

GOLL MANSION RESIDENTIAL DISTRICT

DETAILED PLAN PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT (THE "STATEMENT")

Overall Project Description. New Land Enterprises, LLP (the "Applicant") seeks to rehabilitate the existing Frederick T. & Eleanor Goll House located at 1550 North Prospect Avenue in the 4th Aldermanic District of the City of Milwaukee, Wisconsin (the "Site") and to develop a new residential building containing up to 35 units on the east side of the Site. The Common Council designated the Goll House as a historic structure under Milwaukee Code Section 308-81(2)(h), requiring that all renovations to the Goll House be made consistent with the City's historic preservation ordinance (Section 308-81). Unfortunately, over the past several years, the condition of the Goll House has deteriorated and its current office use cannot generate sufficient cash flow to support the repairs needed to restore the Goll House to its former splendor. The restoration of the Goll House will be made possible, however, through the development of a new residential building on the east side of the Site. The Goll House restoration and the new building development will occur in a single phase and will be subject to the requirements of this detailed planned development ("DPD") project description and the plans referenced herein.

This development proposal is consistent with the City's comprehensive plan. While no specific neighborhood plan for the area has been adopted, the proposed development (excepting only upper story setbacks) is consistent with the existing RM-7 high-density multi-family residential district zoning that applies to the Site and the City's Principles of Urban Design. Specifically, as recited in such principles, this development will be "quality housing" in keeping with "Milwaukee's rich architectural legacy." The proposed development, while consistent with the existing RM-7 Zoning, will actually be less dense than that currently permitted by such zoning.

- RM-7 zoning permits 186 units at the Site, but not more than 35 units will be constructed under this DPD proposal.
- RM-7 zoning permits 111,752 square feet of building space on the Site; a smaller building will be developed under this DPD proposal.
- RM-7 zoning permits a building of unlimited height to be developed at the Site; the building to be developed under this DPD proposal will not exceed 320 feet in height.

Further, the development proposed for the Site will be less dense and consistent with the existing development in the Prospect Avenue neighborhood. Preserving and restoring the Goll House will pay tribute to the historic and cultural heritage of Prospect Avenue. The new residential building will be consistent with the other residential owner-

occupied buildings recently constructed in the area, including 1522 North Prospect, University Club Tower and Kilbourn Tower, as well as the many apartment buildings that have existed in the area for several years, including 1660 North Prospect, 1626 North Prospect and 1570 North Prospect.

The alternative to allowing this development to proceed is stagnation at the Site. To date, other development proposals for the site have proven economically feasible. Doing nothing will result in detriment to the Prospect Avenue neighborhood and to the City as a whole. The Goll House will continue to deteriorate. The City will forgo approximately \$60 million of development potential. And, the City will lose the investment and involvement of up to 35 high income residential owners and occupants.

1. Uses. Permitted uses at the Site under this DPD proposal will remain consistent with the permitted uses under the RM-7 high-density multi-family residential district in effect on the date of this Statement. Specifically, multi-family dwellings and accessory uses, including parking, lobby, concierge, fitness center, guest suites, parlors/meeting rooms and small private ballroom shall be permitted. All accessory uses shall primarily serve the residents on the Site, except that the Goll House may, at the discretion of the owners of the Site, be made available for public observance and enjoyment of its historic characteristics.

Operating standards or restrictions shall be specified in a declaration of condominium to be recorded against the Site. Such restrictions shall require that the owners of the Site maintain the Goll House consistent with its historic designation. The declaration will also provide that the obligation to maintain the Goll House shall not be revoked by the owners without Common Council approval.

2. Design Standards. The proposed design elements and standards for the Site are reflected in the following plans submitted with this Statement:

Exhibit A	Statistical Sheet
Exhibit B	Lighting Specifications Sheets
Exhibit C	Existing Site Context Photos and Perspectives

Survey
Site Grading Plan
Site Utility Plan
Erosion Control Details

A001	Site Plan
A002	Landscaping Plan
A200	Overall Basement Plan
A201	Overall Ground Floor Plan
A202	Second Floor Parking Levels

A203	Third Floor Parking Levels
A204	Fourth Floor Parking Levels
A205	Fifth Floor Parking Levels
A206	Typical Two Unit Plan – 6 – 20
A207	Typical One Unit Plan – 21 – 25
A207	Upper Level of Penthouse Unit Plan - 26
A400	Overall West & South Elevation
A401	Overall East & North Elevation
A402	Perspective
A403	Perspective

Restoration and rehabilitation of the Goll House consistent with the plans included in a submittal to the Historic Preservation Commission made simultaneously with this DPD proposal is an integral part of this DPD proposal.

3. Density. As stated in the overall project description above, the development proposed under this DPD rezoning is less dense than the development that is currently permitted to occur under the existing RM-7 high-density multi-family residential zoning. Not more than 35 residential units and three guest suites will be developed under the proposed DPD zoning. Such a development would still constitute "high density, multifamily residential" use, but will have lesser impacts on circulation, parking and general use of resources, providing greater light, air and open space.

4. Space Between Structures. Spaces between structures are depicted on the Site Plan (A001) included with this Statement. In no event shall spaces between structures be less than that required by applicable provisions of the City's current building code.

5. Setbacks. The existing 48 foot setback of the Goll House shall be maintained, notwithstanding that adjacent buildings are setback less than 25 feet. Setback areas shall be landscaped as depicted on the Landscaping Plan (A002) included with this Statement.

6. Screening. No business or industrial uses are proposed at the Site for which screening would be required. On grade guest parking adjacent to the Goll House shall be screened with a decorative masonry wall along the south lot line of the Site as depicted on the Elevations (A400-A401) included with this Statement.

7. Open Spaces. Existing open spaces on the west and south sides of the Goll House will be preserved. Such open spaces shall be landscaped as depicted on the Landscaping Plan (A002) included with this Statement.

8. Circulation, Parking and Loading. Vehicular and pedestrian access shall be provided to and from the Site off of Prospect Avenue. The Goll House restoration

presents a unique pedestrian opportunity - to create a seminal pedestrian entrance to the new residential building by entering into and walking through the Goll House. Surface parking shall be provided for guests and visitors adjacent to the Goll House, and parking for residents shall be provided within the proposed new residential building, all as depicted on the Site Plan (A001) included with this Statement. Trash and recycling will be housed primarily within the walls of the proposed new residential building. Deliveries and trash and recycling pick ups shall be directed to the main driveway on the Site.

9. Landscaping. A Landscaping Plan (A002) for the Site showing the location, number, size and type of all plantings is included with this Statement. All proposed vegetation shall be of a quality consistent with the standards of the American Association of Nurserymen. All proposed vegetation shall be maintained on an on-going basis.

10. Lighting.

- Proposed outdoor lighting complies with current lighting regulations for DPD districts.
 - The lighting shall have cut-off fixtures that ensure that lighting levels and glare are controlled such that no light source will be visible from an adjoining property. In all other circumstances, the maximum illumination at a property line shall be 5 foot-candles. Abutting public right of way and where adjoining properties are zoned residential, the maximum illumination at the property line shall be one foot-candle.

See also Exhibit B for light fixture cut sheets.

- Ground mounted flood lights to highlight the west facade of the mansion –
 - Phocus PHQ 100w/250w HL 120 VNF/VWF GM with 4 sided shield.
- Period pendant light to replace existing wall mounted light at the west entrance of the mansion and at the south porch.
 - Maxum Lighting North Church
- Ballard lighting to illuminate the walking path along the south sidewalk and terrace.
 - Vista Lighting Lighted Ballard – Model 1429.
- Period sconces will flank both sides of the garage entrance and the exit door to south.
 - Maxum Lighting North Church
- Flush mounted low level lights within the decorative masonry wall.
 - Fc Lighting FCSL Series

- Wall mounted lighting above the connector will provide soft lighting of the parking plinth backdrop.
 - Phocus PHQ 100w/250w HL 120 VNF/VWF GM with 4 sided shield
- The accessible entrance will be illuminated from concealed fixtures mounted into soffit.
- Each unit balcony/terrace will have a ceiling mounted light to the balcony above.
 - DaSal Titanium Series Ceiling mount
- Pedestal mounted lighting from the pool balcony and the green roofs will highlight the east facade.
 - Phocus PHQ 100w/250w HL 120 VNF/VWF GM with 4 sided shield

11. Utilities. All utility lines shall be installed underground. A Site Utility Plan is included with this Statement.

12. Signs and Sign Illumination. A single address sign will be located at the main entrance along the Site's Prospect Avenue street frontage. The sign shall consist of six inch tall backlit numerals mounted to an elevated planter at the entrance drive. Temporary signs may also be installed consistent with Code Section 295-908-3-L-4.

Minor modifications may occur to the detailed plans included with this Statement.

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EXHIBIT A STATISTICAL SHEET

295-907. Planned Development District (DPD)

Proposed Condominium Development

1550 North Prospect

Proposed Zoning: DPD

2. c-1a: Gross land area
Site: 27,938 SF
2. c-1b: Maximum amount of land covered by principle building
Mansion footprint: 3,037 SF
Condominium building footprint: 11,828 SF
Total building footprint: 14,865 SF
2. c-1c: Maximum amount of land devoted to parking, drives, and parking structures.
(Count excludes any covered parking which is included above. Count includes the pavement within the property line.)

5,040 SF for Driveway and Parking
2. c-1d: Minimum amount of land devoted to landscaped open space, within property lines.

8,033 SF for landscaped open space
2. c-1e: Maximum proposed dwelling unit density
735 SF Land/Dwelling Unit
2. c-1f: Proposed number of buildings
Two– Existing Mansion and proposed condominium building
2. c-1g: Maximum number of dwelling units per building
Condominium building: 35
Mansion: 3 guest suites
2. c-1h: Bedrooms per unit (# Bedrooms/# Units)
Site: 2.14
Mansion: 1.00
2. c-1i: Parking spaces provided and ratio per unit
Site: 77 spaces inside the parking garage (2.2 spaces per unit)
1.03 spaces/bedroom

: Plus 12 spaces on grade for guests

517 east menomonee street MILWAUKEE wi 53202

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architecture + planning

Exhibit B – Exterior Light Fixtures.

- Ground mounted flood lights to highlight the west facade of the mansion –
 - Phocus PHQ 100w/250w HL 120 VNF/VWF GM with 4 sided shield.
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- Each condominium balcony/terrace will have ceiling mounted lights mounted to the balcony above.
 - DaSal Titanium Series Ceiling mount
- Pedestal mounted lighting from the pool balcony and the green roofs will highlight the east façade.
 - Phocus PHQ 100w/250w HL 120 VNF/VWF GM with 4 sided shield

See light fixture cut sheets.

517 east menomonee street MILWAUKEE wi 53202

SCONCE - GARAGE
PENDANT SIMILAR

1050BK: North Church Outdoor Wall Light Fixture

- **Width:** 6"
- **Height:** 14"
- **Extension:** 7"
- **Bulb:** 1 x 100 Medium
- **Finish:** Black

\$33.12



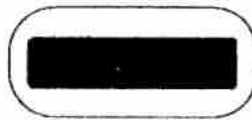
1050PE: North Church Outdoor Wall Light Fixture

WALL MOUNT
LOW LEVEL LIGHTING



FCSL Series

Exterior die cast large step light with die cast faceplate for masonry applications



Step light

Corporate
t 800 900 1730
f 630 889 8106
2609 Swenson Ave.
St. Charles, IL 60174

Catalog Number

Series	Voltage	Wattage	Ballast	LED diode	Finish	Accessories
FCSL301 Open face	120V	2/26Q\triangleleft 120V only	2-39MH\triangleleft	E Electronic	WH White	BK Black
FCSL303 Louvered face	277V	27BX\triangleleft 2/40W T10	1/2-35HPS\triangleleft	M Magnetic	WH White	WH White
		36BX\triangleleft 2/50WQ T4	1/2-50HPS\triangleleft		CC Custom color	CC Custom color
		>39BX\triangleleft				
		120V only magnetic				
		2/9BX				
		2/13BX				
		LED New!				
		8-1 watt diodes (total 8 watts)				
		8-3 watt diodes (total 24 watts)				
		Note: SLH or SLV optional lens are recommended				
		> Recommended lamping				
		\triangleleft Electronic only				
		>math>\triangleleft</math> Remote ballast only (may require long range igniter)				
						DWR Dry wall wings for remodeling applications
						EC E-coat
						EMR Emergency back-up, remote
						F Fuse
						LRI Long range igniter
						MLF Microlouver film
						P Prismatic lens, C73
						PCL Polycarbonate lens (PT only)
						RSOT Step down transformer remote (use with INC 277V)
						SLH Horizontal spread lens
						SLV Vertical spread lens

Product Information

Listing: U.L. listed for interior and exterior wet locations.

Housing & Faceplate: Marine grade corrosion resistant heavy walled high pressure die-cast aluminum construction. Two 7/8" KO for through wiring.

Gasket: Neoprene continuous closed cell 'O' ring gasket to seal out contaminants.

Fasteners: Captive and recessed stainless steel, tamper resistant, hex socket screws.

Diffuser: Lens is 1/8" thick, tempered opal glass, heat resistant, standard.

Reflector: Precision formed, specular clear for maximum reflectance.

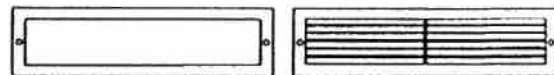
Socket: PL: Two pin (magnetic) or four pin (electronic) plug-in type compact fluorescent lamp holder (lamp by others). Holder assures precise optical alignment. **INC (120V only):** Mini-can base for incandescent quartz, or medium base, porcelain. **HID:** Medium base, 4KV pulse rated porcelain socket. Nickel-plated shell, spring loaded contact and double silicone jacket with 200°C rated leads.

LED: 1 watt or 3 watt Lumiled Luxeon warm white diodes with a precision 18° beam angle lens and tilted at a 45° angle to project through the die cast louver to maximize the light output and performance. Integral inverter and driver potted with a variable input of voltage from 120V to 277V. Consult factory for color changing or multi-color combinations.

Ballast: PL: Fluorescent normal power factor core and coil, U.L. listed ballast standard. **HID:** Dual voltage (120/277) core and coil, high power factor, thermally protected ballast standard, remote.

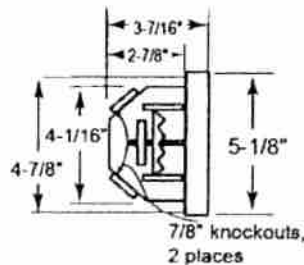
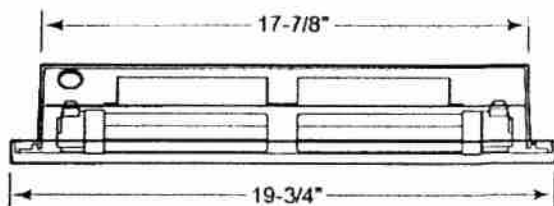
Finish: Five stage preparation process that includes chromate conversion and TGIC super polyester powder-coat is standard. Optional E-coat process added to standard finish including zinc phosphate.

Mounting: Concrete pour. Consult factory on accessories for drywall application.



FC SL301
Open Die Cast Face, Full Glass

FC SL303
Louvered Die Cast Face, Full Glass



HOUSING

One-piece, die-cast aluminum housing maintains a nominal .125" wall thickness to endure the toughest environments while maintaining precise tolerance control. Cast indicator mark on backside of housing references 5° integral aiming marks on yoke arm for precise vertical aiming control.

DOOR

Die-cast aluminum door maintains a nominal .125" wall thickness. Door is secured with two (2) tamper resistant recessed stainless steel fasteners. Lens is impact resistant .20" tempered clear contoured glass, sealed to the door with a one-piece molded silicone gasket.

PRODUCT SPECIFICATIONS

- Features + Benefits

OPTICAL SYSTEMS

Choice of seven (7) high efficiency optical systems constructed of highly reflective anodized aluminum sheet, or bright anodized polished spun aluminum. Available distributions include Narrow Spot Axial, Horizontal Narrow Flood, Horizontal Medium Flood, Horizontal Wide Flood, Vertical Narrow Flood, Vertical Medium Flood, and Vertical Wide Flood. Metal Halide and Quartz Halogen PAR lamps also available in a variety of beam spreads. Metal Halide T6 lamps feature G12 lampholders, Metal Halide PAR 20 lamps feature medium screw base lampholders and Quartz Halogen T4 lamps feature mini-can lampholders. Quartz Halogen PAR 30 lamps feature medium screw base lampholders.

YOKE ARMS

Heavy-duty die-cast aluminum yoke arms utilize a positive lock adjustment mechanism for both solid attachment and infinite aiming control. Vertical adjustment is made via one (1) captive stainless steel fastener consistent with doorframe fasteners. Tested in all planes to sustain 3G of vibration.

BASE ASSEMBLY

Die-cast aluminum base assembly grounds yoke arms and allows for 357° of horizontal rotation. Base assembly includes angle increment markers spaced at 2° intervals for ease of horizontal aiming, and an internal cast stop to prohibit rotation beyond one full revolution. Continuous silicone gaskets prevent water intrusion into base.

INTEGRAL BALLAST BOX [HID]

Die-cast aluminum ballast enclosure attaches to mounting surface with two (2) 3/8" stainless steel lag bolts. Wiring compartment features a removable access cover and is completely sealed from electrical components to prevent water or vapor entry into the fixture. Standard silicone-filled wire nuts prevent wicking of water through wire leads. Continuous silicone gasketing throughout base assembly forbids contaminant entry.





ELECTRICAL COMPONENTS [HID]

Choice of high power factor magnetic, or superior performing electronic HID ballasts.

MOUNTING BASE [HALOGEN]

Die-cast aluminum mounting base secures to mounting surface with four (4) 1/4" diameter stainless steel fasteners. Base features 3/4" NPT openings on either side, allowing surface conduit thru-wiring. Supplied silicone-filled wire nuts prevent wicking of water through wire leads. Continuous silicone gaskets seal wiring compartment from optical area while forbidding external contaminant entry.

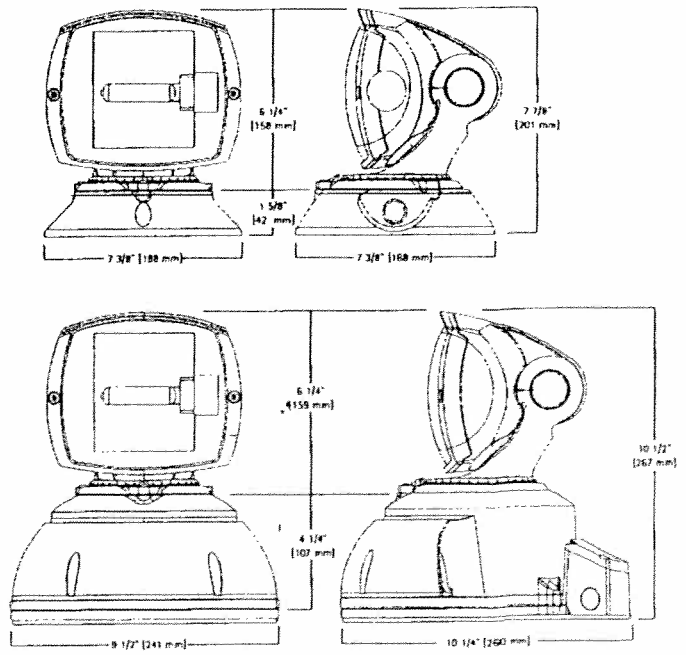
FINISH

Fixtures and accessories are finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

Certifications

IP66 Rated	U.L. 1598 Listed	3G Vibration Rated
CSA Listed	25°C Ambient	ISO 9001

DIMENSIONS



PHOCUS offers a family of beam control options to limit unwanted stray light and control direct viewing of the lamp.

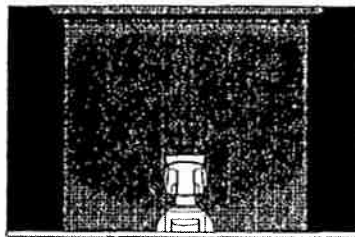
SPILL + GLARE CONTROL

- 4-Sided Shield
- Internal Louvers
- Top Visor

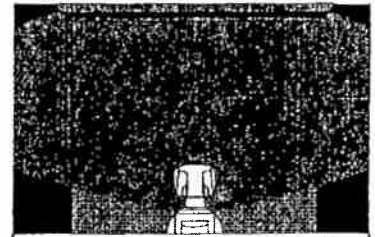
Limiting the amount of stray light which falls beyond the boundaries of the intended target is not only good design practice, but is increasingly a mandate of local and state adopted lighting ordinances.

4-SIDED SHIELD

Controls lamp glare and spill light in all directions. Useful when aiming direction or intended target lies in close proximity to pedestrian and/or motor vehicle activity.



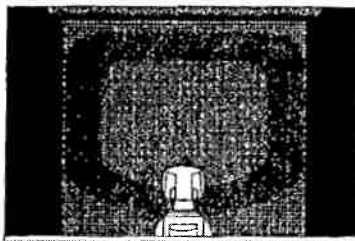
With 4-Sided Shield



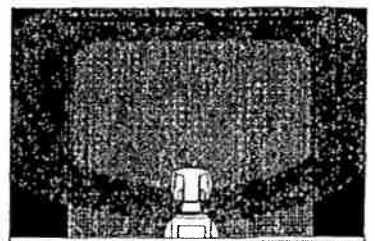
Without 4-Sided Shield

INTERNAL LOUVERS

Standard on Narrow Spot Axial and Horizontal Narrow Flood distributions, precision engineered louver assemblies control lamp glare while eliminating spill light outside the main beam.



With Internal Louvers



Without Internal Louvers

TOP VISOR

Controls excess spill and glare on top portion of distribution. Especially useful in uplighting applications to limit light travel above an intended wall surface or sign.



With Top Visor



Without Top Visor

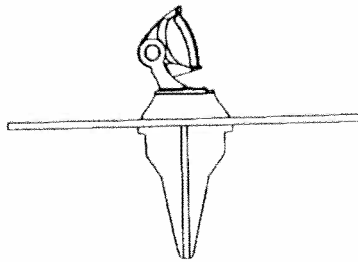
HALOGEN MOUNTING OPTIONS

- Halogen Ground Mount
- Halogen Wall | Ceiling Mount

HALOGEN GROUND MOUNT

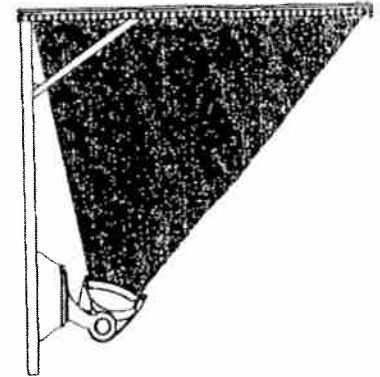


DIRECT GROUND MOUNT [GO]
 Fixture utilizes surface mount casting to mount directly to concrete pad or other solid ground surface with four (4) 1/4" stainless steel fasteners.



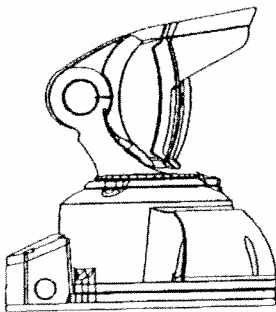
SPIKE MOUNT [GS]
 Robust four vane die-cast aluminum stake adapter firmly secures fixture in earth bed or poured concrete pad.

HALOGEN WALL | CEILING MOUNT

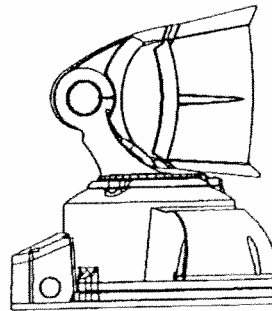


DIRECT WALL | CEILING MOUNT [WD]
 Fixture utilizes surface mount casting to mount directly to rigid wall or ceiling surface with four (4) 1/4" stainless steel fasteners.

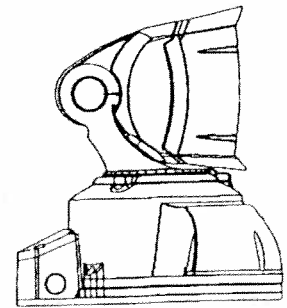
OPTIONS + ACCESSORIES



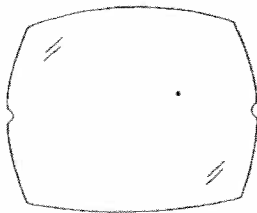
TOP VISOR
 Controls excess spill and glare on top portion of distribution. Especially useful in uplighting applications to limit light travel above an intended wall surface or sign. Mounts directly to doorframe, painted to match fixture. Compatible with all distributions.



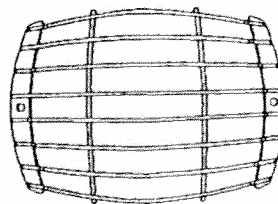
4-SIDED SHIELD
 Controls lamp glare and spill light in all directions. Useful when aiming direction or intended target lies in close proximity to pedestrian and/or motor vehicle activity. Mounts directly to doorframe, painted to match fixture. Compatible with all distributions.



COLOR FILTER ADAPTER
 Die-cast color filter assembly mounts directly to doorframe. Painted to match fixture. Four (4) standard glass color gels available: Red, Bright Blue, Deep Green, and Warm Orange. Dichroic glass and custom colors available upon request.



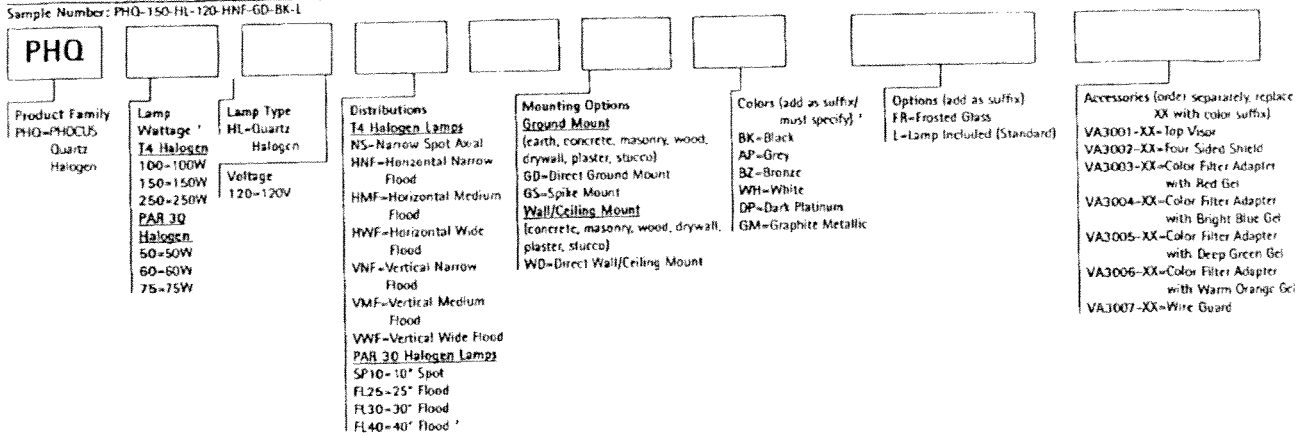
FROSTED LENS
 Frosted impact resistant 0.2" thick tempered contoured glass lens reduces fixture brightness while visually softening the light distribution. Particularly useful in public environments where pedestrians or motorists have direct line-of-sight exposure to lamp brightness.



WIRE GUARD
 Steel wire guard assembly provides added protection against glass breakage. Wire guard attaches to doorframe and is finished to match fixture.

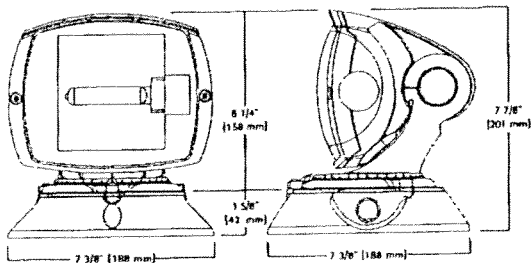
HALOGEN ORDERING INFORMATION

Sample Number: PHQ-150-HL-120-HNF-GD-BK-L



NOTE: 1. T4 lamps feature a mini-can base, PAR-30 lamps feature a medium screw base.
2. 60W PAR-30 Halogen lamp not available in FL40 distribution. 3. Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for more information.

DIMENSIONS



WATTAGE TABLE

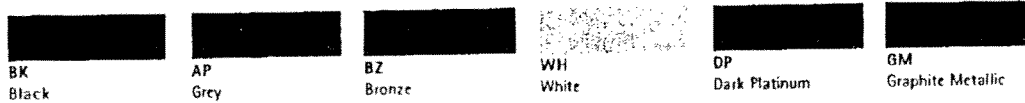
	PHQ
Quartz Halogen T4	100, 150, 250W
Quartz Halogen PAR 30	50, 60, 75W

SHIPPING DATA

	PHQ
Net Weight (lbs.)	3
Volume (cu. ft.)	3.4

NOTE: The above are approximate weights and volumes.

STANDARD COLORS



APPLICATIONS DEPARTMENT

Let the application experts at Cooper Lighting design your next lighting layout. Aided by the latest computer simulation software and a comprehensive lighting background, our Application Engineers can design, analyze, and provide statistical layouts for any lighting application. Whether the design criteria calls for Illuminance, Luminance, or Small Target Visibility (STV) compliance, Cooper Lighting can provide the fixture layout and supporting documentation necessary to help secure your next project.

INVUE WEBSITE

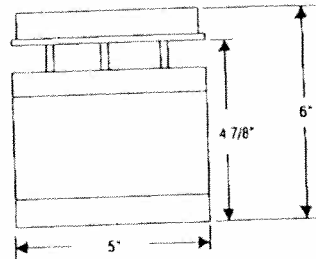
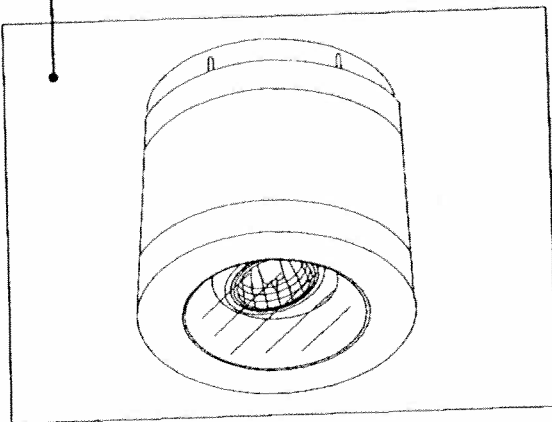
Visit invuelighting.com for the latest product information from INVUE Lighting Systems. With instant access to IES photometric files, PDF product specification sheets, new product announcements, and other helpful specification tools, the INVUE Lighting website is an invaluable resource for getting information to customers quickly.

New Vision in Point Source Lighting

INDUSTRIES

ARCHITECTURAL CYLINDER COLLECTION

Wet-Max 3 Titanium - outdoor (MR16 - HALOGEN LAMPS)



SPECIFICATIONS

The WET-MAX 3 Titanium cylinder collection is made of extruded 6061 alloy aluminum, wet location listed architectural surface mounted cylinder, rated for 75 Watt MR16 Halogen Lamp. All hardware supplied is made of stainless steel

The WET - MAX 3 is available with a clear tempered glass lens and is designed to add additional beam shaping lenses if required (call factory for specialty lenses). The WET - MAX 3 Titanium uses high quality electronic transformer.

Applications: Any surface mount outdoor applications.

Order Guide

TITANIUM SERIES	REFLECTOR TYPE ¹	VOLTAGE	FINISH	OPTIONS
WL- MAX 3 - Ceiling Mount	2-120-XX - Aurora Reflector	120 277	01- White 04 - Black 05 - Matte Silver 11 - Matte Nickel CC - Custom Finish	FC - Flat Canopy
XX = REFLECTOR FINISHES				
SA - Silver Specular ²				
GA - Gold Specular ²				
BA - Black Specular				
COPA - Copper Specular ²				
BLUA - Blue Specular ²				
GRNA - Green Specular ²				
PURA - Purple Specular ²				
CHA - Champagne Specular ²				
WHS - White stepped Baffle				
BLS - Black Stepped Baffle				
NIC-S - Nickel Satin				
MOCH - Brushed Mocha				



Note:

- 1) Use Aurora Trim specification sheets reference
- 2) These reflectors are available in Satin finishes. Add "S" at end of part number.

TYPE	Project Name
	Order Number

Data and specifications subject to change without notice



**VISTA
PROFESSIONAL
OUTDOOR
LIGHTING**

Type: _____

Model: _____

Project: _____

SPECIFICATION SHEET

MODEL: 1429 - 120-Volt Series: Bollards and Beacons

SPECIFICATIONS:

LAMP TYPE:

PL- Compact Fluorescent. 22W Maximum. Ballast is integrated into fixture. Please specify ballast type from the fixture ordering information chart. Lamp not included with fixture, order separately.

HOUSING:

Die-cast, copper-free aluminum.

POST:

5" diameter, heavy gauge, extruded aluminum (1/8" wall thickness).

FINISH:

Polyester powder-coated finish available in Black, Verde, Architectural Brick, Architectural Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.

SOCKET/LAMP HOLDER:

Compact fluorescent thermoplastic socket.

BALLAST:

High-power factor magnetic ballast rated for $\pm 32^{\circ}\text{F}$ starting, 120-volt standard.

LENS:

Clear, frosted or prismatic threaded and gasketed, tempered glass vapor globe.

MOUNTING:

Aluminum mounting base and foundation anchor rods included.

FASTENERS:

All fasteners are stainless steel.

WIRING:

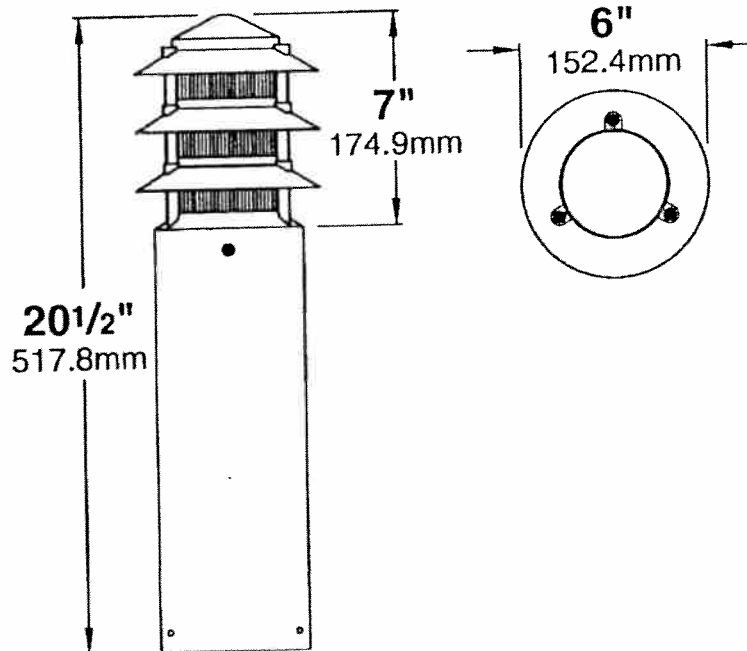
Prewired with 200°C-rated wire along with a grounded lead.

CERTIFICATION:

UL listed to U.S. and Canadian safety standards for line voltage landscape luminaires (UL 1598). The maximum wattages allowed by Underwriters Laboratories (UL) for the U.S. and Canadian markets may vary. Maximum wattages specified are Underwriters Laboratories U.S. standard. Please contact Vista for any questions about the maximum wattages allowed by UL Canadian standards.

All Vista luminaires are **MADE IN THE U.S.A.**

DIMENSIONS:



In an effort to improve product design U.S.T.L., Inc. reserves the right to modify the specifications of the fixture.



FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example

EXAMPLE: 1429-B-CR-13-120

CATALOG NO.	FINISH	LENS	INTEGRATED FLUORESCENT BALLAST	
			WATTAGE	VOLTAGE
1429	B- Black	CR- Clear lens	5	120
	G- Verde	FR- Frosted lens	7	208
	BR- Architectural Brick	PR- Prismatic lens	9	240
	Z- Architectural Bronze		13*	277
	GT- Granite		22*	MT- Multi-tap
	P- Pewter			
IC- Teracotta				
R- Rust				
HG- Hunter Green				
M- Mocha				
WB- Weathered Bronze				
WI- Weathered Iron				
W- White				

Lamp not included with fixture, order separately. - For available lamps, see Lamp Guide, Vista catalog.
 *13 or 22-watt ballast available in 120 or 277 volts only.



**VISTA
PROFESSIONAL
OUTDOOR
LIGHTING**

Type: _____

Model: _____

Project: _____

SPECIFICATION SHEET

MODEL: 1429 - 120-Volt Series: Bollards and Beacons

SPECIFICATIONS:

LAMP TYPE:

PL- Compact Fluorescent. 22W Maximum. Ballast is integrated into fixture. Please specify ballast type from the fixture ordering information chart. Lamp not included with fixture, order separately.

HOUSING:

Die-cast, copper-free aluminum.

POST:

5" diameter, heavy gauge, extruded aluminum (1/8" wall thickness).

FINISH:

Polyester powder-coated finish available in Black, Verde, Architectural Brick, Architectural Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.

SOCKET/LAMP HOLDER:

Compact fluorescent thermoplastic socket.

BALLAST:

High-power factor magnetic ballast rated for $\pm 32^{\circ}\text{F}$ starting, 120-volt standard.

LENS:

Clear, frosted or prismatic threaded and gasketed, tempered glass vapor globe.

MOUNTING:

Aluminum mounting base and foundation anchor rods included.

FASTENERS:

All fasteners are stainless steel.

WIRING:

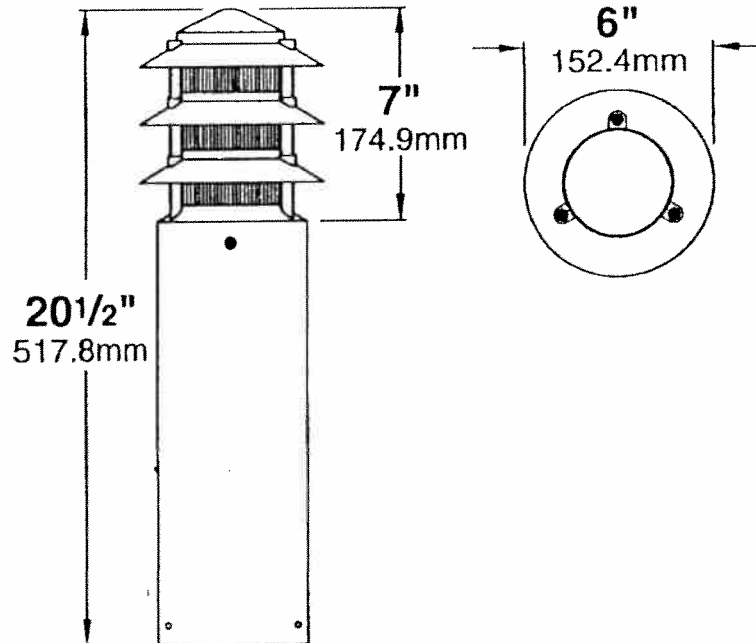
Prewired with 200°C-rated wire along with a grounded lead.

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UL Listed to U.S. and Canadian safety standards for line voltage landscape luminaires (UL 1598). The maximum wattages allowed by Underwriters Laboratories (UL) for the U.S. and Canadian markets may vary. Maximum wattages specified are Underwriters Laboratories U.S. standard. Please contact Vista for any questions about the maximum wattages allowed by UL Canadian standards.

All Vista luminaires are **MADE IN THE U.S.A.**

DIMENSIONS:



In an effort to improve product design
VISTA, Inc. reserves the right to modify
the specifications of the future.