

City of Franklin
Economic Development Commission (EDC)

Franklin City Hall — Council Chambers
9229 W. Loomis Road, Franklin, Wisconsin

Monday, May 23, 2016 – 6:30 p.m.

MEETING AGENDA

- I. Call to Order, Roll Call and Pledge of Allegiance
- II. Citizen Comment Period
- III. Approval of Meeting Minutes
 - A. April 25, 2016 Meeting
- IV. Announcements (No action to be taken)
 - A. Announcements relating to Economic Development
- V. Public Hearing Business Matters (action may be taken on the matter following the Public Hearing thereon)
 - A. ZAR LLC petition for conditional approval of a special use amendment to allow for the construction of a building addition to the existing Chrome Tech of Wisconsin, Inc. building at 10020 South 54th Street. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER**
- VI. Business Matters (no public hearing required)
 - A. Ballpark Commons Status Update
 - B. Discussion of possible Economic Development E-Newsletter
 - C. Discussion of Vacant and Developable Lands for Potential Economic Development
- VII. Next Meeting Date – June 27, 2016
- VIII. Adjournment

Notice is given that a majority of members of the Franklin Common Council may attend this meeting to gather information about an agenda item over which it has decision-making responsibility. This may constitute a meeting of the Common Council per State ex rel. Badke v. Greendale Village Bd., though the Common Council will not take formal action at this meeting.

Notice is given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk's Office at 414-425-7500.

City of Franklin
Economic Development Commission (EDC)

Franklin City Hall — Hearing Room
9229 W. Loomis Road, Franklin, Wisconsin

Monday, April 25, 2016 – 6:30 p.m.

MEETING MINUTES

I. Call to Order, Roll Call and Pledge of Allegiance

The April 25, 2016 meeting of the Franklin Economic Development Commission was called to order by Chairman Haskins at 6:35 pm. Commissioners present were Ald. Barber and Commissioners Haskins, Cool, Haas and Soto. Commissioner Litynski was excused. Also present was Economic Development Director Hertzberg.

II. Citizen Comment Period

The floor was open to citizen comment at 6:40. The citizen comment period was closed at 6:41

III. Approval of Meeting Minutes

Motion made (Haskins) and Seconded (Haas) to approve the minutes of the March 28, 2016 meeting. Motion carried: 5 Ayes, 0 Noes.

IV. Announcements relating to Economic Development (No action to be taken)

Alderman Barber introduced himself to the EDC. Alderman Barber replaced Alderwoman Wilhelm as the council representative on the economic development commission.

V. Business

A. Ballpark Commons Market Analysis Review & Discussion

Mr. Hertzberg reported on the market analysis prepared by Muegenburg Research for the Ballpark Commons Development team that had been included in the meeting packet (Note this market analysis was previously provided to the common council in advance of the April 4, 2016 common council meeting). Discussion occurred among members. No action taken.

B. Buxton Contract & Retail Outreach Update

Mr. Hertzberg reported that the Common Council confirmed the EDC's recommendation to cancel the City's contract with Buxton. Discussion occurred among members. No action taken.

C. Franklin Economic Development Guide

Mr. Hertzberg reported on a revised economic development guide for the City. Discussion occurred among members. No action taken.

D. Planning for a Business Appreciation Event

Chairman Haskins informed members of a business appreciation event that had previously been hosted by the City of Franklin and suggested a similar event be held in 2016. Discussion occurred among members. No action taken.

VI. Next Meeting Date – May 23, 2016

VII. Adjournment

Notice is given that a majority of members of the Franklin Common Council may attend this meeting to gather information about an agenda item over which it has decision-making responsibility. This may constitute a meeting of the Common Council per State ex rel. Badke v. Greendale Village Bd., though the Common Council will not take formal action at this meeting.

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CITY OF FRANKLIN



REPORT TO THE ECONOMIC DEVELOPMENT COMMISSION

Meeting of May 23, 2016

Special Use Amendment

RECOMMENDATION: Staff recommends approval of the proposed ChromeTech Special Use Amendment, subject to the conditions in the draft resolution.

Project Name:	ChromeTech Special Use Amendment
Project Address:	10020 South 54 th Street
Applicant:	Zar, LLC
Owners:	Zar, LLC
Current Zoning:	Planned Development District No. 7
Future Land Use:	Commercial
Use of Surrounding Properties:	Industrial to the north, south (vacant land), east and west
Applicant Action Requested:	Recommendation of approval for the proposed Special Use Amendment to the Common Council.

Introduction

- Please note that staff recommendations are *underlined, in italics* and are included in the draft ordinance.

On April 21, 2016, the applicant filed a Special Use Amendment with the Department of City Development requesting approval to construct a 21,607 square foot building addition at 10020 S. 54th Street. The addition will be used for storage and assembly purposes. There will be no substantial changes to the hours or current operations of the business.

The property is located within PDD No. 7, which permits “Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust-proofing, and heat treatment” as a Special Use. Therefore, a public hearing must be held and recommendation made by the Economic Development Commission and review and approval by the Common Council is required.

ChromeTech originally received Special Use approval in 1987 via Resolution No. 87-3044. Since that original approval, Chrometech has received approval of three separate Land Combination Permits (one in 1988 and two in 1989), approval of a monument sign in 2007 and approval of a Certified Survey Map (CSM) in 2011. The CSM created two lots from a single existing parcel with an area of approximately 3.40 acres. ChromeTech is located on Lot 1 of that CSM, CSM No. 8352, which has an area of 96,199 square feet (approximately 2.21 acres).

Project Description/Analysis

ChromeTech is proposing to construct a 21,607 square foot building addition to the south side of the existing 19,619 square foot building. In addition to the building expansion, the applicant is

proposing to repave the existing loading dock area, seal coat and restripe the existing parking lot and paint the existing building to match the proposed addition. New lighting and landscaping is also proposed.

The maximum building height is the same as the existing building at 20-feet. The site contains 32 parking spaces and is approximately 35.3% greenspace. The applicant did not provide details related to dumpsters and trash receptacles onsite; therefore, staff recommends that dumpsters onsite shall be located within an enclosure per Section 15-3.0803I. of the Unified Development Ordinance, subject to approval by the Department of City Development and a Building Permit issued by the Inspection Department.

The applicant is providing 11 deciduous trees, 8 evergreen trees and 28 shrubs as part of the proposed landscape plan. The applicant is proposing wall mounted lighting on the building addition and a recessed down light at the entrance of the addition.

The colors, materials, and finishes of the proposed building addition, as well as its architectural form, are consistent with the existing building. Split face and smooth face concrete block, the primary material of the existing building, will also serve as the primary building material for the addition.

The applicant is currently working with the Fire Department related to fire protection requirements and retrofitting the existing building space with automatic sprinkler system, which is required by code.

The Engineering Department reviewed the site changes and indicated that:

1. The applicant must comply with the State and local fire codes and that the existing water service connection is not adequate for fire protection.
2. A structure or field inlet should be constructed east of the existing catch basin. The applicant should then connect the proposed roof drain or downspout and extend and re-use the 12" RCP end-section to take the storm drainage run-off around the easterly and southerly drainage swale.
3. The drainage swale must be constructed within the property.

Based upon the above staff comments, staff recommends that:

1. The applicant shall address Fire Department staff comments to the satisfaction of the Fire Chief, prior to the issuance of a Building Permit.
2. The applicant shall address Engineering Department staff comments to the satisfaction of the City Engineer, prior to issuance of a Building Permit.

Staff Recommendation

Staff recommends approval of the proposed ChromeTech Special Use Amendment, subject to the conditions in the draft resolution.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 5-17-16]

ECONOMIC DEVELOPMENT COMMISSION

RESOLUTION NO. 2016-_____

A RESOLUTION TO AMEND RESOLUTION NO. 87-3044 IMPOSING
CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A
SPECIAL USE, FOR PROPERTY LOCATED AT 10020 SOUTH 54TH STREET, TO
ALLOW FOR THE CONSTRUCTION OF A BUILDING ADDITION TO THE EXISTING
CHROMETECH OF WISCONSIN, INC. BUILDING
(ZAR LLC, APPLICANT)

WHEREAS, ZAR LLC having petitioned the City of Franklin for the approval of an amendment to Resolution No. 87-3044, conditionally approving a Special Use, such prior Resolution authorizing the construction and operation of a metal finishing business, upon property located at 10020 South 54th Street, such property being zoned Planned Development District No. 7 (Franklin Industrial Park), more particularly described as follows:

Lot One of Certified Survey Map No. 8352, being a re-division of Lots 1, 2 and 3 in Block 4 in Franklin Industrial Park, being a part of Northeast 1/4 of the Southwest 1/4 of Section 26, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; Tax Key No. 899-0012-003.

WHEREAS, such proposed amendment being for the purpose of constructing a 21,642 square foot split face and smooth face block building addition for storage and assembly purposes for Chrometech of Wisconsin, Inc., repaving the existing loading dock area, painting the existing building and new lighting and landscaping; and

WHEREAS, such petition having been duly referred to the Economic Development Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Economic Development Commission on the 23rd day of May, 2016, and the Economic Development Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Economic Development Commission further finding that the proposed amendment to Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

ZAR LLC – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2016-_____

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WHEREAS, the Common Council having received such Economic Development Commission recommendations and also having found that the proposed amendment to Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of ZAR LLC for the approval of an amendment to Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this amendment to Special Use is approved only for the use of the subject property by ZAR LLC, successors and assigns, for the Chrometech of Wisconsin, Inc. building addition construction project, which shall be developed in substantial compliance with and constructed, operated and maintained by ZAR LLC, pursuant to those plans City file-stamped May 13, 2016 and annexed hereto and incorporated herein as Exhibit A.
2. ZAR LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consultants to the City of Franklin, for the the Chrometech of Wisconsin, Inc. building addition construction project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon ZAR LLC and the Chrometech of Wisconsin, Inc. building addition construction project for the property located at 10020 South 54th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. Any and all dumpsters onsite shall be located within an enclosure per Section 15-3.0803I. of the Unified Development Ordinance, subject to approval by the Department of City Development and a Building Permit issued by the Inspection Department.
5. The applicant shall address Fire Department staff comments to the satisfaction of the Fire Chief, prior to the issuance of a Building Permit.

ZAR LLC – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2016-_____

Page 3

6. The applicant shall address Engineering Department staff comments to the satisfaction of the City Engineer, prior to issuance of a Building Permit.
7. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event ZAR LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this amendment to Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the additional Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of Resolution No. 87-3044, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of completion of the construction of the Chrometech of Wisconsin, Inc. building addition.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

ZAR LLC – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2016-_____

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APPROVED:

Craig M. Haskins, Chairman

ATTEST:

Michael Soto, Vice Chairman

AYES _____ NOES _____ ABSENT _____



Design Build
Since 1957

PROJECT NARRATIVE

Chrome Tech of Wisconsin is proposing to add on to their original buildings, a 21,642 sq.ft. addition to the south. This addition will match the current buildings height of 20 feet and will extend from east to west at the same width (197 ft.) as the current plant and office building does. The building will be constructed of a split face and smooth face masonry block to match the current building. The proposed use of this building will be storage and assembly for a large project that Chrome Tech has undertaken. Please note that all chroming and plating will continue to remain in the current plant areas.

As noted, the entire addition will be 20 feet tall. This includes the 30 foot portion on the west side of the addition where the office building is. We will extend the walls of the addition up the additional 5 feet difference between the office roof and the warehouse plant roof. We have created a notched and soffitted metal panel enhanced entry detail to expand the current entry detail to expand the current entry location with a symmetrical appearance while allowing the addition to remain full height. Please see the attached renderings and plans for this work.

The existing loading dock area which faces north will be repaved to replace the old and cracked asphalt. We will also seal coat the parking lot area and restripe and repaint the current building so that the new addition and current building appear consistent in color and paint quality. We have also added a series of clear story style windows and a pilaster style arrangement with a metal wall panel accent feature and a stack bond, smooth block base to the west elevation of the building in order to provide some additional architectural relief to that façade. Please note because this addition is truly utilitarian in its use and function for storage and minor assembly, additional architectural features, roof lines and other details are not needed by the owner or the operation of this space. We believe that this building with our addition will tie in consistently with its neighbors.

Civil drawings showing the grades, storm sewer and water service locations, as well as lighting and landscape plans are also included in this submittal for your review and comment.

We have provided no additional information for National Resources Protection Plan. Please also note we have met with the Fire Department and are proposing to sprinkler the existing building and the proposed addition. At this point, we are determining the safety of sprinklering the chrome plating area of the existing building, as this might pose a larger hazard than not sprinklering that area. We are in discussions with Chrome Tech's advisors, suppliers and the Fire Department and other entities to help us determine if this issue needs to be investigated further and a variance from the Franklin Fire Department authority having jurisdiction is necessary. Please note we will be working on this process during your review.

Employee counts, hours of operation and process and procedures in the existing building will remain consistent and no major change in those operations are expected.

MSI General

Corporation

P.O. Box 7

Oconomowoc

Wisconsin

53066

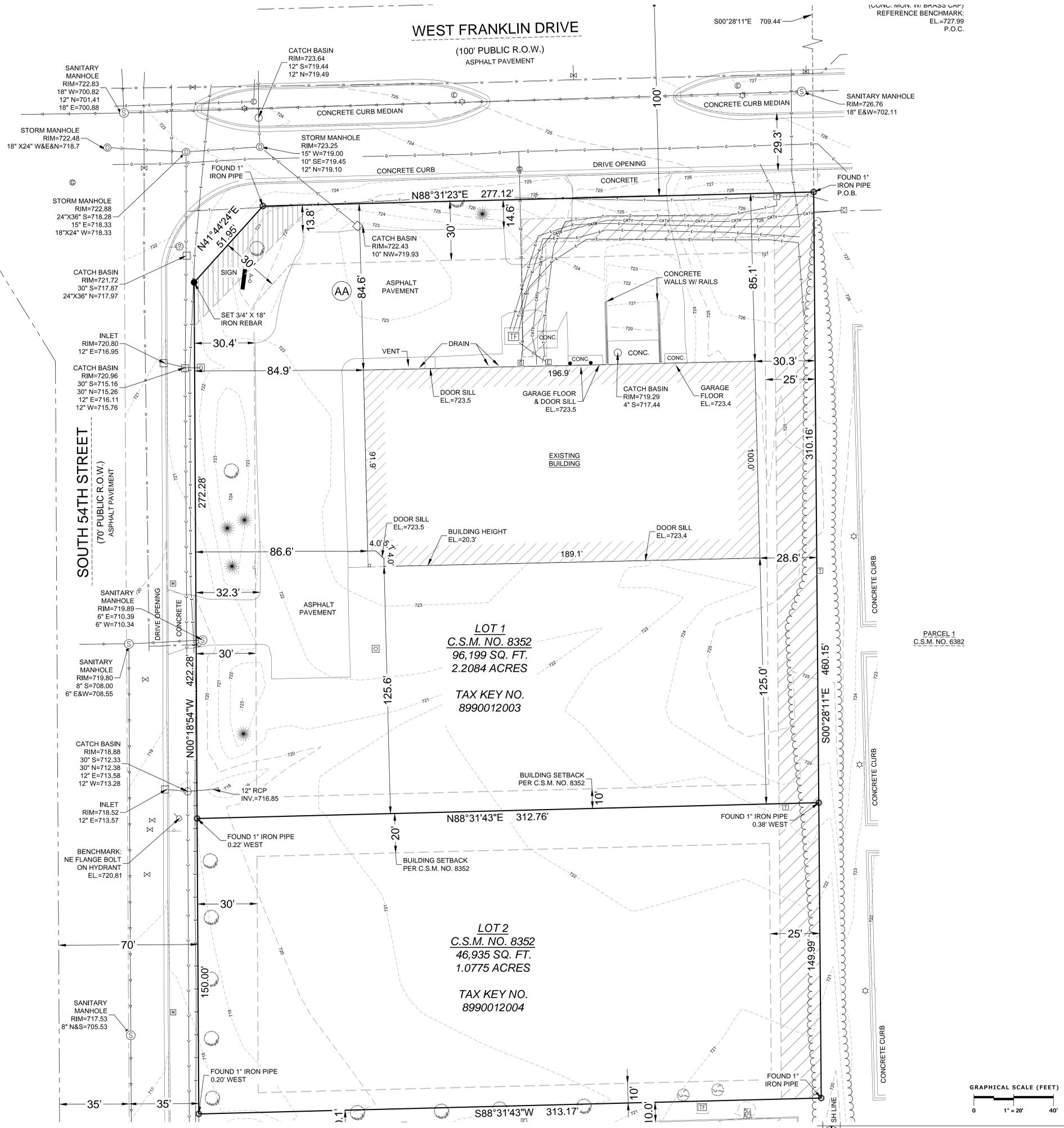
262.367.3661

Fax 262.367.7390

www.msigeneral.com

Franklin

APR 21 2016



MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-567-5661
FAX: 262-567-7390

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PROJECT ADDRESS:

Chrome Tech - Addition
10020 S. 54th. St.
Franklin, WI 53132

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 10-2014
Sheet Title: EXISTING CONDITIONS
Sheet Number: C-100
Project Number: 4406

Drawn By: B. Zenker

EXISTING CONDITIONS

MANAGERS

ENGINEERS

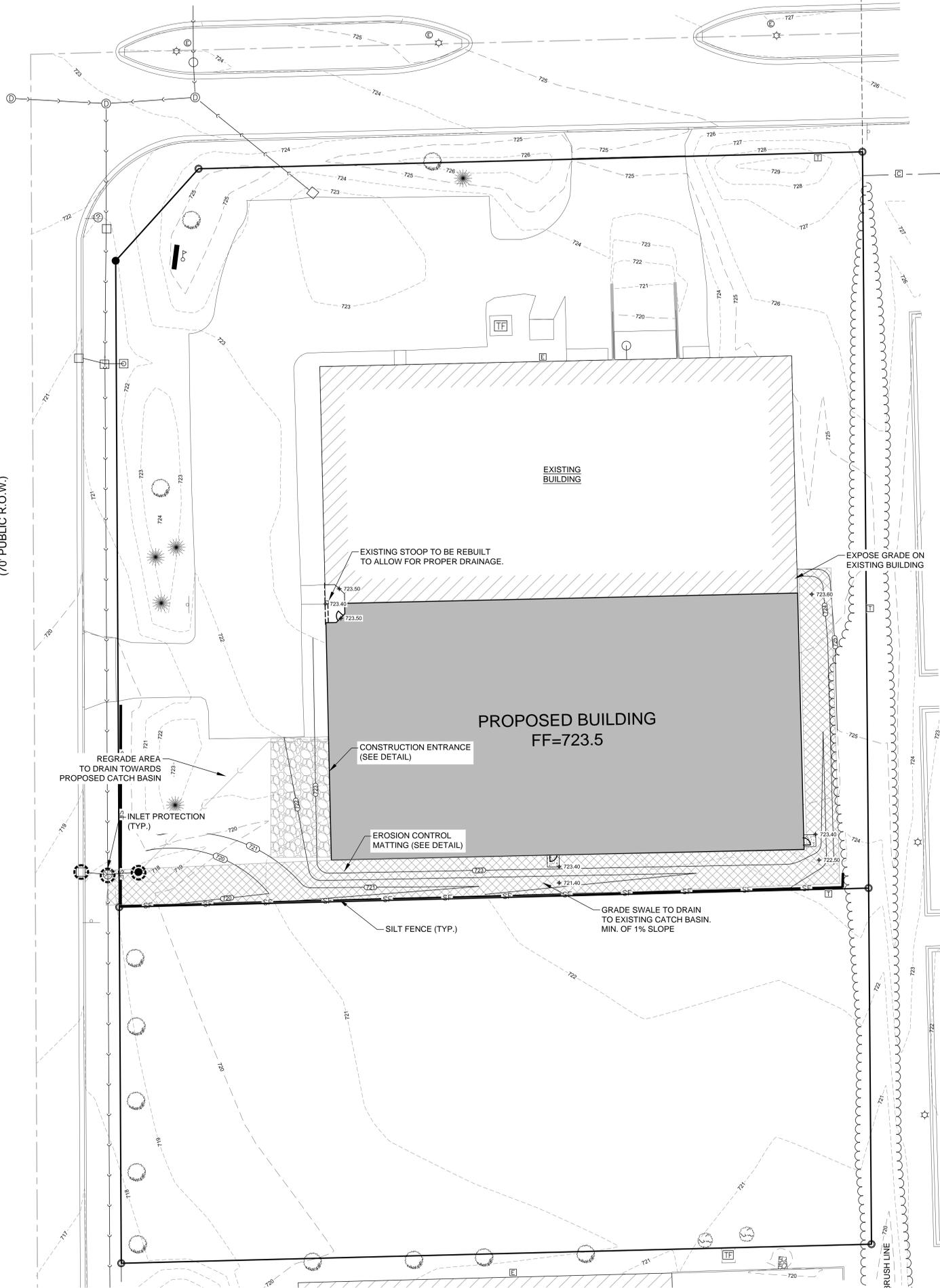
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ARCHITECTS

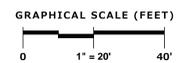
WEST FRANKLIN DRIVE

(100' PUBLIC R.O.W.)

SOUTH 54TH STREET
(70' PUBLIC R.O.W.)



PARCEL 1
C.S.M. NO. 6382



GRADING & EROSION CONRTOL PLAN



MSI GENERAL CORPORATION
 P.O. BOX. 7
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PROJECT ADDRESS:

Chrome Tech - Addition
 10020 S. 54th. St.
 Franklin, WI 53132

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 10-2014 Drawn By: B. Zenker
 Sheet Title: GRADING & EROSION CONTROL PLAN
 Sheet Number: C-102
 Project Number: 4406

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



MSJ GENERAL CORPORATION
 P.O. BOX 7
 OCONOMOWOC, WI 53066
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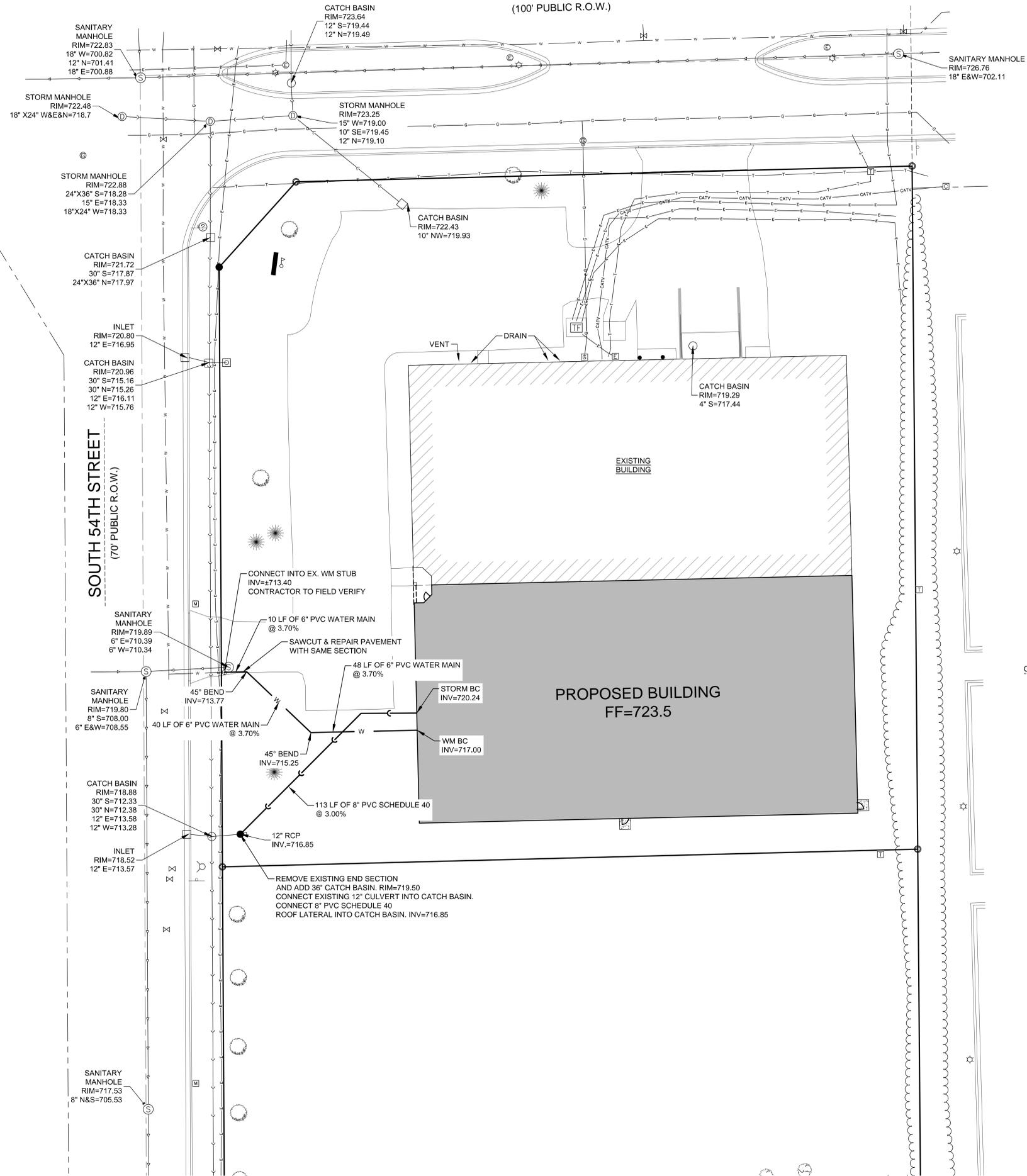
Chrome Tech - Addition
 10020 S. 54th. St.
 Franklin, WI 53132

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSJ GENERAL MASTER SPECIFICATION

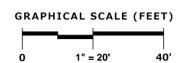
Date: 10-2014 Drawn By: B. Zenker
 Sheet Title: UTILITY PLAN
 Sheet Number: C-103
 Project Number: 4406

WEST FRANKLIN DRIVE

(100' PUBLIC R.O.W.)



PARCEL 1
 C.S.M. NO. 6382



UTILITY PLAN

MANAGERS

ENGINEERS

CONTRACTORS

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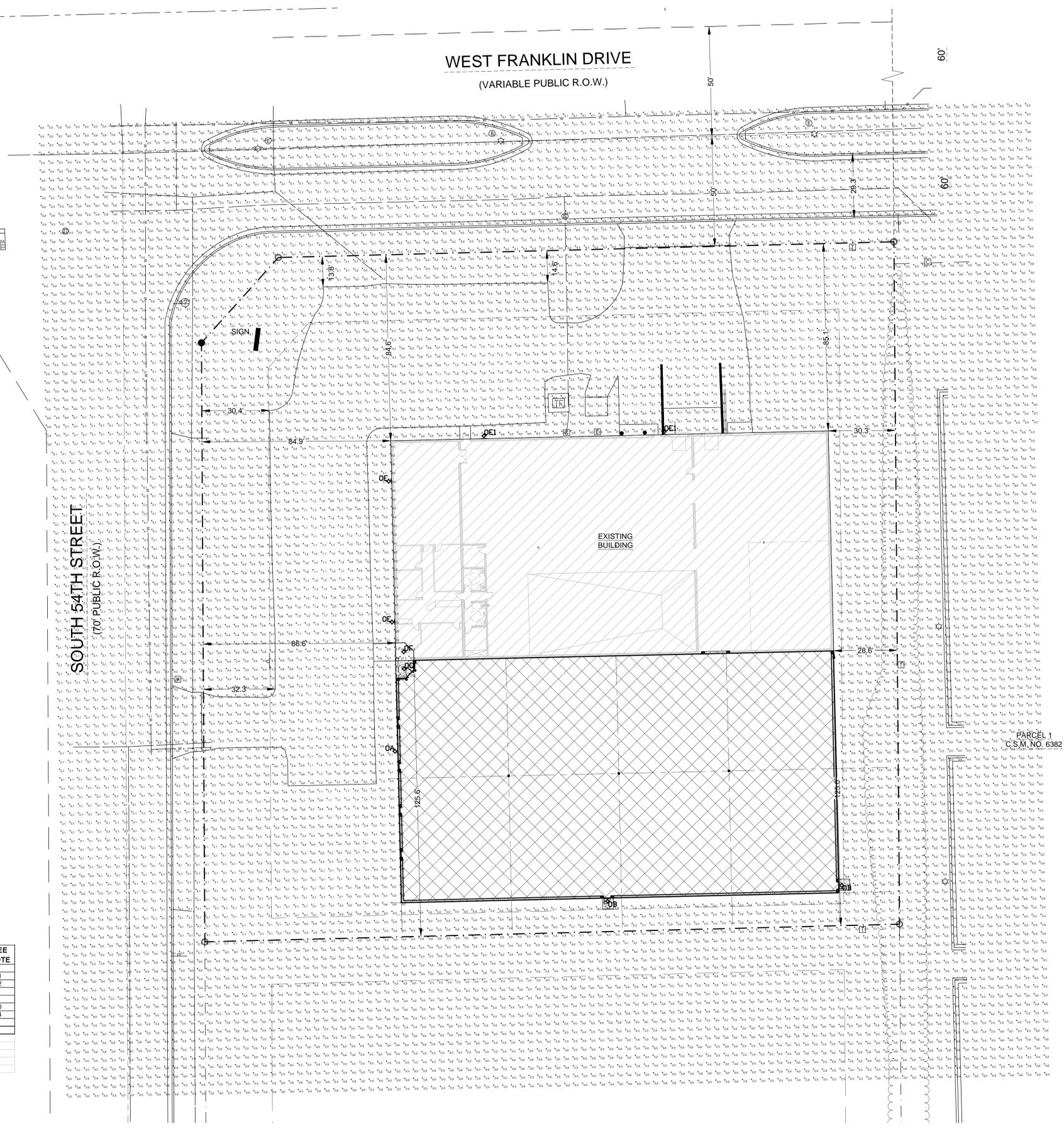
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PROJECT ADDRESS:
 PROJECT NAME
 Chrome Tech - Addition
 STREET ADDRESS
 10020 S. 54th. St.
 CITY STATE / ZIP
 Franklin, WI 53132

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 10-2014 Drawn By: B. Zenker
 Sheet Title: PHOTOMETRIC PLAN
 Sheet Number: C-106
 Project Number: 4406 P11662



NO	LAMP DATA		DESCRIPTION	LIGHTING FIXTURE		MNTG.	CEILING TYPE	VOLT	SEE NOTE
	NO	TYPE		MAKE	CATALOG NO.				
OA	1	250WPSMH	WALLPACK	E-CONO	E-FS2P25YQM	SURF		277	1
OB	1	LED	WALLPACK	E-CONO	E-WP6L03NZ	SURF		277	2
OC	1	70WPSMH	SQUARE RECESSED DOWNLIGHT	E-CONO	ERC3M071W	RECESSED	GYP		
OE	1	250WPSMH	EXISTING WALLPACK			SURF		277	3
OE1	1	250WPSMH	EXISTING WALLPACK			SURF		277	4

- Notes:
 1) Mount fixture at 13' above finish grade.
 2) Mount fixture at 9' above finish grade.
 3) Existing fixture mounted at 13' above finish grade.
 4) Existing fixture mounted at 18' above finish grade.

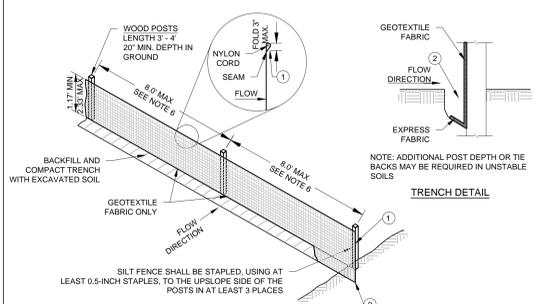
PHOTOMETRIC PLAN 1" = 30'-0"

MANAGERS

ENGINEERS

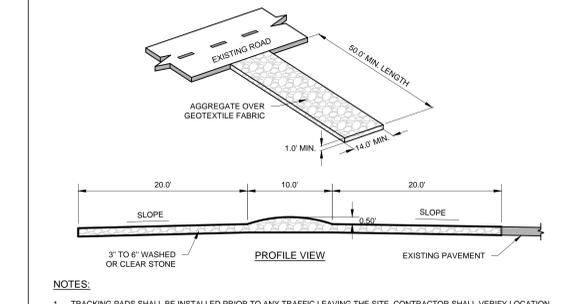
CONTRACTORS

ARCHITECTS



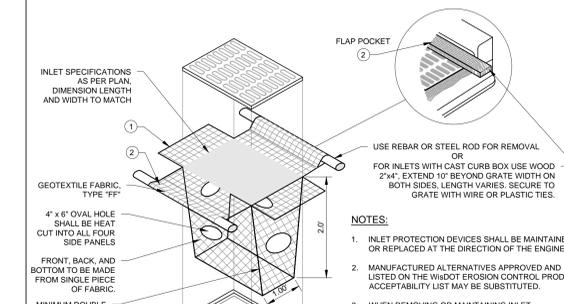
- NOTES:**
- ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH VII DNR TECHNICAL STANDARD 1056.
 - GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 892 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
 - SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 - FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES X 1.125-INCHES OF DRIED OAK OR HICKORY.
 - SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
 - POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN AND 3- FEET FOR NON-WOVEN).

SILT FENCE 0100 02 23 11



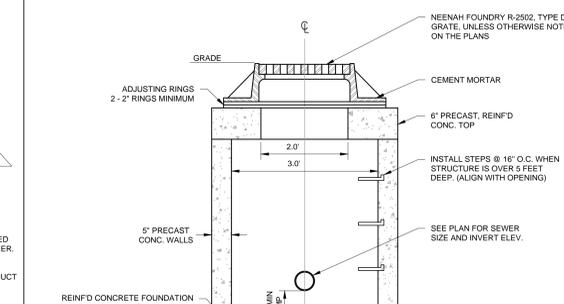
- NOTES:**
- TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
 - THE AGGREGATE FOR TRACKING PADS SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3, OR CA-4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATIONS 29 ROCKFILL USING PLACEMENT METHOD I AND CLASS II COMPACTION.
 - THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 892 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
 - THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC. WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50- FEET LONG.
 - ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
 - TRACKING PADS SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
 - THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE 0100 01 01 11



- NOTES:**
- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 - MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
 - WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- INSTALLATION NOTES:**
- DO NOT INSTALL INLET PROTECTION TYPE 'D' IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
 - TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
 - THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION 0100 02 01 11



- NOTES:**
- EASY STICK RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
 - THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
 - STRUCTURE TO BE 4:0' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN 0100 02 01 11

- GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES**
- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360.360-369.5, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
 - THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
 - THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
 - THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
 - SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
 - SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
 - ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
 - TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
 - THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

- SPECIFICATIONS FOR GRADING & EROSION CONTROL**
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
 - SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25 TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
 - IF THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
 - IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING. THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12) INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3) INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6) INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 9 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL +3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR COMPACTED UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER. TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED, THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PLOWING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY LEVEL, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
 - NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
 - SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 3/2" FOR ALL PAVEMENT AND BUILDING AREAS.
 - TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
 - THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
 - CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.
 - MATTING SHALL BE AS FOLLOWS:
 - NON-CHANNEL EROSION MAT
 - CLASS I: SHORT TERM DURATION (MINIMUM OF 6 MONTHS)
 - TYPE A: USE ON ERODIBLE SLOPES 2:1 OR FLATTER
 - TYPE B: DOUBLE NETTED PRODUCT ON ERODIBLE SLOPES 2:1 OR FLATTER
 - CLASS I: URBAN- SHORT TERM DURATION (MIN. OF 6 MONTHS), LIGHT DUTY, ORGANIC EROSION CONTROL MAT FOR AREAS WHERE MOWING MAY BE ACCOMPLISHED WITHIN TWO WEEKS AFTER INSTALLATION
 - URBAN, TYPE A: USE ON ERODIBLE SOILS WITH SLOPES 4:1 OR FLATTER
 - URBAN, TYPE B: DOUBLE NETTED PRODUCT FOR USE ON SLOPES 2.5:1 OR FLATTER
 - CLASS II: LONG TERM DURATION (3 YEARS OR GREATER), ORGANIC EROSION CONTROL, REVEGETATIVE MAT
 - TYPE A: JUSTE FIBER ONLY FOR USE ON SLOPES 2:1 OR FLATTER FOR 300 REINFORCEMENT
 - TYPE B: FOR USE ON SLOPES 2:1 OR GREATER MADE WITH PLASTIC OR BIODEGRADABLE NET
 - TYPE C: A WOVEN MAT OF 100% ORGANIC FIBERS FOR USE ON SLOPES 2:1 OR FLATTER AND IN ENVIRONMENTALLY AND BIOLOGICALLY SENSITIVE AREAS WHERE PLASTIC NETTING IS INAPPROPRIATE
 - CLASS III: PERMANENT 100% SYNTHETIC ECRM OR TRM. EITHER A SOIL STABILIZER TYPE A OR CLASS I, TYPE A OR B EROSION MAT MUST BE PLACED OVER THE SOIL FILLED TRM
 - TYPE A: ECRM FOR USE ON SLOPES 2:1 OR FLATTER
 - TYPE B OR C: TRM FOR USE ON SLOPES 2:1 OR FLATTER
 - TYPE D: TRM FOR USE ON SLOPES 1:1 OR FLATTER

- CHANNEL EROSION MAT**
- CLASS I: SHORT TERM DURATION (MINIMUM OF 6 MONTHS), LIGHT DUTY, ORGANIC ECRM WITH PLASTIC OR BIODEGRADABLE NETTING
 - TYPE A: ONLY SUITABLE FOR SLOPE APPLICATIONS, NOT CHANNEL APPLICATIONS
 - TYPE B: DOUBLE NETTED PRODUCT FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESSES IS 1.5 LBS/FT² OR LESS
 - CLASS II: LONG TERM DURATION (3 YEARS OR GREATER), ORGANIC ECRM
 - TYPE A: JUSTE FIBER ONLY FOR USE IN CHANNELS TO REINFORCE SOD
 - TYPE B: FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS IS 2.0 LBS/FT² OR LESS. MADE WITH PLASTIC OR BIODEGRADABLE MAT
 - TYPE C: WOVEN MAT OF 100% ORGANIC MATERIAL FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS IS 2.0 LBS/FT² OR LESS, APPLICABLE FOR USE IN ENVIRONMENTALLY SENSITIVE AREAS WHERE PLASTIC NETTING IS INAPPROPRIATE
 - CLASS III: PERMANENT 100% SYNTHETIC ECRM OR TRM. CLASS I, TYPE B EROSION MAT OR CLASS II, TYPE B OR C EROSION MAT MUST BE PLACED OVER A SOIL FILLED TRM
 - TYPE A: ECRM FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS OF 2.0 LBS/FT² OR LESS
 - TYPE B: TRM FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS OF 2.0 LBS/FT² OR LESS
 - TYPE C: TRM FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS OF 3.0 LBS/FT² OR LESS
 - TYPE D: TRM FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS OF 5.0 LBS/FT² OR LESS

- SPECIFICATIONS FOR PRIVATE UTILITIES**
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
 - ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
 - PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
 - CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
 - MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-35, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS II OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS 'B' FOR PVC AND HDPE AND CLASS 'C' FOR CONCRETE. MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
 - MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS 'B' BEDDING. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH AN INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
 - MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS S2 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS 'B' BEDDING. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
 - EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
 - TRACER WIRE (NO. 8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
 - MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
 - UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

- SPECIFICATIONS FOR PAVING**
- AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 3/4 INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
 - SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSTABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
 - EXISTING PAVEMENT SHALL BE SAWCUT IN NEAR STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
 - ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. TYPE E-0.3 IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
 - CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS. GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.



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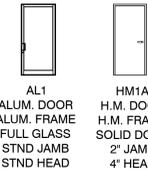
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PROJECT ADDRESS:

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Franklin, WI 53132

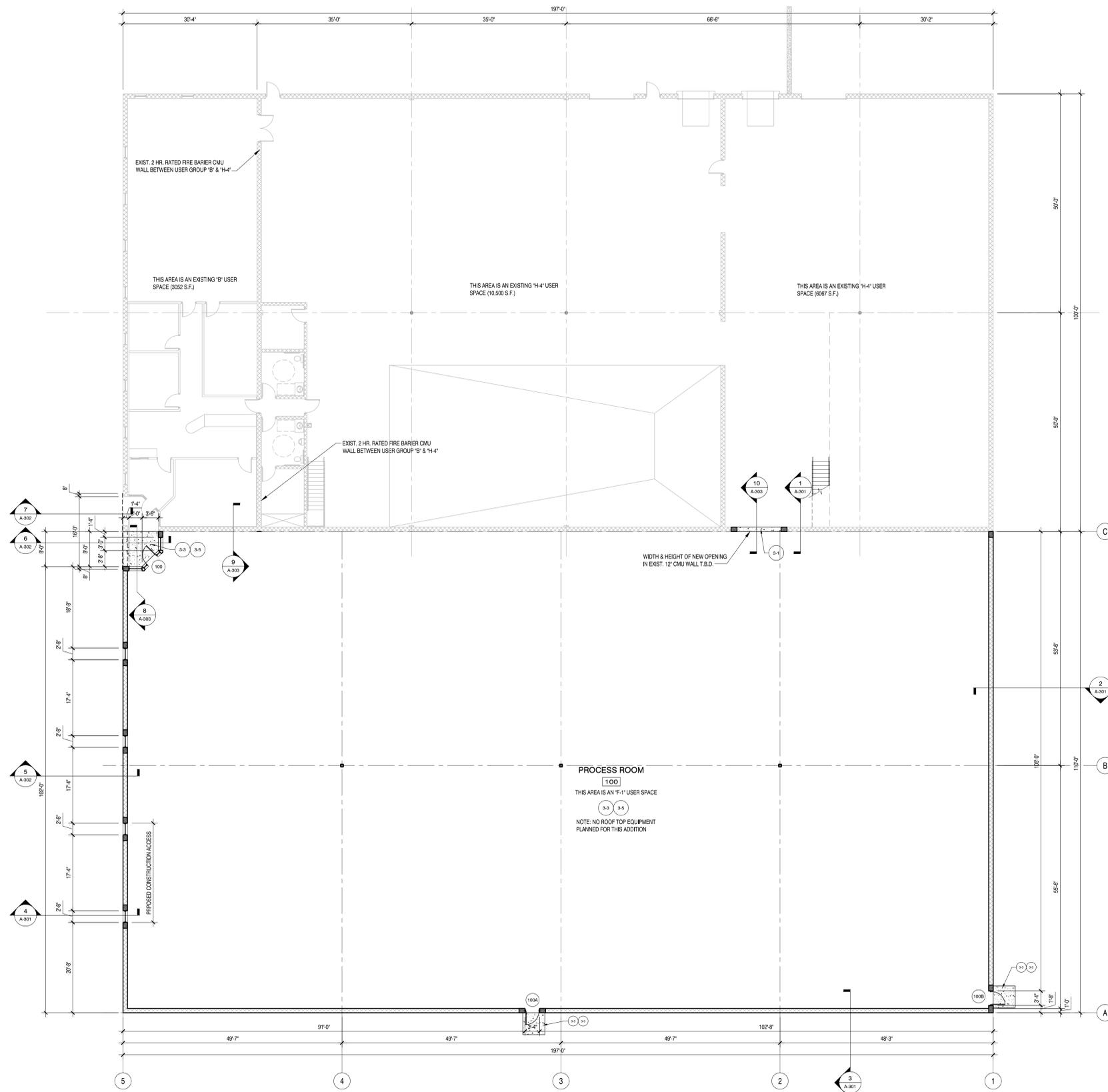
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 10-2014
Drawn By: B. Zenker
Sheet Title: CONSTRUCTION DETAILS
Sheet Number: C-501
Project Number: 4406



DOOR AND FRAME TYPES

DOOR AND FRAME SCHEDULE																	
DOOR #	TYPE	SIZE	MATERIAL	SWING	GLASS SIZE	FINISH	Color	MATERIAL	FRAME DETAIL				LABEL	REMARKS	Door Keying	Door Hardware	DOOR #
									JAMB	HEAD	FINISH	Color					
100	AL 1	3'-0" x 7'-0"	ALUM.	Right	FULL	--	--	ALUM.	STND	STND	--	--	--	--	--	--	100
100A	HM 1A	3'-0" x 7'-0"	H.M.	Right	--	--	--	H.M.	2"	4"	--	--	--	--	--	--	100A
100B	HM 1A	3'-0" x 7'-0"	H.M.	Right	--	--	--	H.M.	2"	4"	--	--	--	--	--	--	100B



REFERENCE KEYNOTES

Division 01- General

(1) 1/4" PRECAST LIME CONCRETE

(2) 1/2" PRECAST LIME CONCRETE

Division 02- Site

(3) 1/2" x 1/2" ASPHALT OVER 1/2" STONE BASE

(4) 1/2" x 1/2" ASPHALT OVER 1/2" STONE BASE

(5) 1/2" x 1/2" ASPHALT OVER 1/2" STONE BASE

(6) HANDICAPPED PARKING STALL SIGN

Division 03- Concrete

(7) CONCRETE OVER POLY. HOLD FOUNDATION WALL

(8) 4" FOUNDED CONCRETE FLOOR W/ 4" STONE & 1" F.B. LFT

(9) 4" FOUNDED CONCRETE FLOOR W/ 4" STONE & 1" F.B. LFT

(10) 4" FOUNDED CONCRETE FLOOR W/ 4" STONE & 1" F.B. LFT

(11) CONCRETE REINF. W/ 100 #10 @ 12" O.C.

(12) CONCRETE REINF. W/ 100 #10 @ 12" O.C.

(13) CONCRETE REINF. W/ 100 #10 @ 12" O.C.

(14) CONCRETE REINF. W/ 100 #10 @ 12" O.C.

(15) CONCRETE REINF. W/ 100 #10 @ 12" O.C.

(16) CONCRETE REINF. W/ 100 #10 @ 12" O.C.

(17) CONCRETE REINF. W/ 100 #10 @ 12" O.C.

(18) CONCRETE REINF. W/ 100 #10 @ 12" O.C.

(19) CONCRETE REINF. W/ 100 #10 @ 12" O.C.

(20) CONCRETE REINF. W/ 100 #10 @ 12" O.C.

Division 04- Masonry

(21) 8" STANDARD CONCRETE MASONRY UNIT

(22) 8" STANDARD CONCRETE MASONRY UNIT

(23) 8" STANDARD CONCRETE MASONRY UNIT

(24) 8" STANDARD CONCRETE MASONRY UNIT

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(46) 8" STANDARD CONCRETE MASONRY UNIT

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(48) 8" STANDARD CONCRETE MASONRY UNIT

(49) 8" STANDARD CONCRETE MASONRY UNIT

(50) 8" STANDARD CONCRETE MASONRY UNIT

Division 05- Metals

(51) 1/2" DIA. CONCRETE FILLER BOND BEAM REIN. W/ 2 #4 BARS CONT. AND LAPPED

(52) 1/2" DIA. CONCRETE FILLER BOND BEAM REIN. W/ 2 #4 BARS CONT. AND LAPPED

(53) 1/2" DIA. CONCRETE FILLER BOND BEAM REIN. W/ 2 #4 BARS CONT. AND LAPPED

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(58) 1/2" DIA. CONCRETE FILLER BOND BEAM REIN. W/ 2 #4 BARS CONT. AND LAPPED

(59) 1/2" DIA. CONCRETE FILLER BOND BEAM REIN. W/ 2 #4 BARS CONT. AND LAPPED

(60) 1/2" DIA. CONCRETE FILLER BOND BEAM REIN. W/ 2 #4 BARS CONT. AND LAPPED

Division 06- Woods and Plastics

(61) PLASTIC LAMINATE WINDOW SILL

(62) PLASTIC LAMINATE COUNTERTOP AND BASE CABINET

(63) PLASTIC LAMINATE WALL CABINET

(64) PLASTIC LAMINATE WALL CABINET

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Division 07- Thermal/Moisture Protection

(81) POLYMER INSULATION

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Division 08- Doors and Windows

(101) BRONZSTONE INSULATED LOW E GLASS

(102) BRONZSTONE INSULATED LOW E GLASS

(103) BRONZSTONE INSULATED LOW E GLASS

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(119) BRONZSTONE INSULATED LOW E GLASS

(120) BRONZSTONE INSULATED LOW E GLASS

Division 09- Finishes

(121) SUSPENDED CEILING SYSTEM

(122) METAL SCOFF PANEL

Division 10- Misc

(123) FLAG POLE

(124) MONUMENT SIGN

(125) BUMPER ENCLOSURE

(126) ROOF HATCH AND LADDER



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

REVISIONS:

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PROJECT ADDRESS:

PROJECT NAME
Chrome Tech - Addition
STREET ADDRESS
10020 S. 54th. St.
CITY STATE / ZIP
Franklin, WI 53132

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 10-2014
Drawn By: B. Zenker
Sheet Title: FLOOR PLAN
Sheet Number:
Project Number: A-101
P11662
4406

FLOOR PLAN 3/32" = 1'-0"

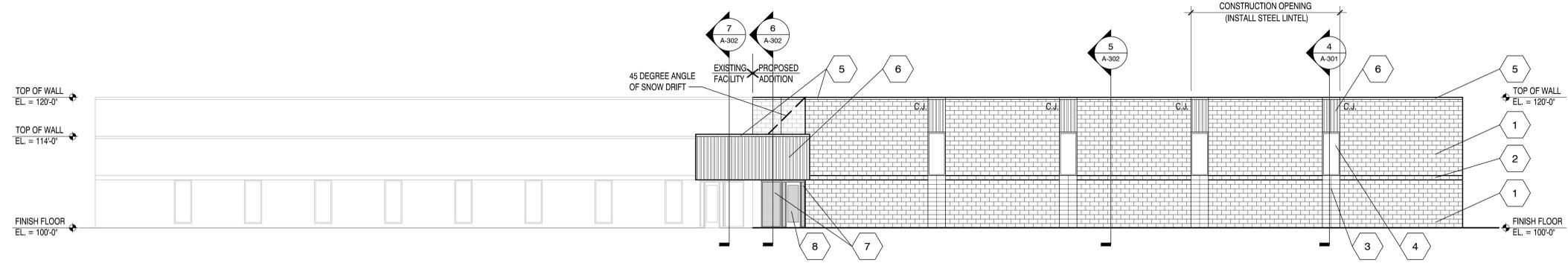
MANAGERS
ENGINEERS
CONTRACTORS
ARCHITECTS



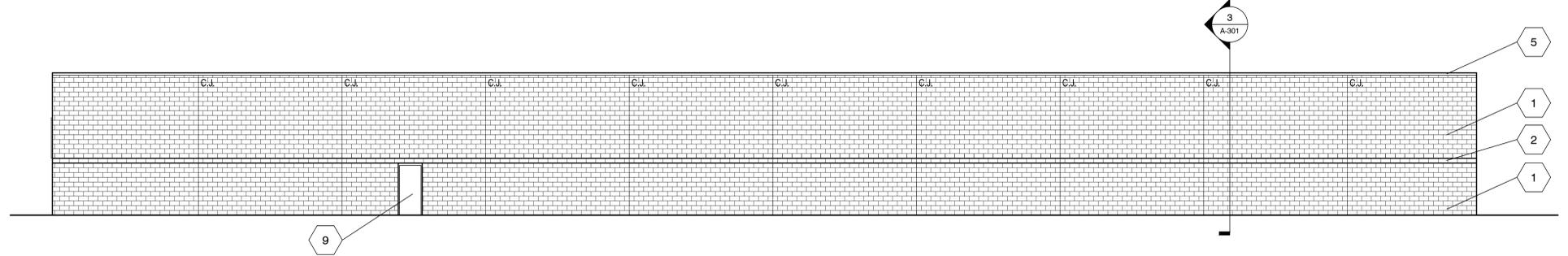
MSI GENERAL CORPORATION
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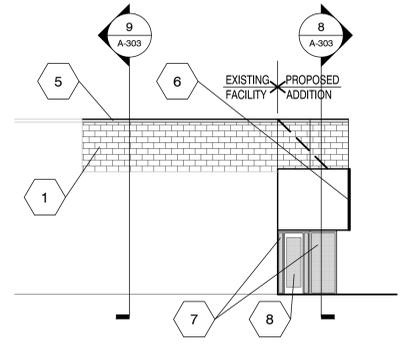
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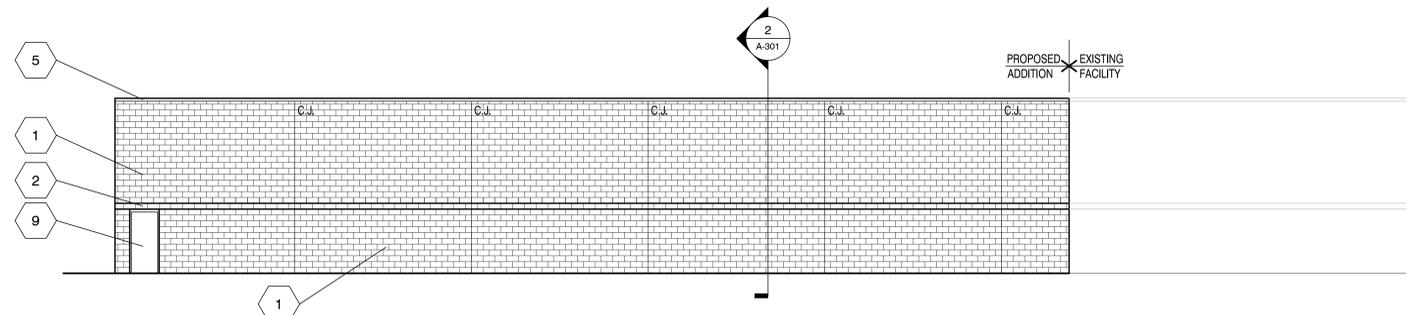
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXTERIOR MATERIAL KEY NOTES

- 1 8"H. SPLIT FACE CMU BODY (PAINTED 1)
- 2 8"H. SMOOTH FACE CMU BANDING (PAINTED 2)
- 3 8"H. SMOOTH FACE CMU STACK BOND (PAINTED 3)
- 4 BRONZE TONE THERM. BREAK ALUM. FRAME W/ 1" BRONZE TONE LOW "E" INSUL. GLASS (MATCH EXIST.)
- 5 PREFINISHED METAL PARAPET CAP (MATCH EXIST.)
- 6 PREFINISHED DECORATIVE VERTICAL RIBBED METAL WALL PANEL W/ TRIM (COLOR T.B.D.)
- 7 BRONZE TONE THERM. BREAK ALUM. FRAME W/ 1" BRONZE TONE LOW "E" INSUL. GLASS (FROSTED FILM)
- 8 BRONZE TONE THERM. BREAK ALUM. DOOR W/ 1" BRONZE TONE LOW "E" INSUL. GLASS (FROSTED FILM)
- 9 H.M. DOOR & FRAME (PAINTED 1)

ELEVATIONS 1/8" = 1'-0"



PROJECT ADDRESS:
 PROJECT NAME
 Chrome Tech - Addition
 STREET ADDRESS
 10020 S. 54th. St.
 CITY / STATE / ZIP
 Franklin, WI 53132

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 10-2014 Drawn By: B. Zenker
 Sheet Title: EXTERIOR ELEVATIONS
 Sheet Number: A-201
 Project Number: P11662
4406

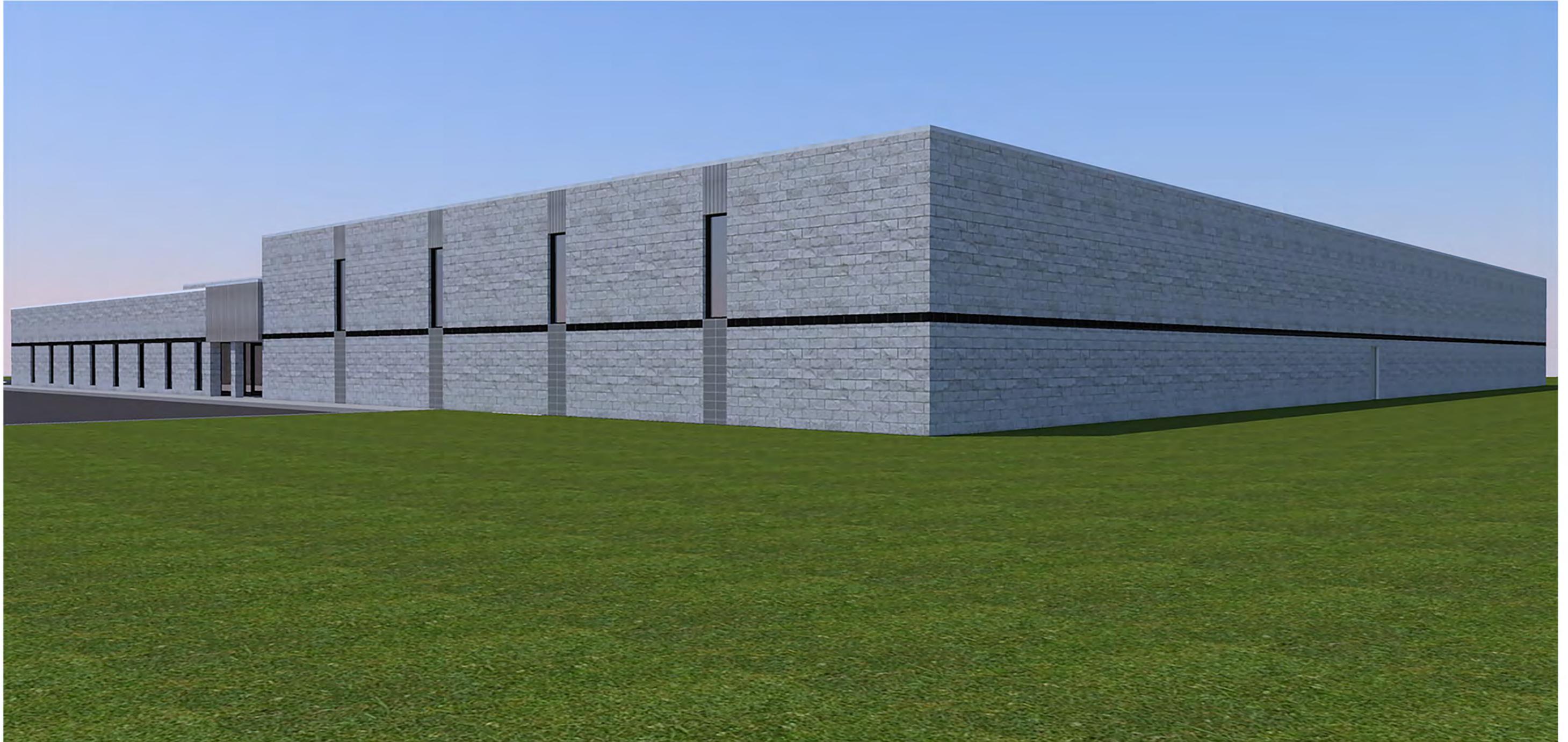
MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



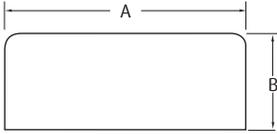


**STANDARD FLOODLIGHT
(E-FS SERIES)**

Applications: Roadway, parking areas or for building-mounted security lighting
Typical Mounting Height: 15 to 30 feet **Typical Spacing:** 3 to 5 times the mounting height



Shown with 2" adjustable fitter



"A"	"B"
12" (305 mm) Square	5.0" (127 mm)
16" (406 mm) Square	6.5" (165 mm)
22" (559 mm) Square	9.3" (235 mm)

Catalog # 2" Adjustable Fitter	Catalog # Yoke Mount	Wattage	Housing Size
E-FS1P15SQM	E-FS1P15YQM	150W PSMH	12"
E-FS2P25SQM	E-FS2P25YQM	250W PSMH	16"
E-FS2P32SQM	E-FS2P32YQM	320W PSMH	16"
E-FS2P40SQM	E-FS2P40YQM	400W PSMH	16"
E-FS3M99SQM	E-FS3M99YQM	1000W MH	22"
E-FS2H15SQM	E-FS2H15YQM	150W HPS	12"
E-FS2H25SQM	E-FS2H25YQM	250W HPS	16"
E-FS2H40SQM	E-FS2H40YQM	400W HPS	16"

Performance

- 5-year finish warranty. 3-year fixture warranty. 1-year lamp warranty.

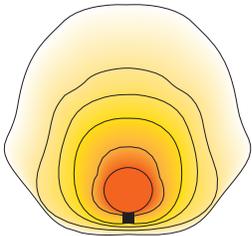
Construction & Materials

- 120/208/240/277V HPF ballast
- Seamless, die-cast aluminum housing
- Rigid aluminum frame with high-impact tempered glass lens

Electrical

Regulatory

- UL Listed
- Suitable for wet locations



Distribution Pattern



Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture. Actual production units may vary up to ±10% of initial delivered lumens. Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ fixture testing.

Accessories



Deep Baffle
CAT.# E-ACDB12 -12" Housing
CAT.# E-ACDB16 -16" Housing



Wire Guard
CAT.# E-ACWG12 -12" Housing
CAT.# E-ACWG16 -16" Housing



Wood Pole Mounting Bracket
(For use with yoke mount)
CAT.# E-ACWPMBM



Button Photocell (For 2" Fitter)
CAT.# E-ACP1 -120V
CAT.# E-ACP2 - 208/240/277V



Polycarbonate Vandal Shield
CAT.# E-ACLS12 -12" Housing
CAT.# E-ACLS16 -16" Housing
CAT.# E-ACLS22 -22" Housing



Glare Shield
CAT.# E-ACGS12 -12" Housing
CAT.# E-ACGS16 -16" Housing

**PREMIUM LED WALL PACK - SMALL
36-WATT LED
(E-WP6L SERIES)**

Applications: Security, pathway and perimeter lighting; ideal for entryways and other applications where control of spill light is important.
Typical Mounting Height: 8 to 15 feet **Typical Spacing:** 1 to 2 times the mounting height



9.5"D x 8.75"W x 4.5"H
Weight: 7.0 lbs.



Catalog #	Description	Input Voltage	Initial Delivered Lumens	CCT	CRI	50K Hours Projected Lumen Maintenance Factor at 25°C ¹	Comparable To:
E-WP6L03CZ	36W LED Cool white	120V-277V	3350	5000K	70	50,000 Hours	100W PSMH
E-WP6L03NZ	36W LED Neutral white	120V-277V	3350	4000K	70	50,000 Hours	100W PSMH

¹ Calculated L₇₀ based on 6,048 hours of LM-80 testing: >36,000 hours

Line Current Data

Voltage	Operating Amperes
120V	0.31
277V	0.14



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1501 96th Street, Sturtevant, WI 53177 | Phone (888)243-9445 | Fax (262)504-5409 | www.e-conolight.com

PREMIUM LED WALL PACK - SMALL 36-WATT LED (E-WP6L SERIES)

Performance

- Estimated 50,000 hours of maintenance-free operation to L₇₀
- Minimum starting temperature: -40°C (-40°F)
- 5-year limited warranty

Construction & Materials

- Low copper, die-cast aluminum housing and lens frame
- Dark bronze polyester powder-coat finish
- Fixed cutoff glare shield to reduce light pollution
- Tempered glass lens, thermal shock and impact resistant
- Patented lens design delivers true IES Type III distribution
- Mounts over recessed junction box or with conduit
- Die-cast detachable back box for easy mounting
- Heat dissipating fins
- Conduit entries on all sides of the fixture
- Two knockouts provided on back for conduit or J-box mounting
- Cree® LEDs inside

Electrical

- Non-dimmable
- 75°C minimum supply wire required
- Universal voltage (120V through 277V)

Regulatory

- UL Listed for wet locations - downlight only

Accessories



CAT.# E-ACP1 (120 volts)

CAT.# E-ACP2 (208/240/277 volts)

Photocell is field installed.
For use with adjustable slip fitter only.

Applications: Security, entryway and perimeter lighting. Also recommended for parking garages, shopping area walkways, and exterior canopies
Typical Mounting Height: 8 to 18 feet **Typical Spacing:** 1 to 1.5 times the mounting height

PRODUCTS THAT MEET BUY AMERICAN
 REQUIREMENTS WITHIN ARRA
 ARE DESIGNATED BY THIS SYMBOL.



12" D x 12" W x 5" H
 Trim Frame: 13.3" Square
 Lamp Included

Catalog #	Description	Ballast	Lamp Base	Lamp	Weight	Initial Delivered Lumens	CCT
E-RC3M071W	70-watt Pulse Start Metal Halide (PSMH)	120V HX ballast HPF	E26	Clear, medium base	18.6 lbs.	5600	65 CRI
E-RC3M101W	100-watt Pulse Start Metal Halide (PSMH)	120V HX ballast HPF	E26	Clear, medium base	19.5 lbs.	9000	65 CRI
E-RC3P151W	150-watt Pulse Start Metal Halide (PSMH)	120V HX ballast HPF	E26	Clear, medium base	20.9 lbs.	14000	68 CRI
E-RC3F42UW ¹	26/32/42-watt Compact Fluorescent	Universal Electronic	GX24q-3 GX24q-4	-	13.3 lbs.	-	-

¹Lamp ordered separately. Socket accepts lamps with GX24q-3 and GX24q-4 base. Ballast accepts 26/32/42W lamp.

Construction & Materials

- Durable and seamless die-cast aluminum housing
- Rough-in 12.3" square hole required for fixture installation
- Includes four adjustable steel "L" brackets for mounting to various ceiling thicknesses
- Large wiring compartment with access from above or below the ceiling line, for ease of field wiring
- Specular aluminum reflector
- Lens assembly consists of rigid aluminum frame with white ultra-durable powder topcoat and high-impact, #P73 crystal tempered glass
- HID fixtures are provided with an insulation detector, which will deactivate fixture if inadvertently covered with insulation

Performance

- 5-year finish warranty
- 3-year fixture warranty
- 1-year lamp warranty

Electrical

- Four (2 in - 2 out) #12AWG (90°C) through-branch circuit conductors

Regulatory

- UL Listed
- Suitable for wet locations
- Assembled in the USA

Accessories



CAT.# E-RC3/LP12W

Field-installed Lay-in Panel supports the fixture while replacing a standard 24" square recessed ceiling tile. Steel panel finished with a white durable powder coat paint.