URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

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

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

1. Project Information

Address: 5602 & 5606 Schroeder Road

Title: _____

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

UDC meeting date requested 9/21/22

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

3. Project Type

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

Signage

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

Other

- ☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Joe McCormick — Company JD McCormick Properties

Street address 101 N Mills Street — City/State/Zip Madison, WI 53715

Telephone (608) 819-6500 — Email joe@jdmccormick.com

Project contact person Kevin Burow — Company Knothe & Bruce Architects

Street address 7601 University Avenue, Suite 201 — City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 — Email kburow@knothebruce.com

Property owner (if not applicant) _____

Street address _____ — City/State/Zip _____

Telephone _____ — Email _____

5. Required Submittal Materials

- ☐ **Application Form**
- ☐ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☐ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☐ **Electronic Submittal***
- ☐ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on July 14, 2022.

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 Joe McCormick Relationship to property Owner/Developer

Authorizing signature of property owner _____ Date 8/8/2022

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

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

August 8, 2022

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703

Re: Letter of Intent – Land Use Application and UDC Submittals

5602 and 5606 Schroeder Road
KBA Project #2230

Ms. Heather Stouder:

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

Organizational Structure:

Owner: JD McCormick Properties
101 N Mills Street
Madison, WI 53715
(608) 819-6500
Contact: Joe McCormick
joe@jdmccormick.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Engineer: Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532
Contact: Tim Schleeper
tsch@vierbicher.com

Landscape Architect: Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532
Contact: Suzanne Vincent
svin@vierbicher.com

Introduction:

This proposed development involves the redevelopment of 5602 and 5606 Schroeder Road at the intersection of Schroeder Road and the Whitney Way exit from the Beltline. The site has two former but now non-operational restaurants; Michael's Custard and Subway. This application requests the demolition of both buildings for the development of a 4-story multi-family building. The development will include 84 dwelling units, underground parking and surface parking. The site is currently zoned CC-T and will remain CC-T for the proposed redevelopment. This site is also located within Urban Design District #2.

Project Description:

The proposed project is a multi-family development consisting of number of 84 dwelling units with 71 underground parking stalls and 39 surface parking stalls. The building is four stories tall and several of the units on the upper floor will be lofted units. This apartment building will complement the recently

constructed Tailor Place Apartments building on the adjacent property in both height and materials. The building has been laid out in an L-shape in order to pull the mass of the building towards the south and west which will help to create a larger buffer from the adjacent Beltline Highway and the off-ramp. Additional landscape screening has also been included to help create both visual and acoustic privacy from the highway.

A charcoal gray composite lap siding material paired with red brick veneer anchors the building to the site. The architecture breaks apart the overall scale of the building with inset balconies and stepped back lofts. This further helps ease the transition between surrounding site context while providing a similar massing to the adjacent apartments.

Parking is provided in an underground garage; both underground and surface parking is accessed from Schroeder Road. The site also has a bus stop on this property, which further allows for easy access to many areas of the City.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including a meeting with Alder Keith Furman, a pre-application meeting with UDC Secretary Jessica Vaughn, a discussion with Traffic Engineering and a DAT meeting. There was also a Neighborhood Meeting held on July 21, 2022 and attended by Adler Furman as well as (3) Alders from the adjacent districts (Alder Matt Phair, Alder Yannette Figueroa Cole, and Alder Barbara Harrinton-McKinney). In addition, Colin Punt from the Planning Department and Mark Winter from Traffic Engineering also attended. The specific concern regarding this development was for sound mitigation from the beltline traffic and making the intersection of the beltline exit ramp to Schroeder Road and Whitney Way safer. This input has helped shape this proposed development, especially in regard to the driveway placement and keeping this far away from the exit ramp.

Demolition Standards:

The existing restaurant buildings are now vacant. We are proposing the existing buildings to be demolished. The existing buildings are not Landmark structures, and they are not in an existing Historic District or part of a National Register. Given the specific uses of these buildings and the fact that they are one-story slab-on-grade buildings, they are not well suited to be relocated for possible reuse. Also, they are old structures that are well-worn and would require a major investment to get them to be as energy efficient as new structures are now. We will remove and reuse as much of the usable equipment and materials/furnishings as possible prior to the demolition. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structures.

Conditional Use Approvals:

The proposed development requires a conditional use for the number of units being larger than 36 units. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Community Mixed Use. We have met or exceeded all dimensional requirements of the CC-T (Commercial Corridor - Transitional District) zoning.

Conformance with UDD No. 2 Requirements

The project has been designed to generally conform to the guidelines set in the Urban Design District Number 2 and the following items have been incorporated into the design of the proposed project:

- The landscaping has been designed to be functional as well as decorative. Screening has been created with landscaping for the edge of the property that abuts the exit ramp from the Beltline.
- The placement of the building enhances the street frontage while providing relief from the Beltline highway to the north and east.
- The parking areas have been located to the side of the buildings and will have landscape screening and canopy trees. The majority of the parking has been located beneath the building.
- The parking areas are illuminated such that any lighting will be directed downward and there will be no glare onto adjacent properties.
- The trash receptacles are located within the enclosed parking garage area and are not visible from the exterior.
- Any mechanical equipment located on the roof will not be visible from adjacent properties and any ground mounted equipment will be screened with landscaping.
- The massing of the building is in context with the adjacent apartment building by also being of the same size and height, and the façade has been broken up with varied horizontal and vertical planes.
- The exterior design of the building utilizes low-maintenance materials via the use of masonry, metal panels, and composite siding. These materials are also harmonious with the adjacent buildings in this area. All elevations have a high level of detailing and use of the same materials such that there are no lesser quality facades or views from surrounding properties.

Site Development Data:

Densities:

Lot Area	64,293 S.F. / 1.48 acres
Dwelling Units	84 D.U.
Lot Area / D.U.	765 S.F./D.U.
Density	56.8 units/acre
Lot Coverage	42,239 S.F. / 66%
Usable Open Space	25,727 S.F. (306 S.F. / unit)

Building Height: 4 Stories / 53'-2"

Dwelling Unit Mix:

Studio	23
One Bedroom	42
One Bedroom + Den	2
Two Bedroom	17
Total	84 D.U.

Vehicle Parking:

Underground	71
Surface parking lot	39
Total	110 vehicle stalls

Bicycle Parking:

Garage Floor-Mount	64
Garage Wall-Mount	20
Guest Surface	9
Total	93 bike stalls

Project Schedule:

It is anticipated that construction will start in Spring of 2023 and be completed in Spring of 2024.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

Lisa Ruth Krueger

From: Lisa Ruth Krueger
Sent: Thursday, July 7, 2022 1:32 PM
To: Furman, Keith
Cc: district20@cityofmadison.com; planning@cityofmadison.com; zoning@cityofmadison.com; Land Use Application Email (pcapplications@cityofmadison.com); UDC Application Email (udcapplications@cityofmadison.com); Kevin Burow; Gabrielle LaCourse; Joe McCormick; Colin Smith
Subject: Notice of Land Use and UDC Applications - 5602-5606 Redevelopment

Good afternoon Alder Furman,

I wanted to formally inform you of our intent to submit a Land Use Application and a UDC Application for the redevelopment of 5602-5606 Schroeder Road. This project includes the removal of 2 existing buildings, and the construction of a proposed 4-story apartment building with 81 units and underground parking. We will be submitting the applications on August 8, 2022. If you have any questions regarding this development please let me know.

Thank you,

Lisa Ruth Krueger| Permit Specialist | Knothe & Bruce Architects, LLC | Ph: 608.836.3690 ex. 115
7601 University Avenue, Middleton, WI 53562 lrkrueger@knothebruce.com

Project #2230 – McCormick Schroeder Rd Project - 5602 & 5606 Schroeder Road
Context Photos

Looking west on Schroder Road

Looking west on Schroeder Road

Looking west on Schroeder Road

Looking north on Schroder road, 5602 Schroder Road, from Vitense Golfland

Looking west on Schroder Road, 5606 Schroder Road

Looking north on Schroder Road, 5606 Schroder Road, from Vitense Golfland

Looking northeast from Schroeder Road

Looking northeast from Schroder Road

Looking southwest towards Schroeder road from the other side of the Beltline

Looking southwest towards Schroeder road from the other side of the Beltline – 5602 Schroeder Road

Looking southwest towards Schroeder road from the other side of the Beltline – 5606 Schroeder Road

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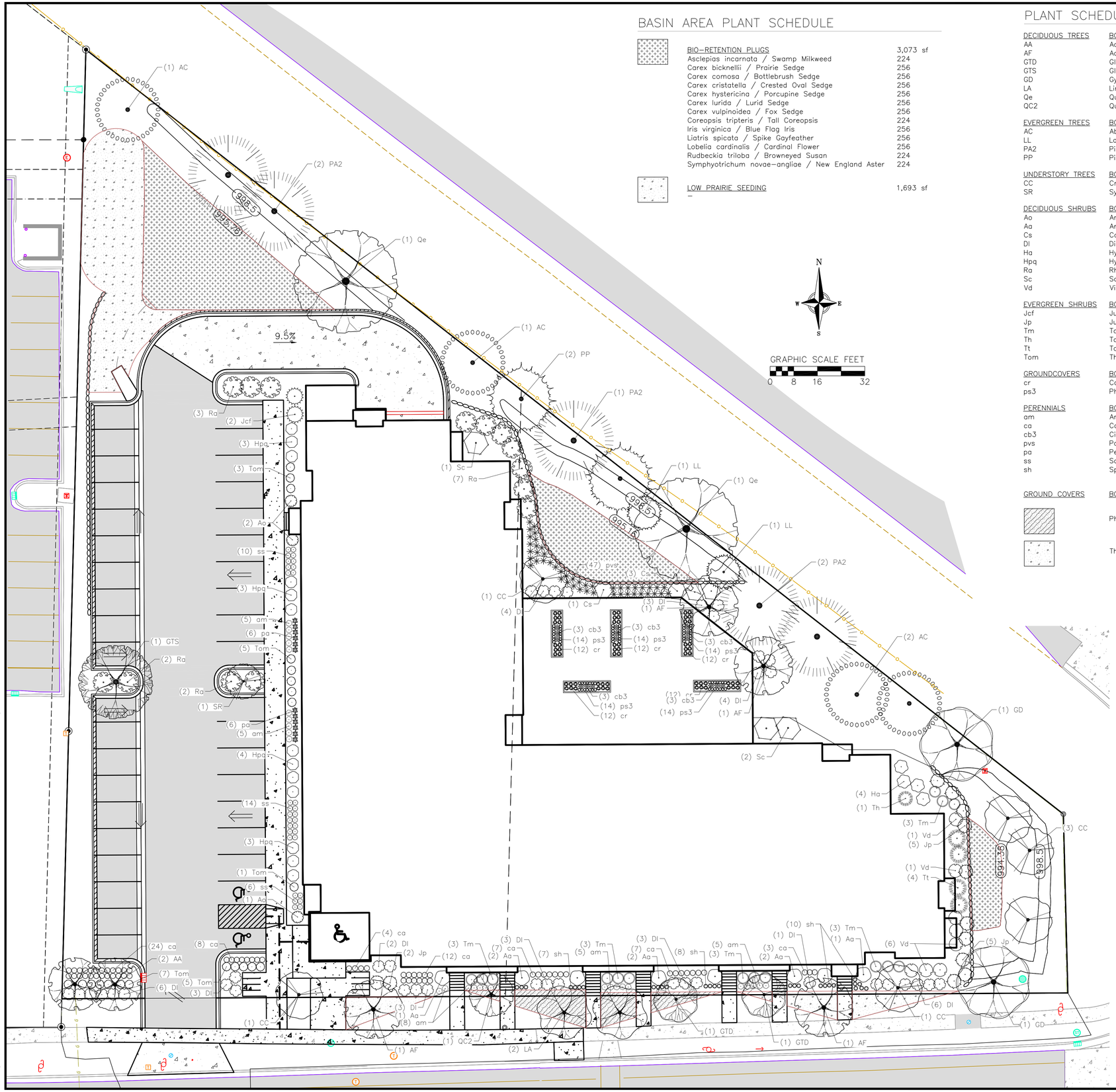
BASIN AREA PLANT SCHEDULE

BIO-RETENTION PLUGS	3,073 sf
Asclepias incarnata / Swamp Milkweed	224
Carex bicknellii / Prairie Sedge	256
Carex comosa / Bottlebrush Sedge	256
Carex cristatella / Crested Oval Sedge	256
Carex hystericina / Porcupine Sedge	256
Carex lurida / Lurid Sedge	256
Carex vulpinoidea / Fox Sedge	256
Coreopsis tripteris / Tall Coreopsis	224
Iris virginica / Blue Flag Iris	256
Liatris spicata / Spike Gayfeather	256
Lobelia cardinalis / Cardinal Flower	256
Rudbeckia triloba / Browneyed Susan	224
Symphyotrichum novae-angliae / New England Aster	224

LOW PRAIRIE SEEDING	1,693 sf
–	



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
AA	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	2.5"Cal	2
AF	Acer x freemanii 'Celzam' TM / Celebration Freeman Maple	B & B	2.5"Cal	4
GTD	Gleditsia triacanthos 'Draves' / Street Keeper Honey Locust	B & B	2.5"Cal	2
GTS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal	1
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal	2
LA	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	B & B	2.5"Cal	2
Qe	Quercus ellipsoidalis / Hills Oak	B & B	2.5"Cal	2
QC2	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	B & B	2.5"Cal	1

EVERGREEN TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
AC	Abies concolor / White Fir	B & B	7' ht.	4
LL	Larix laricina / Tamarack	B & B	7' ht.	2
PA2	Picea abies / Norway Spruce	B & B	7' ht.	5
PP	Picea pungens / Colorado Spruce	B & B	6' ht.	2

UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
CC	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B & B	2"Cal	6
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal	1

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Ao	Amelanchier alnifolia 'Obelisk' TM / Standing Ovation Serviceberry	Cont.	6' ht.	3
Aa	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	Cont.	5 Gal.	8
Cs	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.	4
Dl	Diervilla lonicera / Dwarf Bush Honeysuckle	Cont.	3 Gal.	38
Ha	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	Cont.	5 Gal.	4
Hpq	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	Cont.	5 Gal.	13
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.	14
Sc	Sambucus canadensis / Elderberry	Cont.	7 Gal.	3
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum	Cont.	5 Gal.	8

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Jcf	Juniperus chinensis 'Fairview' / Fairview Juniper	B & B	5' ht.	2
Jp	Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper	Cont.	5 Gal.	12
Tm	Taxus x media 'Everlow' / Everlow Yew	Cont.	5 Gal.	15
Th	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	Cont.	5' ht.	1
Tt	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	Cont.	5 Gal.	4
Tom	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	Cont.	5 Gal.	21

GROUNDCOVERS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
cr	Carex rosea / Rosy Sedge	Cont.	4 In	60
ps3	Phlox subulata 'Emerald Blue' / Emerald Blue Creeping Phlox	Cont.	1 Gal.	70

PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
am	Amsonia x 'Blue Ice' / Blue Ice Bluestar	Cont.	1 Gal.	28
ca	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	Cont.	1 Gal.	65
cb3	Cimicifuga racemosa 'Brunette' / Snakeroot	Cont.	4 In	15
pvs	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	Cont.	1 Gal.	47
pa	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	Cont.	1 Gal.	12
ss	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem Grass	Cont.	1 Gal.	30
sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	28

GROUND COVERS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
	Phlox subulata 'Emerald Blue' / Emerald Blue Creeping Phlox	Cont.	4 In	300
	Thymus x 'Red Creeping' / Red Creeping Thyme	Cont	4 In	324

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE $\frac{1}{8}$"X4" OR EQUAL, COLOR BLACK ANODIZED.
3. ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

SEEDING AND PLUG PLANTING NOTES:

1. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH **'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY'** OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY $\frac{1}{2}$" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
2. INSTALL BIORETENTION PLUG PLANTINGS AS 2" X 2" X 4" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.
3. ALL AREAS NOTED ON PLAN AS 'LOW PRAIRIE SEEDING', INSTALL 'LOW GROWING MEADOW FOR MEDIUM SOILS' SEED MIX BY 'PRAIRIE NURSERY'. INSTALL PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY $\frac{1}{2}$" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

NOT FOR CONSTRUCTION

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Landscape Plan

Schroeder Road
CITY OF MADISON
DANE COUNTY, WI

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

DATE 08/08/2022
DRAFTER SVIN
CHECKED TSCH
PROJECT NO. 220194

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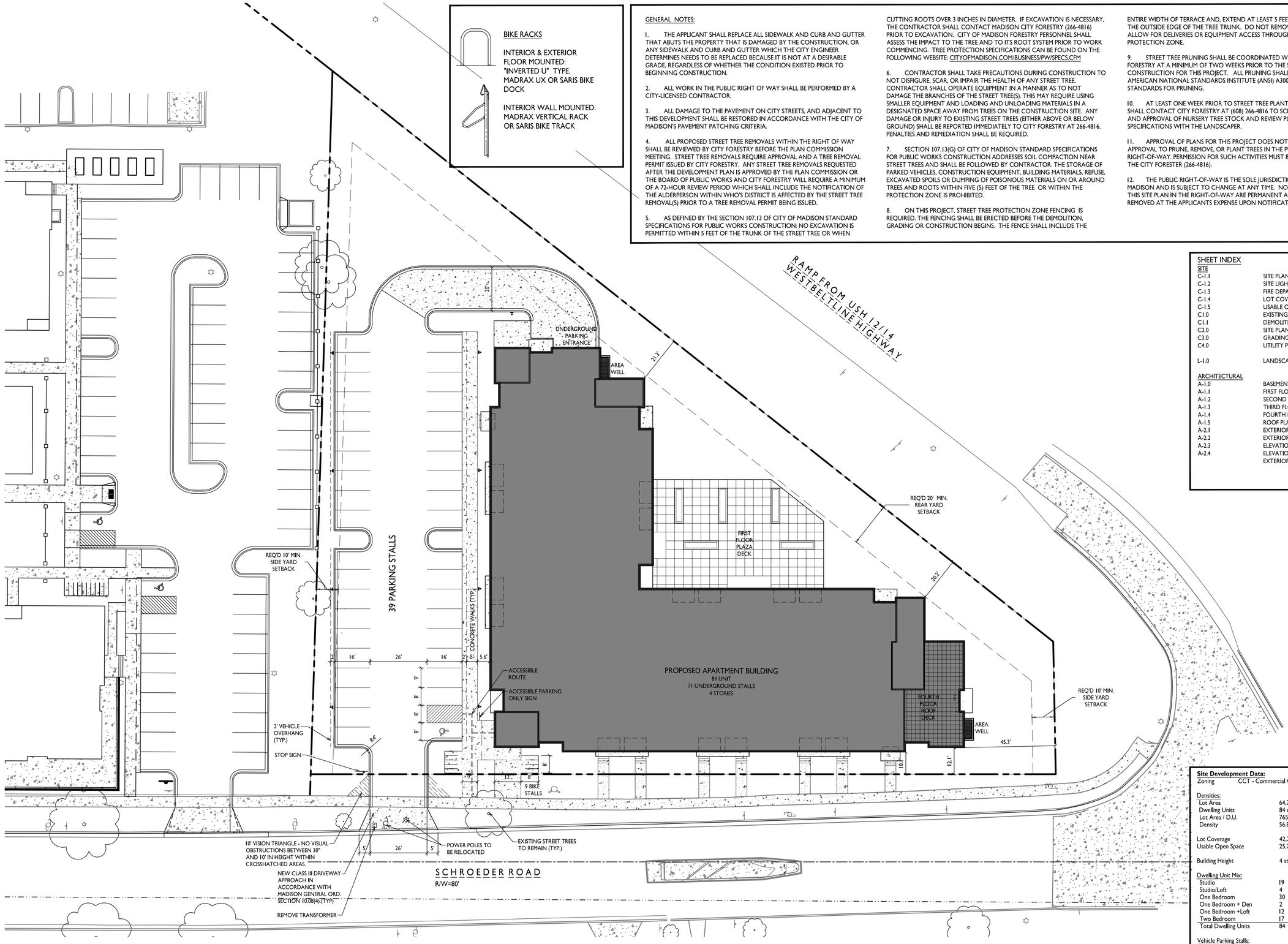
08 Aug 2022 - 1:59p M:\JD McCormick LLC\220194_Schroeder Road Development\CADD\220194_Landscape.dwg by: svin



1 C-1.1 SITE PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

BIKE RACKS

INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

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. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

11. 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).

12. 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.

SHEET INDEX

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C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C1.0	EXISTING CONDITIONS
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A-1.0	BASEMENT PLAN
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A-2.3	ELEVATIONS COLORED
A-2.4	ELEVATIONS COLORED
	EXTERIOR RENDERINGS

Site Development Data:

Zoning	CCT - Commercial Corridor - Transitional
Densities:	
Lot Area	64,293 S.F./1.48 ACRES
Dwelling Units	84 units
Lot Area / D.U.	765 S.F./D.U.
Density	56.8 units/Acre
Lot Coverage	42,239 S.F. (66%)
Usable Open Space	25,727 S.F. (306 S.F./unit)
Building Height	4 stories
Dwelling Unit Mix:	
Studio	19
Studio/Loft	4
One Bedroom	30
One Bedroom + Den	2
One Bedroom +Loft	12
Two Bedroom	17
Total Dwelling Units	84
Vehicle Parking Stalls:	
Underground Garage	71
Surface	39
Total	110
Bicycle Parking:	
Garage	84
Surface - Guests	9
Total	93

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

ISSUED
Land Use & UDC Submittal - August 8, 2022

PROJECT TITLE
5602 & 5606 Schroeder Road

Madison, Wisconsin

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 2230

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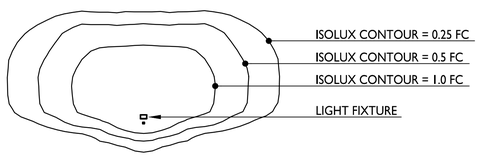
LIGHT LEVEL STATISTICS

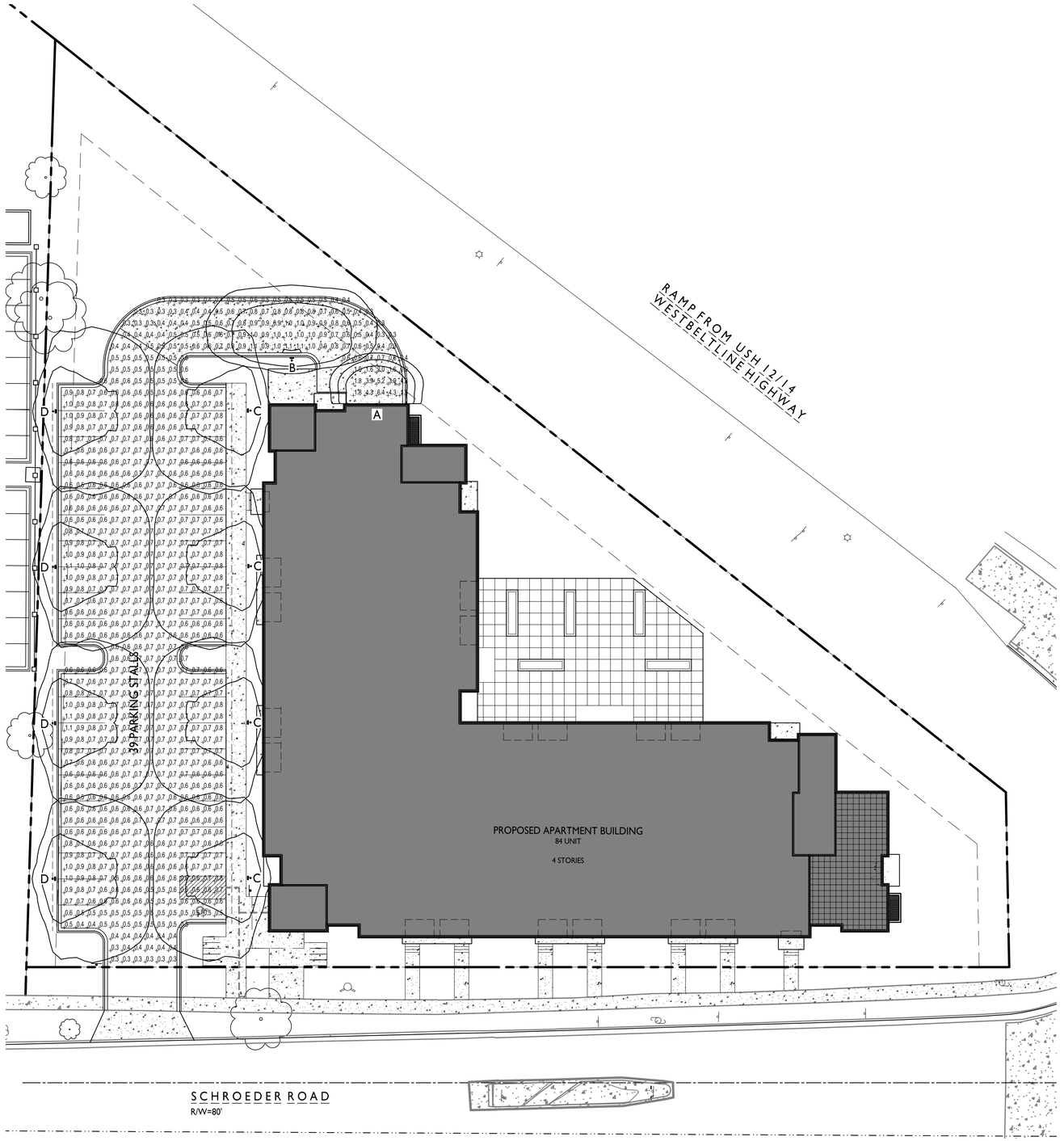
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Lot and Drive Aisle Lighting	+	0.7 fc	6.4 fc	0.3 fc	21.3:1	2.3:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
▭	A	1	LITHONIA LIGHTING	WDGE1 LED P1 30K 80CRI VF	WDGE1 LED WITH P1 - PERFIORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1_LED_P1 _30K_80CRI_VF.ies	8'-0" ABOVE GRADE ON BUILDING
▭ ▫	B	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2S OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _350_30K_T2S _MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
▭ ▫	C	4	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T4M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _530_30K_T4M _MVOLT_HS.ies	16'-0" POLE ON FLUSH CONC. BASE
▭ ▫	D	4	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T4M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _530_30K_T4M _MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION





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

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

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

ISSUED
Land Use & UDC Submittal - August 8, 2022

PROJECT TITLE
5602 & 5606
Schroeder Road

Madison, Wisconsin

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 2230

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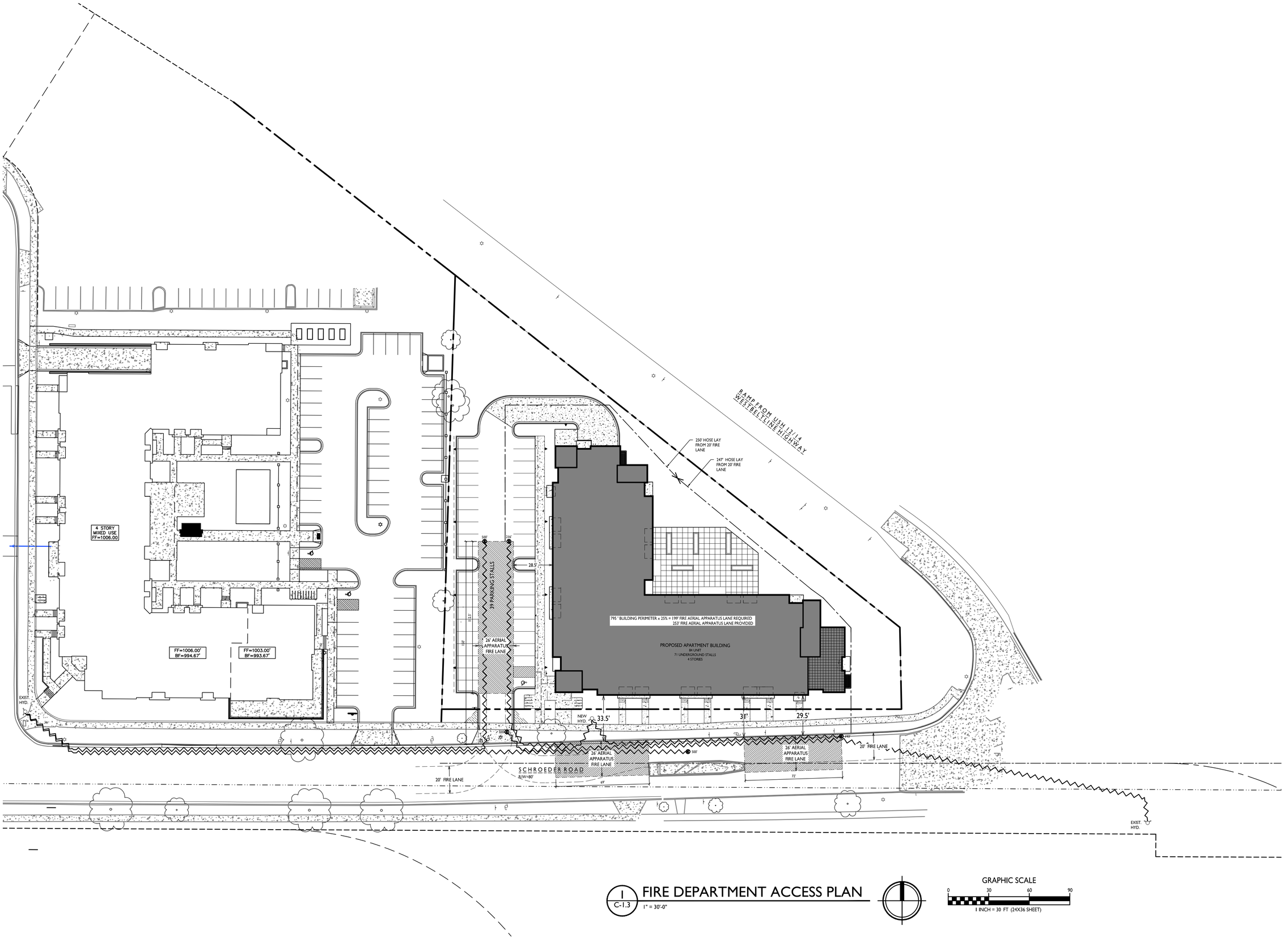

1 / C-1.3 FIRE DEPARTMENT ACCESS PLAN

1" = 30'-0"

GRAPHIC SCALE

0 30 60 90

1 INCH = 30 FT (24X36 SHEET)

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Land Use & UDC Submittal - August 8, 2022

PROJECT TITLE
5602 & 5606
Schroeder Road

Madison, Wisconsin

SHEET TITLE
Fire Department
Access Plan

SHEET NUMBER
C-1.3

PROJECT NO. 2230

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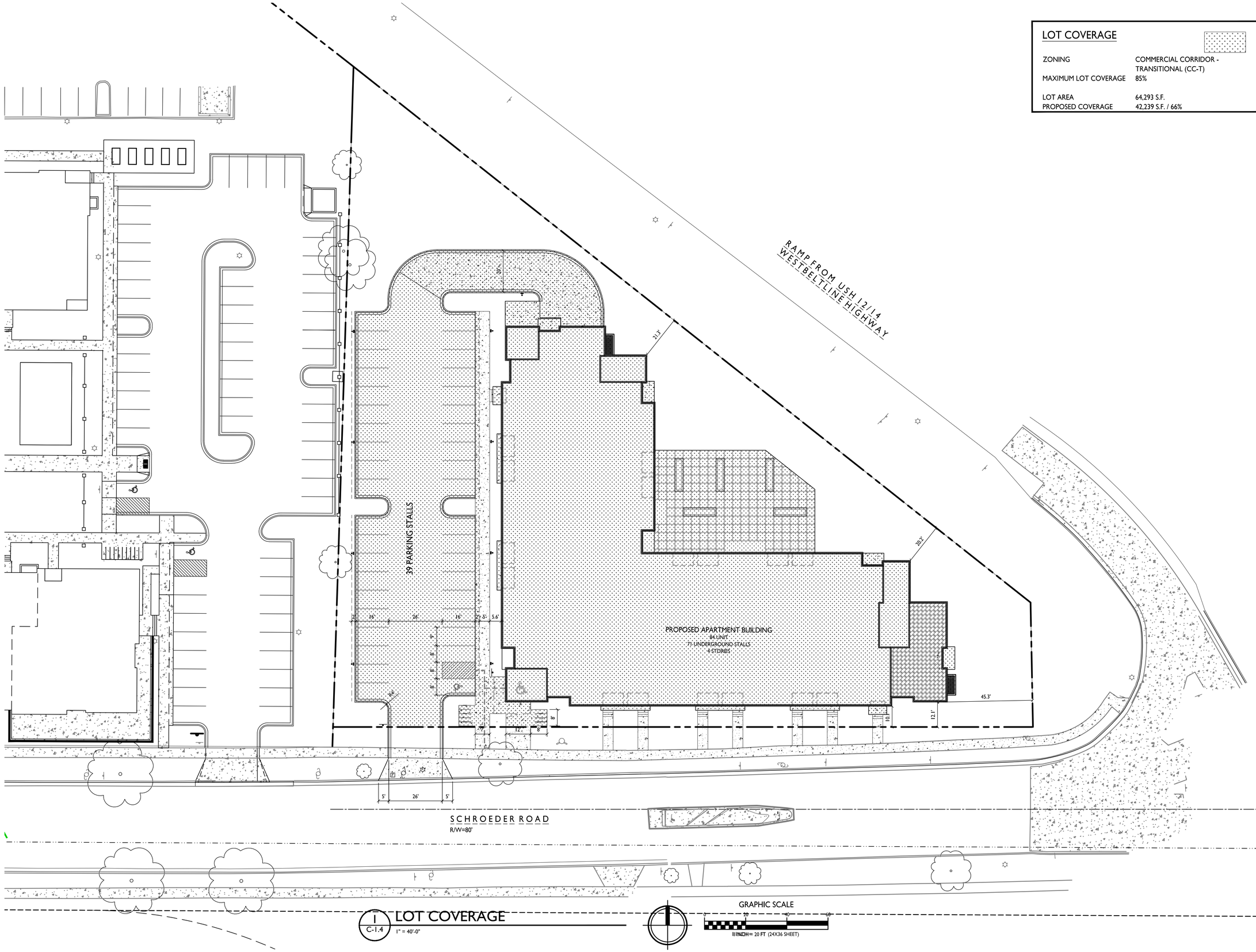
LOT COVERAGE

ZONING	COMMERCIAL CORRIDOR - TRANSITIONAL (CC-T)
MAXIMUM LOT COVERAGE	85%
LOT AREA	64,293 S.F.
PROPOSED COVERAGE	42,239 S.F. / 66%



1 C-1.4 LOT COVERAGE
1" = 40'-0"

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

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PROJECT TITLE
5602 & 5606
Schroeder Road

Madison, Wisconsin

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.4

PROJECT NO. 2230

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USABLE OPEN SPACE

ZONING	COMMERCIAL CORRIDOR - TRANSITIONAL (CC-T)
REQUIRED OPEN SPACE	40 S.F. / D.U.
DWELLING UNITS	84
40 S.F. X 84 D.U. =	3,360 S.F. OPEN SPACE REQUIRED
OPEN SPACE PROVIDED	
BALCONIES (84 D.U. x 60 S.F.)	5,040 S.F. (SEE FLOOR PLANS)
PRIVATE ROOF DECKS	1,011 S.F.
COMMON ROOF DECK	3,619 S.F.
SURFACE	16,057 S.F.
TOTAL	25,727 S.F. PROVIDED

RAMP FROM USH 12/14
WEST BELTLINE HIGHWAY

39 PARKING STALLS

PROPOSED APARTMENT BUILDING
84 UNIT
4 STORIES

SCHROEDER ROAD
R/W=80'

C-1.5 USABLE OPEN SPACE
1" = 20'-0"

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

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PROJECT TITLE
5602 & 606 Schroeder Road

Madison, Wisconsin

SHEET TITLE
Usable Open Space

SHEET NUMBER
C-1.5

PROJECT NO. 2230

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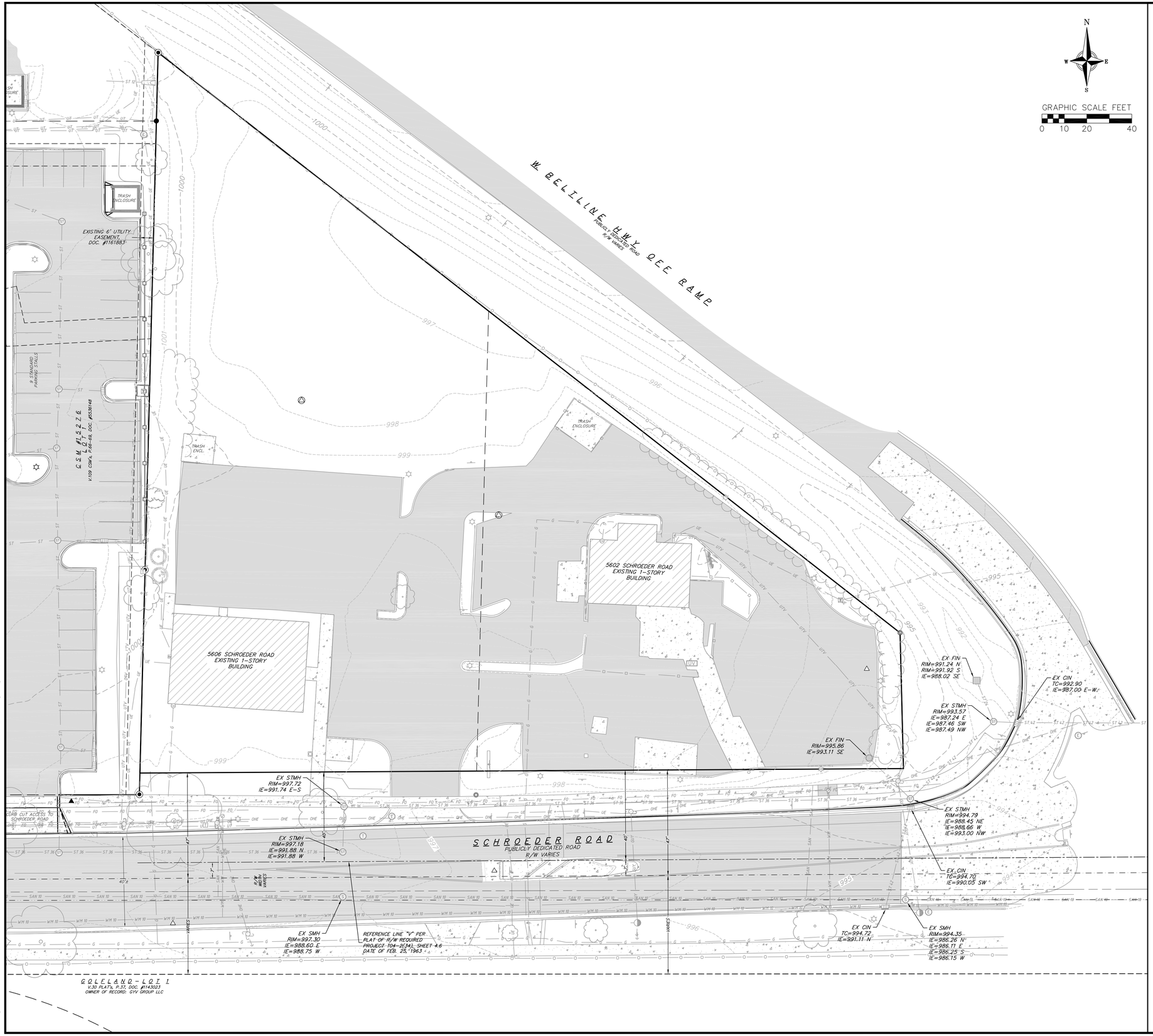

GRAPHIC SCALE FEET
0 10 20 40

EXISTING CONDITIONS NOTES:

1. *THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON FOUND PROPERTY CORNERS AND SURVEYS OF RECORD.*
2. *THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM – **DANE COUNTY.** ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).*
3. *ALL DRY UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND. MARKINGS ARE PER DIGGER'S HOTLINE TICKET **20222500983**. VIERBICHER DOES NOT WARRANT THE LOCATIONS MARKED OR MAPPED BY OTHERS.*
4. *SANITARY SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.*
5. *STORM SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.*
6. *WATER MAIN LOCATIONS ARE BASED ON SURVEYED STRUCTURES.*
7. *THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON **2022-06-15 THROUGH 2022-06-16**. ANY CHANGES IN SITE CONDITIONS OR UTILITIES AFTER **2022-06-16** ARE NOT REFLECTED ON THIS SURVEY.*
8. *THIS MAP WAS PREPARED AT THE REQUEST OF **JD MCCORMICK, LLC.***

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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Existing Conditions

Schroeder Road
CITY OF MADISON
DANE COUNTY, WI

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 08/08/2022
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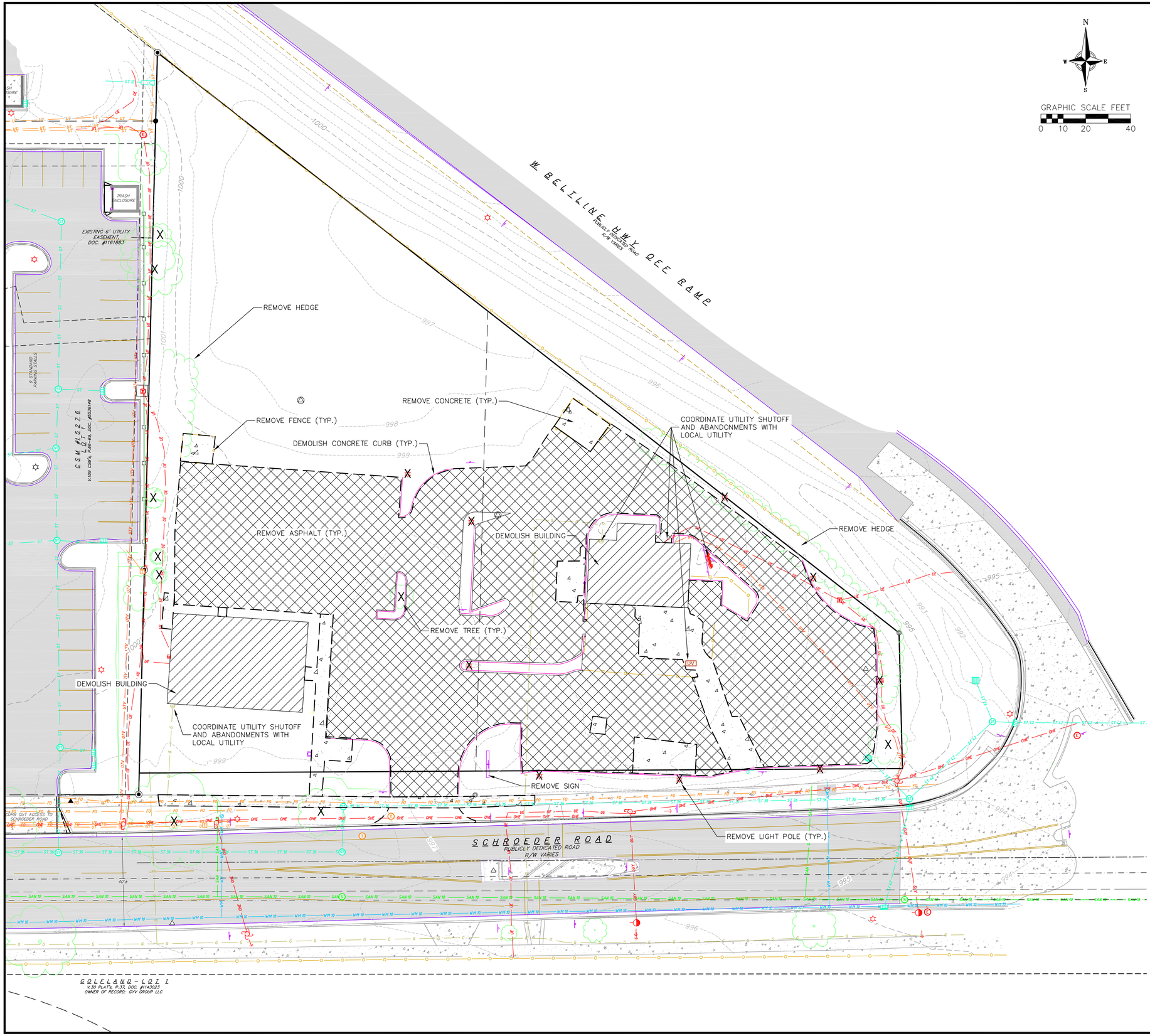

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GRAPHIC SCALE FEET

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DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- X TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

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Demolition Plan

Schroeder Road
CITY OF MADISON
DANE COUNTY, WI

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 08/08/2022

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PROJECT NO. 220194

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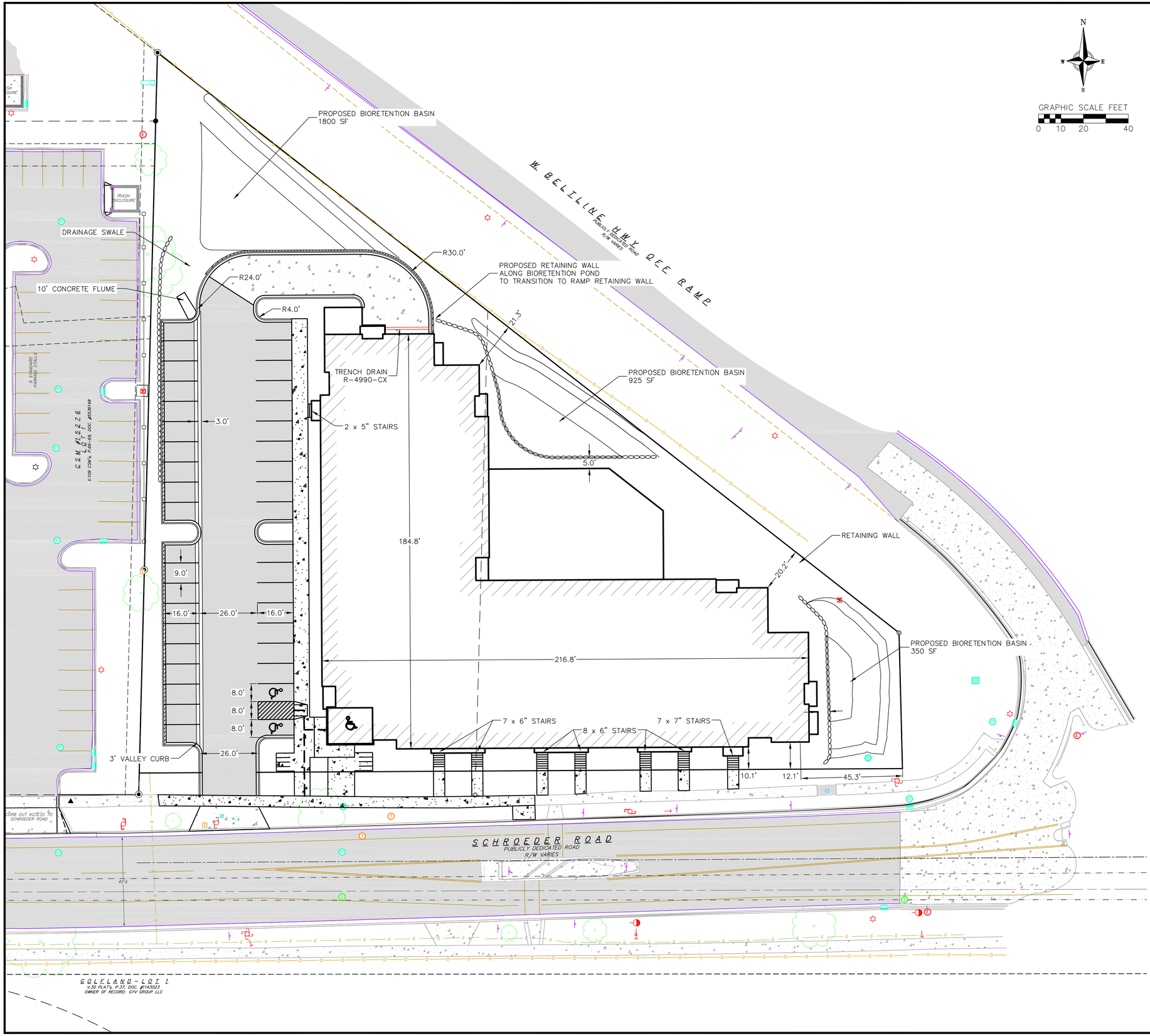

GRAPHIC SCALE FEET

0 10 20 40

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
3. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

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Site Plan

Schroeder Road
CITY OF MADISON
DANE COUNTY, WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE 08/08/2022
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PROJECT NO. 220194

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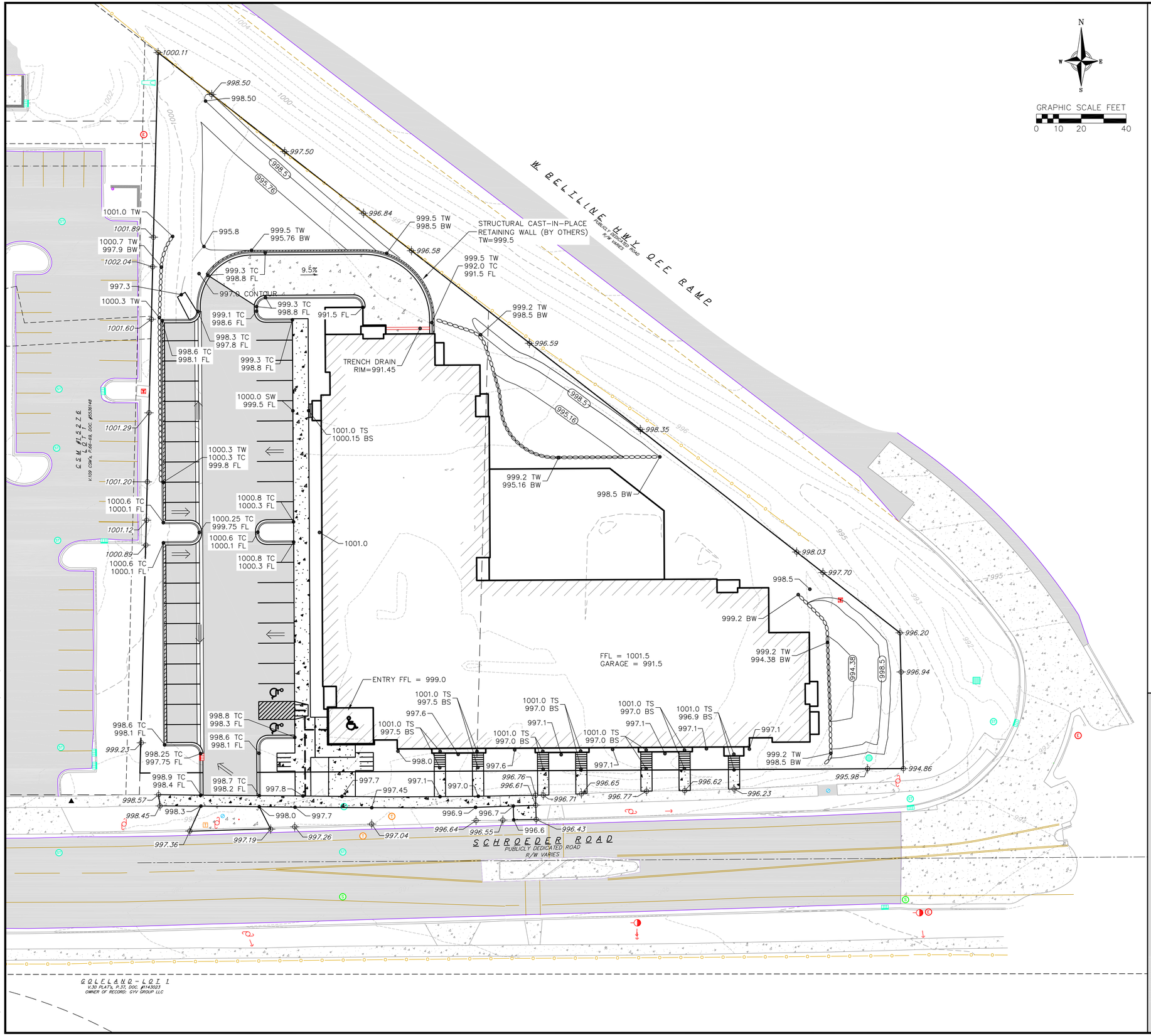


GENERAL NOTES:

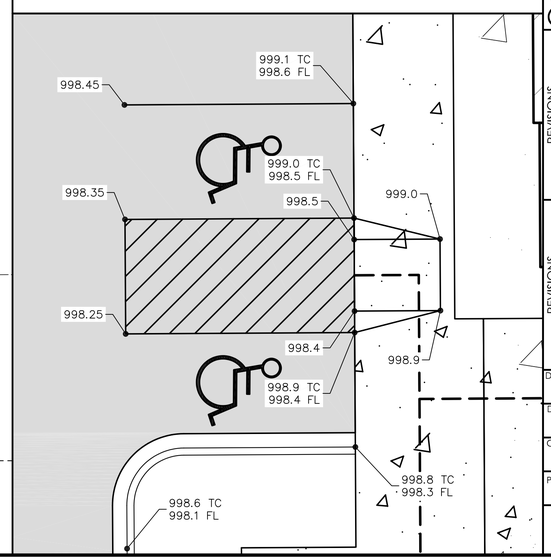
1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
3. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
4. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 EXISTING MINOR CONTOURS
- 820 PROPOSED MAJOR CONTOURS
- 818 PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS_____
- EROSION MAT CLASS_____
- TRACKING PAD
- RIP RAP



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Grading and Erosion Control Plan

Schroeder Road
CITY OF MADISON
DANE COUNTY, WI

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

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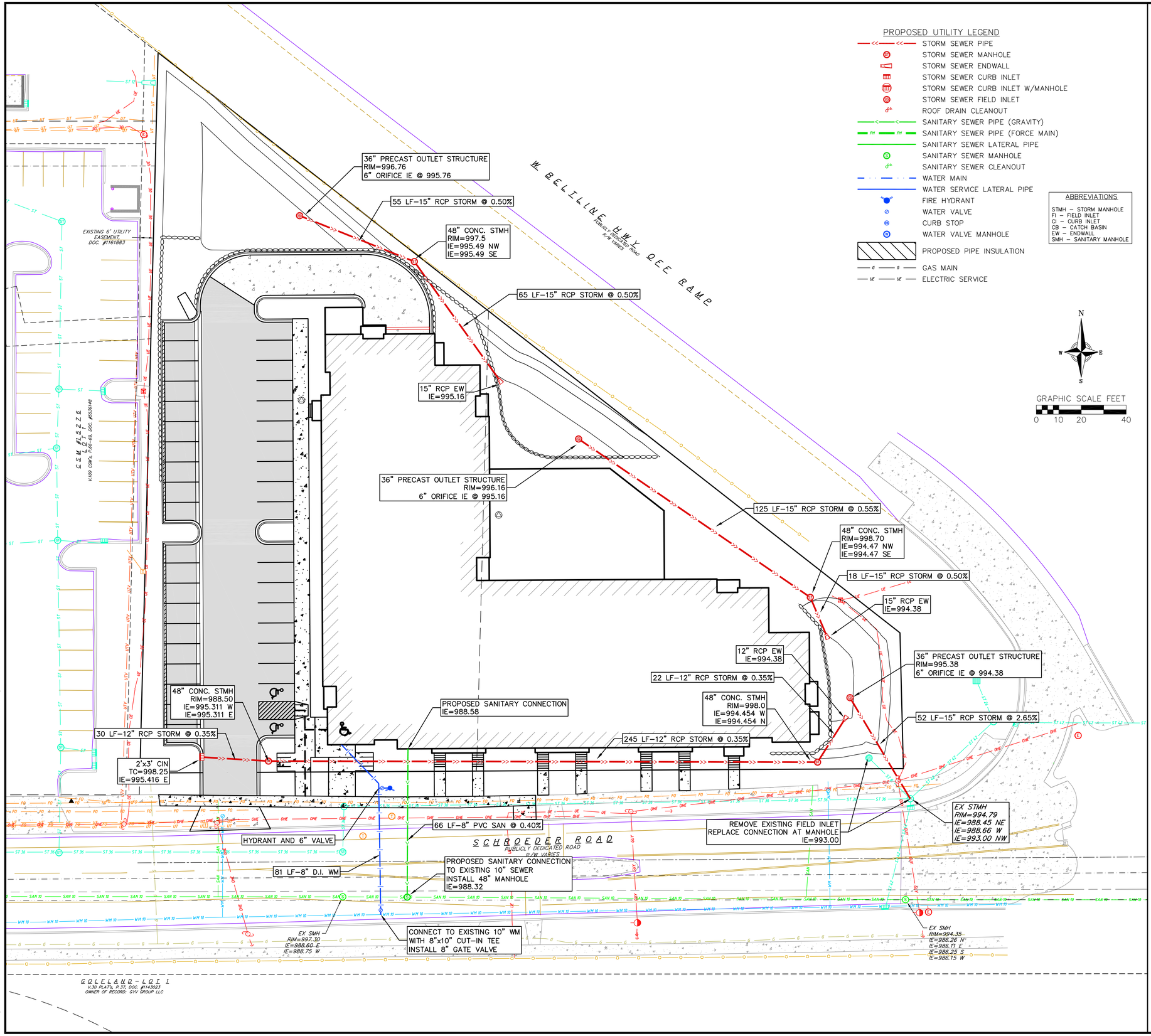

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

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

N
W E
S

GRAPHIC SCALE FEET
0 10 20 40

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
4. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON–SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30–6 OF SPS 384.30(3)(c).
11. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30–2 OF SPS 384.30(2).
12. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30–7 OF SPS 384.30(4)(d).
13. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30–3 OF SPS 384.30(2)(c).
14. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
19. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
22. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
23. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
24. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
25. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

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Utility Plan

Schroeder Road
CITY OF MADISON
DANE COUNTY, WI

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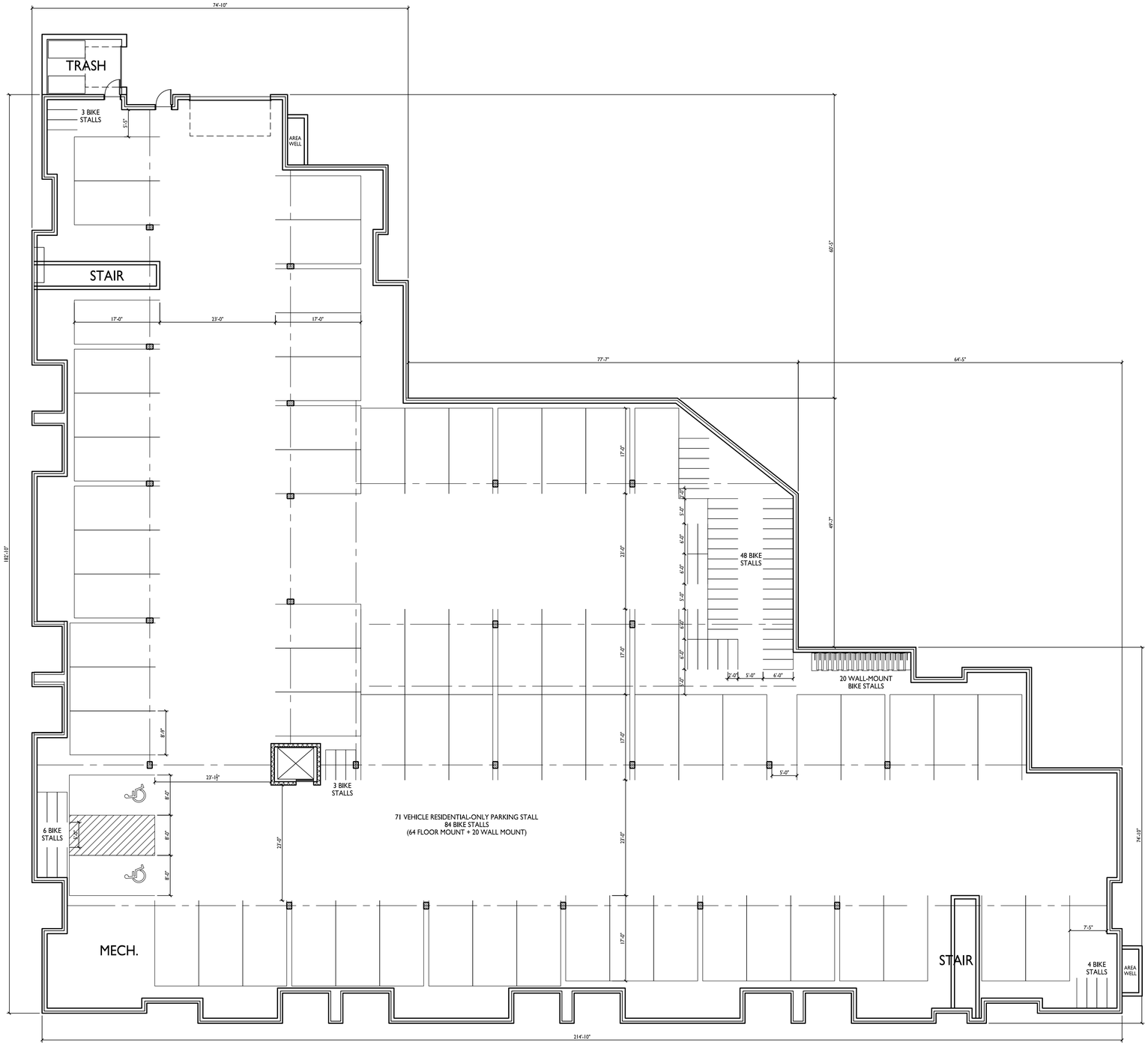

1 A-1.0 BASEMENT FLOOR PLAN

3/32"" = 1'-0"

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Madison, Wisconsin

SHEET TITLE

Basement Floor Plan

SHEET NUMBER

A-1.0

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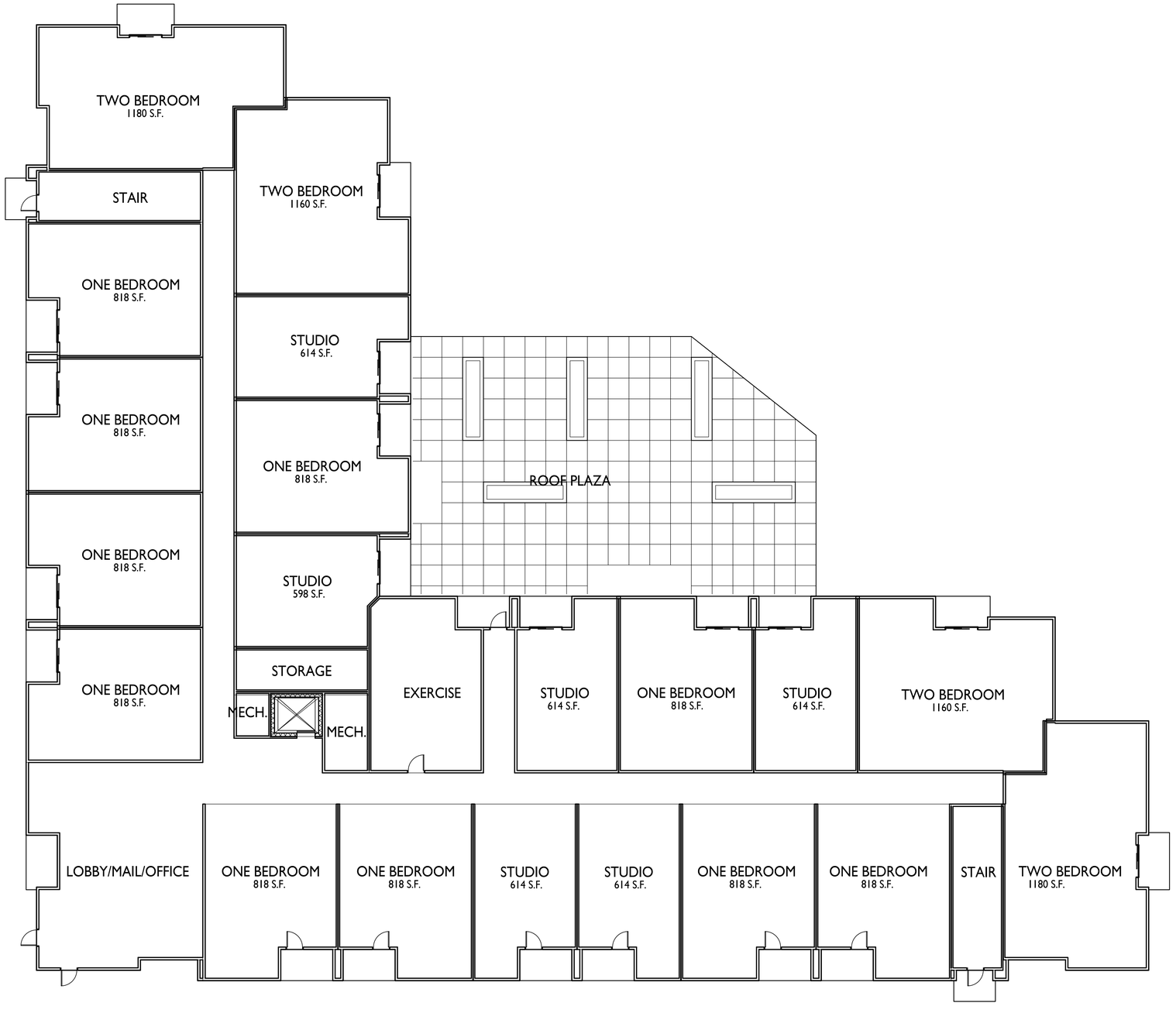

1 A-1.1 FIRST FLOOR PLAN

3/32" = 1'-0"

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First Floor Plan

SHEET NUMBER

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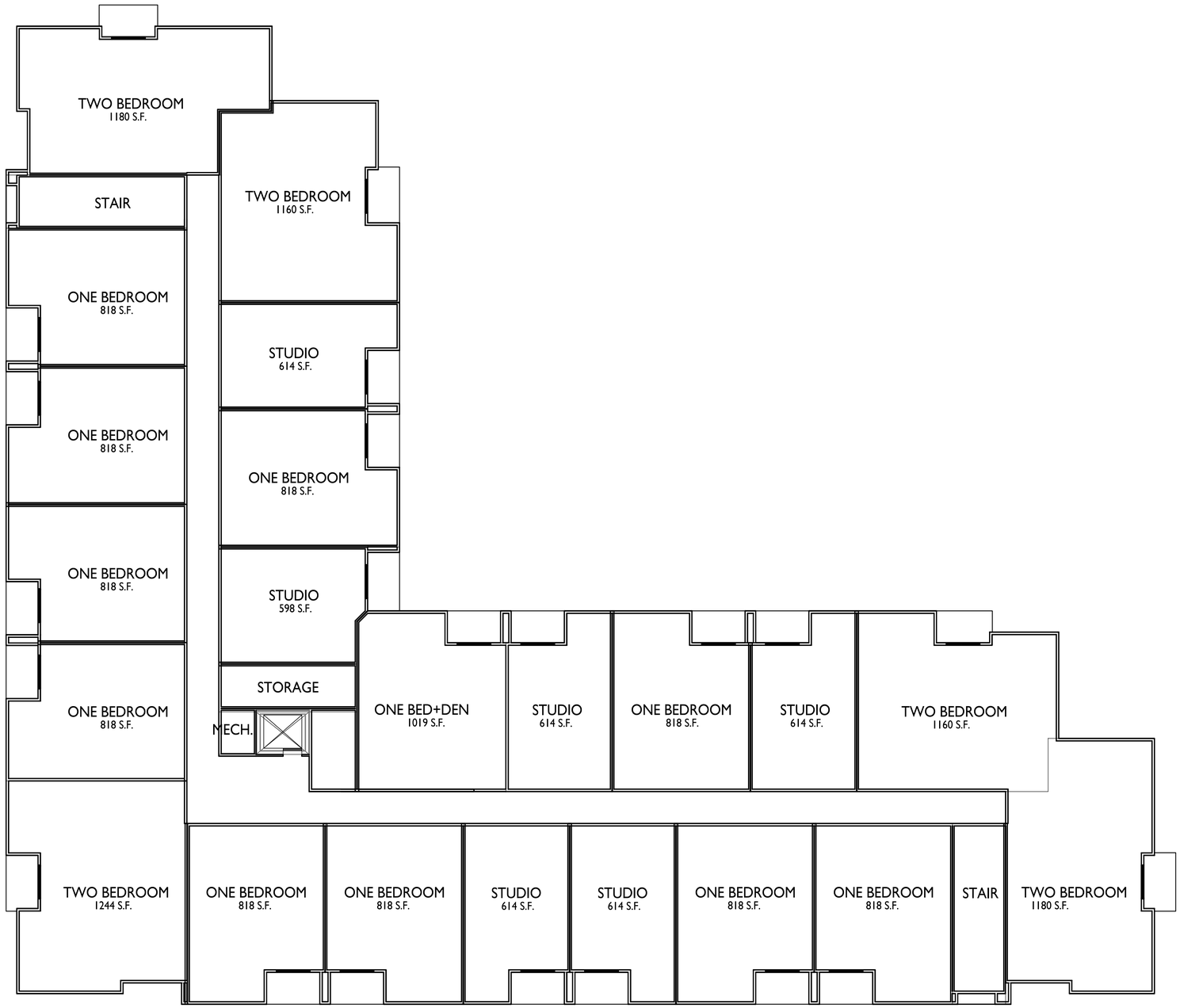

1 / A-1.2 SECOND FLOOR PLAN

3/32" = 1'-0"

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SHEET TITLE

Second Floor Plan

SHEET NUMBER

A-1.2

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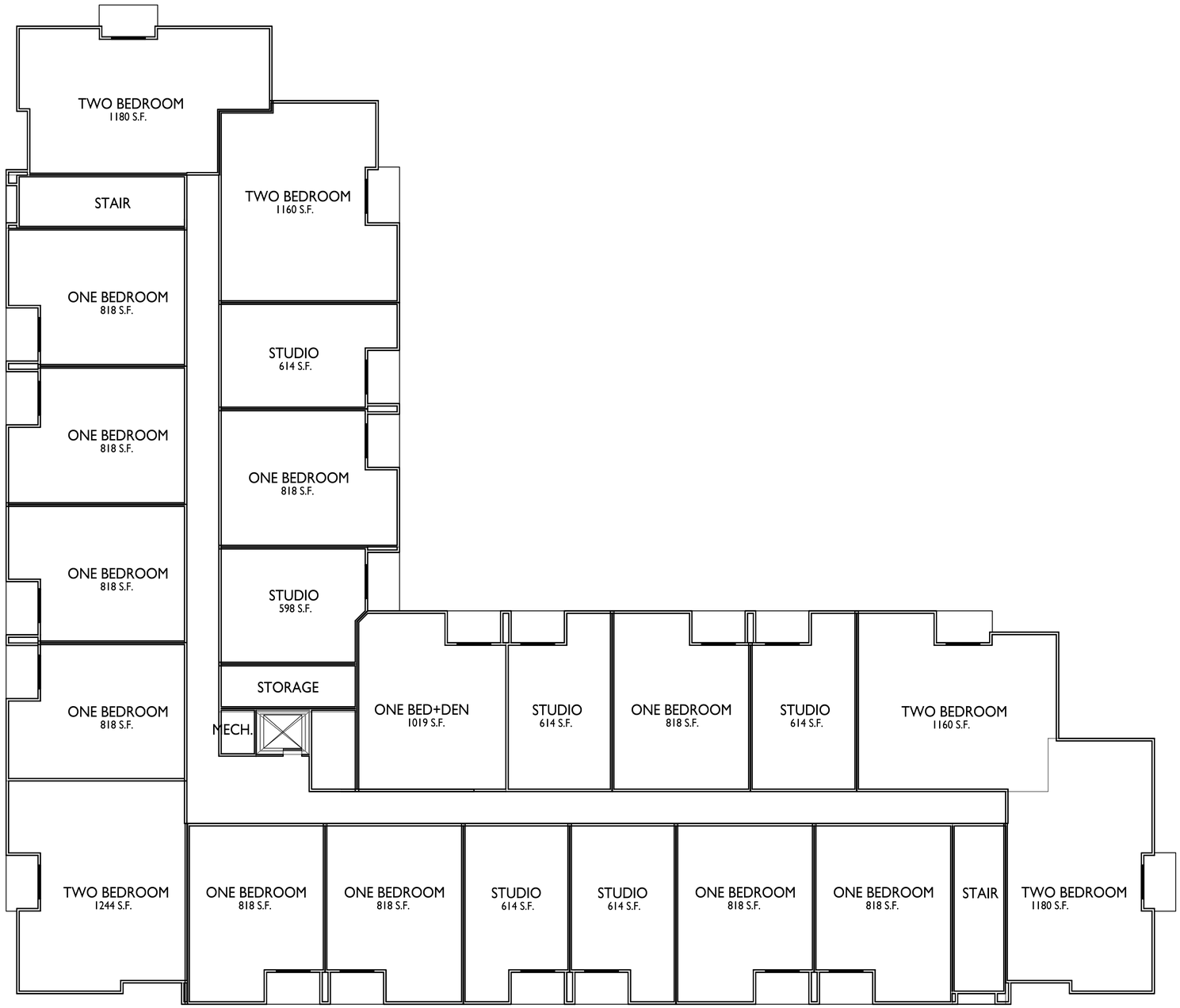

1 / A-1.2 THIRD FLOOR PLAN

3/32" = 1'-0"

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Madison, Wisconsin

SHEET TITLE

Third Floor Plan

SHEET NUMBER

A-1.3

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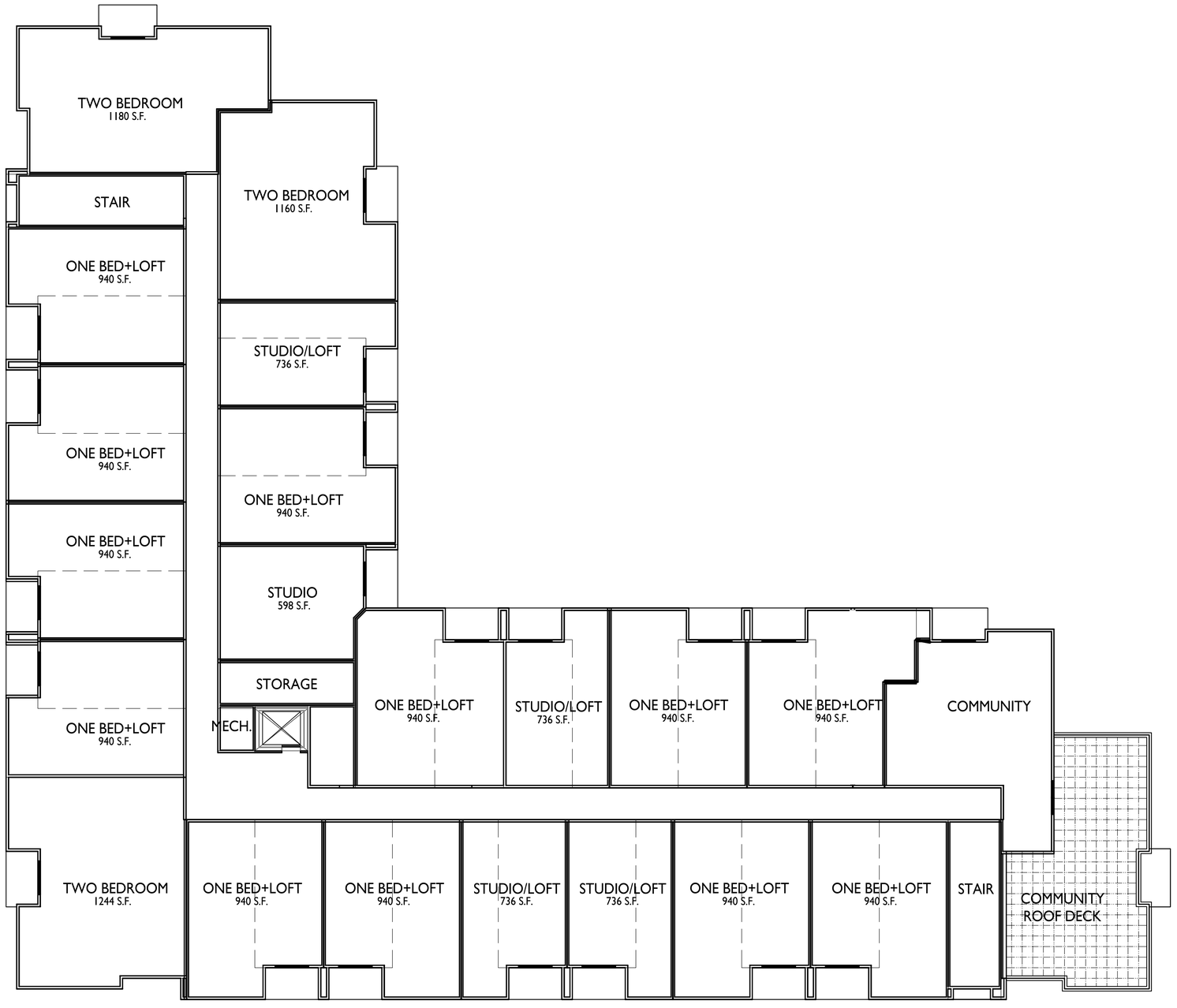

1 A-1.4 FOURTH FLOOR PLAN

3/32" = 1'-0"

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Schroeder Road

Madison, Wisconsin

SHEET TITLE

Fourth Floor Plan

SHEET NUMBER

A-1.4

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1 / A-1.4 ROOF PLAN
3/32" = 1'-0"

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PROJECT TITLE
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Schroeder Road

Madison, Wisconsin

SHEET TITLE
Roof Plan

SHEET NUMBER
A-1.5

PROJECT NO. 2230

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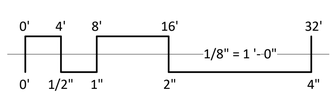
1 A201 ELEVATION - SOUTH
1/8" = 1'-0"

2 A201 ELEVATION - NORTH
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL	(#6) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#2) - METAL PANEL	CMG	CHARCOAL	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - VERTICAL FLAT LOCK PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	ACME BRICK	BURGUNDY	(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CHARLOTTE TAN			

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Schroeder Road

Madison, Wisconsin

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A201

PROJECT NUMBER 2230

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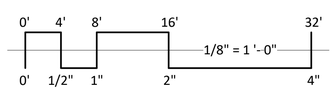
1 A202 ELEVATION - WEST
1/8" = 1'-0"

2 A202 ELEVATION - EAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL	(#6) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#2) - METAL PANEL	CMG	CHARCOAL	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - VERTICAL FLAT LOCK PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	ACME BRICK	BURGUNDY	(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CHARLOTTE TAN			

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SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A202

PROJECT NUMBER 2230

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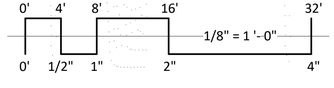
1 A203 COLORED ELEVATION - NORTH
1/8" = 1'-0"

2 A203 COLORED ELEVATION - SOUTH
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL	(#6) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#2) - METAL PANEL	CMG	CHARCOAL	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - VERTICAL FLAT LOCK PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	ACME BRICK	BURGUNDY	(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CHARLOTTE TAN			

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Schroeder Road

Madison, Wisconsin

SHEET TITLE
EXTERIOR
ELEVATIONS
COLORED

SHEET NUMBER
A203

PROJECT NUMBER 2230

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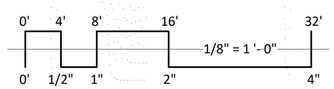
1 A204 COLORED ELEVATION - WEST
1/8" = 1'-0"

2 A204 COLORED ELEVATION - EAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL	(#6) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#2) - METAL PANEL	CMG	CHARCOAL	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - VERTICAL FLAT LOCK PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	ACME BRICK	BURGUNDY	(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CHARLOTTE TAN			

NOT FOR CONSTRUCTION

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

ISSUED

PROJECT TITLE
5602 & 5606 Schroeder Road

Madison, Wisconsin

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
A204

PROJECT NUMBER 2230

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LOOKING NORTH - WEST
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ARCHITECTS

LOOKING NORTH
kba
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ARCHITECTS

LOOKING NORTH - EAST
kba
knothe bruce
ARCHITECTS

LOOKING NORTH - EAST

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LOOKING EAST
kba
knothe bruce
ARCHITECTS

LOOKING SOUTH - EAST

knothe bruce
ARCHITECTS

LOOKING SOUTH - EAST

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LOOKING SOUTH - WEST
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ARCHITECTS

LOOKING SOUTH - WEST

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AERIAL VIEW

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LOOKING TOWARDS PATIO

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LOOKING NORTH - WEST
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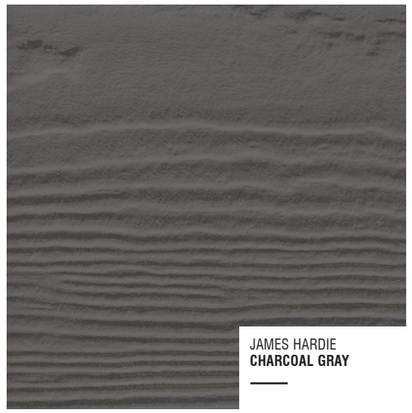


JAMES HARDIE
CHARCOAL GRAY

COMPOSITE LAP SIDING

CMG
CHARCOAL GRAY

METAL PANEL

CMG
SILVER

VERTICAL FLAT LOCK PANEL

ROCKCAST
CHARLOTTE TAN

CAST STONE BANDS & HEADERS

MANUFACTURER
BLACK

RAILINGS,WINDOWS & ALUM. STOREFRONT

ACME BRICK
BURGUNDY

BRICK VENEER

EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL	(#6) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#2) - METAL PANEL	CMG	CHARCOAL	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - VERTICAL FLAT LOCK PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	ACME BRICK	BURGUNDY	(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CHARLOTTE TAN			

knothe bruce ARCHITECTS

MATERIALS
5602 & 5606
SCHROEDER RD
MADISON, WI
AUGUST 8, 2022
PROJECT #2230

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	5602 & 5606 Schroeder Road
Contact Name & Phone #:	Kevin Burow, Knothe & Bruce Architects, 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☐ Yes	☒ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ Yes	☒ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☒ No	☐ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☐ Yes	☒ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

D-Series Pole Mount
LED Area Luminaire

Buy American

Catalog Number

Notes

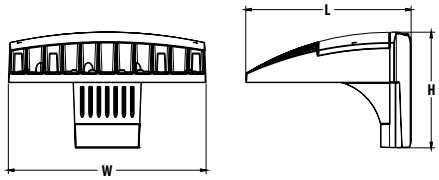
Type

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

Specifications

Luminaire

EPA:	0.8 ft² *(.07 m²)*
Width:	13-3/4" *(34.9 cm)*
Length:	11.5" *(29.2 cm)*
Height:	8" *(20.3 cm)*
Weight:	16.03 lbs *(7.3 kg)*



Introduction

The D-Series Pole Mount luminaire is a stylish, fully integrated LED solution for area and site applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Pole Mount is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXWPM LED 20C 1000 40K T5M MVOLT SPUMBA DDBXD

DSXWPM LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting [3]
DSXWPM LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K 40K 4000K 50K 5000K AMBPC Amber phosphor converted	T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5M Type V medium T5S Type V short T5A Type V area T5W Type V wide SYMDF Symmetric diffuse	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 [2] 480 [2]	**Shipped included** SPUMBA Square pole universal mounting adapter RPUMBA Round pole universal mounting adapter PUMBA Square and round universal mounting adapters

Control Options

Shipped installed

PE	Photoelectric cell, button type [4]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
PIR	Motion/ambient light sensor, <15' mtg ht [5,6]
PIRH	Motion/ambient light sensor, 15-30' mtg ht [5,6]
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [7]
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [7]

Other Options

Shipped installed

SF	Single fuse (120, 277, 347V) [8]
DF	Double fuse (208, 240, 480 V) [8]
HS	House-side shield [8]

Shipped separately [9]

BSW	Bird-deterrent spikes
WG	Wire guard
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

NOTES

1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2 Only available with 20C, 700mA or 1000mA. Not available with PIR, PIRH.
3 Not available with 90 degree mounting. Not recommended for 3" poles.
4 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5 PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Includes ambient light sensor. Not available with "PE"option (button type photocell).
6 Not available with 20 LED/1000 mA configuration (DSXWPM LED 20C 1000).
7 PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
8 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240, or 480 voltage option.
9 Also available as a separate accessory; see Accessories information.

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory
DSXWDDL U	Diffused drop lens

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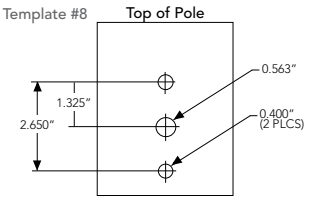
Drilling



Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

If ordering new poles, specify the AERIS™ drilling pattern, per the table below.

DM19AS Single unit **DM28AS** 2 at 180°

Example: SSA 20 4C **DM19AS** DDBXD

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. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	14W	T2S	1,415	0	0	1	101	1,520	0	0	1	109	1,529	0	0	1	109	894	0	0	1	64
			T2M	1,349	0	0	1	96	1,449	0	0	1	103	1,458	0	0	1	104	852	0	0	1	61
			T3S	1,400	0	0	1	100	1,503	0	0	1	107	1,512	0	0	1	108	884	0	0	1	63
			T3M	1,386	0	0	1	99	1,488	0	0	1	106	1,497	0	0	1	107	876	0	0	1	63
			T4M	1,358	0	0	1	97	1,458	0	0	1	104	1,467	0	0	1	105	858	0	0	1	61
			TFTM	1,411	0	0	1	101	1,515	0	0	1	108	1,525	0	0	1	109	892	0	0	1	64
			T5M	1,486	1	0	0	106	1,595	1	0	0	114	1,605	1	0	0	115	939	1	0	0	67
			T5S	1,516	1	0	0	108	1,627	1	0	0	116	1,638	1	0	0	117	958	1	0	0	68
			T5A	1,425	1	0	1	102	1,531	1	0	1	109	1,540	1	0	1	110	901	1	0	1	64
			T5W	1,423	1	0	1	102	1,528	1	0	1	109	1,538	1	0	1	110	899	1	0	1	64
			ASYDF	1,262	0	0	1	90	1,355	1	0	1	97	1,363	1	0	1	97	797	0	0	1	57
			SYMDF	1,299	1	0	1	93	1,394	1	0	1	100	1,403	1	0	1	100	821	1	0	1	59
	530mA	20W	T2S	2,054	1	0	1	103	2,205	1	0	1	110	2,219	0	0	1	111	1,264	0	0	1	63
			T2M	1,957	1	0	1	98	2,102	1	0	1	105	2,115	0	0	1	106	1,205	0	0	1	60
			T3S	2,031	0	0	1	102	2,181	0	0	1	109	2,195	0	0	1	110	1,250	0	0	1	63
			T3M	2,010	1	0	1	101	2,159	1	0	1	108	2,172	0	0	1	109	1,237	0	0	1	62
			T4M	1,970	1	0	1	98	2,115	1	0	1	106	2,128	0	0	1	106	1,212	0	0	1	61
			TFTM	2,047	0	0	1	102	2,198	0	0	1	110	2,212	0	0	1	111	1,260	0	0	1	63
			T5M	2,156	1	0	0	108	2,315	2	0	0	116	2,329	1	0	0	116	1,326	1	0	0	66
			T5S	2,199	1	0	0	110	2,361	1	0	0	118	2,376	1	0	0	119	1,353	1	0	0	68
			T5A	2,068	2	0	1	103	2,221	2	0	1	111	2,235	1	0	1	112	1,272	1	0	1	64
			T5W	2,065	2	0	1	103	2,217	2	0	1	111	2,231	1	0	1	112	1,271	1	0	1	64
			ASYDF	1,830	1	0	1	92	1,966	1	0	1	98	1,978	0	0	1	99	1,127	0	0	1	56
			SYMDF	1,884	1	0	1	94	2,023	1	0	1	101	2,036	1	0	1	102	1,160	1	0	1	58
	700mA	27W	T2S	2,623	1	0	1	97	2,816	1	0	1	104	2,834	0	0	1	105	1,544	0	0	1	57
			T2M	2,499	1	0	1	93	2,684	1	0	1	99	2,701	0	0	1	100	1,472	0	0	1	55
			T3S	2,593	1	0	1	96	2,785	1	0	1	103	2,802	0	0	1	104	1,527	0	0	1	57
			T3M	2,567	1	0	1	95	2,757	1	0	1	102	2,774	0	0	1	103	1,512	0	0	1	56
			T4M	2,515	1	0	1	93	2,701	1	0	1	100	2,718	0	0	1	101	1,481	0	0	1	55
			TFTM	2,614	1	0	1	97	2,807	1	0	1	104	2,825	0	0	1	105	1,539	0	0	1	57
			T5M	2,753	2	0	0	102	2,956	2	0	0	109	2,974	1	0	0	110	1,621	1	0	0	60
			T5S	2,808	1	0	0	104	3,015	1	0	0	112	3,034	1	0	0	112	1,654	1	0	0	61
			T5A	2,641	2	0	1	98	2,836	2	0	1	105	2,854	1	0	1	106	1,555	1	0	1	58
			T5W	2,637	2	0	1	98	2,831	2	0	1	105	2,849	1	0	1	106	1,553	1	0	1	58
			ASYDF	2,337	1	0	1	87	2,510	1	0	1	93	2,526	1	0	1	94	1,376	1	0	1	51
			SYMDF	2,406	1	0	1	89	2,584	1	0	1	96	2,600	1	0	1	96	1,417	1	0	1	52
	1000mA	40W	T2S	3,685	1	0	1	92	3,957	1	0	1	99	3,982	1	0	1	100	2,235	1	0	1	58
			T2M	3,512	1	0	1	88	3,771	1	0	1	94	3,795	1	0	1	95	2,130	1	0	2	55
			T3S	3,644	1	0	1	91	3,913	1	0	1	98	3,938	1	0	1	98	2,210	1	0	2	57
			T3M	3,607	1	0	1	90	3,874	1	0	1	97	3,898	1	0	1	97	2,187	1	0	2	56
			T4M	3,534	1	0	1	88	3,795	1	0	1	95	3,819	1	0	1	95	2,143	1	0	2	55
			TFTM	3,674	1	0	1	92	3,945	1	0	1	99	3,969	1	0	1	99	2,228	1	0	2	57
			T5M	3,868	2	0	1	97	4,153	2	0	1	104	4,179	3	0	1	104	2,345	3	0	1	60
			T5S	3,946	1	0	0	99	4,237	2	0	0	106	4,264	2	0	0	107	2,393	2	0	1	62
			T5A	3,711	2	0	1	93	3,985	2	0	1	100	4,010	3	0	1	100	2,250	3	0	2	58
			T5W	3,705	2	0	1	93	3,978	2	0	1	99	4,003	3	0	1	100	2,247	3	0	2	58
			ASYDF	3,284	1	0	1	82	3,527	1	0	1	88	3,549	1	0	1	89	1,991	1	0	2	51
			SYMDF	3,381	1	0	1	85	3,630	1	0	1	91	3,653	2	0	1	91	2,050	2	0	2	53

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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. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350mA	24W	T2S	2,820	1	0	1	118	3,028	1	0	1	126	3,047	1	0	1	127	1,777	1	0	1	74
			T2M	2,688	1	0	1	112	2,886	1	0	1	120	2,904	1	0	1	121	1,693	1	0	1	71
			T3S	2,789	1	0	1	116	2,995	1	0	1	125	3,013	1	0	1	126	1,757	0	0	1	73
			T3M	2,761	1	0	1	115	2,964	1	0	1	124	2,983	1	0	1	124	1,739	1	0	1	72
			T4M	2,705	1	0	1	113	2,904	1	0	1	121	2,922	1	0	1	122	1,704	1	0	1	71
			TFTM	2,811	1	0	1	117	3,019	1	0	1	126	3,038	1	0	1	127	1,771	0	0	1	74
			T5M	2,960	2	0	1	123	3,178	2	0	1	132	3,198	2	0	1	133	1,865	1	0	0	78
			T5S	3,020	1	0	0	126	3,242	1	0	0	135	3,263	1	0	0	136	1,903	1	0	0	79
			T5A	2,840	2	0	1	118	3,049	2	0	1	127	3,068	2	0	1	128	1,789	2	0	1	75
			T5W	2,835	2	0	1	118	3,044	2	0	1	127	3,063	2	0	1	128	1,786	2	0	1	74
			ASYDF	2,513	1	0	1	105	2,699	1	0	1	112	2,716	1	0	1	113	1,584	1	0	1	66
			SYMDF	2,587	1	0	1	108	2,778	1	0	1	116	2,796	1	0	1	116	1,630	1	0	1	68
	530mA	36W	T2S	4,079	1	0	1	113	4,380	1	0	1	122	4,408	1	0	1	122	2,504	1	0	1	70
			T2M	3,887	1	0	1	108	4,174	1	0	1	116	4,200	1	0	1	117	2,387	1	0	1	66
			T3S	4,034	1	0	1	112	4,332	1	0	1	120	4,359	1	0	1	121	2,477	1	0	1	69
			T3M	3,993	1	0	1	111	4,288	1	0	1	119	4,315	1	0	1	120	2,451	1	0	2	68
			T4M	3,912	1	0	2	109	4,201	1	0	2	117	4,227	1	0	1	117	2,402	1	0	1	67
			TFTM	4,066	1	0	1	113	4,367	1	0	1	121	4,394	1	0	1	122	2,496	1	0	1	69
			T5M	4,281	3	0	1	119	4,597	3	0	1	128	4,626	3	0	1	129	2,629	3	0	1	73
			T5S	4,368	2	0	1	121	4,690	2	0	1	130	4,719	2	0	1	131	2,682	2	0	1	75
			T5A	4,108	3	0	2	114	4,411	3	0	2	123	4,438	3	0	2	123	2,522	3	0	2	70
			T5W	4,101	3	0	2	114	4,403	3	0	2	122	4,431	3	0	2	123	2,518	3	0	2	70
			ASYDF	3,635	1	0	2	101	3,904	1	0	2	108	3,928	1	0	2	109	2,232	1	0	1	62
			SYMDF	3,742	2	0	2	104	4,018	2	0	2	112	4,044	2	0	2	112	2,297	2	0	2	64
	700mA	47W	T2S	5,188	1	0	1	110	5,571	1	0	1	119	5,606	1	0	1	119	3,065	1	0	1	65
			T2M	4,945	1	0	1	105	5,310	1	0	1	113	5,343	1	0	1	114	2,921	1	0	1	62
			T3S	5,131	1	0	1	109	5,510	1	0	2	117	5,544	1	0	2	118	3,031	1	0	1	64
			T3M	5,079	1	0	2	108	5,454	1	0	2	116	5,488	1	0	2	117	3,000	1	0	1	64
			T4M	4,976	1	0	2	106	5,343	1	0	2	114	5,377	1	0	2	114	2,939	1	0	1	63
			TFTM	5,172	1	0	2	110	5,554	1	0	2	118	5,589	1	0	2	119	3,055	1	0	1	65
			T5M	5,446	3	0	1	116	5,848	3	0	1	124	5,884	3	0	1	125	3,217	3	0	1	68
			T5S	5,555	2	0	1	118	5,966	2	0	1	127	6,003	2	0	1	128	3,282	2	0	1	70
			T5A	5,225	3	0	2	111	5,610	3	0	2	119	5,645	3	0	2	120	3,086	3	0	2	66
			T5W	5,216	3	0	2	111	5,601	3	0	2	119	5,636	3	0	2	120	3,081	3	0	2	66
			ASYDF	4,624	1	0	2	98	4,966	1	0	2	106	4,997	1	0	2	106	2,732	1	0	1	58
			SYMDF	4,760	2	0	2	101	5,111	2	0	2	109	5,143	2	0	2	109	2,812	2	0	2	60
	1000mA	74W	T2S	7,205	1	0	1	97	7,736	1	0	1	105	7,785	1	0	1	105	4,429	1	0	1	61
			T2M	6,866	1	0	2	93	7,373	1	0	2	100	7,419	1	0	2	100	4,221	1	0	2	58
			T3S	7,124	1	0	2	96	7,650	1	0	2	103	7,698	1	0	2	104	4,380	1	0	2	60
			T3M	7,052	1	0	2	95	7,573	1	0	2	102	7,620	1	0	2	103	4,335	1	0	2	59
			T4M	6,909	1	0	2	93	7,420	1	0	2	100	7,466	1	0	2	101	4,248	1	0	2	58
			TFTM	7,182	1	0	2	97	7,712	1	0	2	104	7,760	1	0	2	105	4,415	1	0	2	60
			T5M	7,562	3	0	1	102	8,120	3	0	1	110	8,171	3	0	1	110	4,648	3	0	1	63
			T5S	7,714	2	0	1	104	8,284	2	0	1	112	8,335	2	0	1	113	4,742	2	0	1	64
			T5A	7,255	3	0	2	98	7,790	3	0	2	105	7,839	3	0	2	106	4,460	3	0	2	62
			T5W	7,243	3	0	2	98	7,777	3	0	2	105	7,826	3	0	2	106	4,452	3	0	2	61
			ASYDF	6,421	1	0	2	87	6,895	2	0	2	93	6,938	1	0	2	94	3,947	1	0	2	54
			SYMDF	6,609	2	0	2	89	7,097	2	0	2	96	7,142	2	0	2	97	4,063	2	0	2	55

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXWPM LED 20C 1000** platform 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
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

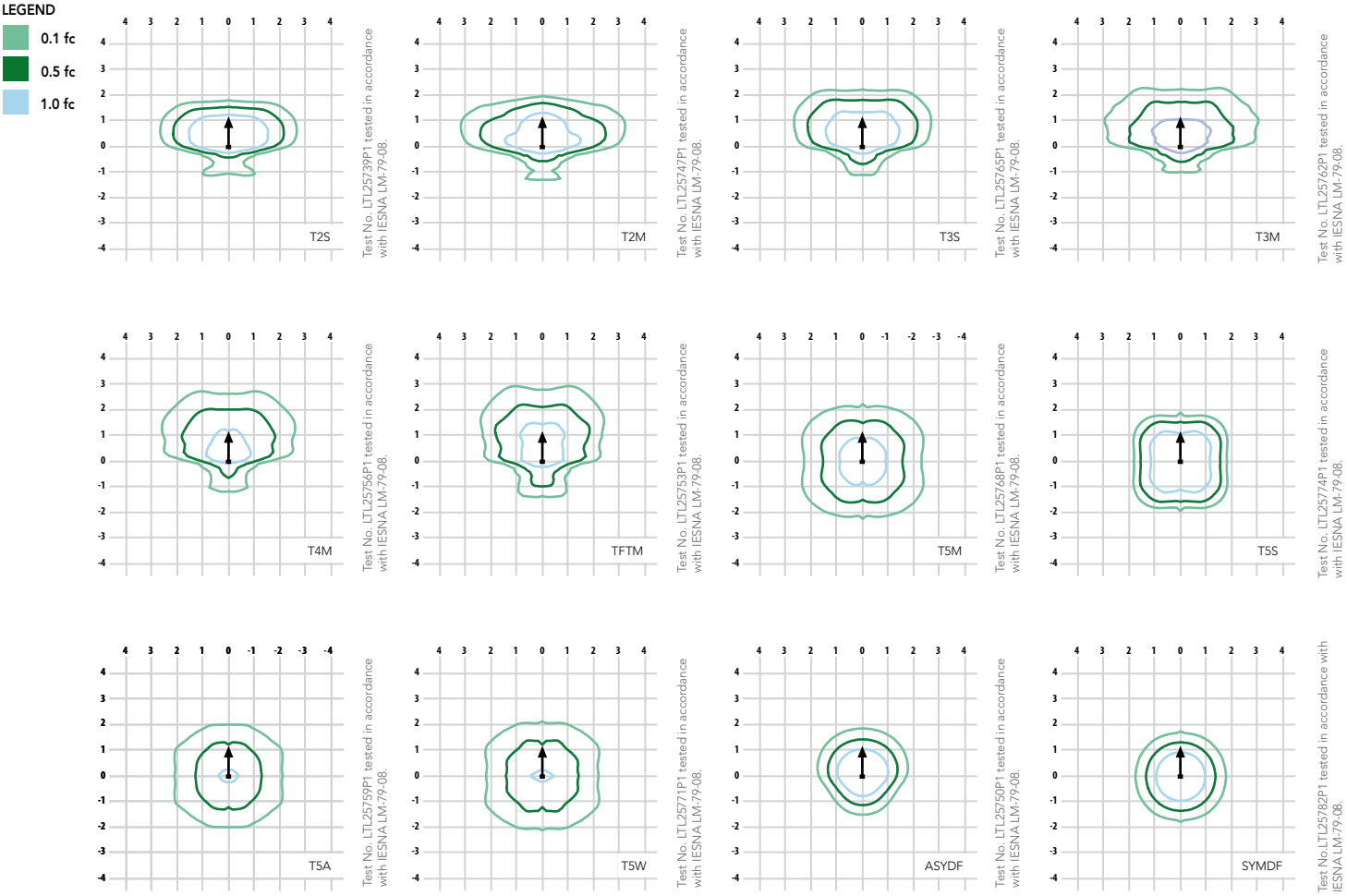
Electrical Load

			Current (A)					
LEDs	Drive Current (mA)	System Watts	120	208	240	277	347	480
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Pole Mount homepage.

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



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Options and Accessories

Mounting detail

ASYDF - Asymmetric diffuse (left engine is T3M, right engine is diffused)

HS - House-side shields

BSW - Bird-deterrent spikes

WG - Wire guard

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Pole Mount make it the smart choice for area and site illumination for nearly any facility.

CONSTRUCTION
Two-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. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

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 textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to area lighting applications. Light engines are available in 3000K, 4000K or 5000K with 70 min. CRI configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. The luminaire meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Includes universal mounting plate, which utilizes existing drill patterns and allows for quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

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.

BUY AMERICAN
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/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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WDGE1 LED
Architectural Wall Sconce

Buy American

Catalog Number

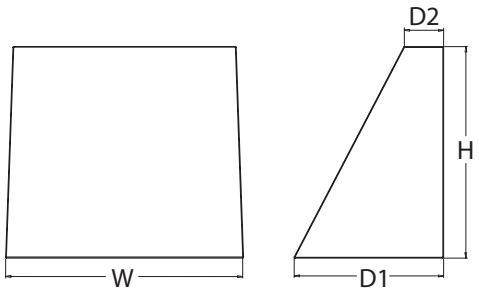
Notes

Type

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

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P2	30K 3000K	90CRI	VW Visual comfort wide	347[2]	SRM Surface mounting bracket
		35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[5]
		40K 4000K				**Shipped separately**
		50K[1] 5000K				AWS 3/8inch Architectural wall spacer
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options

E4WH[3]	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
PE[4]	Photocell, Button Type
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy America(n) Act Compliant

Finish

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with E4WH.

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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. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

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

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

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	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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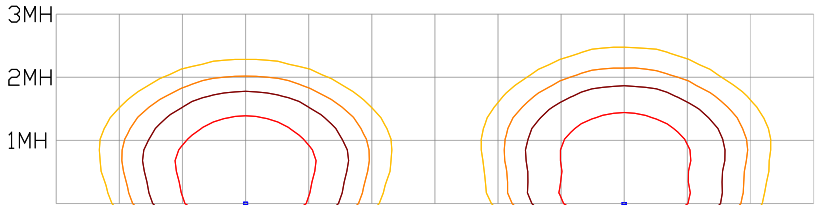
Photometric Diagrams

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

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

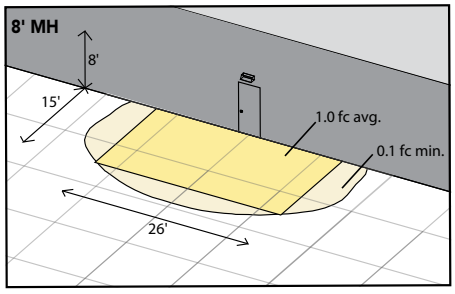
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

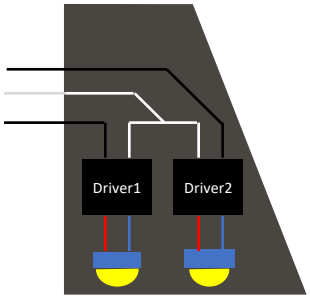


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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Mounting, Options & Accessories

E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted 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 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

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

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. 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 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/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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