



City of Madison

Proposed Demolition & Conditional Use

Location

1409-1411 Theresa Terrace

Project Name

Theresa Terrace Neighborhood Center

Applicant

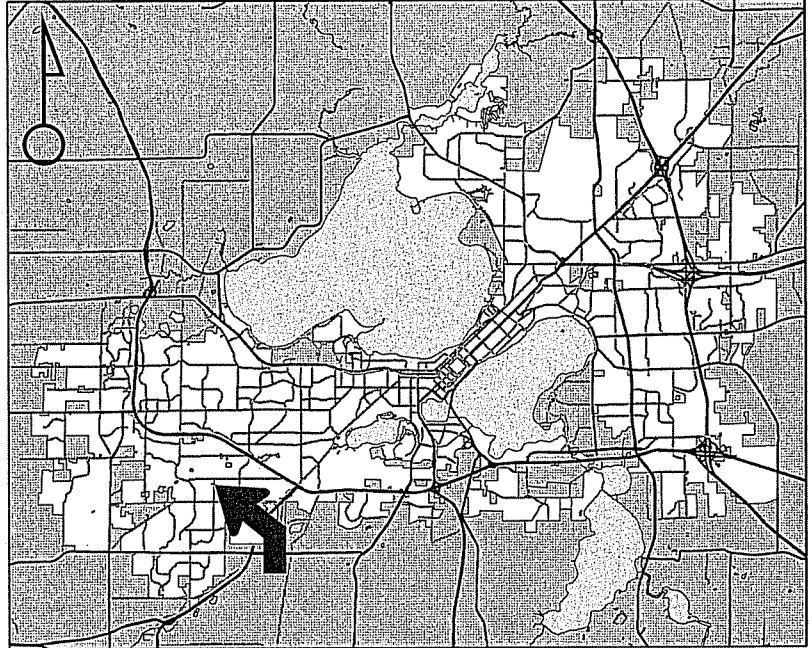
City of Madison EDD/
Peter Rott - Isthmus Architecture, Inc.

Existing Use

Two-family twin residence

Proposed Use

Demolish two-family twin residence
to construct neighborhood center



Public Hearing Date

Plan Commission

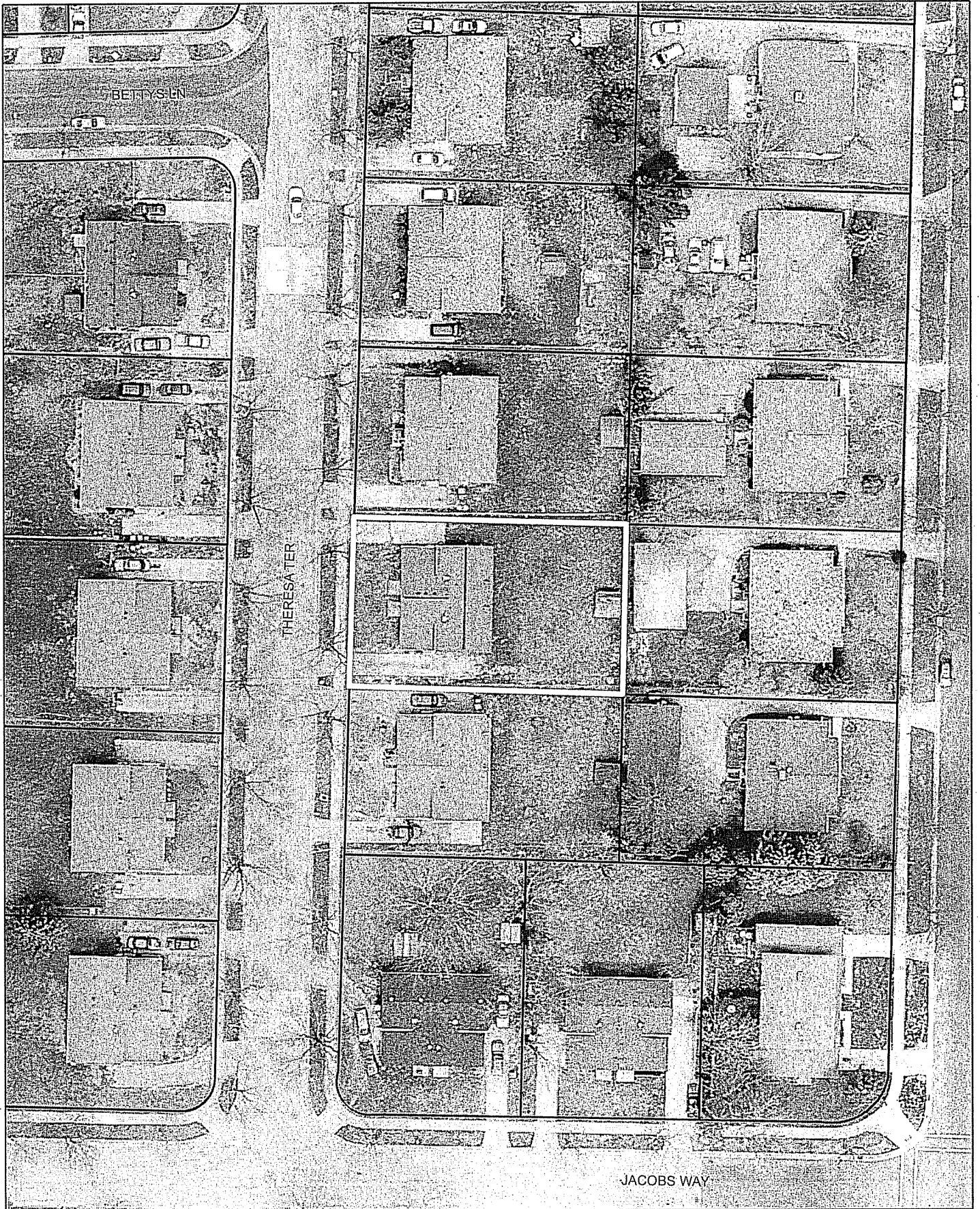
09 June 2014

For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 May 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid waived Receipt No. -

Date Received 4/23/14

Received By SA

Parcel No. 0708-364-1209-2

Aldermanic District 20 Phair

Zoning District SR-C3

Special Requirements _____

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1409-1411 Theresa Terrace

Project Title (if any): Theresa Terrace Neighborhood Center

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Peter Rott Company: Isthmus Architecture, Inc.

Street Address: 613 Williamson St, #203 City/State: Madison Zip: 53703

Telephone: (608) 310-5362 Fax: (608) 294-0207 Email: rott@is-arch.com

Project Contact Person: Peter Rott Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): City of Madison EDD

Street Address: P.O. Box 2983 City/State: Madison, WI Zip: 53701-2983

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: remove existing duplex building and construct a new neighborhood center

Development Schedule: Commencement Sept. 2014 Completion Jan. 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: *ALDER MATT PHAIR IS TO WAIVE.* The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 3/27/2014 Zoning Staff: Pat Anderson Date: 3/27/2014

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Peter Rott Peter Rott

Relationship to Property: Architect

Authorizing Signature of Property Owner _____

Date _____

19

April 23, 2014

Katherine Cornwell, Director
Planning Division, City of Madison
215 Martin Luther King Jr, Blvd.
P.O. Box 2985
Madison, WI 53701-2985

RE: Letter of Intent
Theresa Terrace Neighborhood Center
1409-1411 Theresa Terrace

Dear Ms. Cornwell,

The following is submitted together with the plans and application for staff, plan commission and council consideration of approval of the proposed project.

Owner:
City of Madison DPCED / EDD
215 Martin Luther King Jr, Blvd.
Madison, WI 53703
Contact: Mary Charnitz
mcharnitz@cityofmadison.com
608-267-0742 office
608-261-9661 fax

Architect:
Isthmus Architecture, Inc.
613 Williamson Street #203
Madison, WI 53703
Contact: Peter R. Rött, AIA
rott@is-arch.com
608-310-5362 office
608-294-0206 fax

Background:

The Theresa Terrace Neighborhood Center will be new construction on property presently occupied by a two-family twin residential building. Need for this neighborhood project was identified by the city in 2012. When this property became available the city acquired it with the intention of locating a new neighborhood center on Theresa Terrace. Matt Phair, the district alder, and city staff held a series of community meetings to gather input which was presented in a summary in June of 2013, outlining the needs, goals and consensus of the neighborhood participants. In August of 2013, the city selected Isthmus Architecture, Inc. of Madison as consultant for the Pre-Design and Conceptual Design Report.

Following completion of the Design Report in January 2014, the Common Council authorized the replacement of the existing building with new construction specifically suited to the program requirements of the center. The existing building will be demolished. No documented historic significance has been uncovered for this building. It is the city's intention to have the project completed and opened to the public in a timely manner.

Scope:

The proposed center would encompass the existing building footprint. The center would be a single-story structure, 1,773 square feet in area. The paved driveway to the north would be retained and the south paved driveway will be eliminated. Final parking arrangements will subject to the provisions of the alder. The balance of the lot would be open landscaped space, bicycle parking, refuse enclosure and an enclosed play area for children.

Zoning:

The proposed neighborhood center is a permitted conditional use within the SR-C3 zoning designation.

Parking:

Currently no parking is permitted on this street. This project cannot meet the parking requirements on-site. The district alder and the police chief are meeting to consider a street drop-off provision and maintaining one existing driveway with parking for one vehicle.

Lot Size: 10,426 s.f.

Lot Coverage: 3,183 s.f. / 31%

Project Schedule:

Public Works bidding in June 2014
Contractor selection in July in July 2104
Construction complete in January 2105

Social and Economic Impact:

The Theresa Terrace Neighborhood Center has been designed to meet the specific needs of this neighborhood as identified by the city. Construction of the facility will provide employment for local business and trades people. Operation and maintenance of the facility will provide future employment opportunities.

Thank you for taking the time to review our proposal.

Sincerely,

Isthmus Architecture, Inc.



Peter R. Rött, AIA, NCARB
Principal

THERESA TERRACE NEIGHBORHOOD CENTER

BUILDING & CODE INFORMATION

Theresa Terrace Neighborhood Center
Commercial Building Code Review
2009 International Building Code (IBC) as adopted by the State of Wisconsin

Building Area: 1,773 GSF / 1 story
Lot Area: 10,428 SF
Zoning: SR-03

- 302.1 Use and Group: A-3 (Assembly)
- 304.1 Use and Group: B (Business)
- 602.1 Construction Type: TB0 - III or V
- 706.01 2 hour exterior bearing walls required for assembly
- 603.9 Interior wall and ceiling finish requirement non-sprinklered corridors (class A) Rooms (Class C). Entry may not be less than Class B
- (F) 503.2.13 Fire Protection. Automatic sprinkler system is not required in A-3 occupancy because proposed building size is below minimum occupant threshold
- 900.1 Portable fire extinguishers required
- 907.1 Manual fire alarm is not required due to occupancy limit of 70 persons
- 1004.1.1 Occupant Load, areas without fixed seating
Per table 1004.1 Assembly, unconcentrated (chairs and tables) = 15 SF per occupant
Therefore, 1064 SF/15 SF per person = 70 persons
- 1011.1 Internally illuminated exit signage is required
- 1011.3 Tactile exit sign age is required
- 1105.1 Accessible entrance is required. Universal accessibility is required inside facility
- 2902.1 Plumbing: For A-3 use the following fixtures are required:
 - Water closet 1 per 25 males
 - 1 per 65 females
 - Lavatories 1 per each sex
 - Service Sink 1 per floor

LOCATION MAP



PROJECT SITE

PROJECT DIRECTORY

OWNER

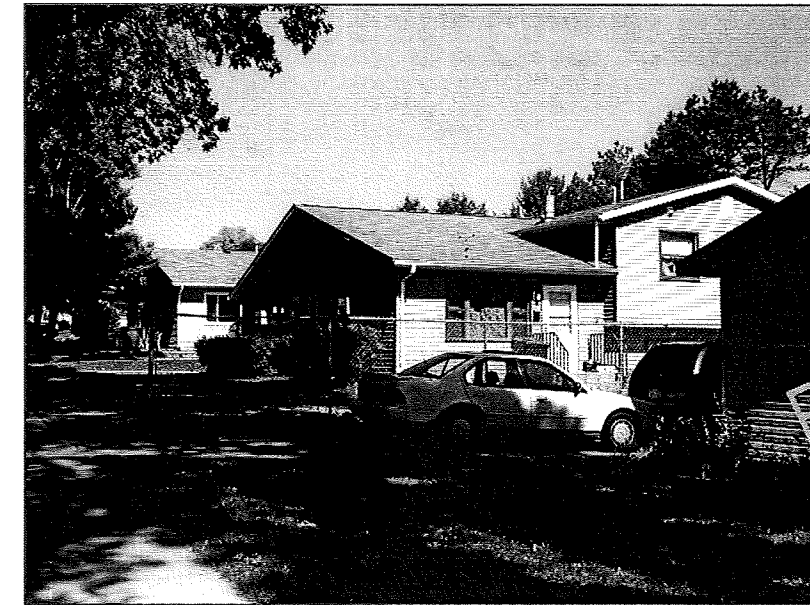
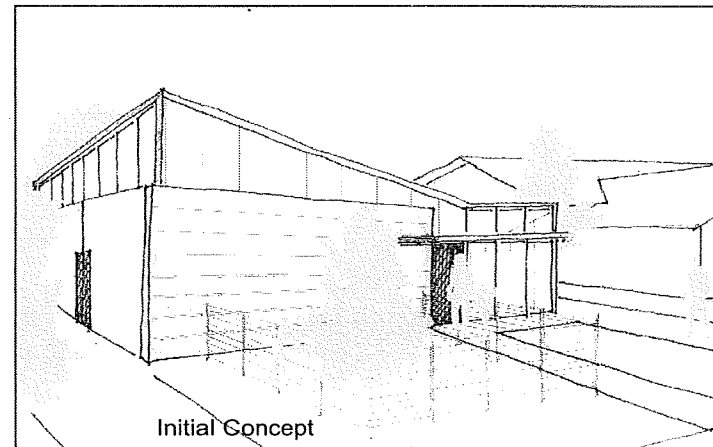
CITY OF MADISON EDD/CDBG
215 MARTIN LUTHER KING JR BLVD
ROOM 225 / P.O. BOX 2627
MADISON, WI 53701-2627

CONTACT: MARY CHARNITZ
PHONE: 608-267-0742
EMAIL: mcharnitz@cityofmadison.com

ARCHITECT

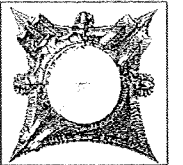
ISTHMUS ARCHITECTURE
613 WILLIAMSON STREET SUITE 203
MADISON, WISCONSIN 53703

CONTACT: PETER ROTT, AIA
PHONE: 608-310-5362
EMAIL: rott@is-arch.com



ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



Preliminary
Not for Construction

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Theresa Terrace Neighborhood Center
1409/1411 Theresa Terrace, Madison, WI

City of Madison
Community Development Division

Proj. No.: 1404.01

Scale:

Drawn By: pr

Date: 04-22-2014

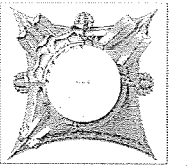
Rebid Date:

Rev. Date:

Sheet Title

Sheet No:

1 of 7



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Theresa Terrace Neighborhood Center
1409/1411 Theresa Terrace, Madison, WI

City of Madison
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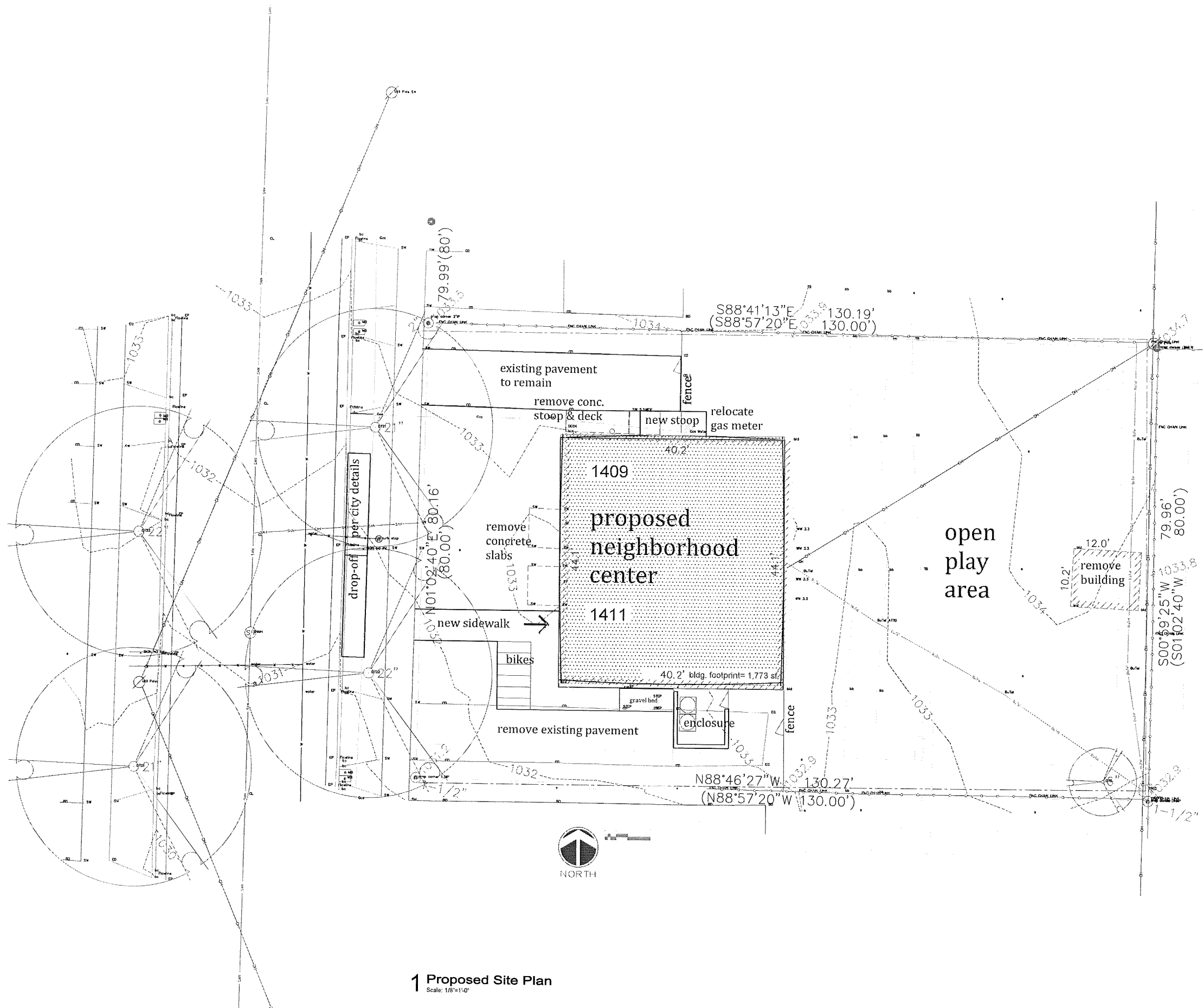
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Rev. Date:

Sheet Title

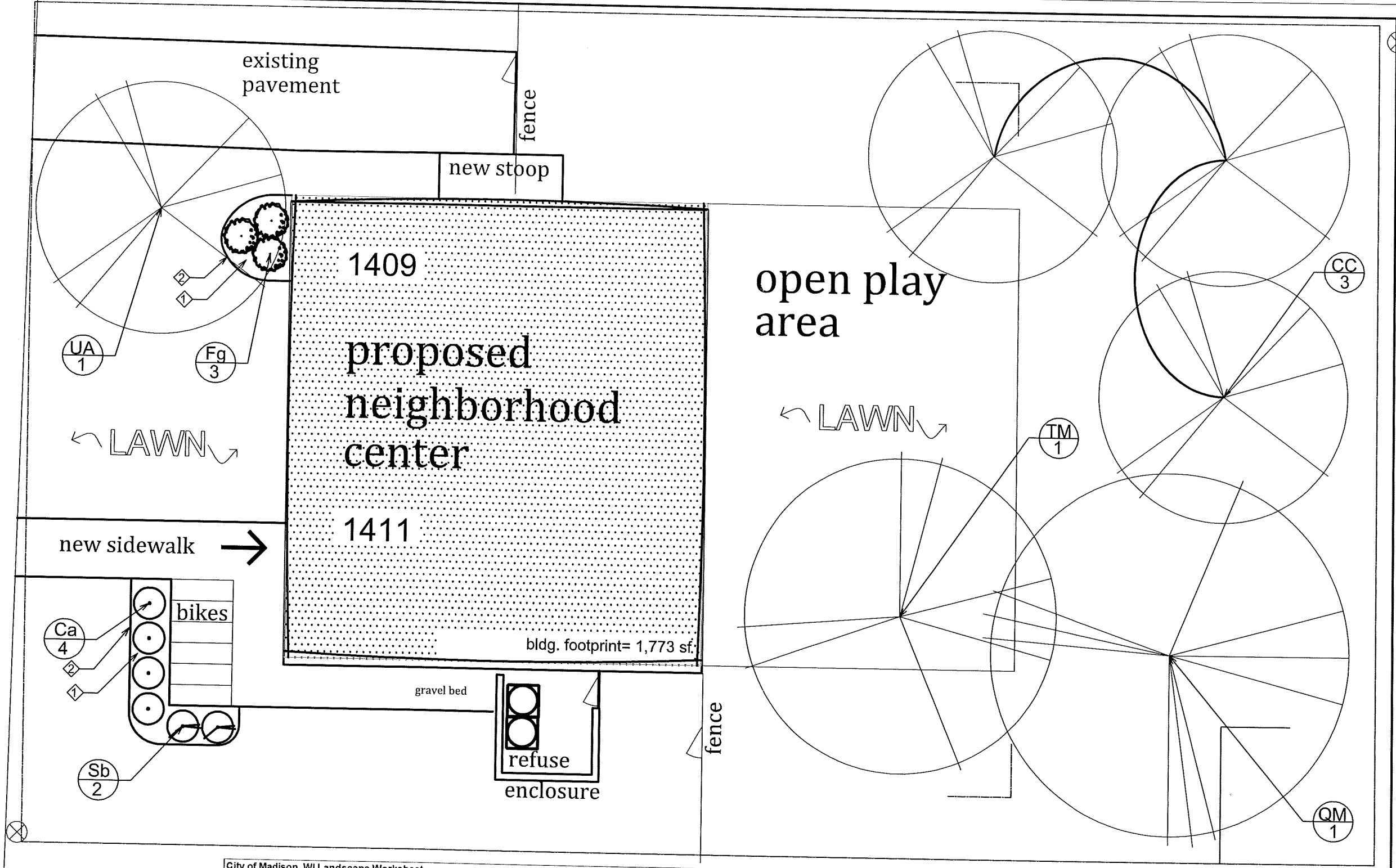
Sheet No:

2 of 7



1 Proposed Site Plan
Scale: 1/8"=1'-0"

HERESA TERRACE



LEGEND:

- 1 SHREDDED BARK MULCH
- 2 SHOVEL CUT EDGE

0' 2' 4' 8'

SCALE: 1" = 10'-0"

NORTH ↑

City of Madison, WI Landscape Worksheet
21-Apr-14 Theresa Terrace Proposed Community Plan

Developed Lots		Minimum Open Space Required (SF)		Landscape Points Subtotal
Developed Area	SF	Minimum Open Space Required	(SF)	
Total Developed Area	2,500	500		42
				Landscape Points Required 42

Development Frontage		Overstory Trees Required	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & street	LF		
44		1	7

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	5		175
Shrub, deciduous	3			0
Ornamental Grass/Perennial	2			0
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
Development Frontage Deduction Total				175

Plant List

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
CC	<i>Corylus colurna</i>	Turkish Filbert	3	2" Cal.	B&B	
QM	<i>Quercus macrocarpa</i>	Bur Oak	1	2" Cal.	B&B	
TM	<i>Tilia mongolica 'Harvest Gold'</i>	Harvest Gold Linden	1	2" Cal.	B&B	
Evergreen Trees						
Ca	<i>Ceanothus americana</i>	New Jersey Tea	4	18" ht		
Fg	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	3	18" ht		
Sb	<i>Spiraea betulifolia 'Tor'</i>	Tor Birchleaf Spirea	2	18" ht		



Revisions		Date
Number	XX	XX-XX-20XX

THERESA TERRACE
NEIGHBORHOOD CENTER
 1409-11 THERESA TERRACE
 MADISON, WI

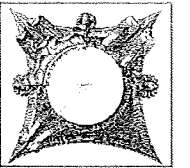
Sheet Title
PLANTING PLAN

KSD Project No. **2014-018**

Drawn By **KSD**

Date Issued **04-21-2014**

Sheet No. **L2**
3 OF 7



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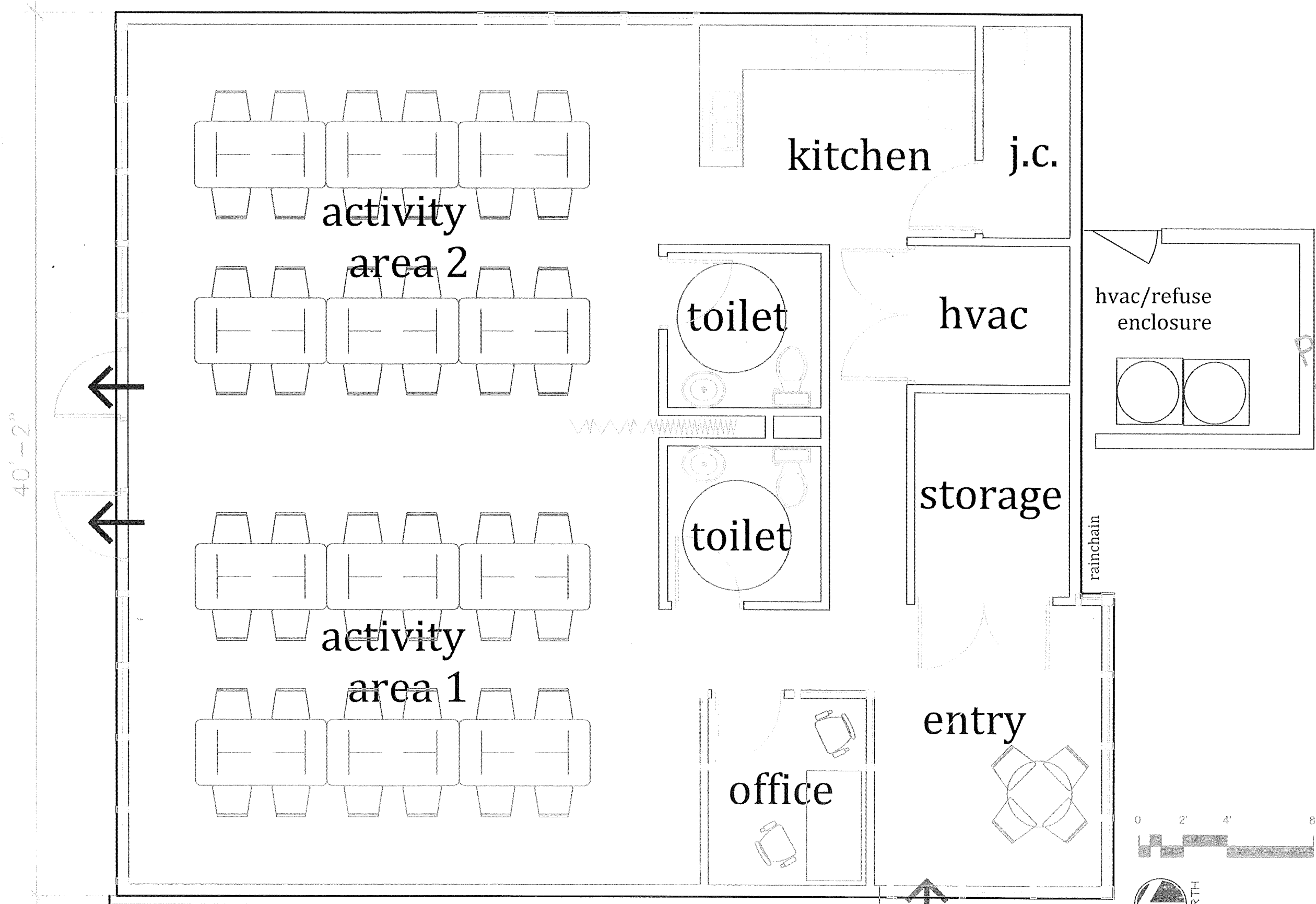
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Theresa Terrace Neighborhood Center
1409/1411 Theresa Terrace, Madison, WI
City of Madison
Community Development Division

Proj. No.: 1404.01
Scale:
Drawn By: pr
Date: 04-22-2014
Rebid Date:
Rev. Date:

Sheet Title
Sheet No:

4 of 7



40'-2"

1 Floor Plan
Scale: 1/2"=1'-0"



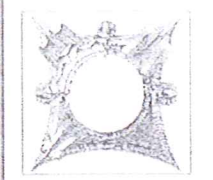
2 South Elevation
Scale: 1/2"=1'-0"



1 West Elevation
Scale: 1/2"=1'-0"

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ARCHITECTURE INC.

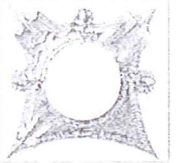
613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.6206
Fax: 608.294.0207



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Theresa Terrace Neighborhood Center
1409/1411 Theresa Terrace, Madison, WI
City of Madison
Community Development Division

Proj No: 15243
Scale:
Drawn By: BT
Date: 10/27/14
Revised Date:
Plot Date:



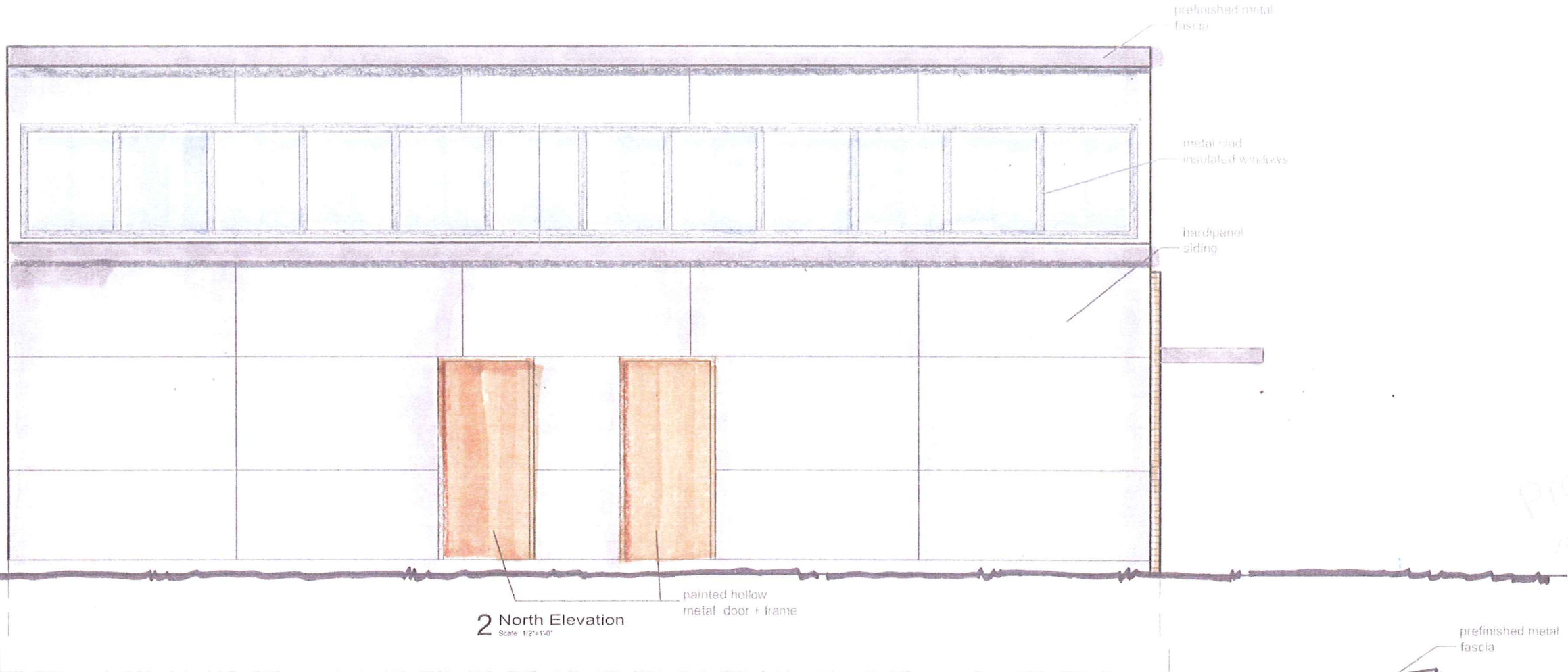
Preliminary

We warrant that we are the author of the drawings and specifications and that we are duly licensed architects in the State of Wisconsin. We warrant that the drawings and specifications are a true and correct copy of the original drawings and specifications as approved by the City of Madison. We warrant that the drawings and specifications are complete and correct as shown.

© 2011 Isthmus Architecture, Inc.

Theresa Terrace Neighborhood Center
1409/1411 Theresa Terrace, Madison, WI
City of Madison
Community Development Division

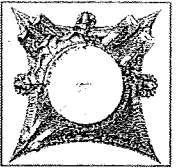
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Scale	
Drawn By	dl
Date	07/25/13
Revised Date	
Proj Date	
Scale 1/8" = 1'-0"	



2 North Elevation
Scale 1/2"=1'-0"



1 East Elevation
Scale 1/2"=1'-0"



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Theresa Terrace Neighborhood Center
1409/1411 Theresa Terrace, Madison, WI

City of Madison
Community Development Division

Proj. No.: 1404.01

Scale:

Drawn By: pf

Date: 04-22-2014

Rebid Date:

Rev. Date:

Sheet Title

Sheet No:

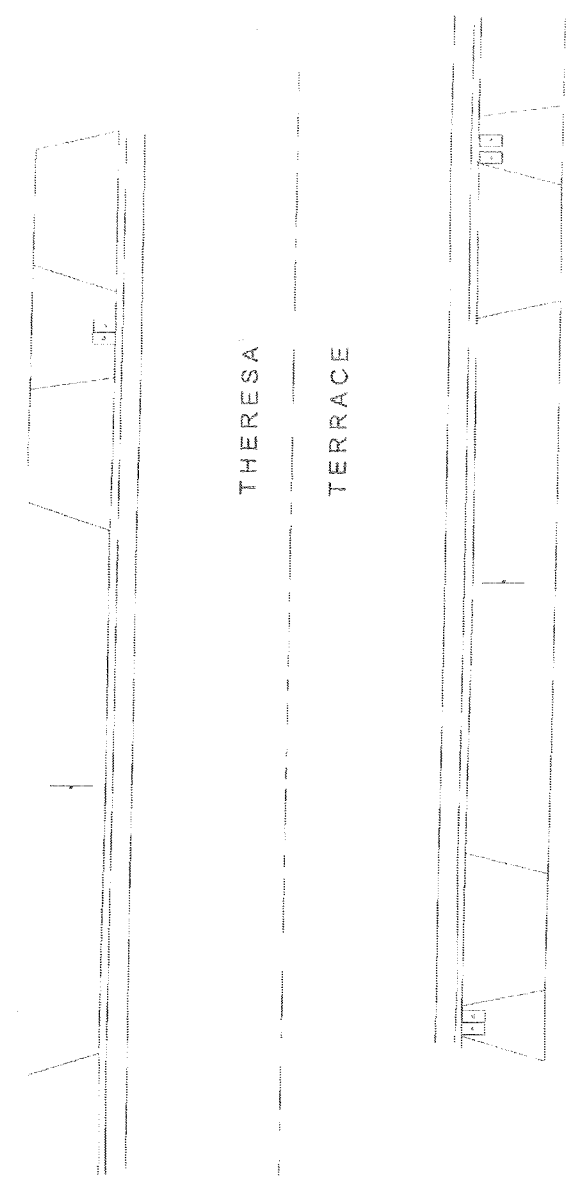
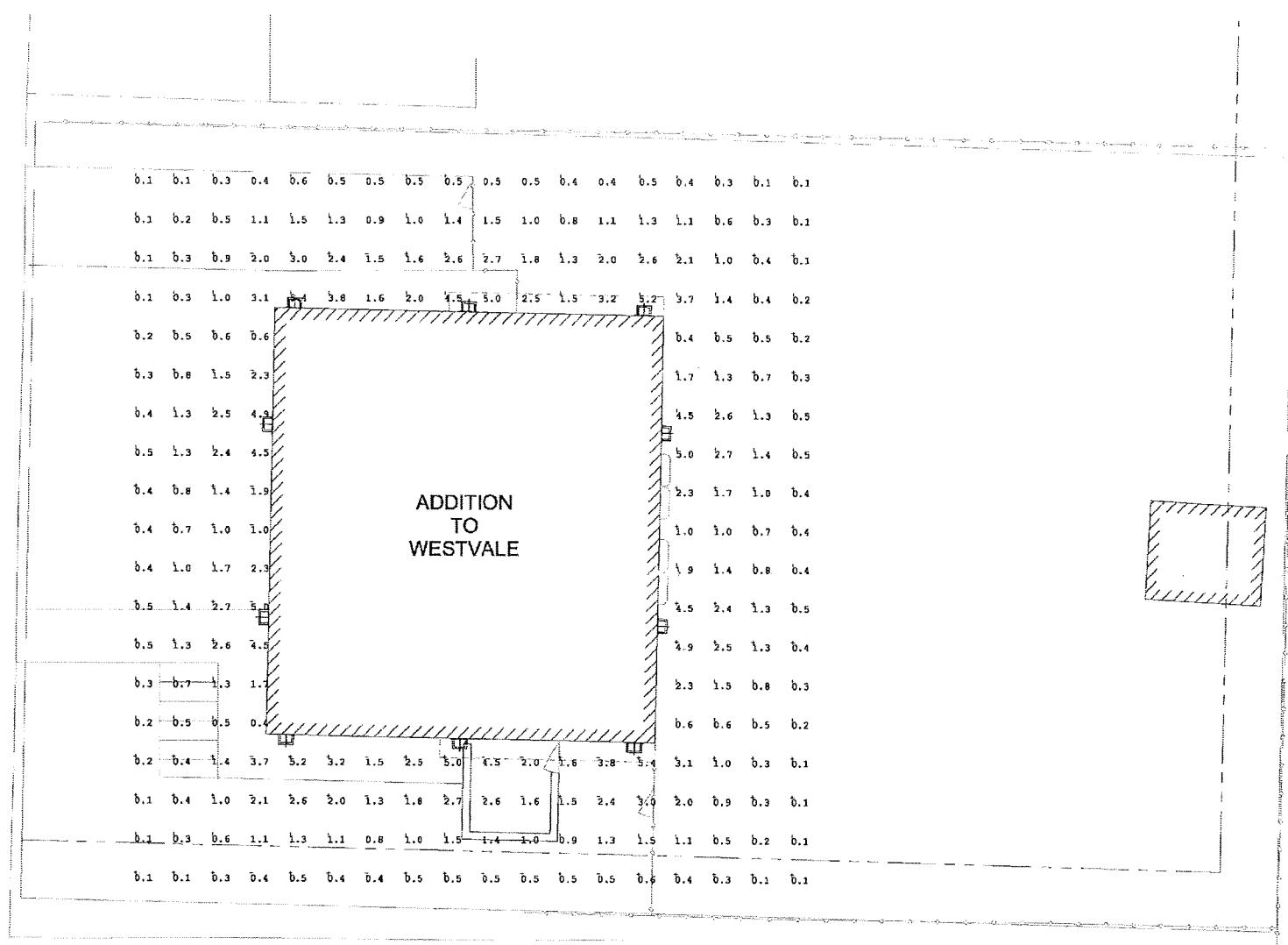
7 of 7



**TRESA TERRACE
NEIGHBORHOOD CENTER
MADISON, WISCONSIN**

**EXTERIOR BUILDING
LIGHTING PLAN**

DATE: APR. 17, 2014 SCALE: 1/8" = 1'-0" SHEET NUMBER: E1



THERESA
TERRACE

ADDITION
TO
WESTVALE

Source	LED Color	Mounting Color	Optical Quality	Accessories
XTORIA 3000K 100	3000K	White	PC1 A2	MOULDED LENS
XTORIA 3000K 150	3000K	White	PC1 A2	MOULDED LENS
XTORIA 3000K 200	3000K	White	PC1 A2	MOULDED LENS

200 Series	300 Series	300 Series
XTORIA 3000K 200	XTORIA 3000K 200	XTORIA 3000K 200
XTORIA 3000K 250	XTORIA 3000K 250	XTORIA 3000K 250
XTORIA 3000K 300	XTORIA 3000K 300	XTORIA 3000K 300

200 Series	300 Series	300 Series
XTORIA 3000K 350	XTORIA 3000K 350	XTORIA 3000K 350
XTORIA 3000K 400	XTORIA 3000K 400	XTORIA 3000K 400
XTORIA 3000K 450	XTORIA 3000K 450	XTORIA 3000K 450

200 Series	300 Series	300 Series
XTORIA 3000K 500	XTORIA 3000K 500	XTORIA 3000K 500
XTORIA 3000K 550	XTORIA 3000K 550	XTORIA 3000K 550
XTORIA 3000K 600	XTORIA 3000K 600	XTORIA 3000K 600

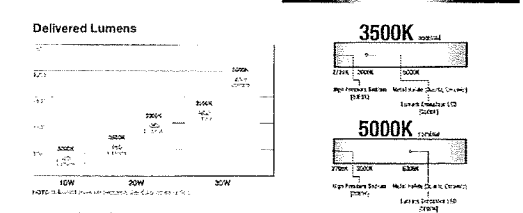
Optical Excellence



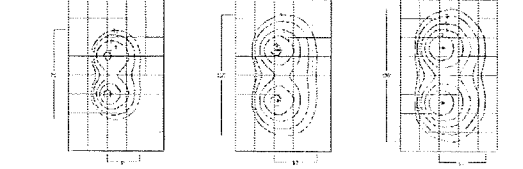
Additional Information



Dark Sky Compliant Illumination
Please specify light shield, shielded or reflector in order to prevent light from being directed upwards. Light shields should be used with all outdoor lighting fixtures. Light shields should be used with all outdoor lighting fixtures.



Optical Excellence
Detailed description of optical performance and beam spread characteristics.



100W Model Typical Application
200W Model Typical Application
300W Model Typical Application

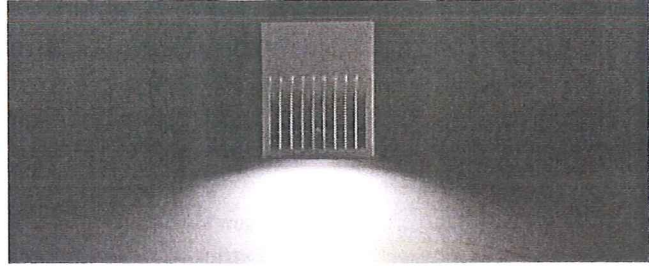
Qty	Label	Arrangement	Lum. Lumens	LLF	Description
10	A1	SINGLE	735	0.900	LUMARK + XTORIA

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.36	5.4	0.1	13.60	54.00

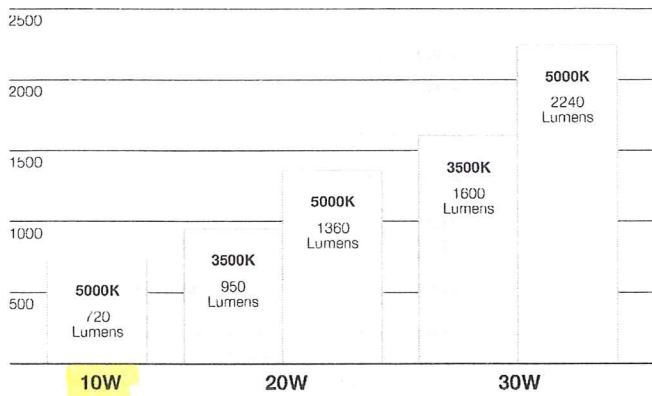
Scalable Illumination

Dark Sky Compliant Illumination

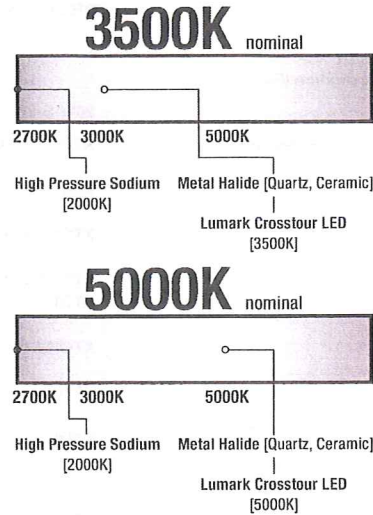
Patent pending highly polished, mirrored optical reflector is optimized to project the light in a forward throw direction. Full cutoff door provides focused illumination with zero uplight and minimal high angle illumination while retaining superior uniformity.



Delivered Lumens

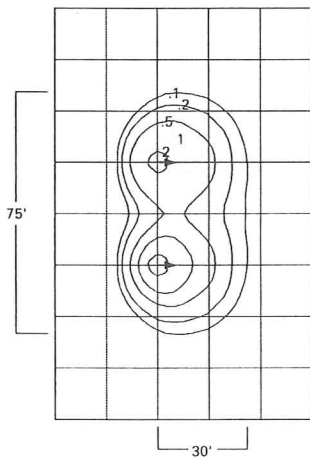


NOTE: Delivered lumens are estimated. See IES photometric files.

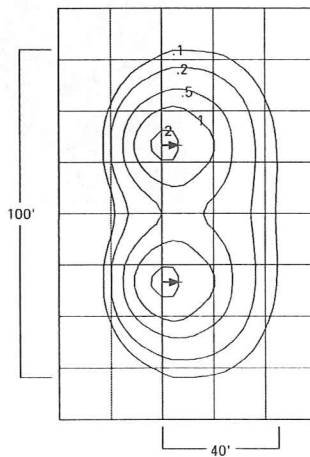


Optical Excellence

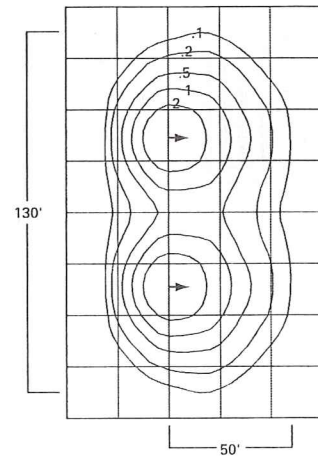
Crosstour LED Wall Pack luminaires deliver up to 2240 lumens. Brilliant white 5000K or warm 3500K CCT color temperature LEDs provide uniform white light similar to traditional metal halide light sources. Excellent color rendering with superior thermal management and optimized reflector technology make the Crosstour LED Wall Pack Series a superior performer.



- 10W Model Typical Application**
- 75' illumination distribution pattern
 - 30' forward throw
 - 71% street side illumination
 - B.U.G. rating: B0-U0-G0
 - Replaces up to 70W metal halide



- 20W Model Typical Application**
- 100' illumination distribution pattern
 - 40' forward throw
 - 68% street side illumination
 - B.U.G. rating: B0-U0-G0
 - Replaces up to 150W metal halide



- 30W Model Typical Application**
- 130' illumination distribution pattern
 - 50' forward throw
 - 65% street side illumination
 - B.U.G. rating: B1-U0-G0
 - Replaces up to 175W metal halide

NOTE: Based on 15' mounting height and two fixtures.

Ordering Information

Sample Number: XTOR2A-N-WT-PC1

Series	LED Kelvin Color ³	Housing Color	Options (Specify Voltage) ⁴	Accessories (Order Separately) ⁵
XTOR1A =Small Door, 10W ¹ XTOR2A =Small Door, 20W XTOR3A =Large Door, 30W ²	—=Bright White (Standard), 5000K N=Neutral Warm White, 3500K	—=Carbon Bronze (Standard) WT=Summit White	PC1 =120V Photocontrol PC2 =277V Photocontrol (208-277V)	WG/XTOR =Wire Guard

Stock Ordering Information

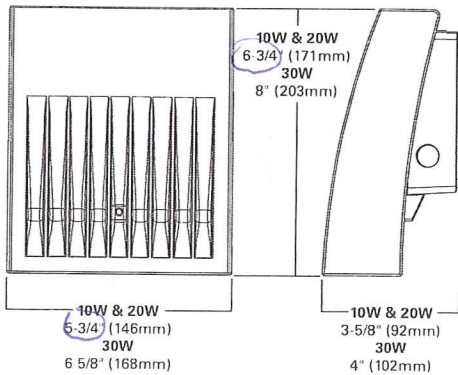
10W Series	20W Series	30W Series
XTOR1A =10W, 5000K, Carbon Bronze XTOR1A-WT =10W, 5000K, Summit White XTOR1A-PC1 =10W, 5000K, Carbon Bronze, 120V PC	XTOR2A =20W, 5000K, Carbon Bronze XTOR2A-N =20W, 3500K, Carbon Bronze XTOR2A-WT =20W, 5000K, Summit White XTOR2A-PC1 =20W, 5000K, Carbon Bronze, 120V PC	XTOR3A =30W, 5000K, Carbon Bronze XTOR3A-N =30W, 3500K, Carbon Bronze XTOR3A-WT =30W, 5000K, Summit White XTOR3A-PC1 =30W, 5000K, Carbon Bronze, 120V PC

Quick Ship Ordering Information (Five-Days)

10W Series	20W Series	30W Series
XTOR1A-WT-PC1 =10W, 5000K, Summit White, 120V PC	XTOR2A-PC2 =20W, 5000K, Carbon Bronze, 277V PC XTOR2A-WT-PC1 =20W, 5000K, Summit White, 120V PC XTOR2A-WT-PC2 =20W, 5000K, Summit White, 277V PC XTOR2A-N-WT =20W, 3500K, Summit White XTOR2A-N-PC1 =20W, 3500K, Carbon Bronze, 120V PC XTOR2A-N-PC2 =20W, 3500K, Carbon Bronze, 277V PC XTOR2A-N-WT-PC1 =20W, 3500K, Summit White, 120V PC XTOR2A-N-WT-PC2 =20W, 3500K, Summit White, 277V PC	XTOR3A-PC2 =30W, 5000K, Carbon Bronze, 277V PC XTOR3A-WT-PC1 =30W, 5000K, Summit White, 120V PC XTOR3A-WT-PC2 =30W, 5000K, Summit White, 277V PC XTOR3A-N-WT =30W, 3500K, Summit White XTOR3A-N-PC1 =30W, 3500K, Carbon Bronze, 120V PC XTOR3A-N-PC2 =30W, 3500K, Carbon Bronze, 277V PC XTOR3A-N-WT-PC1 =30W, 3500K, Summit White, 120V PC XTOR3A-N-WT-PC2 =30W, 3500K, Summit White, 277V PC

NOTES: 1 120V only, XTOR1A not available in 3500K. 2 DesignLights[®] Consortium qualified for wall mount applications (down mount only). Consult DesignLights[®] Consortium website for other applications. 3 PC2 only available in 20W and 30W models. 4 PC1 and PC2 photocontrols are factory installed. PC2 not available on XTOR1A models. 5 Order WG/XTOR wire guard separately. 6 Specifications and dimensions subject to change without notice. Consult your Cooper Lighting Representative or visit our website at www.cooperlighting.com for available options, accessories and ordering information.

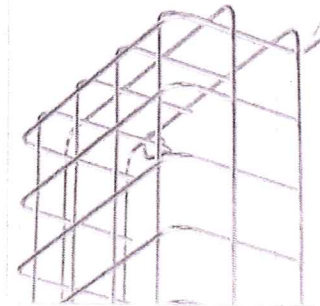
Dimensions



Options & Accessories



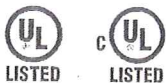
Photocontrol (PC1 or PC2)



Wire Guard (WG/XTOR)

Additional Information

Compliances	Technical Data (Electronic Driver)	Shipping Data (Approximate Net Weight)
UL and cUL Wet Location Listed IP66 Ingress Protection Rated LM79 / LM80 Compliant DLC Qualified Models	ARRA Compliant ADA Compliant RoHS Compliant 40°C Ambient Temperature Rating External Supply Wiring 90°C Minimum -40 / -30°C Minimum Temperature 120V or 120-277V, 50/60 Hz	10W and 20W - 3.7 lbs. (1.7 kgs.) 30W - 5.2 lbs. (2.36 kgs.)



Scan this QR Code to learn more about Crosstour LED Wall Pack Luminaire.

