URBAN DESIGN COMMISSION APPLICATION

UDC



June 12, 2019

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 on Page 4 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 and legible**. 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 eoch item submitted should be compiled on a CD or flosh drive, or submitted vio emoil to . The emoil must include the project oddress, project nome, ond opplicont nome. Electronic submittols vio file hosting services (such os Dropbox.com) ore not ollowed. Oppliconts who ore unoble to provide the moteriols electronicolly should contoct the Plonning Division ot (608) 266-4635 for ossistonce.*

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 Tim Parks on 1-18-2019.

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.

Name of applicant ANDY CROSS Relationship to property _____

Authorizing signature of property owner _____ Date 3/[redacted]/9

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

*Updated: May 28, 2019

Ms. Heather Stouder
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703

Re: Rezoning and Conditional Use
The Esker Apartments - 2801 Hickory Ridge Rd.
KBA Project # 1855

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff, Plan Commission and Common Council's consideration of approval.

Organizational Structure:

Owner: Esker Apartments, LLC
1910 Hawks Ridge Drive #322
Verona WI 53593
608-469-2520
Contact: Andy Crooks
acrooks@trmckenzie.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
Contact: Don Schroeder
dschroeder@knothebruce.com

Engineer: Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 838-0444
Contact: Randy Kolinske
rkol@vierbicher.com

Landscape Design: Herman Landscape Service, Inc.
6606 Seybold Rd.
Madison, WI 53744
(608) 310-3211
Contact: Ellen Cashman
ellen@hermanlandscape.com

Introduction:

The site is located at the southwest corner of South High Point Road and Raymond Road in the Glacier Valley Subdivision. The site zoned SR-V2 and has remained undeveloped since the subdivision was platted on 2005. This proposal would subdivide the site into four single-family lots and three* multi-family lots. The applicant is requesting a rezoning to TR-C1 for the single-family lots and a Conditional Use Permit for the multifamily parcels. A Plat Map* will be submitted and reviewed concurrently with this application to accomplish the lot subdivision.

Project Description:

This proposed project subdivides the existing 10.5-acre site into seven* parcels. On the western boundary and facing Hickory Ridge Road, four single family lots are created. These lots will complete the street with a single-family homes consistent with the existing homes on the west side of the street. The lots are relatively deep providing larger rear yards and a private buffer to the multi-family housing to the east.

The multifamily parcel is organized around a private street that provides internal circulation and connects Raymond Road to South High Point Road. To the west of this private street, closest to the single-family lots, are small scale six-unit buildings. To the east of the private street, towards the corner of South High Point Road and Raymond Road, are larger scale apartment buildings. Overall, the site plan provides a logical transition of densities from single-family to apartment buildings with underground parking.

Abundant open space is included; a large open space and landscaped buffer is provided between the single-family lots and the six-unit buildings. A fenced dog-walk area and garden plots are planned within this area for the use of the residents. The larger apartment buildings are organized around a large central courtyard that provides room for passive and active recreation as well as a future swimming pool. Along the entire South High Point Road frontage, a wide plat-restricted buffer strip is also provided.

The small scale six-unit buildings are two stories in height with 1 to 3-bedroom units accommodating a variety of family sizes. Building 5 faces Raymond Road and utilizes “tuck-under” garages to accommodate the grade change off Raymond Road. Individual entry porches for this building activate the Raymond Road streetscape. Buildings 2, 3 and 4 are aligned along the private street that bisects the site. These buildings are slab-on-grade buildings with at-grade, attached garages and private entries facing the private street and angled parking.

The four larger apartment buildings range in size from 38 units to 52 units each. They are predominantly three stories in height with two-story ends to provide visual interest and transition the scale. Due to the steep existing topography, Buildings #6 and 7 face Raymond Road with a three-story façade and face the internal parking area with a four-story façade. Building 7 is set into the corner of South High Point and Raymond Roads and features an architectural corner treatment.

The architecture for all of the multifamily buildings use a consistent vocabulary but are designed to provide a variety of architecture and color. The material palette consists of stone*, horizontal siding (vinyl and composite wood), and composite wood trim elements. One color palette for the small scale buildings is used while a complimentary palette is used for the larger buildings.

Site Development Data:

Densities:

	Conditional Use	Single Family Lots
Lot Area	404,286 sf*/9.28 acres	53,002 sf/1.21 acres
Dwelling Units	202 units	
Lot Area / D.U.	2,001 sf/unit	
Density	20.6 units/acre	
Building Height	2-3 stories	
Lot Coverage	183,734 S.F. = 45%	
Usable Open Space	103,625 S.F. (512 sf /unit)	

Dwelling Unit Mix:	#1	#2-4	#5	#6	#7	#8	Total
Efficiency	7	-	-	7	4	7	25
Studio Loft + Den	2	-	-	2	2	2	8
One Bedroom	23	-	-	18	15	12	68
One Bedroom + Den	4	6	-	5	7	5	27
Two Bedroom	10	6	-	8	13	8	45
Lofted Two Bedroom	6	-	-	4	3	4	17
Two Bedroom + Den	-	6	-	-	-	-	6
Three Bedroom	-	-	6	-	-	-	6
Total Dwelling Units	52	18	6	44	44	38	202

Vehicle Parking:							
Underground Garage	55	-	-	42	45	37	179
Surface Garage	-	36	12	-	-	-	48
Surface	35	5	8	27	18	20	113
Total Parking	90	41	20	69	63	57	340

Parking Ratio 1.68 stalls/unit

Bicycle Parking:							
Garage – wall mount	6	-	3	9	9	6	33
Garage – floor mount	46	18	6	35	35	32	172
Surface – guest	6	2	2	5	5	6	26
Total	58	20	11	49	49	44	231

Project Schedule:

It is anticipated that the construction on this site will start in summer 2019 with a final completion date of summer 2023.

Thank you for your time reviewing our proposal.

Sincerely,

Donald Schroeder, AIA



D-Series Size 0
LED Area Luminaire

Catalog Number

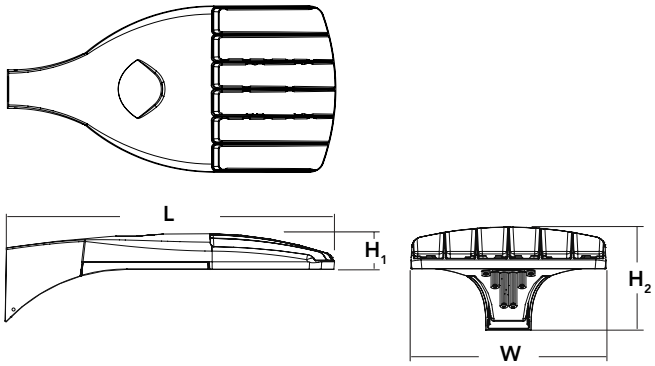
Notes

Type

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

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN 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	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 T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT [3,4] 120 [4] 208 [4] 240 [4] 277 [4] 347 [4,5] 480 [4,5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [6] RPUMBA Round pole universal mounting adaptor [6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options		Other options	Finish *(required)*
Shipped installed		**Shipped installed**	DDBXD Dark bronze
NLTAIR2 nLight AIR generation 2 enabled[8,9]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [13,14]	HS House-side shield [16]	DBLXD Black
PIRHN Network, high/low motion/ambient sensor[10]	PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [13,14]	SF Single fuse (120, 277, 347V) [4]	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (control ordered separate) [11]	PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [13,14]	DF Double fuse (208, 240, 480V) [4]	DWHXD White
PER5 Five-pin receptacle only (control ordered separate) [11,12]	PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [13,14]	L90 Left rotated optics [1]	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) [11,12]	FAO Field adjustable output [15]	R90 Right rotated optics [1]	DBLBXD Textured black
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)		DDL Diffused drop lens [16]	DNATXD Textured natural aluminum
		Shipped separately	DWHGXD Textured white
		BS Bird spikes [17]	
		EGS External glare shield [17]	

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Ordering Information

Accessories

Ordered and shipped separately.

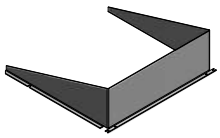
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [18]
DSHORT SBK U	Shorting cap [18]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [16]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [16]
DSX0HS 40C U	House-side shield for P5,P6 AND P7 [16]
DSX0DDL U	Diffused drop lens (polycarbonate) [16]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [19]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [6]

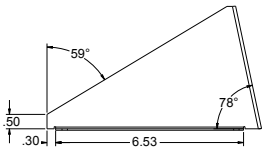
For more control options, visit DTL and ROAM online. Link to nLight Air 2

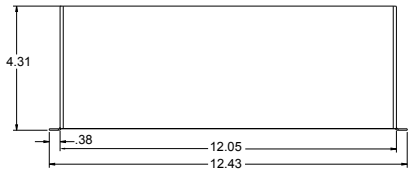
NOTES

1 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
2 Not available with HS or DDL.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5 Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
6 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
7 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).
8 Must be ordered with PIRHN.
9 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
10 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
12 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
13 Reference Motion Sensor table on page 3.
14 Reference PER Table on page 3 to see functionality.
15 Not available with other dimming controls options.
16 Not available with BLC, LCCO and RCCO distribution. Must be ordered with fixture for factory pre-drilling.
17 Must be ordered with fixture for factory pre-drilling.
18 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
19 For retrofit use only.

EGS – External Glare Shield

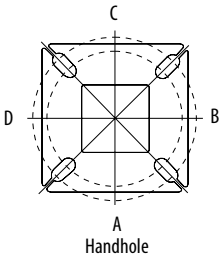


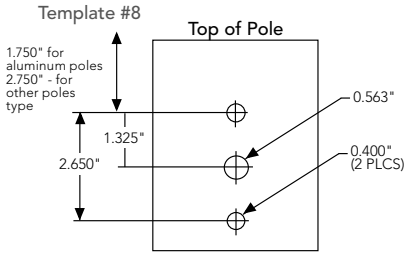




Drilling

HANDHOLE ORIENTATION
(from top of pole)





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

							
Mounting Option	**Drilling Template**	**Single**	**2 @ 180**	**2 @ 90**	**3 @ 90**	**3 @ 120**	**4 @ 90**
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

		Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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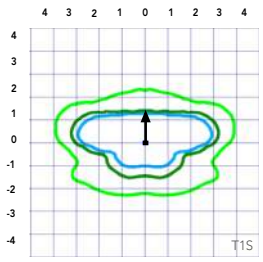
Photometric Diagrams

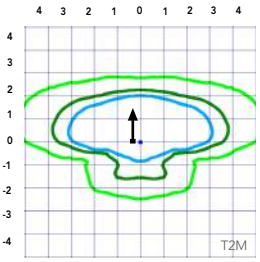
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

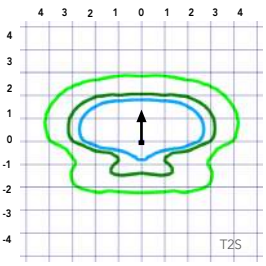
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

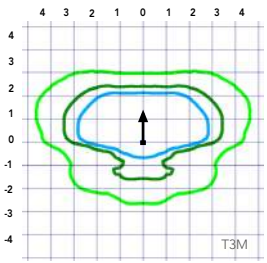
LEGEND

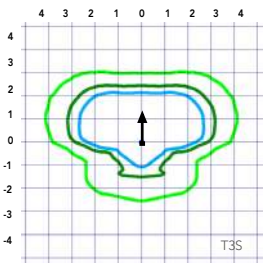
- 0.1 fc
- 0.5 fc
- 1.0 fc

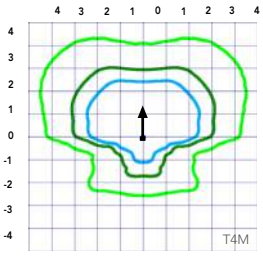


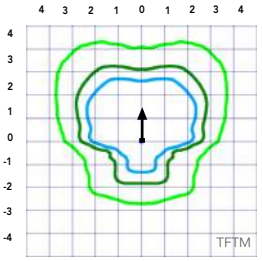


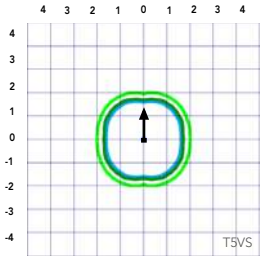


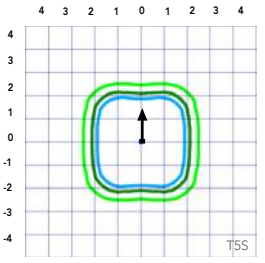


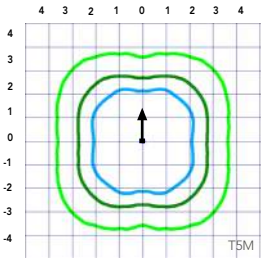


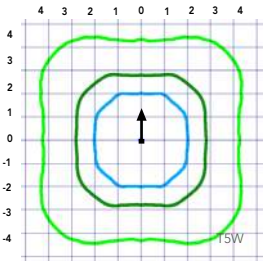


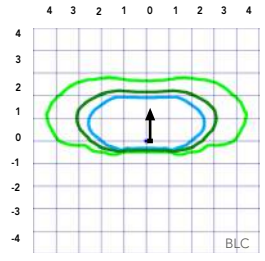


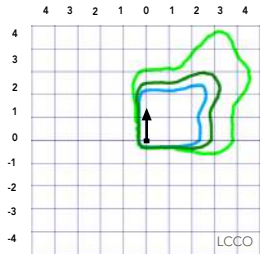


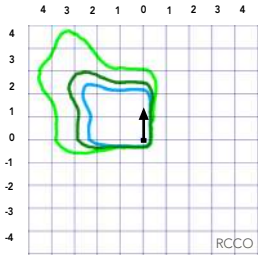












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Lumen Ambient Temperature (LAT) Multipliers

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	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

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 separate Dusk to Dawn or timer.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	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

Controls Options

Nomenclature	Descripton	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independantly for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				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
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				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
P3	20	1050	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
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	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
P4	20	1400	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
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	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

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	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
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	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
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				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
P7	40	1300	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
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	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

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Performance Data

Lumen Output

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Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	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
P11	30	700	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
P12	30	1050	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
P13	30	1300	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

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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.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

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 ft^2) 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).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

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/resources/terms-and-conditions

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

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OLWX1 LED
LED Wall Luminaire

Catalog Number

Notes

Type

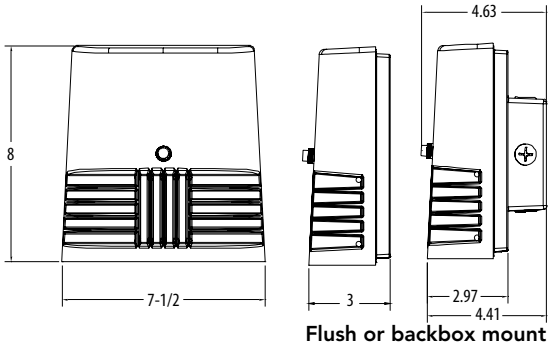
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The OLWX1 is versatile and energy efficient. It is designed to replace up to 250W metal halide while saving over 87% in energy costs. Whether you are mounting it to a recessed junction box, conduit/ through wiring, as an up light, as a down light, or as a flood light – the OLWX1 has all applications covered.

Specifications

Width:	7-1/2" *(19 cm)*
Height:	8" *(20.3 cm)*
Depth:	3" *(7.62 cm)*
Weight:	5 lbs *(2.27kg)*



Flush or backbox mount

Ordering Information

EXAMPLE: OLWX1 LED 20W 50K

OLWX1 LED											
Series	**Performance Package**		**Color Temperature**		**Voltage**		**Controls**		**Finish**	
OLWX1 LED	13W	13 watts	40K	4000 K [1]	(blank)	MVOLT [2]	(blank)	None	(blank)	Dark bronze
	20W	20 watts	50K	5000 K	120	120V [3]	PE	120V button photocell [1,3]		
	40W	40 watts			347	347V				

Accessories

Ordered and shipped separately.

OLWX1TS	Slipfitter – size 1
OLWX1YK	Yoke – size 1
OLWX1THK	Knuckle – size 1

NOTES

1 Not available with 347V option.
2 MVOLT driver operates on any line voltage from 120-277V (50/60Hz).
3 Specify 120V when ordering with photocell (PE option).

FEATURES & SPECIFICATIONS

INTENDED USE

The versatility of the OLWX1 LED combines a sleek, low-profile wall pack design with energy efficient, low maintenance LEDs for replacing up to 250W metal halide fixtures. Mounting accessories are available to convert the OLWX1 LED into an energy efficient flood light.

OLWX1 LED is ideal for outdoor applications such as building perimeters, loading areas, driveways and sign and building flood lighting.

CONSTRUCTION

Cast-aluminum housing with textured dark bronze polyester powder paint for durability. Integral heat sinks optimize thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65 rated). See Lighting Facts label and photometry reports for details.

ELECTRICAL

Light engine consists of 1 high-efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L73/100,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating. Flood light mounting accessories include an additional 6kV surge protection device. LEDs are available in 4000K and 5000K CCTs.

INSTALLATION

Easily mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry - with the included junction box with five 1/2" threaded conduit entry hubs. Flood light mounting accessories (sold separately) include knuckle, integral slipfitter and yoke mounting options. Each flood mount accessory comes with a top visor and vandal guard. Luminaire may be wall or ground mounted in downward or upward orientation.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org 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.

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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.

Fixture Model Number	CCT	System Watts	Lumens	LPW	B	U	G	CRI
OLWX1 LED 13W 40K	4000 K	14 W	1,271	91	1	0	0	>70
OLWX1 LED 13W 50K	5000 K	14 W	1,289	92	1	0	0	>80
OLWX1 LED 20W 40K	4000 K	20 W	2,697	135	1	0	0	>70
OLWX1 LED 20W 50K	5000 K	19 W	2,663	140	1	0	0	>70
OLWX1 LED 40W 40K	4000 K	39 W	4,027	101	2	0	0	>70
OLWX1 LED 40W 50K	5000 K	37 W	4,079	110	2	0	0	>70

Electrical Load

Fixture Model Number	Rated Power (watts)	Input current at given input voltage (amps)				
		120V	208V	240V	277V	347V
OLWX1 LED 13W 40K	14 W	0.12	0.07	0.06	0.06	0.04
OLWX1 LED 13W 50K	14 W	0.12	0.07	0.06	0.06	0.04
OLWX1 LED 20W 40K	20 W	0.20	0.12	0.10	0.09	0.06
OLWX1 LED 20W 50K	19 W	0.20	0.12	0.10	0.09	0.06
OLWX1 LED 40W 40K	39 W	0.37	0.21	0.19	0.16	0.11
OLWX1 LED 40W 50K	37 W	0.37	0.21	0.19	0.16	0.11

Lumen Ambient Temperature (LAT) Multipliers

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

	0°C	10°C	20°C	25°C	30°C	40°C
13W	1.06	1.03	1.01	1.00	0.99	0.96
20W	1.06	1.04	1.01	1.00	0.99	0.96
40W	1.07	1.04	1.01	1.00	0.99	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections 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	0	25,000	50,000	100,000
OLWX1 LED 13W	1.00	0.92	0.85	0.73
OLWX1 LED 20W	1.00	0.92	0.85	0.73
OLWX1 LED 40W	1.00	0.94	0.88	0.79

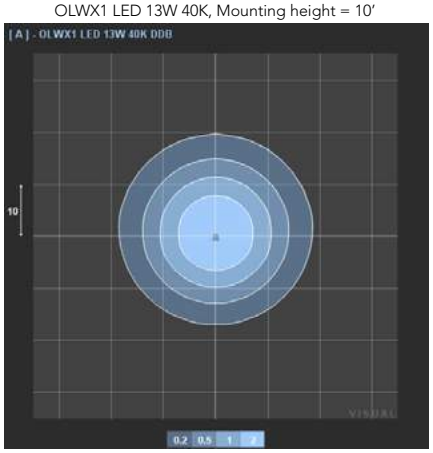
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting OLWX1 LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

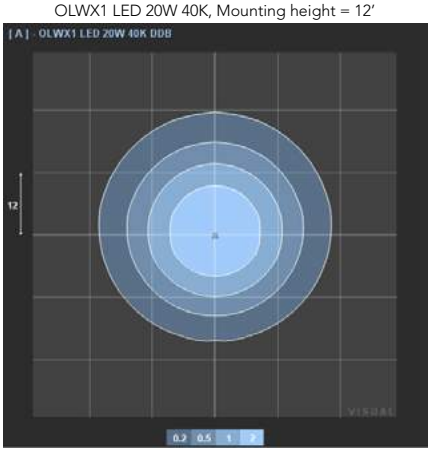
- 0.2 fc
- 0.5 fc
- 1.0 fc
- 2.0 fc

OLWX1 LED 13W 40K, Mounting height = 10'



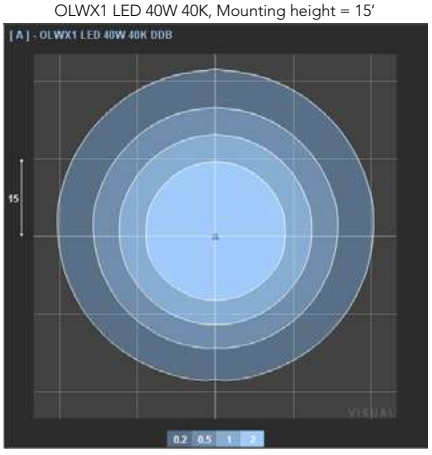
Test No. LTL22697 tested in accordance with IESNA LM-79-08.

OLWX1 LED 20W 40K, Mounting height = 12'



Test No. LTL22696 tested in accordance with IESNA LM-79-08.

OLWX1 LED 40W 40K, Mounting height = 15'



Test No. LTL22695 tested in accordance with IESNA LM-79-08.

Accessories



OLWX1TS
Slipfitter – size 1

Standard size tenon is 2 1/8".
The slip fitter has a range of 2" to 2 3/8".



OLWX1YK
Yoke – size 1



OLWX1THK
Knuckle – size 1

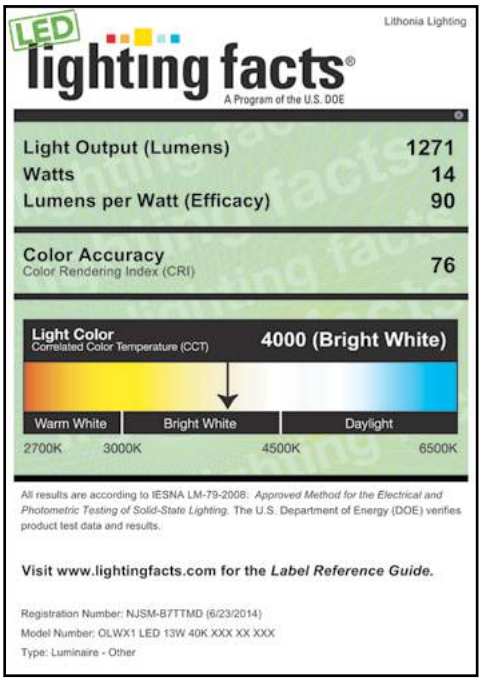


Top Visor and Vandal Guard included with accessories

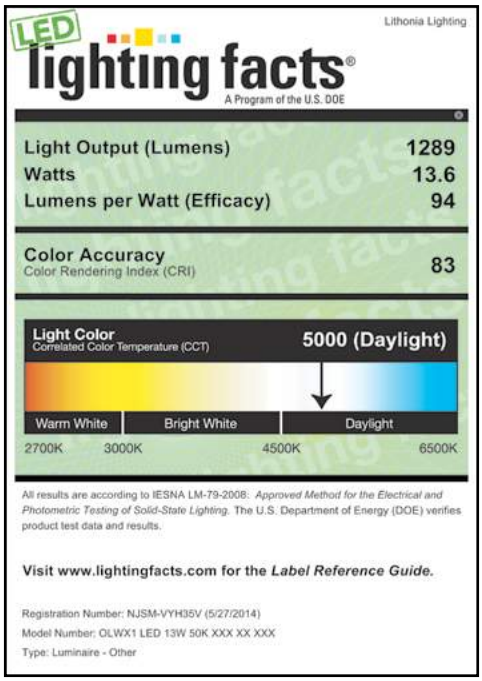
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Lighting Facts Labels

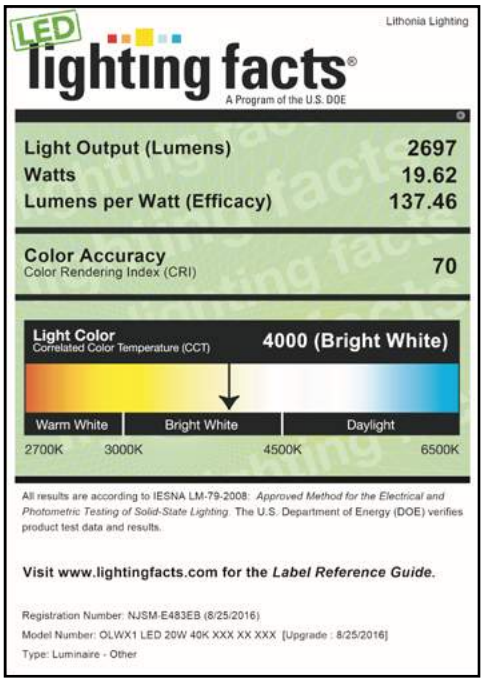
OLWX1 LED 13W 40K XXX XX XXX



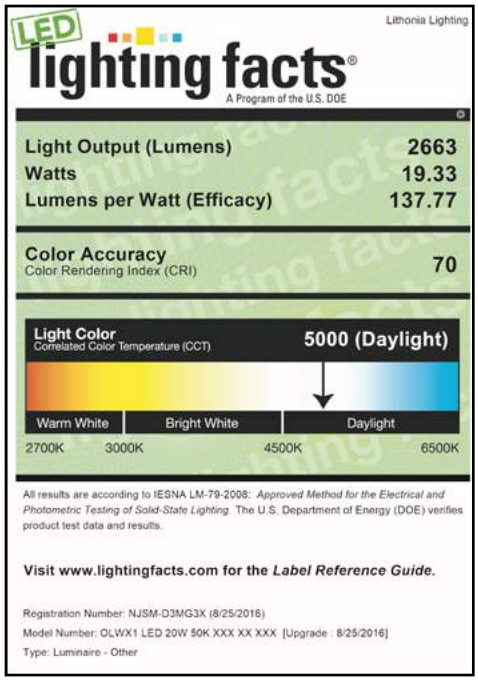
OLWX1 LED 13W 50K XXX XX XXX



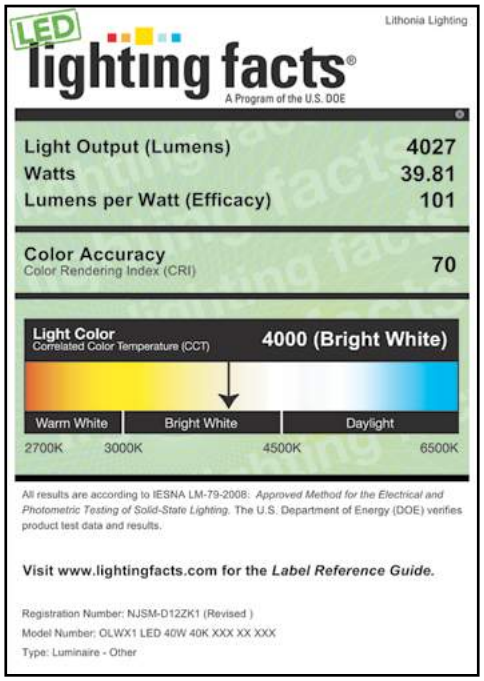
OLWX1 LED 20W 40K XXX XX XXX



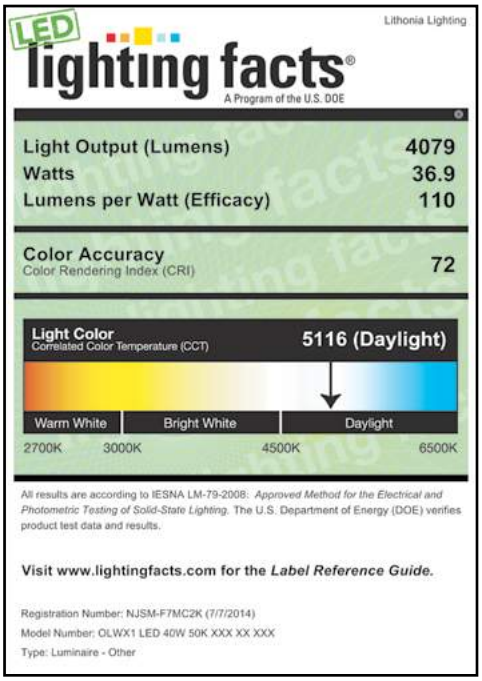
OLWX1 LED 20W 50K XXX XX XXX



OLWX1 LED 40W 40K XXX XX XXX



OLWX1 LED 40W 50K XXX XX XXX



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Site Locator Map
Esker Apartments
2801 Hickory Ridge Rd.

knothe bruce ARCHITECTS







Site Photo
Esker Apartments
2801 Hickory Ridge Rd

knothe bruce ARCHITECTS

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT 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.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. EXISTING STREET TREES SHALL BE PROTECTED. 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 ACCESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

5. 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).

6. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

Site Development Data:

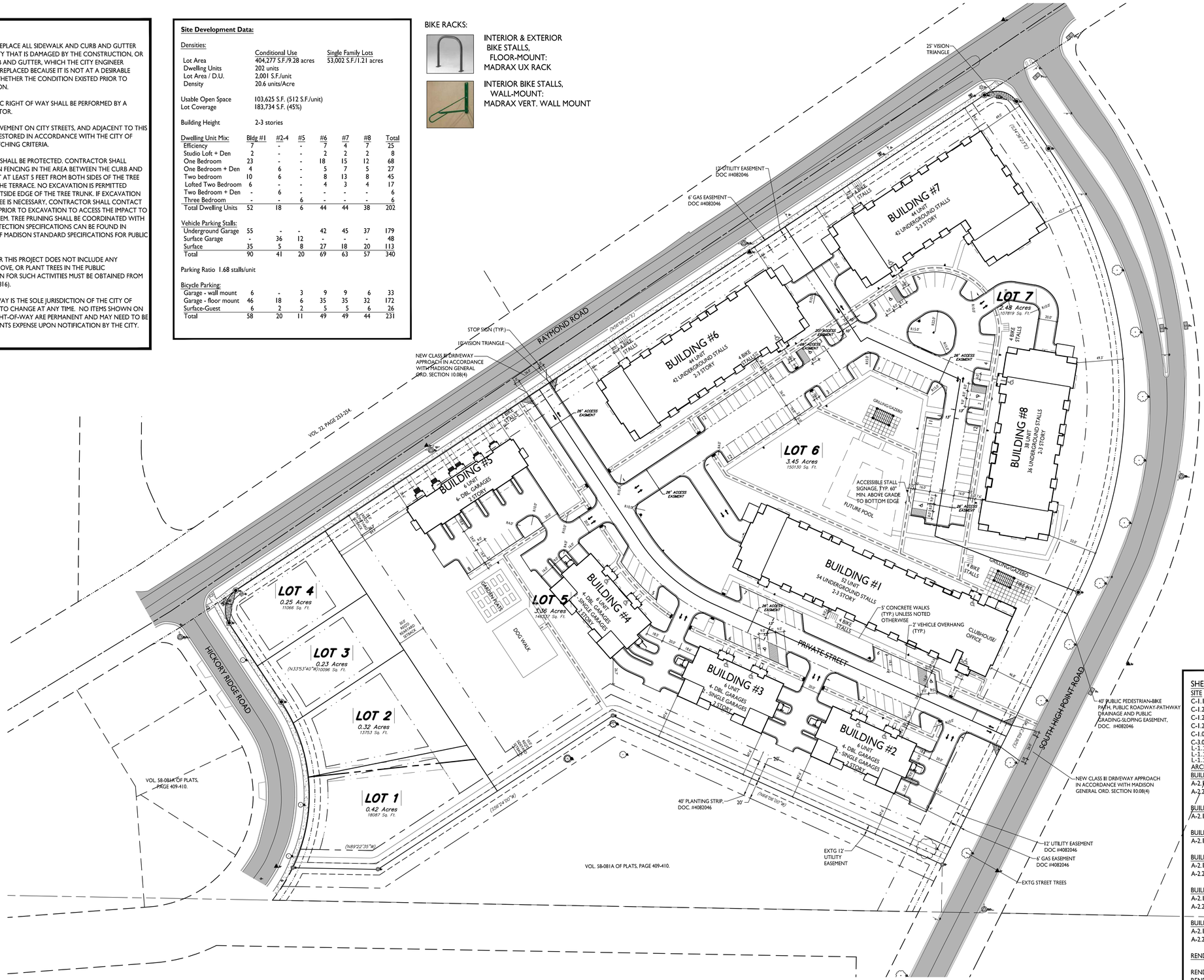
Densities:	Conditional Use	Single Family Lots
Lot Area	404,277 S.F./9.28 acres	53,002 S.F./1.21 acres
Dwelling Units	202 units	
Lot Area / D.U.	2,001 S.F./unit	
Density	20.6 units/Acre	
Usable Open Space	103,625 S.F. (512 S.F./unit)	
Lot Coverage	183,734 S.F. (45%)	
Building Height	2-3 stories	

Dwelling Unit Mix:	Bldg #1	#2-4	#5	#6	#7	#8	Total
Efficiency	7	-	-	7	4	7	25
Studio Loft + Den	2	-	-	2	2	2	8
One Bedroom	23	-	-	18	15	12	68
One Bedroom + Den	4	6	-	5	7	5	27
Two bedroom	10	6	-	8	13	8	45
Lofted Two Bedroom	6	-	-	4	3	4	17
Two Bedroom + Den	-	6	-	-	-	-	6
Three Bedroom	-	-	6	-	-	-	6
Total Dwelling Units	52	18	6	44	44	38	202
Vehicle Parking Stalls:							
Underground Garage	55	-	-	42	45	37	179
Surface Garage	-	36	12	-	-	-	48
Surface	35	5	8	27	18	20	113
Total	90	41	20	69	63	57	340
Parking Ratio 1.68 stalls/unit							
Bicycle Parking:							
Garage - wall mount	6	-	3	9	9	6	33
Garage - floor mount	46	18	6	35	35	32	172
Surface-Guest	6	2	2	5	5	6	26
Total	58	20	11	49	49	44	231

BIKE RACKS:

INTERIOR & EXTERIOR BIKE STALLS, FLOOR-MOUNT: MADRAX UX RACK

INTERIOR BIKE STALLS, WALL-MOUNT: MADRAX VERT. WALL MOUNT



1 / C-1.1 SITE PLAN
1" = 50'-0"

GRAPHIC SCALE
0 50 100 150
1 INCH = 50 FT (24X36 SHEET)

SHEET INDEX

SITE	
C-1.1	SITE PLAN
C-1.2a	OVERALL SITE LIGHTING
C-1.2b	SITE LIGHTING
C-1.2c	SITE LIGHTING
C-1.0	EXISTING CONDITIONS
C-3.0	OVERALL GRADING PLAN
L-1.1	LANDSCAPE PLAN
L-1.1a	FOUNDATION PLANTINGS
L-1.1b	FOUNDATION PLANTINGS
ARCHITECTURAL	
BUILDING #1	
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
BUILDINGS #2- #4	
A-2.1	ELEVATIONS
BUILDING #5	
A-2.1	ELEVATIONS
BUILDING #6	
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
BUILDING #7	
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
BUILDING #8	
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
RENDERINGS	
RENDERED ELEVATIONS - BLDG 1	
RENDERED ELEVATIONS - BLDGS 2-4	
RENDERED ELEVATIONS - BLDG 5	
RENDERED ELEVATIONS - BLDG 6	
RENDERED ELEVATIONS - BLDG 7	
RENDERED ELEVATIONS - BLDG 7	
RENDERED ELEVATIONS - BLDG 8	
RENDERED PERSPECTIVE	
RENDERED PERSPECTIVE	
RENDERED PERSPECTIVE	
RENDERED PERSPECTIVE	

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

ISSUED
Issued for Land Use & UDC ; March 20, 2019
Issued for Final UDC : May 29, 2019

PROJECT TITLE
Esker Apartments

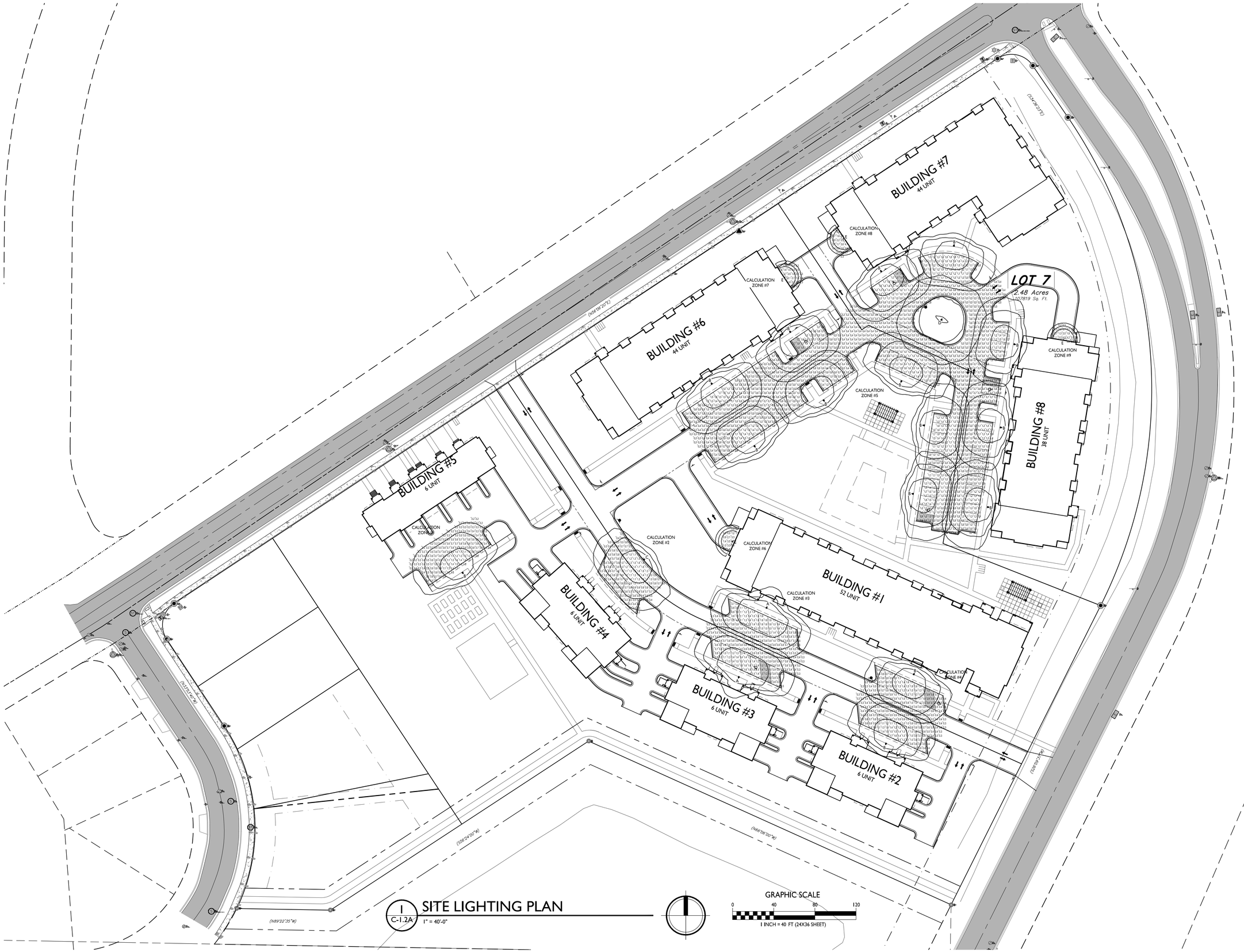
2801 Hickory Ridge Rd.

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1855

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1 C-1.2A SITE LIGHTING PLAN
1" = 40'-0"

GRAPHIC SCALE
0 40 80 120
1 INCH = 40 FT (24X36 SHEET)

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

ISSUED
Issued for Land Use & UDC : March 20, 2019
Issued for Final UDC : May 29, 2019

PROJECT TITLE
Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2A

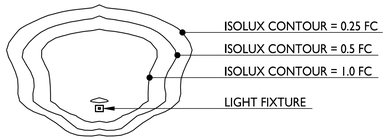
PROJECT NO. 1855

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LUMINAIRE SCHEDULE

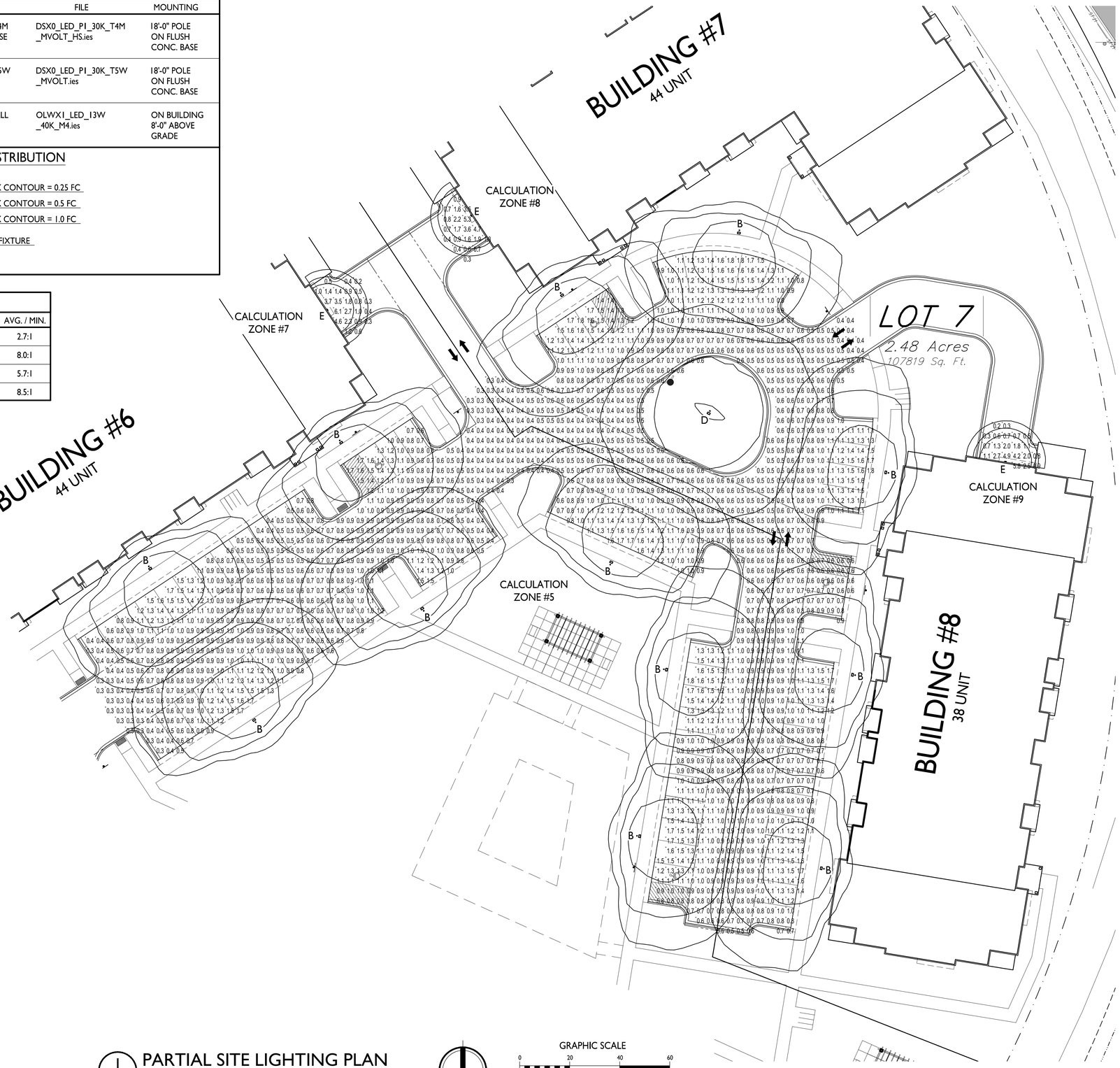
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	B	12	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T4M _MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
	D	1	LITHONIA LIGHTING	DSX0 LED P1 30K T5W MVOLT	DSX0 LED P1 30K T5W MVOLT	DSX0_LED_P1_30K_T5W _MVOLT.ies	18'-0" POLE ON FLUSH CONC. BASE
	E	3	LITHONIA LIGHTING	OLWX1 LED 13W 40K M4	13W 4000K LED WALL PACK	OLWX1_LED_13W _40K_M4.ies	ON BUILDING 8'-0" ABOVE GRADE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Calculation Zone #5	+	0.8 fc	1.8 fc	0.3 fc	6.0:1	2.7:1
Calculation Zone #7	+	1.6 fc	6.1 fc	0.2 fc	30.5:1	8.0:1
Calculation Zone #8	+	1.7 fc	5.3 fc	0.3 fc	17.7:1	5.7:1
Calculation Zone #9	+	1.7 fc	5.8 fc	0.2 fc	29.0:1	8.5:1



1 C-1.2B PARTIAL SITE LIGHTING PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

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

ISSUED

Issued for Land Use & UDC ; March 20, 2019
Issued for Final UDC : May 29, 2019

PROJECT TITLE

Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE

Partial Site Lighting Plan

SHEET NUMBER

C-1.2B

PROJECT NO. 1855

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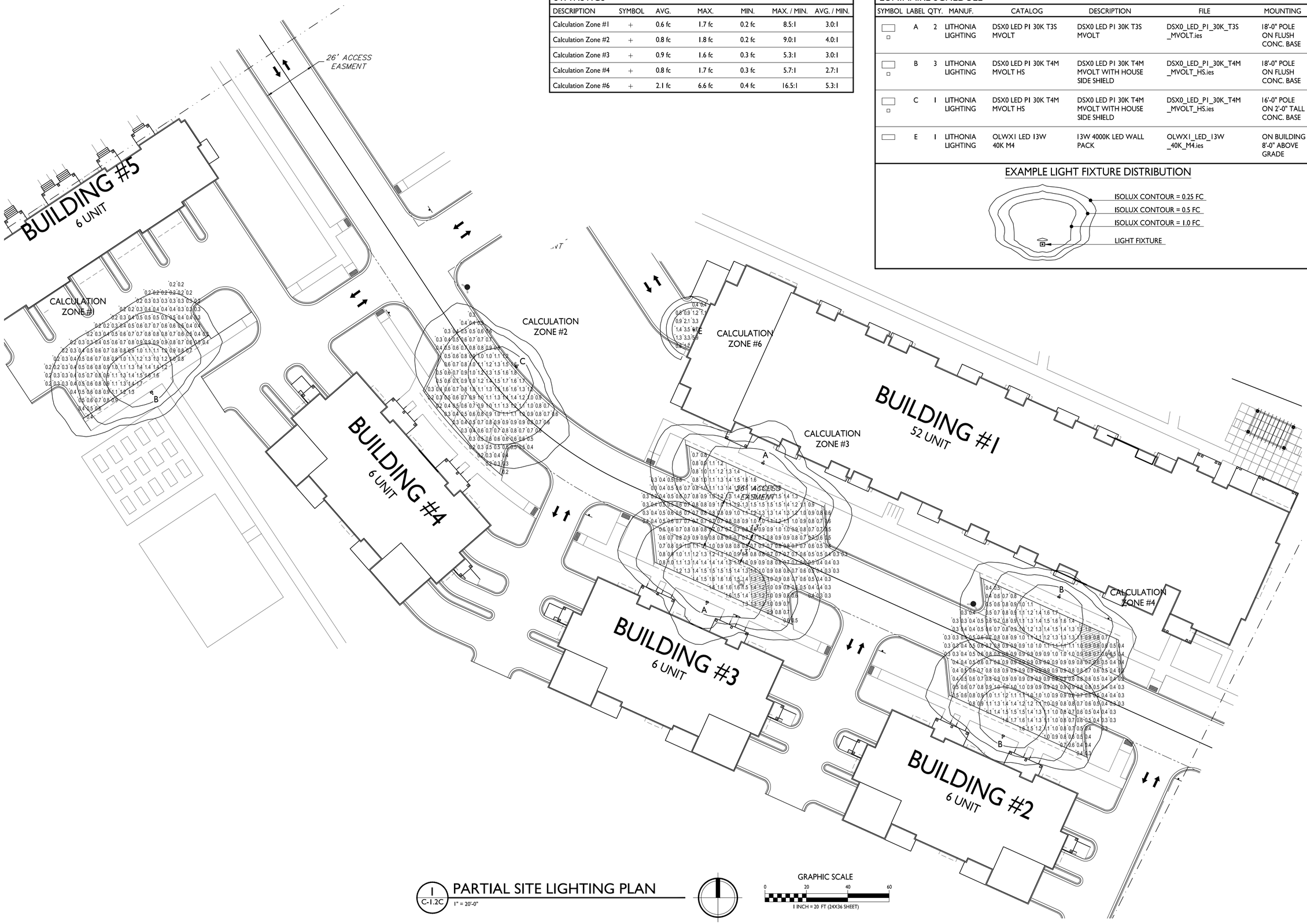
STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Calculation Zone #1	+	0.6 fc	1.7 fc	0.2 fc	8.5:1	3.0:1
Calculation Zone #2	+	0.8 fc	1.8 fc	0.2 fc	9.0:1	4.0:1
Calculation Zone #3	+	0.9 fc	1.6 fc	0.3 fc	5.3:1	3.0:1
Calculation Zone #4	+	0.8 fc	1.7 fc	0.3 fc	5.7:1	2.7:1
Calculation Zone #6	+	2.1 fc	6.6 fc	0.4 fc	16.5:1	5.3:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	DSX0 LED P1 30K T3S MVOLT	DSX0 LED P1 30K T3S MVOLT	DSX0_LED_P1_30K_T3S_MVOLT.ies	18'-0" POLE ON FLUSH CONC. BASE
	B	3	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T4M_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
	C	1	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T4M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	E	1	LITHONIA LIGHTING	OLWX1 LED 13W 40K M4	13W 4000K LED WALL PACK	OLWX1_LED_13W_40K_M4.ies	ON BUILDING 8'-0" ABOVE GRADE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



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

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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

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SHEET TITLE
Partial Site Lighting Plan

SHEET NUMBER
C-1.2C

PROJECT NO. 1855

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NOTES:

1. This survey was prepared based upon information provided in ALTA Commitment for Title Insurance, File No. 2938920, dated August 25, 2018 at 7:00a.m. from First American Title Insurance Company, 3330 University Avenue, 3rd Floor, P.O. Box 5512, Madison, WI 53715–5512.
2. This survey is based upon field survey work performed between September 24 through October 2, 2018. Any changes in site conditions after October 2, 2018 are not reflected by this survey.
3. Elevations depicted on this survey are based upon NAVD88 (2012 Geoid) Datum.
4. Benchmarks shall be verified before construction.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
6. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One–Call ticket numbers 20183816766, 20183816562, 20183816543, 20183816531 and 20183816504. Location of buried private utilities are not within the scope of this survey.

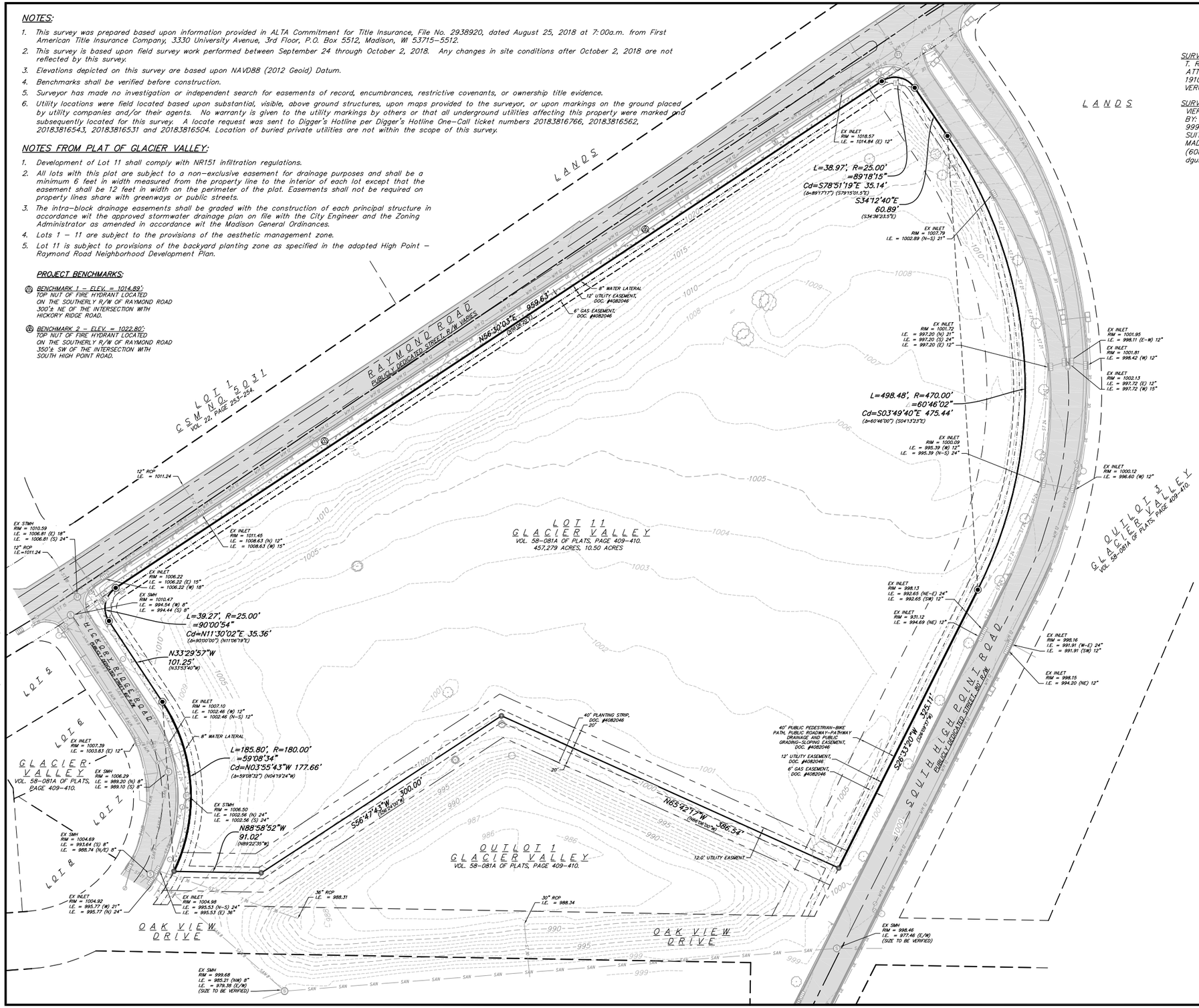
NOTES FROM PLAT OF GLACIER VALLEY:

1. Development of Lot 11 shall comply with NR151 infiltration regulations.
2. All lots with this plat are subject to a non–exclusive easement for drainage purposes and shall be a minimum 6 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the plat. Easements shall not be required on property lines share with greenways or public streets.
3. The intra–block drainage easements shall be graded with the construction of each principal structure in accordance wit the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator as amended in accordance wit the Madison General Ordinances.
4. Lots 1 – 11 are subject to the provisions of the aesthetic management zone.
5. Lot 11 is subject to provisions of the backyard planting zone as specified in the adopted High Point – Raymond Road Neighborhood Development Plan.

PROJECT BENCHMARKS:

BENCHMARK 1 – ELEV. = 1014.89':
TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF RAYMOND ROAD 300'± NE OF THE INTERSECTION WITH HICKORY RIDGE ROAD.

BENCHMARK 2 – ELEV. = 1022.80':
TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF RAYMOND ROAD 350'± SW OF THE INTERSECTION WITH SOUTH HIGH POINT ROAD.



SURVEYED FOR:
T. R. MCKENZIE, INC
ATTN: ALEX MCKENZIE
1910 HAWKS RIDGE DR. #322
VERONA, WI 53593

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: DAVID N. GULLICKSON
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)–821–3966
dgul@vierbicher.com

GRAPHIC SCALE FEET
0 25 50 100

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHERLY RIGHT–OF–WAY LINE OF RAYMOND ROAD MEASURED AS BEARING N56°30'03"E

SURVEY LEGEND

- FOUND 1 1/4" ø IRON ROD
- FOUND 1" ø IRON PIPE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING 8" SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING 12" STORM SEWER LINE
- EXISTING 15" STORM SEWER LINE
- EXISTING 18" STORM SEWER LINE
- EXISTING 21" STORM SEWER LINE
- EXISTING 24" STORM SEWER LINE
- EXISTING 36" STORM SEWER LINE
- EXISTING 8" D.I. WATER MAIN
- EXISTING 12" D.I. WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY BOUNDARY

TOPOGRAPHIC HATCHING LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVEMENT

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING LIGHT POLE
- EXISTING ELECTRICAL UTILITY VAULT
- EXISTING TV PEDESTAL
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- BENCHMARK (SEE BENCHMARK NOTES)

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

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Existing Conditions

Lot 11 Glacier Valley
City of Madison
Dane County, Wisconsin

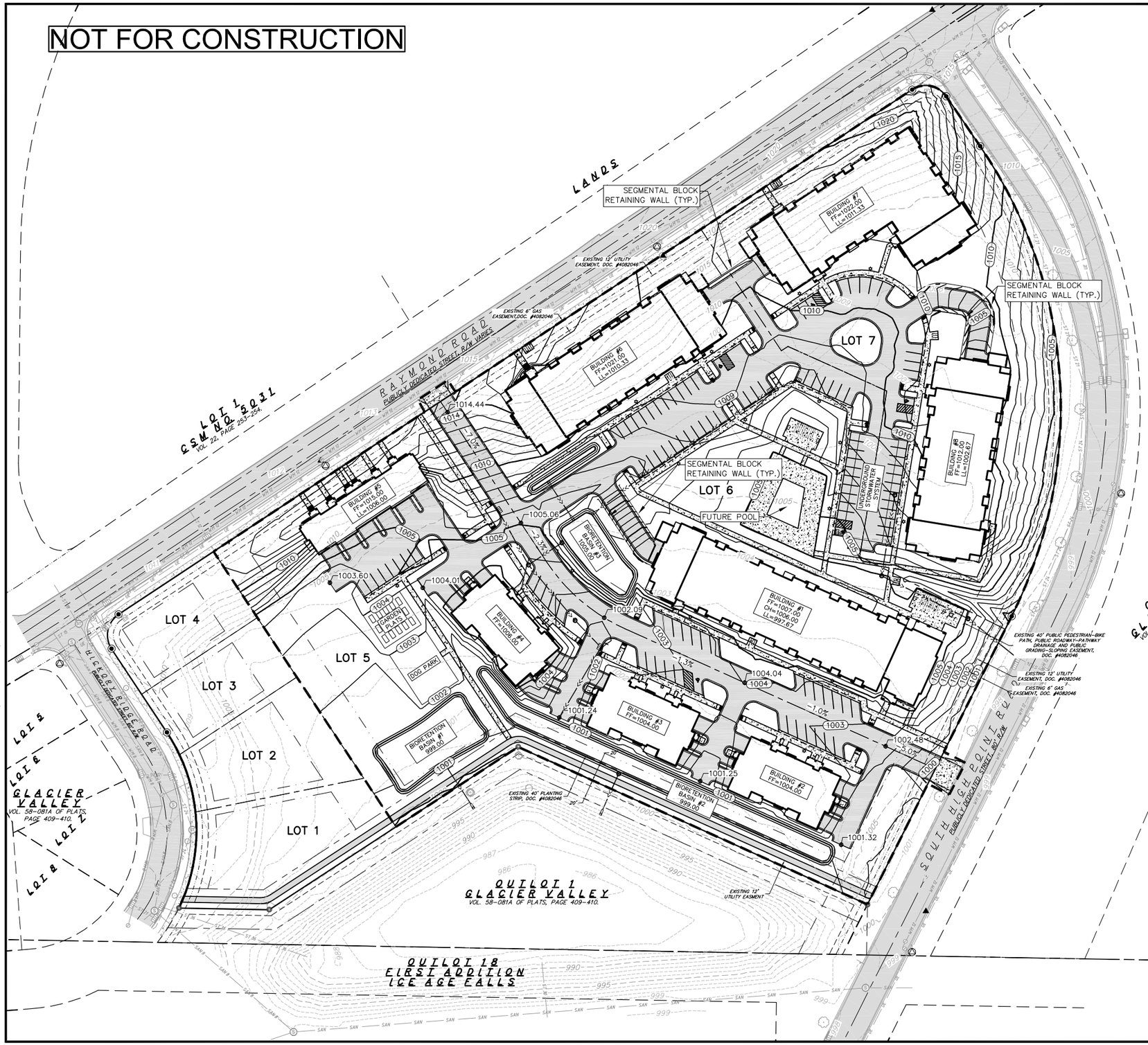
REVISIONS			
NO.	DATE	REMARKS	

SCALE	AS SHOWN
DATE	03/20/2019
DRAFTER	DGUL
CHECKED	MMAR
PROJECT NO.	180287
SHEET	1 OF 4
DWG. NO.	C–1.0

19 Mar 2019 - 1:55p M:\TR McKenzie\180287_7801 Raymond Rd, Madison\CADD\180287_Existing Conditions.dwg by: jpam

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NOT FOR CONSTRUCTION


LANDS
RAYMOND ROAD
PUBLIC ROAD DEDICATED STREET R/W VARIES
SEGMENTAL BLOCK RETAINING WALL (TYP.)
EXISTING 12' UTILITY EASEMENT, DOC. #4082046
EXISTING 6' GAS EASEMENT, DOC. #4082046
BUILDING #7 FF=1022.50 LL=1011.33
BUILDING #6 FF=1014.00 LL=1010.33
BUILDING #5 FF=1015.00 LL=1006.00
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
FUTURE POOL
UNDERGROUND STORMWATER SYSTEM
BUILDING #8 FF=1012.00 LL=1002.67
BUILDING #1 FF=1007.00 CH=1006.00 LL=997.67
BUILDING #4 FF=1006.50
BUILDING #3 FF=1004.00
BUILDING #2 FF=1004.00
BIORETENTION BASIN #3 1005.00
BIORETENTION BASIN #1 999.00
BIORETENTION BASIN #2 999.00
GARDEN PLOTS
DOG PARK
1014.44
1005.06
1003.60
1004.01
1002.09
1004.04
1001.24
1002.48
1001.25
1001.32
EXISTING 40' PLANTING STRIP, DOC. #4082046
EXISTING 72' UTILITY EASEMENT
EXISTING 40' PUBLIC PEDESTRIAN-BIKE PATH, PUBLIC ROADWAY-PATHWAY DRAINAGE AND PUBLIC GRADING-SLOPING EASEMENT, DOC. #4082046
EXISTING 12' UTILITY EASEMENT, DOC. #4082046
EXISTING 6' GAS EASEMENT, DOC. #4082046
SOUTH HIGH POINT
PUBLIC ROADWAY DEDICATED STREET, 80' R/W
HICKORY RIDGE ROAD
PUBLIC ROADWAY DEDICATED STREET R/W VARIES
LOT 8
LOT 2
LOT 1
GLACIER VALLEY
VOL. 58-081A OF PLATS, PAGE 409-410.
OUTLOT 1
OUTLOT 18
FIRST ADDITION
ICE AGE FALLS
SAN SAN SAN

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
AfJ	14	Acer x freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2.5 in BB
ArF	11	Acer rubrum 'Frank Jr'	RED POINTE RED MAPLE	2.5 in BB
BpW	5	Betula populifolia 'Whitespire'	WHITESPIRE BIRCH CLUMP	10 ft BB
Co	6	Celtis occidentalis	HACKBERRY	2.5 in BB
GdD	6	Gymnocladus dioicus 'Decaf'	DECAF KENTUCKY COFFEETREE	2.5 in BB
Gtv	9	Gleditsia triacanthos var. inermis 'Suncole'	SUNBURST HONEYLOCUST	2.5 in BB
MJ	8	Malus 'Jewelcole'	RED JEWEL CRABAPPLE	1.5 in BB
MP	13	Malus 'Prairifire'	PRAIRIFIRE CRABAPPLE	1.5 in BB
PcC	5	Pyrus calleryana 'Cleviand Select'	CLEVELAND SELECT PEAR	1.5 in BB
Pad	9	Picea glauca densata	BLACK HILLS SPRUCE	5 ft BB
PpG	14	Picea pungens 'Glauca'	BLUE COLORADO SPRUCE	5 ft BB
Ps	13	Pinus strobus	EASTERN WHITE PINE	6 ft BB
Qb	2	Quercus bicolor	SWAMP WHITE OAK	2.5 in BB
QmC	5	Quercus x macdanielii 'Clemons'	HERITAGE OAK	2.5 in BB
Srl	6	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC (TF)	1.5 in BB
TaM	6	Tilia americana 'McSentry'	AMERICAN SENTRY LINDEN	2.5 in BB
ToT	16	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	4 ft BB
Shrubs				
Ac	6	Amelanchier canadensis	SHADBLOW SERVICEBERRY	4 ft BB
AmM	17	Aronia melanocarpa 'Morton'	IROQUOIS BEAUTY CHOKEBERRY	#3 CG
CaA	25	Cornus alba 'Argenteo-Marginata'	EUROPEAN VARIEGATED DOGWOOD	#3 CG
Dl	11	Diervilla lonicera	DWARF BUSH HONEYSUCKLE	#3 CG
FvB	19	Forsythia viridissima 'Bronxensis'	BRONX DWARF FORSYTHIA	#3 CG
HpJ	38	Hydrangea paniculata 'Jane'	LITTLE LIME HYDRANGEA	#3 CG
JcK	38	Juniperus chinensis 'Kallay's Compact'	KALLAY'S COMPACT JUNIPER	#3 CG
JcK	3	Juniperus chinensis 'Kallay's Compact'	KALLAY'S COMPACT JUNIPER	#5 CG
PoS	36	Physocarpus opulifolius 'Seward'	SUMMER WINE NINEBARK	#3 CG
Ra	31	Ribes alpinum	ALPINE CURRANT	#3 CG
RaG	35	Rhus aromatica 'Gro-Low'	GRO-LOW SUMAC	#3 CG
SC	15	Stephanandra incisa 'Crispa'	CUTLEAF STEPHANANDRA	#3 CG
SJF	120	Spiraea japonica 'Flamina Mound'	FLAMING MOUND SPIREA	#3 CG
SpM	15	Syringa patula 'Miss Kim'	MISS KIM LILAC	#5 CG
TmT	34	Taxus x media 'Tauntoni'	TAUNTON YEW	#5 CG
Vc	4	Viburnum carlesii	KOREANSPICE VIBURNUM	#5 CG
VdC	16	Viburnum dentatum 'Christom'	BLUE MUFFIN VIBURNUM	#3 CG
WfB	62	Weigela florida 'Bokraspiwi'	SPILLED WINE WEIGELA	#3 CG
Ornamental Grasses				
CaK	39	Calamagrostis acutifola 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1 CG

NOTE:
ALL BUILDING FOUNDATION BEDS TO BE MULCHED WITH #2 WASHED STONE OVER FABRIC WEED BARRER EXCEPT WHERE SHREDDED BARK MULCH IS SPECIFIED

ALL TREES IN LAWN TO RECEIVE A SHREDDED BARK MULCH RING

EDGING TO BE PROFESSIONAL GRADE POLYETHYLENE

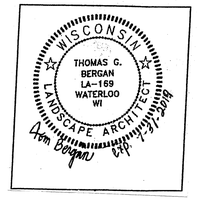


CITY OF MADISON LANDSCAPING REQUIREMENTS

Total developed square footage	184,982
Required landscape units (Total/300 sq ft)	617
Required landscape points (Units X 5 pts)	3085

LANDSCAPE POINTS CALCULATION

PLANT TYPE (MINIMUM SIZE)	POINT VALUE	NEW/ PROPOSED QUANTITY	POINTS ACHIEVED
Overstory deciduous trees (2.5" caliper)	35	64	2240
Evergreen trees (5' tal)	35	36	1260
Ornamental tree (1.5" caliper)	15	32	480
Upright evergreen shrub (3-4' tal)	10	16	160
Shrub, deciduous	3	448	1344
Shrub, evergreen	4	75	300
Ornamental grasses	2	39	78
TOTAL			5862



BIORETENTION BASINS SHALL BE PLANTED WITH NATIVE PLANT PLUGS AT A SPACING OF ONE PLANT PER SQUARE FOOT.
PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST WITH AN ABSOLUTE MINIMUM OF 15 SPECIES OF FORBS AND 5 SPECIES OF GRASSES, SEDGE OR RUSHES.

FORBS:
MARSH MILKWEED, HEATH ASTER, NEW ENGLAND ASTER, WILD WHITE INDIGO, SPOTTED JOE PYE WEED, BONESET, PRAIRE BLAZING STAR, MARSH BLAZING STAR, CARDINAL FLOWER, GREAT BLUE LOBELIA, WLD BERGAMOT, OBEDIENT PLANT, MOUNTAIN MINT, YELLOW CONEFLOWER, BLACK-EYED SUSAN, SWEET BLACK-EYED SUSAN, OHIO GOLDENROD, SPIDERWORT, BLUE VERVAIN, IRONWEED

GRASSES, SEDGES & RUSHES:
FRINGED BROME, BLUE JOINT GRASS, BEBB'S SEDGE, CRAWFORD'S SEDGE, FRINGED SEDGE, BROWN FOX SEDGE, COMMON FOX SEDGE, CANADA WILD RYE, VIRGINIA WILD RYE, REED MANNA GRASS, SWITCH GRASS, DARK-GREEN BULRUSH, WOOL GRASS, INDIAN GRASS, PRAIRE CORD GRASS

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

ISSUED
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Esker Apartments

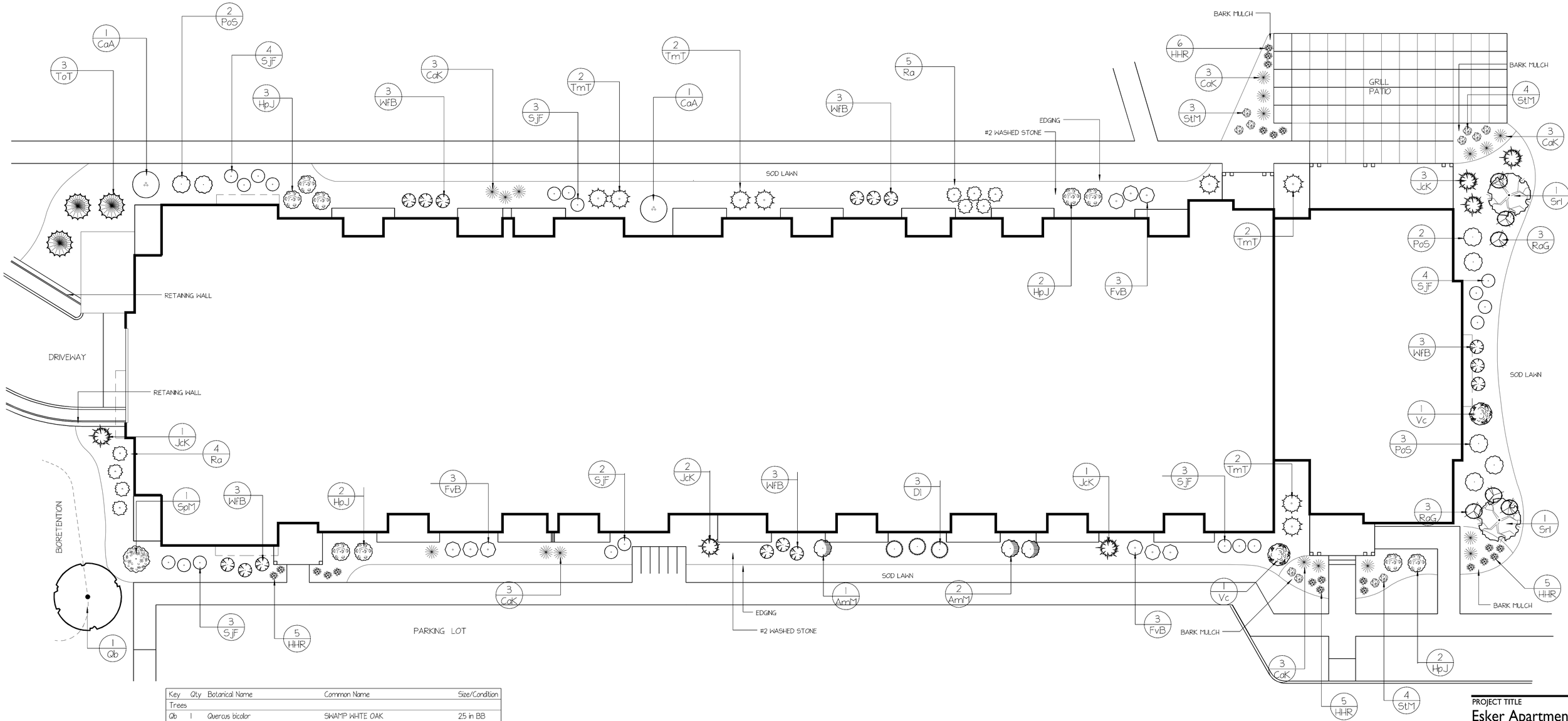
2801 Hickory Ridge Rd.

SHEET TITLE
Landscape Plan

SHEET NUMBER
L-1.1

PROJECT NO. 1855

© Knothe & Bruce Architects, LLC



Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
Qb	1	Quercus bicolor	SWAMP WHITE OAK	2.5 in BB
SrI	2	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC (TF)	1.5 in BB
ToT	3	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	4 ft. BB
Shrubs				
AmM	3	Aronia melanocarpa 'Morton'	IROQUOIS BEAUTY CHOKEBERRY	#3 CG
CoA	2	Cornus alba 'Argenteo-Marginata'	EUROPEAN VARIEGATED DOGWOOD	#3 CG
DI	3	Diervilla lonicera	DWARF BUSH HONEYSUCKLE	#3 CG
FvB	9	Forsythia viridissima 'Bronxensis'	BRONX DWARF FORSYTHIA	#3 CG
HpJ	9	Hydrangea paniculata 'Jane'	LITTLE LIME HYDRANGEA	#3 CG
JcK	7	Juniperus chinensis 'Kallay's Compact'	KALLAY'S COMPACT JUNIPER	#3 CG
PoS	7	Physocarpus opulifolius 'Seward'	SUMMER WINE NINEBARK	#3 CG
Ra	9	Ribes alpinum	ALPINE CURRANT	#3 CG
RaG	6	Rhus aromatica 'Gro-Low'	GRO-LOW SUMAC	#3 CG
SjF	19	Spiraea japonica 'Flaming Mound'	FLAMING MOUND SPIREA	#3 CG
SpM	1	Syringa patula 'Miss Kim'	MISS KIM LILAC	#5 CG
TmT	8	Taxus x media 'Tauntoni'	TAUNTON YEW	#5 CG
Vc	2	Viburnum carlesii	KOREANSPICE VIBURNUM	#5 CG
WfB	15	Weigela florida 'Bokraspiui'	SPILLED WINE WEIGELA	#3 CG
Ornamental Grasses				
CaK	15	Calamagrostis acutifolia 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1 CG
Perennials and Annuals				
HHR	21	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1 CG
StM	11	Sedum telephium 'Matrona'	MATRONA SEDUM	#1 CG

THE ESKER

BUILDING #1

GLACIER VALLEY DEVELOPMENT

TYPICAL DETAIL

LARGE MULTI-UNIT BUILDING

DRAWING SCALE

0 5 10 20

SCALE IN FEET

H.L.S.

DRAWING DATE 5/25/19

PROJECT TITLE

Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE

Typical Foundation Plantings

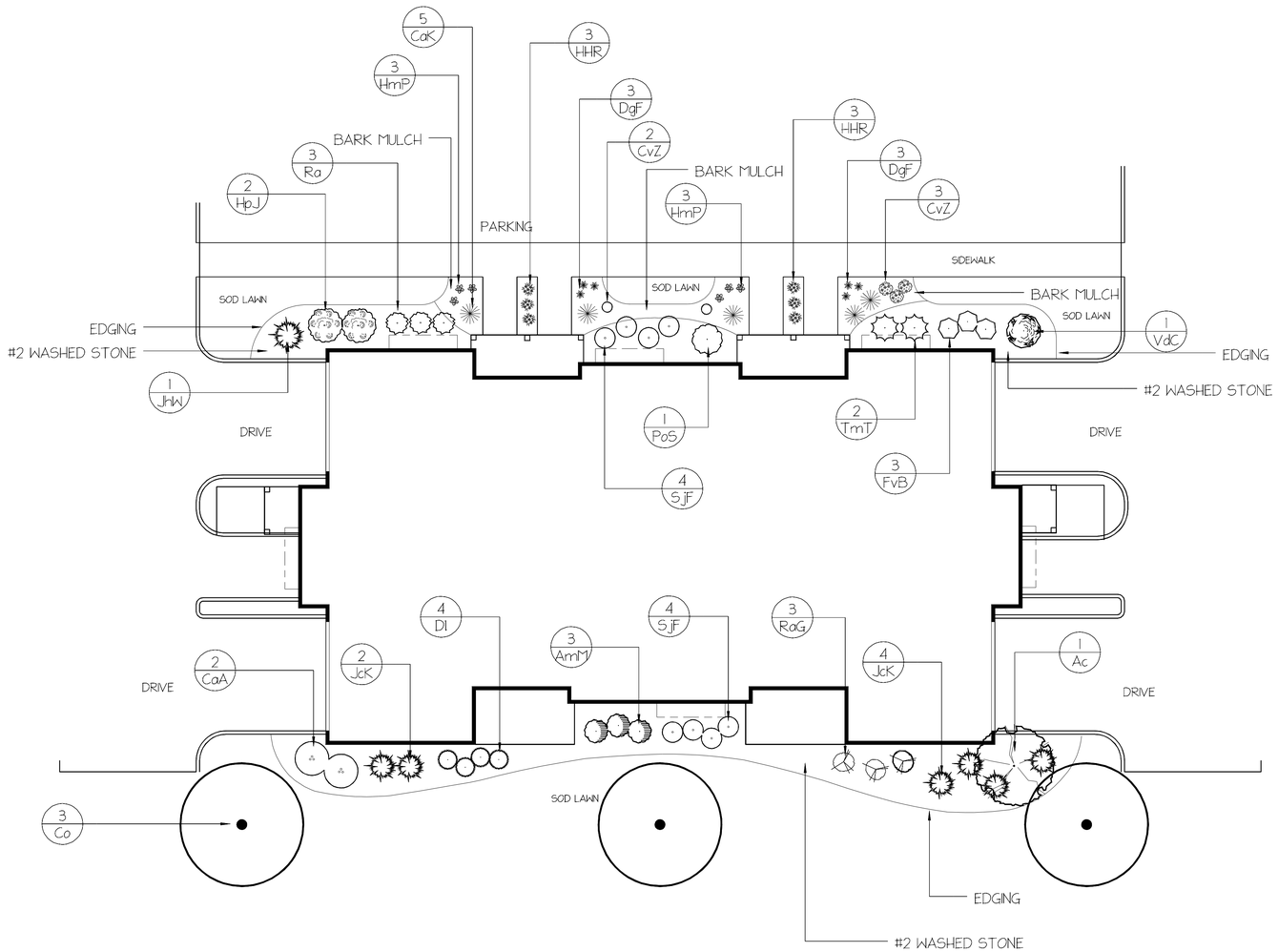
Multi-Unit Building

SHEET NUMBER

L-1.1a

PROJECT NO. 1855

© Knothe & Bruce Architects, LLC



Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
Co	3	Celtis occidentalis	HACKBERRY	2.5 in BB
Shrubs				
Ac	1	Amelanchier canadensis	SHADBLOW SERVICEBERRY	4 ft. BB
AmM	3	Aronia melanocarpa 'Morton'	ROQUOIS BEAUTY CHOKEBERRY	#3 CG
CaA	2	Cornus alba 'Argenteo-Marginata'	EUROPEAN VARIEGATED DOGWOOD	#3 CG
Dl	4	Diervilla lonicera	DWARF BUSH HONEYSUCKLE	#3 CG
FvB	3	Forsythia viridissima 'Bronxensis'	BRONX DWARF FORSYTHIA	#3 CG
HpJ	2	Hydrangea paniculata 'Jane'	LITTLE LIME HYDRANGEA	#3 CG
JcK	6	Juniperus chinensis 'Kallay's Compact'	KALLAY'S COMPACT JUNIPER	#3 CG
JhW	1	Juniperus horizontalis 'Wisconsin'	WISCONSIN JUNIPER	#3 CG
PoS	1	Physocarpus opulifolius 'Seward'	SUMMER WINE NINEBARK	#3 CG
Ra	3	Ribes alpinum	ALPINE CURRANT	#3 CG
RaG	3	Rhus aromatica 'Gro-Low'	GRO-LOW SUMAC	#3 CG
SjF	8	Spiraea japonica 'Flaming Mound'	FLAMING MOUND SPIREA	#3 CG
TmT	2	Taxus x media 'Tauntoni'	TAUNTON YEW	#5 CG
VdC	1	Viburnum dentatum 'Christom'	BLUE MUFFIN VIBURNUM	#3 CG
Ornamental Grasses				
CaK	5	Calamagrostis acutifolia 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1 CG
Perennials and Annuals				
CvZ	5	Coreopsis verticillata 'Zagreb'	ZAGREB COREOPSIS	#1 CG
DgF	6	Dianthus gratianopolitanus 'Firewitch'	FIREWITCH DIANTHUS	#1 CG
HHR	6	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1 CG
HmP	6	Heuchera micrantha 'Palace Purple'	PALACE PURPLE CORAL BELLS	#1 CG

THE ESKER

6 UNIT TOWNHOUSE

GLACIER VALLEY DEVELOPMENT

TYPICAL DETAIL

DRAWING SCALE:

0 5 10 20

SCALE IN FEET

H.L.S.

DRAWING DATE: 5/26/19

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

ISSUED

Issued for Land Use & UDC: March 20, 2019

Issued for Final UDC: May 29, 2019

PROJECT TITLE

Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE

Typical Foundation Plantings

Townhouse

SHEET NUMBER

L-1.1b

PROJECT NO. 1855

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knothe bruce
ARCHITECTS
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1 A-2.1

SOUTHWEST FRONT ELEVATION - BLDG 1

3/32" = 1'-0"



2 A-21

SOUTHEAST ELEVATION - BLDG 1

3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

ISSUED
Issued for Land Use & UDC: March 20, 2019
Issued for Final UDC: May 29, 2019
Issued for UDC Supplement - July 29, 2019

PROJECT TITLE
Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE
Building 1- Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1855

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1 / A-2.2 NORTHEAST REAR ELEVATION - BLDG 1

3/32" = 1'-0"



2 / A-2.2 NORTHWEST ELEVATION - BLDG 1

3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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PROJECT TITLE
Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE
Building 1- Elevations

SHEET NUMBER
A-2.2

PROJECT NO. 1855

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1 / A-2.1 FRONT ELEVATION - BLDGS 2-4

1/8" = 1'-0"



2 / A-2.1 SIDE ELEVATION - BLDGS 2-4

1/8" = 1'-0"



3 / A-2.1 REAR ELEVATION - BLDGS 2-4

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - RUGGED CANYON
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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PROJECT TITLE

Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE

Buildings 2-4 Elevations

SHEET NUMBER

A-2.1

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TYPICAL MATERIALS:

- ASPHALT SHINGLES
- ALUM. WRAPPED FASCIA
- STANDING SEAM METAL ROOF
- COMPOSITE TRIM
- VINYL SIDING
- COMPOSITE SIDING
- VINYL WINDOWS
- ALUMINUM RAILING
- CAST STONE BANDS HEADS & SILLS
- COMPOSITE WRAPPED COLUMNS & TRIM
- STONE VENEER

1 / A-2.1 NORTHWEST ELEVATION ALONG RAYMOND RD. - BLDG 5

1/8" = 1'-0"



2 / A-2.1 END ELEVATION - BLDG 5

1/8" = 1'-0"



3 / A-2.1 SOUTHWEST REAR ELEVATION - BLDG 5

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - RUGGED CANYON
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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PROJECT TITLE

Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE

Building 5 Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1855

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1 A-2.1 NORTHWEST ELEVATION ALONG RAYMOND RD. - BLDG 6

1/8" = 1'-0"



2 A-2.1 SOUTHWEST ELEVATION - BLDG 6

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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PROJECT TITLE
Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE
Building 6 Elevations

SHEET NUMBER
A-2.1

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1 A-2.2 SOUTHEAST ELEVATION - BLDG 6

1/8" = 1'-0"



2 A-2.2 NORTHEAST ELEVATION - BLDG 6

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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PROJECT TITLE

Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE

Building 6 Elevations

SHEET NUMBER

A-2.2

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1 / A-2.1
NORTHWEST ELEVATION ALONG RAYMOND RD. - BLDG 7
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK



2 / A-2.1
SOUTHEAST ELEVATION - BLDG 7
1/8" = 1'-0"

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PROJECT TITLE
Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE
Building 7 Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1855

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TYPICAL MATERIALS:

- ASPHALT SHINGLES
- ALUM. WRAPPED FASCIA
- COMPOSITE TRIM
- VINYL SIDING
- COMPOSITE SIDING (RUSTIC SERIES BY WOODTONE OR SIM.)
- VINYL WINDOWS
- CAST STONE BANDS
- STONE VENEER

1 / A-2.2 NORTHEAST ELEVATION. - BLDG 7

1/8" = 1'-0"



2 / A-2.2 SOUTHWEST ELEVATION - BLDG 7

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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PROJECT TITLE

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2801 Hickory Ridge Rd.

SHEET TITLE

Building 7 Elevations

SHEET NUMBER

A-2.2

PROJECT NO. 1855

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1 A-2.1 WEST ELEVATION - BLDG 8

1/8" = 1'-0"



2 A-2.1 NORTH ELEVATION - BLDG 8

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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SHEET TITLE

Building 8 Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1855

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1 A-2.2 EAST ELEVATION - BLDG 8

1/8" = 1'-0"



2 A-2.2 SOUTH ELEVATION - BLDG 8

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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SHEET TITLE

Building 8 Elevations

SHEET NUMBER

A-2.2

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1 / A-2.1 SOUTHWEST FRONT ELEVATION - BLDG 1

3/32" = 1'-0"

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2 / A-21 SOUTHEAST ELEVATION - BLDG 1

3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

PROJECT TITLE
Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE
Building 1- Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1855

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1 / A-2.1 FRONT ELEVATION - BLDGS 2-4

1/8" = 1'-0"



2 / A-2.1 SIDE ELEVATION - BLDGS 2-4

1/8" = 1'-0"



3 / A-2.1 REAR ELEVATION - BLDGS 2-4

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - RUGGED CANYON
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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PROJECT TITLE
Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE
Buildings 2-4
Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1855

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1 / A-2.1 NORTHWEST ELEVATION ALONG RAYMOND RD. - BLDG 5

1/8" = 1'-0"



2 / A-2.1 END ELEVATION - BLDG 5

1/8" = 1'-0"



3 / A-2.1 SOUTHWEST REAR ELEVATION - BLDG 5

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - RUGGED CANYON
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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PROJECT TITLE
Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE
Building 5 Elevations

SHEET NUMBER
A-2.1

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1 A-2.1

NORTHWEST ELEVATION - ALONG RAYMOND RD. - BLDG 6

1/8" = 1'-0"



2 A-2.1

SOUTHWEST ELEVATION - BLDG 6

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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PROJECT TITLE
Esker Apartments

2801 Hickory Ridge Rd.

SHEET TITLE
Building 6 Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1855

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1 / A-2.1

NORTHWEST ELEVATION ALONG RAYMOND RD. - BLDG 7

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK



2 / A-2.1

SOUTHEAST ELEVATION - BLDG 7

1/8" = 1'-0"

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PROJECT TITLE
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SHEET TITLE
Building 7 Elevations

SHEET NUMBER
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1 A-2.2 NORTHEAST ELEVATION. - BLDG 7

1/8" = 1'-0"



2 A-2.2 SOUTHWEST ELEVATION - BLDG 7

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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PROJECT TITLE
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SHEET TITLE
Building 7 Elevations

SHEET NUMBER
A-2.2

PROJECT NO. 1855

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1 A-2.1 WEST ELEVATION - BLDG 8

1/8" = 1'-0"



2 A-2.1 NORTH ELEVATION - BLDG 8

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
STONE VENEER	FISHER STONE - CARAMEL BLEND
CAST STONE	BUFF - GROUNDFACE
COMPOSITE HORIZ. SIDING @ BAYS	LP- DUOBLEND CANYON
VINYL HORIZ. SIDING	CERTAINTEED - MISTY SHADOW
ALUMINUM WRAPPED FASCIA	MATCH WITH HARDIE - COBBLE STONE
COMPOSITE TRIM @ BAYS	LP- DUOBLEND CANYON
COMPOSITE WINDOW/DOOR TRIM @ VINYL	HARDIE - COBBLE STONE
WINDOWS	TAN
RAILING	ALUMINUM - BLACK
ASPHALT SHINGLES	WEATHERED WOOD
METAL ROOF	CITYSCAPE
BUILDING ENTRANCES	BLACK

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PROJECT TITLE

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SHEET TITLE

Building 8 Elevations

SHEET NUMBER

A-2.1

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THE ESKER

2801 Hickory Ridge Dr.

Rendered Perspective 1

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THE ESKER

2801 Hickory Ridge Dr.

Rendered Perspective 2

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THE ESKER

2801 Hickory Ridge Dr.

Rendered Perspective 3

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THE ESKER

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Rendered Perspective 4

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