. For the terrace concrete, please be sure to include all infrastructure located in the terrace concrete (valves, lights, hydrants, etc.) and a jointing plan for review. **Response: Acknowledged. Has been provided on the Civil Plans**
5. Tree grates shall be Neenah Foundry Model 8718 (size 6’x6’)
https://groupnei.com/product/8718/?_tree_grate_length=72&_tree_grate_width=72
Response: Acknowledged. This has been added to both the Civil and Landscape Plans
6. Street trees are required every 30’ in smartcode developments. **Response: Acknowledged – Street trees will be provided to meet City requirements.**

PW – STORMWATER/EROSION CONTROL COMMENTS

A new Erosion & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval if land disturbance will exceed 4,000 s.f. The ECSWM application and information on requirements can be found at: <https://www.fitchburgwi.gov/231/ECSWM-Requirements> **Response: Acknowledged and Noted. Will be provided.**

- 1.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <https://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program. **Response: Acknowledged and Noted. Will be provided.**
3. If infiltration is required to meet the ECSWM requirements, follow the DNR’s Site Evaluation for Stormwater Infiltration (1002) guidelines to determine the infiltration rate used for modeling prior to submitting the Stormwater Report. **Response: Response: Acknowledged and Noted. Will be provided.**
4. Stormwater facilities should be designed using DNR’s post-construction technical standards, available at https://dnr.wi.gov/topic/stormwater/standards/postconst_standards.html **Response: Acknowledged.**
27. Proposed grades cannot block offsite water that drained through the lot in predevelopment conditions. Localized ponding should not be created, and drainage of offsite properties should not be impacted by proposed development. **RESPONSE: A private storm easement will be provided on the plat to benefit Lot 44. This will include the diversion swale and it will include the storm pipe as discussed with Ben Schulte.**
- 5.

PW – UTILITIES COMMENTS

1. MMSD and Syene Interceptor need to be paid. **Response: Noted and Acknowledged.**

2. All unused sanitary laterals will need to be abandoned at the main per City specifications. **Response:**
Noted and Acknowledged.

Thanks in advance for your consideration,

ESa – Earl Swensson Associates, Inc

A handwritten signature in black ink, appearing to read 'MAT', with a long horizontal flourish extending to the right.

Matthew A. Manning, AIA, NCARB, EDAC
Principal



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711 (608-270-4200)

SMARTCODE BUILDING/SITE PLAN APPLICATION (ARTICLE 5)

1. Location of Property:

Street Address: Parcel #060911401502 - No Street Address Assigned
Legal Description - (Metes & Bounds, or Lot No. And Plat): Parcel #060911401502 - Plat in Process
2 Lots to be created at the NW Corner of the Intersection of E Cheryl Pwy and Greenmarket Pl.

2. Description of Project: 40 Bed Inpatient Rehabilitation Hospital

3. Existing Transect Zone: SD-1 Article 3 or Article 4 approval date: NA

4. Size of Site: 300' x 350' (2 Lots) Site Density (if applicable): NA

5. Building/Site Plan applications shall provide plans and information showing the following:

- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1. Building Disposition <input checked="" type="checkbox"/> 2. Building Configuration <input checked="" type="checkbox"/> 3. Building Use <input checked="" type="checkbox"/> 4. Parking calculation & location <input type="checkbox"/> 5. Number of dwelling units <input type="checkbox"/> 6. Base Residential Density <input checked="" type="checkbox"/> 7. Building square footage <input checked="" type="checkbox"/> 8. All requests for Administrative Waivers, if any <input checked="" type="checkbox"/> 9. All requests for Administrative Approvals, if any <input type="checkbox"/> 10. All known requests for Conditional Use Permits, if any <input type="checkbox"/> 11. Civic Building design(s) <input checked="" type="checkbox"/> 12. Landscape Standards | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 13. Signage Standards <small>Preliminary placeholder shown - Final Signage will be submitted at later date.</small> <input type="checkbox"/> 14. Special Requirements, if any <input checked="" type="checkbox"/> 15. Architectural Standards <input type="checkbox"/> 16. Fencing Standards <input checked="" type="checkbox"/> 17. Lighting Standards <input checked="" type="checkbox"/> 17. Grading Plan <input checked="" type="checkbox"/> 18. Statistics, maps and other documentation showing how the Article 5 application, in combination with the past approved Article 5 plans, will meet the approved Community Regulating Plan, and the standards of this Chapter. |
|---|--|

*****Also submit all mapping in either CADD or GIS files**

Current Owner(s) of Property: GREEN-TECH LAND COMPANY LLC - Chris Armstrong

Address: 120 E LAKESIDE ST, MADISON, WI 53715 Phone No.: [REDACTED]

Contact Person: Matthew A Manning, AIA - ESa E-mail: [REDACTED]

Address: ESa - 1033 Demonbreun St Suite 800, Nashville, TN 37203 Phone No.: [REDACTED]

Respectfully Submitted By:  Date: 3/11/25 (Rev. 06/06/25)

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

*Application shall be accompanied by one (1) PDF document of complete submittal, one (1) full-size set of plans, two (2) reduced sets of plans (11" x 17"), and the required CADD or GIS files for mapping.

FOR CITY USE ONLY

Date Received: _____ **Permit Request No.:** _____

SITE PLAN REVIEW CHECKLIST:

<u>YES</u>	<u>NO</u>	
<u>X</u>	<u> </u>	Signed and completed Building / Site Plan – Article 5 Application
<u>X</u>	<u> </u>	Proposals / design compliant with Ch. 23 SmartCode District
<u>X</u>	<u> </u>	Vicinity map (no larger than 11 x 17)
<u>NA</u>	<u> </u>	2 (two) reduced size (11 x 17) plan sets
<u>NA</u>	<u> </u>	1 (one) full set of bounded drawings, include landscape plans
<u>X</u>	<u> </u>	1 (one) electronic copy (.tif or .pdf) of the plan set
<u>X</u>	<u> </u>	CADD or GIS files for all mapping
		<u>Plans to include existing and proposed information on the following:</u>
<u>X</u>	<u> </u>	Location of structures, improvements and landscaping
<u>X</u>	<u> </u>	North arrow and scale bar
<u>X</u>	<u> </u>	Site boundaries
<u>X</u>	<u> </u>	Setback distance from property lines
<u>X</u>	<u> </u>	Rights-of-way, property lines and easements
<u>X</u>	<u> </u>	Location & dimensions of driveways, streets and sidewalks
<u>X</u>	<u> </u>	On-site parking and circulation
<u>X</u>	<u> </u>	Location of loading spaces, if applicable
<u>X</u>	<u> </u>	Location of trash receptacle enclosure
<u>X</u>	<u> </u>	Location of all outdoor electrical, plumbing and mechanical equipment
<u>X</u>	<u> </u>	Landscaping Plan for site
<u>X</u>	<u> </u>	Signage Plan for site (type & fixtures) <small>Preliminary placeholder shown - Final Signage will be submitted at later date.</small>
<u>X</u>	<u> </u>	Elevations for each side of the building detailing the materials & colors
<u>NA</u>	<u> </u>	Fencing Plan (if installing fence)
<u>X</u>	<u> </u>	Lighting Plan (in footcandles) & fixtures cut-sheets
<u>X</u>	<u> </u>	Grading Plan
<u>X</u>	<u> </u>	Site plan data table containing: transect zone, site size in square feet or acres, lot coverage by building in square feet and percentage, residential density in units per acre (if applicable), square feet of impervious surface and parking and landscaping calculations.

ARTICLE 5 SUPPLEMENTAL FORM:

Building Disposition:

Lot(s) 2 Lots Plat In Process

Transect Zone: SD-1

Lot Width SD-1 Lot Coverage 78.30%

Type of Building: Edgeward Sideyard Rearyard Courtyard Specialized

Principal Building Setbacks: Front (principal) 7.1' Front (secondary) 8' Side 21.7' Rear 136.33'

Primary Setback: 7.1 feet Frontage buildout (if applicable): Approx. 82 %

Outbuilding: Yes No

Outbuilding Setbacks: Front NA Side NA Rear NA

Building Configuration:

Type of Private Frontage: Common Yard Porch & Fence Light court Forecourt **Greenmarket**

Stoop Shopfront Gallery Arcade

Parking Lot Common Entry & Planter **Cheryl (Primary Facade)**

% of clear glass of 1st story Façade: **Greenmarket - 33% / Cheryl - 22%**

Overall building height: 41'* feet 2 stories

1st story: 14'-8" feet *Building Height measured from First Floor Finish Floor to Top of Mechanical Unit Screen Wall at Roof.

2nd story: 14'-8" feet

[X] story: _____ feet

Building Use:

Use of principal building: Inpatient Rehabilitation Hospital - 40 Beds

of residential dwelling units in principal building (if applicable): NA dwelling units

Use of accessory building: NA

*If multiple uses in building, please provide square footage of each type of use.

Parking & Density:

of parking stalls provided within the Lot: 100

of parking stalls along parking lane corresponding to the Lot Frontage: NA

of parking stalls by lease or purchase from a Civic Parking Reserve within the Community Unit: NA

If looking to use Effective Parking standards, applicant shall provide completed Parking Occupancy Rate Table (Table 20)

Current density for transect zone within the block: 0% - (Currently Vacant) (per 5.9.2f)

Parking Location:

Drive width: 24' (face to face)

Material of parking / drive areas: Concrete Aprons, Asphalt Drive Aisles, Permeable Concrete to meet Pervious Area.

Landscape:

% of landscape area of 1st Layer of Principal Frontage: 38% % (minimum 30%)

% of landscape area of 1st Layer of Secondary Frontage: 31% % (minimum 30%)

of trees planted within the 1st Layer: E Cheryl = 7, Greenmarket = 0

Requirements: T3 – 1 tree shall be planted within the 1st Layer for every 800 sq. ft of landscape area

T4 – minimum of 1 Understory Tree or 6 shrubs planted within 1st Layer for every 500 sq. ft. of 1st Layer landscape area.

T5 – Trees not required in 1st Layer.

Signage: Preliminary placeholder shown - Final Signage will be submitted at later date.

A or B grid street: A Grid = E. Cheryl Pkwy, B Grid = Greenmarket Pl.

(2) 40 sf Building Mounted Signs proposed on Facade - one facing E Cheryl Pkwy and one facing

Type of sign: Greenmarket Pl. (1) two-sided monument sign on Greenmarket (24 sf per side.) Total Area = 128 sf

(* note: A sign permit is required for all signs)

Architectural:

Brick (2 Colors), Horizontal Metal Siding, Composite Metal Panel, Vertical Metal Siding, Aluminum

Type of building materials: Storefront and Glazing, and Vertical Metal Panel Screenwalls.

(See Section 5.13.4.c for requirements if using vinyl product.)

For single-family Edgeyard & Sideyard Residential, durable material used in height of 2 ft. above grade:

NA - Commercial Project

Fence: Yes No

If yes, fence at the 1st Layer shall be painted or stained.

Balcony or porch: Yes No

If yes, material of railings: NA

Fencing:

Height of fence (if applicable): NA feet

Lighting:

Are all parking lot and exterior building lighting on private lots dark sky approved or full cut-off fixtures? Yes No

Average lighting levels, in footcandles, at the building frontage line: 0.1 FC - See Drawing



City of Fitchburg
Planning/Zoning Department
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SMARTCODE ADMINISTRATIVE WAIVER APPLICATION

Location of Property:

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Legal Description - (Metes & Bounds, or Lot No. And Plat): Parcel #060911401502 - Plat in Process
2 Lots to be created at the NW Corner of the Intersection of E Cheryl Pwy and Greenmarket Pl.

Administrative Waiver Details:

1. Administrative Waiver Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Waiver(s) should be submitted with this application.

Administrative Waiver Checklist:

- 1. Describe each specific Waiver requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what was required by the Code, what is proposed and the difference.
- 2. Describe why each Waiver is requested. Why can the current regulations not be met?
- 3. Describe any mitigation strategies to offset the effect of the relief requested.

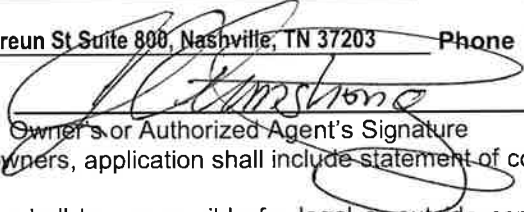
The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

Current Owner(s) of Property: GREEN-TECH LAND COMPANY LLC - Chris Armstrong

Address: 120 E LAKESIDE ST, MADISON, WI 53715 **Phone No.:** [REDACTED]

Contact Person: Matthew A Manning, AIA - ESa **E-mail:** [REDACTED]

Address: ESa - 1033 Demonbreun St Suite 800, Nashville, TN 37203 **Phone No.:** [REDACTED]

Respectfully Submitted By:  **Date:** 3/11/25 (Rev. 06/06/25)

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

FOR CITY USE ONLY

Date Received: _____

Comments: _____



March 11, 2025

Deanna Schmidt
City Planner / Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

**RE: Article 5 Application – Administrative Waiver Request
ESa Project # 24381.00**

Ms. Schmidt:

In reference to the above submittal, we are providing this letter as documentation regarding specific Administrative Waivers being requested.

Requested Waiver #1: Principal Frontage to be defined as E. Cheryl Parkway, in lieu of front entry side which faces Greenmarket Pl. which we anticipate to be the front for wayfinding and purposes of addressing the building.

As discussed previously, the city prefers buildings to be principally fronted, including addressing, on A grid streets, rather than B grid streets. E. Cheryl Parkway is the A Grid Street, but because of the functionality of a hospital, the building fits best on the site with the front door facing Greenmarket Place which is the B grid street.

Our justification for this request is that, as a hospital, we typically find that those visiting frequently use mapping apps or navigation on their vehicles. We feel that having the address facing the entry eliminates confusion and creates less unnecessary traffic congestion. Additionally, typical visitors may have more mobility impairments than the general public, so locating parking closer to the entry is preferred. The proposed site plan satisfies these needs in the most effective way possible.

Requested Waiver #2: Bicycle parking for the proposed use is not defined in the Smart Code. We are proposing to categorize this use under the Civic Non Assembly criteria for Short Term Parking. Using this approach we are proposing to provide a minimum of 8 spaces (2 spaces plus 1/10,000 bgsf of building area.) The proposed bicycle rack shown in our plans accommodates up to 9 bicycles.

Our justification for this request is that, as a hospital, we do not expect patients to be utilizing bicycles and therefore there should not be a need for long term bicycle parking. As a result, we are only proposing to provide short term bicycle parking for staff and visitors, as these users will be primarily transient. The proposed site plan satisfactorily meets the criteria proposed.

Please let us know if you have any questions.

Thanks in advance,

Matthew A Manning, AIA
Principal
ESa - Earl Swensson Associates, Inc.

Fitchburg - Summary of Design Criteria

Smart Code Compliance Summary

Transect Zone	SD1 Requirements	Calculation/Compliance
Building Function	1 Hospital (Allowed by right per table 21)	Complies
	2 Assume this is the first Hospital so 20% rule is not	Complies
Building configuration	1 2 Story proposed (Min = 2, Max = 5)	Complies
	2 Finish Floor To Finish Ceiling Max = 14' (Heights not exceeded)	Floor to Floor Height proposed is 14'-8". Floor to Ceiling is approximately 10' at highest ceilings. Complies
Lot Occupation	1 300' Max Lot Width - 300' Depth proposed with 2	Complies.
	2 80% coverage max - we are just shy of 80%	Combined Lot Coverage is 78.30% see Sheet A1.00 for area calculations. Complies
Building Disposition	1 Edgeward proposed (Permitted by Table 26)	Complies
Setbacks	1 Front Principal = 0-24'	Principal is E Cheryl Pky. Setback is 7.1'. 245.5' of 300' frontage all sits within 18" of Primary Setback line. This is Approx. 82% of the Principal Setback. Complies
	2 Front Secondary = 0-24'	Secondary is Green Market. Setback = 8' at closest point. Complies
	3 Side = 0-24'	Side Yard is side facing private driveway, Actual Setback is approximately 21.7' at nearest point of building. Complies
	4 Rear = 12' Minimum	Rear Yard is side facing adjacent parcel with no Private Drive. Rear Proposed = approximately 136.33'. Complies
Frontage Buildout	70% minimum	82% provided. Complies
	Address should typically apply to primary façade.	Address will face Greenmarket as discussed previously. Waiver is being requested.

Trash Containers	Shall be stored in 3rd layer	Trash Receptacle located in third Layer, Screened with Roof. Complies
Outbuildings	None Proposed	Not Applicable
Private Frontages	Forecourt is permitted - Site Plan appears to most	Complies
Parking	May be located in first layer by admin approval	Parking is located in Second Layer with driveways crossing first layer. Complies
	Bicycle Parking - required by City	9 bicycle parking spaces are proposed. See sheet A1.00 for location. Administrative Approval is being requested as required by City. See Application and request letter.

ARTICLE 5. TRANSECT ZONING REGULATIONS**5.1 INSTRUCTIONS†**

- 5.1.1 Lot and building plan approval for areas subject to a Regulating Plan approved under either Article 3 or Article 4 shall be subject to the following requirements of this Article.
- 5.1.2 Building and site plans submitted under this Article shall show the following, in compliance with the standards described in this Article:
- a. For site and building approval:
 - i. Building Disposition
 - ii. Building Configuration
 - iii. Building Use
 - iv. Parking Location Standards
 - v. Number of dwelling units
 - vi. Base Residential Density
 - vii. Building square footage
 - viii. All requests for Administrative Waivers, if any
 - ix. All requests for Administrative Approvals, if any
 - x. All known requests for Conditional Use Permits, if any
 - xi. Civic Building design(s)
 - xii. Landscape Standards
 - xiii. Signage Standards
 - xiv. Special Requirements, if any
 - xv. Architectural Standards
 - xvi. Statistics, maps and other documentation showing how the Article 5 application, in combination with the past approved Article 5 plans, will meet the approved Community Regulating Plan, and the standards of this Chapter.
 - xvii. Fencing standards
 - xviii. Lighting standards
 - xix. Grading plan
- 5.1.3 The Zoning Administrator shall review and may approve only if the submittal is consistent with the provisions of this Article and past required approvals (Article 3 or Article 4). No building or zoning permit shall be issued until the requirements of Section 24-14 of the Land Division code are met. Any amendment(s) or alternation(s) to the approved Article 5 plan shall require a new submittal, but only of the portions altered.

5.2 PRE-EXISTING CONDITIONS†

- 5.2.1 Where a building exists on an adjacent lot and is at a different setback than required by this ordinance, the applicant may choose a setback at, or between one setback or the other.
- 5.2.2 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing nor (b) on-site stormwater retention/detention in addition to that existing, unless otherwise required by County or State Code.

5.3 SPECIAL REQUIREMENTS

- 5.3.1 To the extent that any Regulating Plan designates any of the Special Requirements, standards shall be applied as follows:
- a. Buildings along the A-Grid shall be held to the Highest Standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be considered for Administrative Waivers.
 - b. a Mandatory or Recommended Retail Frontage designation requires or advises that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 14.

- c. a Mandatory or Recommended Gallery Frontage designation requires or advises that a building provide a permanent cover over a private Sidewalk, either cantilevered or supported by columns (as generally illustrated in Table 14). A Gallery Frontage may be combined with a Retail Frontage.
- d. a Coordinated Frontage designation requires that the Public Frontage (Table 4) and Private Frontage (Table 14) be coordinated as a single, coherent landscape and paving design.
- e. a Mandatory or Recommended Terminated Vista designation requires or advises that the building be provided with architectural articulation of a type and character that responds visually to its axial location.
- f. a Cross Block Passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.

5.4 CIVIC ZONES†**5.4.1 General**

- a. Civic Zones are designated on Regulating Plans as Civic Space (CS) or Civic Building (CB).
- b. Parking provisions for Civic Zones shall be determined by Administrative Approval.

5.4.2 Civic Spaces (CS)

- a. Civic Spaces shall be generally designed as described in Table 8 and approved by Administrative Approval.

5.4.3 Civic Buildings (CB)

- a. Civic Buildings are subject to Architectural Review under Chapter 25 of the Municipal Code. Due to their nature and importance, Civic Buildings are not subject to the requirements of Article 5 unless so decided by the Plan Commission in the exercise of its review authority. The Plan Commission shall be guided by the standards of Administrative Approval, Section 1.6.5 in making its decision. Signage requirements, however, shall be in accord with Section 5.12.

5.5 SPECIFIC TO T1 NATURAL ZONE

- 5.5.1 Public buildings in the T1 Natural Zone shall be administratively approved.

5.6 BUILDING DISPOSITION†**5.6.1 Specific to zone T2**

- a. Newly platted Lots shall be dimensioned according to Table 2f.
- b. Building Disposition types shall be as shown in Table 2i and Table 16.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 2g, Table 2h.
- d. Development parameters (Table 2f—2k) may be adjusted by Administrative Waiver for sites having a dwelling before rezoning to SmartCode.

5.6.2 Specific to zones T3, T4, T5

- a. Newly platted Lots shall be dimensioned according to Table 2f and Tables 22 – 26.
- b. Building Disposition types shall be as shown in Table 2i and Table 16.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 2g, Table 2h and Tables 22 – 26.
- d. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 27c.
 - i. In-lieu of an Outbuilding, a multi-family site in T5 may have a Residential Amenities building, at the rear and in addition to the Principal Building, provided it maintains a 10 foot setback from the rear property line.
- e. Lot coverage shall not exceed that recorded in Table 2f and Tables 22-26. Lot coverage for rearyard multi-family lot(s) in T4 may exceed the required lot coverage, up to a maximum of 80% lot coverage, by Administrative Waiver. Lot coverage for rearyard multifamily lot(s) in T4 may exceed the required lot coverage, up to a maximum of 90% lot coverage, by Administrative Waiver if the following are satisfied:
 - i. The lot is within a development area designated for Transit Oriented Development.
 - ii. Lot is within 150 feet of a T5 lot.

- f. Façades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Table 2g and Tables 22 – 26.
 - i. The Façade may vary up to 18” behind the primary setback and still count toward the Frontage Buildout requirements, except as may be provided under 5.6.2 f.vii.
 - ii. Frontage Buildout shall be applied only to the Principal Frontage. However, a Multi-family, commercial, or Mixed-use building Façade not on a Principal Frontage shall not vary more than 18” behind the chosen setback, except as may be provided in 5.6.2 f.vii.
 - iii. The Frontage Buildout requirement may be reduced up to 15% for the Forecourt Private Frontage, where permitted.
 - iv. Where an easement is required to accommodate a highway retaining wall, an Administrative Waiver may be obtained to remove the easement or clear zone from being considered as part of the Principal Frontage, when applying the Frontage Buildout requirement. A condition may be placed to mitigate the loss of the Frontage Buildout for that area.
 - v. Frontage Buildout shall only apply to the first floor of Edgeyard single-family dwelling structures.
 - vi. T4 single-family Edgeyard building, where the garage does not have access to a rear alley or rear lane, may have Frontage Buildout reduced to 50%, provided the garage width is 24’ or less.
 - vii. The Plan Commission may grant Administrative Approval for a maximum 44” recess behind the primary setback for a Multifamily unit to accommodate an outdoor living space, and still count to the Frontage Buildout requirement, provided that: any mechanical louver is placed on the side recess wall; at least 66% of the Façade is built at or up to 18” behind the primary setback; and Plan Commission review is based on standards in sections 1.5.5 and 1.6.5 of this chapter.
 - g. Setbacks for Principal Buildings shall be as shown in Table 2g and Tables 22 – 26. In the case of an Infill Lot, the Common Council through the approved Infill Community Regulating Plan, may require setbacks to match one of the existing adjacent setbacks. Where a bicycle or pedestrian easement is present, the building recess may be beyond the maximum setback range, provided that the primary setback is within the allowed setback range and all other aspects of the setback and frontage buildout are maintained.
 - h. Rear Setbacks for Outbuildings shall be a minimum of 15 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 2h and Tables 22 – 26.
- 5.6.3 Specific to zones T4, T5
- a. Bayfront and bowfront buildings are permitted and the portion of the bay or bow encroaching into the first layer shall count toward the Frontage Buildout requirements as specified on Table 2g and Tables 22 – 26. These building types shall only be permitted where:
 - i. The façade wall materials consist of stucco, masonry or stone.
 - ii. The total of the combined widths of the bays or bows do not exceed 50% of the façade width.
- 5.6.4 Specific to zone T4
- a. Single-family lots shall be 60.49 ft. wide or less.
 - b. Edgeyard single-family lot width may be increased by Administrative Waiver to address peculiarities of edge conditions provided the lots are within 150’ of the edge of the Community Unit but for not more than 15% of the Edgeyard single-family lots within a plat.
 - c. An Administrative Waiver may be obtained to reduce the Frontage Buildout requirement for odd-shaped Edgeyard single-family lots created in edge conditions, but for not more than 15% of the Edgeyard single-family lots in a plat.
- 5.6.5 Specific to Special Districts
- a. Buildings shall be disposed in relation to the boundaries of their Lots according to Tables 9, 26, 27, and 28, and are subject to Architectural Review under Chapter 25 of the Municipal Code.
 - b. The Façade may vary up to 18” behind the Primary setback and still count toward the Frontage Buildout

requirements.

- i. In SD2 the façade may vary up to 36" behind the Primary setback and still count toward the Frontage Buildout requirements, provided that; at least 25% of the façade is built at the primary setback; and review is based on standards in sections 1.5.5 and 1.6.5 of this chapter.
- ii. In SD3 the Plan Commission may grant Administrative Approval for up to a 50" recess behind the primary setback to accommodate an outdoor living space and still count to the Frontage Buildout requirement, provided that: any mechanical louver is placed on the side recess wall; at least 66% of the Facade is built at or up to 18" behind the primary setback; and Plan Commission review is based on standards in sections 1.5.5 and 1.6.5 of this chapter.
- iii. In SD3 the Plan Commission may grant Administrative Approval for a greater recess along the first story to accommodate a main building entrance provided that: the main entrance complies with Table 14, at least 66% of the Facade is built at or up to 18" behind the primary setback; and Plan Commission review is based on standards in sections 1.5.5 and 1.6.5 of this chapter.

5.6.6 Specific to T5

- a. Where parking stalls are located adjacent to a lane or alley entrance, the side setback shall be measured from the closest edge of the parking stall or its abutting sidewalk.

5.7 BUILDING CONFIGURATION†

5.7.1 General to zones T2, T3, T4, T5

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with and Table 2j and Table 14.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 27. Prescriptions for the second and Third Layers pertain only to the Principal Frontage. Prescriptions for the First Layer, excluding the Frontage Buildout requirement (See Sec. 5.6.2f), pertain to both Frontages.
- c. All Façades shall be glazed with at least 10% clear glass of the first Story.
- d. Building heights and Extension Lines shall conform to Table 2k and Table 15.
- e. For multi-family and commercial buildings, stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Use, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.
- f. In a Parking Structure or garage, each above ground level counts as a single Story regardless of its relationship to habitable Stories.
- g. Attics, basements, raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads are not classified as a story. Attics shall not exceed 14 feet in height.
- h. Except for solar panels and geo-thermal wells, all outdoor electrical, plumbing and mechanical equipment shall be located in the second or third layer and concealed from the frontage view. These facilities are not allowed to encroach into the first layer

5.7.2 Specific to zone T2

- a. In no case shall the height of any residential structure exceed 35 feet as measured under Chapter 22.

5.7.3 Specific to zone T3

- a. No portion of the Private Frontage may Encroach the Sidewalk.
- b. Open porches may Encroach the First Layer 50% of its depth. (Table 27d)
- c. Balconies and bay windows may Encroach the First Layer 25% of its depth except that balconies on porch roofs may Encroach as does the porch.
- d. In no case shall the height of any residential structure exceed 35 feet as measured under Chapter 22.

5.7.4 Specific to zone T4

- a. Balconies, open porches and bay windows may Encroach the First Layer 80% of its depth. (Table 27d) Galleries may Encroach 100% of the First Layer for commercial uses.
- b. Awnings may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at

least 8 feet and must be retractable.

- c. T4 single family Edgeyard Buildings may use a wrap-around porch to count for up to 15% (may be rounded up to next whole foot) of the Frontage Buildout requirement, but only where the porch is at least five feet in width (front and side) and wraps around the side of the dwelling from the Primary Setback for at least eight feet, and has a railing of at least three feet in height.

5.7.5 Specific to zone T5

- a. Awnings may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet and must be retractable.
- b. The Shopfront Private Frontage shall be no less than 50% glazed in clear glass as generally illustrated in Table 14 and specified in Article 5.
- c. Stoops, Light Courts, balconies and bay windows, may Encroach the First Layer 100% of its depth. (Table 27d)
- d. Loading docks and service areas shall be permitted on Frontages only by Administrative Approval.
- e. In the absence of a building Façade along any part of a Frontage Line, a Streetscreen shall be built co-planar with the Façade.
- f. Streetscreens for non-parking areas should be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Administrative Waiver. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. See Section 5.10 for parking area screening standards.
- g. A first level Residential or Lodging Use should be raised a minimum of 2 feet from average Sidewalk grade.
- h. One-story heights are permitted in TNDs by Administrative Waiver, but shall not exceed 20% of the Pedestrian Shed Private Frontage for T5.
- i. For Common Entry and Planter, a landscaped planter is optional and may extend no more than 3' from the facade at grade, or 8' if lined with a min. 8" thick masonry wall not to exceed 36" in height. Any setback area not within the planter shall be paved at grade. The first story of the facade shall be no less than 25% glazed in clear glass. An awning or sunshade may encroach into the setback area, provided it is retractable.

5.7.6 Specific to zones T4, T5

- a. For the Forecourt Private Frontage, the building may recess from the Frontage Line a maximum of 20 feet for pedestrian entries or a maximum of 30 feet for vehicular access. A greater recess may be allowed by Administrative Approval.
 - i. The Forecourt shall provide access to the main building entrance. Driveways within Forecourts shall be limited to 20 feet in width. Portions of the driveway in the Public Frontage shall be limited to 12 feet in width and shall be paved in coordination with the adjacent Public Frontage.

5.7.7 Specific to Special Districts

- a. Buildings shall follow Tables 9, 26, 27, and 28, and are subject to Architectural Review under Chapter 25 of the Municipal Code.

5.8 BUILDING USE†

5.8.1 General to zones T2, T3, T4, T5

- a. Principal Buildings in each Transect Zone shall conform to the Uses on Table 2l and Table 21.

5.8.2 Specific to zones T2, T3

- a. Reserved.

5.8.3 Specific to zones T4

- a. Reserved.

5.8.4 Specific to zone T5

- a. First Story Commercial Uses shall be permitted.
- b. Manufacturing Uses within the first Story shall be permitted only by Conditional Use. Floor area limits may be set during the Conditional Use process.

- c. Reserved.
- d. Retail Ready Building space shall provide for:
 - i. A shopfront, gallery or arcade private frontage, as described in Table 14;
 - ii. First Floor entry no more than 18 inches above sidewalk grade;
 - iii. A minimum interior height of 12 feet;
 - iv. A minimum depth of 30 feet for the Retail Ready space;
 - v. Recessed entries to allow a door to swing out without obstructing pedestrian flow; and
 - vi. Located on an appropriate thoroughfare type that provides for on-street parking and a minimum 6 foot wide sidewalk.

5.8.5 Specific to SD1

- a. Buildings shall conform to the uses on Tables 9 & 21.
- b. A maximum of 20% of SD1 can be uses other than Office, lodging and Industrial.

5.9 DENSITY CALCULATIONS†

5.9.1 Reserved.

5.9.2 Specific to zones T4, T5

- a. The total Density within each Transect Zone shall not exceed that specified by an approved Regulating Plan based on Article 3 or Article 4.
- b. Density is calculated over the respective T Zone for each community type. In no case shall the density within any one block (or portion of a block if more than one T Zone occupies a block) exceed the maximum density set for the respective T Zone identified in Table 2b. Density for each block (or portion of a block if more than one T Zone occupies a block) may be less than that required in Table 2b, but it will be required to offset this lower density by a higher density elsewhere in the respective T Zone so as to meet the overall T Zone density allocation in Table 2b. Net density is used in the calculations.
- c. Applicant shall provide the necessary information to show how their application fits with prior applications to assure the density levels as required by Table 2b are met.
- d. Accessory Units do not count toward Density calculations.

5.10 PARKING LOCATION STANDARDS†

5.10.1 Motor Vehicle Parking General to zones T2, T3, T4, T5

- a. All parking and drive areas shall be paved or constructed of other hard surface material.
- b. For buildings on B-Grids, open parking areas may be allowed unmasked on the Frontage by Administrative Waiver, except for corner lots at intersections with the A-Grid.

5.10.2 Motor Vehicle Parking General to zones T3, T4, T5

- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.

5.10.3 Motor Vehicle Parking Specific to zones T2, T3

- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.
- b. Open parking areas shall be located at the second and third Lot Layers, except that Driveways and drop-offs may be located at the first Lot Layer. (Table 27d)
- c. Garages shall be located at the Third Layer except that side- or rear-entry types may be allowed in the second Layer by Administrative Approval.

5.10.4 Motor Vehicle Parking Specific to zones T3, T4

- a. Driveways at Frontages shall be no wider than 10 feet in the First Layer.
- b. To allow transition to a wider driveway in the Second Layer, Edgeyard single-family dwelling structures are

allowed a radius (radii) or flares in the First Layer provided that:

- i. Maximum radius (radii) is eight feet, with any part to be at least seven feet from the Frontage Line, and the total area of the radius (radii) shall not exceed 13 square feet.
- ii. Maximum flare(s) is five feet, with any part at least 10 feet from the Frontage Line, and a total area of all flare(s) shall not exceed 13 square feet.

5.10.5 Motor Vehicle Parking Specific to zone T4

- a. All parking areas shall be located at the second or Third Layer. Garages shall be located at the Third Layer except that side-or-rear-entry types may be allowed in the second Layer by Administrative Approval. (Table 27d)
- b. Open parking areas shall be masked from the frontage by a building or a Streetscreen. Such Streetscreen shall be between 3.5 ft. and 5.0 ft. in height.
- c. Edgeyard single-family dwelling lots may use an opaque evergreen hedge or solid fence in lieu of a streetscreen.

5.10.6 Motor Vehicle Parking Specific to zone T5

- a. All parking lots, garages, and Parking Structures shall be located at the third Layer. (Table 27d)
- b. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage.
- c. Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground levels that may be exited by pedestrians directly into a building.
- d. Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.
- e. Open parking areas shall be masked from the frontage by a building or a Streetscreen. Such Streetscreen shall be between 3.5 ft. and 6.0 ft. in height.

5.10.7 Motor Vehicle Parking Specific to Special Districts

- a. All parking lots, garages, and Parking Structures shall be located as shown in Table 26 for SD1 and Table 27 for SD2 and Table 28 for SD3.

5.10.8 Bicycle Parking General to zones T2, T3, T4, T5, SD1, SD2, SD3

- a. Bicycle parking is to be allocated across the Transect by type, but detailed in quantity and location by land use, demand, and building size.
- b. Short- and long-term bicycle parking facilities should:
 - i. Maximize visibility and minimize opportunities for vandalism by being located in locations within easy view of pedestrian traffic, windows, doors, and/or well-lit areas
 - ii. Protect bicycles from inclement weather, as long as the facilities meet or exceed visibility, spacing, and performance standards.
 - iii. Locate bicycles a safe distance away from automobiles parked on-street, in lots, or in structures so that bicycles will not be damaged by opening doors or errant driving behavior.
 - iv. Not obstruct pedestrian movement in any way.
 - v. Place the rack(s) between the primary road/path used by bicyclists and the entrance to the destination(s) they serve. See Table 19C for bicycle parking proximity guidelines.
 - vi. Not be located on or near stairs, walls, berms, or within handicap accessible ramps.
 - vii. Provide enough space for bicycles of all types to maximize the intended bicycle parking capacity of a given facility.
 - viii. See the currently adopted Bicycle and Pedestrian Plan for more specific bicycle parking siting and location standards.

5.11 LANDSCAPE STANDARDS†

5.11.1 General to zones T2, T3, T4, T5

- a. Lot coverage shall not exceed that identified in Table 2f.
- 5.11.2 Specific to zones T2, T3, T4
 - a. The first Layer may not be paved, with the exception of Driveways as specified in Section 5.10.3, Sections 5.10.4, and Section 5.10.5. (Table 27d) and a maximum 5 foot width walkway from the Stoop or Porch to the driveway and/or public sidewalk or Thoroughfare.
 - b. The minimum required landscape area shall be thirty (30) percent of the first layer of Principal and Secondary Frontages.
 - c. Preservation of on-site existing trees and vegetation is encouraged and may be used to fulfill the landscape requirements.
- 5.11.3 Specific to zone T3
 - a. One (1) Tree shall be planted within the first Layer for every 800 square feet of landscape area, or any portion thereof. (Table 27d)
 - b. Substitutions:
 - i. One (1) Tree may be substituted for two (2) Understory Trees;
 - ii. One (1) Understory Tree may be substituted for six (6) Shrubs.
 - c. One (1) Tree may be substituted for an existing Tree to be preserved provided that:
 - i. It is four (4) Inches DBH or greater;
 - ii. Possesses a healthy and full canopy;
 - iii. Has incurred no damage that would undermine its long-term vitality and quality.
 - d. Trees shall be naturalistically clustered.
- 5.11.4 Specific to zone T4
 - a. A minimum of one (1) Understory Tree or six (6) Shrubs shall be planted within the first Layer for every 500 square feet of first layer Landscape Area. (Table 27d):
 - b. Porous paving materials are encouraged in order to increase storm water infiltration on site.
- 5.11.5 Specific to zone T5
 - a. Trees shall not be required in the first Layer.
 - b. The first Layer may be paved to match the pavement of the Public Frontage.
 - c. Landscape islands in interior parking lots shall only occur at the end of drive aisles. Islands should be the minimum size for healthy growth for the specific species of Tree.
 - d. Porous paving materials are encouraged in order to increase storm water infiltration on site.

5.11.6 Specific to Special Districts
a. Subject to Architectural Review under Chapter 25 and Design Review under Chapter 22 of the Municipal Code.

5.12 SIGNAGE STANDARDS†

- 5.12.1 General to zones T2, T3, T4, T5
 - a. There shall be no signage permitted additional to that specified in this section.
 - b. The address number, no character more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance and mailbox, where there is one, except as provided for in 5.12.5c.
 - c. No sign shall extend into the street right of way.
- 5.12.2 Specific to zones T2, T3
 - a. Signage shall not be illuminated.
- 5.12.3 Specific to zones T4, T5
 - a. Signage shall be either externally illuminated or may be internally illuminated with halo style lighting or face-lit lighting. Halo-lighting is defined as internal illumination where the letter or logo faces are opaque but allow lighting to display onto wall or panel surface out of the back of the letter or logo. Signage within the shopfront glazing may be neon lit.
 - b. B-grid streets may utilize the Chapter 26 Signs instead of 5.12 standards.
- 5.12.4 Specific to zones T2, T3, T4
 - a. One blade sign for each business may be permanently installed perpendicular to the Façade within the first Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8 feet above the Sidewalk.

5.12.5 Specific to zone T5

- a. Blade signs, not to exceed 6 square ft. for each separate business entrance or separate residential amenity (e.g. office, clubhouse) for multi-family residential projects, may be attached to and shall be perpendicular to the Façade, and shall clear 8 feet above the Sidewalk.
- b. A building may have one of the following sign types:
 - i. Single permanent external sign band may be applied to the Façade of each building, providing that such sign not exceed 3 feet in height by any length.
 - ii. Single permanent external vertical sign band of 1.5 feet wide by one-third the building height may be applied to the Façade.
- c. Address signage as an architectural feature may exceed size and placement regulations as stated in 5.12.1b by Administrative Waiver, provided no individual character is more than 2 feet measured vertically, and the scale is relative to the building façade.
- d. A single permanent external sign may be placed on or attached above one Fixed Awning, provided it is no more than 3 feet in height and 10 feet in length.

5.12.6 Specific to Special Districts

- a. SD1 - Signage shall utilize the Chapter 26 Sign Ordinance.
- b. SD2 - Signage shall follow the sign area standards identified in Chapter 26 Sign Ordinance. Standards may be modified through ADR where signage is architecturally incorporated into the building design.
- c. SD3 - Signage shall comply with T5 Signage Standards.

5.12.7 Specific to Civic Zones

- a. Signage shall follow T5 standards except as provided in 5.12.17(b).
- b. An Administrative Waiver may allow for the use of a monument sign. A monument sign shall comply with the following:
 - i. Shall not exceed 6 ft. in height;
 - ii. Base shall be made of durable materials per 5.13.4(b);
 - iii. Shall include a landscaped area.

5.13 ARCHITECTURAL STANDARDS†

5.13.1 Architectural review shall be accomplished as an Administrative Approval for all non-Civic buildings. The Plan Commission may waive any of the standards in 5.13 to allow building design or architecture the Commission feels is suitable for the block and its neighborhood.

5.13.2 Architectural Intent for non-Civic building Façades specific to Zones T4 and T5 Façades

- a. Provide front entrance(s) that are distinct and visible from the street, but should not exaggerate or double the height of the entrance.
- b. Simple massing is preferred and should be used with stoops, porches, galleries, arcades, roof eaves, and balconies to provide expressive character, over excessive use of building articulation.

5.13.3 Architectural Intent for non-Civic building Façades specific to Zone T5 Façades

- a. Provide a discernable base, middle and cap that are clearly defined by horizontal elements along the bottom and top of the building. Expression of the elements should be handled through changes in material selection, color, or plane. Use of horizontal bands, cornices, and or varied window patterns can assist in expression.

5.13.4 General to Zones T3, T4, and T5 Façades

This section does not apply to single-family and two-family Edgeyard and Sideyard Residential units.

- a. Building wall materials may be combined on each Façade only horizontally, with the lighter above more substantial materials.
- b. Durable materials are cementitious siding, brick, artificial or natural stone, stucco and concrete finished to an architectural level, and decorative finish block systems.
- c. Any vinyl product used on any Façade or Elevation shall be at least .044 inch thick and have a fire safety

rating equal to or better than a cementitious product. Vinyl products used on a Façade shall comply with the following:

- i. It is not used between grade and the first (street) floor ceiling.
- ii. It is not more than 25% of the material on any façade, including windows and doors.
- iii. Architectural approval for site and building design is obtained from the Plan Commission applying the standards of 1.6.5.
- d. The use of reflective materials is discouraged.
- e. Glazing above the first Story Façade shall not exceed 50% of the total building Façade wall area, with each Façade being calculated independently, except by Administrative Waiver.
- f. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 3:12. Prairie Style buildings may have a 4:12 slope on the primary roof.
- g. Low pitch or flat roofs shall be enclosed by a parapet that is a minimum of 42” in height, or a greater height as necessary to conceal mechanical equipment. A lower parapet height may be approved by administrative waiver, provided mechanical equipment remains concealed.
- h. Streetscreens should be constructed of a material matching the adjacent building Façade. Hedges may be used as Streetscreens, except provided in 5.10 and as may be allowed in 5.7.5f.
- i. Fences at the first Lot Layer shall be painted or stained.

5.13.5 Specific to Zones T3, T4 Façades

- a. Materials to the height of 2 ft. above grade shall be durable; this does not apply to an area above a concrete porch floor and where the area below the porch floor is of durable materials per 5.13.4(b).
- b. Exterior Insulation Finish System (EIFS), vinyl, cellulose composite siding, and non-kevlar aluminum coated siding are not considered durable materials, for section 5.13.5.
- c. The railings of balconies and porches shall be made of painted wood, stained wood or cementitious wood substitute boards the same size and thickness as commonly available wood boards, wood plastic composite, or powder-coated aluminum.

5.13.6 Specific to Zone T5

- a. Materials for street story Façade or below shall be durable.
- b. Preferred durable materials are stucco, brick, artificial or natural stone, concrete finished to an architectural standard and decorative finish block systems.
- c. Wood and finished metal may be used as accents, but should not be the primary material of the street story Façade.
- d. The railings of balconies and porches shall be made of painted wood, stained wood, cementitious wood substitute boards the same size and thickness as commonly available wood boards, wood plastic composite, wrought iron, or powder-coated aluminum.

5.13.7 Specific to Civic Buildings

- a. Civic Buildings are subject to Architectural Review under Chapter 25 of the municipal code (see Section 5.4.3a).

5.13.8 Specific to Special Districts

- a. Buildings in Special Districts are subject to Architectural Review under Chapter 25 of the municipal code.

5.14 FENCING STANDARDS

5.14.1 General to Zones T3, T4, and T5

- a. Hedges in Frontage Line fencing shall be evergreen.
- b. Wood Frontage Fences shall be painted or stained.
- c. No single Frontage Fence panel shall exceed 40” in height along a Frontage Lot Line.
- d. Private Fences shall be between 60” and 72” in height.
- e. Single tall panels may be used for Private Fences if the panel height is mitigated by a 32” minimum hedge at the outside perimeter or by using a 1x6 or 1x8 middle rail on the outside of the fence with a 1x10 or 1x12

- dog board.
 - f. Frontage Fences may occur at the Lot Line, or up to 18" behind the Lot Line to permit landscaping.
 - g. Private Fences at the Rear Alley or Rear Lane must be solid below 54". If higher than 54", the upper panel must be 50% open.
 - h. Fences along non-thoroughfare, or alley lot lines may be chain link, but in no case shall exceed 72" in height.
 - i. The supporting members and posts shall be on the inside, and the smooth or flat faces on the outside. If two faces are used, each face shall be of the same type and finish. Board on board fences is considered equal treatment.
- 5.14.2 Specific to Zone T3
- a. Frontage Fences in T3 shall be picket, post and hedge, board and picket, ranch, or hedgerows.
 - b. Frontage Fences shall be 36" to 42" in height. Secondary Frontage Fences may be 60" high beginning at the Primary Setback.
- 5.14.3 Specific to Zone T4
- a. Frontage Fences in T4 shall be picket, post and hedge, iron, board and picket, stone, brick, stucco or hedgerows.
 - b. Frontage Fences shall be 36" to 48" in height. Secondary Frontage Fences may be 60" high beginning at the Primary Setback.
- 5.14.4 Specific to Zone T5
- a. Frontage Fences in T5 shall be iron, iron and stone, iron and brick, brick, stucco or stone.
 - b. Frontage Fences shall be 48" to 72" in height.
- 5.15 LIGHTING STANDARDS[†]**
- 5.15.1 General to Zones T2, T3, T4, and T5
- a. All parking lot and exterior building lighting on private lots shall be dark sky approved or full cut off fixtures.
 - b. Low wattage lighting may be used for landscaping or accent purposes, but controlled by dimmer, time switch or motion sensor.
 - c. Lights shall be on timers to reduce the light levels during times of building non-usage, although lighting needs to still provide for appropriate safety during off hours.
- 5.15.2 Specific to zone T2
- a. Average lighting levels at the building frontage line shall not exceed .5 footcandles.
- 5.15.3 Specific to zone T3
- a. Average lighting levels at the building frontage line shall not exceed 1.0 footcandle.
- 5.15.4 Specific to zone T4
- a. Average lighting levels at the building frontage line shall not exceed 2.0 footcandles.
- 5.15.5 Specific to zone T5
- a. Average lighting levels at the building frontage line shall not exceed 4.0 footcandles.
- 5.15.6 Specific to Special Districts
- a. Subject to Architectural Review under Chapter 25 and Design Review under Chapter 22 of the Municipal Code.

TABLE 14. PRIVATE FRONTAGES.†

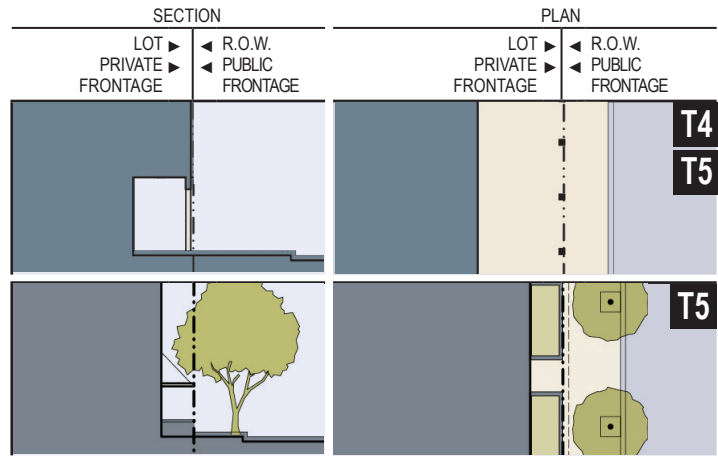
The Private Frontage is the area between the building Facades and the Lot lines.

	SECTION	PLAN
	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE
<p>a. Common Yard: a planted Frontage wherein the Façade is set back from the Frontage Line. The front yard remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares. Porches or Stoops may be used in conjunction.</p>		
<p>b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>		
<p>c. Lightcourt: a frontage wherein the Façade is setback back from the Frontage Line by an elevated stoop or sunken Light Court. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Stoops are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>		
<p>d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>		
<p>e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground floor Residential use.</p>		
<p>f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>		
<p>g. Gallery: a Frontage wherein the Façade is set back from the Frontage Line with an attached cantilevered shed or lightweight colonnade aligned with the Frontage Line and overlapping a private Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.</p>		

PRIVATE FRONTAGES CONTINUED

h. Arcade: a colonnade supporting habitable space that overlaps a private Sidewalk, while the Facade at Sidewalk level remains behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to the Frontage Line.

i. Common Entry & Planter: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade allowing shared entry to a multi-unit residential or office building. An optional shallow planter may line the facade, and the facade should provide glazing at Sidewalk grade.



See Tables 26 & 27 for Special District private frontages.

TABLE 16. BUILDING DISPOSITION.†

This table approximates the location of the structure relative to the boundaries of each Lot, establishing suitable building types for each Transect Zone.

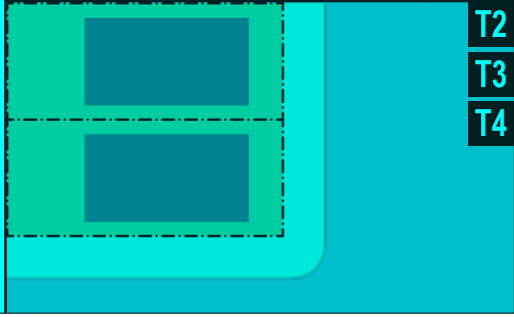
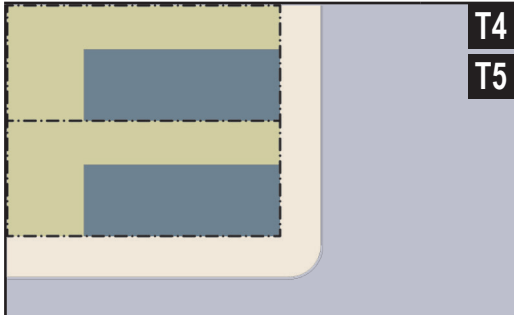
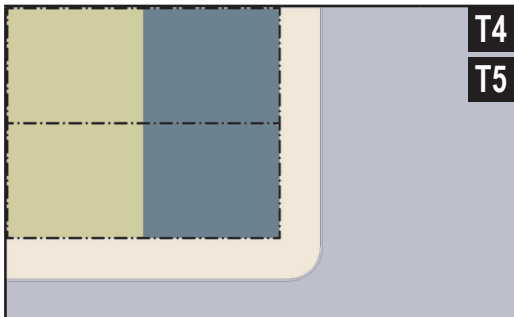
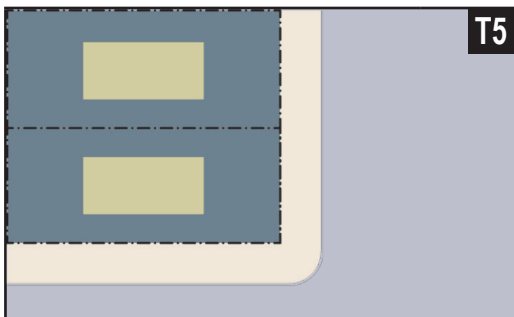
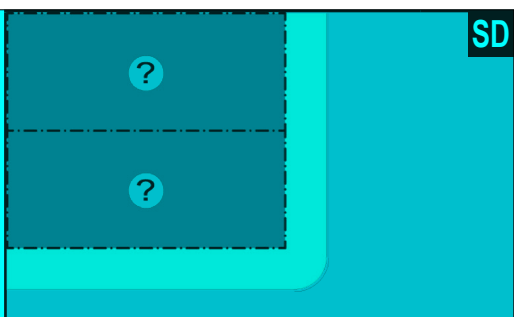
<p>a. Edgeyard Building: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.</p>	 <p>T2 T3 T4</p>
<p>b. Sideyard Building: Specific Types - duplex, zero-lot-line house. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank sidewall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a duplex. Sharing a party wall in this disposition reduces energy costs, and sometimes noise.</p>	 <p>T4 T5</p>
<p>c. Rearyard Building: Specific Types - Townhouse, Live-work unit, loft building, Multi-family buildings, Mixed use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Façade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Townhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>	 <p>T4 T5</p>
<p>d. Courtyard Building: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools.</p>	 <p>T5</p>
<p>e. Specialized Building: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>	 <p>SD</p>

TABLE 19A. GENERAL BICYCLE PARKING CALCULATIONS - SHORT-TERM†

This table prescribes minimum bicycle parking ratios within each Transect Zone and assumes a bicycle mode share of 5% or less. Requirements may be met within the Private Frontage, Public Frontage, or a combination thereof. Bicycle parking provided within the Public Frontage requires Administrative Approval. A space shall be considered to accommodate one bicycle.

SHORT-TERM BICYCLE PARKING							
	T2	T3	T4	T5	SD1	SD2	SD3
RESIDENTIAL							
Single-Family	no spaces required		no spaces required	n/a			
Multi-Family	n/a		Minimum of 2 spaces + 1 space / 3 dwelling units	Minimum of 2 spaces + 1 space / 3 dwelling units			
OFFICE	no spaces required		Minimum of 2 spaces + 1 additional space / 20,000 sq. ft. of floor area	Minimum of 2 spaces + 1 additional space / 15,000 sq. ft. of floor area			
RETAIL	Minimum of 2 spaces		Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area	Minimum of 2 spaces + 1 additional space / 5,000 sq. ft. of floor area			
CIVIC							
Non-Assembly	Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area		Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area	Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area			
Assembly	Spaces for 2% of maximum expected attendance.		Spaces for 2% of max. expected attendance	Spaces for 2% of maximum expected attendance			
EDUCATION							
Childcare/ Pre-K (15 or more children)	Minimum of 2 spaces		Minimum of 2 spaces + 1 additional space / 20 students	Minimum of 2 spaces + 1 additional space / 20 students			
Elementary/Junior High School	Minimum of 2 spaces + 1 additional space / 20 students		Minimum of 2 spaces + 1 additional space / 20 students	Minimum of 2 spaces + 1 additional space / 15 students			
High School	Minimum of 2 spaces + 1 additional space / 20 students		Minimum of 2 spaces + 1 additional space / 20 students	Minimum of 2 spaces + 1 additional space / 15 students			
College/ University/ Trade School	Minimum of 2 spaces + 1 additional space / 10 students		Minimum of 2 spaces + 1 additional space / 10 students	Minimum of 2 spaces + 1 additional space / 10 students			
OTHER	TBD - Admin. Approval		TBD - Admin. Approval	TBD - Admin. Approval			

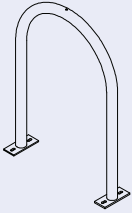
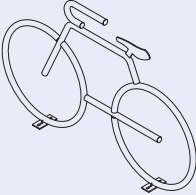
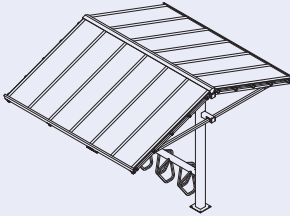
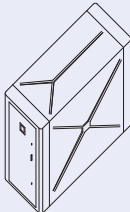
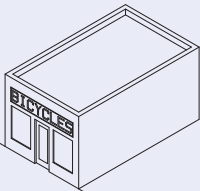
TABLE 19A CONT. GENERAL BICYCLE PARKING CALCULATIONS - LONG TERM

This table prescribes minimum bicycle parking ratios within each Transect Zone and assumes a bicycle mode share of 5% or less. Requirements may be met within the building, Private Frontage, Public Frontage, or a combination thereof. Any long term bicycle parking provided within the Public Frontage requires Administrative Approval. A space shall be considered to accommodate one bicycle.

LONG-TERM BICYCLE PARKING			
	T2 T3	T4	T5 SD1 SD2 SD3
RESIDENTIAL			
Single-Family	no spaces required	no spaces required	n/a
Multi-Family	n/a	Min. 2 spaces + 0.5 spaces / bedroom	Min. 2 spaces + 0.5 spaces / bedroom
OFFICE	no spaces required	Min. 2 spaces + 1 add. space / 10,000 sq. ft. of floor area	Min. 2 spaces + 1 add. space / 5,000 sq. ft. of floor area
RETAIL	no spaces required	Min. 2 spaces + 1 add. space / 10,000 sq. ft. of floor area	Min. 2 spaces + 1 add. space / 10,000 sq. ft. of floor area
CIVIC			
Non-Assembly	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 15 employees
Assembly	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 15 employees
EDUCATION			
Childcare/ Pre-K (15 or more children)	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 20 employees
Elementary/Junior High School	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 15 employees	Min. 2 spaces + 1 add. space / 15 employees
High School	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 15 employees	Min. 2 spaces + 1 add. space / 15 employees
College/ University/ Trade School	1 space / 10 employees + 1 space / 10 students; or 1 space / 20,000 s.f. of floor area, whichever is greater	1 space / 10 employees + 1 space / 10 students; or 1 space / 20,000 s.f. of floor area, whichever is greater	1 space / 10 employees + 1 space / 10 students; or 1 space / 20,000 s.f. of floor area, whichever is greater
OTHER	TBD - Admin. Approval	TBD - Admin. Approval	TBD - Admin. Approval

TABLE 19B. BICYCLE PARKING TYPES†

This table shows five common types of acceptable Bicycle Parking facilities.

	T1	T2	T3	T4	T5	Standards
<p>Bicycle Rack</p> 	□	□	□	■	■	<p>Racks shall be capable of securing bicycles with at least two points of contact. Simple, easily identifiable forms, like the Inverted U-rack should be used. Racks may be placed in the Private Frontage, Public Frontage, or within buildings where appropriate.</p> <p>Bicycle racks shall meet the standards in the currently adopted City of Fitchburg Bicycle and Pedestrian Plan.</p>
<p>Bicycle Rack (decorative, public art)</p> 			□	□	■	<p>Decorative racks shall be recognizable as bicycle parking facilities and shall be held to the same performance standards as other bicycle racks. Such racks may be provided for Civic Buildings, Civic Spaces, and other locations of historic, social, or cultural importance.</p>
<p>Bicycle Shelter</p> 	□	□	□	□	■	<p>Shelters shall be highly recognizable and integrated with transit, parks, trailheads, and/or land uses requiring medium or long term bicycle parking needs. Each shelter shall include bicycle parking racks capable of securing bicycles with at least two points of contact, and may include other bicycling amenities, such as wayfinding maps/signs, air pumps, etc.</p>
<p>Bicycle Locker</p> 	□	□	□	□	■	<p>Bicycle Lockers shall be placed in a highly visible and well-lit location, but should not disrupt the function and order of the public realm. They should be associated with land uses transportation facilities where long term parking needs are desired.</p>
<p>Bicycle Hub</p> 	□	□	□	□	□	<p>Bicycle Stations should be located in highly visible locations, ideally near transit. They should offer a variety of services that may include repair, rental, cafe, lockers, showers, and storage facilities.</p>

■ By Right

□ By Administrative Approval

TABLE 19C. BICYCLE PARKING - PROXIMITY GUIDELINES†

This advisory table describes the general relationship between the distance from the bicycle parking facility to the destination it serves, the parking duration, and the parking facility type provided.

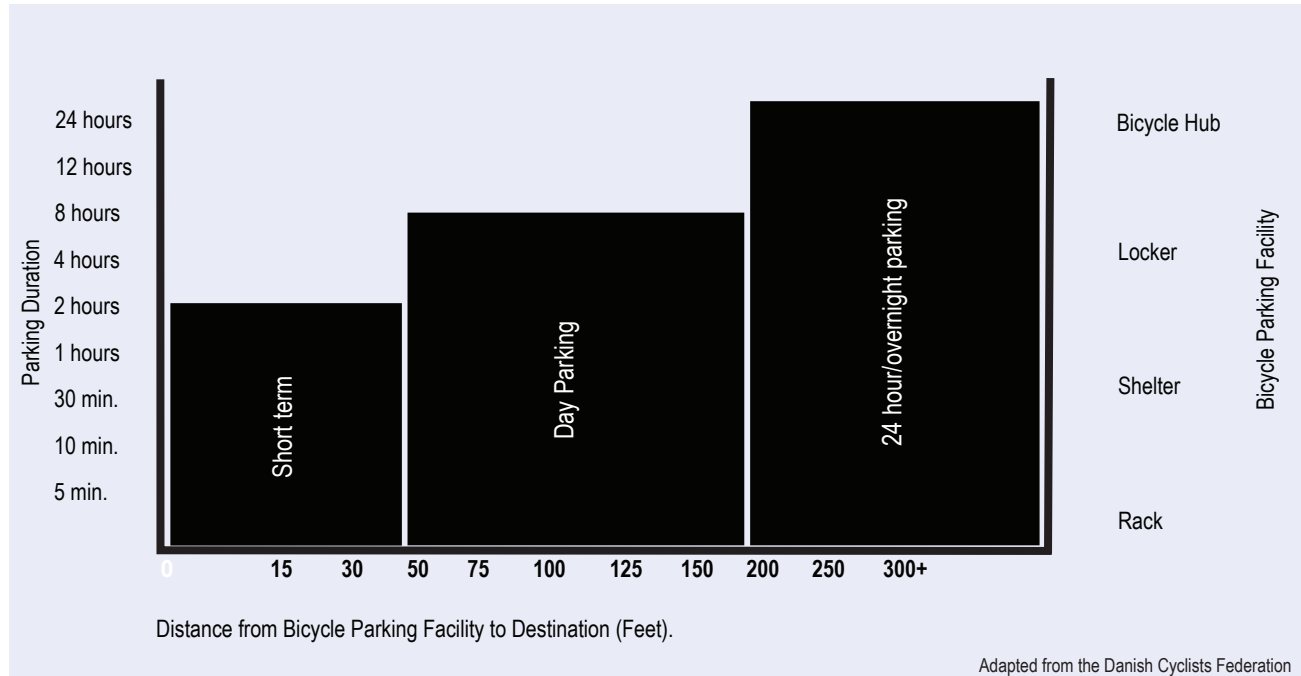


TABLE 19D. ONE-WAY CYCLE TRACK DETAIL†

This graphic describes the general dimensions of a one-way cycle track and should be applied to Thoroughfares CS-70-36(CT), CS-100-58(CT), AV-96-56(CT) and BV-130-32(CT).

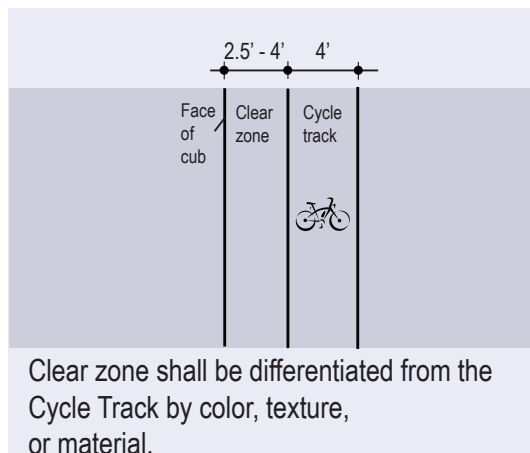


TABLE 21. SPECIFIC USE†

	T2	T3	T4	T5	SD1	SD2
a. RESIDENTIAL *						
Mixed Use Block				■	■	
Flex Building			■	■	■	
Multi-Family Building **			■	■	■	
Live/Work Unit		■	■	■	■	
Townhouse			■	■	□	
Duplex		■	■	■	□	
Courtyard House			■	■	□	
Sideyard House		■	■	■	□	
Cottage		■	■			
House	■	■	■			
Villa	■					
Accessory Unit	■	■	■	■	■	
Residential Amenity		□	□	■	■	
b. LODGING						
Hotel (no room limit)				■	■	
Inn (up to 20 rooms)	□		■	■		
Bed & Breakfast (up to 6 rooms)	□	■	■	■		
School Dormitory	□		■	■		
c. OFFICE ***						
Office Building			■	■	■	■
Live-Work Unit		■	■	■	■	
d. RETAIL SERVICES						
Open-Market Building	■	■	■	■	□	
Retail Building			■	■	□	
Display Gallery			■	■	■	
Bar, Restaurant		■	■	■	■	
Kiosk			■	■	□	
Push Cart				□	□	
Liquor Store			□	■	■	
Adult Entertainment						
Personal Business Services			■	■	□	
Construction/Contractor Services					□	
Lumber & Building Materials Sales					□	
e. CIVIC						
Bus Shelter		■	■	■	■	■
Convention, Conference, Exhibition Center				□	■	
Fountain or Public Art	■	■	■	■	■	■
Library		□	■	■	□	
Movie, Live Theater				■	□	
Museum				■	□	
Outdoor Auditorium	□	■		■		
Parking Structure				■	■	■
Passenger Terminal					□	
Playground	■	■	■	■	□	
Sports Stadium					□	
Surface Parking Lot				□	■	■
Religious Assembly	■	■	■	■	□	
Amusement, Recreation				■	□	

	T1	T2	T3	T4	T5	SD1	SD2
f. OTHER: AGRICULTURE							
Grain Storage	□	■					
Livestock Pen	□	■					
Greenhouse	□	■	■				
Stable	□	■	□				
Kennel	□	■	□	□	□		
f. OTHER: AUTOMOTIVE							
Gasoline		□		□	□	□	
Automobile Service						□	
Truck Maintenance						□	
Drive -Through Facility				□	□	□	
Rest Stop	■	■					
Roadside Stand	■	■					
Billboard							
Shopping Center							
Shopping Mall							
f. OTHER: CIVIL SUPPORT							
Fire Station			■	■	■	■	
Police Station				■	■	■	
Cemetery		■	□	□		□	
Funeral Home				■	■	□	
Hospital					□	■	
Medical Clinic				□	■	■	
f. OTHER: EDUCATION							
College					□	■	
High School				□	□	□	
Trade School					□	■	
Elementary School			□	■	■	□	
Other - Childcare Center		■	■	■	■	■	
f. OTHER: INDUSTRIAL							
Heavy Industrial Facility						□	□
Light Industrial Facility				□	□	■	■
Truck Depot						□	
Research, Laboratory Facility					□	■	■
Water Supply Facility						□	
Sewer and Waste Facility							
Electric Substation	□	□	□	□	□	□	
Wireless Transmitter	□	□				□	
Cremation Facility							
Warehouse						■	■
Produce Storage		□					
Mini-Storage						□	
Sewer Lift Station				■			

■ BY RIGHT
□ BY CONDITIONAL USE

* Family Day Care, as defined in Chapter 22 is permitted in T2, T3, T4 and T5.

** Group Homes are permitted according to Chapter 22.

*** Home offices are permitted in T2.

Smartcode Building/Site Plan Application (Article 5)

Resubmission Package - June 6, 2025

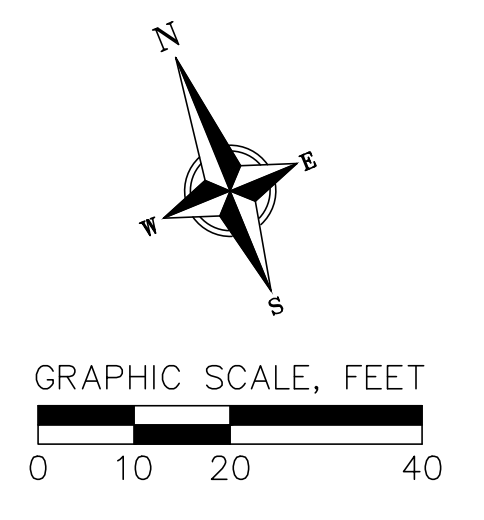
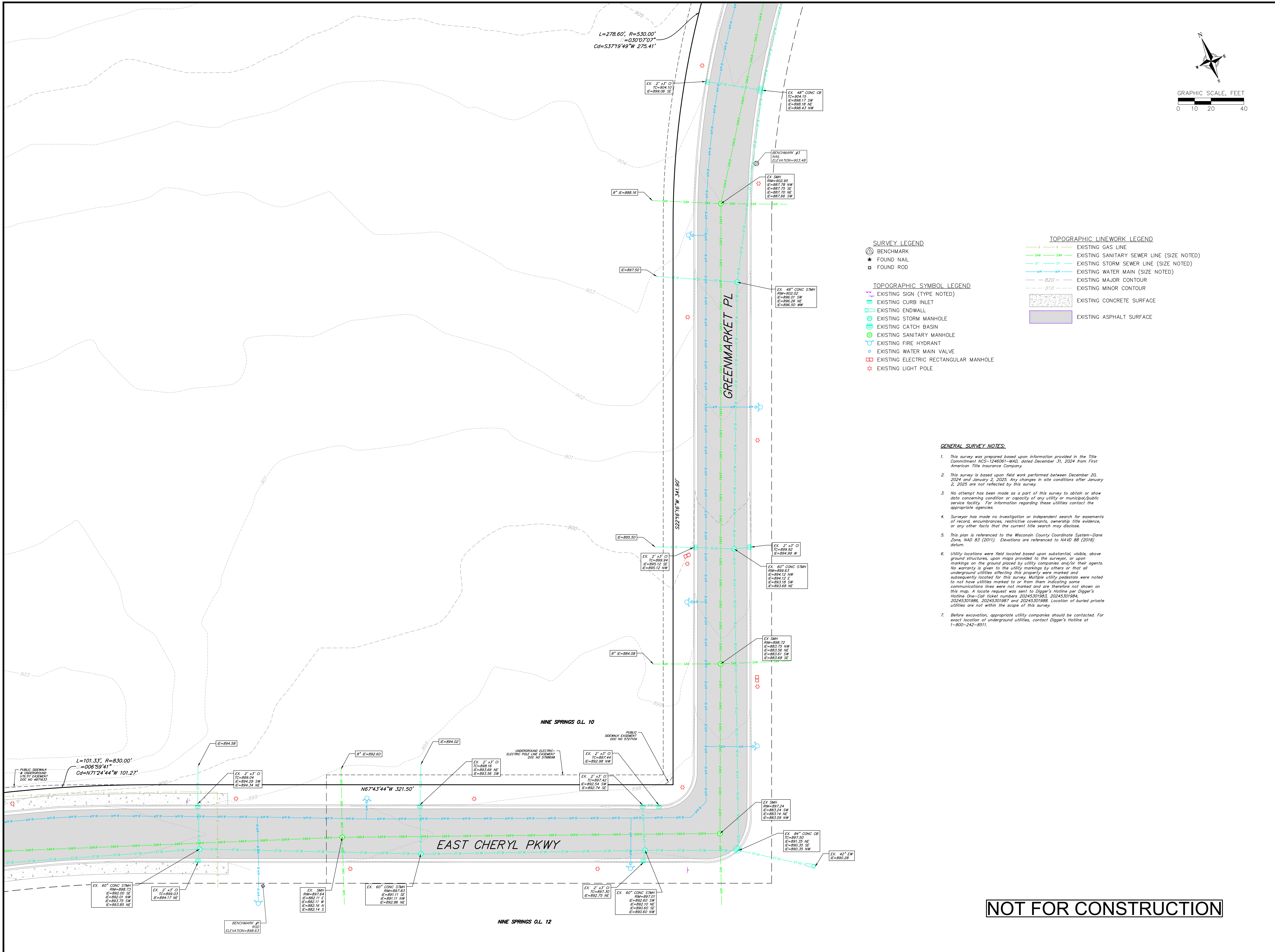


Sheet Index

A0.00	Cover Sheet
C100	Existing Conditions Plan
C101	Demolition Plan
C200	Site Plan
C300	Overall Grading Plan
C301	Grading Plan - North
C302	Grading Plan - South
C303	Erosion Control Plan
C304	Stormwater Facility Detail
C305	Stormwater Facility Detail
C306	Stormwater Facility Detail
C400	Utility Plan
C500	Construction Details
C501	Construction Details
C502	Construction Details
C600	Fire Access Plan
L100	Landscape Plan
L101	Landscape Plan
L102	Landscape Plan
E0.03	Electrical Site Photometric Calculation
A1.00	Architectural Site Plan
A1.01	First and Second Floor Orientation Plans
A1.50	Roof Overall Plan
A2.01	Exterior Elevations
A2.02	Exterior Elevations
A2.03	Exterior Elevations/Materials Board

Project Team

Architect	ESa - Earl Swensson Associates, Inc. 1033 Demonbreun St. Suite 800 Nashville, TN 37203
Civil Engineer	Vierbicher 999 Fourier Dr # 201 Madison, WI 53717
Landscape Architect	Vierbicher 999 Fourier Dr # 201 Madison, WI 53717
Electrical Engineer	Enfinity Engineering, LLC 214 Centerview Dr., Suite 200 Brentwood, TN 37027



- SURVEY LEGEND**
- BENCHMARK
 - FOUND NAIL
 - FOUND ROD
- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING SIGN (TYPE NOTED)
 - EXISTING CURB INLET
 - EXISTING ENDWALL
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING ELECTRIC RECTANGULAR MANHOLE
 - EXISTING LIGHT POLE
- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING GAS LINE
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING WATER MAIN (SIZE NOTED)
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING CONCRETE SURFACE
 - EXISTING ASPHALT SURFACE

GENERAL SURVEY NOTES:

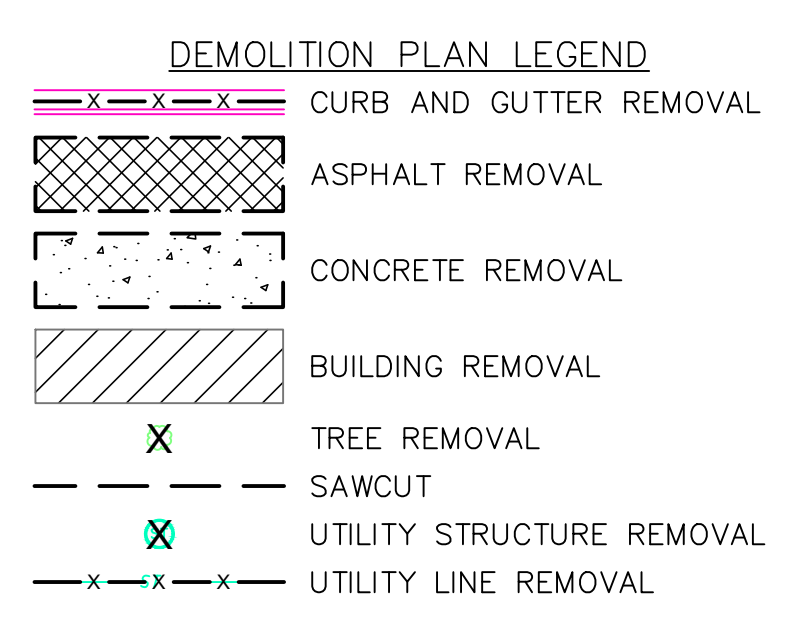
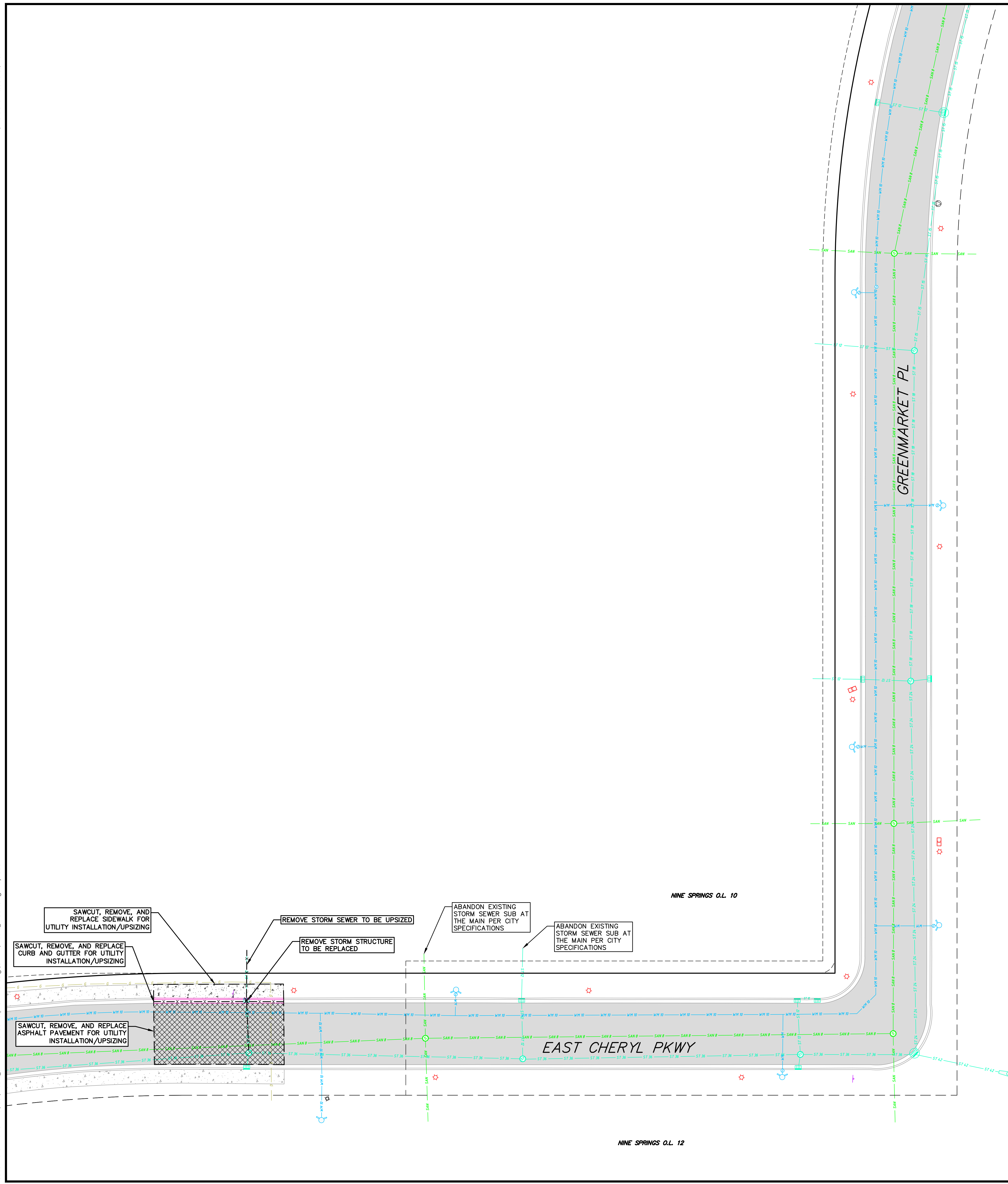
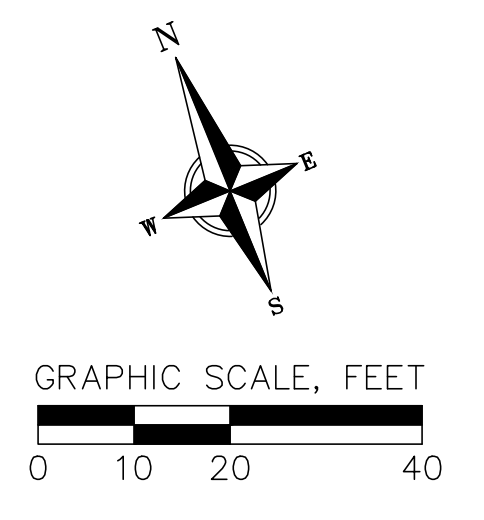
- This survey was prepared based upon information provided in the Title Commitment NOS-1246063-MAD, dated December 31, 2024 from First American Title Insurance Company.
- This survey is based upon field work performed between December 20, 2024 and January 2, 2025. Any changes in site conditions after January 2, 2025 are not reflected by this survey.
- No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
- This plan is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2018) datum.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. Multiple utility pedestals were noted to not have utilities marked to or from them indicating some communications lines were not marked and are therefore not shown on this map. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20245301985, 20245301984, 20245301986, 20245301987 and 20245301988. Location of buried private utilities are not within the scope of this survey.
- Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-8011.

EXISTING CONDITIONS PLAN
 UW-LIFEPOINT INPATIENT REHABILITATION HOSPITAL
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS		NO.	DATE	REMARKS

DATE: 6/4/2025
 DRAFTER: JGOL
 CHECKED: SCHU
 PROJECT NO.: 240648
C100

NOT FOR CONSTRUCTION



DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
8. ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY PATCHING CRITERIA.

SAWCUT, REMOVE, AND REPLACE SIDEWALK FOR UTILITY INSTALLATION/UPSIZING

REMOVE STORM SEWER TO BE UPSIZED

ABANDON EXISTING STORM SEWER SUB AT THE MAIN PER CITY SPECIFICATIONS

REMOVE STORM STRUCTURE TO BE REPLACED

ABANDON EXISTING STORM SEWER SUB AT THE MAIN PER CITY SPECIFICATIONS

SAWCUT, REMOVE, AND REPLACE ASPHALT PAVEMENT FOR UTILITY INSTALLATION/UPSIZING

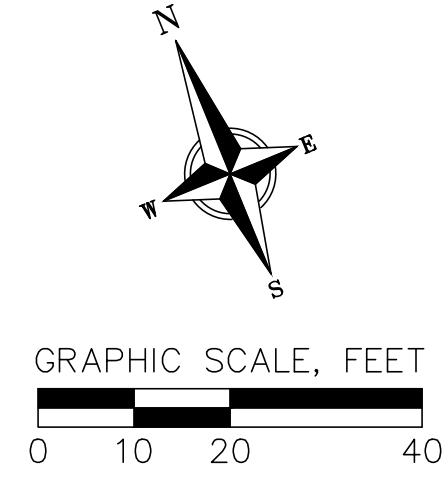
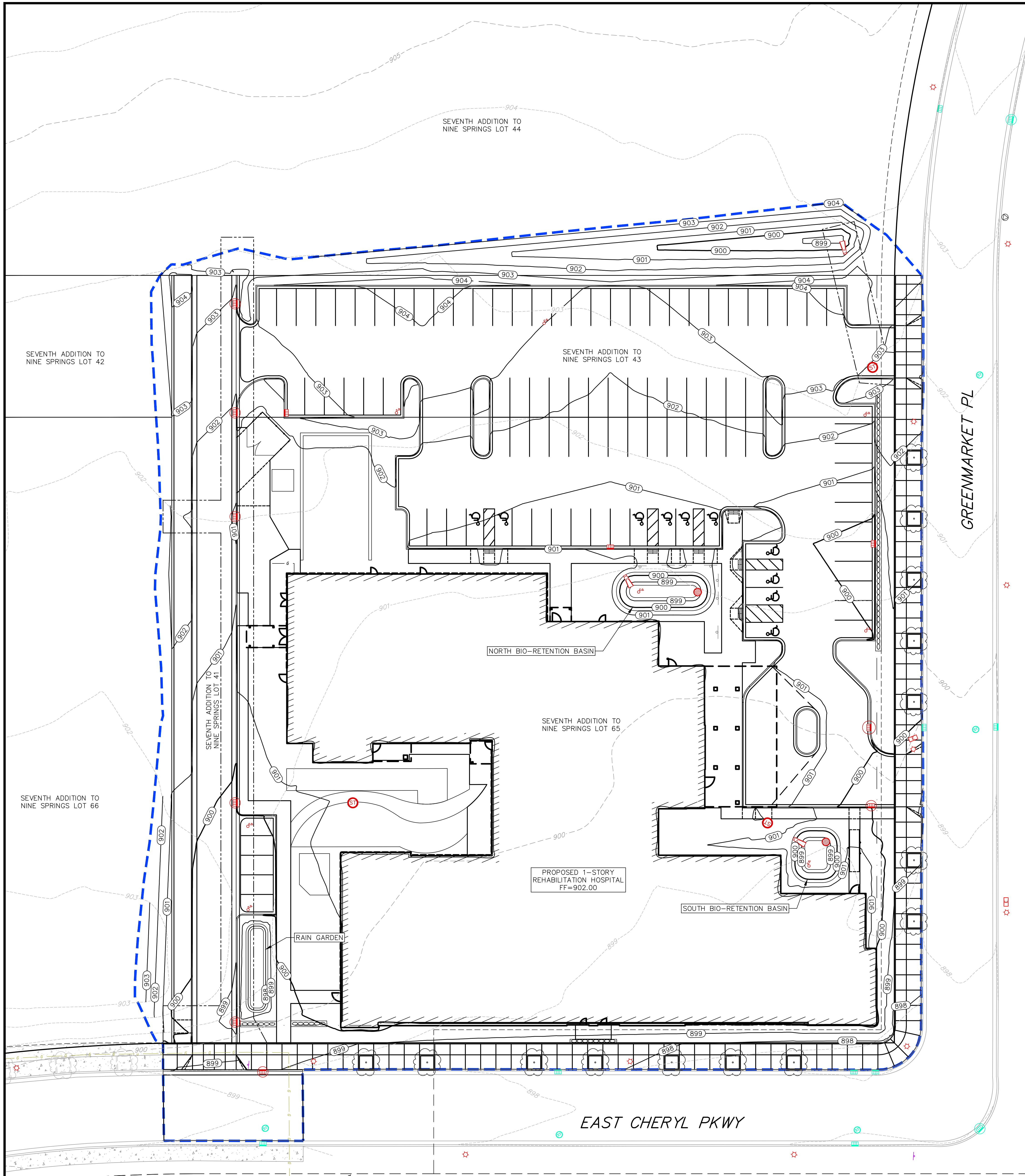
SAWCUT, REMOVE, AND REPLACE CURB AND GUTTER FOR UTILITY INSTALLATION/UPSIZING

NOT FOR CONSTRUCTION

DEMOLITION PLAN
 UW-LIFEPOINT INPATIENT REHABILITATION HOSPITAL
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

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- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - - - 820 - - - PROPOSED MAJOR CONTOURS
 - - - 818 - - - PROPOSED MINOR CONTOURS
 - - - - - DITCH CENTERLINE
 - - - - - DISTURBED LIMITS
 - - - - - DRAINAGE DIRECTION
 - - - - - PROPOSED SLOPE ARROWS
 - - - - - EXISTING SPOT ELEVATIONS
 - - - - - PROPOSED SPOT ELEVATIONS

ABBREVIATIONS

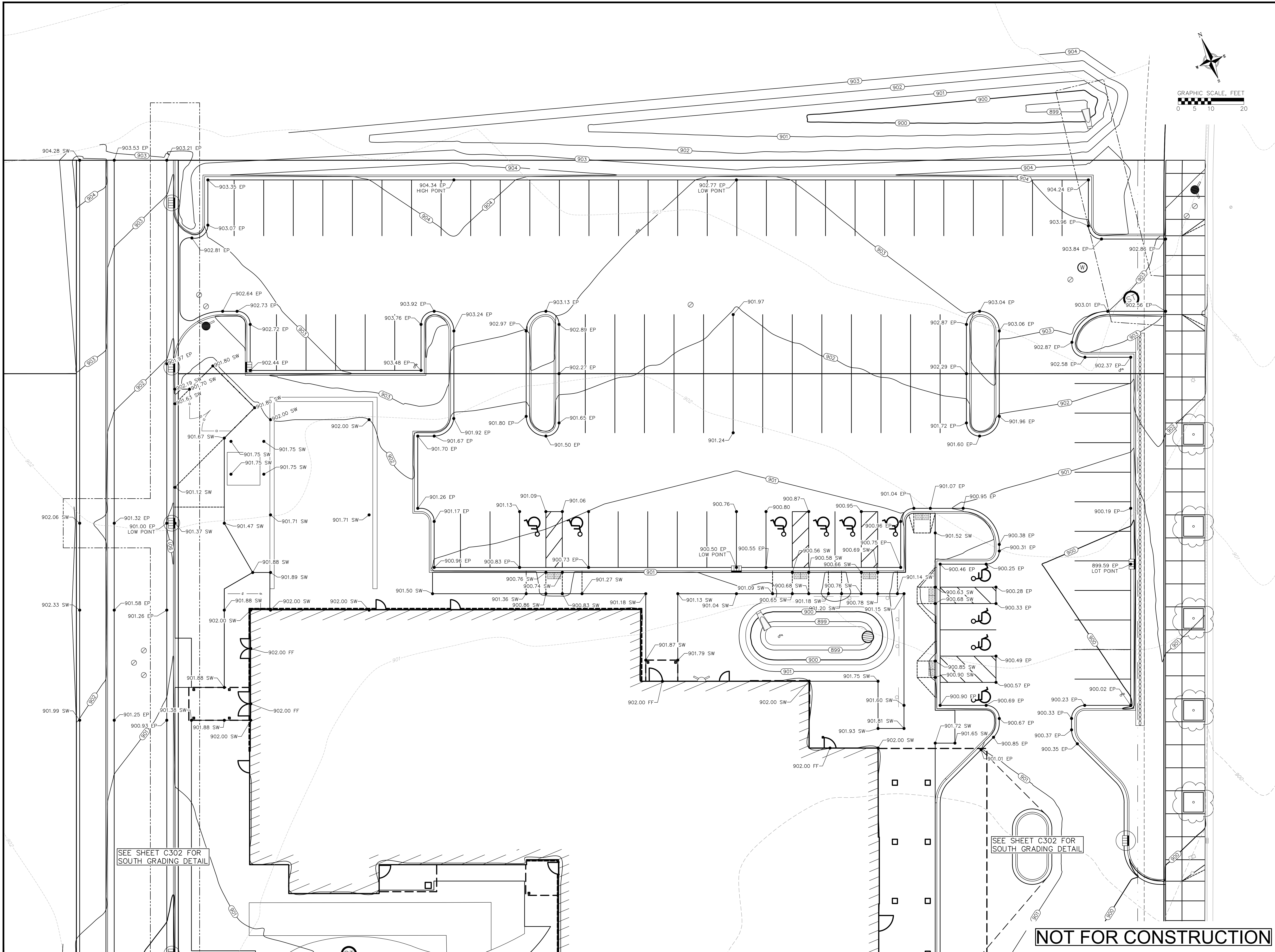
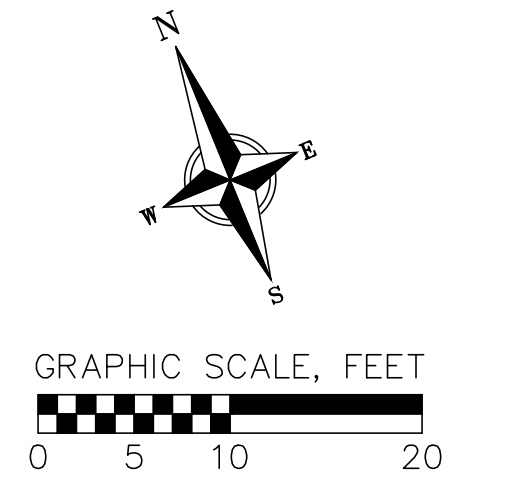
TC - TOP OF CURB
 FF - FINISHED FLOOR
 EP - EDGE OF PAVEMENT
 SW - EDGE OF SIDEWALK

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

NO.	DATE	REVISIONS	REMARKS

NOT FOR CONSTRUCTION



SEE SHEET C302 FOR SOUTH GRADING DETAIL

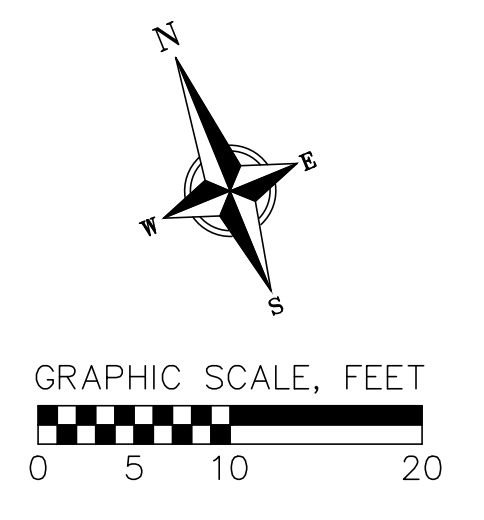
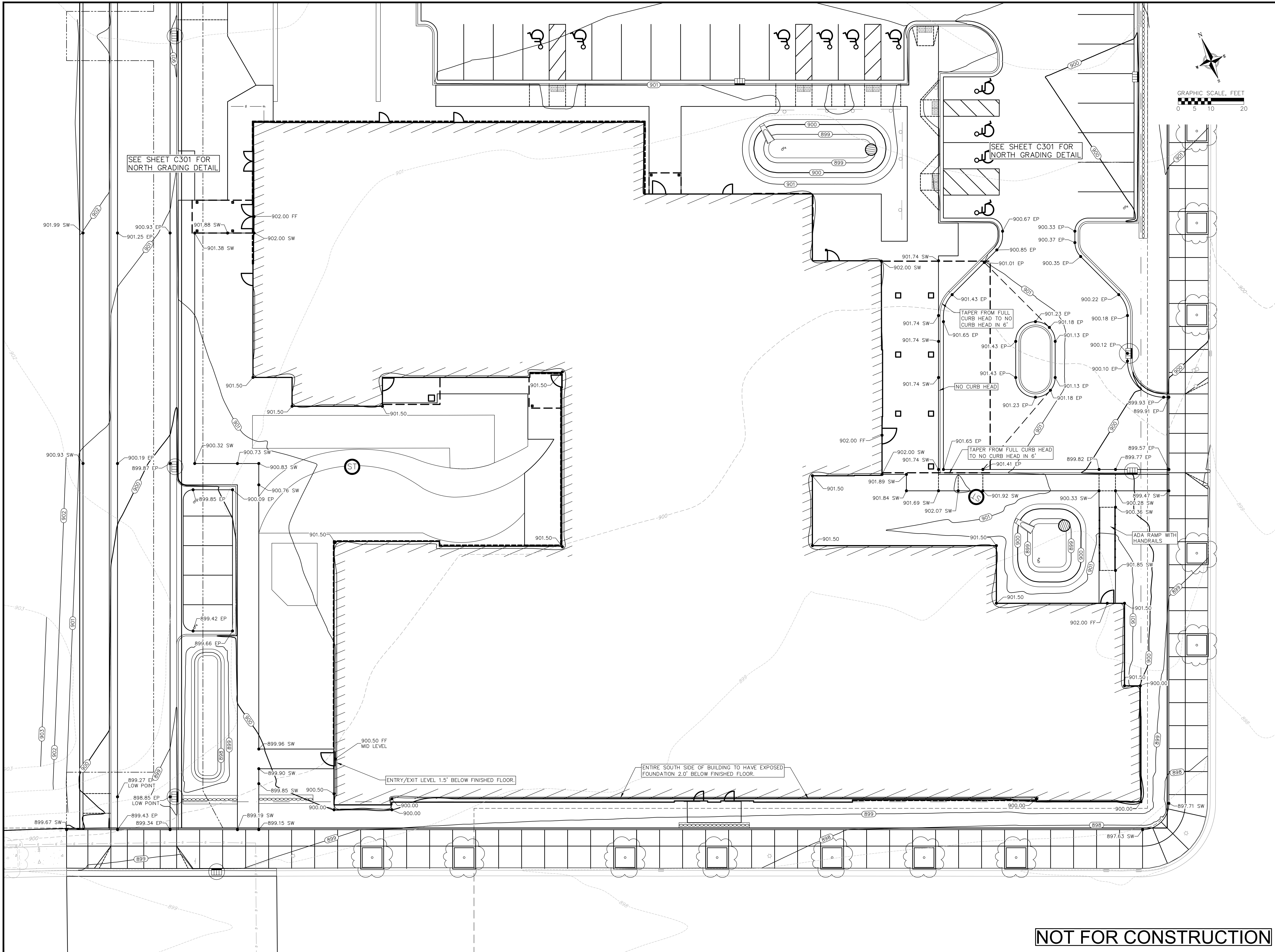
SEE SHEET C302 FOR SOUTH GRADING DETAIL

NOT FOR CONSTRUCTION

GRADING PLAN NORTH
JW-LIFEPPOINT INPATIENT REHABILITATION HOSPITAL
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	NO.	DATE	REMARKS

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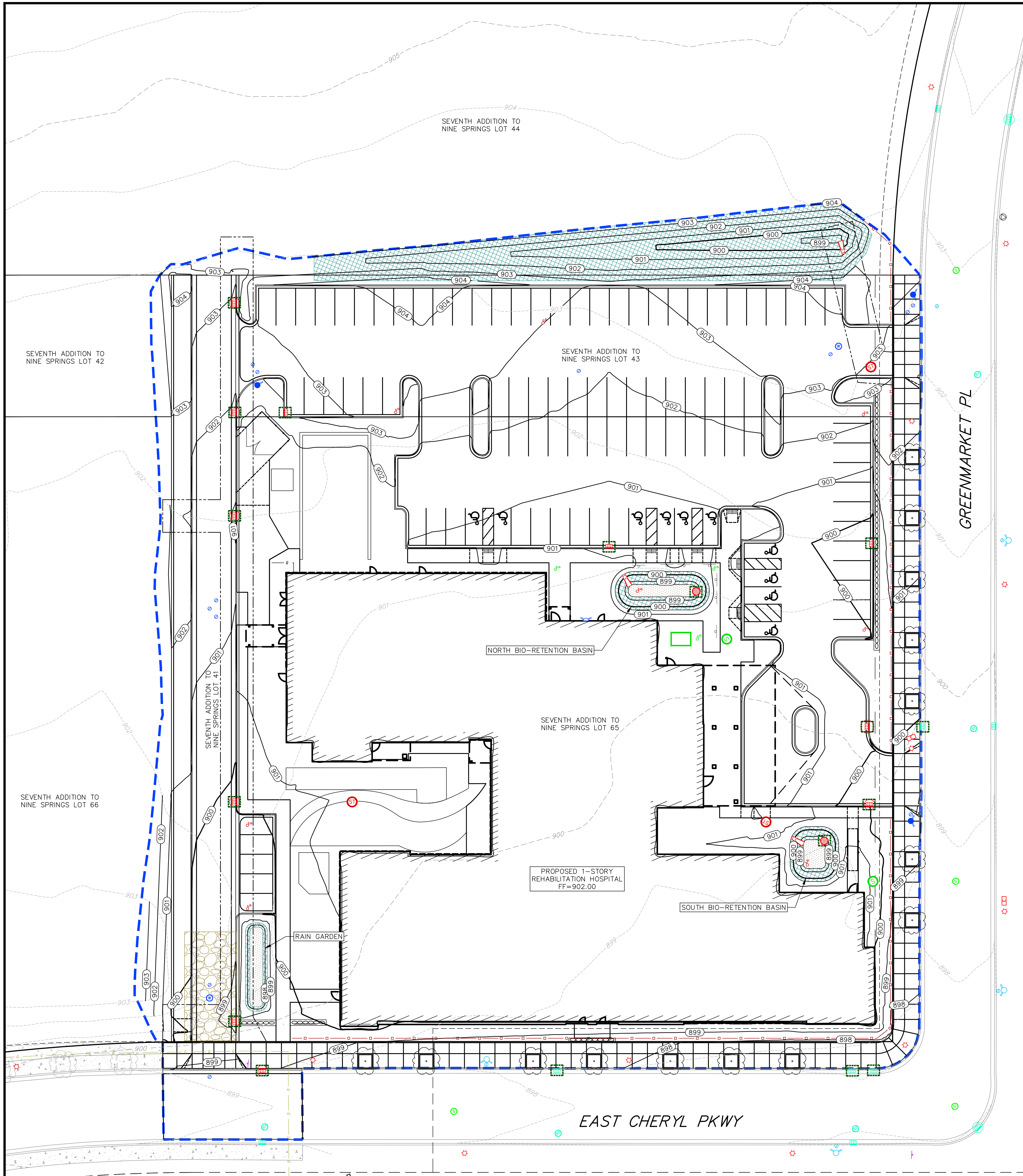


GRADING PLAN SOUTH
JW-LIFEPPOINT INPATIENT REHABILITATION HOSPITAL
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

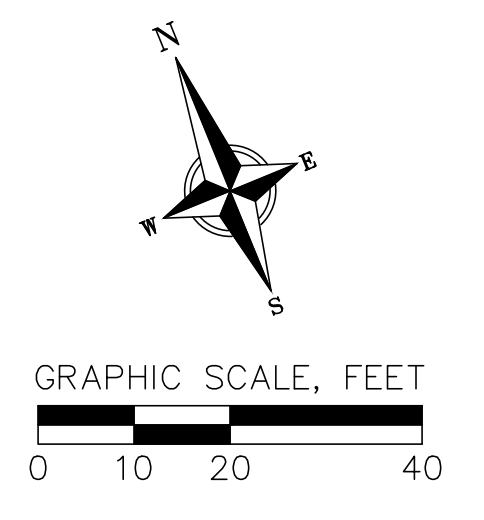
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NOT FOR CONSTRUCTION



- EROSION CONTROL LEGEND**
- SILT FENCE
 - STONE WEEPER
 - VELOCITY CHECK
 - INLET PROTECTION
 - EROSION MAT CLASS I, TYPE B URBAN
 - EROSION MAT CLASS II, TYPE B
 - EROSION MAT CLASS III, TYPE C
 - EROSION MAT CLASS II, TYPE A
 - TRACKING PAD
 - RIP RAP

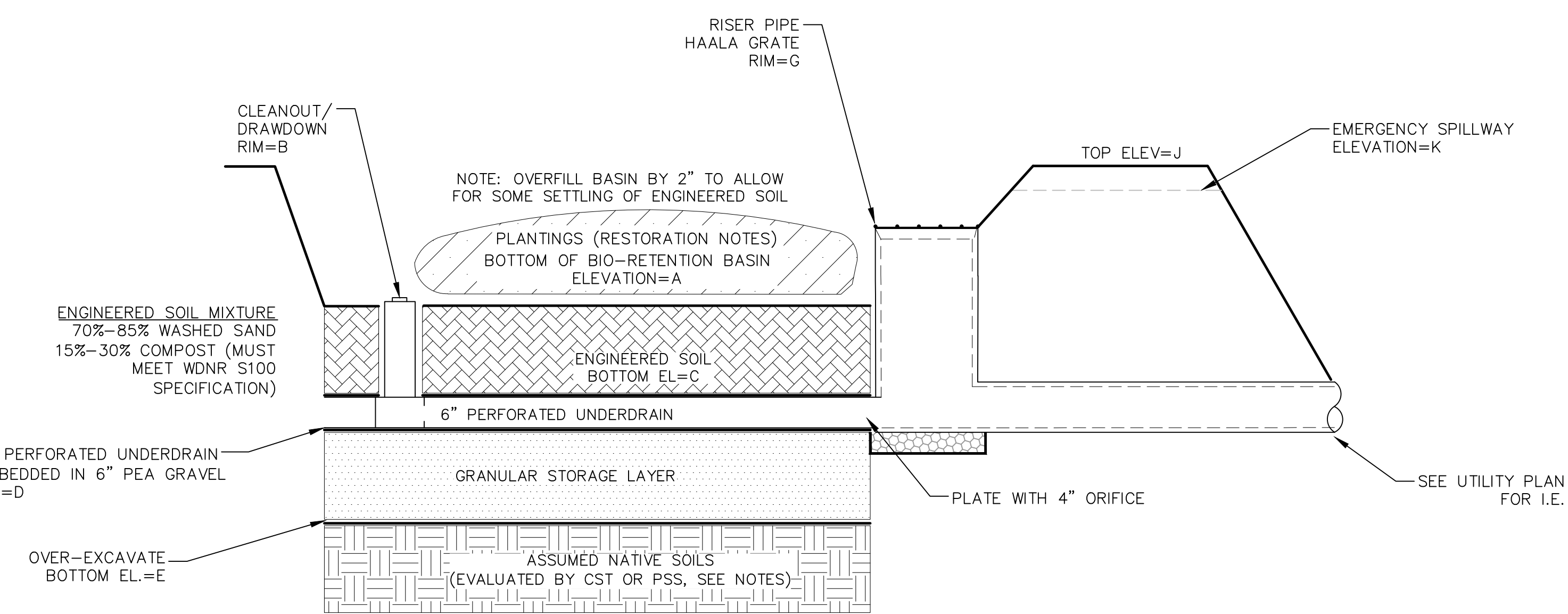
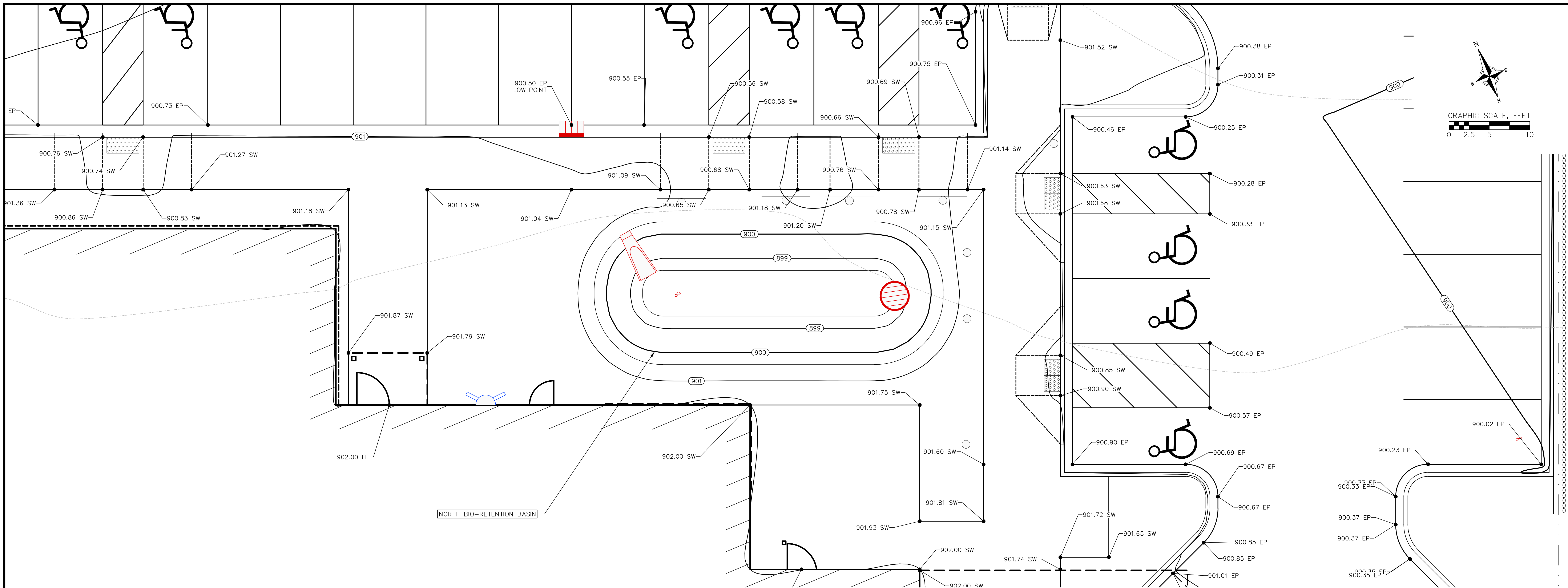


EROSION CONTROL PLAN
UW-LIFEPOINT INPATIENT REHABILITATION HOSPITAL
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

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NOT FOR CONSTRUCTION



STORAGE LAYER
SAND OR GRAVEL

SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:

- USDA COARSE SAND (0.02 - 0.04 INCHES)
- ASTM C33 (FINE AGGREGATE CONCRETE SAND)
- WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY

GRAVEL SHALL MEET:

- COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 203 EDITION OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.

BIO-RETENTION BASIN
NOT TO SCALE

BIORETENTION AREA SPECIFICATIONS:

- BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
- HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM BIORETENTION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
- USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGREGOL (SUNNY, SHORT, OR MEDIUM STATURE), OR OTHER QUALITY, DEEP-ROOTED PLANTS FROM A LICENSED LOCAL NURSERY, AS APPROVED BY ENGINEER OR OWNER. PLANT PLUGS TO BE INSTALLED AT 12-INCH ON CENTER SPACING.
- CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER). PROVIDE BILL OF SALE FOR PLANT PLUGS INSTALLED.

RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

- PLANTING IS RECOMMENDED TO TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT SHOULD BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY).
- EROSION MAT CLASS II SHALL CONFORM TO THE CRITERIA LOCATED IN DNR TECHNICAL STANDARD 1052 (NON-CHANNEL EROSION MAT). DO NOT USE WOOD CHIPS, UNLESS EROSION MAT IS PLACED OVER TOP TO PREVENT FLOATING.
- DO NOT FERTILIZE NATIVE PLANTINGS, UNLESS DIRECTED BY NURSERY.
- WATER PLANTS AS NECESSARY, DEPENDING ON WEATHER. TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

- LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
- EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
- OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL.
- NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY CERTIFIED SOIL TESTER OR PROFESSIONAL SOIL SCIENTIST (CST/PSS) IN THE FIELD AFTER THE AREA IS EXCAVATED. THE CST / PSS SHALL PROVIDE A WRITTEN REPORT OF NATIVE SOIL CONDITIONS INCLUDING: TEXTURAL CLASSIFICATION (USDA), ESTIMATED INFILTRATION RATE, AND PHOTOGRAPHS OF NATIVE SOIL LAYER.
- CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
- PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
- PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
CONTRACTOR TO PROVIDE ENGINEER WITH LOAD TICKETS OF ALL ENGINEERED SOIL MATERIALS INSTALLED.
- PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF BIORETENTION AREA:

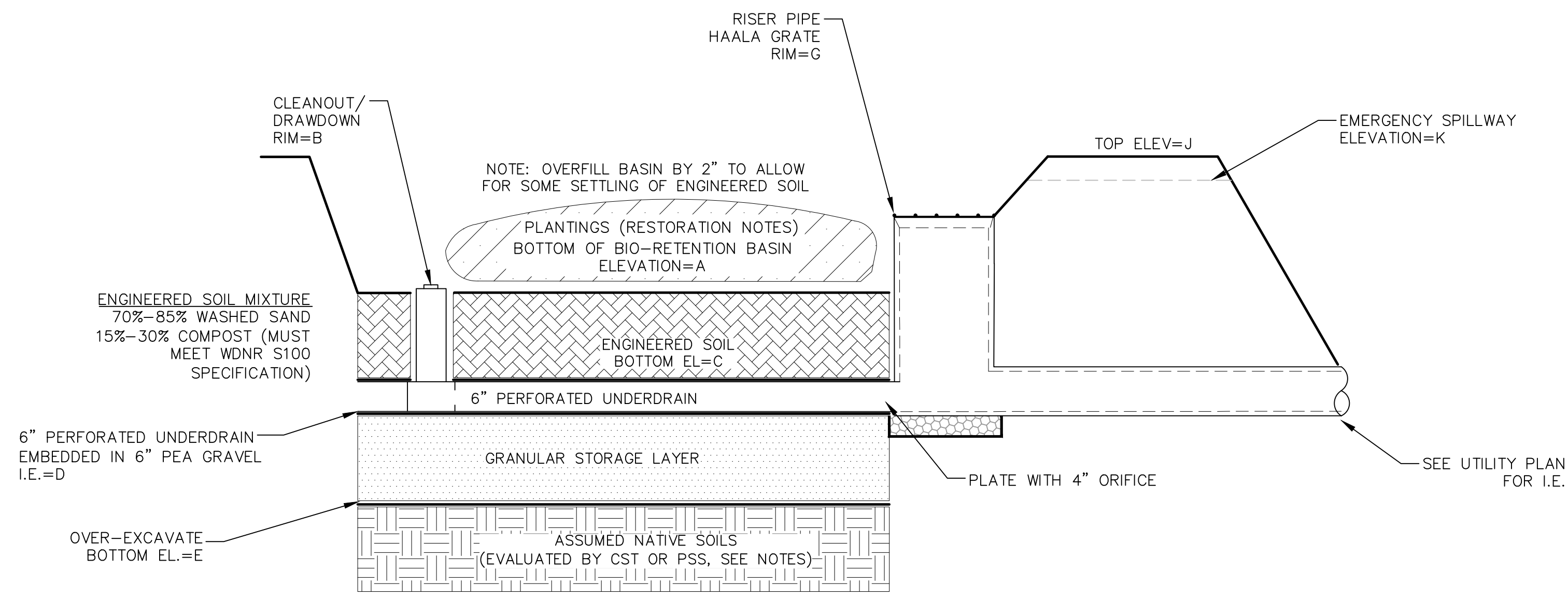
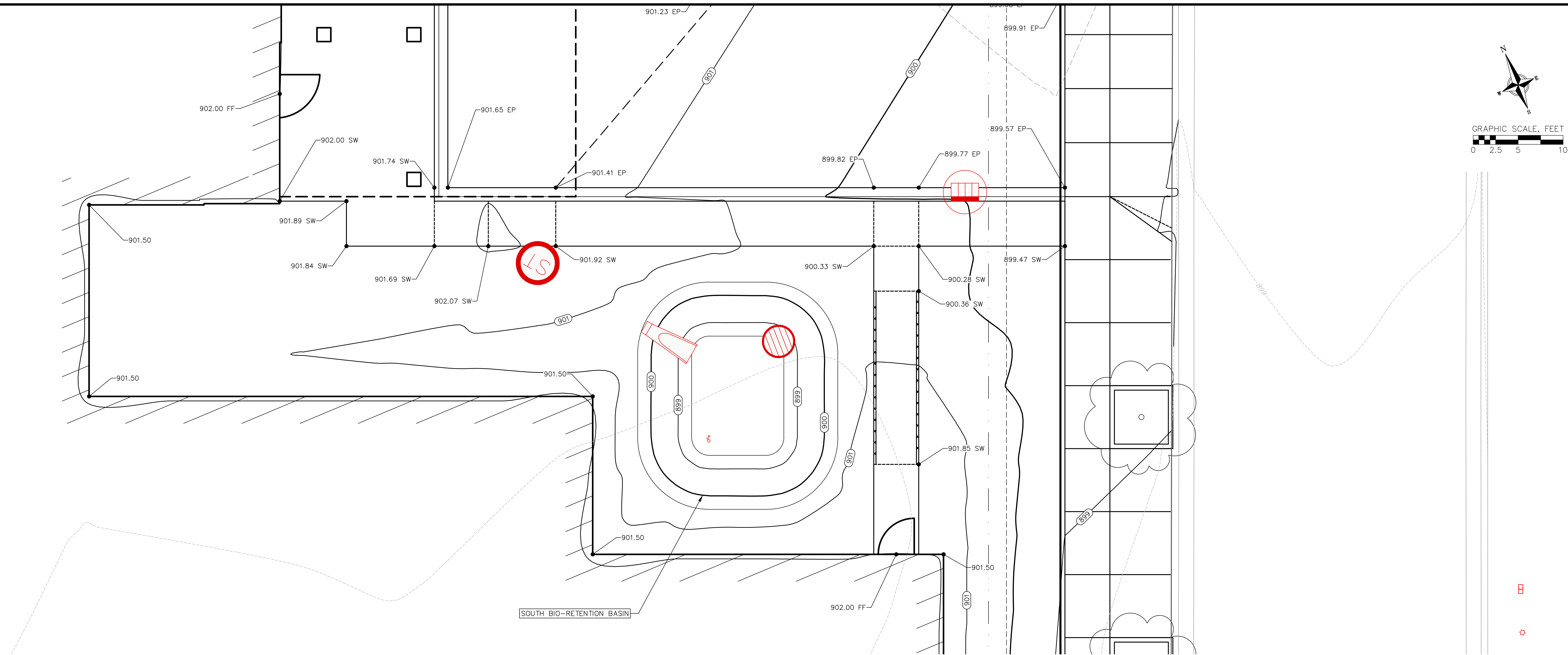
- REFER TO DNR TECHNICAL STANDARD 1004

BIO-RETENTION BASIN ELEVATIONS									
	A	B	C	D	E	G	J	K	DESIGN INFILTRATION RATE (IN/HR)
NORTH BIO-RETENTION	898.50	898.50	896.50	896.00	892.00	899.00	900.00	899.75	0.50

NOT FOR CONSTRUCTION

REVISIONS		NO.	DATE	REMARKS

DATE: 6/4/2025
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PROJECT NO.: 240648



STORAGE LAYER
SAND OR GRAVEL

SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:

- USDA COARSE SAND (0.02 - 0.04 INCHES)
- ASTM C33 (FINE AGGREGATE CONCRETE SAND)
- WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY

GRAVEL SHALL MEET:

- COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 203 EDITION OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.

BIO-RETENTION BASIN
NOT TO SCALE

BIORETENTION AREA SPECIFICATIONS:

1. BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
2. HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM BIORETENTION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
3. USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE), OR OTHER QUALITY, DEEP-ROOTED PLANTS FROM A LICENSED LOCAL NURSERY, AS APPROVED BY ENGINEER OR OWNER. PLANT PLUGS TO BE INSTALLED AT 12-INCH ON CENTER SPACING.
4. CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER). PROVIDE BILL OF SALE FOR PLANT PLUGS INSTALLED.

RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

1. PLANTING IS RECOMMENDED TO TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH, IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING; IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT SHOULD BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY).
2. EROSION MAT CLASS II SHALL CONFORM TO THE CRITERIA LOCATED IN DNR TECHNICAL STANDARD 1052 (NON-CHANNEL EROSION MAT). DO NOT USE WOOD CHIPS, UNLESS EROSION MAT IS PLACED OVER TOP TO PREVENT FLOATING.
3. DO NOT FERTILIZE NATIVE PLANTINGS, UNLESS DIRECTED BY NURSERY.
4. WATER PLANTS AS NECESSARY, DEPENDING ON WEATHER. TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

1. LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
2. EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
3. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL.
4. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY CERTIFIED SOIL TESTER OR PROFESSIONAL SOIL SCIENTIST (CST/PSS) IN THE FIELD AFTER THE AREA IS EXCAVATED. THE CST / PSS SHALL PROVIDE A WRITTEN REPORT OF NATIVE SOIL CONDITIONS INCLUDING: TEXTURAL CLASSIFICATION (USDA), ESTIMATED INFILTRATION RATE, AND PHOTOGRAPHS OF NATIVE SOIL LAYER.
5. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
6. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
7. PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
CONTRACTOR TO PROVIDE ENGINEER WITH LOAD TICKETS OF ALL ENGINEERED SOIL MATERIALS INSTALLED.
8. PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF BIORETENTION AREA:

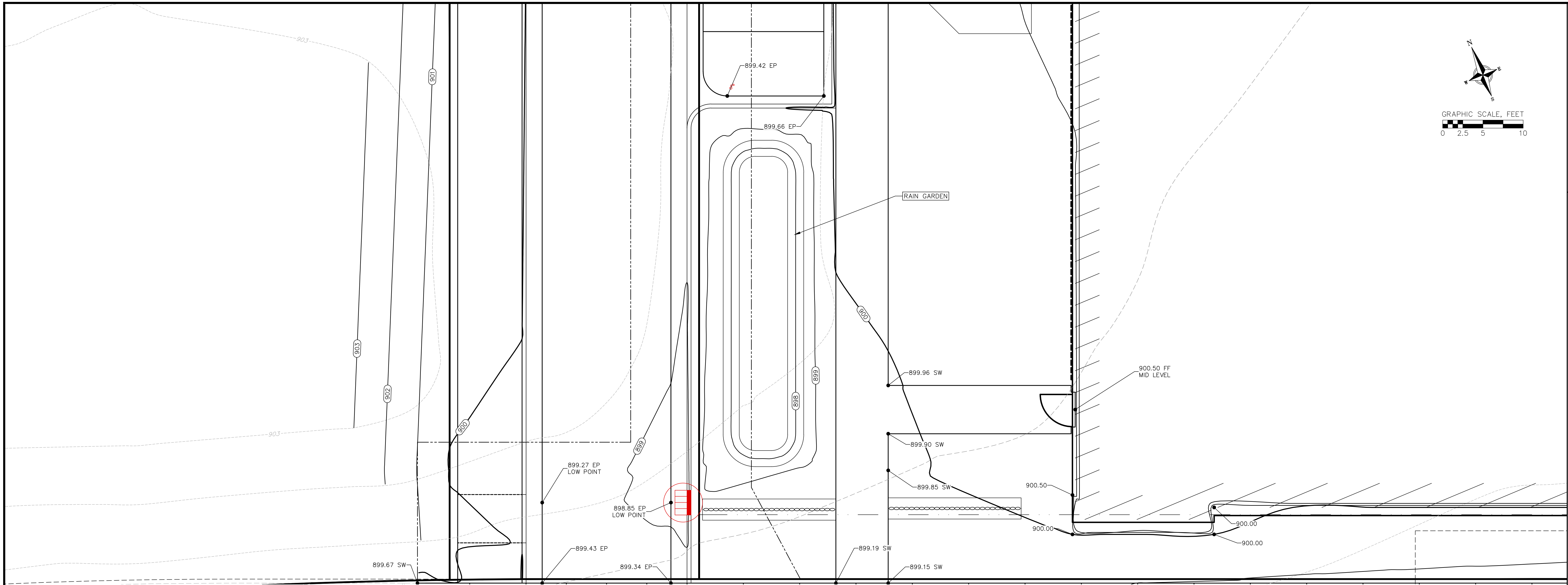
1. REFER TO DNR TECHNICAL STANDARD 1004

BIO-RETENTION BASIN ELEVATIONS								DESIGN INFILTRATION RATE (IN/HR)	
	A	B	C	D	E	G	J		K
SOUTH BIO-RETENTION	898.50	898.50	896.50	896.00	892.00	899.00	900.00	899.75	0.50

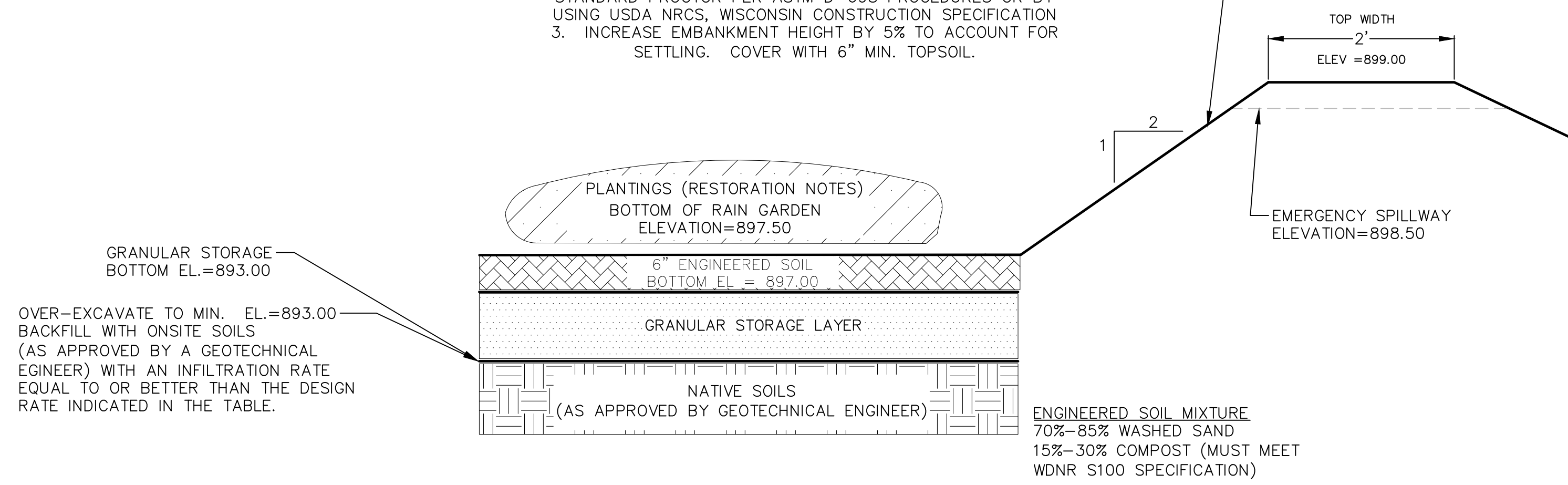
NO.	DATE	REVISIONS	REMARKS

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EMBANKMENT MATERIAL
 CONSTRUCT WITH NON-ORGANIC SOILS, COMPACTED TO 90% STANDARD PROCTOR PER ASTM D-698 PROCEDURES OR BY USING USDA NRCS, WISCONSIN CONSTRUCTION SPECIFICATION 3. INCREASE EMBANKMENT HEIGHT BY 5% TO ACCOUNT FOR SETTLING. COVER WITH 6" MIN. TOPSOIL.



STORAGE LAYER
 SAND OR GRAVEL

- SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
- USDA COARSE SAND (0.02 - 0.04 INCHES)
 - ASTM C33 (FINE AGGREGATE CONCRETE SAND)
 - WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY

GRAVEL SHALL MEET:
 • COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 203 EDITION OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.

RAIN GARDEN CROSS-SECTION
 NOT TO SCALE

RAIN GARDEN AREA SPECIFICATIONS:

1. RAIN GARDEN AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1009 (RAIN GARDEN).
2. HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM INFILTRATION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
3. NATIVE SEEDING -NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS. SIDE SLOPES TO BE SEEDED WITH TURF GRASS.
4. CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).

RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

1. NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.
2. FERTILIZER -SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN NRCS CONSERVATION PRACTICE STANDARD, CRITICAL AREA PLANTING (342) OR WDNR TECHNICAL STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).
3. MULCH OR EROSION MAT -MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR TECHNICAL STANDARD MULCHING FOR CONSTRUCTION SITES (1058). EROSION MAT SHALL BE CLASS II AND PLACED ON THE SURFACE OF THE INFILTRATION AREA.
4. WATER AS NECESSARY, DEPENDING ON WEATHER, RE-MULCH VOID AREAS, TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

1. LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
2. EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
3. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY DESIGN ENGINEER IN THE FIELD AFTER THE AREA IS EXCAVATED.
4. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
5. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL.
6. PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
 70-85% WASHED SAND
 15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
7. SEED, MULCH/EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE.

LONG-TERM MAINTENANCE OF INFILTRATION AREA:

1. REFER TO DNR TECHNICAL STANDARD 1009

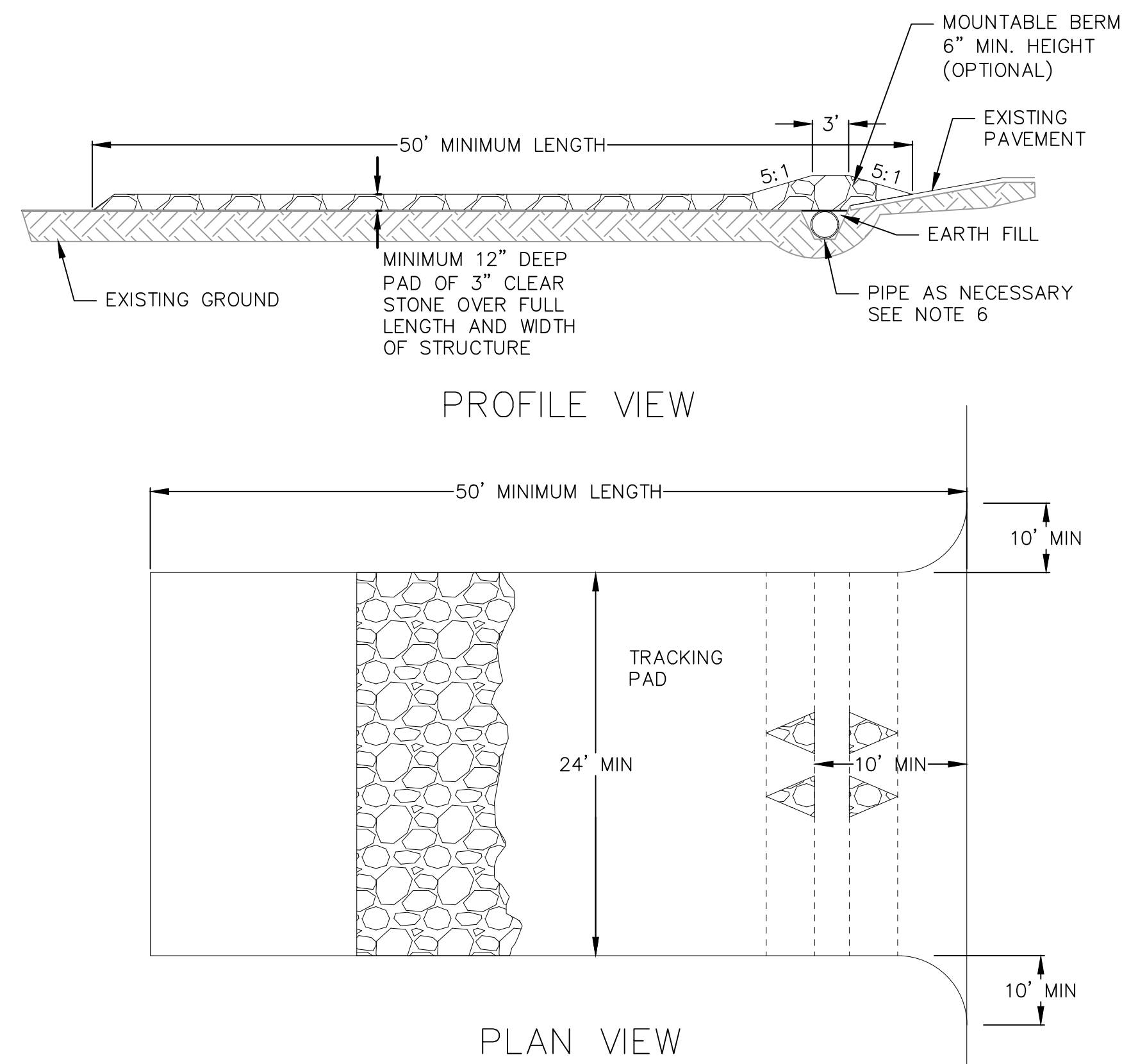
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 PROJECT NO.: 240648

NOT FOR CONSTRUCTION

EROSION CONTROL MEASURES

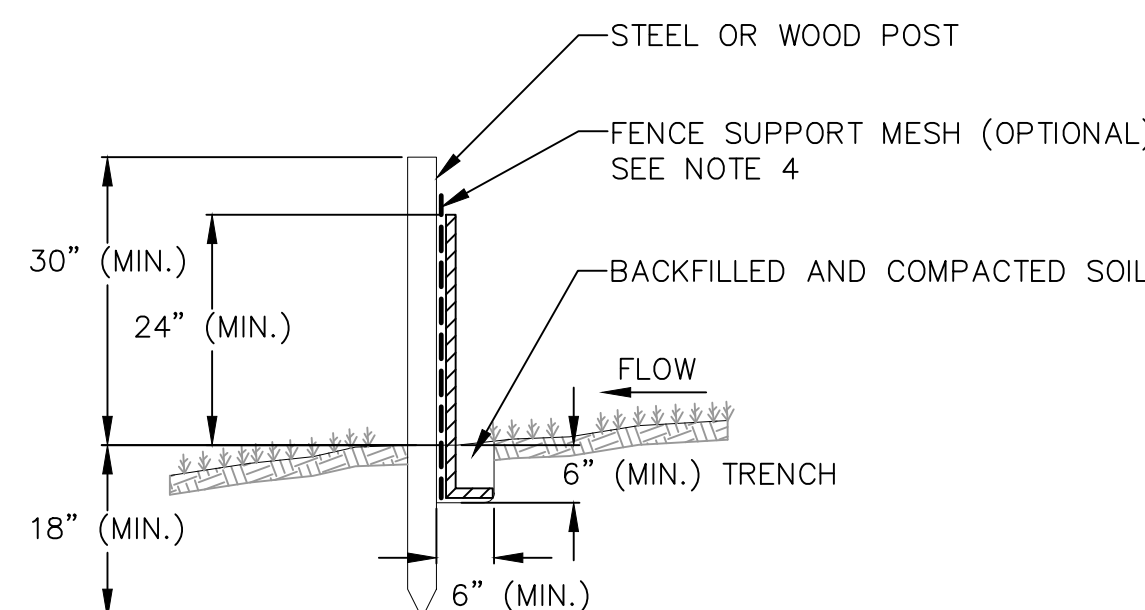
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (HTTPS://DNR.WISCONSIN.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SO) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24" MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1 TRACKING PAD

1 NOT TO SCALE



- NOTES:**
- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
 - CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
 - POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
 - SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

1 SILT FENCE

1 NOT TO SCALE

CONSTRUCTION SEQUENCE:

- INSTALL EROSION CONTROL MEASURES
- STRIP TOPSOIL
- ROUGH GRADE
- CONSTRUCT UNDERGROUND UTILITIES
- CONSTRUCT BUILDING
- CONSTRUCT SITE PAVEMENT
- RESTORE DISTURBED AREA
- GRADE AND RESTORE BIORETENTION BASINS
- REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

TEMPORARY:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:

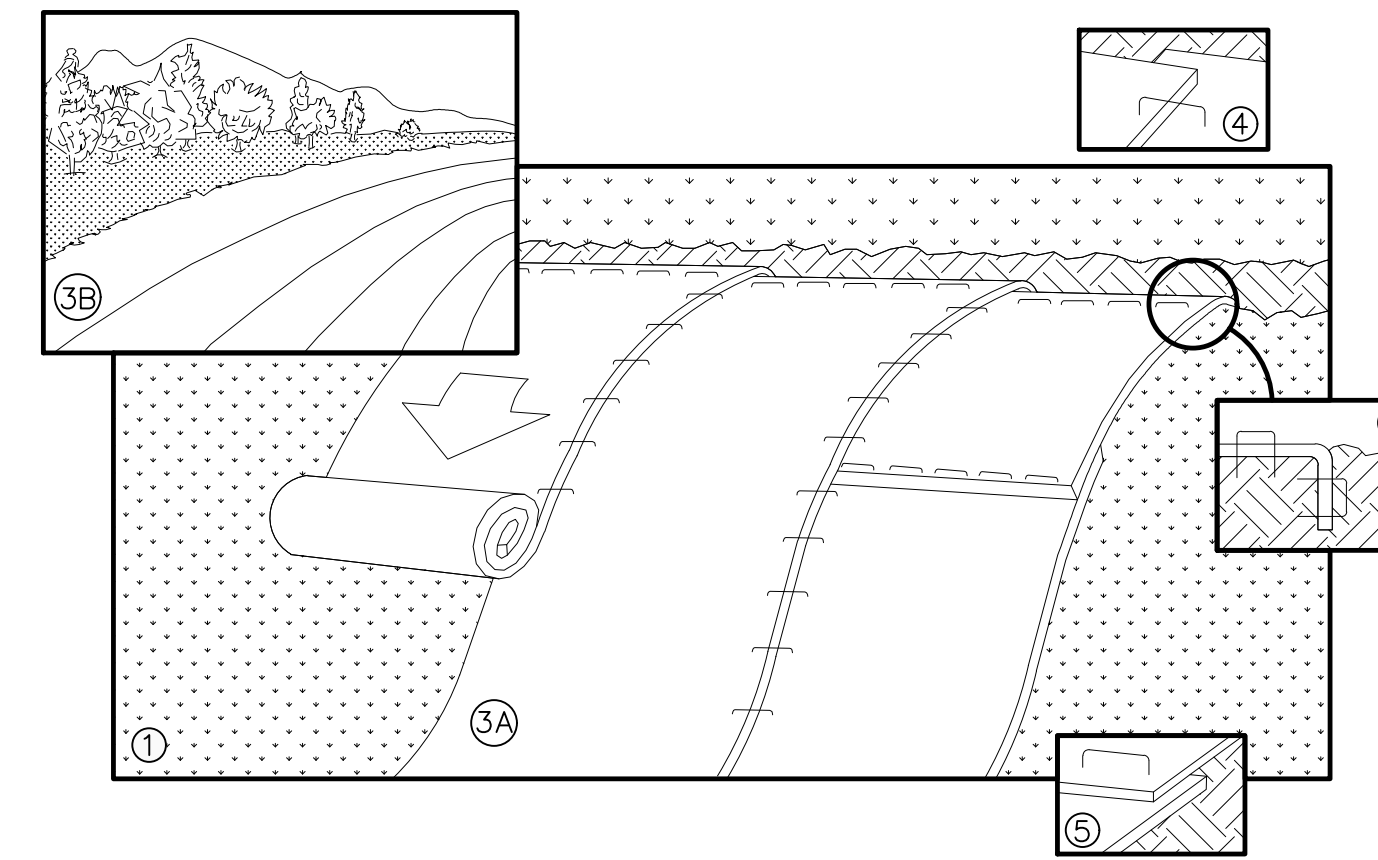
- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

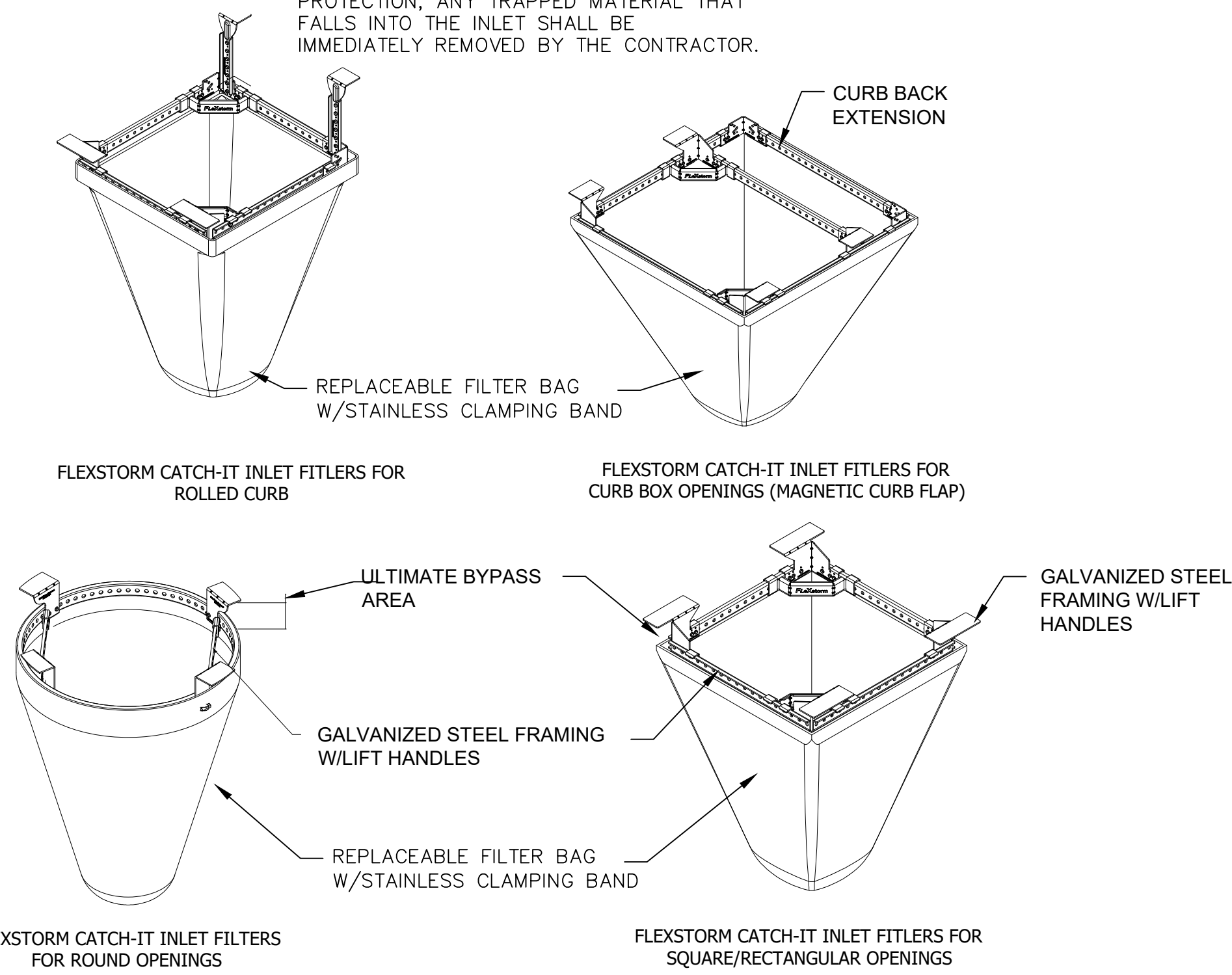
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS <A> DOWN, OR HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
- ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT

1 NOT TO SCALE

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.



NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

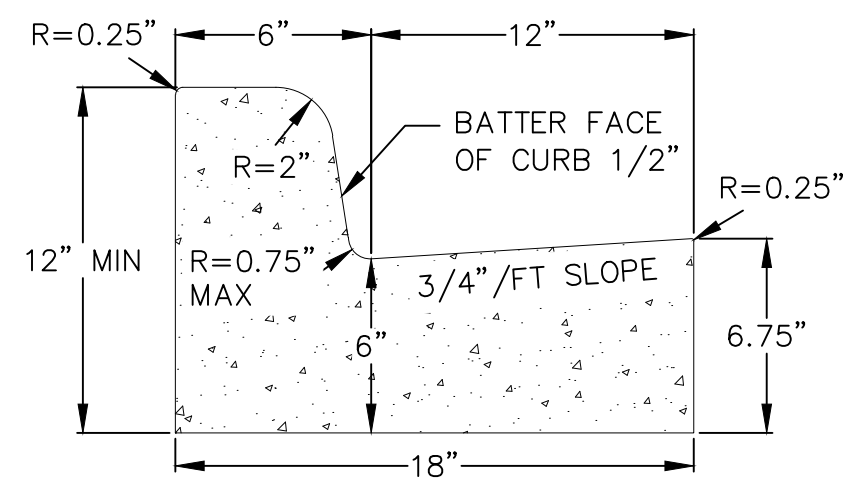
1 FRAMED INLET PROTECTION

1 NOT TO SCALE

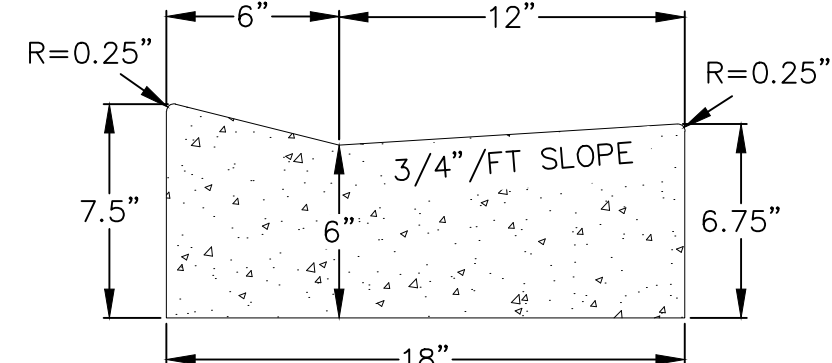
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	REMARKS

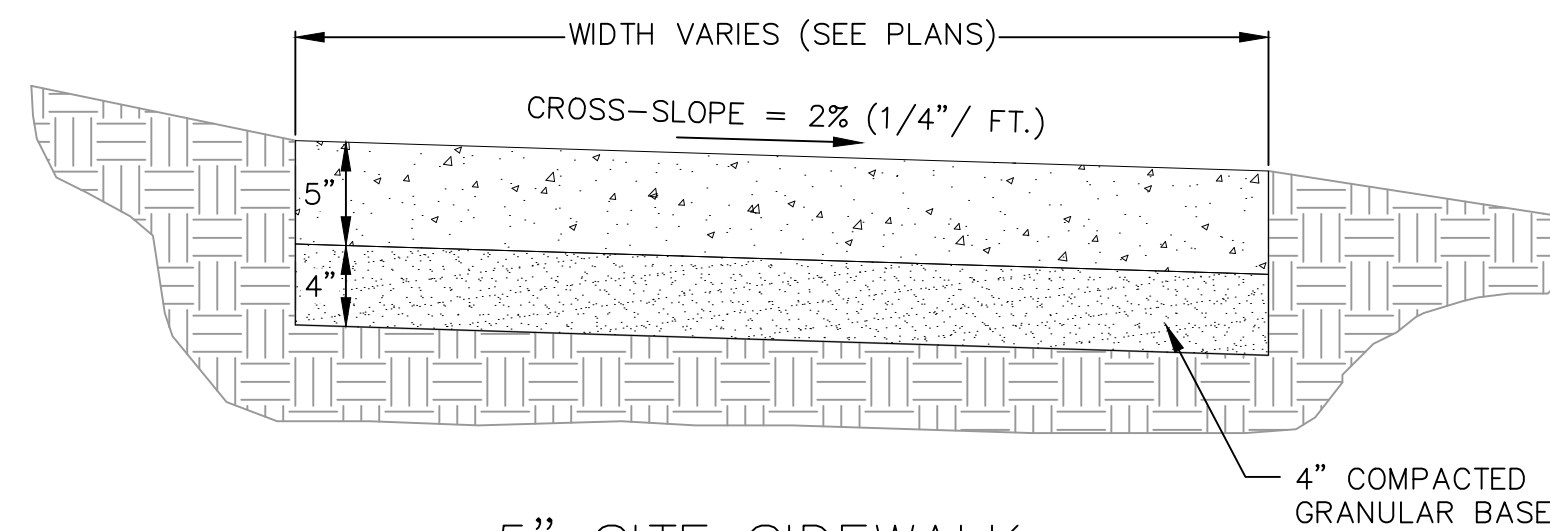
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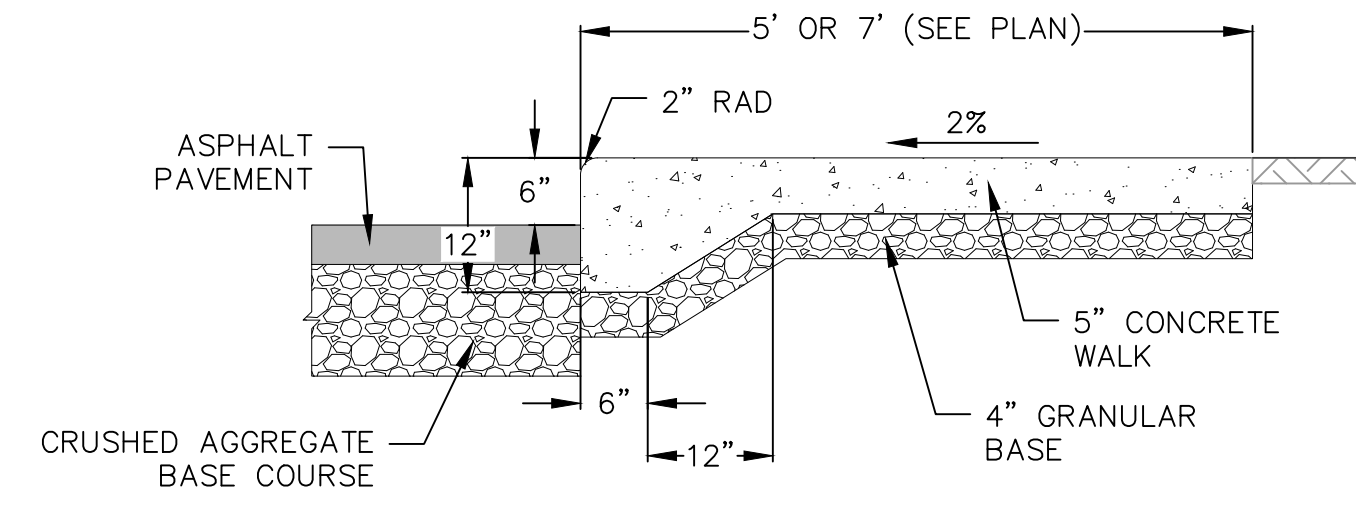
CURB AND GUTTER CROSS SECTION



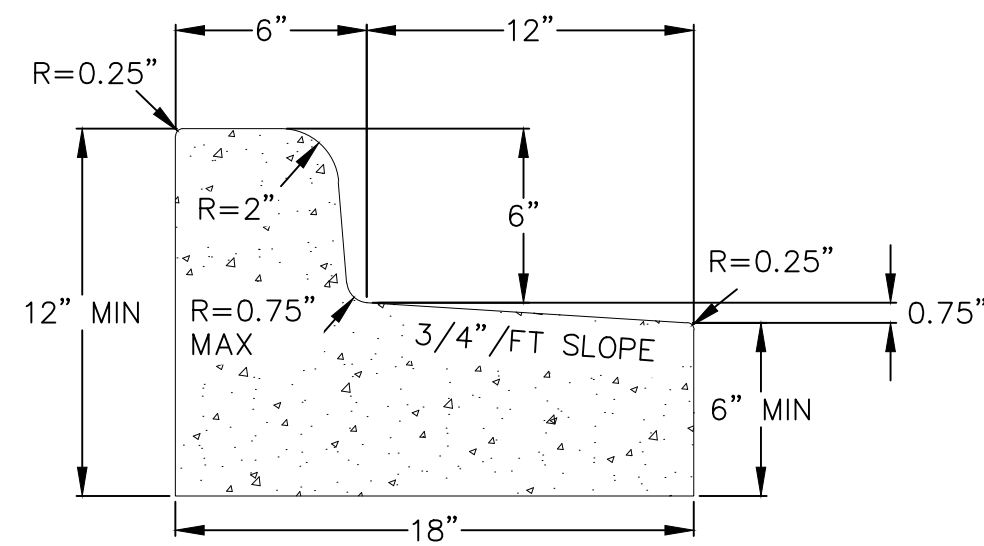
DRIVEWAY GUTTER CROSS SECTION



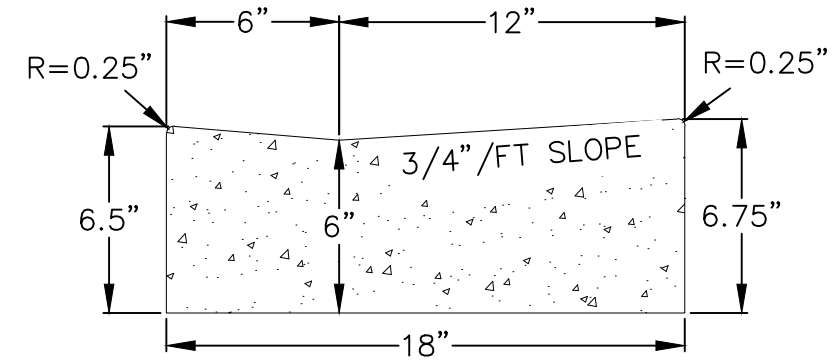
5" SITE SIDEWALK



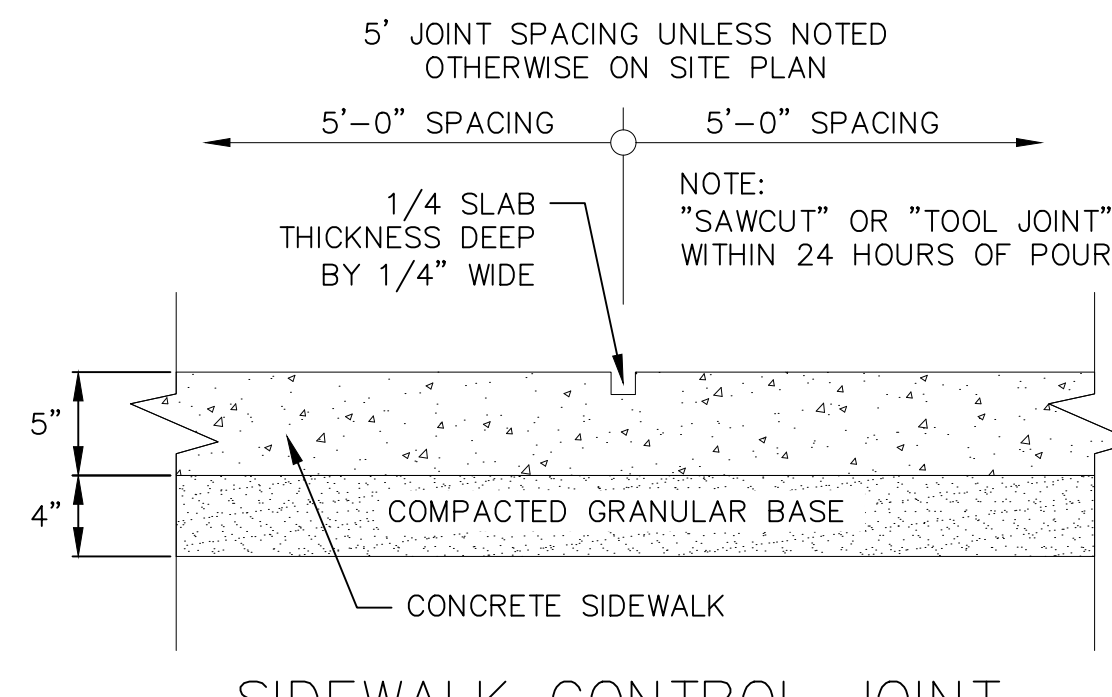
1 CURBED SIDEWALK SITE DETAIL
NOT TO SCALE



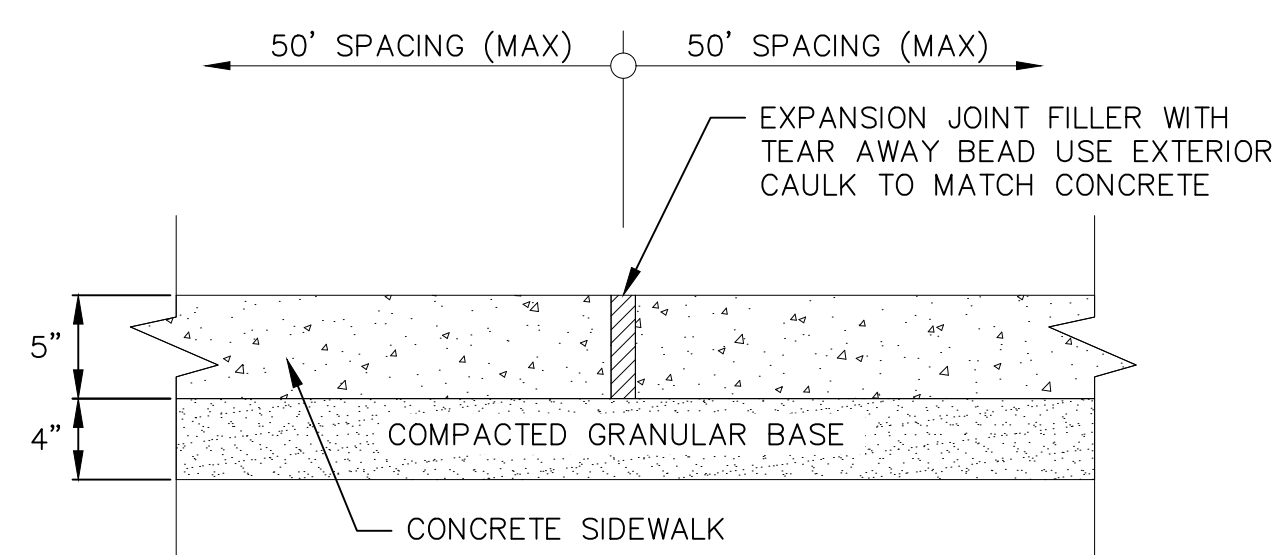
CURB AND GUTTER REJECT SECTION



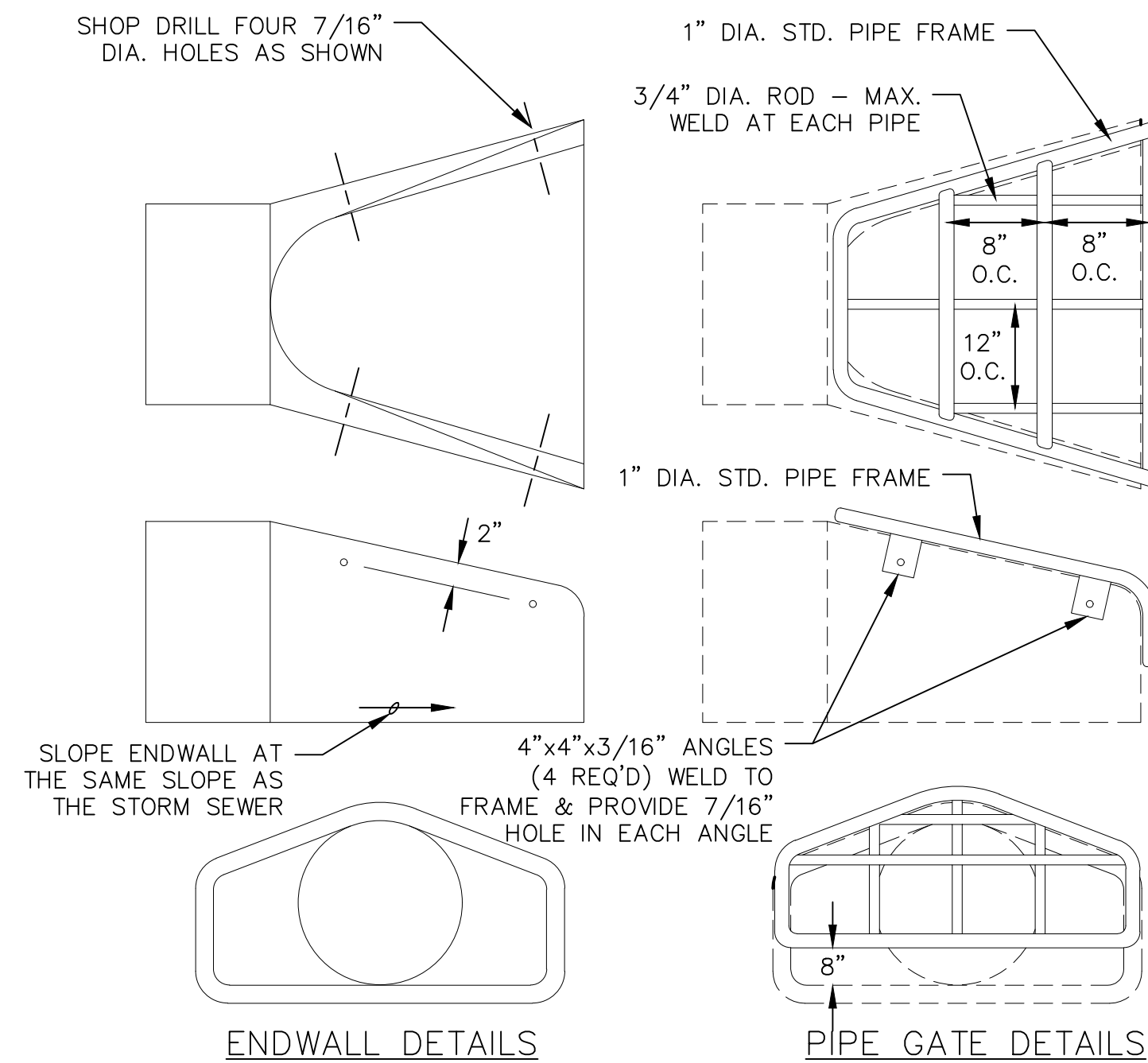
HANDICAP RAMP GUTTER CROSS SECTION



SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

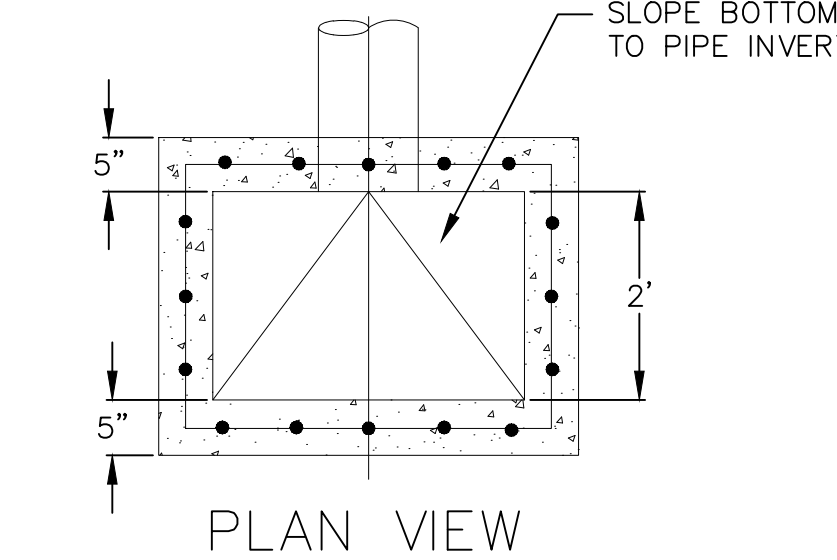


NOTES:
- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

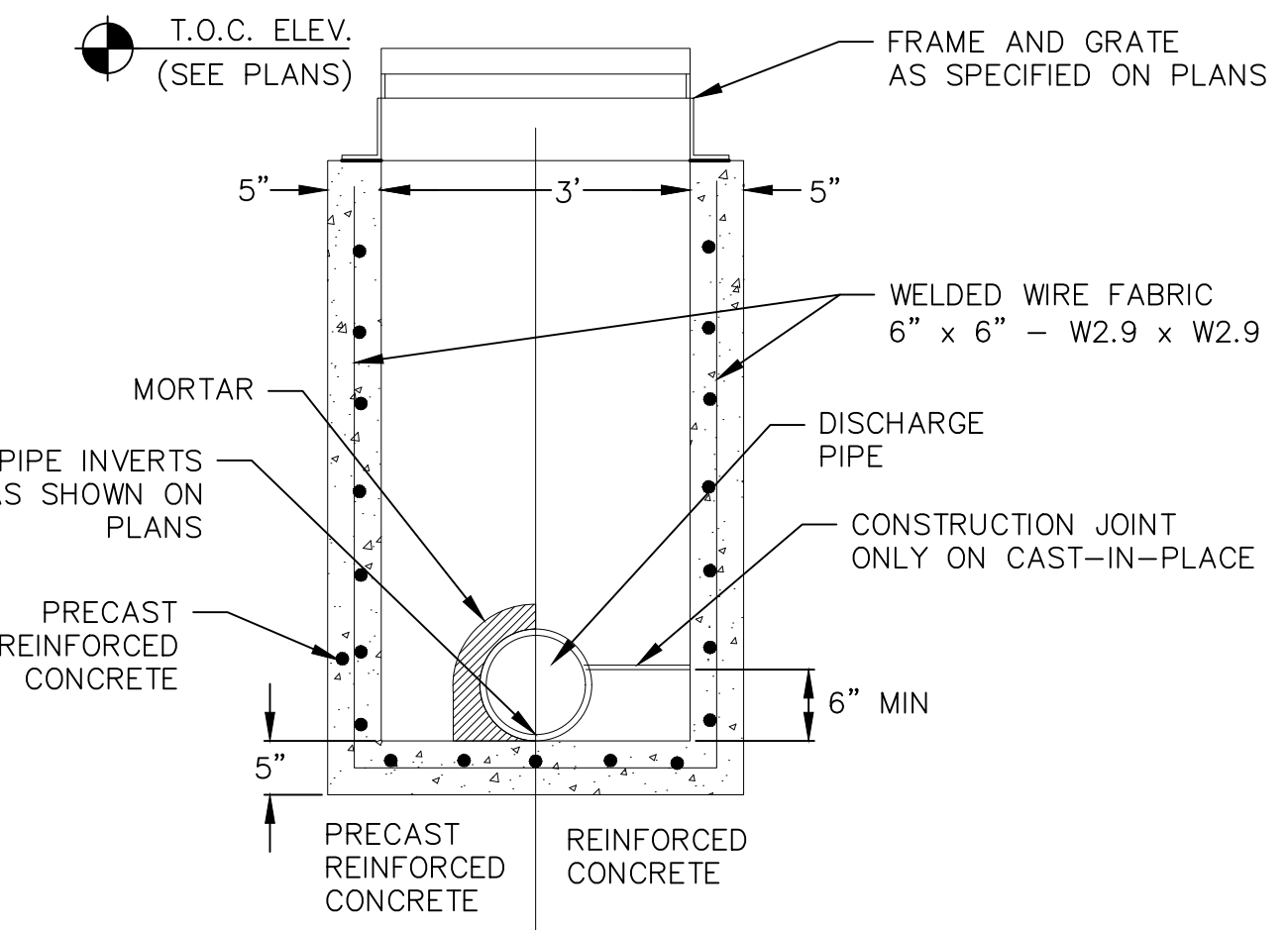
PAINTING SPECIFICATIONS:
1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

PREPARATION STEPS:
1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

1 STANDARD ENDWALL
NOT TO SCALE

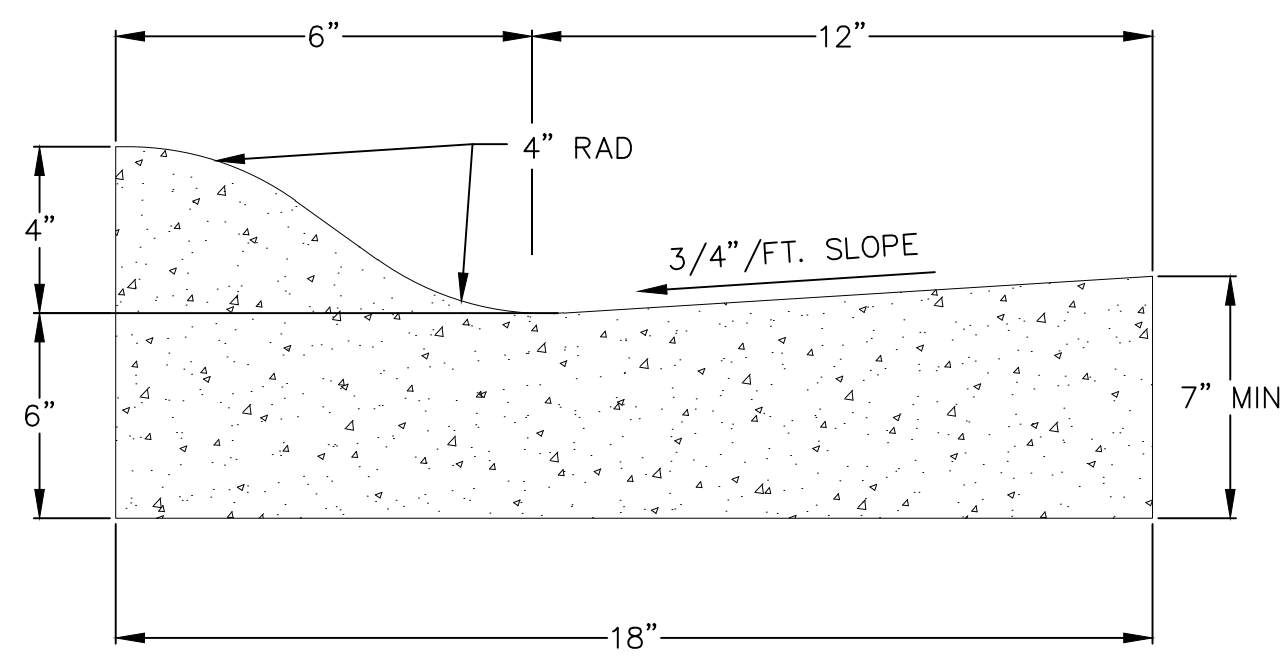


PLAN VIEW

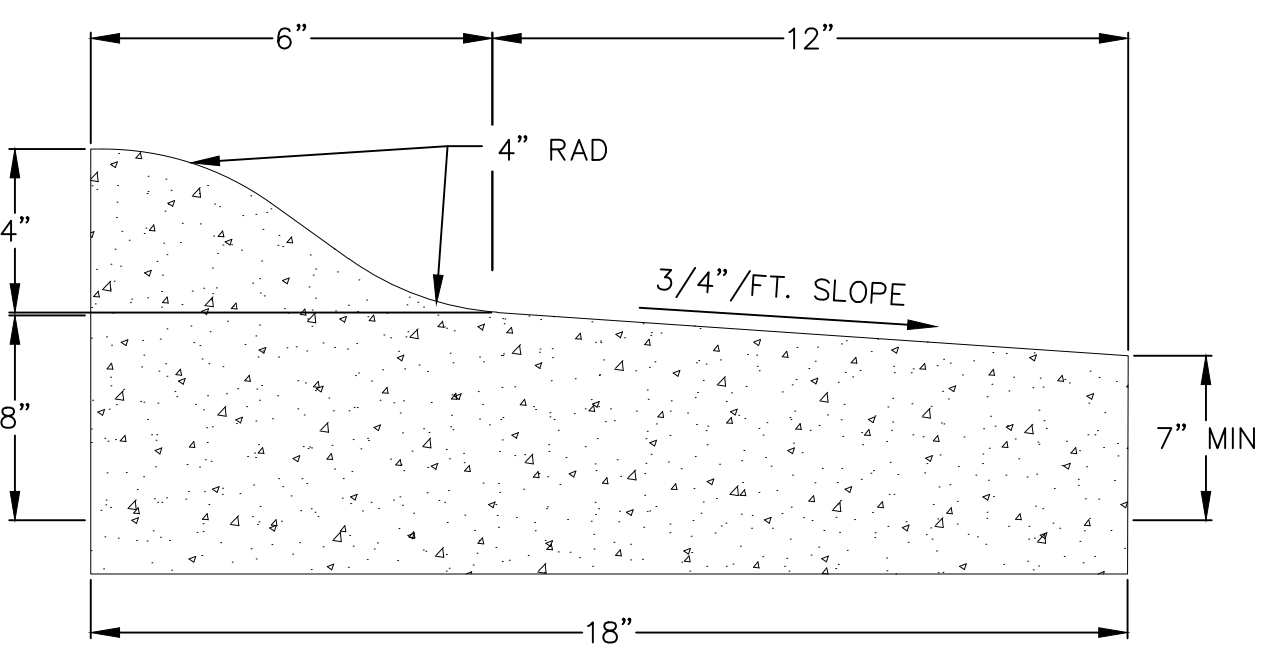


CROSS SECTION

1 18" CONCRETE CURB AND GUTTER
NOT TO SCALE

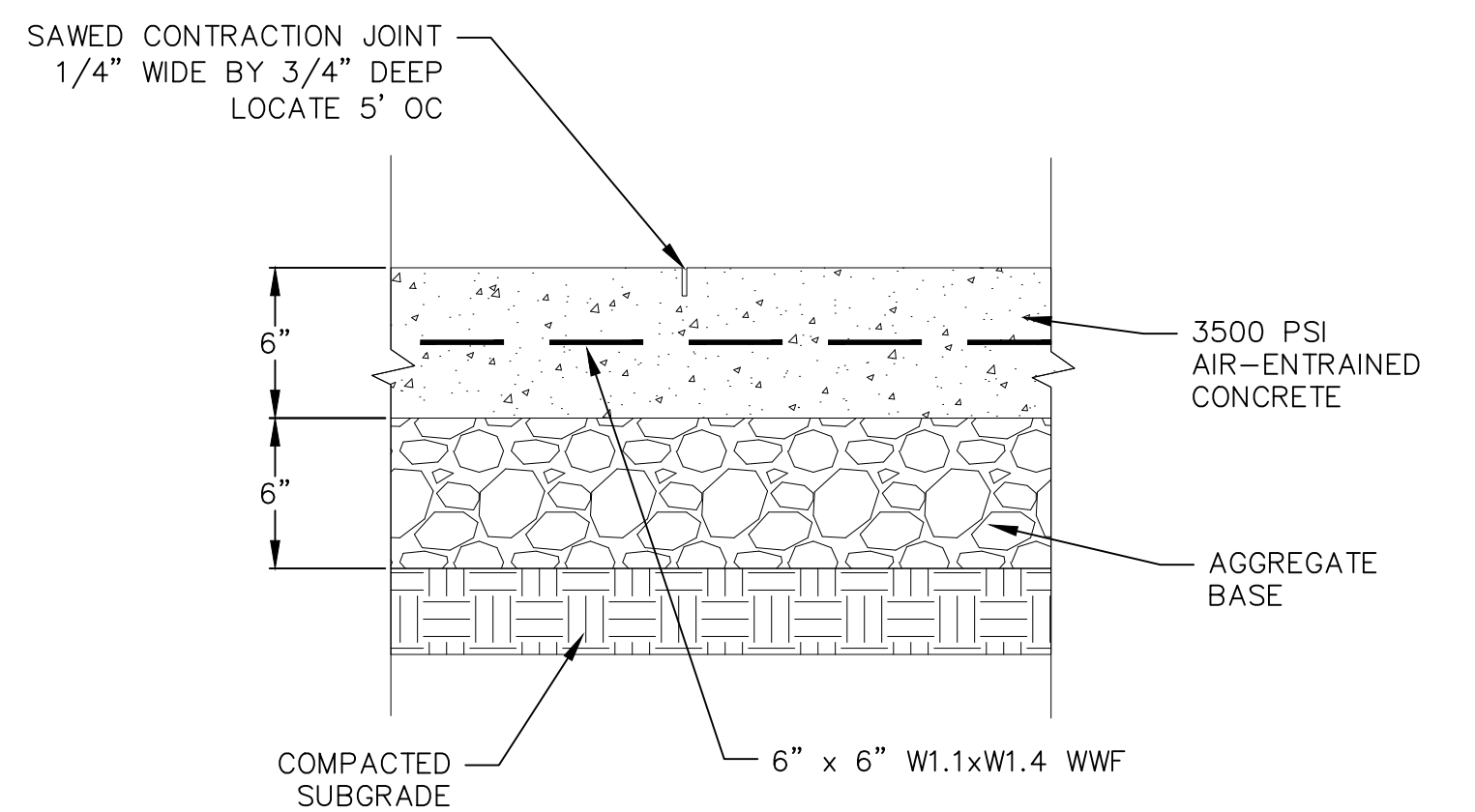


CURB AND GUTTER CROSS SECTION



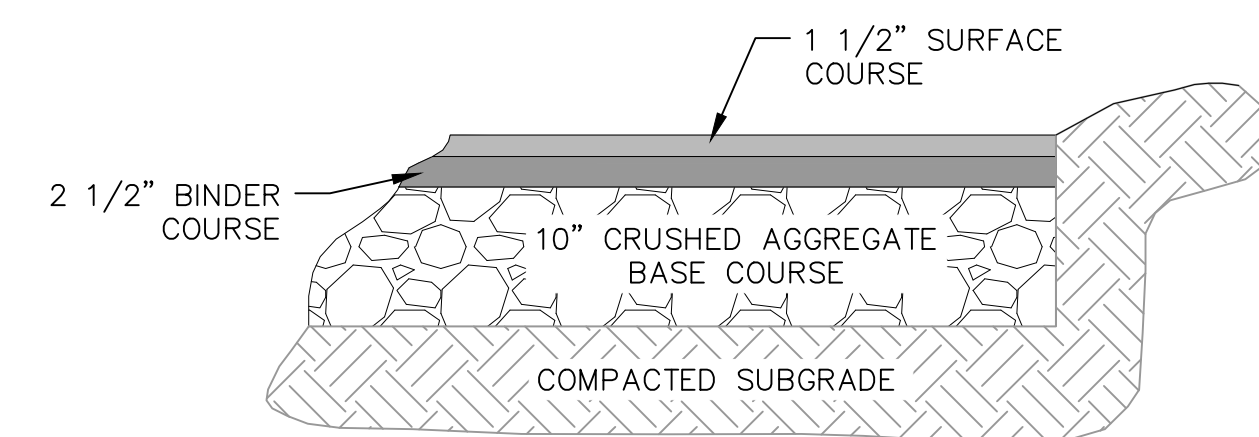
CURB AND GUTTER REJECT SECTION

1 MOUNTABLE 18" CURB SECTION
NOT TO SCALE

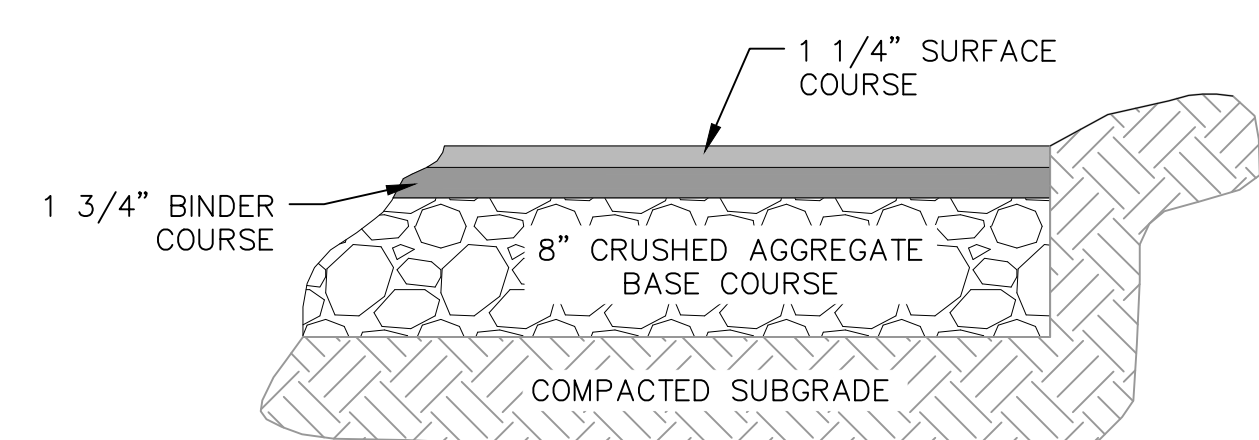


1 CONCRETE PAD
NOT TO SCALE

1 5" SIDEWALK
NOT TO SCALE

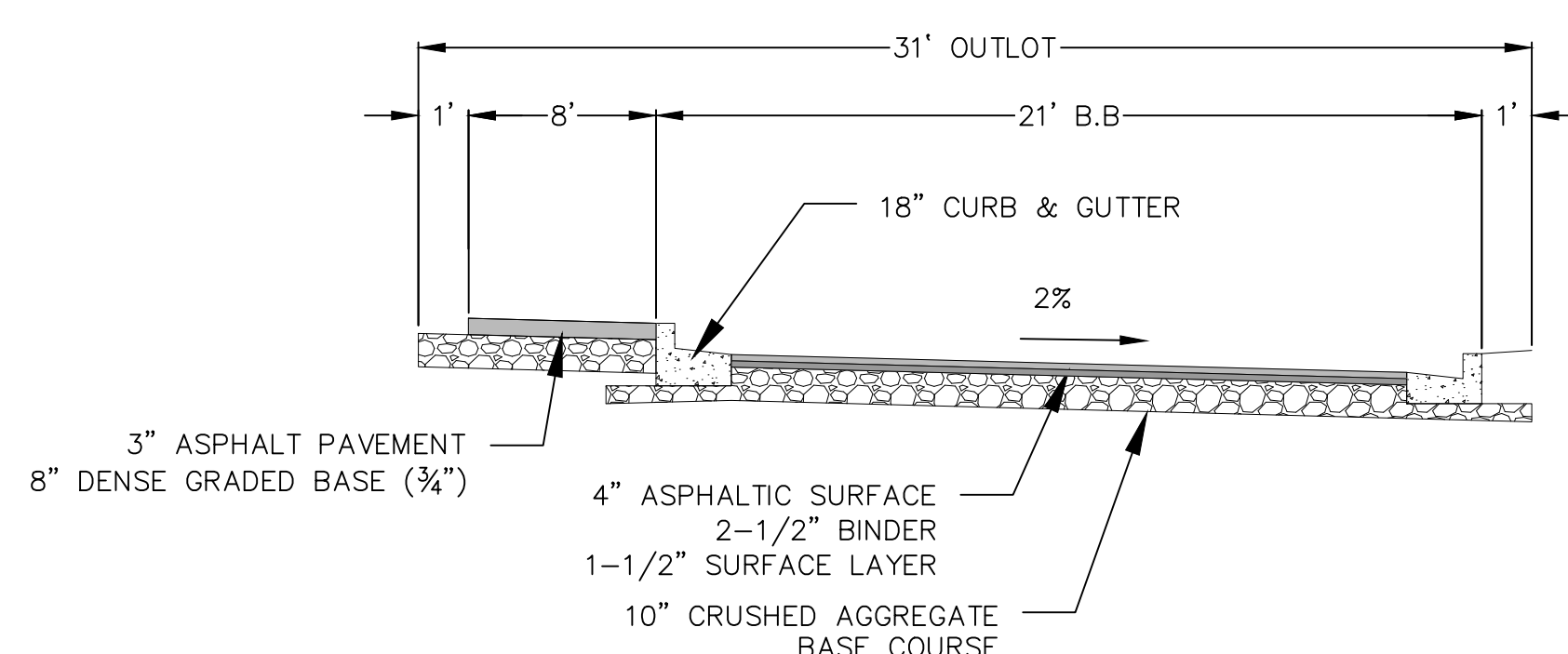


BITUMINOUS PAVEMENT DRIVES

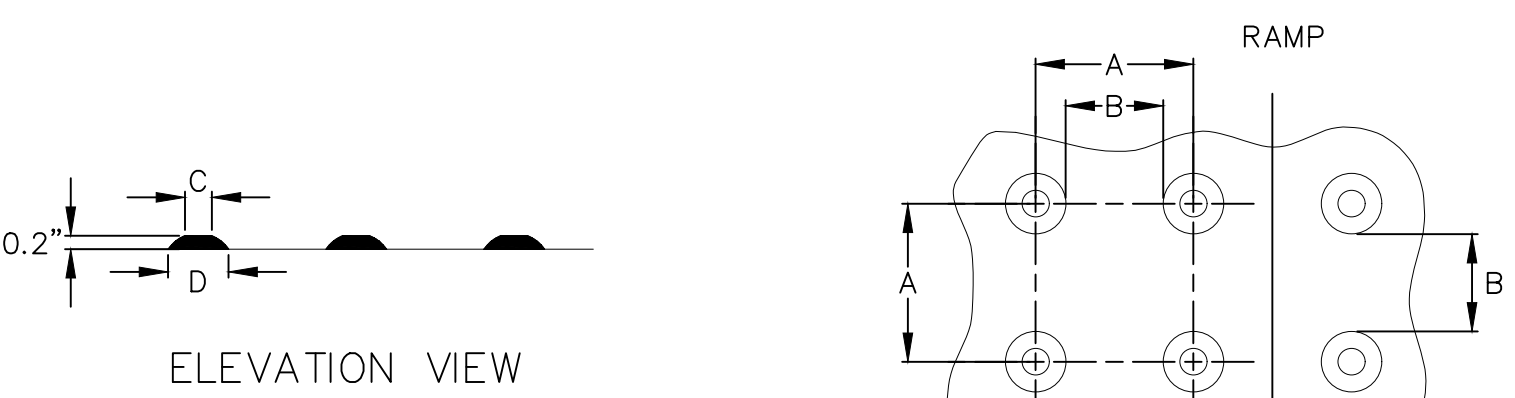


BITUMINOUS PAVEMENT PARKING LOT

1 SITE PAVEMENT
NOT TO SCALE



1 PRIVATE ONE-WAY DRIVE
NOT TO SCALE

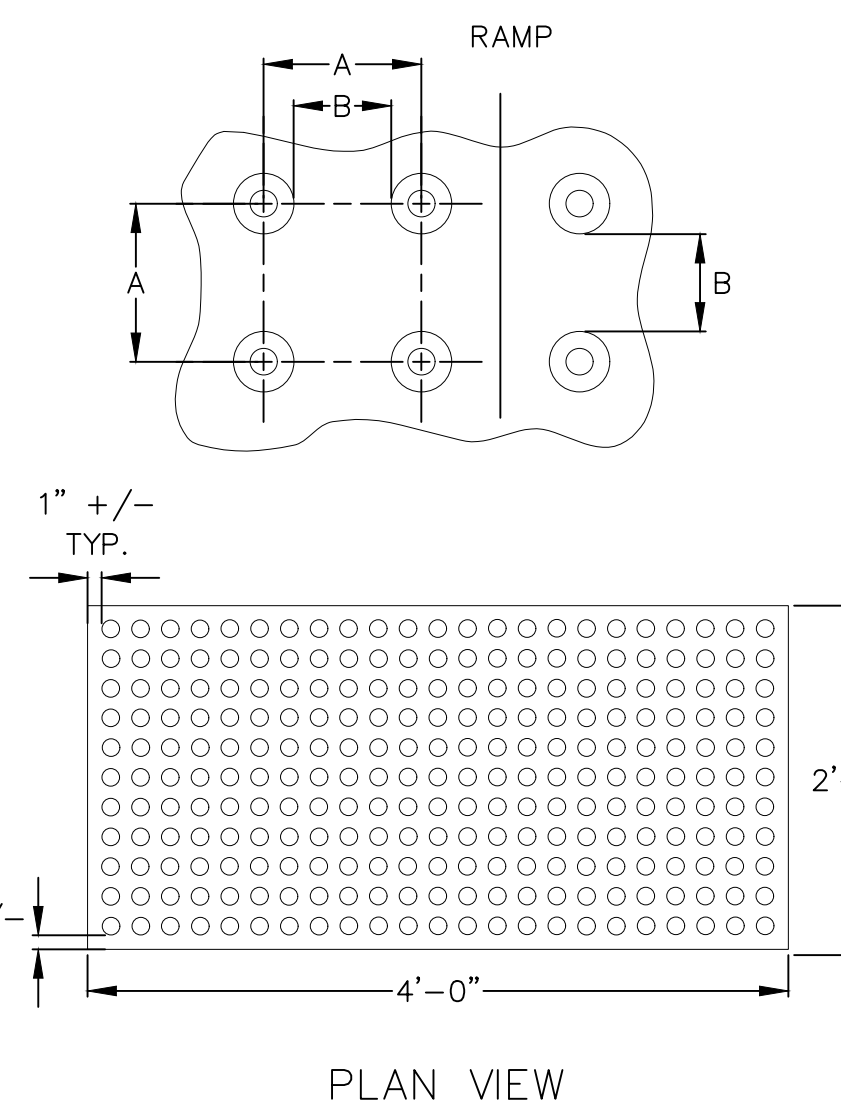


ELEVATION VIEW

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

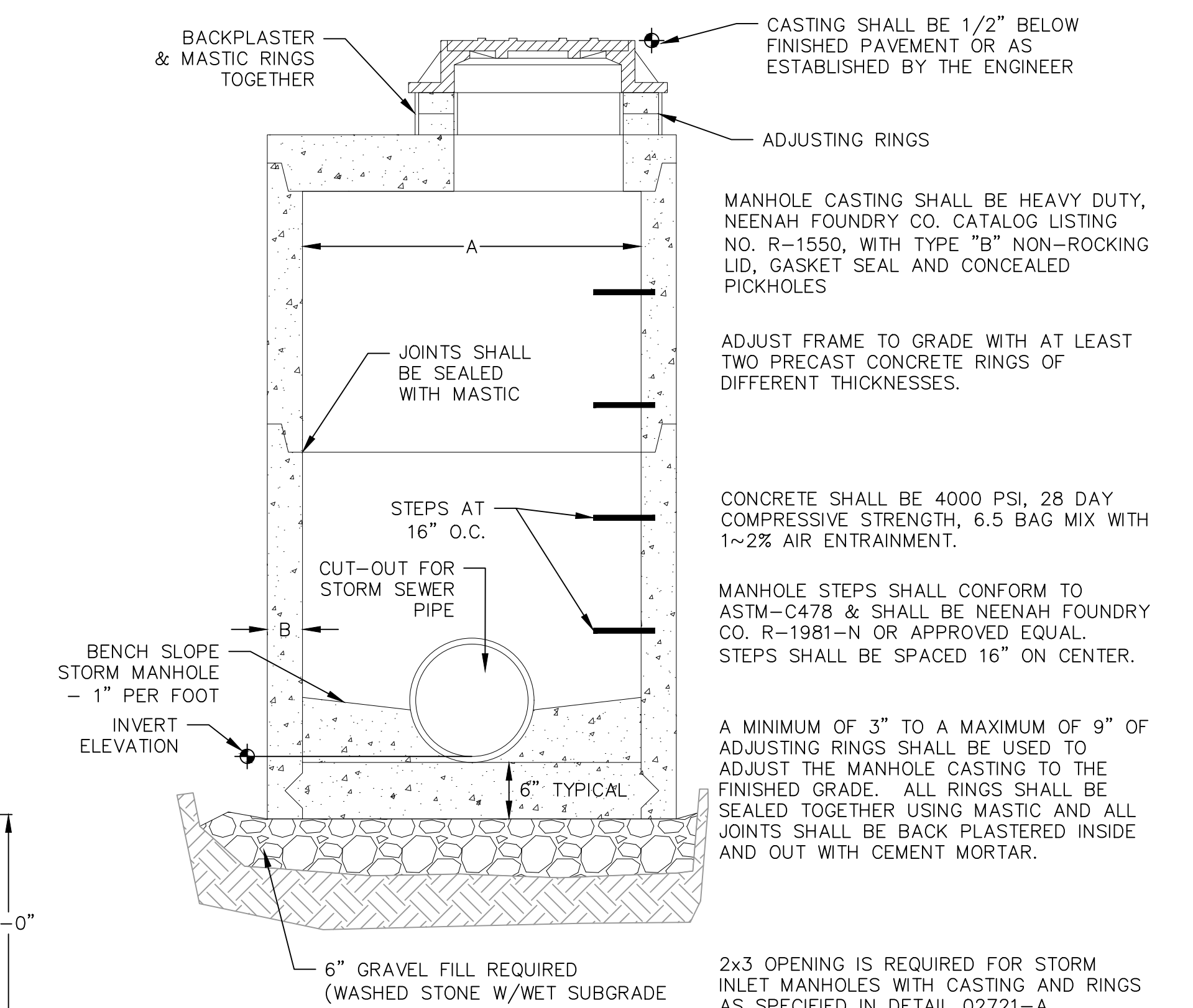
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION

1 DETECTABLE WARNING FIELD
NOT TO SCALE



PLAN VIEW

1 CURB INLET - TYPE 3, 2' x 3' BASIN
NOT TO SCALE

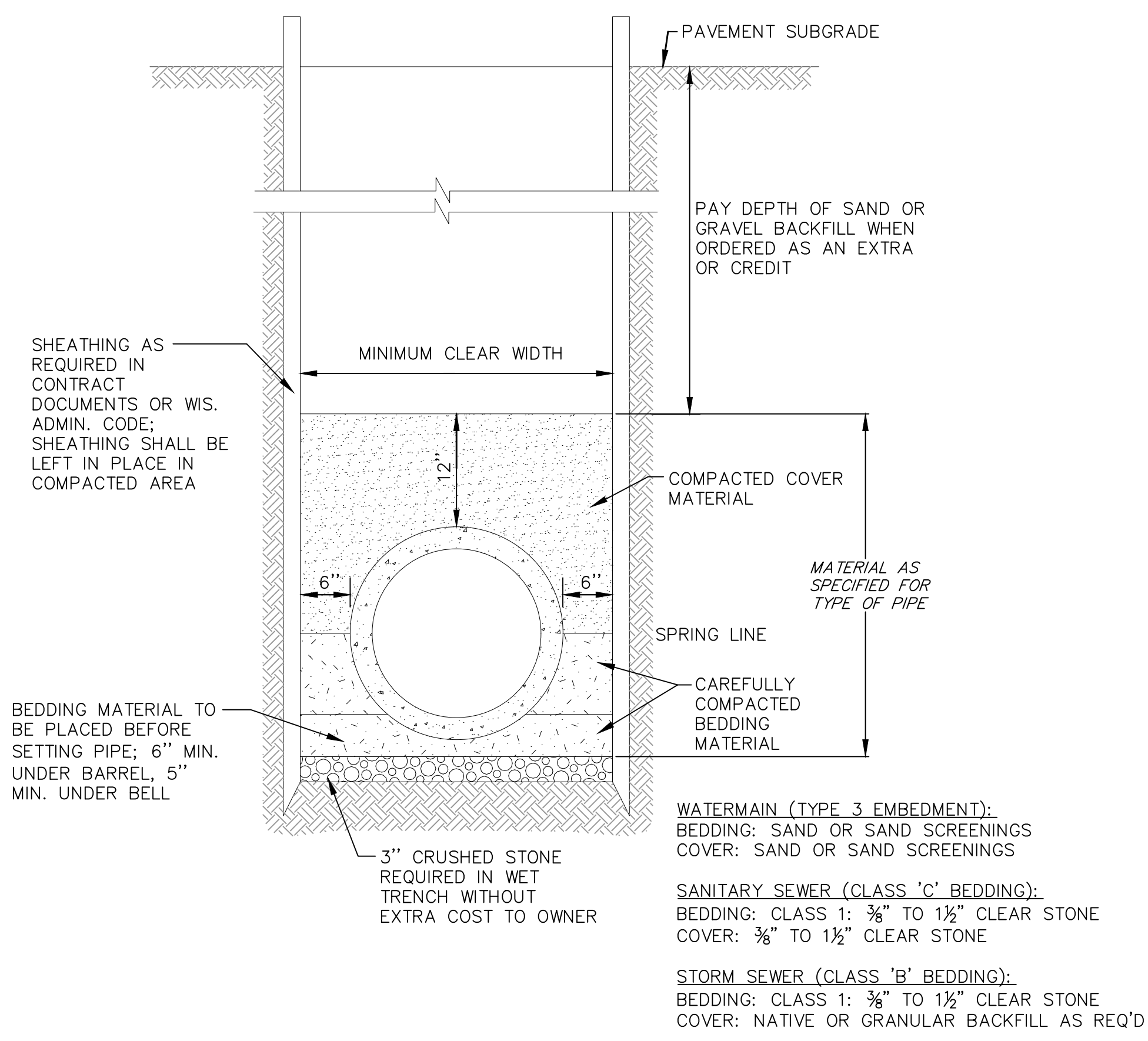


STORM MANHOLE DIMENSIONS

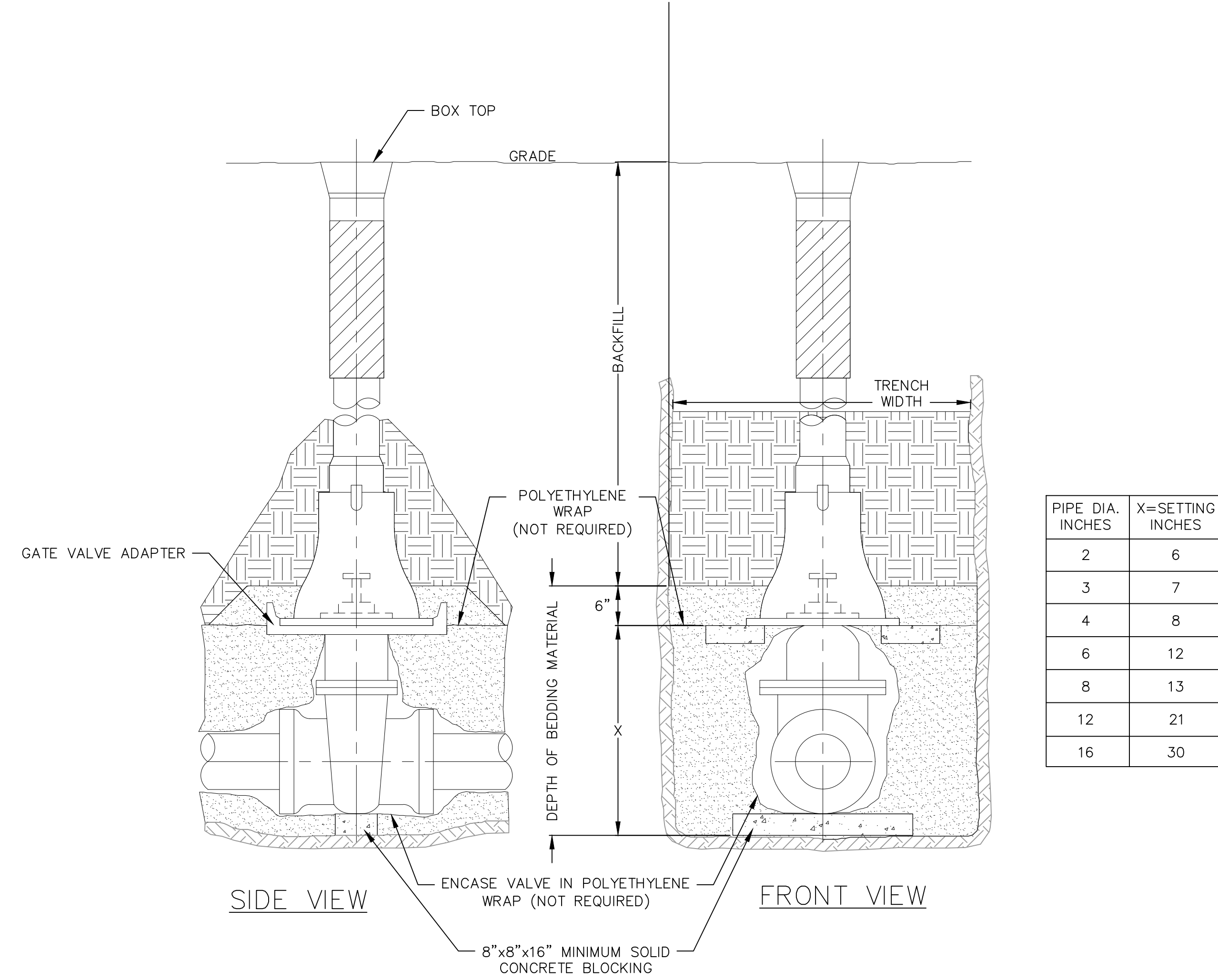
MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1 STORM SEWER MANHOLE
NOT TO SCALE

NOT FOR CONSTRUCTION



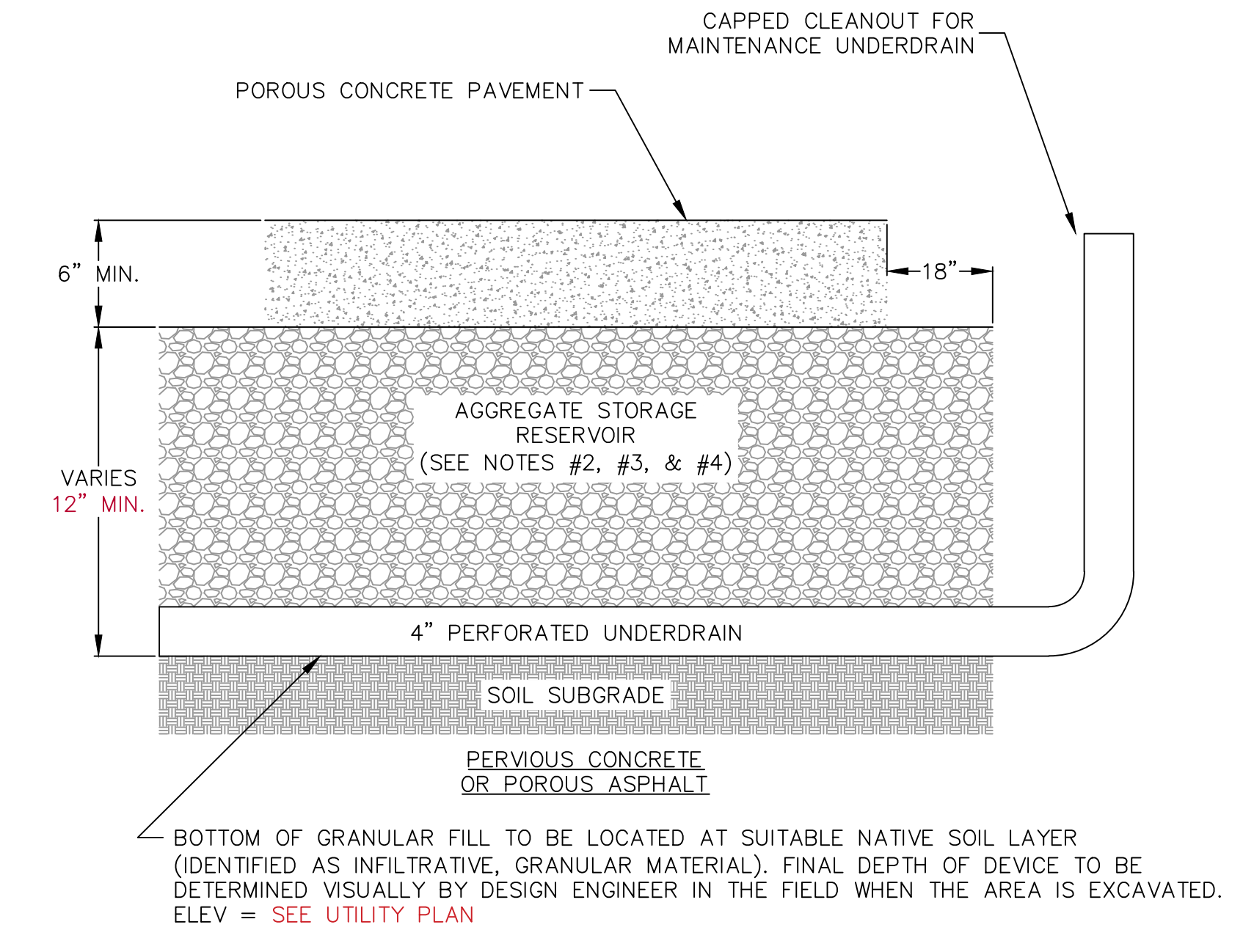
1 STANDARD TRENCH SECTION
1 NOT TO SCALE



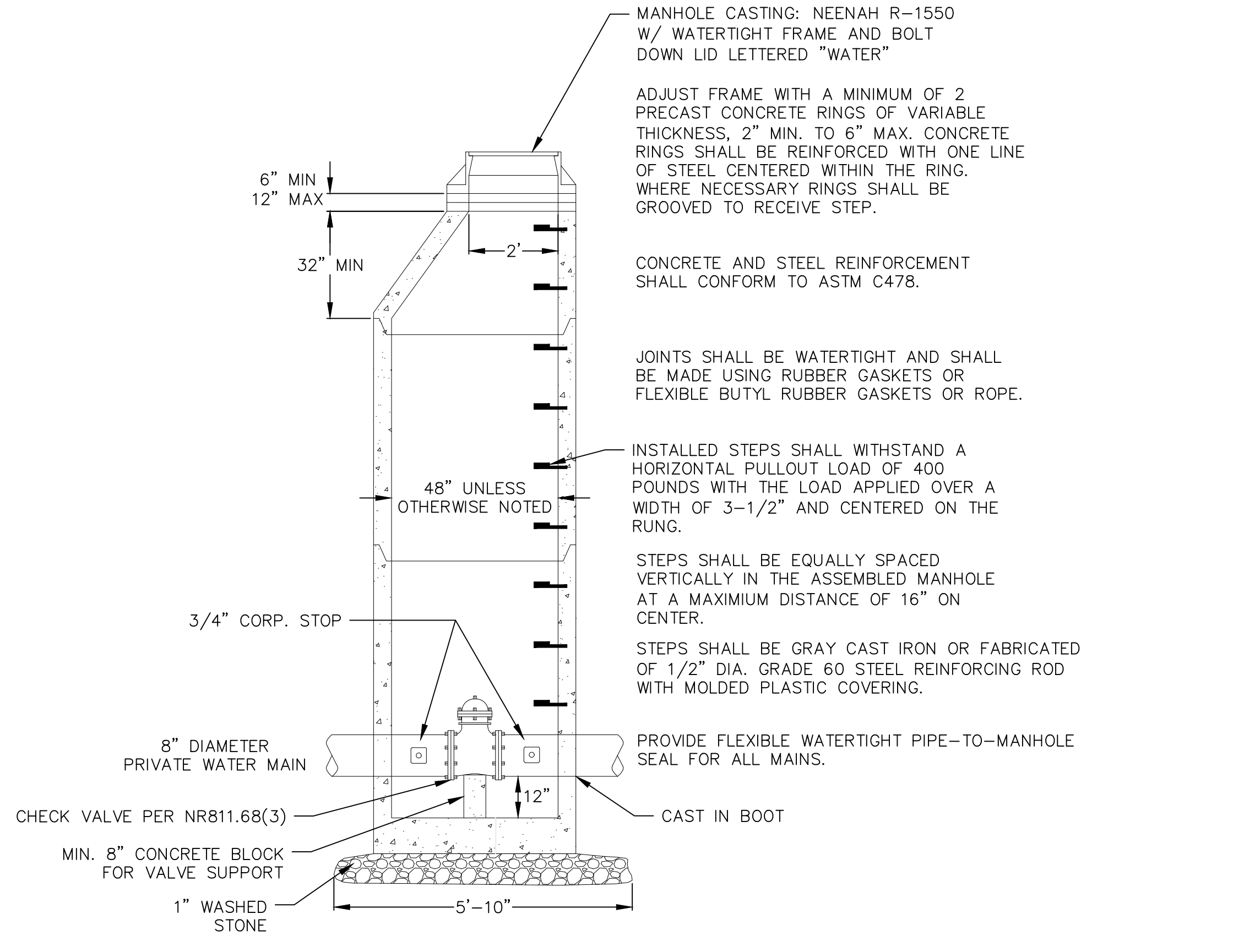
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

1 STANDARD GATE VALVE BOX SETTING
1 NOT TO SCALE

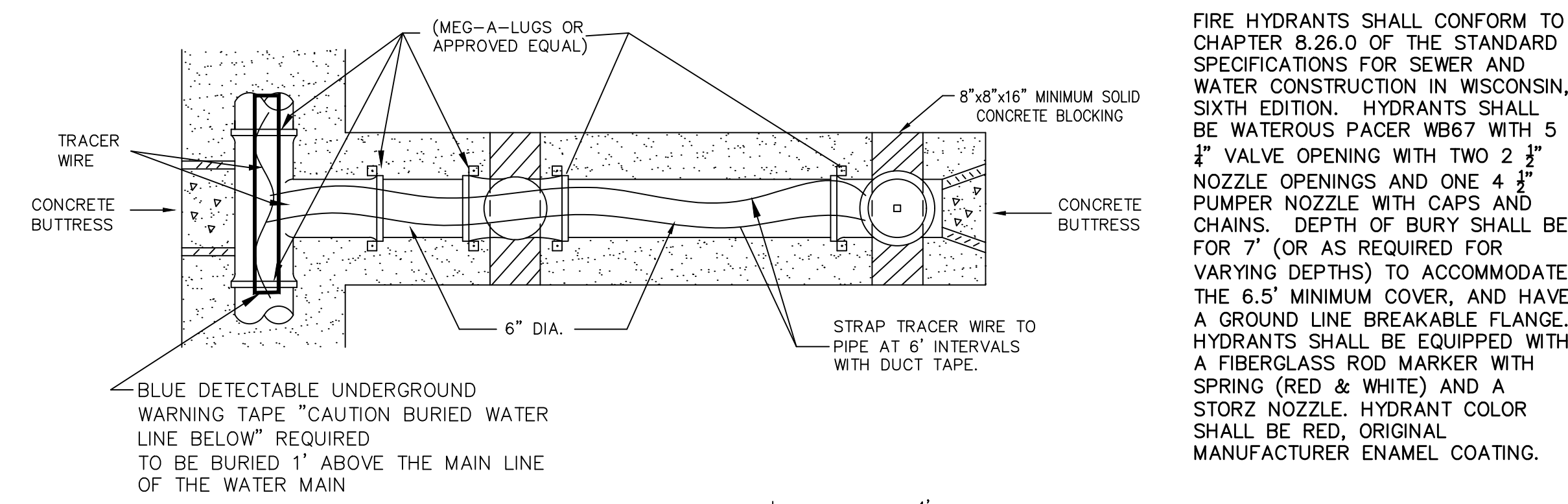
- NOTES:
- PERMEABLE PAVEMENT SHOULD BE DESIGNED & INSTALLED PER WDNR TECHNICAL STANDARD 100B.
 - PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%.
 - AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES.
 - AGGREGATE STORAGE RESERVOIR SHALL BE OPEN-GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL PER WISDOT STANDARD SPECIFICATIONS SECTION 301, WITH NO GREATER THAN 5% PASSING THE NO. 200 SIEVE. PROVIDE A MINIMUM POROSITY OF 30% PER ASTM C29.
 - UNDERDRAINS CAN BE LOCATED WITHIN OR BELOW THE AGGREGATE STORAGE RESERVOIR. UNDERDRAINS (OR EQUIVALENT) ARE TO BE INSTALLED.
 - PERMEABLE PAVEMENT SHALL BE DESIGNED PER WDNR CONSERVATION PRACTICE STANDARDS (100B) AND WISCONSIN ASPHALT PAVEMENT ASSOCIATION STANDARDS.
 - AGGREGATE STORAGE LAYER EXTENDS 18" BEYOND ENTIRE PERIMETER OF POROUS CONCRETE PAVEMENT FOOTPRINT
 - 4" PERFORATED UNDERDRAIN TO BE INSTALLED AT THE BOTTOM OF THE STORAGE LAYER FOR MAINTENANCE PURPOSES. UNDERDRAIN RISER SHOULD BE EXTENDED ABOVEGROUND WITH A SECURED CAPPED.



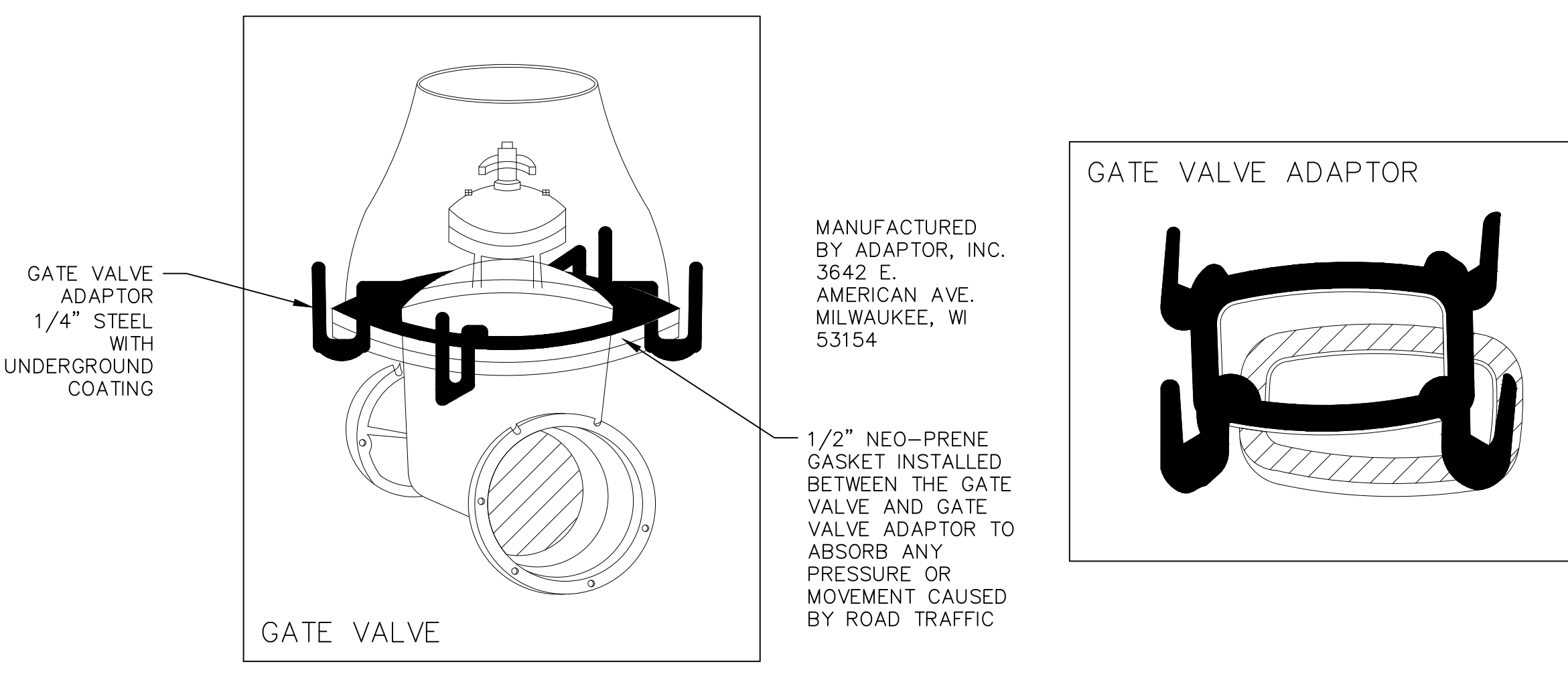
1 PERMEABLE PAVEMENT
1 NOT TO SCALE



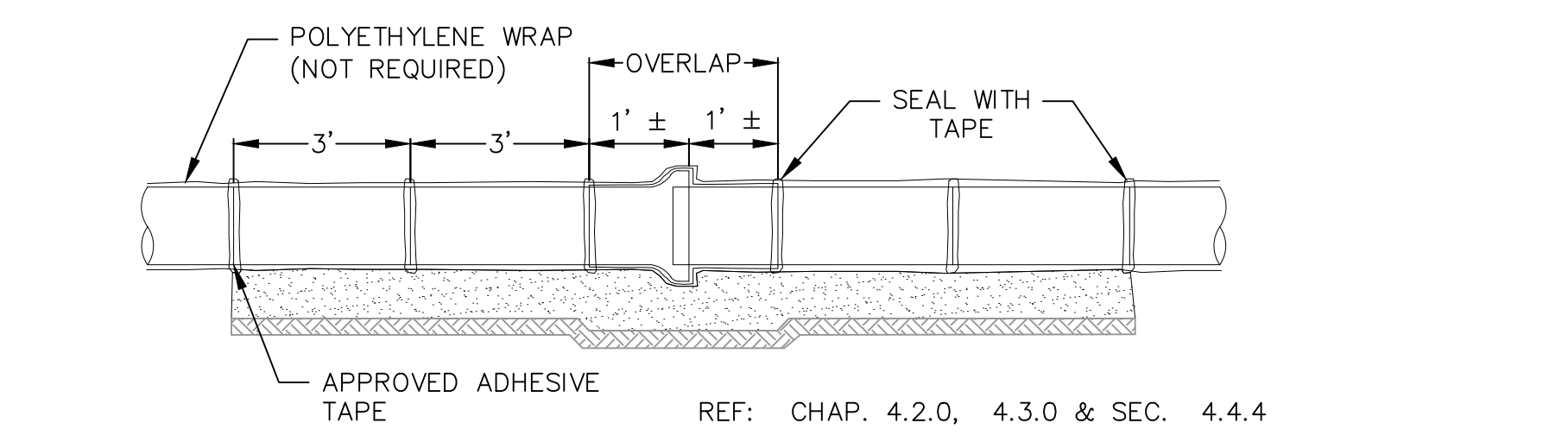
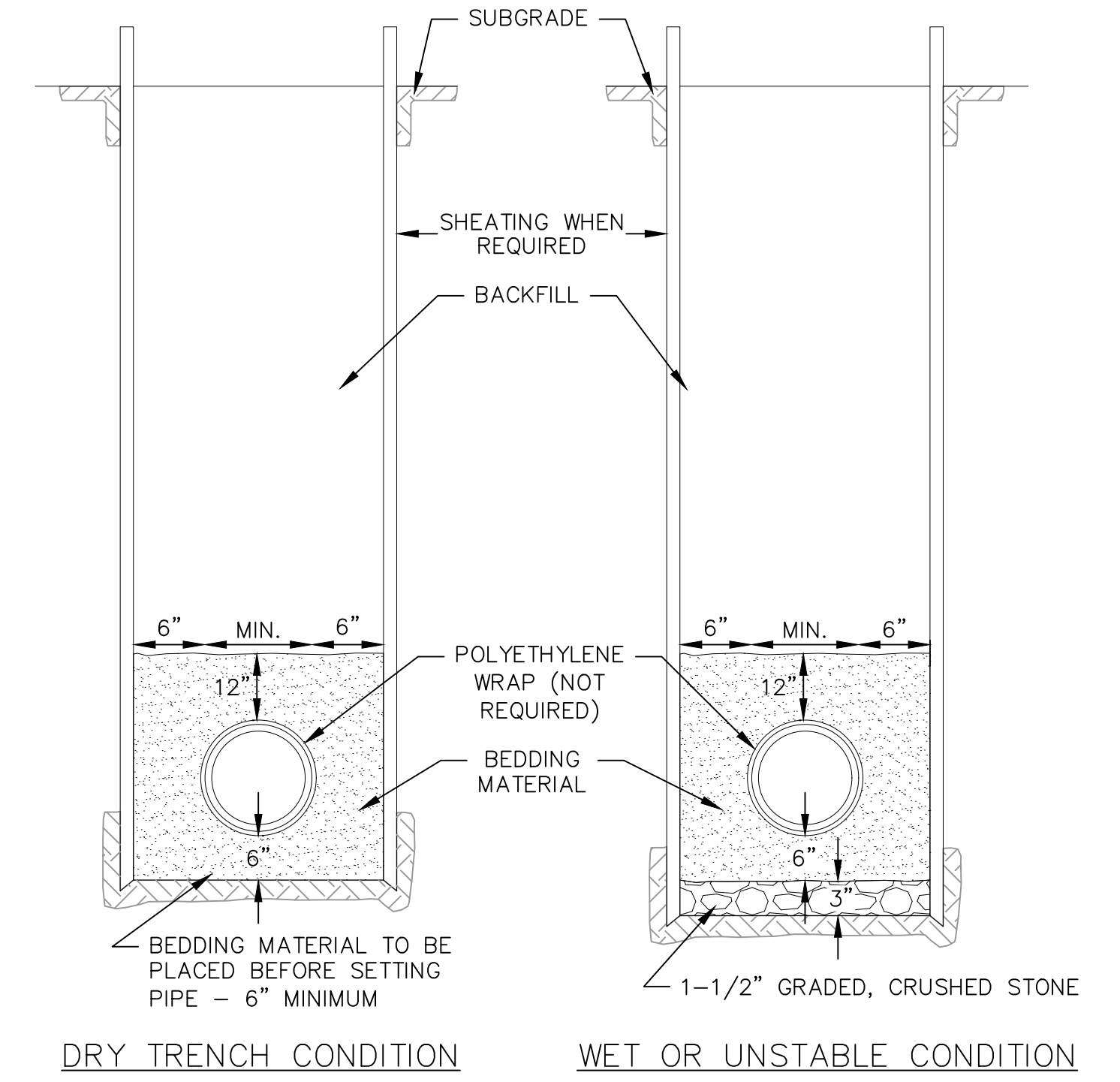
1 CHECK VALVE WATER MANHOLE
1 NOT TO SCALE



1 STANDARD HYDRANT SETTING
7 NOT TO SCALE

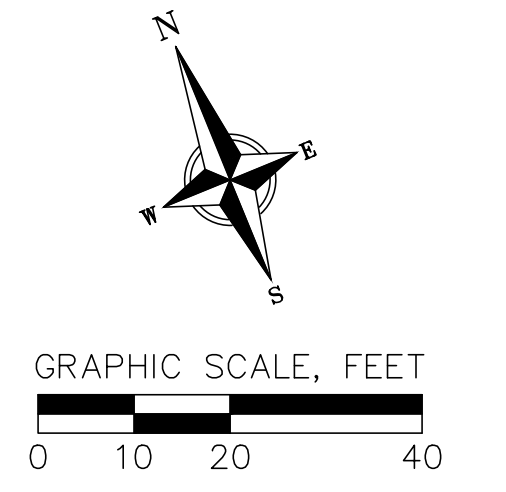


1 GATE VALVE AND GATE VALVE ADAPTOR
1 NOT TO SCALE



1 STANDARD WATERMAIN TRENCH SECTION
1 NOT TO SCALE

NOT FOR CONSTRUCTION

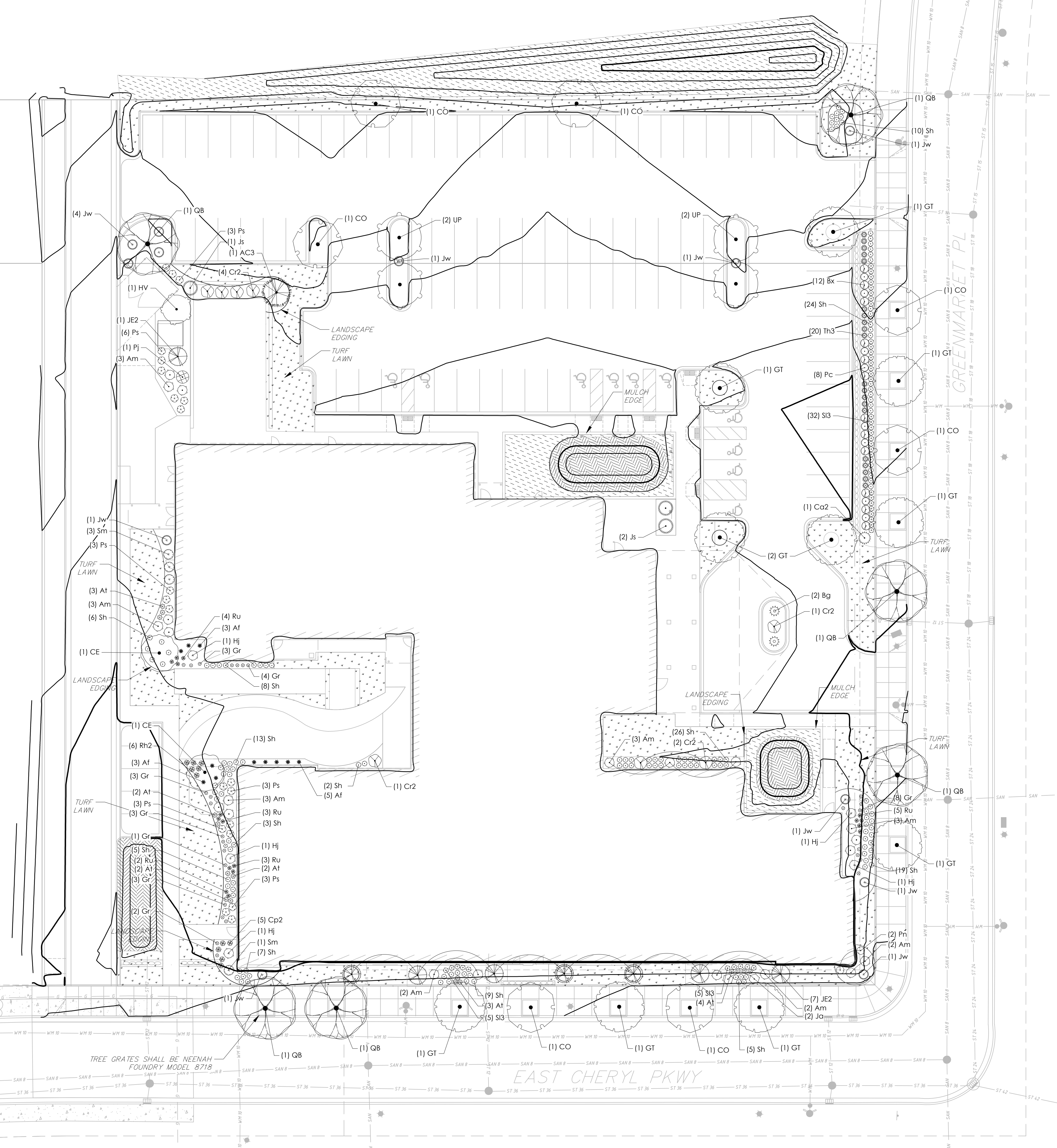


CONCEPT PLANT SCHEDULE

	SHORT GRASS PRAIRIE FOR MEDIUM SOILS - SEED MIX by Agrecol	6,519 sf
	STORMWATER/BIOINFILTRATION PLUGS	2,241 sf
	Corex annectens / Yellow Fox Sedge	233
	Corex babbi / Bebb's Sedge	186
	Corex bromoides / Bromo-like Sedge	233
	Corex cristatella / Crested Oval Sedge	233
	Corex hysterica / Porcupine Sedge	233
	Corex vulpinoidea / Fox Sedge	233
	Iris virginica shrevei / Shreve's Iris	466
	Monarda fistulosa / Bergamot	140
	Pycnanthemum virginianum / Mountain Mint	186
	Veronicastrum virginicum / Culver's Root	186
	TURF LAWN	10,537 sf

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES					
	CO	Celtis occidentalis / Common Hackberry	B & B	2.5' Cal	7
	GT	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B & B	2.5' Cal	10
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal	6
	UP	Ulmus americana 'Princeton' / Princeton American Elm	B & B	2.5' Cal	4
EVERGREEN TREES					
	AC3	Abies concolor / White Fir	B & B	5' ht.	1
	JE2	Juniperus virginiana 'Carcorcar' / Emerald Sentinel™ Eastern Redcedar	B & B	5' ht.	8
UNDERSTORY TREES					
	CE	Cercis canadensis / Eastern Redbud	B & B	2.5' Cal	2
	HV	Hamamelis virginiana / Common Witch Hazel	B & B	5' ht.	1
DECIDUOUS SHRUBS					
	Am	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	Cont.	#3	21
	Cr2	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	Cont.	#3	8
	Ca2	Cornus sericea 'Allema's Compact' / Dwarf Red Twig Dogwood	Cont.	#5	1
	Hj	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	Cont.	#5	5
	Pj	Physocarpus opulifolius 'Jefani' / First Editions® Amber Jubilee® Ninebark	Cont.	#3	1
	Sm	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	Cont.	#3	4
EVERGREEN SHRUBS					
	Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	12
	Bg	Buxus x 'Green Velvet' / Green Velvet Boxwood	Cont.	#5	2
	Jw	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	Cont.	#3	12
	Ja	Juniperus horizontalis 'Wisconsin' / Wisconsin Creeping Juniper	Cont.	#3	2
	Js	Juniperus x pfitzeriana 'Sea Green' / Sea Green Pfitzer Juniper	Cont.	#3	3
	Th3	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	Cont.	5 Gal.	20
PERENNIALS					
	At	Asclepias tuberosa / Butterfly Milkweed	Cont.	#1	16
	Af	Althium filix-femina / Common Lady Fern	Cont.	#1	11
	Cp2	Coreopsis palmata / Stiff Tickseed	Pot	Quart	5
	Gr	Geum triflorum / Prairie Smoke	Cont.	#1	27
	Hm	Hemerocallis x 'Mauna Loa' / Mauna Loa Daylily	Cont.	Quart	2
	Ru	Rudbeckia x 'American Gold Rush' / American Gold Rush Coneflower	Cont.	#1	17
	Rh2	Ruellia humilis / Wild Petunia	Cont.	Quart	6
GRASSES					
	Pc	Panicum virgatum 'Cheyenne Sky' / Cheyenne Sky Switch Grass	Cont.	#1	8
	Pn	Panicum virgatum 'Northwind' / Northwind Switch Grass	Cont.	#1	2
	Ps	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	Cont.	#1	21
	Sis	Schizachyium scoparium / Little Bluestem	Cont.	#1	42
	Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	#1	137



NOT FOR CONSTRUCTION

LANDSCAPE PLAN
UW-LIFEPOINT INPATIENT REHABILITATION HOSPITAL
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

DATE: 6/4/2025
DRAFTER: OSTR
CHECKED: SCHU
PROJECT NO.: 240648
L100

UW - LIFEPOINT INPATIENT REHABILITATION HOSPITAL
 FITCHBURG, WISCONSIN

DOCUMENT CHANGES

Description	Date

Issue Description: CITY REVIEW
 Original Issue Date: 6.5.2025
 Project No: 24381.00
 Drawn By: RDH | Checked By: TPE
 Drawing Title:

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ALLEY ONLY	+	1.0 fc	2.2 fc	0.3 fc	7.3:1	3.3:1
ALLEY SIDE PARKING SPACES	+	1.1 fc	1.5 fc	0.7 fc	2.1:1	1.6:1
MAIN PARKING AREA	+	1.8 fc	4.4 fc	0.3 fc	14.7:1	6.0:1
PROPERTY LINE	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Catalog Number	Description	Number of Lamps	Lumens per Lamp	LPF	Wattage
(D)	P1	5	DSX1 LED P4 40K 80CRI R/C0 EGSS	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 External Backlight Control External Glass Shield	1	10170	0.9	123.94
(D-D)	P2	2	DSX1 LED P4 40K 80CRI FTFM EGSS	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Forward Throw External Glass Shield	1	13261	0.9	247.846



D-Series Size 1 LED Area Luminaire

dseries

Specifications

EPA: 0.69 ft (0.8 m)
 Length: 32.71" (831 mm)
 Width: 14.26" (362 mm)
 Height H1: 7.88" (200 mm)
 Height H2: 2.73" (69 mm)
 Weight: 34 lbs (15 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 25% and expected service life of over 100,000 hours.


design select

Items marked by a **design select** icon qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.us.lighting.com/designselect. See ordering tree for details.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Color rendering index	Distribution	Voltage	Mounting
DSX1 LED	Forward optics (this section 70CRI only)	40K 3000K	70CRI	ATF Asymmetric front view Type I (flat)	30VOLT (120V-277V) 60VOLT (147V-480V)*	SP4 Square pole mounting (8.6" diameter) SP4 Round pole mounting (8.6" diameter)
	P1 P6	30K 3000K	70CRI	T15 Type II low glare	30VOLT (120V-277V) 60VOLT (147V-480V)*	SP4 Square pole mounting (8.6" diameter) SP4 Round pole mounting (8.6" diameter)
	P2 P7	40K 4000K	70CRI	T24 Type II low glare	30VOLT (120V-277V) 60VOLT (147V-480V)*	SP4 Square pole mounting (8.6" diameter) SP4 Round pole mounting (8.6" diameter)
	P3 P8	50K 5000K	70CRI	T36 Type II low glare	30VOLT (120V-277V) 60VOLT (147V-480V)*	SP4 Square pole mounting (8.6" diameter) SP4 Round pole mounting (8.6" diameter)
	P4 P9	(this section 80CRI only, extended lead times apply)	80CRI	T48 Type II low glare	30VOLT (120V-277V) 60VOLT (147V-480V)*	SP4 Square pole mounting (8.6" diameter) SP4 Round pole mounting (8.6" diameter)
	Related optics	27K 2700K	80CRI	T60 Type II low glare	30VOLT (120V-277V) 60VOLT (147V-480V)*	SP4 Square pole mounting (8.6" diameter) SP4 Round pole mounting (8.6" diameter)
	P10 P11	30K 3000K	80CRI	FTFM Forward throw medium	347" H 440" H	WA Wall bracket WA Mount on slotted brackets on 2 3/8" OD horizontal steel
		40K 4000K	80CRI			
		50K 5000K	80CRI			

Control options	Other options	Finish options
Shipped installed NLTAIR2 PIRHN Eight 68 gpr 2' x 2' x 2' with 8' level ambient control, 8' level ambient control, 8' level ambient control, 8' level ambient control, 8' level ambient control, 8' level ambient control, 8' level ambient control, 8' level ambient control.	Shipped installed SPIC20V 20K surge protection SIC 10' surge protection LO Left exit optics RO Right exit optics CC Coastal Corrosion VA 50°C ambient operation BAA Bay Area S Single face (120, 270, 360) DF Double face (120, 240, 480)	Finish options DBRD Dark bronze BKWD Black DBWD Neutral aluminum WHWD White DBRD Dark bronze BKWD Black DBRD Neutral aluminum WHWD White
PER 8' pole height only (ambush) (ambush) (ambush) (ambush) (ambush) (ambush) (ambush) (ambush)	PER 8' pole height only (ambush) (ambush) (ambush) (ambush) (ambush) (ambush) (ambush) (ambush)	
PER 8' pole height only (ambush) (ambush) (ambush) (ambush) (ambush) (ambush) (ambush) (ambush)	PER 8' pole height only (ambush) (ambush) (ambush) (ambush) (ambush) (ambush) (ambush) (ambush)	


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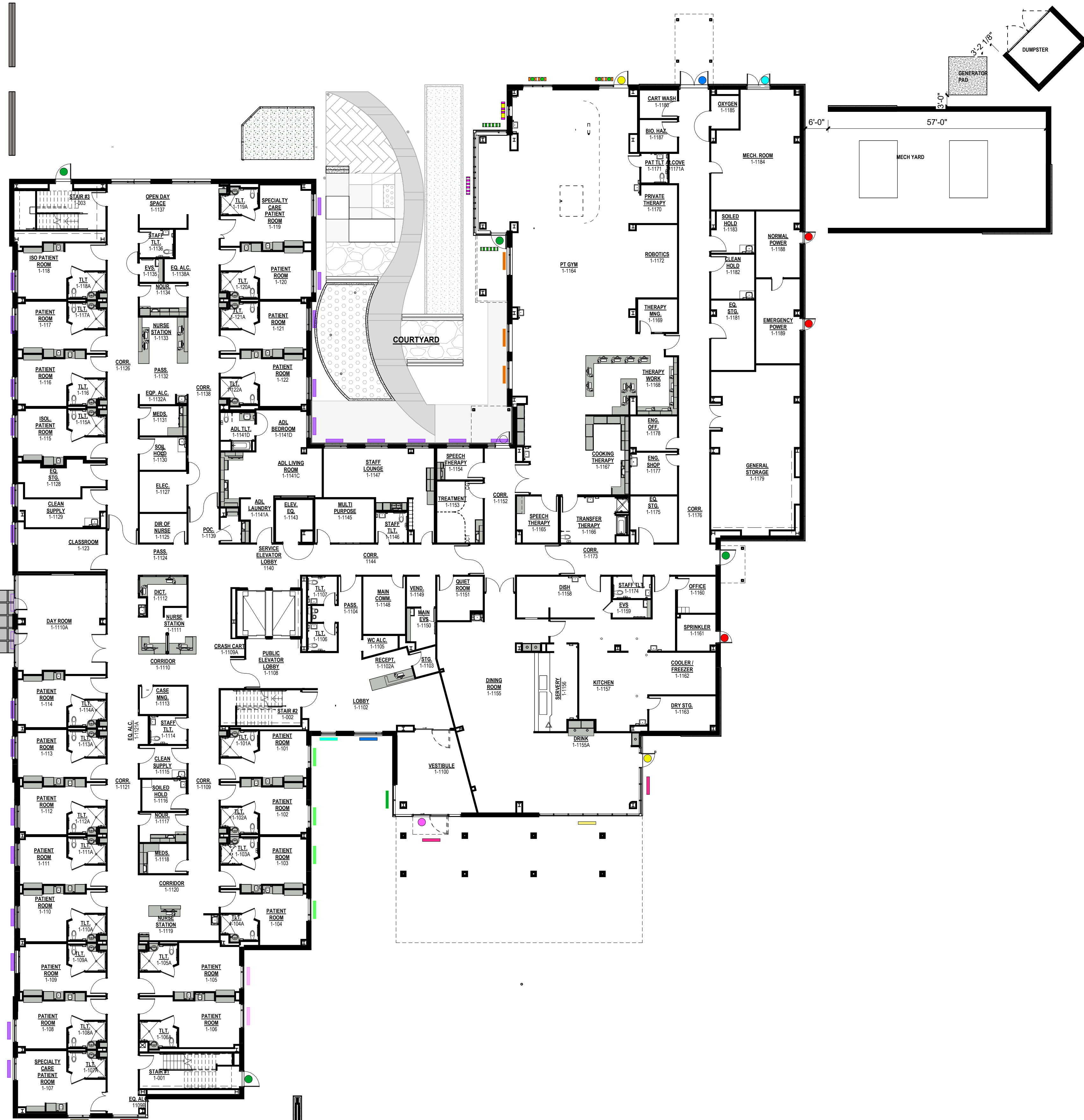
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 GRAPHIC SCALE: 3/16" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"
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UW - LIFEPOINT INPATIENT REHABILITATION HOSPITAL

FITCHBURG, WISCONSIN

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GRAPHIC SCALE: 1/2" = 1'-0"
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GRAPHIC SCALE: 1" = 1'-0"



FIRST FLOOR OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

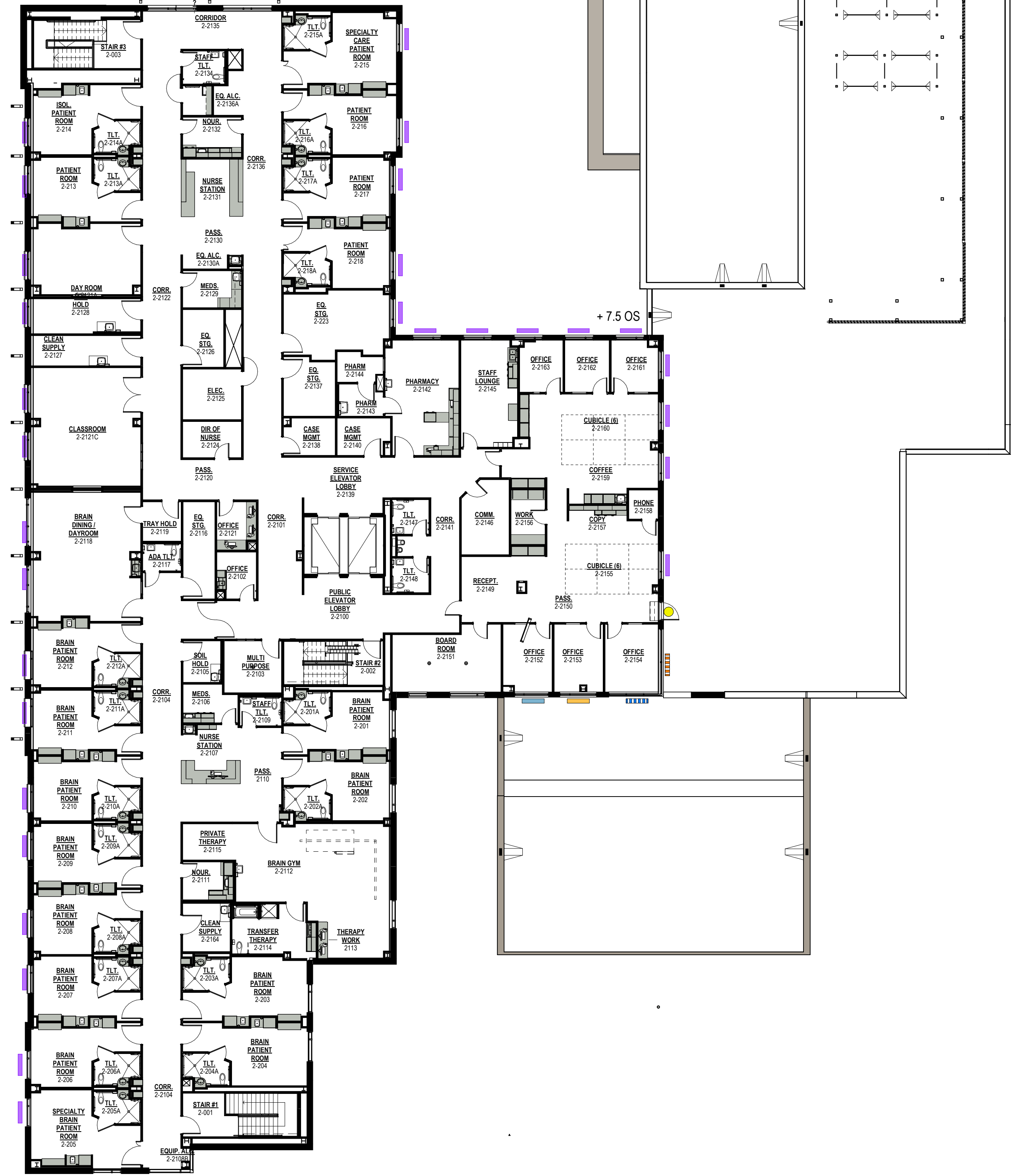
FIRST FLOOR FOOTPRINT = 37992 S.F.

DOOR SIZES

●	3'-0" X 7'-0"
●	3'-8" X 7'-0"
●	4'-0" X 7'-0"
●	6'-0" X 7'-0"
●	7'-8" X 7'-0"
●	4'-0" X 8'-0" (9'-0" X 8'-0" BREAKAWAY)

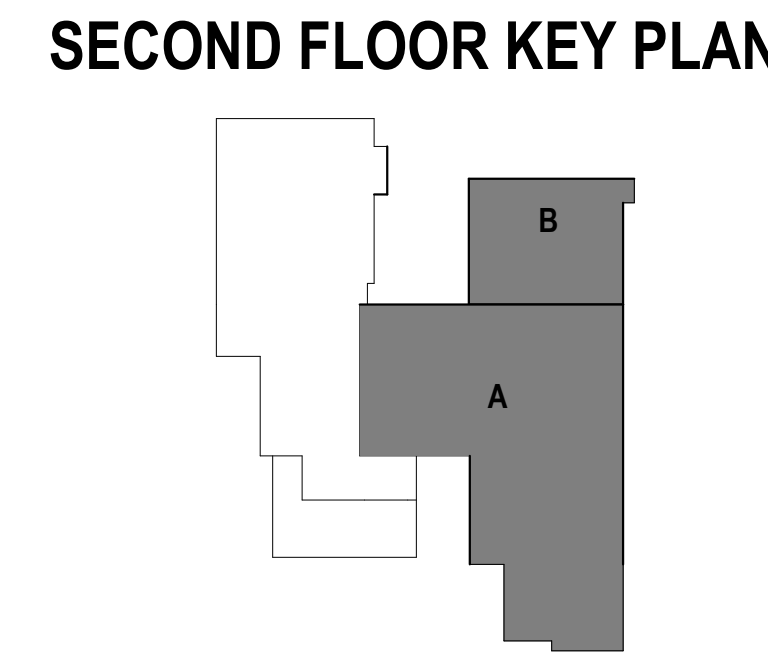
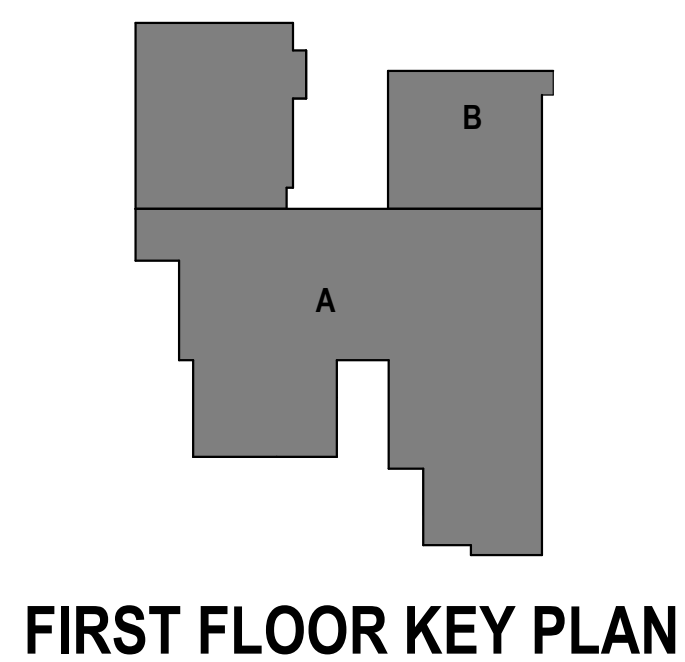
STANDARD WINDOW SIZES

■	6'-0" WIDE X 6'-8" TALL - ALUM. STOREFRONT
■	6'-0" WIDE X 40'-8" TALL - ALUM. CURTAINWALL
■	6'-0" WIDE X 32'-0" TALL - ALUM. CURTAINWALL
■	7'-4" WIDE X 10'-4" TALL - ALUM. STOREFRONT
■	4'-0" WIDE X 32'-0" TALL - ALUM. CURTAINWALL
■	7'-6" WIDE X 32'-0" TALL - ALUM. CURTAINWALL
■	26'-9" WIDE X 14'-0" TALL - ALUM. CURTAINWALL
■	8'-0" WIDE X 14'-0" TALL - ALUM. CURTAINWALL
■	17'-6" WIDE X 14'-0" TALL - ALUM. CURTAINWALL
■	9'-0" WIDE X 33'-0" TALL - ALUM. CURTAINWALL
■	6'-0" WIDE X 33'-0" TALL - ALUM. CURTAINWALL
■	7'-2" WIDE X 14'-6" TALL - ALUM. CURTAINWALL
■	7'-9" WIDE X 14'-6" TALL - ALUM. CURTAINWALL
■	11'-0" WIDE X 14'-6" TALL - ALUM. CURTAINWALL
■	13'-9" WIDE X 14'-6" TALL - ALUM. CURTAINWALL
■	27'-6" WIDE X 9'-9" TALL - ALUM. STOREFRONT
■	8'-9" WIDE X 9'-9" TALL - ALUM. STOREFRONT
■	7'-10" WIDE X 9'-4" TALL - ALUM. STOREFRONT
■	2'-8" WIDE X 10'-4" TALL - ALUM. STOREFRONT



SECOND FLOOR OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

SECOND FLOOR 22,338 SQUARE FEET (EXTERIOR FACE)



DOCUMENT CHANGES

Description	Date

Issue Description DESIGN DEVELOPMENT

Original Issue Date	6.4.2025
Project No	24381.00
Drawn By	CBS
Checked By	CBS
Drawing Title	

FIRST AND SECOND FLOOR ORIENTATION PLAN

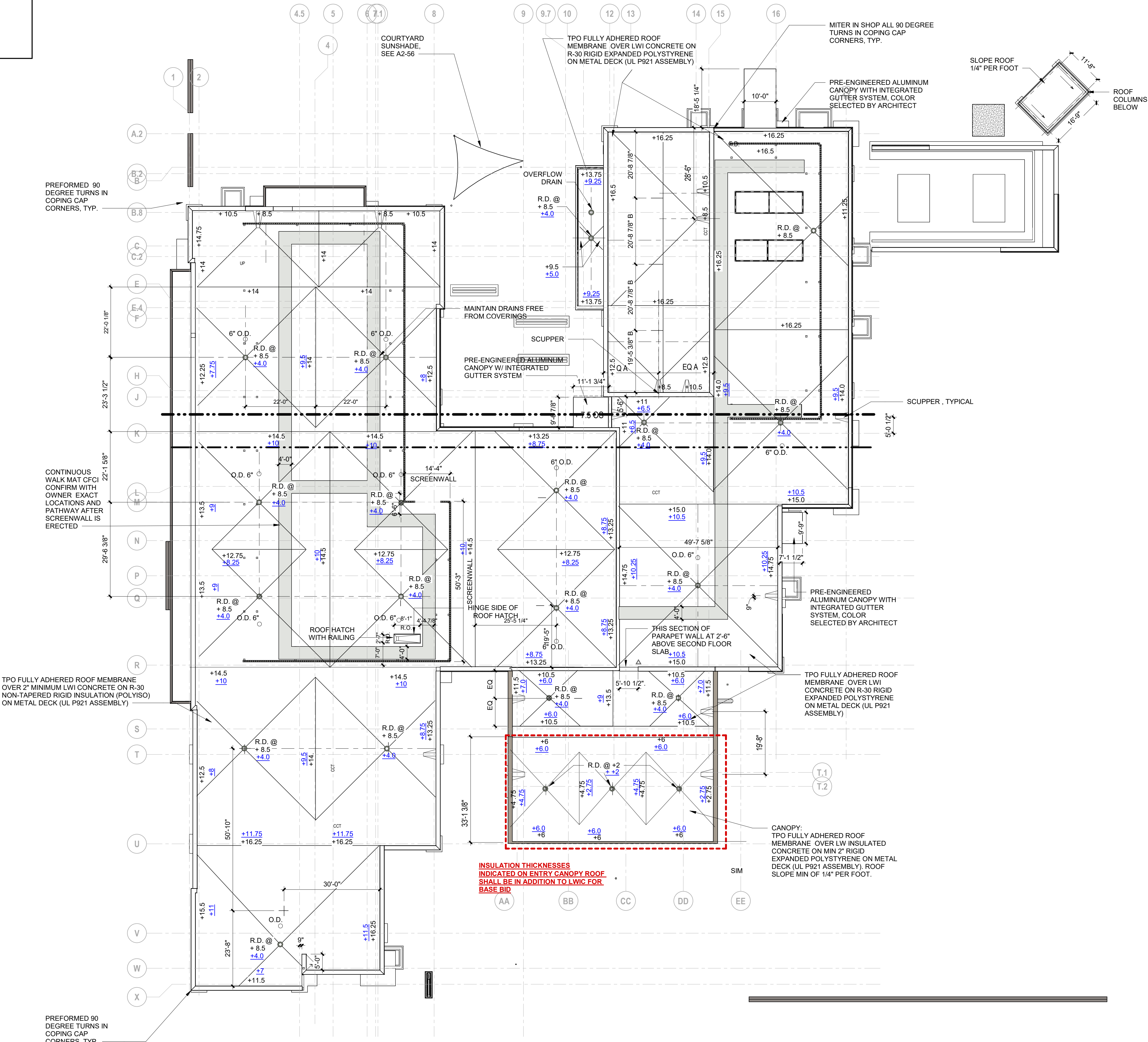
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 GRAPHIC SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 1/2" = 1'-0"
 GRAPHIC SCALE: 3/4" = 1'-0"
 GRAPHIC SCALE: 1" = 1'-0"

GENERAL ROOF PLAN NOTES

- "R.D." INDICATES ROOF DRAIN. "O.D." INDICATES OVERFLOW DRAIN. "O.S." INDICATES OVERFLOW SCUPPER.
- "SCUPPER" INDICATES OVERFLOW SCUPPER IN EITHER PARAPET WALL OR GRAVEL STOP. SEE PLANS FOR LOCATIONS.
- ARROWS ON THE ROOF PLAN INDICATE WATER DRAINAGE DIRECTION. ROOF SLOPES SHALL BE A MINIMUM OF 1/4" PER FOOT OR AS PER MANUFACTURER'S RECOMMENDATIONS.
- RIGID INSULATION BOARD & LIGHTWEIGHT INSULATING CONCRETE CRICKETS DIRECTING WATER TO ROOF DRAINS SHALL BE SLOPED TO DIRECT POSITIVE DRAINAGE TO THE ROOF DRAINS AT A MINIMUM OF 1/4" PER FOOT OR AS PER MANUFACTURER'S RECOMMENDATIONS.
- THICKNESS INDICATED ON THE ROOF PLAN IS MINIMUM ALLOWED. THIS IS MEASURED FROM THE TOP OF CONCRETE OR METAL DECK TO THE TOP OF ROOF CONSTRUCTION PER THE SPECIFIC U.L. ROOF ASSEMBLY NOTED ON THE ROOF PLAN. SEE THE INDEX AND G2 SERIES OF SHEETS FOR SPECIFIC INFORMATION ON EACH U.L. ROOF ASSEMBLY'S REQUIREMENTS. BUILD UP EDGES OF ROOF THE THICKNESS SHOWN.
- ROOF DRAINS SHALL NOT BE LOCATED LESS THAN 12" FROM ANY BEAM CENTERLINE.
- ALL EXPOSED MECHANICAL EQUIPMENT SHALL BE PAINTED TO MATCH THE ARCHITECT'S SELECTION.
- SEE ELECTRICAL SHEETS FOR INFORMATION ON LIGHTNING PROTECTION.
- SEE PLUMBING PLANS FOR ROOF DRAIN SIZES.
- SEE PLUMBING PLANS FOR ALL VENT PIPE LOCATIONS.
- ROOFING CONTRACTOR IS TO INSTALL FLASHING AT ALL ROOF PENETRATIONS AS PER MANUFACTURER'S STANDARD DETAILS.
- APPROXIMATE LOCATION OF ROOF ANCHORS FOR WINDOW WASHING EQUIPMENT ARE INDICATED USING "R.A.". ANCHORS TO BE SECURED TO STRUCTURAL BUILDING STEEL. SEE STRUCTURAL FOR DETAIL.
- ALL ROOF EDGE CONDITIONS ARE TO BE CONSIDERED PARAPET WALLS UNLESS OTHERWISE NOTED.
- ALL VENTS THROUGH ROOF SHALL MAINTAIN THE FOLLOWING MINIMUM DISTANCES:
 - A. MECHANICAL FRESH AIR INTAKE - 25'-0"
 - B. EDGE OF BUILDING - 5'-0"

ROOF LEGEND

- R.D. ROOF DRAIN
- O.D. OVERFLOW DRAIN
- INSULATION THICKNESS PLUS 2" OF LIGHTWEIGHT CONCRETE - BASE BID
- INSULATION THICKNESS ON METAL DECK - ALTERNATE A-3
- SLOPE 1/4" / FT. MIN. INDICATES DIRECTION OF ROOF SLOPE
- TIE-BACK ANCHOR PER WINDOW WASHING MFR. (REFER TO SPEC.)
- CONTINUOUS WALKPAD BY ROOFING CONTRACTOR (W.F.)



SEE EXTERIOR ELEVATIONS FOR SCUPPER LOCATIONS THAT ARE NOT PROVIDED ON THIS SHEET

OVERALL ROOF PLAN
 SCALE: 1/16" = 1'-0"

NOT VALID FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION IF ARCHITECT'S SEAL IS NOT PRESENT

UW - LIFEPOINT INPATIENT REHABILITATION HOSPITAL
 FITCHBURG, WISCONSIN

DOCUMENT CHANGES

Description	Date

Issue Description DESIGN DEVELOPMENT
 Original Issue Date 6.4.2025
 Project No 24381.00
 Drawn By CBS Checked By CBS
 Drawing Title



UW - LIFEPOINT INPATIENT REHABILITATION HOSPITAL
FITCHBURG, WISCONSIN

DOCUMENT CHANGES

Description	Date

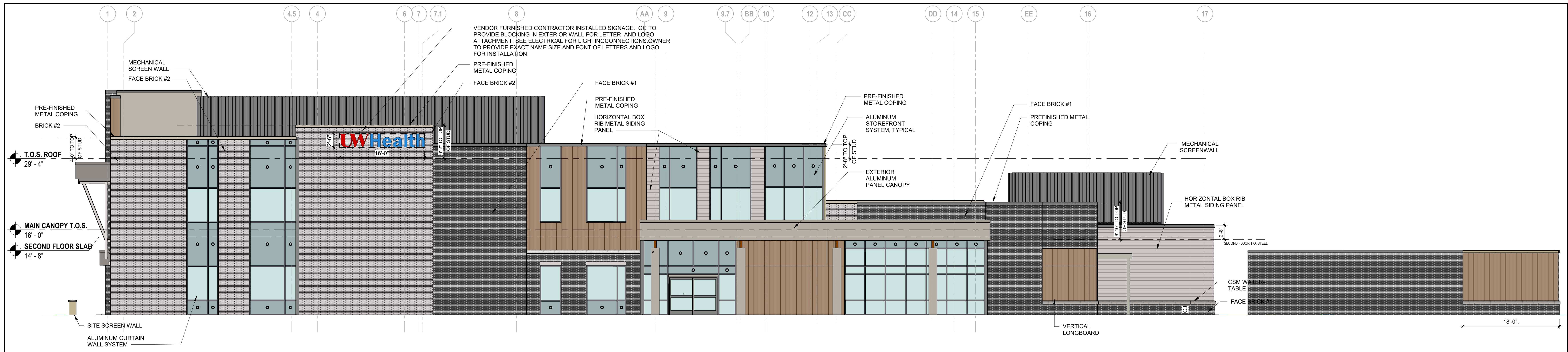
Issue Description	ARTICLE 5 SUBMISSION
Original Issue Date	6.4.2025
Project No	24381.00
Drawn By	DBS
Checked By	DBS
Drawing Title	

EXTERIOR ELEVATIONS

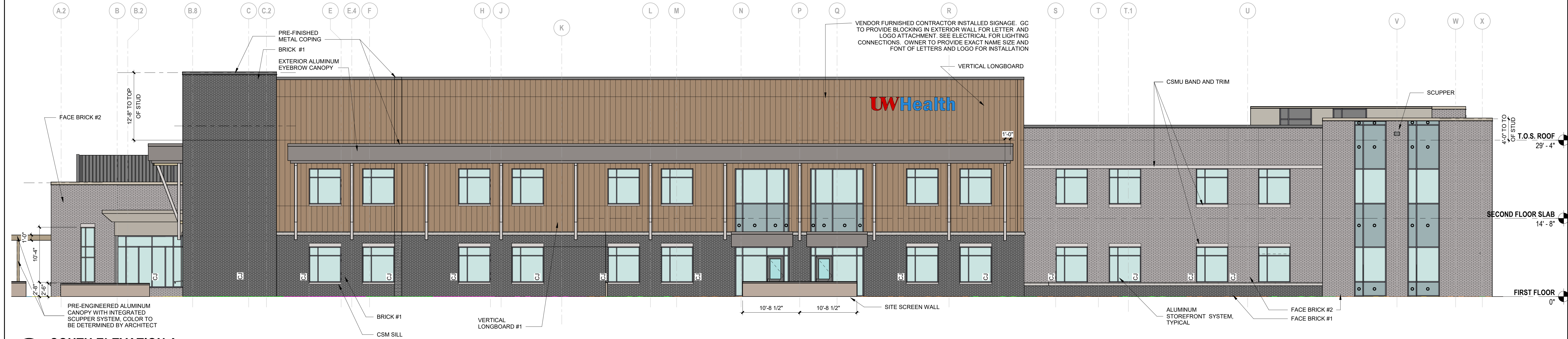
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SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

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GRAPHIC SCALE: 1" = 1'-0"
6/4/2025 3:38:18 PM Autodesk Docs:24381.00 - UW Fitchburg Rehabilitation Hospital ES_24381.00_LIFEPOINT FITCHBURG RF_A2.01_Central.rvt



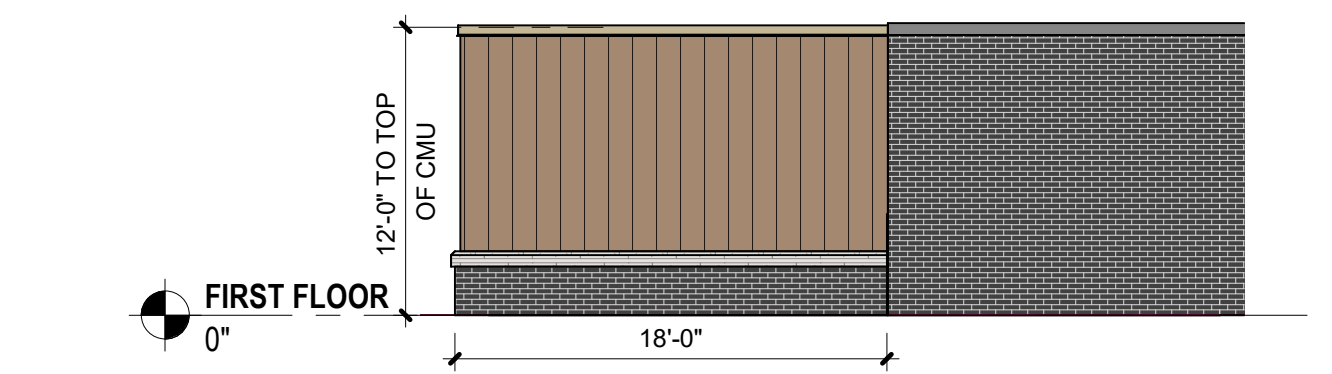
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



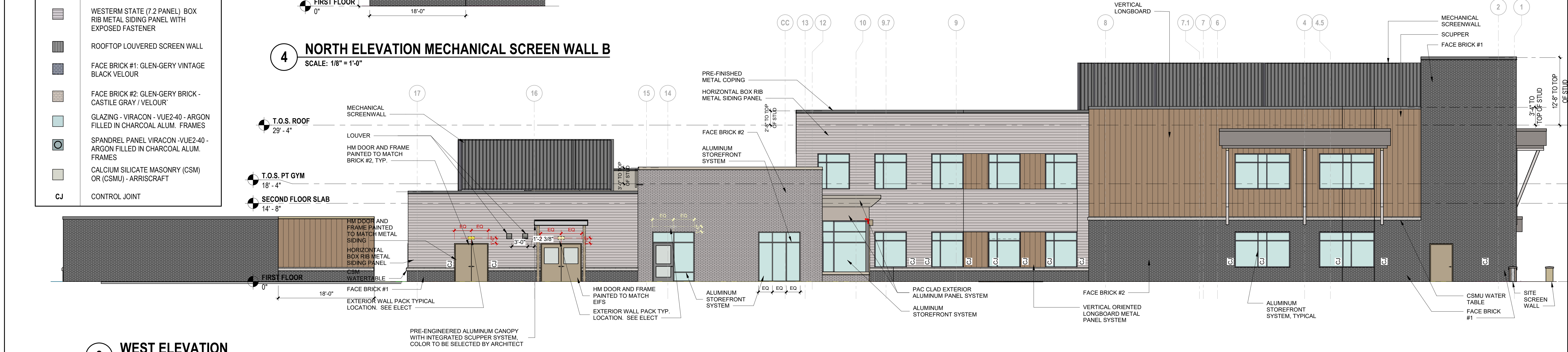
2 SOUTH ELEVATION A
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

PATTERN	MATERIAL
[Pattern]	CANOPY AND CANOPY COLUMNS PAC-CLAD - ALUMINUM EXTERIOR PANEL SYSTEM - CHAMPAGNE METALIC
[Pattern]	LONGBOARD VERTICAL ORIENTED EXTERIOR T&G V GROOVE PROFILE ALUMINUM SIDING - ROCK ELM
[Pattern]	WESTERN STATE (7.2 PANEL) BOX RIB METAL SIDING PANEL WITH EXPOSED FASTENER
[Pattern]	ROOFTOP LOUVERED SCREEN WALL
[Pattern]	FACE BRICK #1: GLEN-GERY VINTAGE BLACK VELOUR
[Pattern]	FACE BRICK #2: GLEN-GERY BRICK - CASTILE GRAY / VELOUR
[Pattern]	GLAZING - VIRACON - VUE2-40 - ARGON FILLED IN CHARCOAL ALUM. FRAMES
[Pattern]	SPANDREL PANEL VIRACON - VUE2-40 - ARGON FILLED IN CHARCOAL ALUM. FRAMES
[Pattern]	CALCIUM SILICATE MASONRY (CSM) OR (CSMU) - ARRISCRRAFT
[Pattern]	CONTROL JOINT

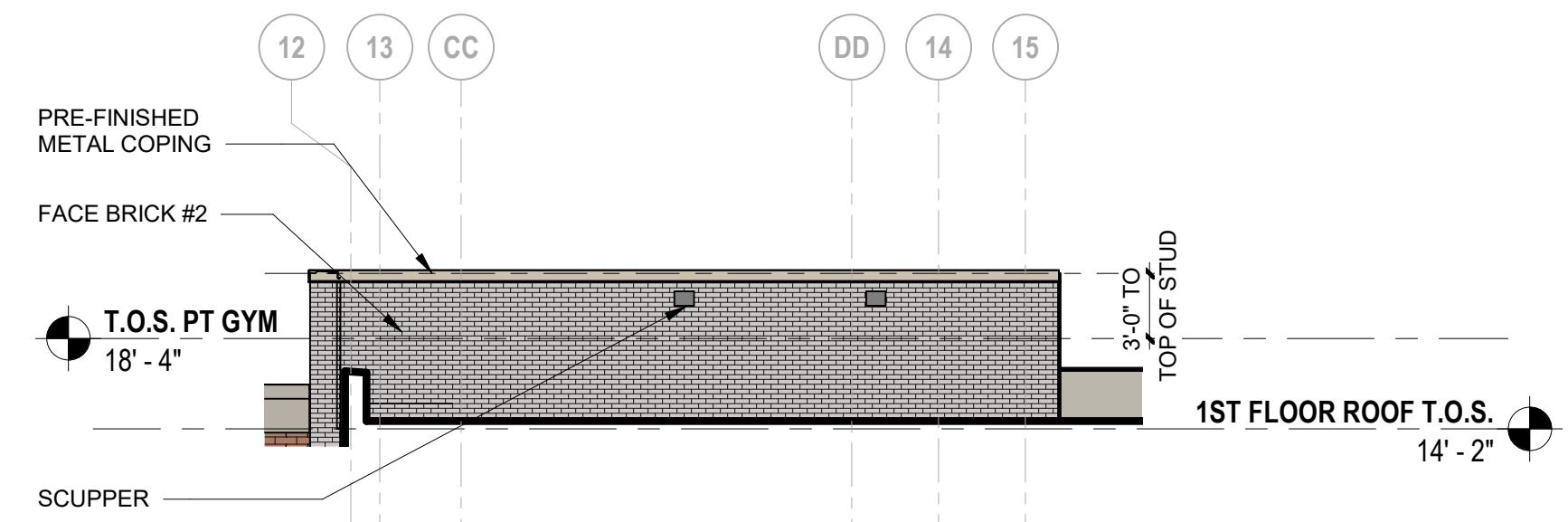


4 NORTH ELEVATION MECHANICAL SCREEN WALL B
SCALE: 1/8" = 1'-0"

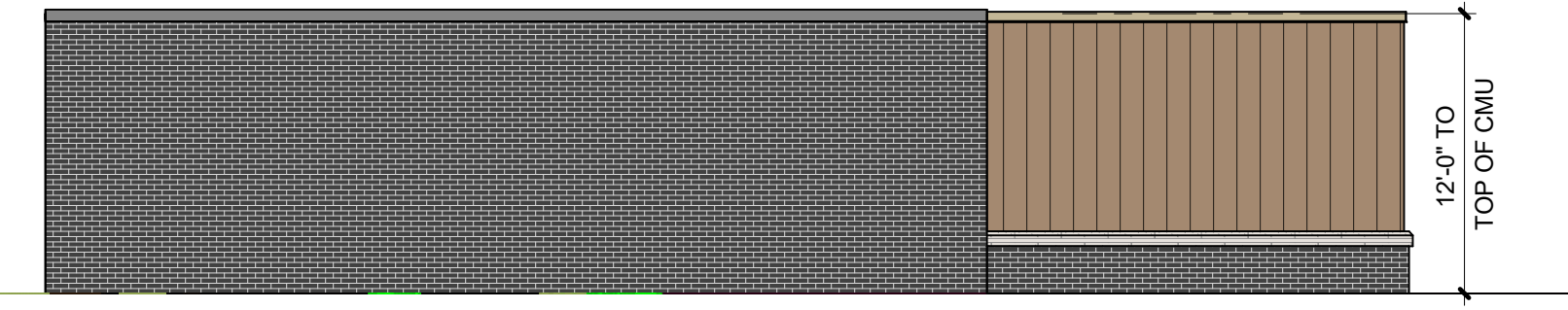


3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

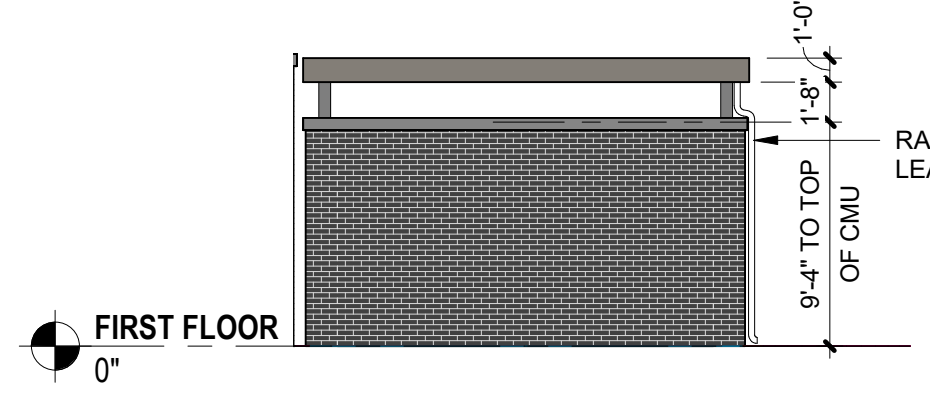
GRAPHIC SCALE: 1/32" = 1'-0"
 GRAPHIC SCALE: 1/16" = 1'-0"
 GRAPHIC SCALE: 3/32" = 1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE: 3/16" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 1/2" = 1'-0"
 GRAPHIC SCALE: 3/4" = 1'-0"
 GRAPHIC SCALE: 1" = 1'-0"
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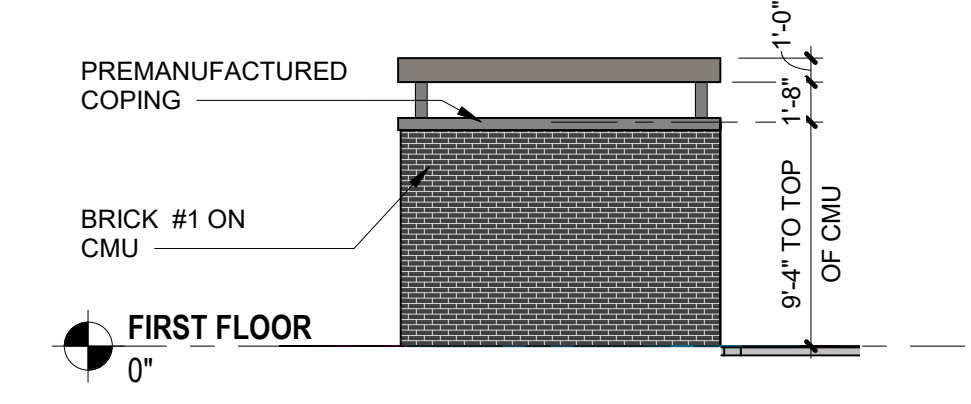
10 PT GYM ABOVE ROOF - EAST ELEVATION
 SCALE: 1/8" = 1'-0"



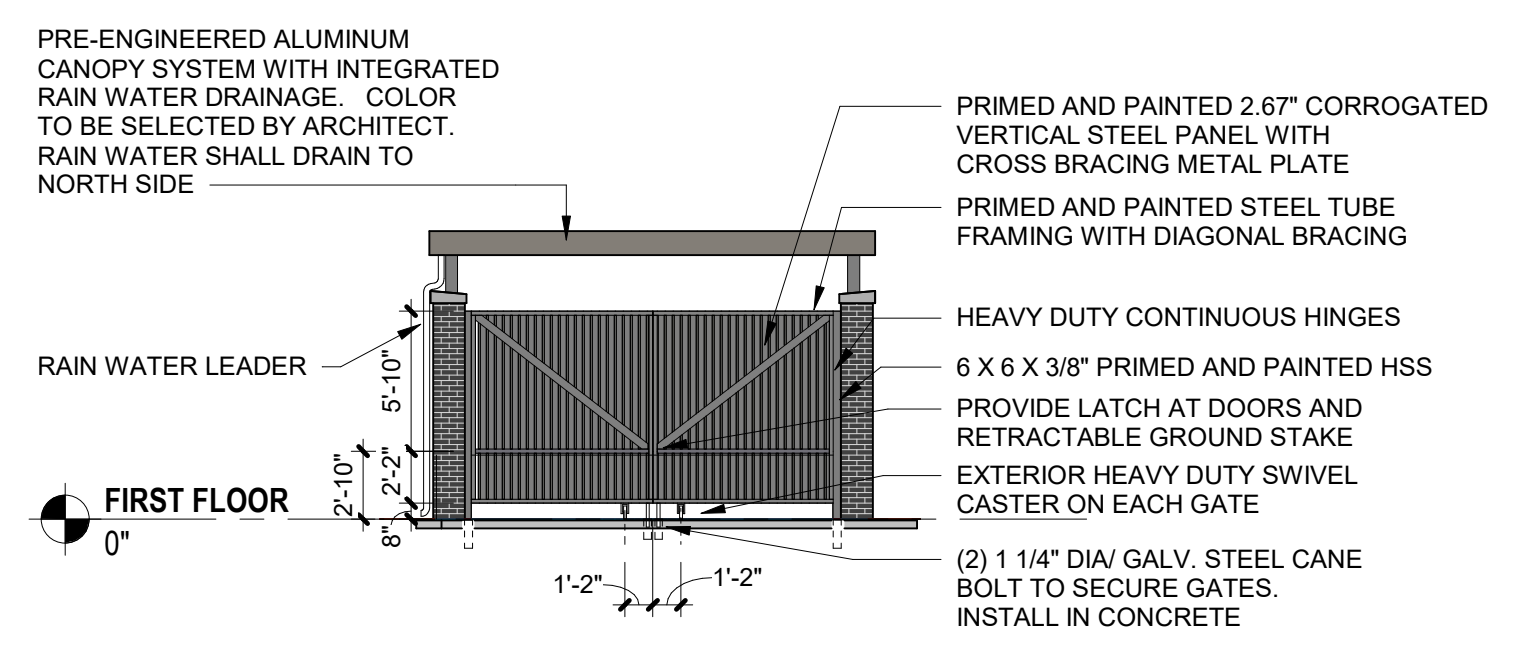
1 MECHANICAL SCREEN WALL A
 SCALE: 1/8" = 1'-0"



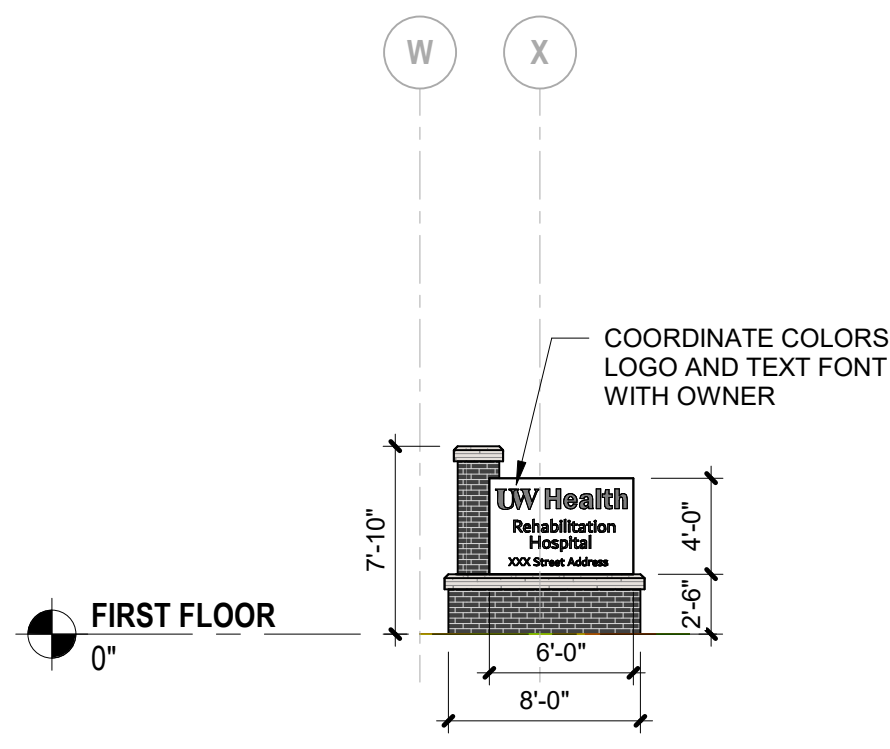
13 DUMPSTER SCREEN - BACK
 SCALE: 1/8" = 1'-0"



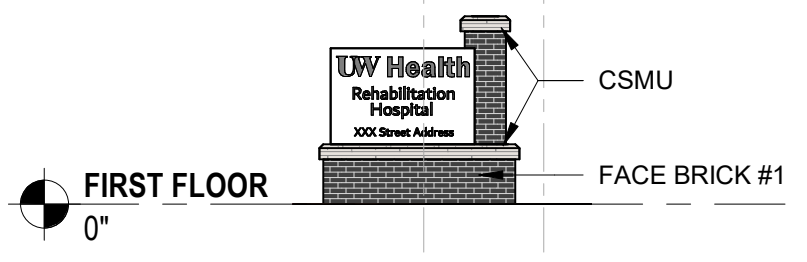
14 DUMPSTER SCREEN - SIDE
 SCALE: 1/8" = 1'-0"



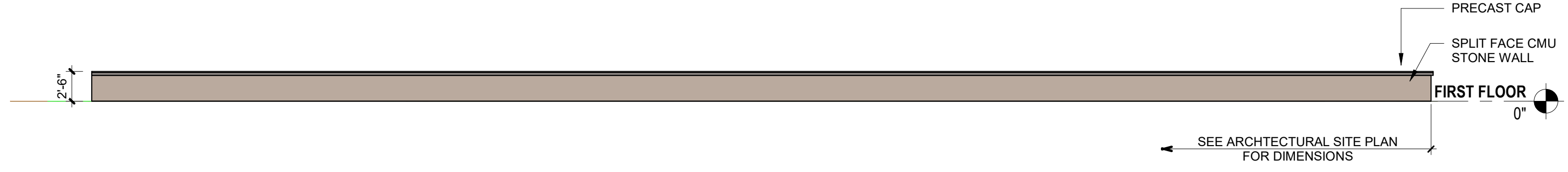
15 DUMPSTER SCREEN - GATE
 SCALE: 1/8" = 1'-0"



16 SITE SIGN - SOUTH
 SCALE: 1/8" = 1'-0"



17 SITE SIGN - NORTH
 SCALE: 1/8" = 1'-0"



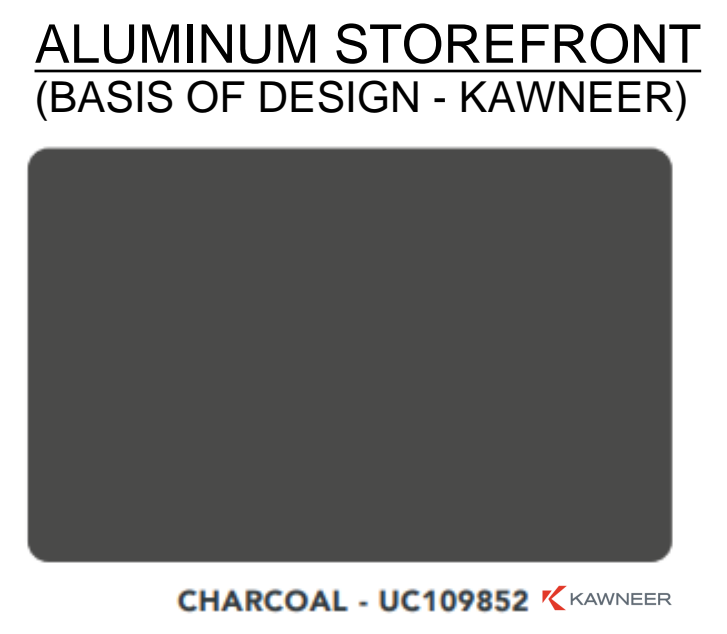
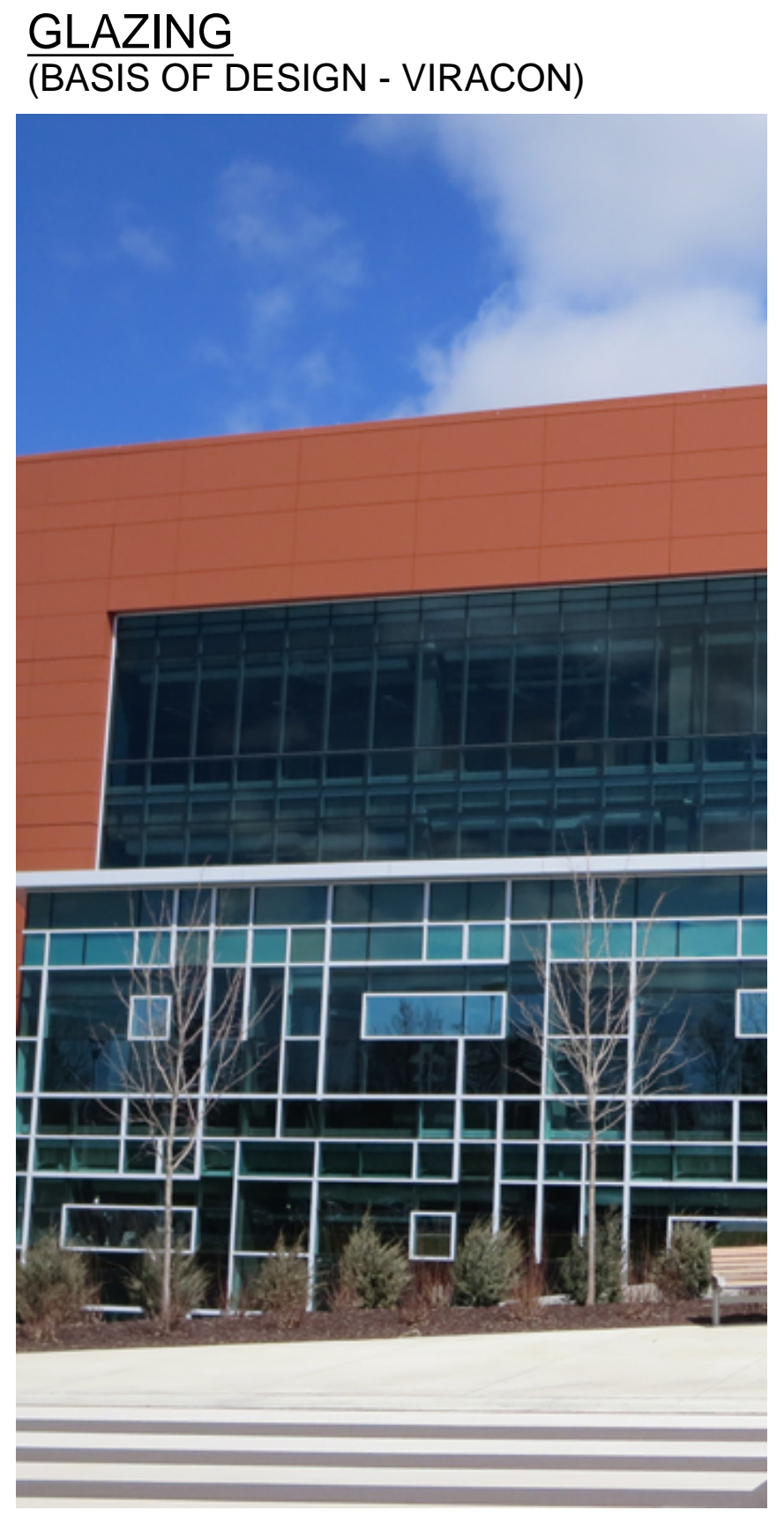
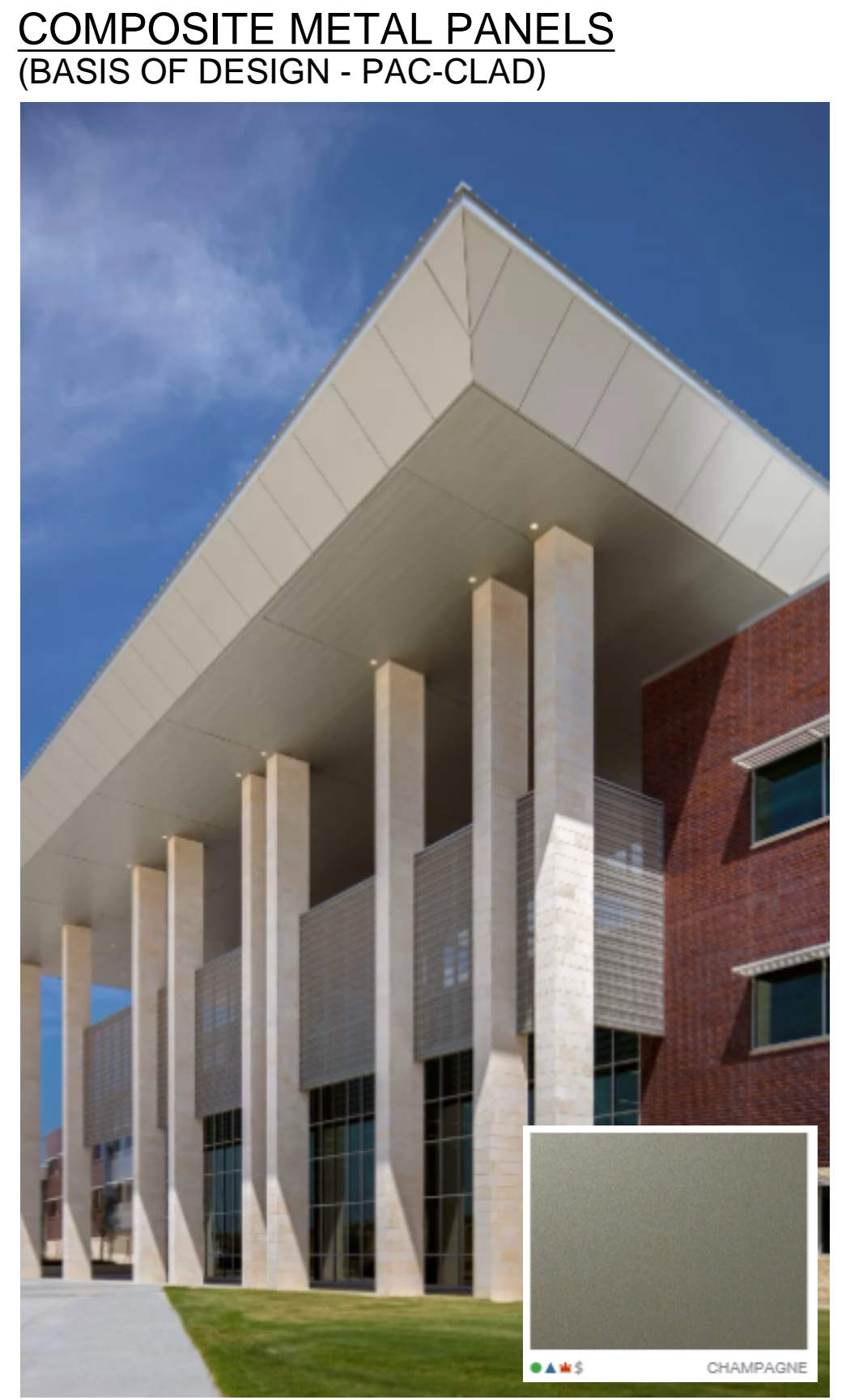
18 SITE SCREEN WALL
 SCALE: 1/8" = 1'-0"

PATTERN	MATERIAL
[Pattern]	CANOPY AND CANOPY COLUMNS PAC-CLAD - ALUMINUM EXTERIOR PANEL SYSTEM - CHAMPAGNE METALIC
[Pattern]	LONGBOARD VERTICAL ORIENTED EXTERIOR T&G V GROOVE PROFILE ALUMINUM SIDING - ROCK ELM
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[Pattern]	CALCIUM SILICATE MASONRY (CSM) OR (CSMU) - ARRISCRRAFT
[Pattern]	CONTROL JOINT

ESa
 Earl Swensson Associates, Inc.
 1033 Demonbreun Street
 Suite 800
 Nashville, Tennessee 37203
 615-329-9445
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UW - LIFEPOINT INPATIENT REHABILITATION HOSPITAL
 FITCHBURG, WISCONSIN

MATERIAL LEGEND



DOCUMENT CHANGES

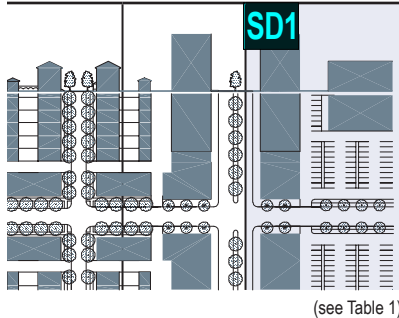
Description	Date

ARTICLE 5 SUBMISSION

Issue Description	Original Issue Date	Project No	Drawn By	Checked By	DBS
	6.4.2025	24381.00	JLL		

EXTERIOR ELEVATIONS
 Sheet Number
A2.03

TABLE 26. FORM-BASED CODE GRAPHICS - SD1 BUSINESS PARK†



(see Table 1)

I. BUILDING FUNCTION (see Tables 9 & 21)

Residential	limited
Lodging	permitted
Office	permitted
Retail	limited
Industrial	permitted
Uses other than Office, lodging, and Industrial	max. 20%

k. BUILDING CONFIGURATION

Principal Building	5 stories max. 2 min.*
Outbuilding	3 stories max.

f. LOT OCCUPATION (see Table 2f)

Lot Width	60 - 300 ft.
Lot Coverage	80% max.

i. BUILDING DISPOSITION (see Table 16)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 2g)

(g.1) Front Principal	0 ft. min. 24 ft. max.
(g.2) Front Secondary	0 ft. min. 24 ft. max.
(g.3) Side	0 ft. min. 24 ft. max.
(g.4) Rear	12 ft. min.
Frontage Buildout	70% min.

h. SETBACKS - OUTBUILDING (see Table 2h)

(h.1) Front	20 ft. min. + bldg setback
(h.2) Side	3 ft. min.
(h.3) Rear	3 ft. min.

j. PRIVATE FRONTAGES (see Table 14)

Common Yard	permitted
Porch & Fence	not permitted
Light Court	not permitted
Forecourt	permitted
Scoop	not permitted
Shopfront	permitted
Gallery	permitted
Parking Lot	by Administrative Approval
Arcade	permitted
Common Entry & Planter	permitted

Refer to Summary Table 9

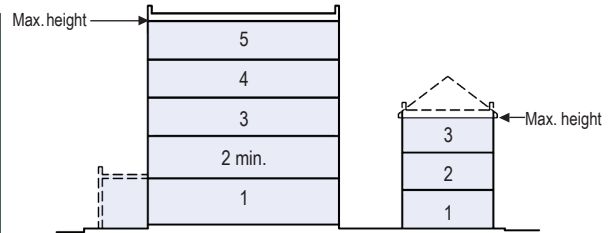
PARKING PROVISIONS

May be located in the First Layer by Administrative Approval.

* 1 Story permitted by Administrative Waiver

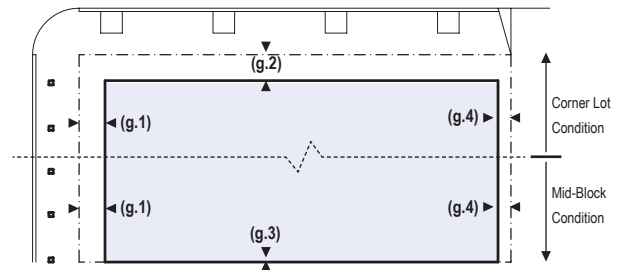
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for first floors must be a minimum of 11 ft. and a maximum of 25 ft. Heights over 25 ft. may be approved by Administrative Waiver.
3. Height shall be measured to the eave or roof deck as specified on Table 15.



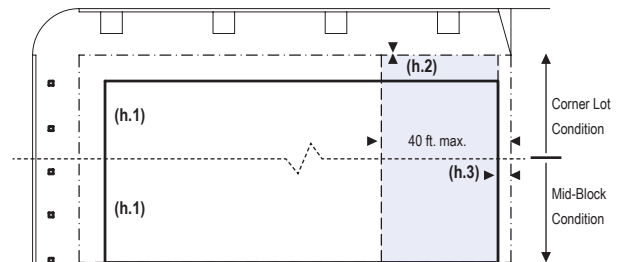
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in g.



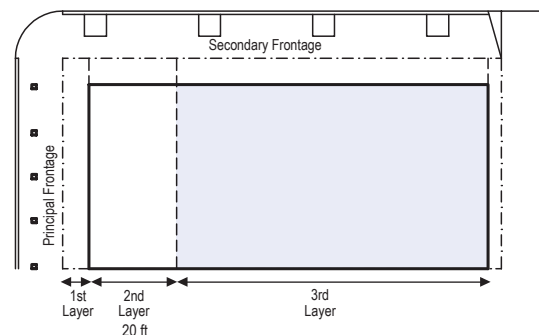
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 27d). Parking in the first Layer may be permitted by Administrative Approval.
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 27d).
3. Trash containers shall be stored within the third Layer.



Face Brick #1 and #2

Location: Exterior Wall - all Sides (see elevations)

Color: Vintage Black Velour, Castile Gray Velour

Sioux City Brick
Since 1913



Cosmopolitan Series

The Cosmopolitan brick series is the perfect complement to any contemporary design. With its range of dark neutral toned bricks it pairs well with stone, or timber, providing an understated, monochromatic backdrop for design and finishing statements.

Catalog sizes: Modular, Utility, Norman, * King

[Sergeant Bluff]



Toasted Fine Art
Velour



Toasted Fine Art
Smooth



Badlands
Velour



Badlands
Smooth



Vintage Black
Smooth



Ebonite
Velour *



Ebonite
Smooth



Coppertone
Velour



Coppertone
Smooth



Charleton
Colonial



Midtown
Ironspot Smooth



Midtown
Ironspot Smooth



Mountain Shadow
Velour



Mountain Shadow
Smooth



Fine Art
Velour



Fine Art
Smooth



Black Hills
Velour

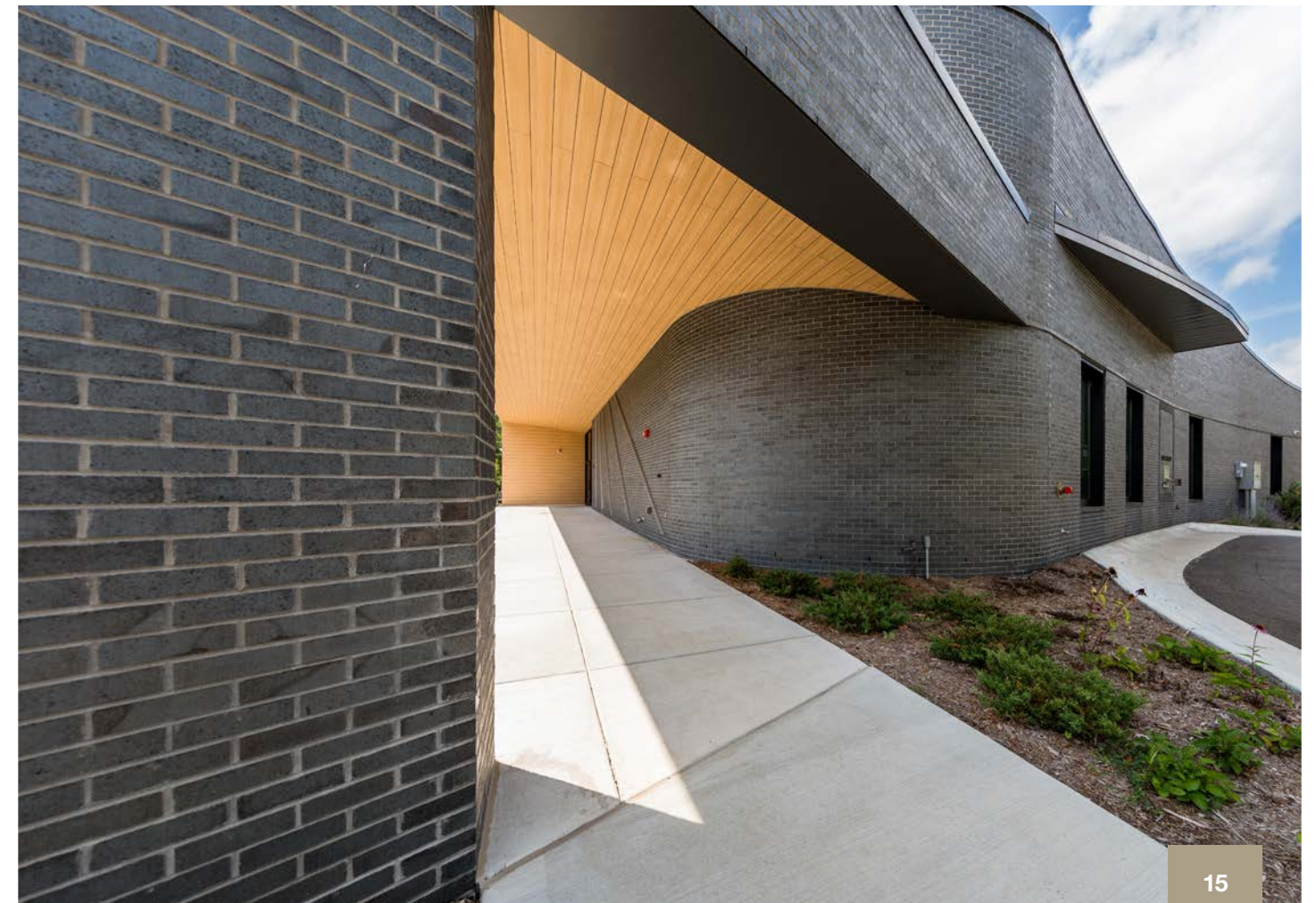


Black Hills
Smooth



Vintage Black
Velour

Face Brick 1



Ebonite Smooth and Ebonite Velour

Urban Gray Velour Series

The Urban Gray Velour Series of products is can be identified by its modern range of deep greys to brown tones across a common velour texture.

Catalog sizes: Modular, Utility

Face Brick 2

[Sergeant Bluff]



White Plains
Velour



Castile Gray
Velour



Beige Gray
Velour



Stonington Gray
Velour



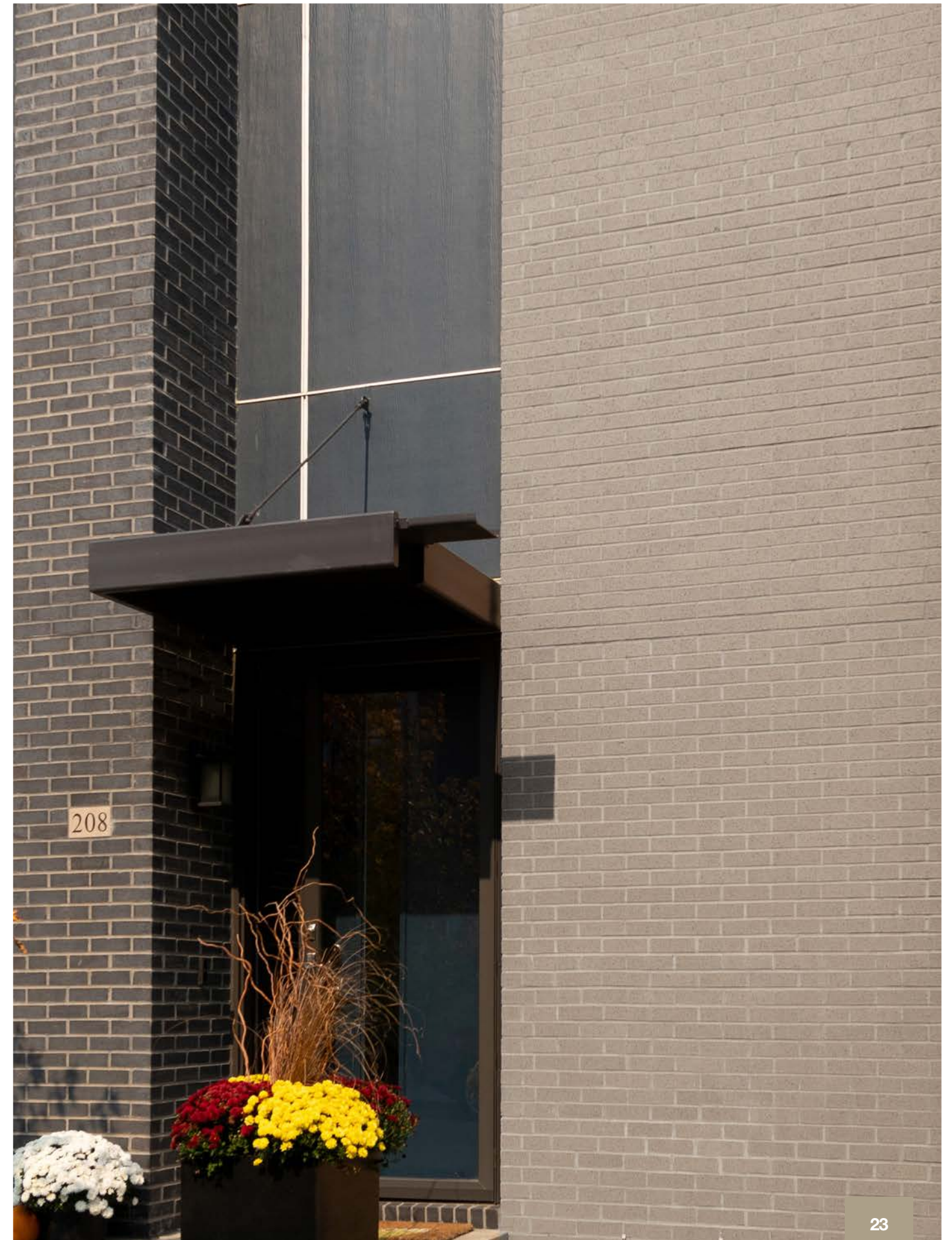
Dunes Gray
Velour



Charcoal Gray
Velour



Oxford Gray
Velour



Dunes Gray Velour and Vintage Black Velour

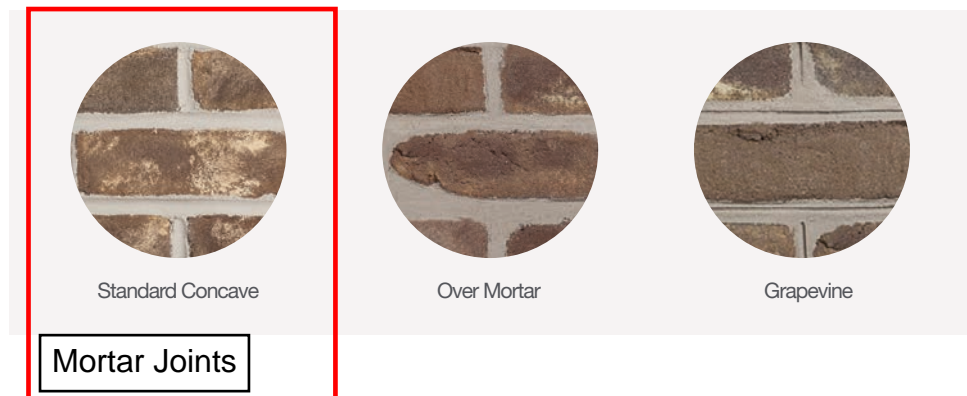
Mortar

COLOR SELECTION

Choosing the right mortar color can make all the difference when building your vision. Whether you're going for contrast or a more even-toned aesthetic, our range of mortar styles can help bring your ideal look to life. See the full suite of mortar colors at glengery.com.



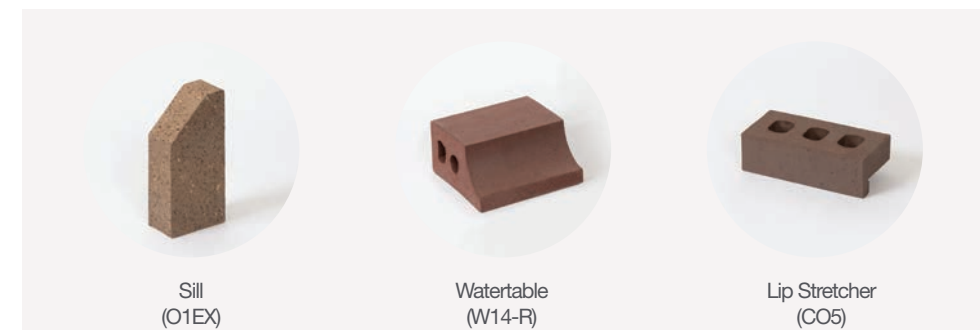
Bind your brick beautifully. Add a tasteful and transformative touch with Glen-Gery mortar.



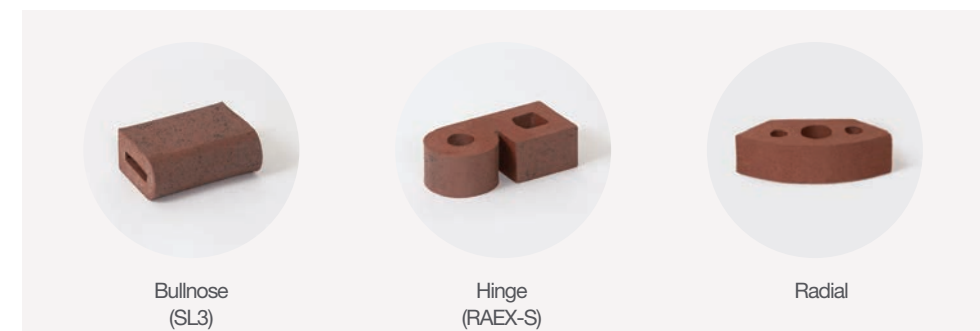
Shapes

CUSTOM AND UNIQUE

Glen-Gery's offerings include water tables, sills, copings, & treads, corners, lips & radials, and arches. Varying specs are available to accommodate any space in whatever application you may need. See the full suite of shapes at glengery.com.



Let your project take shape. Embrace architectural versatility with an array of custom shapes.



Box Rib™ Siding

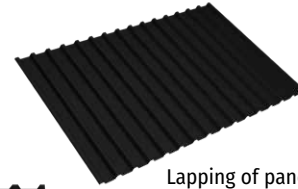
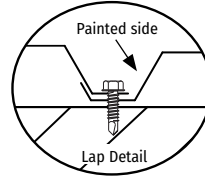
Horizontal Metal Siding

Location: Various (see elevations)

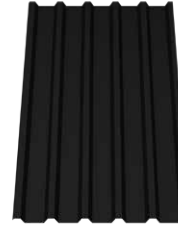
Color: Silversmith



Box Rib is an economical, structural, exposed-fastener siding panel suitable for general usage.

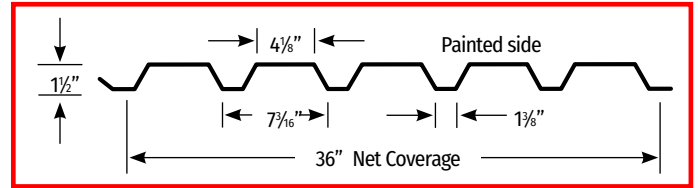


Lapping of panels shown here.



Box Rib (Siding Applications only)

Box Rib is ideal for vertical and horizontal siding, ceilings, and soffit applications.



Properties									Standard Finishes	
Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft ²)	I+ (in ⁴ /ft)	S+ (in ³ /ft)	I- (in ⁴ /ft)	S- (in ³ /ft)	Metallic Coating	Paint System
26	0.0173	80	82	0.91	0.0756	0.0653	0.0967	0.0674	AZ50	Cool Dura Tech™ nt
24	0.0232	50	65	1.21	0.1087	0.1020	0.1333	0.1163	AZ50	Cool Dura Tech™ 5000 (polyvinylidene fluoride) or Cool Dura Tech™ mx (metallic polyvinylidene)
22	0.0294	50	65	1.54	0.1456	0.1438	0.1700	0.1593	AZ50	
20	0.0354	40	55	1.85	0.1911	0.1928	0.2067	0.2122	G90*	
18	0.0459	40	55	2.40	0.2600	0.2573	0.2667	0.2740	G90	

NOTES: The moments of inertia, I⁺ and I⁻, presented for determining deflection are: (2I_{effective} + I_{Gross})/3

*Bare 20 gauge has a AZ50 metallic coating.

standard features

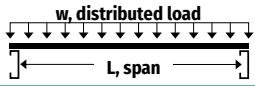
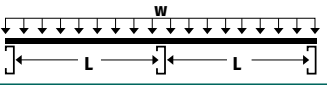
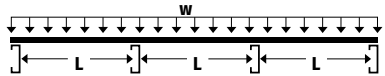
- 36" coverage wall panel.
- Wall Installation: Horizontal or Vertical.
- Gauges: 22ga, 24ga, and 26ga in standard finishes and 20ga available in ZINCALUME® Plus.
- Refer to AEP Span Color Charts for full range of color options and paint systems.
- Custom manufactured panel lengths: 6'-0" to 50'-0".
- Matching fiberglass panels available.
- Testing: ASTM E283 (air infiltration) and ASTM E331 (water infiltration). All testing performed by accredited third-party.
- Wall assemblies rated for fire resistance (UL263) when installed in accordance with UL listings.
- Building Code Approval Report: #ER-0550.
- Manufactured in Sacramento, CA.



optional features

- Short cut sheets from 6'-0" to 1'-0". Additional fees and lead times may apply.
- 18ga and 20ga available in galvanized G90 with standard and custom colors subject to a minimum order size of 4,500 square feet and longer lead times.
- 18ga available in bare galvanized G90 subject to a minimum order size of 18,000 square feet and longer lead times.
- Custom colors, thick film primer and/or clear coat paint finishes available. Subject to 4,500 square feet minimum order.
- Perforation options available for an additional charge. Minimum order size 1,500 square feet (Inquire for smaller orders). Select from standard perforation patterns with open areas of 7.8%, 13.8%, 23.4%, 30.6% or 41.4%.
- Stucco embossed available on 26ga, 24ga and 22ga. Subject to minimum. Order size of 1,500 square feet.

Gauge	Span	Cond.	Allowable Inward Loads (lbs/ft²) per Span (ft.-in.)								
			2'-0"	2'-6"	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	10'-0"
26	Single Span	ASD, W/Ω	391	250	174	98	63	43	32	24	16
		L/180	-	-	-	-	53	31	19	13	7
	Double Span	ASD, W/Ω	353	236	168	97	63	43	32	25	16
		L/180	-	-	-	-	-	-	-	-	16
	Triple Span	ASD, W/Ω	421	285	205	119	77	54	40	31	20
		L/180	-	-	-	-	-	-	36	24	12
24	Single Span	ASD, W/Ω	509	326	226	127	81	57	42	32	20
		L/180	-	-	-	-	76	44	28	19	9
	Double Span	ASD, W/Ω	533	351	248	142	91	63	47	36	23
		L/180	-	-	-	-	-	-	-	-	23
	Triple Span	ASD, W/Ω	646	429	305	175	114	79	58	44	28
		L/180	-	-	-	-	-	-	52	35	18
22	Single Span	ASD, W/Ω	717	459	319	179	115	80	59	45	29
		L/180	-	-	-	-	102	59	37	25	13
	Double Span	ASD, W/Ω	741	485	342	195	126	87	64	49	31
		L/180	-	-	-	-	-	-	-	-	31
	Triple Span	ASD, W/Ω	902	596	422	242	156	109	80	61	39
		L/180	-	-	-	-	-	-	70	47	24
20	Single Span	ASD, W/Ω	770	493	342	192	123	86	63	48	31
		L/180	-	-	-	-	-	77	49	33	17
	Double Span	ASD, W/Ω	777	511	362	207	133	92	68	52	34
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	939	625	445	256	165	115	85	66	41
		L/180	-	-	-	-	-	-	-	62	32
18	Single Span	ASD, W/Ω	1027	657	457	257	164	114	84	64	41
		L/180	-	-	-	-	-	105	66	44	23
	Double Span	ASD, W/Ω	1003	661	466	267	172	120	88	68	43
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	1213	808	573	330	214	149	110	85	54
		L/180	-	-	-	-	-	-	-	84	43

Inward Loads	Single Span		<p>NOTES: Top values based on allowable stress (ASD). Bottom values based on a deflection limit of L/180. "-" denotes that the allowable load is limited by the panel stress vs. deflection limit. Steel conforms to ASTM A653 (Galvanized) or ASTM A792 (ZINCALUME) structural steel. Tabulated values are for positive (inward) uniform loading only. Values are based on the American Iron and Steel Institute "Cold Formed Steel Design Manual" (AISI S100-12). Refer to aepspan.com for more complete Box Rib performance data.</p>
	Double Span		
	Triple Span		

Oil Canning : All flat metal surfaces can display waviness commonly referred to as "oil canning". "Oil canning" is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.



Horizontal Metal Siding

Location: Various (see elevations)

Color: Silversmith

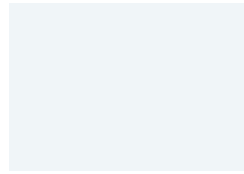


STANDARD COLORS

DURA TECH™ 5000 - Premium 70% Fluoropolymer (PVDF) Paint System



ZINCALUME® PLUS
SRI: 64 • LRV: 67



Cool **REGAL WHITE***
SRI: 88 • LRV: 75



Cool **PARCHMENT**
SRI: 58 • LRV: 40



Cool **SIERRA TAN**
SRI: 55 • LRV: 34



Cool **PEBBLE**
SRI: 48 • LRV: 27



Cool **WALNUT**
SRI: 38 • LRV: 18



Cool **WEATHERED COPPER**
SRI: 34 • LRV: 11



Cool **DARK BRONZE**
SRI: 32 • LRV: 8



Cool **TERRA-COTTA**
SRI: 41 • LRV: 15



Cool **COLONIAL RED**
SRI: 35 • LRV: 9



Cool **OLD TOWN GRAY**
SRI: 43 • LRV: 27



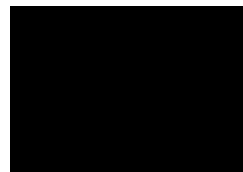
Cool **ZINC GRAY**
SRI: 39 • LRV: 20



Cool **SLATE GRAY**
SRI: 33 • LRV: 12



Cool **MIDNIGHT BRONZE**
SRI: 27 • LRV: 7



Cool **MATTE BLACK***
SRI: 29 • LRV: 5



Cool **TAHOE BLUE**
SRI: 33 • LRV: 14



Cool **REGAL BLUE**
SRI: 29 • LRV: 10



Cool **SAGE GREEN**
SRI: 41 • LRV: 21



Cool **LEAF GREEN**
SRI: 30 • LRV: 11



Cool **FOREST GREEN**
SRI: 29 • LRV: 9



PRE-PRIMER
(PRE-PRIMED TWO SIDES)

PREMIUM COLOR¹ (Subject to upcharge)



VINTAGE*¹
SRI: 22 • LRV: 20

METALLIC COLORS¹ DURA TECH™ mx Premium 70% Fluoropolymer (PVDF) Pearlescent Paint System (Subject to upcharge)



Cool **METALLIC SILVER¹**
SRI: 65 • LRV: 50



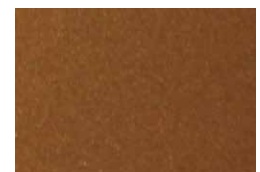
Cool **SILVERSMITH¹**
SRI: 58 • LRV: 54



Cool **ZACTIQUE® II¹**
SRI: 39 • LRV: 22



Cool **METALLIC CHAMPAGNE¹**
SRI: 54 • LRV: 33



Cool **METALLIC COPPER¹**
SRI: 53 • LRV: 29

REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS.

Sample color chips are available upon request. Consult your AEP Span representative for more information.

DURA TECH™ Fluoropolymer Coatings



TABLE NOTES:

- 24 and 22 GA
- 24 GA only
- 22 GA only

SRI: Solar Reflective Index.
LRV: Light Reflectance Value.

DURA TECH™ 5000 (PVDF)		SRI	LRV	Design Span®	Span-Lok™ hp	Select Seam®	Flex Series	Prestige Series®	Perception Collection®	Flush Panel	HR-36®	Box Rib™	Nu-Wave® Corrugated	PBR Panel	U-Panel	Mini-V-Beam™	Flat Sheet 46"	Flat Sheet 48 3/8"
Cool Regal White*	88	75	●	●	●	□	●	□	●	●	●	●	●	●	●	●	●	●
Cool Parchment	58	40	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Sierra Tan	55	34	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Pebble	48	27	●	●	●	□	●	□	●	○	○	○				○	●	●
Cool Walnut	38	18	●	●	●	□	●	□	●	○	○	○				○	●	●
Cool Weathered Copper	34	11	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Dark Bronze	32	8	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Terra-Cotta	41	15	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Colonial Red	35	9	●	●	●	□	●	□	●	○	○	○	○	○	○	○	●	●
Cool Old Town Gray	43	27	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Zinc Gray	39	20	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Slate Gray	33	12	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Midnight Bronze	27	7	●	●	●	□	●	□	●	●	●	●				●	●	●
Cool Matte Black*	29	5	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Tahoe Blue	33	14	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Regal Blue	29	10	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Sage Green	41	21	●	●	●	□	●	□	●	●	●	●				●	●	●
Cool Leaf Green	30	11	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Forest Green	29	9	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
DURA TECH™ mx (PVDF) ¹																		
Cool Metallic Silver	65	50	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Silversmith	58	54	●	●	●	□	●	□	●	○	○	○				○	●	●
Cool ZACTique® II	39	22	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Metallic Champagne	54	33	●	●	●	□	●	□	●	●	●	●	○	○	○	●	●	●
Cool Metallic Copper	53	29	●	●	●	□	●	□	●	○	○	○				○	●	●
PREMIUM COLOR 1																		
Vintage®	22	20	○	○	○	○	○	○	○	○	○	○					○	○
BARE (Clear Acrylic Coated)																		
ZINCALUME® Plus	64	67	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
PRE-PRIMER																		
Pre-Primed Two Sides	N/A	N/A																○

PAINT SYSTEM	SMP	PVDF
OVERALL	Better	Best
PRICE POINT	Moderate	Higher
WARRANTY	Long	Longest
DURABILITY	Improved Weatherability	Highest Weatherability
APPLICATION	Residential & Commercial	High-end, Architectural/Commercial
OTHER ATTRIBUTES	Wide range of colors & gloss options	Excellent chalk & fade resistance

DURA TECH™ 5000: A premium 70% Fluoropolymer (PVDF) paint system.

DURA TECH™ mx: A premium Fluoropolymer (PVDF) Pearlescent paint system.

VINTAGE® COATED METAL: TruZinc® G90 substrate with a FEVE paint system and graffiti-resistant qualities.

*** AVAILABLE IN ALUMINUM .040" ONLY:** Stocked in Matte Black and Regal White, and is available in 48" x 10' flat sheet.

Material is painted on both sides. One side is Matte Black and the other is Regal White.

1 BATCH SENSITIVITY: Prints and metallic paint systems are batch sensitive (may have color variation) and are directional in nature. Different batches are not to be mixed on projects. AEP Span recommends requesting a sample before ordering to ensure color accuracy. AEP Span is not responsible for color variations.

OIL CANNING: All flat metal surfaces can display waviness commonly referred to as "oil canning". Oil canning is an inherent characteristic of metal products, not a defect, and therefore is not a cause for panel rejection.

SRI values in accordance with ASTM E1980 and are based on independent testing. Cool Roof Rating Council (CRRC) performance values for CA Title 24 are based on color families and will differ from those listed in table.

REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS
 Sample color chips are available upon request. Consult your AEP Span representative for more information.

SPECIALTY PRINTS, ALUMINUM, CUSTOM COLORS, AND OTHER GAUGES AVAILABLE AS SPECIAL ORDERS
 Inquire with your outside sales representative about lead times and minimum order requirements.

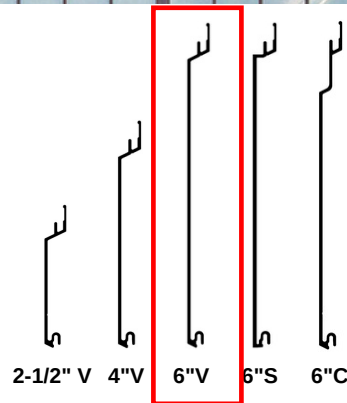
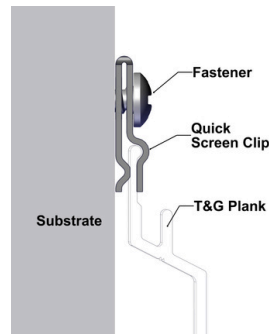
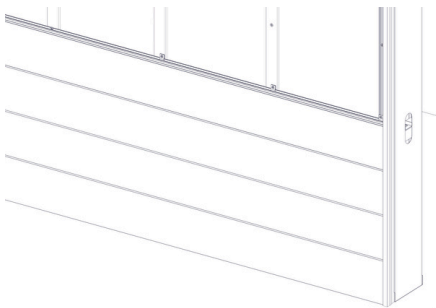


ZINCALUME® Plus

TONGUE & GROOVE CLADDING SYSTEM

Vertical Metal Siding
Location: Accent (see elevations)
Color: Rock Elm

TYPICAL ISOMETRIC



PROFILES

V-Groove: 2-1/2", 4", 6"
 Smooth: 6"
 Channel: 6"
 Standard Lengths: 24', 2-1/2"(12")
 96 SQ FT/box

COMPONENTS - Standard Lengths: 12'

Traditional: Starter Strip, Back-to Back Starter Strip, 2" Corner Set, 1-3/8" Two Piece J-Track, 1-3/8" Termination Set, Compression Joint (24"), 1-1/2" Flat Reveal Set, 1-1/2" U-Reveal Set, 1-1/2" T&G U-Reveal, 2" Offset Flat Reveal

Craftsman: 7/8" J-Track, 3/4" Inside Corner, 1" Outside Corner, 3/4" U-Reveal Set, 3/4" T&G U-Reveal

Precision: 5/8" Starter J-Track, 3/16" Outside Corner, 5/8" J-Track, 5/8" Two Piece J-Track, 5/8" Termination Set, 1/2" Flat Reveal, 1/2" T&G Flat Reveal

T&G_IS_RF_V7

FINISHES

Woodgrains, solid color, naturally aged metal, custom solid color matching (additional lead times apply)

ATTACHMENT

Planks: Quick-screen clips w. #10 Pan Head screws* @ 32" o.c. (standard).
 Quick-screen clips included: 135 pcs/4" box, 90 pcs/6" box.
 Trims: hard fasten w. #10 Pan Head screws* @ 16" o.c. *Screws not included.

BIM & CAD

RVT & DWG files available, see website for details

LEAD TIME

Most Popular Finishes
 -ready to ship within 1 week
 Additional Finishes
 -ready to ship within 14 weeks

TECHNICAL SPECIFICATIONS

PHYSICAL DATA

6063-T5 Extruded Aluminum
 100% Recyclable
 Warranty: Finish:15 year (standard)/20 year* (ultra) (*10 week lead time);
 Aluminum: 50 year
 Weight (lbs/sqft): ~1.5

TESTING

ICC-ESR 4182 Evaluation Report - Division: 07 00 00 Thermal and Moisture Protection Section: 07 46 00 - Siding

AAMA 509 Rainscreen: W1, V2

LARR - Los Angeles Department of Building Safety (LADBS) accepts ICC-ES reports as proof of compliance


Florida Product Code: FL41934


Miami Dade, Florida, Notice of Acceptance(NOA): NOA No. 22-0209.01
 -Expiration Date: January 26, 2028

Impact testing: TAS 201

WUI (The Wildland-Urban Interface) – California Department of Forestry & Fire Protection Office of the State Fire Marshal Listing No. 8140-2286:0500

 **Fire Rating:** Class A Non-Combustible by ASTM E136 & ASTM E84 ; A2-s1,d0 by EN 13501-1

 **Light Reflectance:** 5% (Black) up to 73.2% (Ultra White)

 **Wind load:** Up to 121 psf (5794 Pa) TAS 202, TAS 203



info@longboardproducts.com
longboardproducts.com
 800 604 0343

Finish Options

Achieve your vision.

Whether creating a space that offers the warmth and appearance of Woodgrains, or the modern industrialized look of Naturally Aged Metals, we have a finish option for you.

Require a custom finish or color? Our experienced color-matching team can make it a reality!

Contact us to confirm lead times for orders greater than 15k sq.ft in the Most Popular Finishes category.

Longboard Finish Classification

Type: Woodgrain / Solid / Metallic / Speckle / Naturally Aged Metal

Surface: Smooth / Textured

Sheen: Matte / Satin / Glossy

Performance: AAMA 2604 / AAMA 2605

Finish Warranty: 15 Year / 20 Year



Click / Scan the QR code to check our latest lead times and explore available options!

Woodgrains

Longboard's woodgrain finishes have a slight texture with matte sheen.



Vertical Metal Siding

Location: Accent (see elevations)

Color: Rock Elm

Solid & Specialty



Speckle



Naturally Aged Metals



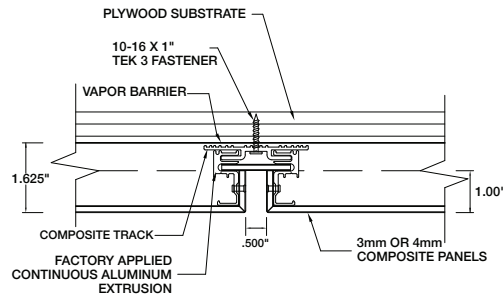
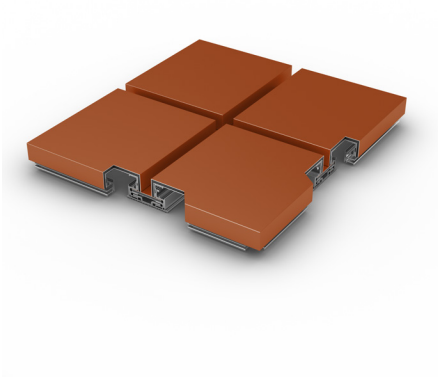
Print, Screens, and our pictures do not accurately reflect aspects of our finishes – textures, sheen, woodgrain hues, etc. Always order a physical sample before purchase! Our Color Bars swatches and samples will provide an accurate representation.

If a custom finish is required, we will work with our industry leading coating suppliers to develop a custom finish solution. All finishes are rigorously tested for corrosion and weathering resistance to ensure that it will stand up and deliver superior performance in the built environment.

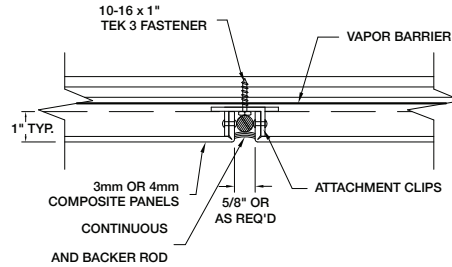
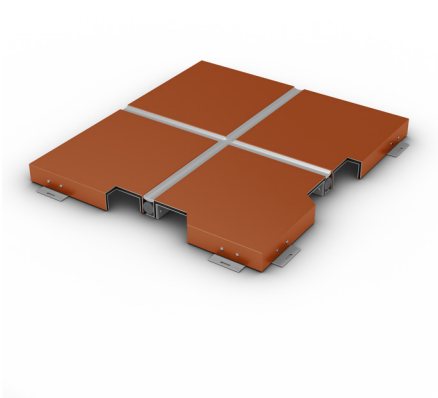
We perform accelerated weathering testing in our onsite laboratory and work closely with coating suppliers to review weathering results of finishes undergoing natural Florida exposure testing. Our disciplined approach to powder coating, quality and process control distinguishes it as industry leading product manufacturer and ensures that its premium products stay looking beautiful for many, many years.

COMPOSITE WALL PANELS

PAC-3000 RS



PAC-3000 CS



PRODUCT FEATURES

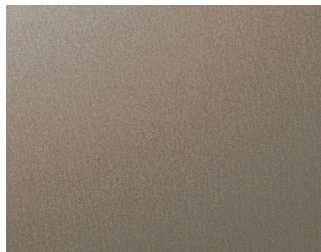
- ▶ Available in a wide variety of non-PAC-CLAD colors and finishes
- ▶ Consult Petersen rep for color options (extra fee applies for PAC-CLAD colors)
- ▶ Precise fabrication to meet exacting tolerances
- ▶ Rout-and-return fabrication
- ▶ Welded corners available

MATERIALS

- ▶ 3mm, 4mm, 6mm – Composite
- ▶ .063 - .125 Mill Finish Aluminum
- ▶ Zinc
- ▶ Stainless steel
- ▶ Anodized aluminum

TESTS

- ▶ ASTM E283*
 - ▶ ASTM E330*
 - ▶ ASTM E331*
- * Composite material only



● ▲ 🏰 \$

CHAMPAGNE

ALUMINUM EXTERIOR PANEL SYSTEM

Location: Main Entry Canopy, Therapy Courtyard Eyebrow
Color: Champagne



EXTERIOR GLAZING

Location: All windows and aluminum doors

Color: VUE2-40

VIRACON®

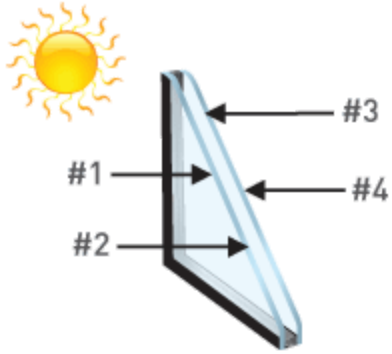
1" (25mm) Insulating VUE2-40

PERFORMANCE DATA

Transmittance	
Visible Light	35%
Solar Energy	13%
UV	3%
Reflectance	
Visible Light-Exterior	13%
Visible Light-Interior	15%
Solar Energy	11%
NRFC U-Value	
Winter	0.29 (hr x sqft x °F)
Summer	0.26 (hr x sqft x °F)
Shading Coefficient	0.23
Relative Heat Gain	50Btu/(hr x sqft)
Solar Heat Gain Coefficient (SHGC)	0.20
LSG	1.75



Makeup



1/4" (6mm) green with VUE-40 #2
1/2" (13.2mm) space - air filled
1/4" (6mm) clear

Viracon's solar and optical performance data is center of glass data based on the National Fenestration Rating Council measurement standards, calculated using Lawrence Berkeley National Laboratory's (LBNL) WINDOW 7 software.

Winter and Summer U-Values are the only performance values available for spandrel glazing. The U-Values for spandrel glazing are the same as the corresponding vision unit. The spandrel color does not impact U-Value.

EXTERIOR STOREFRONT

Location: All windows and aluminum doors

Color: Charcoal

DESIGN AND PERFORMANCE
VERSATILITY WITH UNMATCHED
FABRICATION FLEXIBILITY

Photography: © Bob Perzel



TRIFAB® VERSAGLAZE® 450, 451 & 451T (THERMAL) FRAMING SYSTEMS & TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels.

The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs actual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choice, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units for efficient handling and installation. (available for all Trifab systems)
- **Shear Block** – for punched openings or continuous runs using tubular verticals with shear blocks to connect horizontal members. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Continuous sill and head receptors are installed with horizontals connected to tubular verticals with shear blocks. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)

Photography: © Ben Gancsos



All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

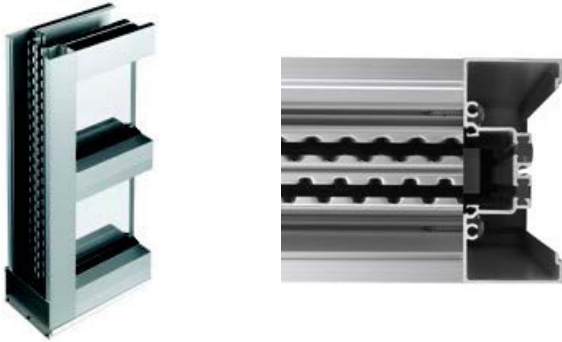
Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project.

(See the Kawneer Architectural Manual or Kawneer.com for additional information.)

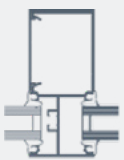
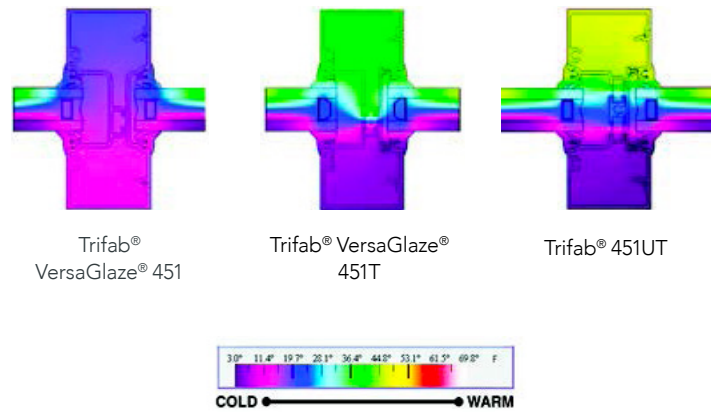


Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

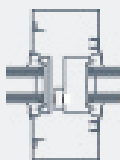
PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425

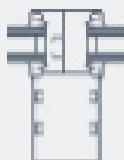
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



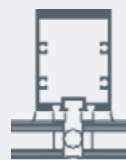
Front



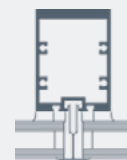
Center



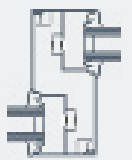
Back



SSG



Weatherseal



Multi-Plane

HIGH-PERFORMING PAINTS THAT LET YOU DESIGN IN VIBRANT LIVING COLOR

PERMAFLUOR™ ARCHITECTURAL FINISHES



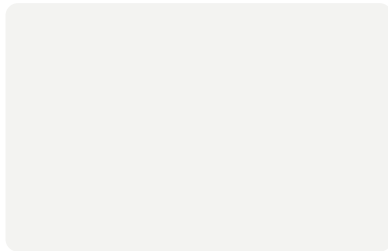
ANTIQUE BRONZE - UC100027



BLACK - UC109846



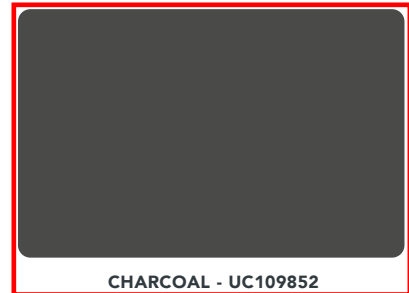
BLACK MAGIC - UC135973



BONE WHITE - UC109880



BRIGHT WHITE - UC55026



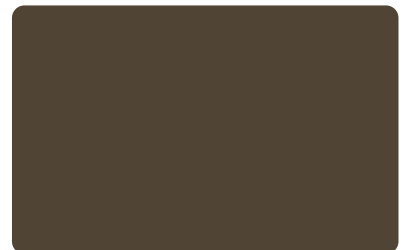
CHARCOAL - UC109852



CLASSIC BRONZE - UC109850



DOVE GRAY - UC109848



MEDIUM BRONZE - UC109862



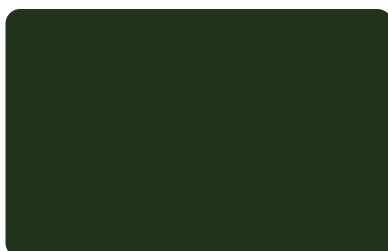
SANDSTONE - UC109856



SERENGETI GRASS - UC139981



ZINC GRAY - UC127266



HARTFORD GREEN - UC109881

There's a painted finish as expressive and enduring as the buildings you design. Permafluor™ Architectural Coatings combine beauty and successful performance as only a 70% fluoropolymer-based coating can.

Permafluor™ colors add life to your architectural expressions. Thirteen standard colors and a limitless pallet of custom colors can satisfy your creative needs. The standard colors are always in stock at Kawneer paint facilities for fast turnaround while the Permafluor™ custom colors can be formulated to meet your needs.

This is a paint that endures along with your architectural statement. Permafluor™ is formulated to maintain integrity for years. Outstanding durability translates to substantial maintenance savings over the life of the building.

Thousands of buildings throughout the world are a testament to the lasting beauty and performance of Kawneer standard Permafluor™ Architectural Coatings.

KAWNEER #22 STOCK PERMAFLUOR™ ARCHITECTURAL COATINGS

The 13 standard Permafluor™ colors shown on this chart are Kawneer #22 stock coatings. They are stocked at Kawneer paint facilities for fast turnaround of painted projects.

The following specifications are required for the proper application and end-use results of Permafluor™. Performance properties represent minimum results when Permafluor™ is applied according to specifications.

SPECIFICATIONS THAT MEET AAMA 2605 REQUIREMENTS

Permafluor™ coating will meet or exceed test requirements of AAMA 2605, Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels.

The following are guidelines for specifying and applying Permafluor™ coatings:

Pretreatment – The aluminum shall be thoroughly cleaned using a multi-stage cleaning process to remove organic and inorganic surface soils and residual oxides. Apply a chemical conversion coating to which organic coatings will firmly adhere.

Primer – The cleaned and treated substrate shall be primed to a thickness of 0.2 – 0.3 mils using approved factory application methods.

Paint – The Permafluor™ paint system shall contain 70% PVDF (Hylar 5000® or Kynar 500®) resin and durable ceramic pigments. It shall be factory applied and oven baked for a topcoat film thickness of 1.0 mil minimum. Clear topcoat, if required, shall be applied at 0.4 – 0.8 mils.

PERFORMANCE TABLE

Criteria	Performance
AAMA 2605	Meets or exceeds
Substrate	Aluminum only
Pretreatment	Multi-stage cleaning and conversion coating
Dry Film Thickness (ASTM D7091)	1.2 mils
Specular Gloss (ASTM D523)	Low and medium
Dry Film Hardness (ASTM D3363)	F min.
Impact Resistance	1/10" deformation No loss of adhesion
Abrasion Resistance (ASTM D968)	Coefficient of 40 minimum
Salt Spray (ASTM G85 Annex A5)	Hours: 2,000 Scribe or cut edges: Rating 7 Field: Rating 8
Humidity Resistance(ASTM D2247 or ASTM D4585)	Hours: 4,000 Few No. 8 blisters max.
10 Years South Florida	Color change: 5ΔE (Hunter) units max. Chalk resistance: Rating 8 max.
10% Muriatic Acid Spot Test	15 min. No blistering or visual change
Mortar (Alkali) Resistance	24-hour spot test, no visual change
72-Hour Detergent Immersion (@ 100°F)	No loss of adhesion
Boiling Water Adhesion	No removal of film after 20 min. exposure

Hylar 5000® is a registered trademark of Solvay Solexis, Inc., Kynar 500® is a registered trademark of Arkema Inc.

Note: These color samples are as close as possible to actual colors offered within the limitations of printing techniques. Final color specification will be as per approved color samples. Permafluor™ finishes are formulated for Kawneer Company, Inc.

Permafluor™ : Form Number 14-2195.C

EXTERIOR LIGHTING

Location: All Site Lighting

Color: Black



D-Series LED Area Luminaires

Next Level Area Lighting Solutions

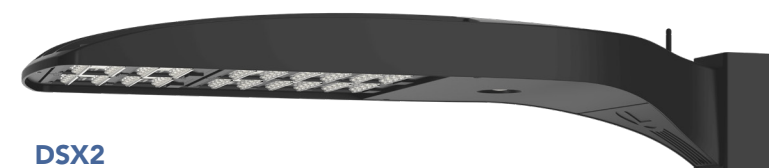




A New Standard of Excellence and Performance

For over 10 years, the legacy D-Series family has been a favorite of industry professionals for use on exterior lighting projects. Now, the fully redesigned D-Series, is once again changing the game and bringing area lighting to a new level of excellence and performance.

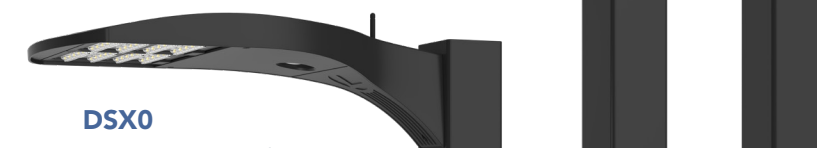
D-Series blends seamlessly into any environment with its continuous body design and combination of fully integrated nLight® AIR network controls to create a refined and contemporary look while providing the lumens you need.



DSX2
20,000 to 60,000 lumens



DSX1
7,000 to 35,000 lumens



DSX0
5,000 to 21,000 lumens

D-Series LED Area Luminaire Family

An unmatched combination of features, options, and performance to take your design to the next level.

Available in three sizes with excellent scale to mounting height ratios, the D-Series family can meet the full range of application requirements and your projects most demanding needs.

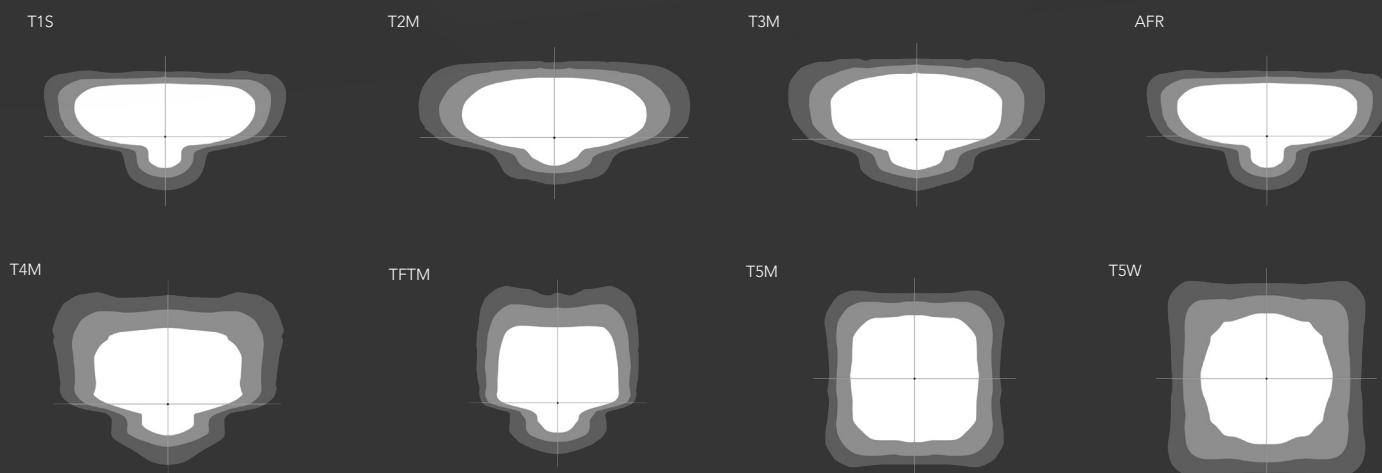


Leading-Edge Optical Performance

Fifteen distribution patterns offering designers everything needed to effectively illuminate even the most challenging sites. The D-Series precision-designed optics provide wider pole spacings, superior uniformity and unmatched corner and backlight control near property lines.

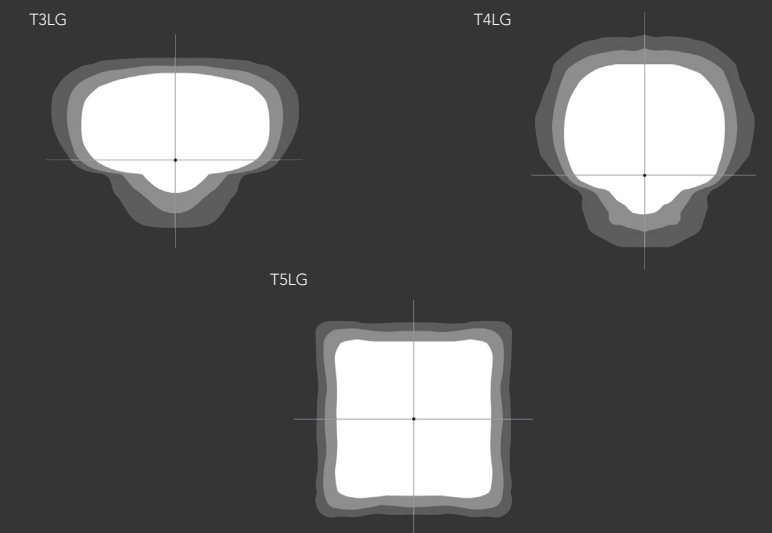
Standard Optics

Largest light patterns that maximize pole spacings and provide exceptional uniformity.



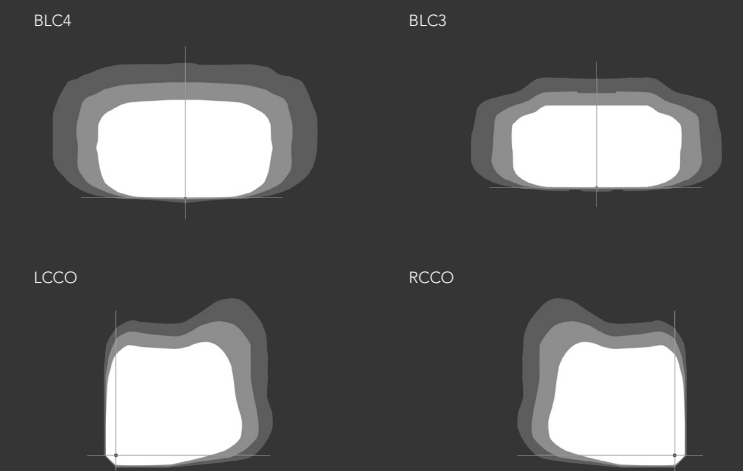
Low G Optics

Controls high angle light and maximizes lumens while maintaining a Low G in the BUG rating.



Backlight and Corner Control Optics

Unmatched corner and backlight control solutions for applications where precision control is required behind the pole, at property lines and perimeters.





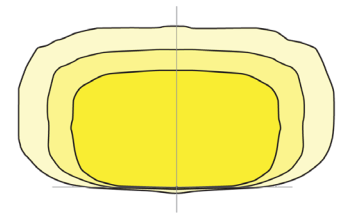
Backlight Control

The state-of-the-art BLC optics reduce light behind poles while providing excellent forward and lateral projection. Poles can be strategically placed near adjacent property or boundary lines while achieving optimal curb line results.

D-Series BLC Backlight Control Benefits

- As little as 0.5% of total light behind pole
- Shortest distance to zero foot-candles
- BUG – B=0 with up to 43,000 lumens

BLC4



Ultimate Configurability

Exterior lighting demands a product that can perform and be configured to exact needs. The fully configurable D-Series provides the necessary standard features and a large breadth of key options allowing industry professionals to tailor their designs to the needs of the project.

Configurations

- Three sizes offering 5,000 to 60,000 lumens for front-to-back site design
- Fifteen photometric distributions provide solutions for a large array of standard and specialty applications
- Large range of standard CCT's available: 2700K/3000K/3500K/4000K/5000K
- Standard 70/80 CRI and optional 90 CRI
- Four standard colors with textured and non-textured finish and over 120 RAL colors and custom match options available

Features and Specialty Options

- Durable and long-lasting silicone lens is resistant to elements and will not yellow
- Integral arm universal mount option fits a range of pole drillings
- Optional added corrosion protection for applications in coastal areas
- Two amber LED solutions available including turtle-friendly
- Solar configurations offer ability to reduce carbon footprint and placement of luminaires in remote areas

Control Options

- NLTAIR2 PIRHN: nLight® AIR network based wireless controls offering group dimming
- PIR: Integral motion/ambient sensor
- DS: Dual switching provides luminaire wired with two circuits allowing for 50/50 operation
- BL30/BL50: Integral bi-level dimming device allows for a second circuit to switch the luminaire to either 30% or 50% light output
- FAO: Field adjustable output device allows dimming through an internal switch



nLight™

- Site-wide controls solution
- Motion sensing dusk-to-dawn photocontrol
- Wireless grouping
- Smart phone commissioning

From a trusted brand with over 75 years of lighting history, discover what's next with the all-new D-Series from Lithonia Lighting®.





To learn more about D-Series Area Luminaires,
visit www.LithoniaLighting.com



Join the conversation - follow us on social media.



D-Series Size 1 LED Area Luminaire

EXTERIOR LIGHTING

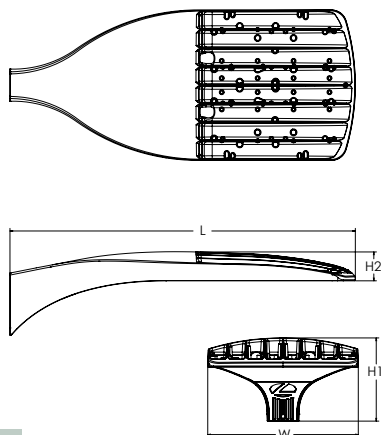
Location: All Site Lighting - See Plan
Color: Black



d#series

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



ds Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	(this section 70CRI only)		AFR Automotive front row	TSM Type V medium	Shipped included
	P1 P6	30K 3000K	70CRI	T1S Type I short	TSLG Type V low glare	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control ³	SPA5 Square pole mounting #5 drilling ⁹
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare ³	BLC4 Type IV backlight control ³	RPA5 Round pole mounting #5 drilling ⁹
	P5			T4M Type IV medium		SPA8N Square narrow pole mounting #8 drilling
	Rotated optics	27K 2700K	80CRI	T4LG Type IV low glare ³	LCCO Left corner cutoff ³	WBA Wall bracket ¹⁰
	P10 ¹ P12 ¹	30K 3000K	80CRI	TFTM Forward throw medium	RCCO Right corner cutoff ³	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11 ¹ P13 ¹	35K 3500K	80CRI			
		40K 4000K	80CRI			
		50K 5000K	80CRI			

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11, 12, 20, 21}	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13, 20, 21}	HS Houseside shield (black finish standard) ²²	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴	L90 Left rotated optics ¹	DWHXD White
PERS Five-pin receptacle only (controls ordered separate) ^{14, 21}	R90 Right rotated optics ¹	DBBTD Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separate) ^{14, 21}	CCE Coastal Construction ²³	DBLXD Textured black
FAO Field adjustable output ^{15, 21}	HA 50°C ambient operation ²⁴	DNATXD Textured natural aluminum
BL30 Bi-level switched dimming, 30% ^{16, 21}	BAA Buy America(n) Act and/or Build America Buy America Qualified	DWHGXD Textured white
BL50 Bi-level switched dimming, 50% ^{16, 21}	SF Single fuse (120, 277, 347V) ²⁵	
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷	DF Double fuse (208, 240, 480V) ²⁶	
DS Dual switching ^{18, 19, 21}	Shipped separately	
	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
	BSDB Bird Spikes (field install required)	



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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

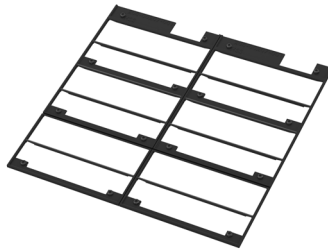
NOTES

- 1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- 3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- 4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- 7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- 8 XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
- 9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- 10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
- 11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- 12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- 13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- 14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- 16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
- 17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- 18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- 19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- 20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
- 21 Reference Controls Options table on page 4.
- 22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- 24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- 25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- 26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



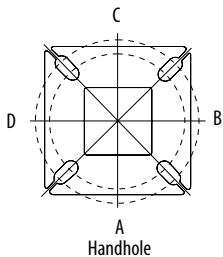
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

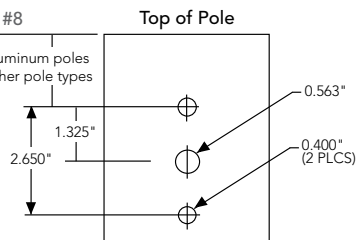
HANDHOLE ORIENTATION



Handhole

Template #8

1.75" for aluminum poles
2.75" for other pole types



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09



COMMERCIAL OUTDOOR

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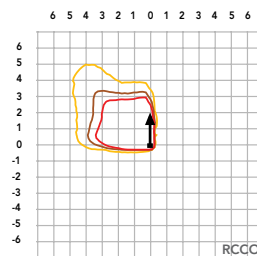
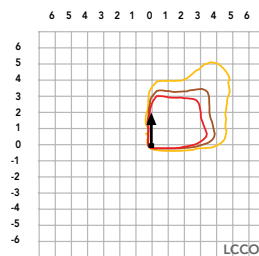
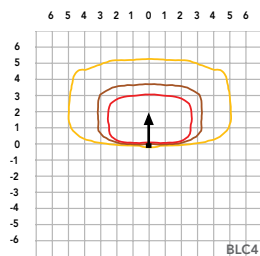
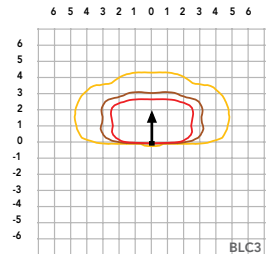
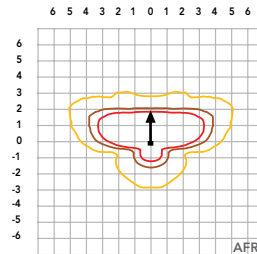
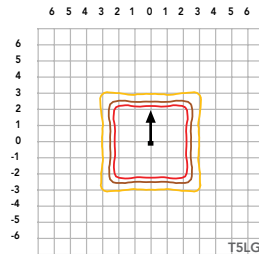
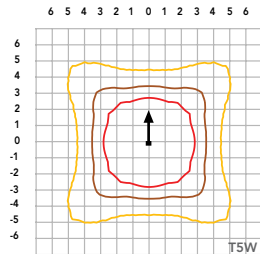
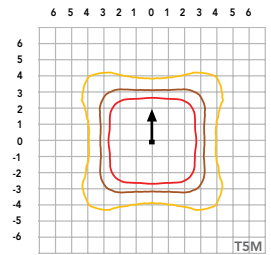
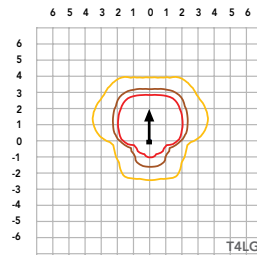
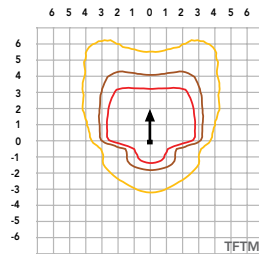
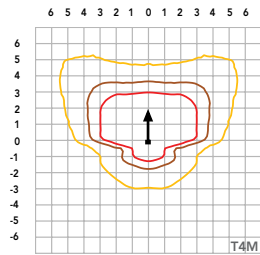
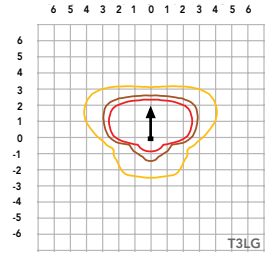
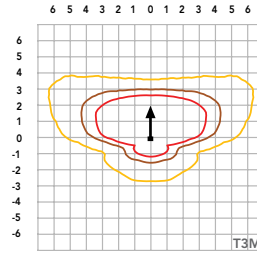
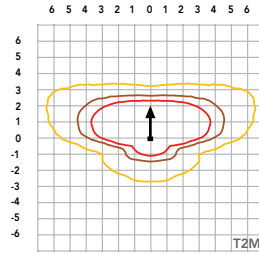
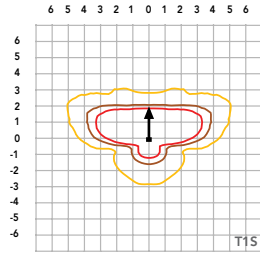
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°C	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Elypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K								
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162				
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150				
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152				
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136				
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154				
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140				
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155				
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159				
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161				
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159				
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111				
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114				
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112				
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112				
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162				
				P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
								T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
T3M	9,368	2	0					3	138	9,763	2	0	3	144	9,953	2	0	3	147				
T3LG	8,368	1	0					2	123	8,721	1	0	2	129	8,891	1	0	2	131				
T4M	9,507	2	0					3	140	9,909	2	0	3	146	10,102	2	0	3	149				
T4LG	8,647	1	0					2	128	9,012	1	0	2	133	9,187	1	0	2	136				
TFTM	9,573	2	0					3	141	9,977	2	0	3	147	10,172	2	0	3	150				
T5M	9,782	4	0					2	144	10,195	4	0	2	150	10,393	4	0	2	153				
T5W	9,940	4	0					2	147	10,360	4	0	2	153	10,562	4	0	2	156				
T5LG	9,810	3	0					1	145	10,224	3	0	1	151	10,423	3	0	1	154				
BLC3	6,814	0	0					2	101	7,101	0	0	2	105	7,240	0	0	2	107				
BLC4	7,038	0	0					3	104	7,334	0	0	3	108	7,477	0	0	3	110				
RCCO	6,875	1	0					2	101	7,165	1	0	2	106	7,305	1	0	2	108				
LCCO	6,875	1	0					2	101	7,165	1	0	2	106	7,305	1	0	2	108				
AFR	9,997	1	0					2	147	10,418	1	0	2	154	10,621	1	0	2	157				
P3	102W	30	1050					T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
								T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137				
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123				
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139				
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127				
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140				
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143				
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146				
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144				
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100				
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103				
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101				
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101				
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147				

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K								
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141				
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130				
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132				
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118				
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134				
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122				
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135				
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138				
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140				
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138				
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96				
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99				
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97				
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97				
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141				
				P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
								T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
T3M	16,917	3	0					4	122	17,630	3	0	4	128	17,974	3	0	4	130				
T3LG	15,111	2	0					2	109	15,749	2	0	2	114	16,055	2	0	2	116				
T4M	17,169	3	0					5	124	17,893	3	0	5	130	18,242	3	0	5	132				
T4LG	15,615	2	0					2	113	16,274	2	0	2	118	16,591	2	0	2	120				
TFTM	17,288	2	0					4	125	18,017	2	0	5	130	18,368	3	0	5	133				
T5M	17,664	5	0					3	128	18,410	5	0	3	133	18,768	5	0	3	136				
T5W	17,951	5	0					3	130	18,708	5	0	3	135	19,073	5	0	3	138				
T5LG	17,716	4	0					2	128	18,463	4	0	2	134	18,823	4	0	2	136				
BLC3	12,305	0	0					3	89	12,824	0	0	3	93	13,074	0	0	3	95				
BLC4	12,709	0	0					4	92	13,245	0	0	4	96	13,503	0	0	4	98				
RCCO	12,416	1	0					3	90	12,940	1	0	3	94	13,192	1	0	3	95				
LCCO	12,416	1	0					3	90	12,940	1	0	3	94	13,192	1	0	3	95				
AFR	18,052	2	0					3	131	18,814	2	0	3	136	19,180	2	0	3	139				
P6	165W	40	1250					T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
								T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127				
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113				
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129				
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117				
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129				
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132				
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134				
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133				
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92				
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95				
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93				
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93				
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135				

Performance Data

Lumen Output

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Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495
T2M	26,587	3	0					5	123	27,709	3	0	5	128	28,249	3	0	5	131
T3M	26,895	3	0					5	125	28,030	3	0	5	130	28,576	3	0	5	132
T3LG	24,025	3	0					3	111	25,038	3	0	3	116	25,526	3	0	3	118
T4M	27,296	3	0					5	127	28,448	3	0	5	132	29,002	3	0	5	134
T4LG	24,826	3	0					3	115	25,873	3	0	3	120	26,378	3	0	3	122
TFTM	27,485	3	0					5	127	28,645	3	0	5	133	29,203	3	0	5	135
T5M	28,084	5	0					4	130	29,269	5	0	4	136	29,839	5	0	4	138
T5W	28,539	5	0					4	132	29,743	5	0	4	138	30,323	5	0	4	141
T5LG	28,165	4	0					2	131	29,354	4	0	2	136	29,926	4	0	2	139
BLC3	19,563	0	0					4	91	20,388	0	0	4	94	20,786	0	0	4	96
BLC4	20,205	0	0					5	94	21,057	0	0	5	98	21,468	0	0	5	99
RCCO	19,740	1	0					4	91	20,572	1	0	4	95	20,973	1	0	4	97
LCCO	19,740	1	0					4	91	20,572	1	0	4	95	20,973	1	0	4	97
AFR	28,701	3	0					3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400					T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

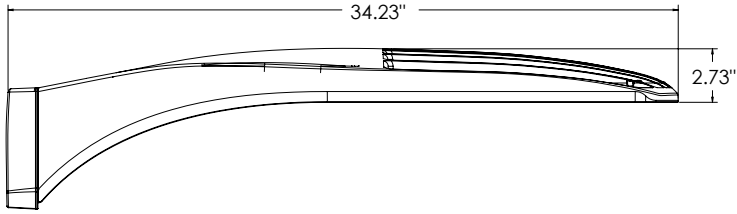
Performance Data

Lumen Output

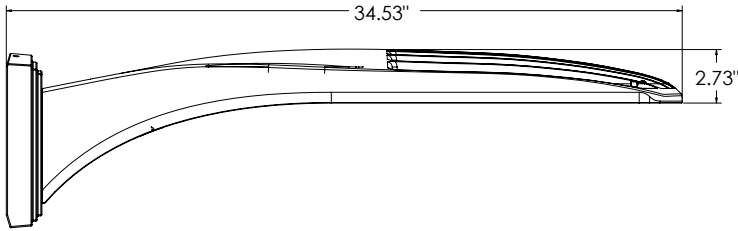
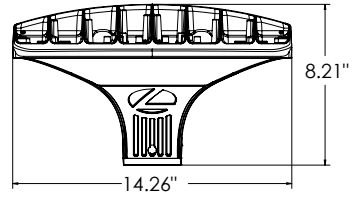
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Rotated Optics																							
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K								
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159				
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147				
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149				
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133				
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151				
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138				
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152				
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156				
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158				
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156				
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108				
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112				
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109				
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109				
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159				
				P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
								T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
T3M	18,211	4	0					4	135	18,980	4	0	4	141	19,350	4	0	4	143				
T3LG	16,270	3	0					3	121	16,957	3	0	3	126	17,287	4	0	4	128				
T4M	18,483	4	0					4	137	19,263	5	0	5	143	19,638	5	0	5	146				
T4LG	16,810	3	0					3	125	17,519	3	0	3	130	17,861	3	0	3	132				
TFTM	18,614	4	0					4	138	19,399	4	0	4	144	19,777	5	0	5	147				
T5M	19,017	5	0					3	141	19,819	5	0	3	147	20,205	5	0	3	150				
T5W	19,325	5	0					3	143	20,140	5	0	3	149	20,533	5	0	3	152				
T5LG	19,072	4	0					2	141	19,876	4	0	2	147	20,264	4	0	2	150				
BLC3	13,247	4	0					4	98	13,806	4	0	4	102	14,075	4	0	4	104				
BLC4	13,682	4	0					4	101	14,259	4	0	4	106	14,537	4	0	4	108				
RCCO	13,367	1	0					3	99	13,931	1	0	3	103	14,203	1	0	3	105				
LCCO	13,367	1	0					3	99	13,931	1	0	3	103	14,203	1	0	3	105				
AFR	19,437	4	0					4	144	20,257	4	0	4	150	20,651	4	0	4	153				
P12	206W	60	1050					T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
								T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133				
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119				
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135				
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123				
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136				
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139				
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141				
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139				
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97				
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100				
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97				
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97				
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142				
				P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
								T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
T3M	32,265	5	0					5	117	33,626	5	0	5	122	34,282	5	0	5	124				
T3LG	28,826	4	0					4	105	30,042	4	0	4	109	30,628	4	0	4	111				
T4M	32,746	5	0					5	119	34,128	5	0	5	124	34,793	5	0	5	126				
T4LG	29,782	4	0					4	108	31,039	4	0	4	113	31,644	5	0	4	115				
TFTM	32,978	5	0					5	120	34,369	5	0	5	125	35,039	5	0	5	127				
T5M	33,692	5	0					4	122	35,113	5	0	4	127	35,797	5	0	4	130				
T5W	34,238	5	0					4	124	35,682	5	0	4	129	36,378	5	0	4	132				
T5LG	33,789	5	0					3	122	35,215	5	0	3	128	35,901	5	0	3	130				
BLC3	23,471	5	0					5	85	24,461	5	0	5	89	24,937	5	0	5	90				
BLC4	24,240	5	0					5	88	25,262	5	0	5	92	25,755	5	0	5	93				
RCCO	23,683	1	0					4	86	24,682	1	0	4	89	25,163	1	0	4	91				
LCCO	23,683	1	0					4	86	24,682	1	0	4	89	25,163	1	0	4	91				
AFR	34,436	5	0					5	125	35,889	5	0	5	130	36,588	5	0	5	133				

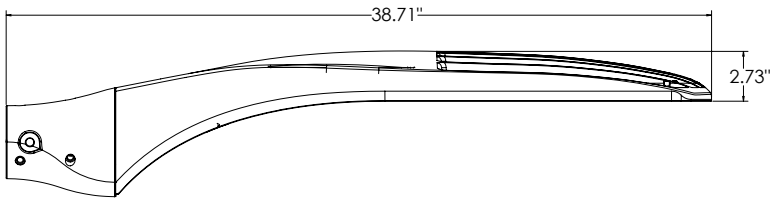
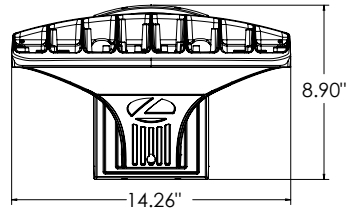
Dimensions



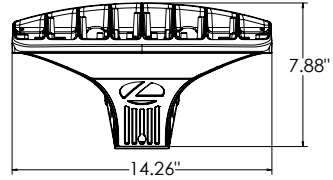
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



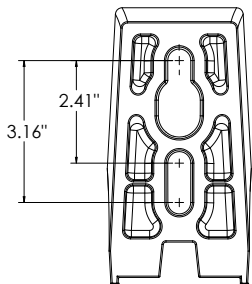
DSX1 with WBA mount
Weight: 38 lbs



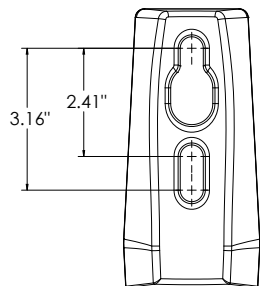
DSX1 with MA mount
Weight: 39 lbs



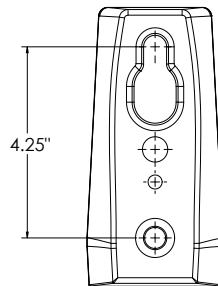
SPA (STANDARD ARM)



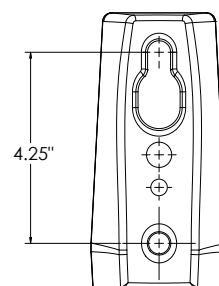
RPA



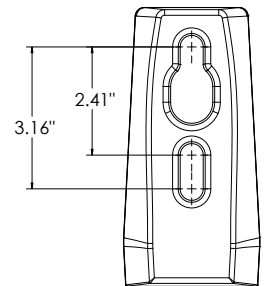
SPA5



RPA5

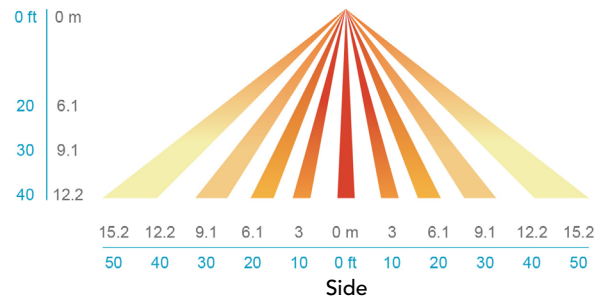
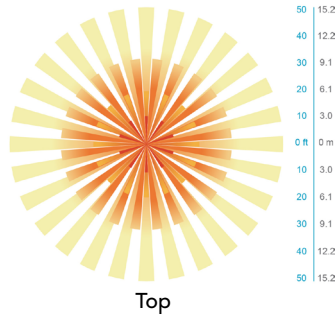


SPA8N



nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.