

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 5614 Schroeder Road
Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested December 5, 2018

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Helen Bradbury Company Stone House Development, Inc.
Street address 1010 E. Washington Ave City/State/Zip Madison, WI 53703
Telephone 608-251-6000 Email hhb@stonehousedevelopment.com

Project contact person Brian Stoddard Company Knothe & Bruce Architects, LLC
Street address 7601 University Avenue, Ste 201 City/State/Zip Middleton, WI 53562
Telephone 608-836-3690 Email bstoddard@knothebruce.com

Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____



5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee**
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on DAI Meeting, 9-13-2018
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Helen Bradbury Relationship to property Owner
 Authorized signature of Property Owner Helen Bradbury Date 10/10/18

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST



The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

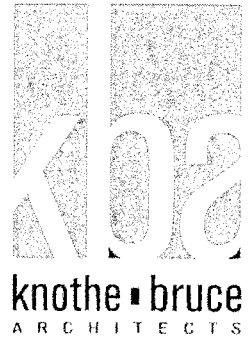
3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



October 17, 2018

Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
Madison, Wisconsin 53703

Re: Letter of Intent – Conditional Use
5614 Schroeder Road
Madison, WI

Ms. Heather Stouder,

The following is submitted together with the plans and application for staff review and sign-off.

Organizational Structure:

Owner/Developer: Stone House Development, Inc 1010 E. Washington Ave. Madison, WI 53703 Phone: 608-251-6000 Contact: Rich Arnesen rarnesen@stonehousedevelopment.com	Engineer: Vierbicher Engineering, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 Phone: 608-862-0532 Fax: 608-826-0530 Contact: Randy Kolinske rkol@vierbicher.com
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Architect: Knothe & Bruce Architects, LLC 7601 University Avenue, Ste. 201 Middleton, WI 53562 Phone: 608-836-3690 Contact: Brian Stoddard bstoddard@knothebruce.com	Landscape Design: Ken Saiki Design 1110 S. Park St. Madison, WI 53715 Phone: 608-251-3600 Contact: Abbie Moilien amoilien@ksd-la.com
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Introduction:

The proposed site is located on the north east corner of Schroeder Road and Schroeder Court; west of Whitney Way and south of the Beltline. The property is zone CCT – Commercial Corridor-Transitional District. Multi-family housing requires conditional use approval in a CCT district.

This proposal will create a mixed-use building with approximately 4,000 square feet of commercial space and 96 apartments of workforce housing financed with the assistance of Low Income Housing Tax Credits. The existing Babe's Grill & Bar will be deconstructed for the redevelopment of the site.

Project Description:

The new development consists of a new four-story, “U-shaped” building that creates an attractive edge along the public streets and a private interior courtyard containing a child’s play area and an outdoor grilling/seating area for residents. There is a shared garden space on the northeast edge of the site. The commercial space is located in the southeast corner of the building, fronting on Schroeder Road and a parking area. The commercial space has a potential outdoor patio space, also fronting on Schroeder Road. The building will include 82 underground parking stalls and 67 surface stalls.

Surrounding uses include: multi-tenant commercial to the north, a restaurant to the east, Vitense Golfand to the south and multifamily to the west.

The building architecture a simple architecture that references both the residential and commercial characteristics of the area. The exterior materials will be a combination of masonry with a manufactured cut stone base and horizontal fiber-cement siding. Landscaping along the two streets enhance the building and provide an attractive buffer and streetscape.

The apartment building main entry is located in the interior courtyard while the commercial space entry will be where you enter the site of Schroeder Road. Multiple townhome entries punctuate the remaining street facades and courtyard facades and provide a residential scale to the development. Vehicular access to the underground parking is achieved from Schroeder Court and generally screened from street view.

Affordable Housing

The proposed project is designed and financed to provide affordable housing to a range of family sizes and incomes. Unit sizes range from one bedroom to three bedroom apartments and income limits will range from 30% of the Dane County Median to 60% of the Dane County Median. Of the 96 apartments and townhomes, 81 will be income-restricted. All of the three bedroom townhomes will be income restricted providing an opportunity for families to live in high-quality housing environment.

This project will be financed with the assistance of federal LIHTC’s that are administered by the Wisconsin Housing and Economic Development Authority.

Demolition

The existing site currently has an existing structure. We believe that the demolition standards can be met. The demolition allows for an important redevelopment that will provide affordable housing to this neighborhood. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure.

Neighborhood Input:

A well-attended meeting with neighbors and neighborhood representatives was held on September 20, 2018. The project is adjacent to the Greentree neighborhood and the majority of the attendants were from there. Concerns were expressed regarding the potential impact on area schools, police and traffic. The Alders from District 19 and 20 were present and both are supportive of the project. A second meeting is planned for early November which will include school administrators, police representatives and city traffic staff.

Site Development Data:

Densities:

Lot Area	91,053 S.F. / 2.09 acres
Dwelling Units	96 DU
Lot Area / D.U.	948 S.F./D.U.
Density	45.9 units/acre
Usable Open Space	36,003 S.F.
Open Space / Bedroom	220 S.F. / Bedroom (160 SF min. required)
Lot Coverage	59,592 S.F. = 65% (85% max. allowable)

Commercial Area

Building	~4032 S.F.
<u>Patio</u>	<u>~1117 S.F.</u>
Total	~5149 S.F.

Residential Area	1st Floor	24,418 S.F.
	2nd Floor	28,590 S.F.
	3rd Floor	28,590 S.F.
	4th Floor	<u>27,827 S.F.</u>
	Total	109,425 S.F.

Building Height: 4 Stories

Dwelling Unit Mix:

One Bedroom	44
Two Bedroom	37
Three Bedroom Flat	1
<u>Three Bedroom Townhouse</u>	<u>14</u>
Total	96 units

Vehicle Parking:

Underground	82
<u>Surface</u>	<u>62</u>
Total	144 vehicle stalls

Est. 4000 S.F. commercial seating space @ 4 stalls/1000S.F. = 16 stalls
 Residential: 128 stalls @ 96 DU = 1.33 stalls/unit

Bicycle Parking:

Underground garage - wall	24 Stalls (covered)
Underground/Std. 2x6	75 Stalls (covered)
Surface - Residential	5 Stalls
Surface - Guest	10 Stalls (10% of units)
<u>Surface - Commercial</u>	<u>2 Stalls</u>
Total	116 Stalls



D-Series Size 0 LED Area Luminaire



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Specifications

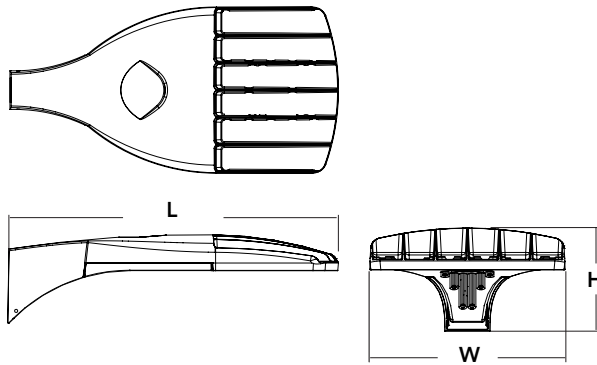
EPA: 0.95 ft²
(.09 m²)

Length: 26"
(66.0 cm)

Width: 13"
(33.0 cm)

Height: 7"
(17.8 cm)

Weight (max): 16 lbs
(7.25 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ²	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ³ RCCO Right corner cutoff ³	MVOLT ^{4,5} 120 ⁶ 208 ^{5,6} 240 ^{5,6} 277 ⁶ 347 ^{5,6,7} 480 ^{5,6,7}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹⁰ PER NEMA twist-lock receptacle only (control ordered separate) ¹¹ PER5 Five-wire receptacle only (control ordered separate) ^{11,12} PER7 Seven-wire receptacle only (control ordered separate) ^{11,12} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,13,14} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,13,14} PIRHN Network, Bi-Level motion/ambient sensor ¹⁵ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,13,14}	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,13,14} BL30 Bi-level switched dimming, 30% ^{5,16,17} BL50 Bi-level switched dimming, 50% ^{5,16,17} PNMTDD3 Part night, dim till dawn ^{5,18} PNMT5D3 Part night, dim 5 hrs ^{5,18} PNMT6D3 Part night, dim 6 hrs ^{5,18} PNMT7D3 Part night, dim 7 hrs ^{5,18} FAO Field adjustable output ¹⁹	Shipped installed HS House-side shield ²⁰ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ L90 Left rotated optics ¹ R90 Right rotated optics ¹ DDL Diffused drop lens ²⁰ Shipped separately BS Bird spikes ²¹ EGS External glare shield ²¹
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately.

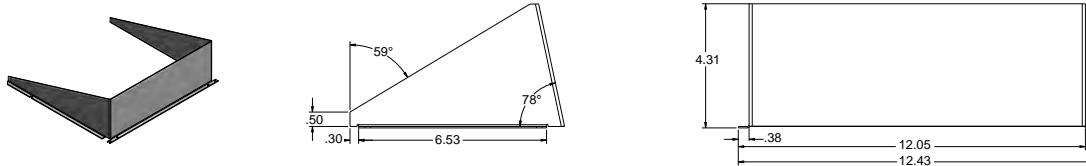
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSX0HS 20C U	House-side shield for 20 LED unit ²⁰
DSX0HS 30C U	House-side shield for 30 LED unit ²⁰
DSX0HS 40C U	House-side shield for 40 LED unit ²⁰
DSX0DDL U	Diffused drop lens (polycarbonate) ²⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²³

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

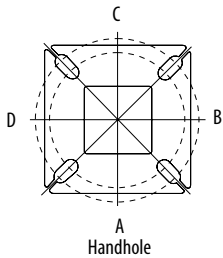
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish U); 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Requires (2) separately switched circuits.
- Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

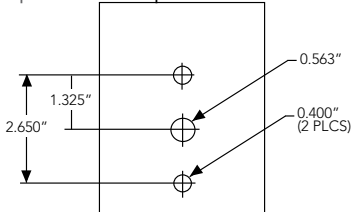
Pole drilling nomenclature: # of heads at degree from handhole (default side A)

DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Template #8

Top of Pole



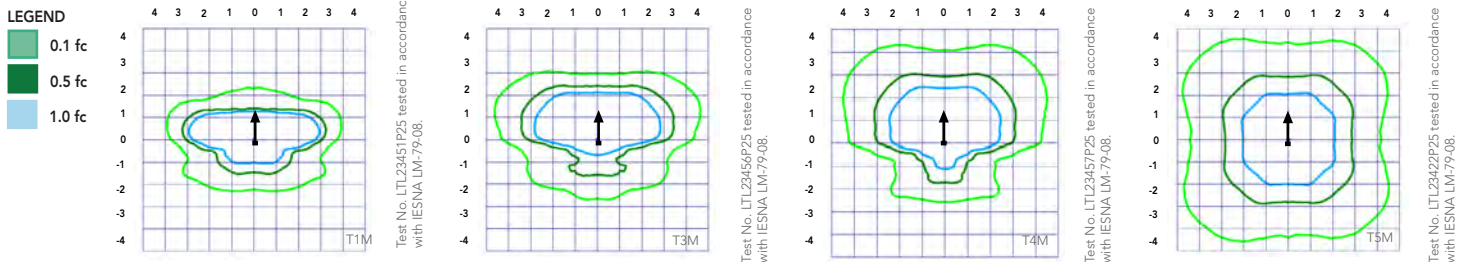
Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @ 120 require round pole top/tenon.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 0 homepage](#).

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

Operating Hours	25000	50000	100000
Lumen Maintenance Factor	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)	
		Wire 4/Wire5	Wire 4/Wire5	Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	⚠	⚠	Wires Capped inside fixture
ROAM	⊘	✓	⚠	⚠	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	⚠	⚠	Wires Capped inside fixture
Future-proof*	⊘	⚠	✓	✓	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	✓	✓	Wires Capped inside fixture

✓ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

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Forward Optics																											
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)							
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW			
20	530	P1	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125	2,541	1	0	1	73			
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125	2,589	1	0	1	74			
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126	2,539	1	0	1	73			
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122	2,558	1	0	1	73			
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126	2,583	1	0	1	74			
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123	2,570	1	0	1	73			
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126	2,540	1	0	1	73			
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131	2,650	1	0	0	76			
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131	2,690	1	0	0	77			
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130	2,658	2	0	0	76			
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131	2,663	2	0	1	73			
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103								
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77								
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77								
				20	700	P2	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124	3,144	1	0	1
T2S	5,564	1	0					2	114	5,994	1	0	2	122	6,070	2	0	2	124	3,203	1	0	1	71			
T2M	5,593	1	0					1	114	6,025	1	0	1	123	6,102	1	0	1	125	3,141	1	0	1	70			
T3S	5,417	1	0					2	111	5,835	1	0	2	119	5,909	2	0	2	121	3,165	1	0	1	70			
T3M	5,580	1	0					2	114	6,011	1	0	2	123	6,087	1	0	2	124	3,196	1	0	1	71			
T4M	5,458	1	0					2	111	5,880	1	0	2	120	5,955	1	0	2	122	3,179	1	0	1	71			
TFTM	5,576	1	0					2	114	6,007	1	0	2	123	6,083	1	0	2	124	3,143	1	0	1	70			
TSVS	5,799	2	0					0	118	6,247	2	0	0	127	6,327	2	0	0	129	3,278	2	0	0	73			
TSS	5,804	2	0					0	118	6,252	2	0	0	128	6,332	2	0	1	129	3,328	2	0	0	74			
TSM	5,789	3	0					1	118	6,237	3	0	1	127	6,316	3	0	1	129	3,288	2	0	1	73			
TSW	5,834	3	0					2	119	6,283	3	0	2	128	6,364	3	0	2	130	3,295	2	0	1	73			
BLC	4,572	1	0					1	93	4,925	1	0	1	101	4,987	1	0	1	102								
LCCO	3,402	1	0					2	69	3,665	1	0	2	75	3,711	1	0	2	76								
RCCO	3,402	1	0					2	69	3,665	1	0	2	75	3,711	1	0	2	76								
20	1050	P3	71W					T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120				
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120								
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121								
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117								
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121								
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118								
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120								
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125								
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125								
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125								
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126								
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99								
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73								
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73								
				20	1400	P4	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116				
T2S	9,780	2	0					2	106	10,536	2	0	2	115	10,669	2	0	2	116								
T2M	9,831	2	0					2	107	10,590	2	0	2	115	10,724	2	0	2	117								
T3S	9,521	2	0					2	103	10,256	2	0	2	111	10,386	2	0	2	113								
T3M	9,807	2	0					2	107	10,565	2	0	2	115	10,698	2	0	2	116								
T4M	9,594	2	0					2	104	10,335	2	0	3	112	10,466	2	0	3	114								
TFTM	9,801	2	0					2	107	10,558	2	0	2	115	10,692	2	0	2	116								
TSVS	10,193	3	0					1	111	10,981	3	0	1	119	11,120	3	0	1	121								
TSS	10,201	3	0					1	111	10,990	3	0	1	119	11,129	3	0	1	121								
TSM	10,176	4	0					2	111	10,962	4	0	2	119	11,101	4	0	2	121								
TSW	10,254	4	0					3	111	11,047	4	0	3	120	11,186	4	0	3	122								
BLC	8,036	1	0					2	87	8,656	1	0	2	94	8,766	1	0	2	95								
LCCO	5,979	1	0					2	65	6,441	1	0	2	70	6,523	1	0	3	71								
									5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71				

Performance Data

Lumen Output

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

Forward Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	700	P5	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133					
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133					
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133					
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129					
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133					
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130					
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133					
				TSVS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138					
				TSS	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138					
				TSM	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138					
				TSW	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139					
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109					
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
40	1050	P6	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121	6,206	2	0	2	68
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120	6,322	2	0	2	69
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121	6,201	2	0	2	68
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117	6,247	1	0	2	69
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121	6,308	2	0	2	69
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118	6,275	1	0	2	69
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121	6,203	1	0	2	68
				TSVS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125	6,671	2	0	0	73
				TSS	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126	6,569	2	0	0	72
				TSM	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125	6,491	3	0	1	71
				TSW	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126	6,504	3	0	2	71
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99					
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
40	1300	P7	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112					
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112					
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112					
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109					
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112					
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110					
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112					
				TSVS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116					
				TSS	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117					
				TSM	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116					
				TSW	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117					
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92					
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					

Performance Data

Lumen Output

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Rotated Optics																												
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
30	530	P10	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138									
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138									
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140									
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136									
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140									
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137									
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141									
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142									
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141									
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141									
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139									
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116									
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83									
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83									
				30	700	P11	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130					
T2S	8,545	3	0					3	119	9,205	3	0	3	128	9,322	3	0	3	129									
T2M	8,699	3	0					3	121	9,371	3	0	3	130	9,490	3	0	3	132									
T3S	8,412	3	0					3	117	9,062	3	0	3	126	9,177	3	0	3	127									
T3M	8,694	3	0					3	121	9,366	3	0	3	130	9,484	3	0	3	132									
T4M	8,530	3	0					3	118	9,189	3	0	3	128	9,305	3	0	3	129									
TFTM	8,750	3	0					3	122	9,427	3	0	3	131	9,546	3	0	3	133									
T5VS	8,812	3	0					0	122	9,493	3	0	0	132	9,613	3	0	0	134									
T5S	8,738	3	0					1	121	9,413	3	0	1	131	9,532	3	0	1	132									
T5M	8,736	3	0					2	121	9,411	3	0	2	131	9,530	3	0	2	132									
T5W	8,657	4	0					2	120	9,326	4	0	2	130	9,444	4	0	2	131									
BLC	7,187	3	0					3	100	7,742	3	0	3	108	7,840	3	0	3	109									
LCCO	5,133	1	0					2	71	5,529	1	0	2	77	5,599	1	0	2	78									
RCCO	5,126	3	0					3	71	5,522	3	0	3	77	5,592	3	0	3	78									
30	1050	P12	104W					T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127					
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127									
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129									
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125									
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129									
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126									
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130									
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131									
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130									
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130									
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128									
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107									
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76									
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76									
				30	1300	P13	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123					
T2S	14,355	4	0					4	112	15,465	4	0	4	121	15,660	4	0	4	122									
T2M	14,614	3	0					3	114	15,744	4	0	4	123	15,943	4	0	4	125									
T3S	14,132	4	0					4	110	15,224	4	0	4	119	15,417	4	0	4	120									
T3M	14,606	4	0					4	114	15,735	4	0	4	123	15,934	4	0	4	124									
T4M	14,330	4	0					4	112	15,438	4	0	4	121	15,633	4	0	4	122									
TFTM	14,701	4	0					4	115	15,836	4	0	4	124	16,037	4	0	4	125									
T5VS	14,804	4	0					1	116	15,948	4	0	1	125	16,150	4	0	1	126									
T5S	14,679	3	0					1	115	15,814	3	0	1	124	16,014	3	0	1	125									
T5M	14,676	4	0					2	115	15,810	4	0	2	124	16,010	4	0	2	125									
T5W	14,544	4	0					3	114	15,668	4	0	3	122	15,866	4	0	3	124									
BLC	7919	3	0					3	62	8531	3	0	3	67	8639	3	0	3	67									
LCCO	5145	1	0					2	40	5543	1	0	2	43	5613	1	0	2	44									
									5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44					

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

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

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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

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

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

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





WST LED

Architectural Wall Sconce



Catalog
Number

Notes

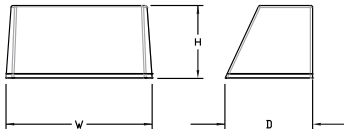
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

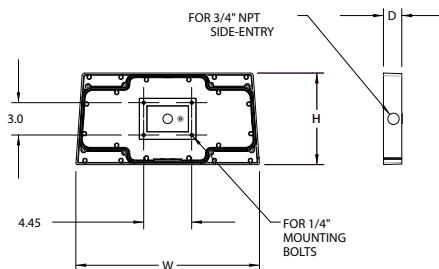
Luminaire

- Height:** 8-1/2"
(21.59 cm)
- Width:** 17"
(43.18 cm)
- Depth:** 10-3/16"
(25.9 cm)
- Weight:** 20 lbs
(9.1 kg)



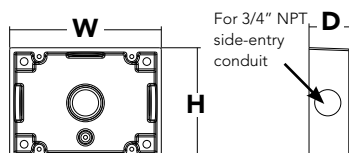
Optional Back Box (PBBW)

- Height:** 8.49"
(21.56 cm)
- Width:** 17.01"
(43.21 cm)
- Depth:** 1.70"
(4.32 cm)



Optional Back Box (BBW)

- Height:** 4"
(10.2 cm)
- Width:** 5-1/2"
(14.0 cm)
- Depth:** 1-1/2"
(3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED							
Series	Performance Package	Color temperature		Distribution	Voltage		Mounting
WST LED	P1	1,500 Lumen package	27K	2700 K	VF	Visual comfort forward throw	Shipped included (blank) Surface mounting bracket Shipped separately BBW Surface-mounted back box ³ PBBW Premium surface-mounted back box ^{3,4}
	P2	3,000 Lumen package	30K	3000 K	VW	Visual comfort wide	
	P3	6,000 Lumen package	40K	4000 K			
				50K	5000 K		

Options			Finish (required)			
PE	Photoelectric cell, button type ⁵		E7WC	Emergency battery backup, Non CEC compliant (cold, 7W) ^{10,11}	DDBXD	Dark bronze
PER	NEMA twist-lock receptacle only (controls ordered separate) ⁶		E7WHR	Remote emergency battery backup, Non CEC compliant (remote 7W) ^{10,12}	DBLXD	Black
PER5	Five-wire receptacle only (controls ordered separate) ⁶		E20WH	Emergency battery pack 18W constant power, CEC compliant ¹⁰	DNAXD	Natural aluminum
PER7	Seven-wire receptacle only (controls ordered separate) ⁶		E20WC	Emergency battery pack -20°C 18W constant power, CEC compliant ^{10,11}	DWHXD	White
PIR	Motion/Ambient Light Sensor, 8-15' mounting height ^{7,8}		E23WHR	Remote emergency battery backup, Non CEC compliant (remote 20W) ^{10,11,13}	DSSXD	Sandstone
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{7,8}		LCE	Left side conduit entry ¹⁴	DDBTXD	Textured dark bronze
PIRH	180° motion/ambient light sensor, 15-30' mounting height ^{7,8}		RCE	Right side conduit entry ¹⁴	DBLBXD	Textured black
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{7,8}		Shipped separately		DNATXD	Textured natural aluminum
SF	Single fuse (120, 277, 347V) ²		RBPW	Retrofit back plate ³	DWHGXD	Textured white
DF	Double fuse (208, 240, 480V) ²		VG	Vandal guard ¹⁵	DSSTXD	Textured sandstone
DS	Dual switching ⁹		WG	Wire guard ¹⁵		
E7WH	Emergency battery backup, Non CEC compliant (7W) ¹⁰					

Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTX U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Need to specify 120, 208, 240 or 277 voltage.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Not available with VG or WG. See PER Table.

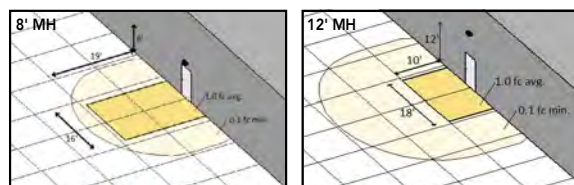
8 Reference Motion Sensor table.

- Not available with Emergency options, PE or PER options.
- Not available with 347/480V.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.

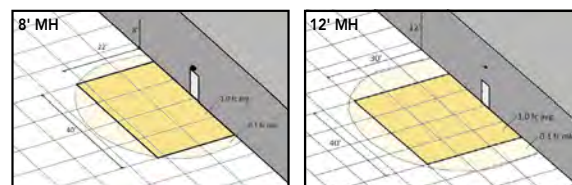
Emergency Battery Operation

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#). The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions. The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with centralize Dusk to Dawn

PER Table

Control	PER (3 wire)	PER5 (5 wire)			PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7	
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

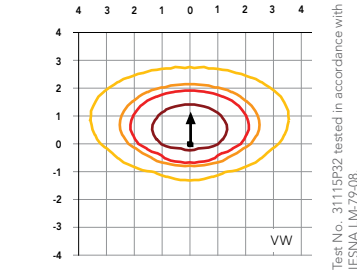
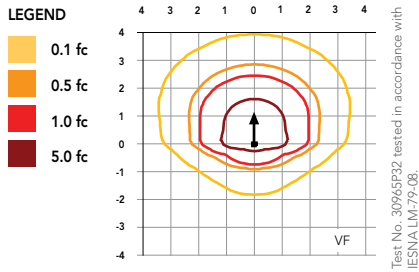
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

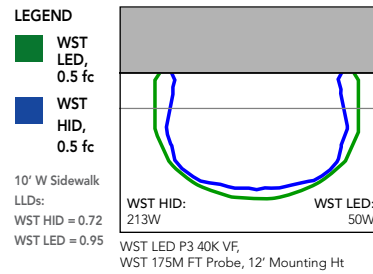
Performance Package	System Watts (MVOLT*)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134



Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

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

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

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

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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



Corner of Schroeder Court & Schroeder Rd



Schroeder Court



Context Photos
5614 Schroeder Rd.,
Madison, WI





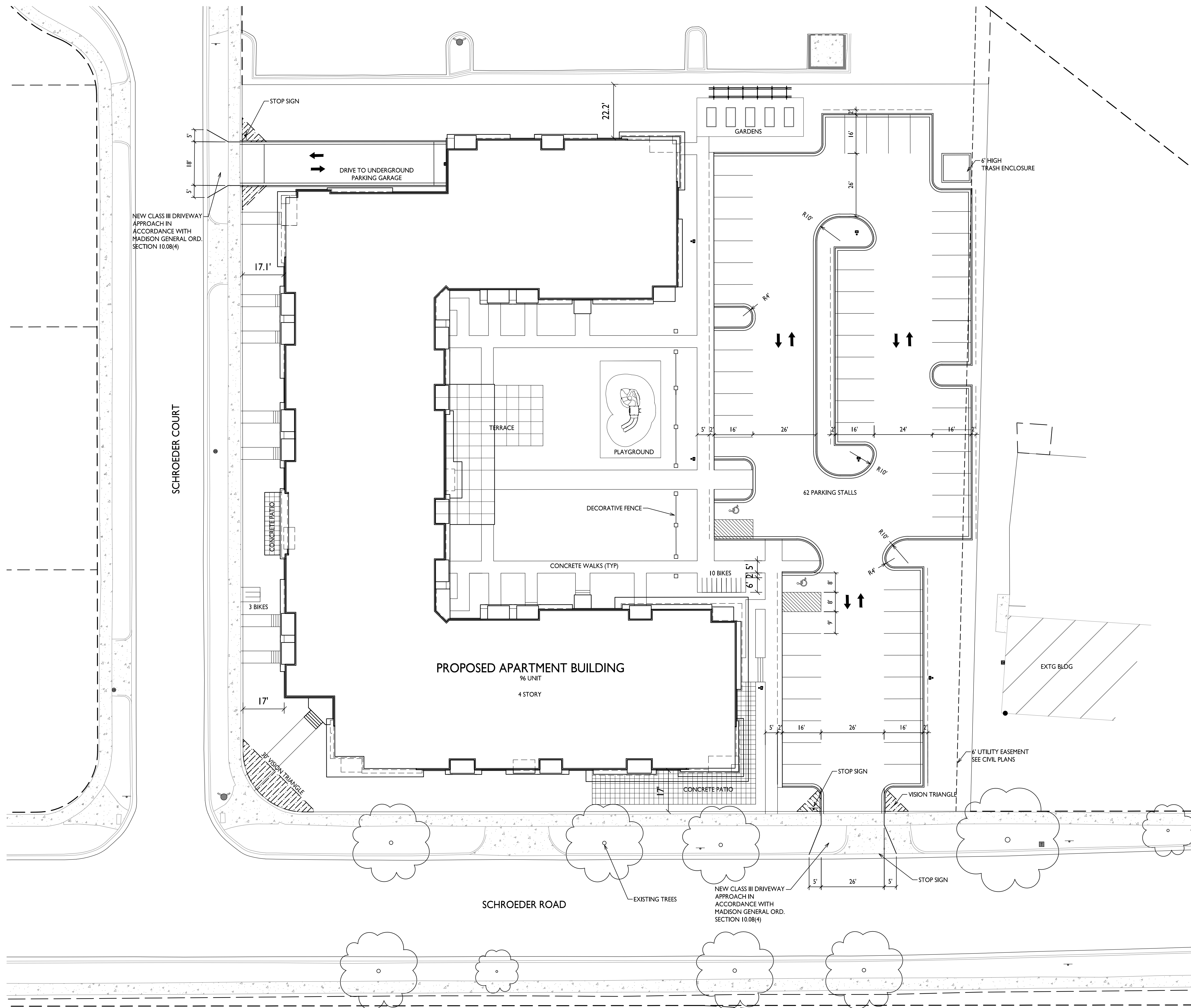
Existing building to be demolished



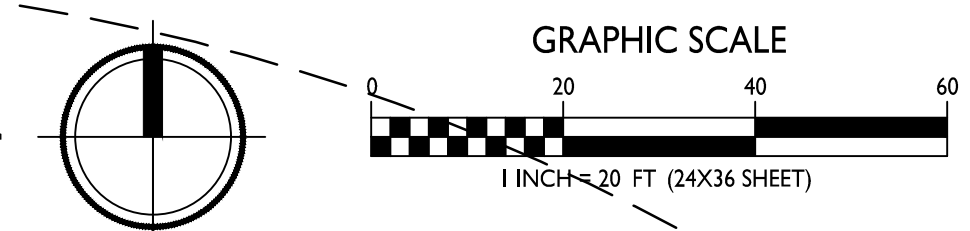
Building to east of site along Schroeder Rd.

Context Photos
5614 Schroeder Rd.,
Madison, WI





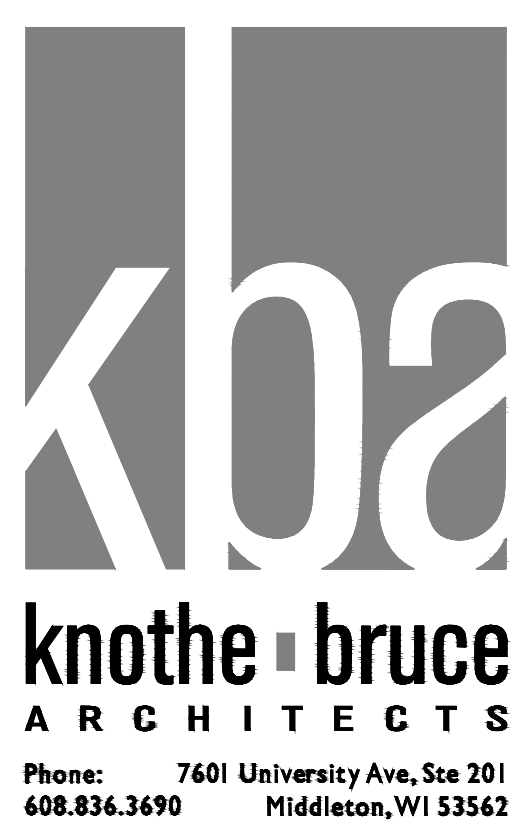
I SITE PLAN
C-1.1 1" = 20'-0"



SHEET INDEX	
SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-2.1	
C-3.0	EXISTING CONDITIONS/DEMO PLAN
C-4.0	GRADING & EROSION CONTROL PLAN
L-1.1	
LANDSCAPE PLAN	
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-2.1	
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS
A-2.4	ELEVATIONS - RENDERED
A-2.5	ELEVATIONS - RENDERED
A-2.6	ELEVATIONS - RENDERED
A-5.1	
TYPICAL UNIT PLANS	

SITE DEVELOPMENT DATA:	
DENSITIES:	
LOT AREA	91,053 SF / 2.09 ACRES
DWELLING UNITS	96 DU
LOT AREA / D.U.	948 SF / UNIT
DENSITY	45.9 UNITS/ACRE
USABLE OPEN SPACE	
LOT COVERAGE	36,003 S.F. 59,592 S.F. = 65%
COMMERCIAL AREA	
BUILDING	~ 4,032 SF
PATIO	~ 1,117 SF
TOTAL	~ 5,149 SF
RESIDENTIAL AREA	
109,425 SF	
BUILDING HEIGHT	
4 STORIES	
DWELLING UNIT MIX:	
ONE BEDROOM	44
ONE BEDROOM + DEN	1
TWO BEDROOM	36
THREE BEDROOM	1
THREE BEDROOM T.H.	14
TOTAL DWELLING UNITS	96
VEHICLE PARKING:	
UNDERGROUND/ COVERED	82 STALLS
SURFACE	62 STALLS
TOTAL	144 STALLS
BICYCLE PARKING:	
UNDERGROUND GARAGE - WALL	24 STALLS (COVERED)
UNDERGROUND/STD. 2'X6'	75 STALLS (COVERED)/SURFACE
SURFACE RESIDENTIAL	5 STALLS
SURFACE GUEST	10 STALLS (10% OF UNITS)
SURFACE COMMERCIAL	2 STALLS
TOTAL	116 STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
 - EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
 - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



ISSUED
Issued for Land Use & UDC - October 12, 2018
Issued for UDC Supplement - Nov. 29, 2018

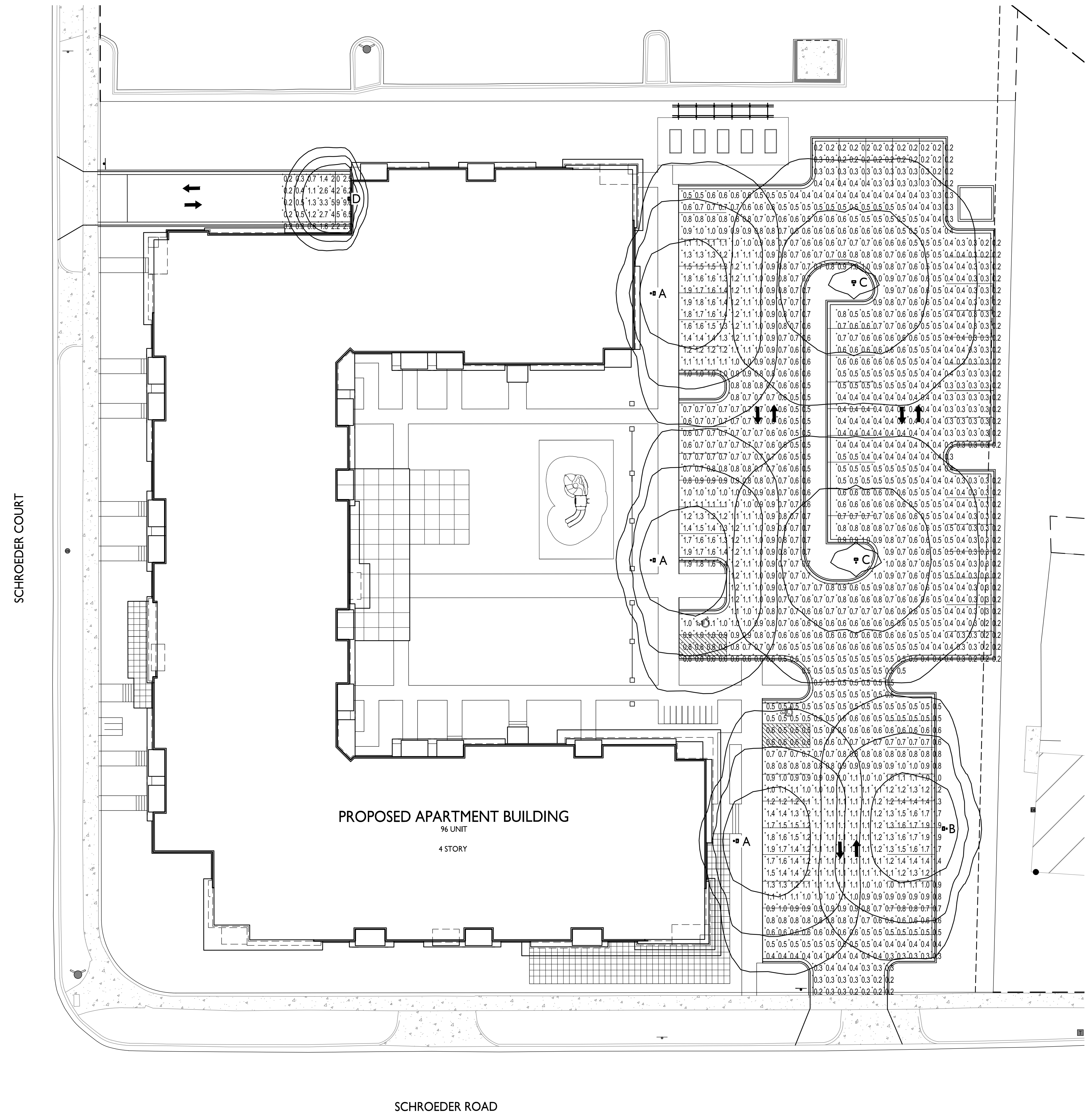
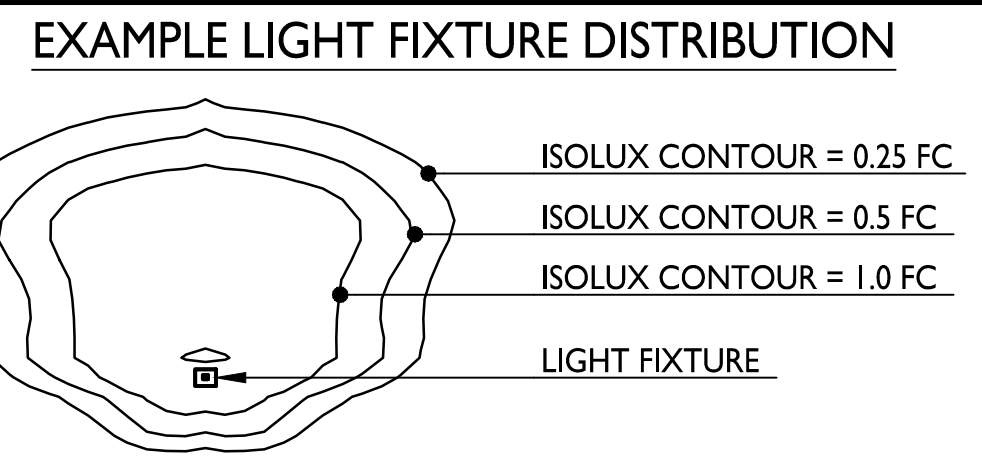
PROJECT TITLE
Mixed-Use
Development

5614 Schroeder Rd.
Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1
PROJECT NO. 1851
© Knothe & Bruce Architects, LLC

STATISTICS					
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN. / AVG. / MIN.
Parking Area Lighting	+	0.7 fc	1.9 fc	0.2 fc	9.5:1 3.5:1
Parking Garage Entry Lighting	+	2.2 fc	9.6 fc	0.2 fc	48.0:1 11.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	3	LITHONIA LIGHTING	DSX0 LED P1 40K T4M MVOLT HS	DSX0 LED P1 40K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_40K_T4M_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
□	B	1	LITHONIA LIGHTING	DSX0 LED P1 40K T4M MVOLT HS	DSX0 LED P1 40K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_40K_T4M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
□	C	2	LITHONIA LIGHTING	DSX0 LED P1 40K T5W MVOLT	DSX0 LED P1 40K T5W MVOLT	DSX0_LED_P1_40K_T5W_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
□	D	1	LITHONIA LIGHTING	WST LED P1 27K VF MVOLT	WST LED, PERFORMANCE PACKAGE I, 2700K, VISUAL COMFORT FORWARD THROW, MVOLT	WST_LED_P1_27K_VF_MVOLT_HS.ies	MOUNTED ON BUILDING 8'-0" ABOVE GRADE



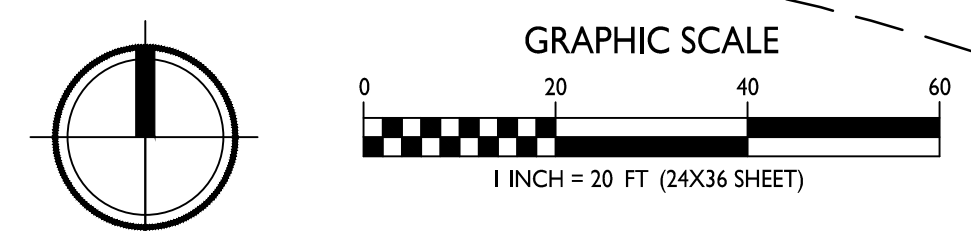
ISSUED
 Issued for Land Use & UDC - October 12, 2018

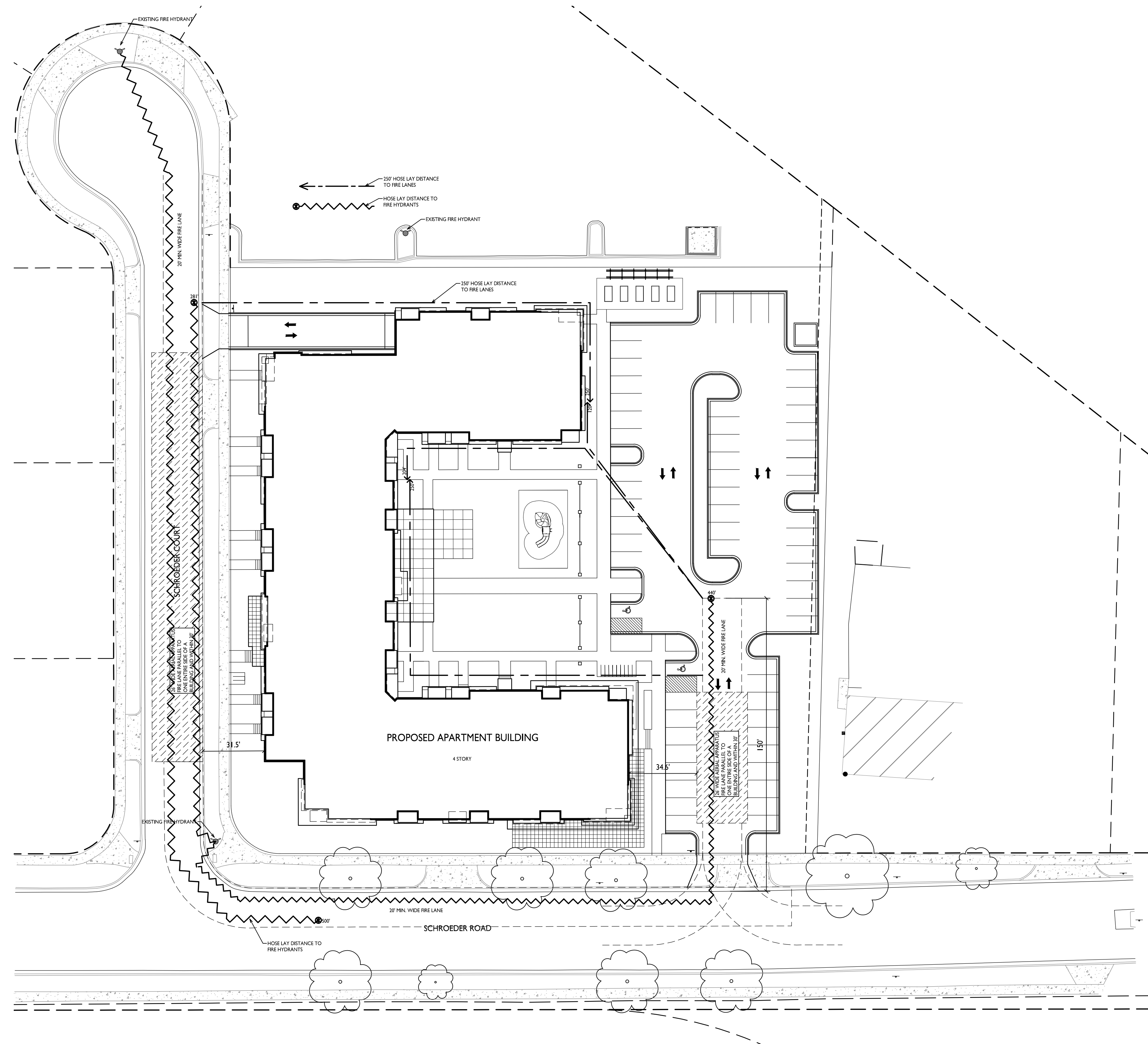
PROJECT TITLE
Mixed-Use Development

5614 Schroeder Rd.
 Madison, WI
 SHEET TITLE
Site Lighting Plan

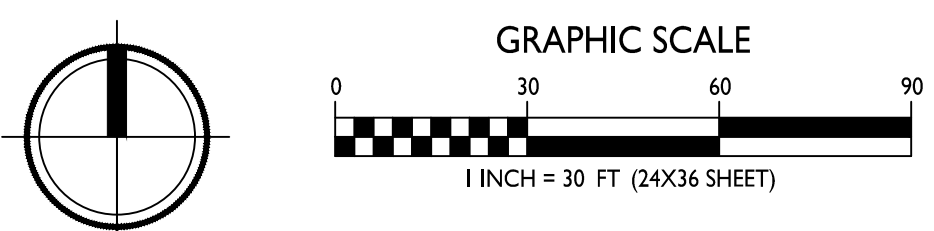
SHEET NUMBER

1 SITE LIGHTING PLAN
 C-1.2 1" = 20'-0"



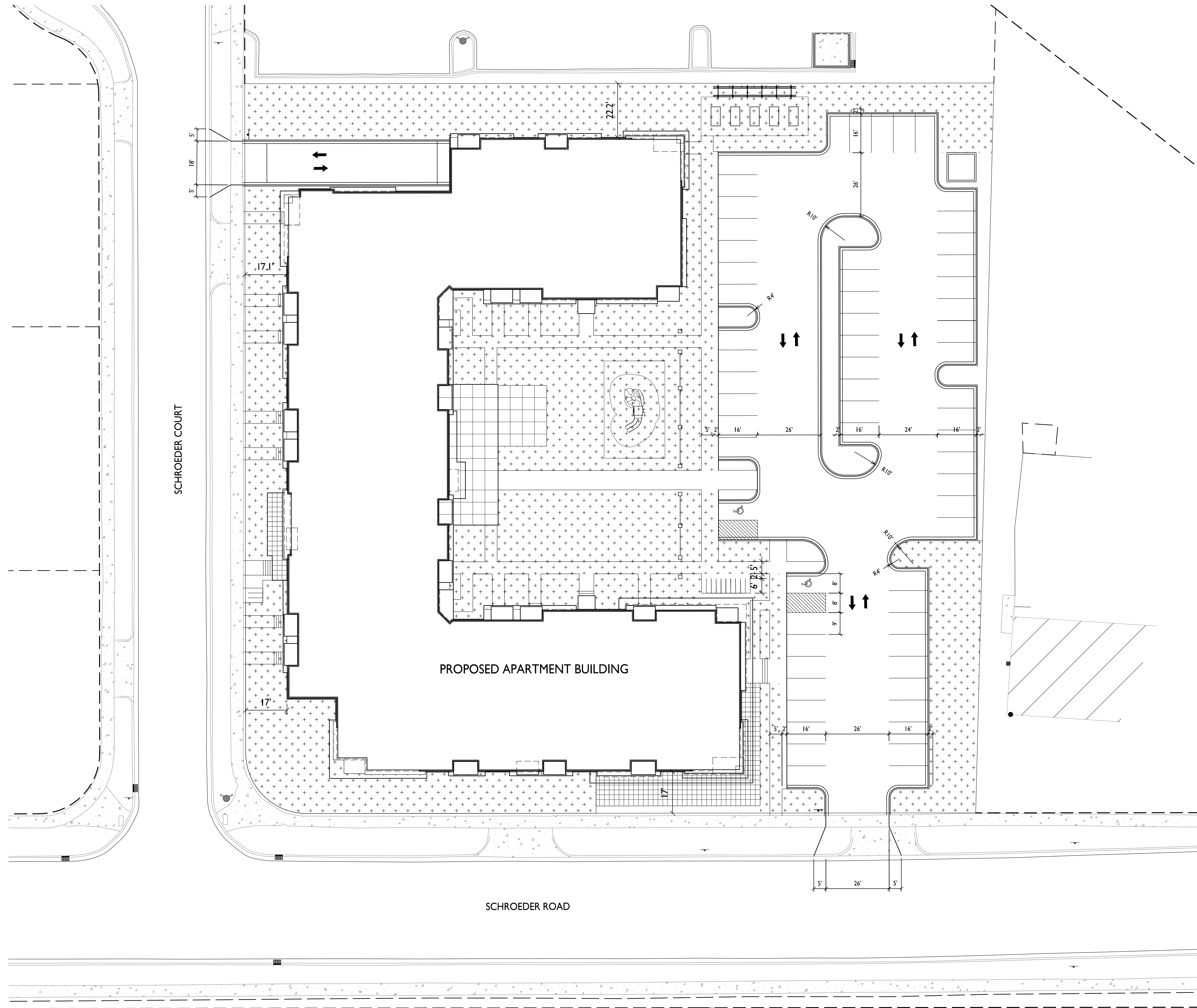


FIRE DEPARTMENT ACCESS PLAN
C-1.3 1" = 30'-0"



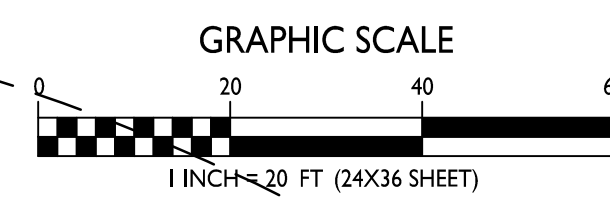
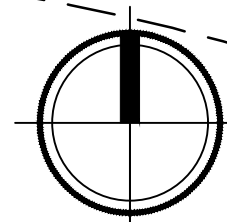
FIRE DEPARTMENT ACCESS PLAN

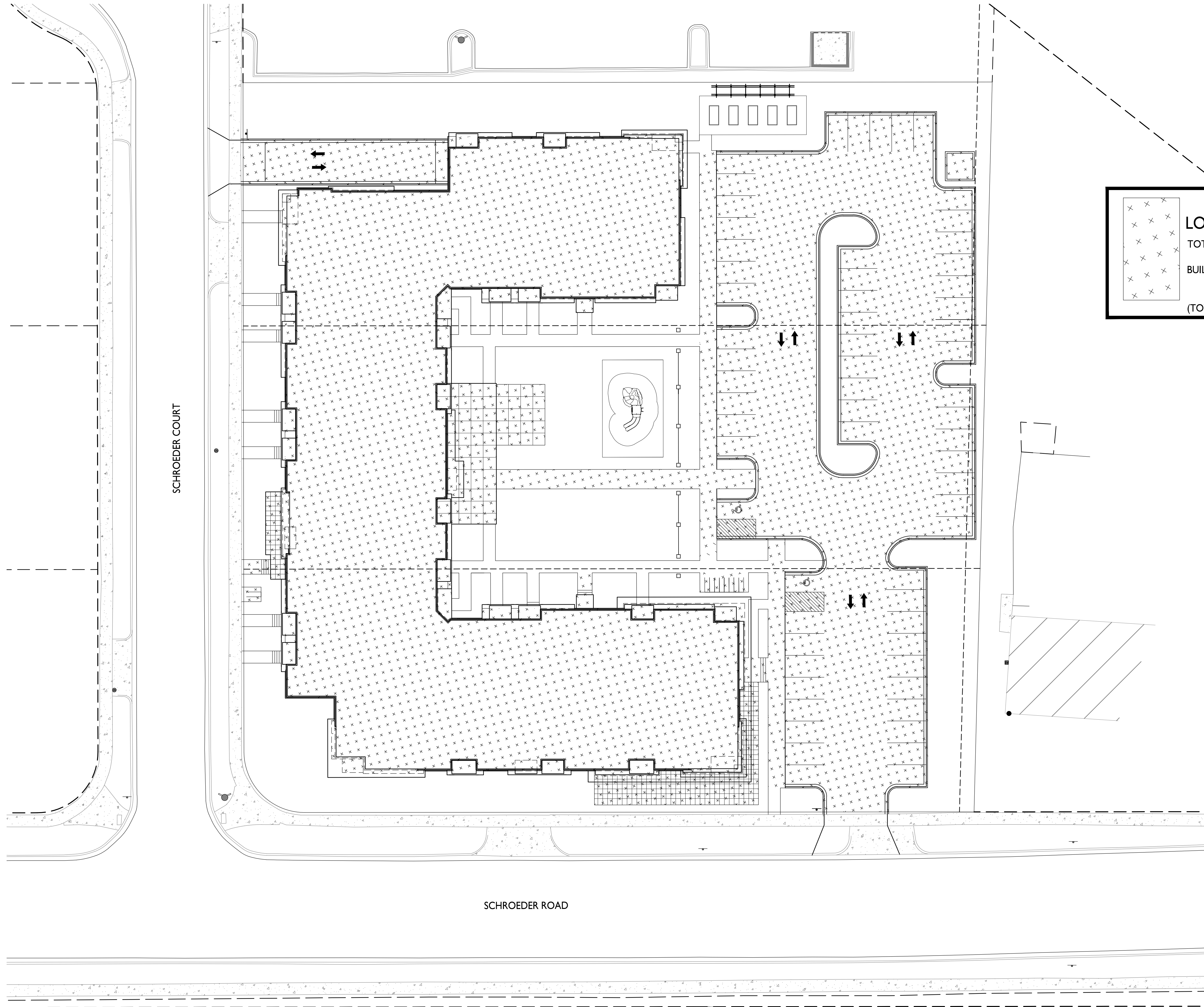
- AERIAL APPARATUS FIRE LANE MINIMUM 26' WIDE
- MINIMUM 20' WIDE ACCESS LANE W/ 28' INSIDE RADIUS
- MAXIMUM 250' HOSE LAY TO EXTERIOR WALL FROM FIRE LANE
- MAXIMUM 500' HOSE LAY TO FIRE LANE FROM TWO FIRE HYDRANTS



USABLE OPEN SPACE	
ZONING:	CCT
REQUIRED OPEN SPACE:	160 SF X 44 (1 BDRMS) + 320 SF X 52 (2+BDRMS) = 23,680 SF
OPEN SPACE PROVIDED:	
BALCONIES:	96 X 70 S.F. = 6,720 S.F.
SURFACE	29,283 S.F.
TOTAL	36,003 S.F.

USABLE OPEN SPACE
C-1.4 1" = 20'-0"





LOT COVERAGE	
TOTAL LOT AREA	91,053 S.F.
BUILDING & PAVING COVERAGE:	59,592 S.F.
(TOTAL LOT AREA S.F. / COVERAGE S.F.) 65 % (85% MAX. ALLOWABLE)	

ISSUED
Issued for Land Use & UDC - October 12, 2018

PROJECT TITLE
**Mixed-Use
Development**

5614 Schroeder Rd.
Madison, WI
SHEET TITLE
Lot Coverage

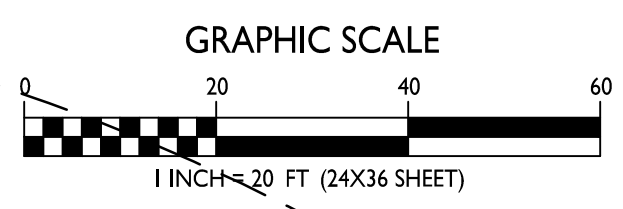
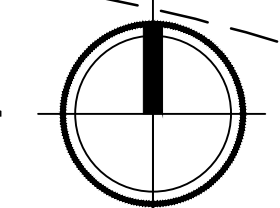
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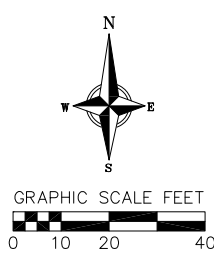
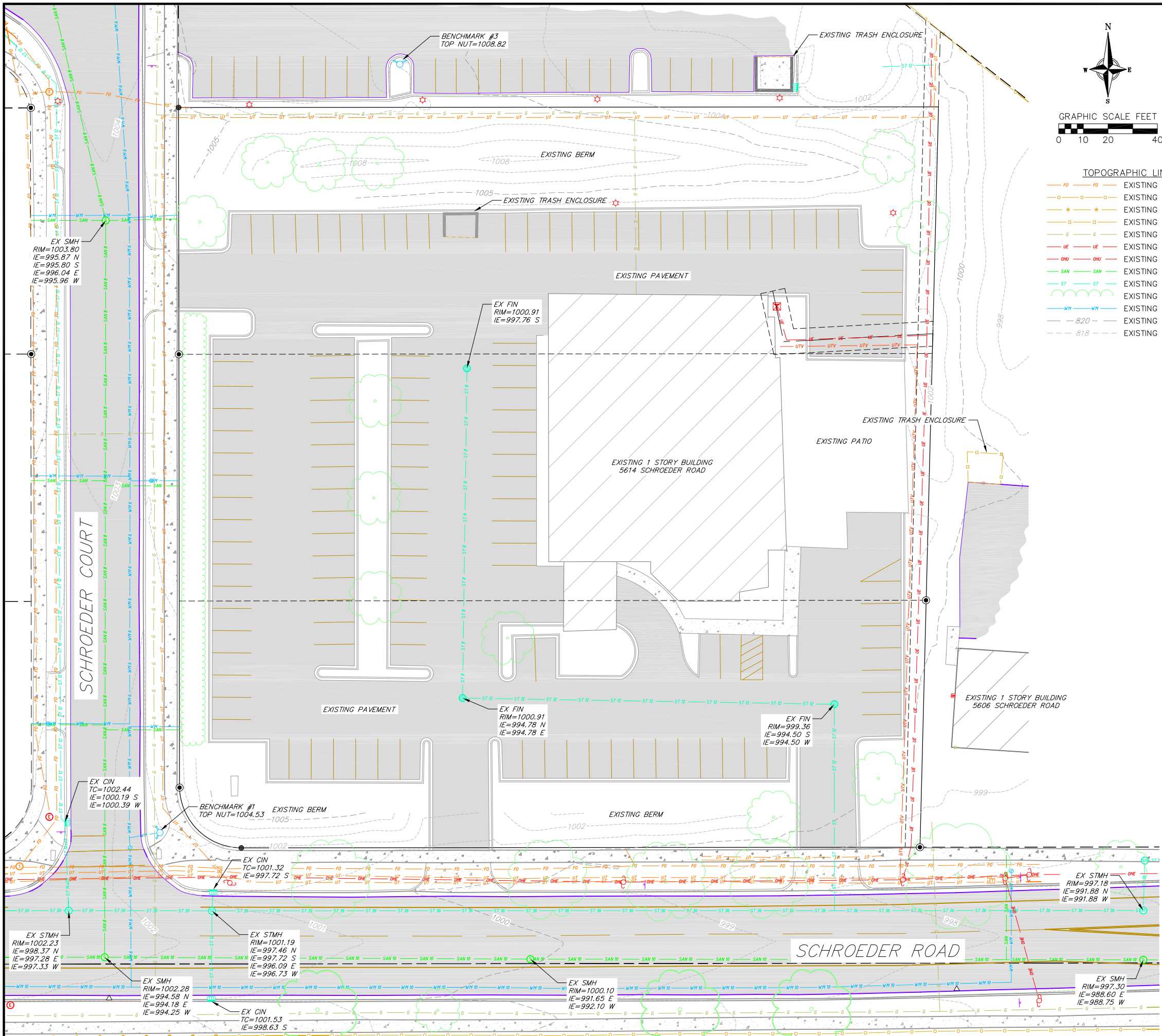
C-1.5

PROJECT NO. **1851**
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1
C-1.5
1" = 20'-0"

LOT COVERAGE





TOPOGRAPHIC LINEWORK LEGEND

- FO — FO — EXISTING FIBER OPTIC LINE
- O — EXISTING CHAIN LINK FENCE
- * — * — EXISTING GENERAL FENCE
- D — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- 820 — — EXISTING MAJOR CONTOUR
- 818 — — EXISTING MINOR CONTOUR

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS METER
- ↑ EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- ☆ EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- ♿ EXISTING HANDICAP PARKING
- EXISTING DECIDUOUS TREE

DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
 1-800-242-8511

NOT FOR CONSTRUCTION

Existing Conditions
 5614 Schroeder Road
 City of Madison
 Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS

DATE	10/17/18
DRAFTER	AMEA
CHECKED	MMAR
PROJECT NO.	180308

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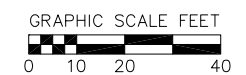
SCHROEDER COURT

SCHROEDER ROAD

FIRST FLOOR EL = 1006.00' / 1003.00'
BASEMENT EL. = 996.67' / 993.67'

GRADING LEGEND

- - 820 - - EXISTING MAJOR CONTOURS
- - 818 - - EXISTING MINOR CONTOURS
- 820 - PROPOSED MAJOR CONTOURS
- 818 - PROPOSED MINOR CONTOURS
- - - SILT FENCE
- - - DISTURBED LIMITS
- - - DRAINAGE DIRECTION
- 2.92% - PROPOSED SLOPE ARROWS
- 1048.61 - EXISTING SPOT ELEVATIONS
- 1048.61 - PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- INLET PROTECTION
- EROSION MAT CLASS I TYPE A
- EROSION MAT CLASS II TYPE B
- TRACKING PAD
- RIP RAP

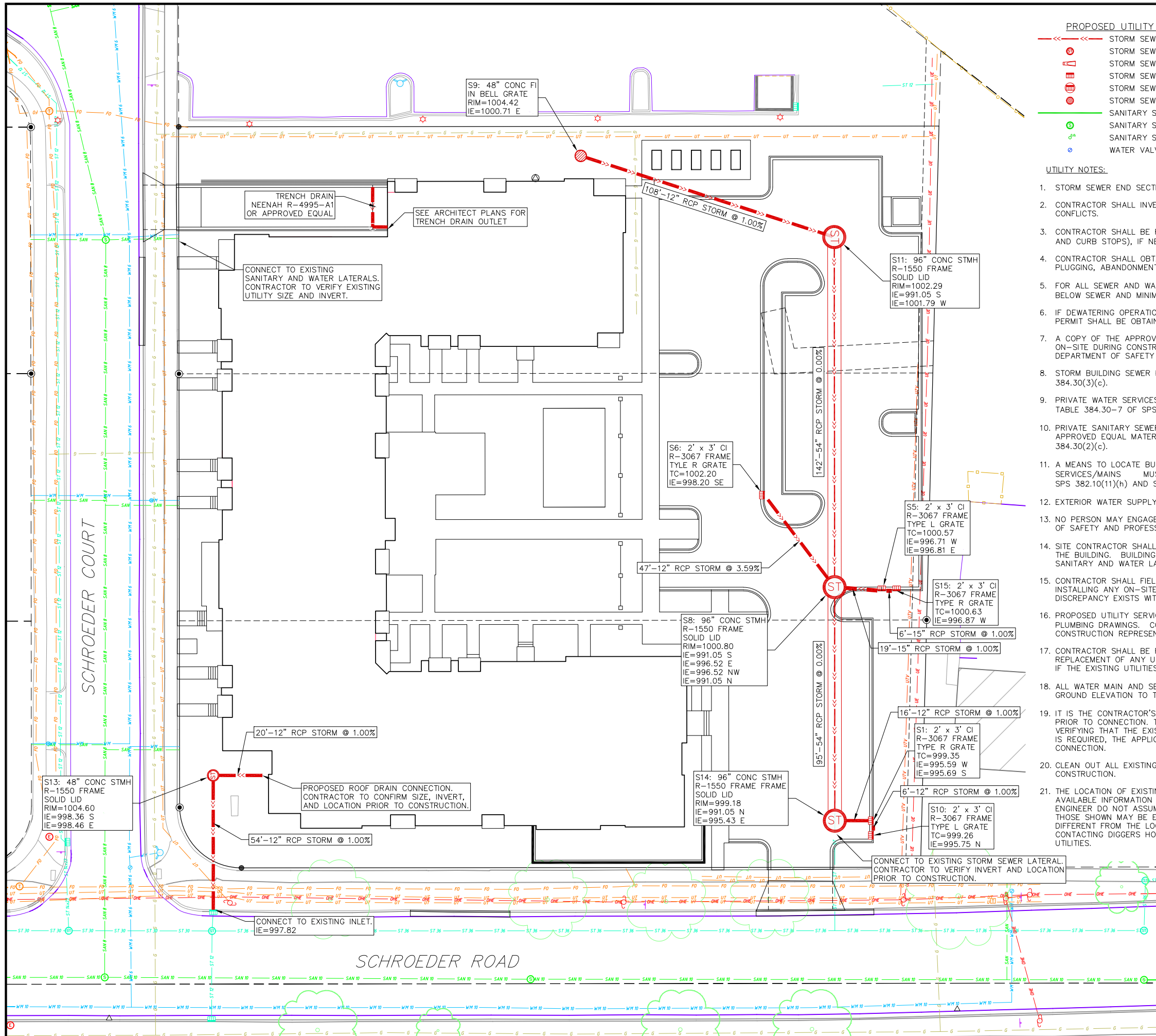


GENERAL NOTES:

- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

NO.	DATE	REVISIONS	REMARKS

NOT FOR CONSTRUCTION

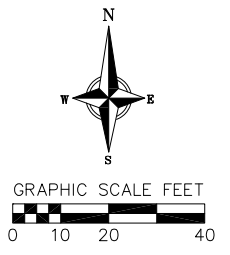


PROPOSED UTILITY LEGEND

- >>> STORM SEWER PIPE
- STORM SEWER MANHOLE
- ▭ STORM SEWER ENDWALL
- ▭ STORM SEWER CURB INLET
- ▭ STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE

ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE



UTILITY NOTES:

1. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
10. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
13. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
14. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
15. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
16. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
18. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURING PROPER CLEARANCE OF NEW UTILITIES.

SCHROEDER COURT

SCHROEDER ROAD

NOT FOR CONSTRUCTION

REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN

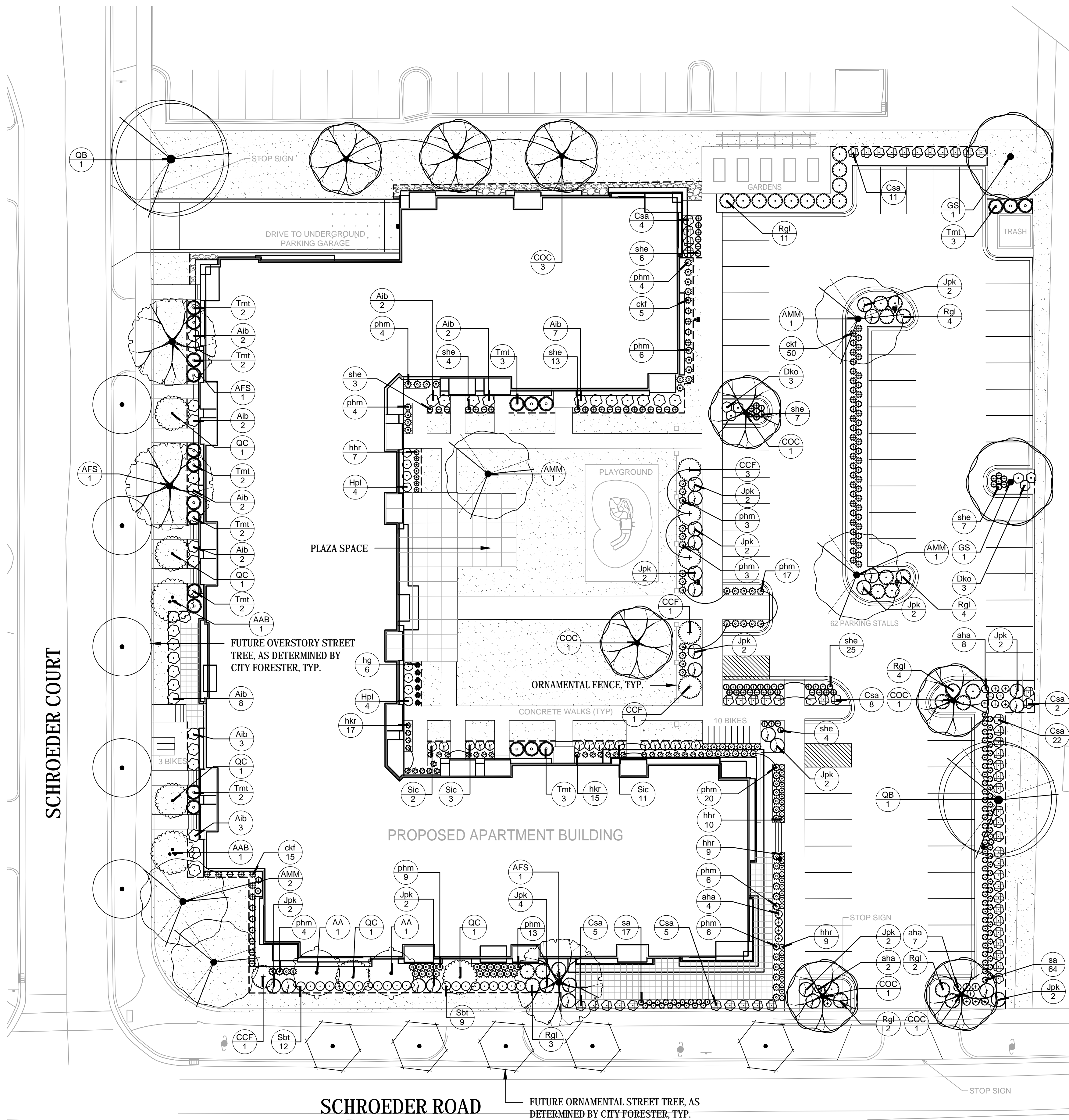
DATE 10/17/18

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PROJECT NO. 180308

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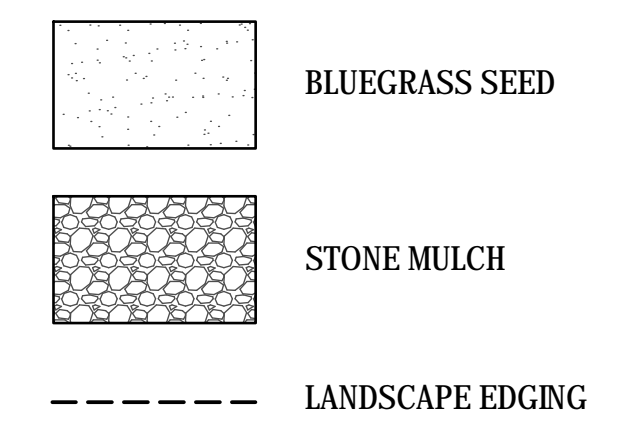
PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	AA	Acer tataricum 'Flame' / Amur Maple 'Flame'	B & B	UPRIGHT MULTI-STEM	6' HT (MIN.)	2
	AAB	Ameilanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	UPRIGHT MULTI-STEM	6' HT (MIN.)	2
	CCF	Carpinus caroliniana 'J.N. Upright' / Firespire Muscadine	B & B	UPRIGHT MULTI-STEM	6' HT (MIN.)	6
SHADE TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	AMM	Acer miyabei 'Morton' TM / State Street Miyabei Maple	B & B	2.5' Cal		5
	AFS	Acer x freemanii 'Sienna' / Sienna Glen Maple	B & B	2.5' Cal		3
	COC	Celtis occidentalis 'Chicagoland' / Common Hackberry	B & B	2.5' Cal		8
	GS	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5' Cal		2
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal		2
	QC	Quercus robur 'Crimmschmidt' TM / Crimson Spire English Oak	B & B	2.5' Cal		5
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	Aib	Annonia melanocarpa 'Morton' / Inquis Beauty Black Chokeberry	3 gal	24" HT (MIN.)		33
	Csa	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	3 gal	18" HT (MIN.)		57
	Dko	Diervilla lonicera 'Kodak Orange' / Kodak Orange Dwarf Bush Honeysuckle	2 gal	18" HT (MIN.)		6
	Hpl	Hydrangea paniculata 'Little Lamb' / Little Lamb Hydrangea	3 gal	18" HT (MIN.)		8
	Rgl	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	18" SP. (MIN.)		30
	Sbt	Spiraea betulifolia 'Tor' / Birchleaf Spiraea	2 gal	18" HT (MIN.)		21
	Sic	Stephanandra incisa 'Cispa' / Cutleaf Stephanandra	3 gal	18" SP. (MIN.)		16
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	Jpk	Juniperus chinensis 'Pfitzeriana Kallay' / Kallays Compact Pfitzer Juniper	3 gal	24" HT (MIN.)		28
	Tmt	Taxus x media 'Tautonii' / Tauton Yew	3 gal	24" HT (MIN.)		21
HERBACEOUS PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	aha	Ansonia hubrichtii 'Halfway to Arkansas' / Arkansas Blue Star	1 gal			21
	hhr	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal			35
	hg	Hosta x 'Guacamole' / Guacamole Hosta	1 gal			6
	hkr	Hosta x 'Krossa Regal' / Krossa Regal Hosta	1 gal			32
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	ckf	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal			70
	phm	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	1 gal			99
	sa	Sesleria autumnalis / Autumn Moor Grass	1 gal			81
	she	Sporobolus heterolepis / Prairie Dropsed	1 gal			69

NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEEDING AT NO COST TO OWNER.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL.
- CONTRACTOR SHALL CONTACT CITY OF MADISON FORESTRY AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.
- ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
- ALL PLANT BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE INDICATED.

LEGEND



City of Madison Landscape Worksheet

5614 Schroeder Road
October 17, 2018
Commercial Corridor - Transitional (CCT), Urban Design District 2

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	60,782	n/a	203	1013
				Landscape Points Required: 1013

Development Frontage	LF	Overstory Tree Req. (or x2 for Orn./Evergm. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg/Parking & Streets	547	18	91

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	13		455
Ornamental Tree	15	5		75
Evergreen Tree	15	0		0
Shrub, deciduous	2	65		130
Shrub, evergreen	3	24		72
Ornamental Grass	2	64		128
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0		0
Development Frontage Points Total				860

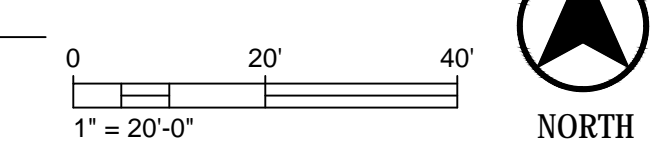
Interior Parking Lots	SF	Overstory Tree Req. (or x2 for Orn./Evergm. Tree Sub.)
Total Parking Lot Area	20,523	
Min. Parking Lot Islands (5%)	1,026	6

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	7		245
Ornamental Tree	15	0		0
Evergreen Tree	15	0		0
Shrub, deciduous	2	71		142
Shrub, evergreen	3	11		33
Ornamental Grass	2	182		364
Interior Parking Lots Points Total				784

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	5		175
Ornamental Tree	15	5		75
Evergreen Tree	15	0		0
Shrub, deciduous	2	35		70
Shrub, evergreen	3	14		42
Ornamental Grass	2	73		146
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	100		400
General Site Plantings Total				908

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	5		175
Ornamental Tree	15	5		75
Evergreen Tree	15	0		0
Shrub, deciduous	2	35		70
Shrub, evergreen	3	14		42
Ornamental Grass	2	73		146
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	100		400
General Site Plantings Total				908
TOTAL LANDSCAPE POINTS				2152

1 PLANTING AND LANDSCAPE RESTORATION PLAN
SCALE: 1"=20'



knothe + bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



1110 S. Park Street,
Madison, Wisconsin 53715
608-251-3600
www.ksd-la.com

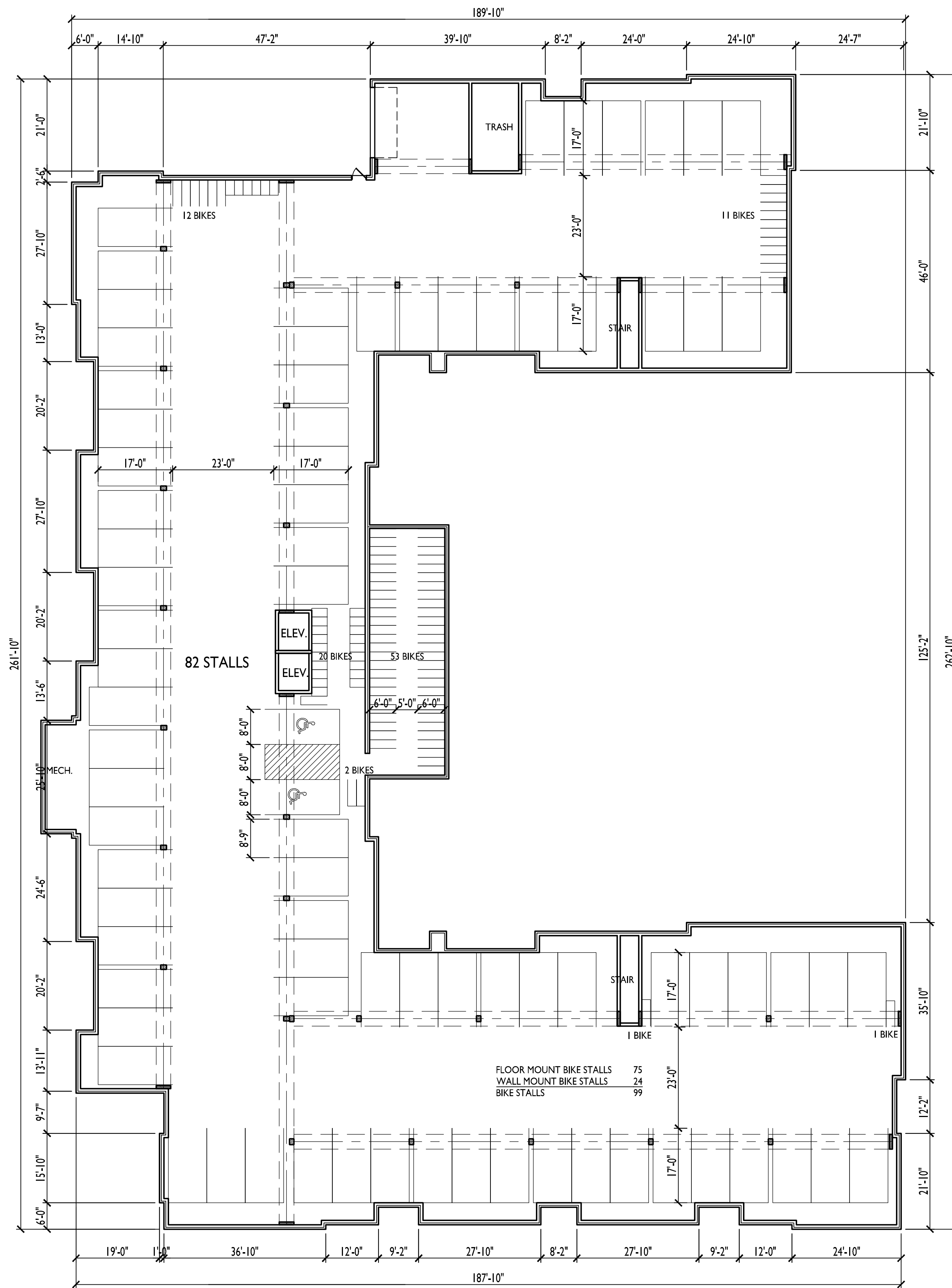
ISSUED
Issued to Planning - Oct 17, 2018

PROJECT TITLE
5614 Schroeder Road
Madison, WI

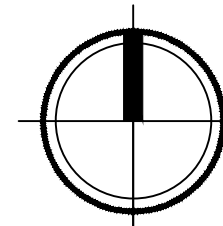
SHEET TITLE
Planting and Landscape Restoration Plan

SHEET NUMBER
L-1.0

PROJECT NO.
© 2013 Knothe & Bruce Architects, LLC



I LOWER LEVEL FLOOR PLAN
A-1.0 1/16"=1'-0"





knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Land Use & UDC - October 17, 2018
Issued for UDC Supplement - November 29, 2018

PROJECT TITLE
Schroeder Road

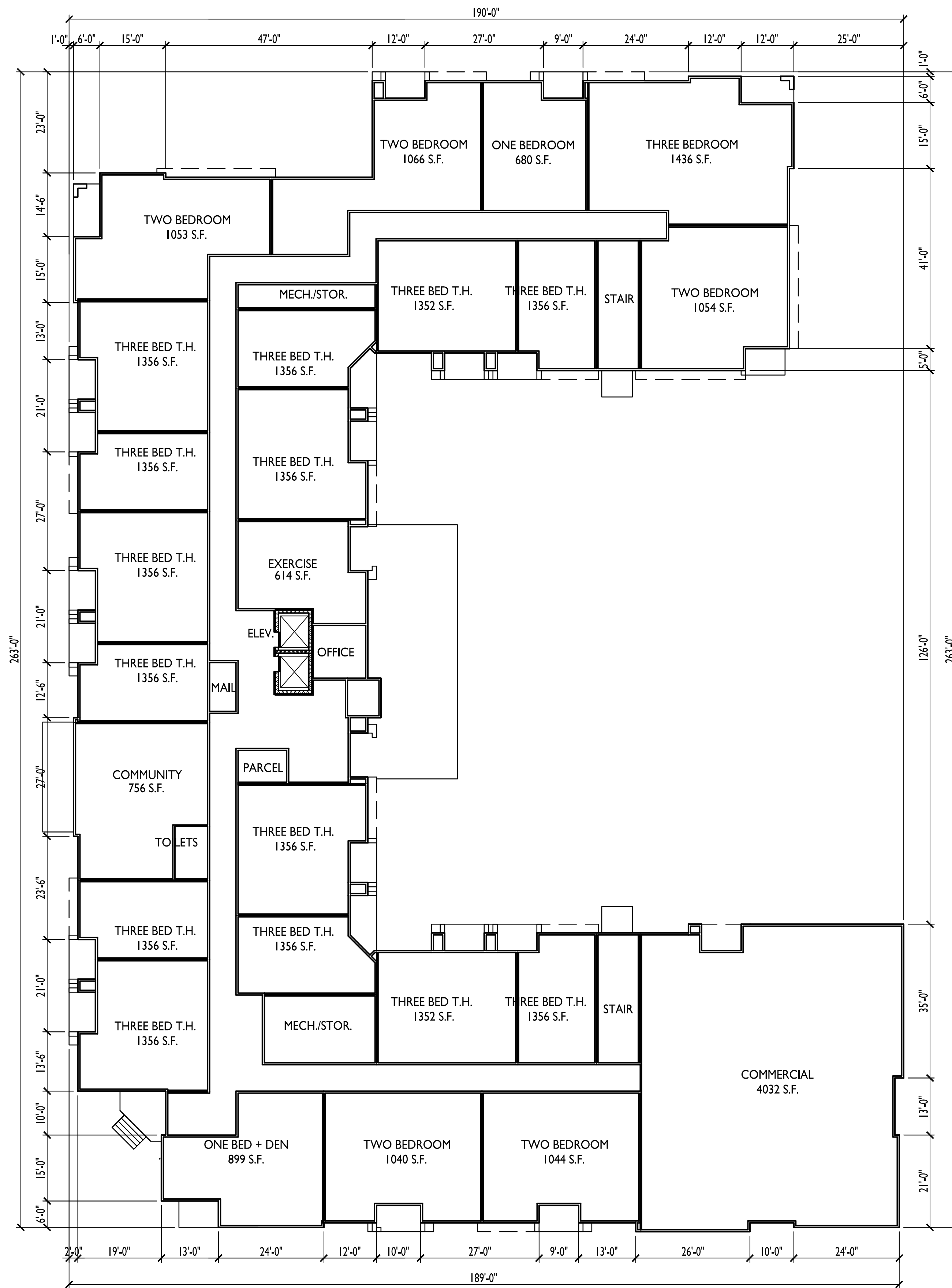
SHEET TITLE
First Floor Plan

SHEET NUMBER

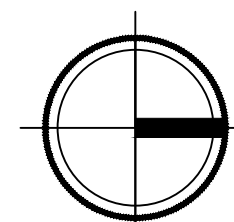
A-1.1

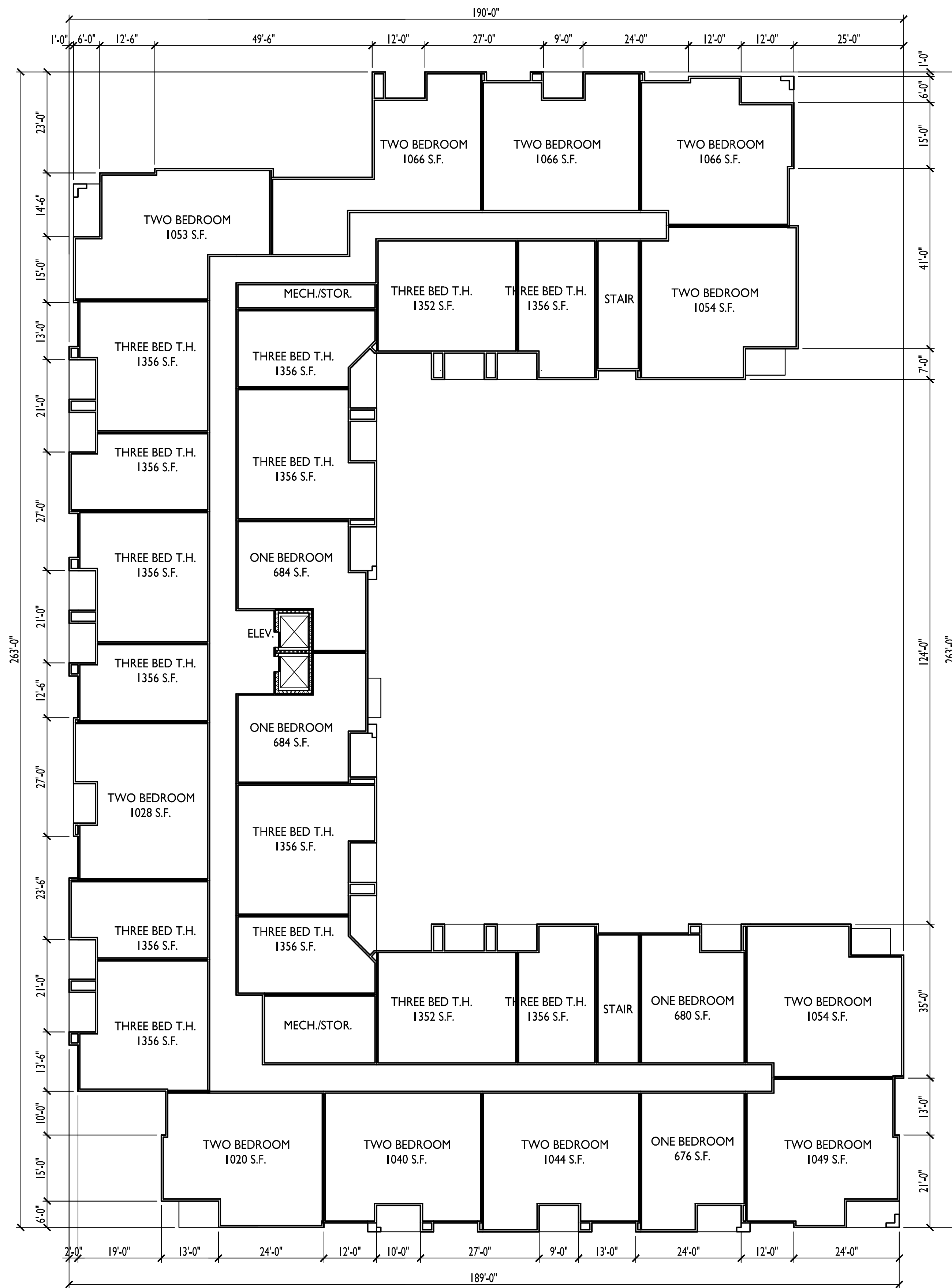
PROJECT NO.

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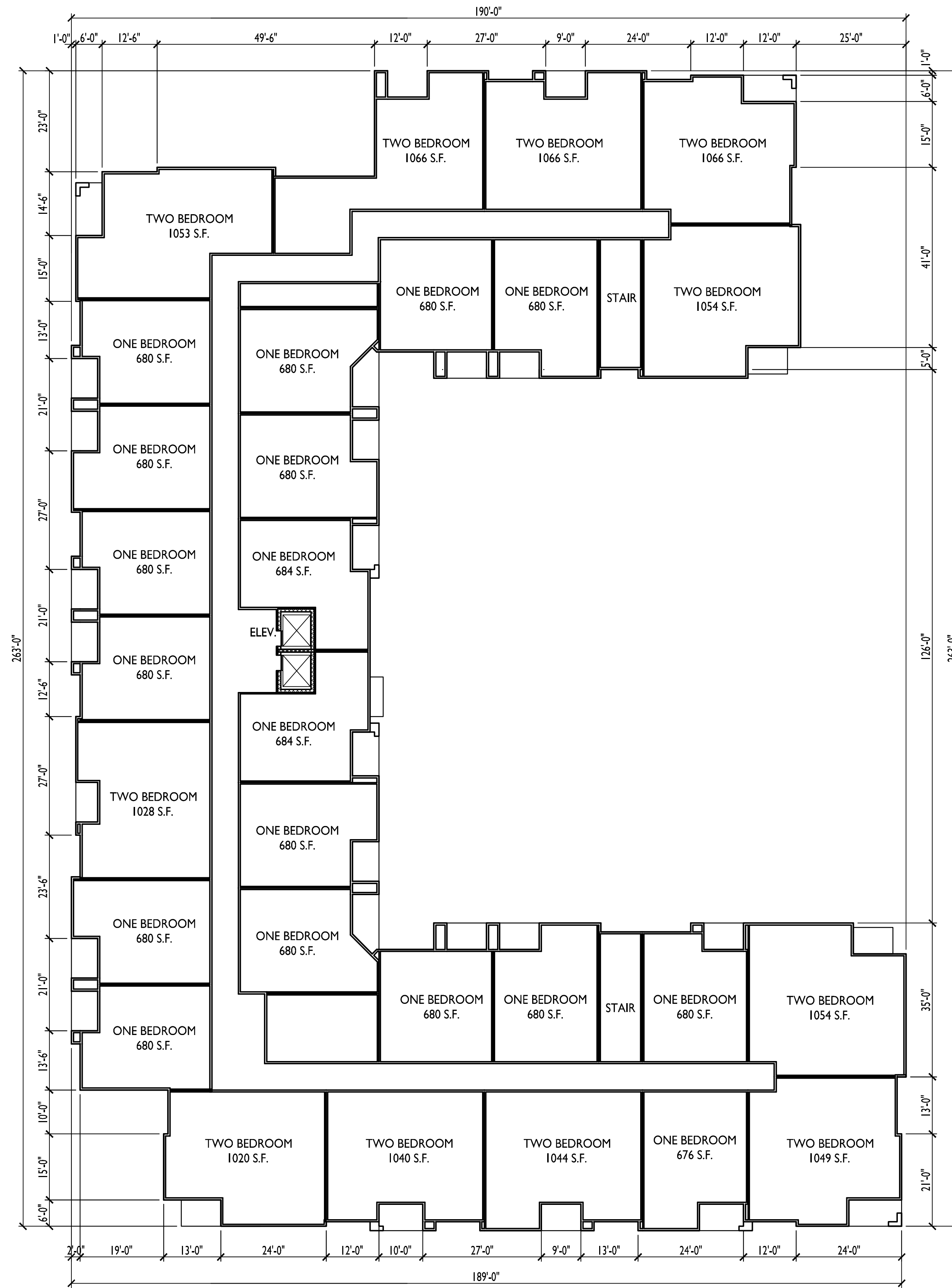


FIRST FLOOR PLAN
A-1.1 1/16"=1'-0"





1 SECOND FLOOR PLAN
A-1.2 1/16"=1'-0"



1 THIRD FLOOR PLAN
 A-1.3 1/16"=1'-0"



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 Phone: 7601 University Ave, Ste 201
 608.836.3690 Middleton, WI 53562

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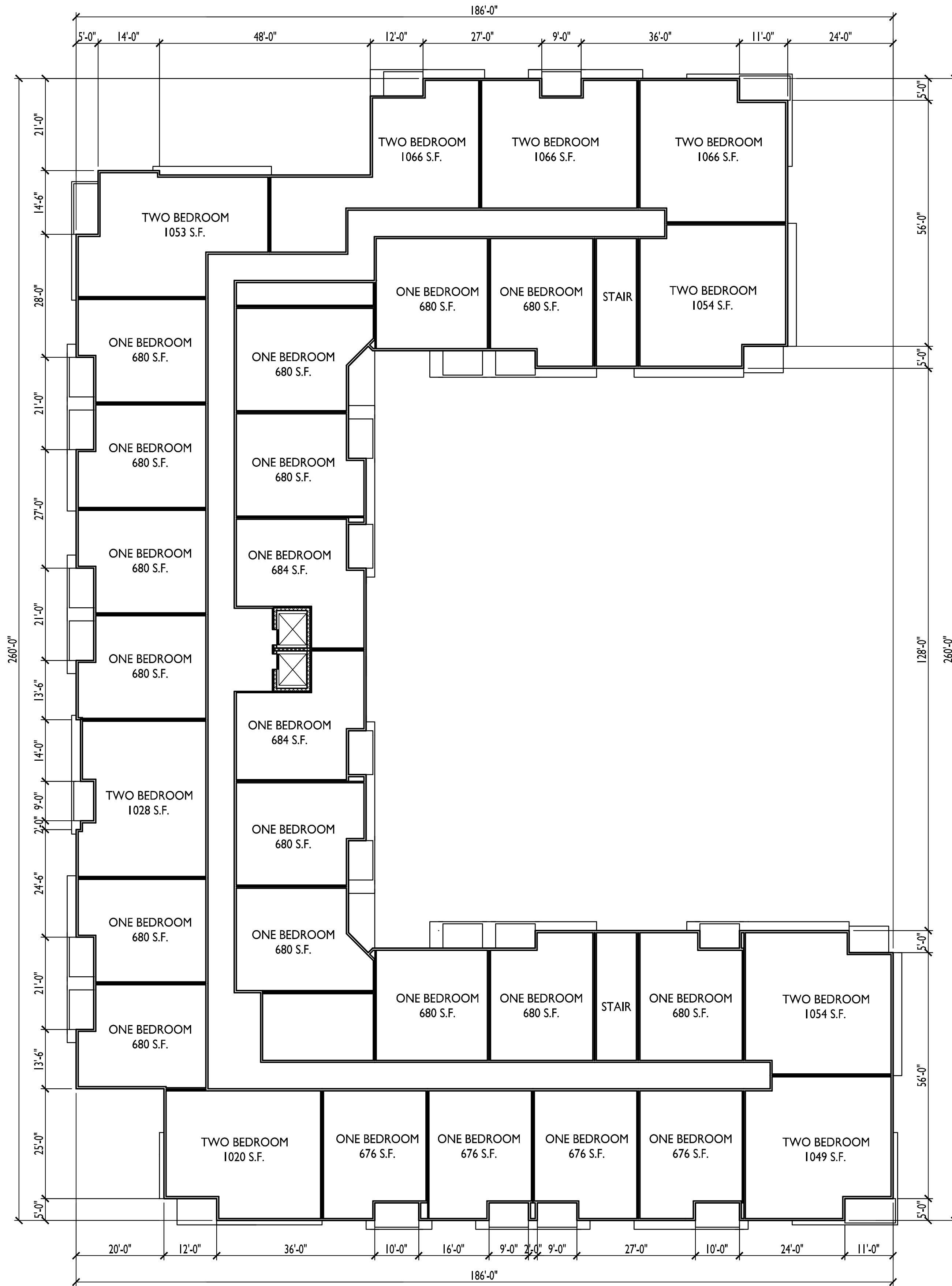
PROJECT TITLE
 Schroeder Road

SHEET TITLE
 Third Floor Plan

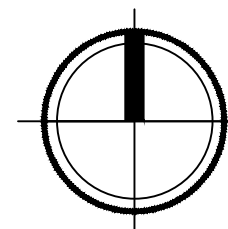
SHEET NUMBER

A-1.3

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1 FOURTH FLOOR PLAN
A-1.4 1/16"=1'-0"



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PROJECT TITLE
Schroeder Road

SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4

PROJECT NO.

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1 West Elevation
A-2.1 3/32" = 1'-0"



- TYPICAL MATERIALS
- FLAT LOCK METAL PANEL
 - COMPOSITE SIDING AND TRIM
 - BRICK VENEER
 - COMPOSITE SIDING AND TRIM
 - COMPOSITE PANEL
 - ALUMINUM RAILING
 - VINYL/FIBERGLASS WINDOWS
 - ALUM. STOREFRONT

2 South Elevation
A-2.1 3/32" = 1'-0"

PROJECT TITLE

5614 Schroeder Rd.
Madison, WI
SHEET TITLE
Building Elevations

SHEET NUMBER

A-2.1

PROJECT NUMBER 1851
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1 Hidden North Elevation
A-2.2 3/32" = 1'-0"



2 East Elevation
A-2.2 3/32" = 1'-0"

PROJECT TITLE

5614 Schroeder Rd.
Madison, WI
SHEET TITLE
Building
Elevations

SHEET NUMBER

A-2.2

PROJECT NUMBER 1851
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KEY PLAN



1 Hidden South Elevation
A-2.3 3/32" = 1'-0"



2 North Elevation
A-2.3 3/32" = 1'-0"

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PROJECT TITLE

5614 Schroeder Rd.
Madison, WI

SHEET TITLE
Building
Elevations

SHEET NUMBER

A-2.3

PROJECT NUMBER 1851

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1 West Elevation Color
A-2.4 3/32" = 1'-0"



2 South Elevation Color
A-2.4 3/32" = 1'-0"

PROJECT TITLE

5614 Schroeder Rd.
Madison, WI
SHEET TITLE
Color Elevations

SHEET NUMBER

A-2.4

PROJECT NUMBER 1851
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2 Hidden North Elevation Color
A-2.5 3/32" = 1'-0"

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1 East Elevation Color
A-2.5 3/32" = 1'-0"

PROJECT TITLE

5614 Schroeder Rd.
Madison, WI
SHEET TITLE
Color
Elevations

SHEET NUMBER

A-2.5

PROJECT NUMBER 1851
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1 Hidden South Elevation Color
A-2.6 3/32" = 1'-0"



2 North Elevation Color
A-2.6 3/32" = 1'-0"

PROJECT TITLE

5614 Schroeder Rd.
Madison, WI

SHEET TITLE
Color
Elevations

SHEET NUMBER

A-2.6

PROJECT NUMBER 1851
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A-2.7
5614 Schroeder Rd.
Southeast Perspective



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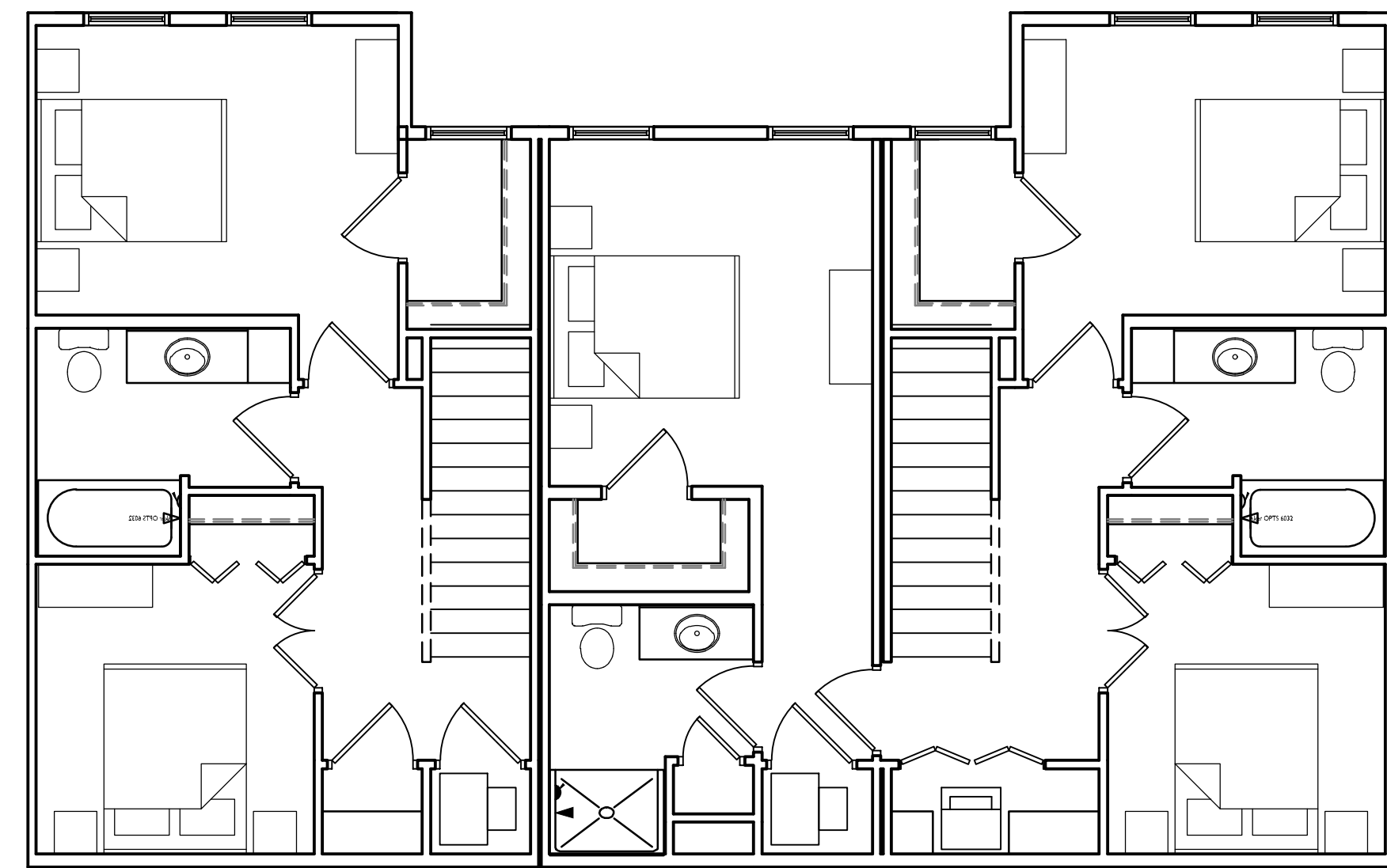




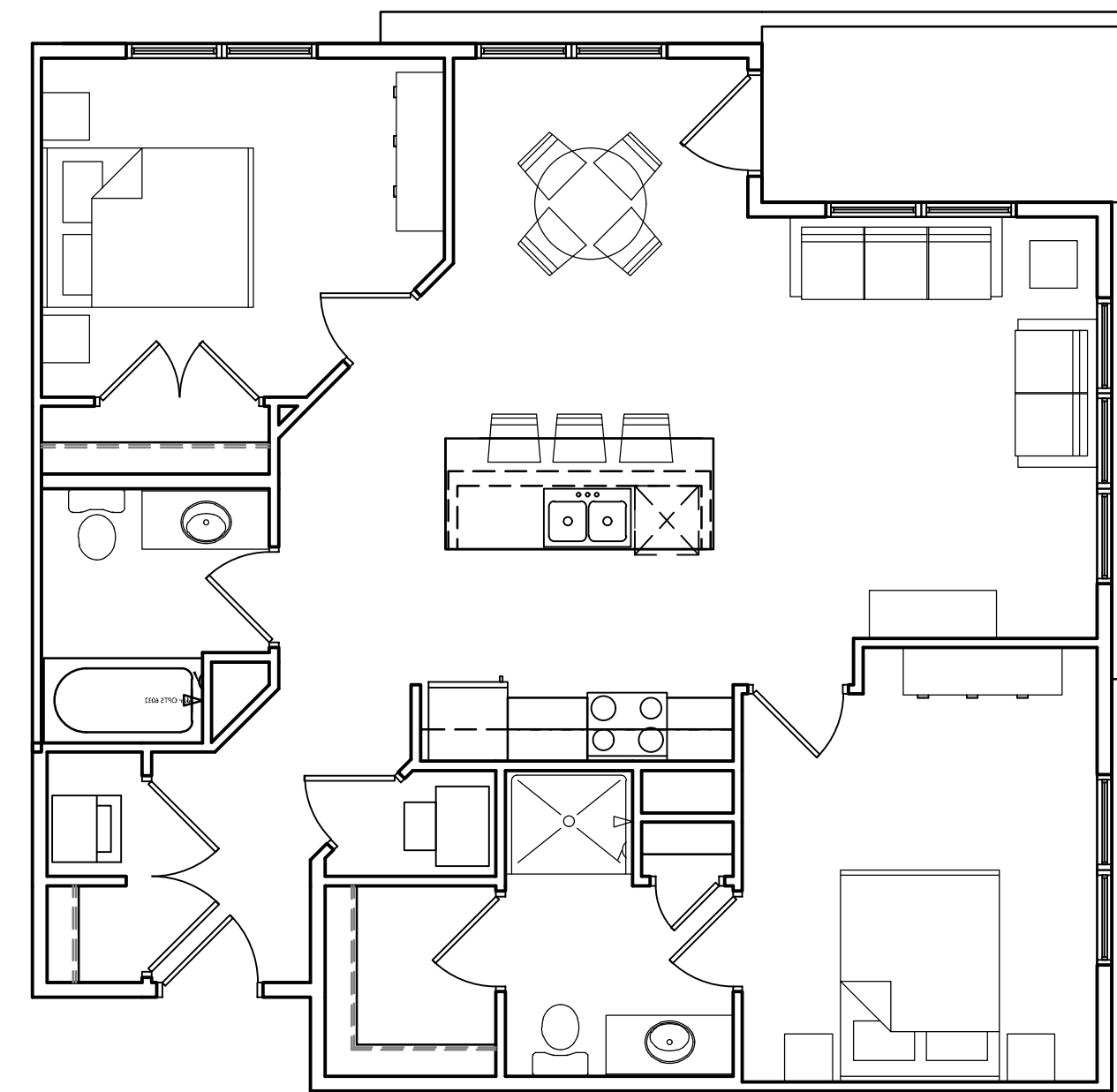
A-2.9
5614 Schroeder Rd
West Perspective



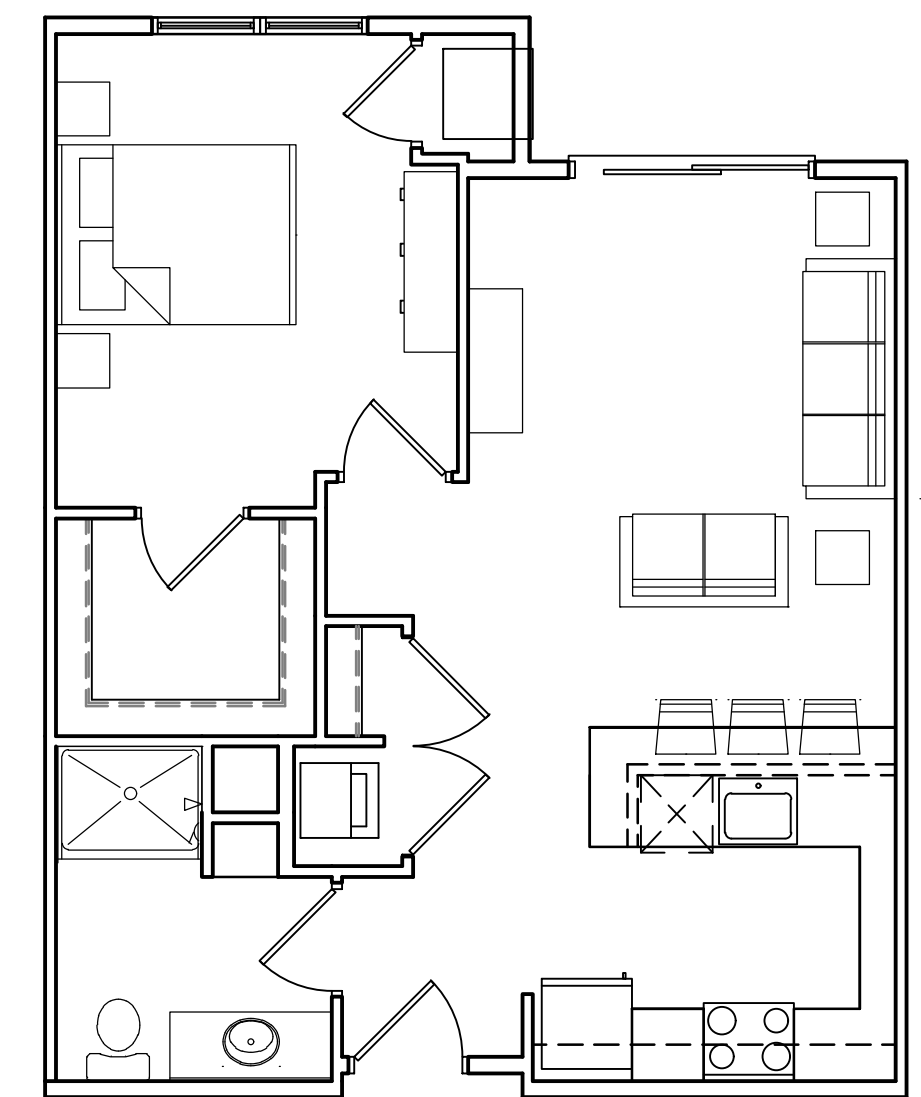
Issued for UDC Supplement - November 29, 2018



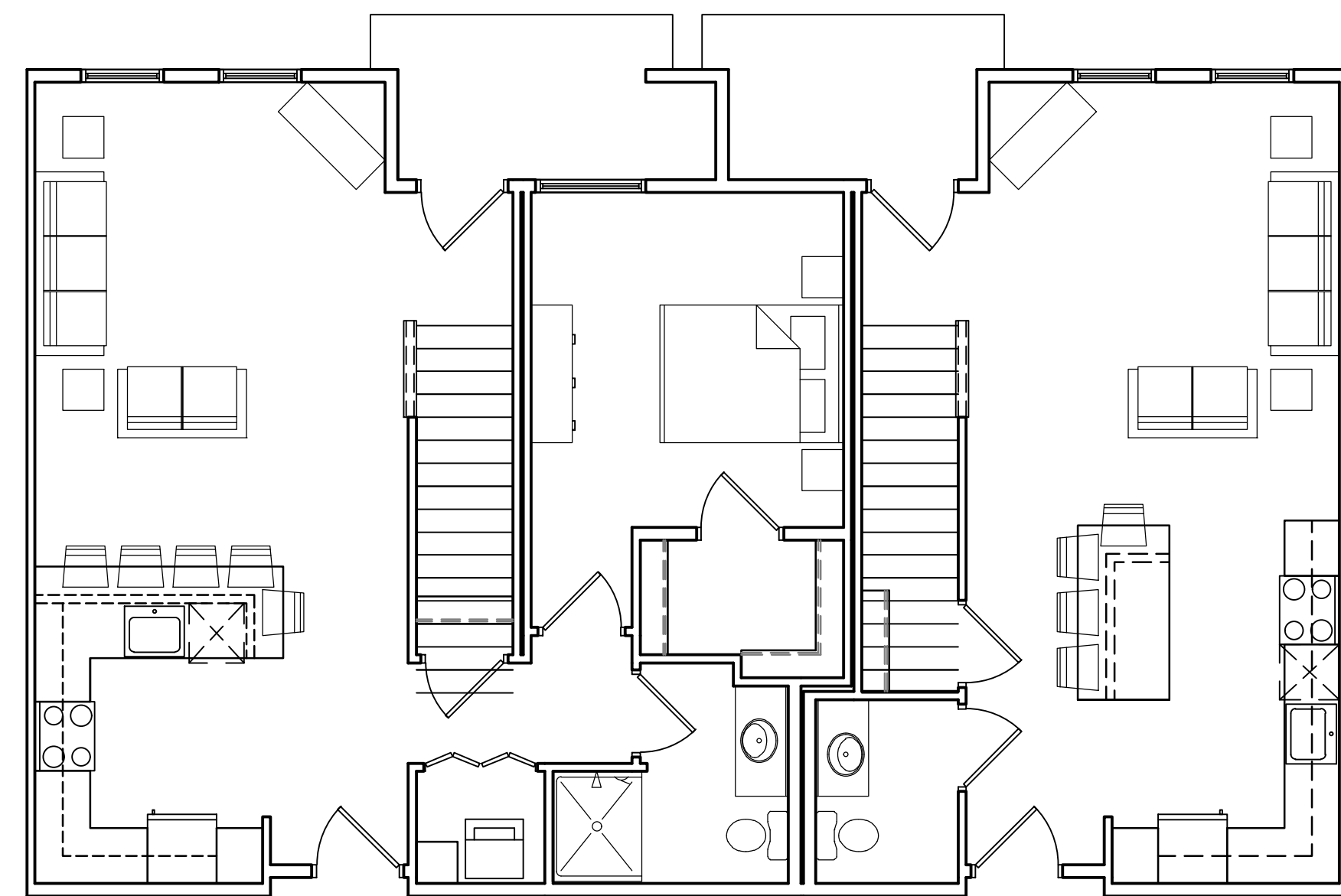
2 THREE BEDROOM TOWNHOUSE - UPPER
A-5.1 3/16"=1'-0"



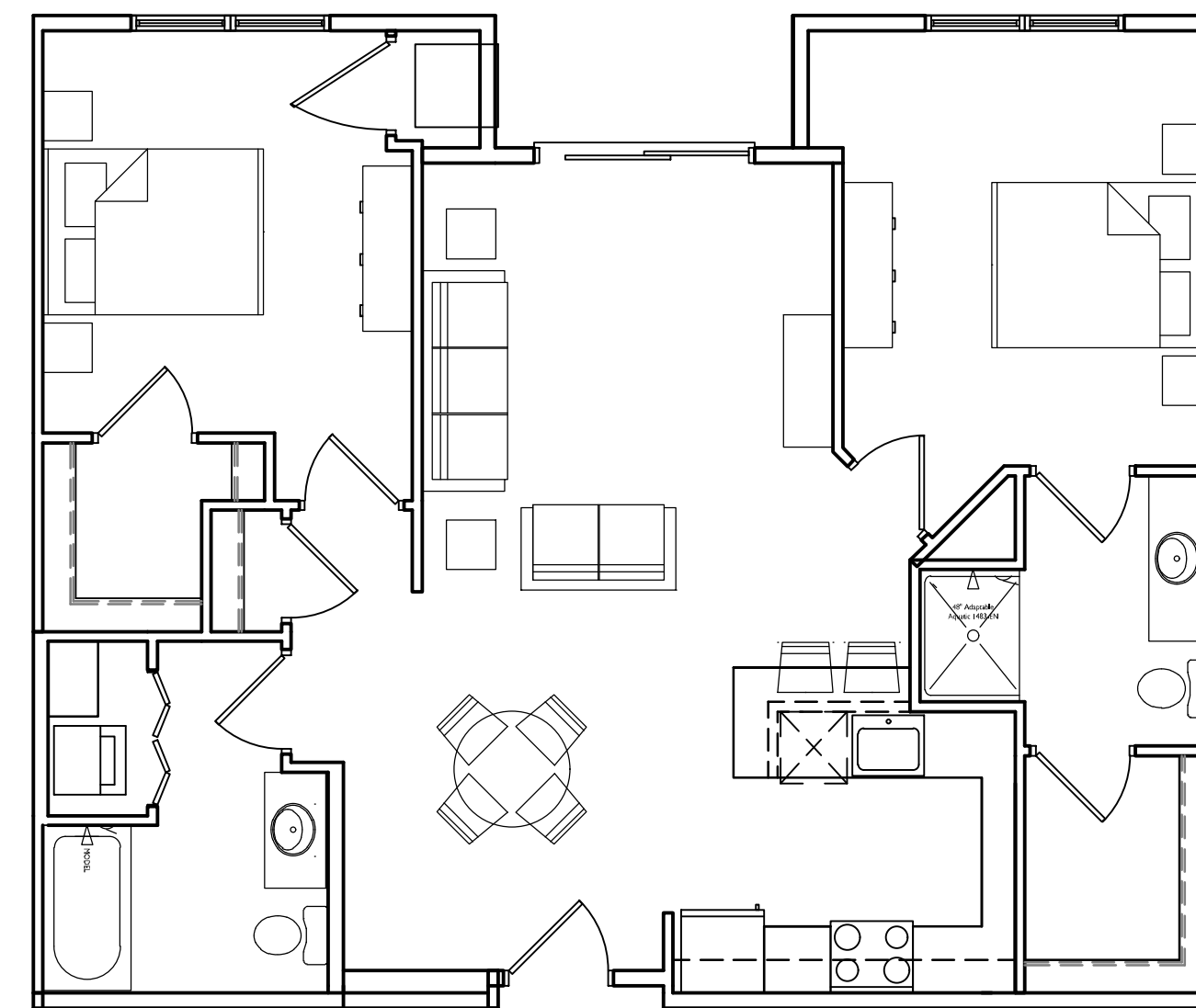
4 TWO BEDROOM
A-5.1 3/16"=1'-0"



5 ONE BEDROOM
A-5.1 3/16"=1'-0"



1 THREE BEDROOM TOWNHOUSE - LOWER
A-5.1 3/16"=1'-0"



3 TWO BEDROOM
A-5.1 3/16"=1'-0"

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PROJECT TITLE
Schroeder Road

SHEET TITLE
Typical Unit Plans

SHEET NUMBER

A-5.1

PROJECT NO.

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