# 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:

Date Received _____ ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

**Complete all sections of this application, including the desired meeting date and the action requested.** If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.*

*Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.*

*Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.*

## 1. Project Information

Address (list all addresses on the project site): 6701 McKee Road

Title: McKee Rd. Mixed-Use

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

UDC meeting date requested [redacted] January 22, 2025

☐ 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)

☐ Modifications of Height, Area, and Setback

☐ Sign Exceptions as noted in Sec. 31.043(3), MGO

**Other**

☐ Please specify

_____

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** Alex Weis, Mad Grove LLC — Company Livesey Company

Street address 2248 Deming Way Suite 200 — City/State/Zip Middleton, WI 53562

Telephone 608-833-2929 — Email aweis@liveseyco.com

**Project contact person** Patrick Terry — Company JLA Architects

Street address 800 W. Broadway, Suite 200 — City/State/Zip Monona, WI 53713

Telephone 608-442-3823 — Email pterry@jla-ap.com

**Property owner (if not applicant)** _____

Street address _____ — City/State/Zip _____

Telephone _____ — Email _____

# 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. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. 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 Modification 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

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

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. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimum 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, including material and color 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
- ☐ 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)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

## 4. Signage Approval *(Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications 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

## 5. Required Submittal Materials

☐ **Application Form**

- 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.

☐ **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 Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)

☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

☐ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **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.

## 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 Urban Design Commission Staff- Informational Review on 9/25/2024.
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 Alex Weis, Mad Grove LLC Relationship to property Property Owner

Authorizing signature of property owner Alex Weis Date 10/07/2024

## 7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

☐ Urban Design Districts: $350 *(per §33.24(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 Sign Modifications (of 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

JLA ARCHITECTS

January 6, 2024

City of Madison Plan Commission & Urban Design Commission
c/o City of Madison Planning Division
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53701

***Sent via email only:***
Plan Commission: PCApplications@cityofmadison.com
Urban Design Commission: UDCApplications@cityofmadison.com

Re: Letter of Intent
Resubmittal to the Urban Design Commission Final Approval
Project: 6708 & 6716 McKee Rd Mixed-Use Development

City of Madison Urban Design Commission Members:

On behalf of our client, Livesey Company LLC, JLA Architects is pleased to submit this application to the City of Madison Urban Design Commission for final UDC approval for the mixed-use development located at 6708 & 6716 McKee Rd. This Letter of Intent serves as a summary of the enclosed submittal documents for this Project.

**Project Team:**

Owner: Livesey Company LLC, 2248 Deming Way, Suite 200 Middleton, WI 53562
Architect of Record: JLA Architects, 800 W. Broadway, Suite 200, Monona, WI 53713
Civil Engineer: D'Onofrio Kottke and Associates, 7530 Westward Way, Madison, WI 53717
Landscape Designer: Olson Toon Landscaping, Inc. 3570 Pioneer Rd. Verona, WI 53593

**Urban Design Commission Feedback:**

The project was presented to the Urban Design Commission on November 20, 2024 and received the following notable comments, which have been addressed in the submittal documents:

- The building design shall be refined to provide additional connectivity to the street with more walk-up units for a stronger urban design and positive orientation to the street.
    - *Out of the six units along Maple Grove Dr, three sidewalks were added to connect the units to Mader Dr. The southernmost unit is above the electric meter area well and cannot be connected. We did investigate adding sidewalk to the final two units, but instead chose to improve the landscaping. The grade rise +/- 5'rise over +/-20'-22' of run {25% slope}) prohibiting adding a sidewalk. (Every 2 risers require a 5' landing, 9 risers are needed, requiring at least 26' of run)*
    - *Those balconies with sidewalks will have open railing to allow access to the street.*
    - *The planting beds along Maple Grove Dr provide interaction by creating park-like and inviting areas for pedestrians to enjoy.*

- *Taller plants: including added arborvitae, viburnum and switch grass, have been added to cover exposed foundation.*
- *The previous landscaping plan has been included for you to compare with proposed landscaping plan.*

- Provide details of the material transitions where the board formed concrete sandwich panel transitions to the fiber cement material.
  - *The sandwich panel (tilt up precast panel) will be capped with metal 'Z' flashing that transitions to the fiber cement material. (see detail on U220)*
  - Material transition details included on U220
- *Provide the coping/cap finish detail for the board form concrete sandwich panel.*
  - *The board form concrete will be poured as part of a tilt up precast panel.*
  - *The panel will be a uniform color, with a slight texture – see below*



BOARD FORMED CONCRETE

  - *Vertical grout lines are shown on building elevations and have been located to align with the vertical lines/articulation above.*
    - *Vertical grout lines between tilt up panels are shown on the building elevations*
- Provide details on the finish treatments for the VTAC/PTAC units.
  - *All VTAC/PTAC units are located on inside return walls and are screened by balcony/balcony railings.*
  - *The VTAC/PTAC units will closely match (as possible) to the background color siding.*
- Reorganize the amenities in the southwest corner near the commercial space of Building A1 to accommodate landscape and soften the hardscape area.
  - *A planting island was added next to the monument sign at the SW corner of the commercial space*
  - *Planters were added along the parking lot curb to screen vehicles/headlights from customer's view and create a buffer between patio and parking.*
  - *A planting bed was added along the west side of the commercials space.*
  - *Board and batten siding was extended down to grade in lieu of board formed concrete to soften the commercial space patio.*
- Revise the landscaping plan to fill in the lawn area at the NE corner of McKee Rd and Maple Grove Road with additional plantings to look more intentional and substantial; reflect climbing vegetation be planted in the raised boxes to soften the hardscape area and return areas of stone mulch to shredded bark mulch to support plant life and hold moisture.
  - *The monument sign was rotated 90 degrees and moved out of the easement.*
  - *Trees and shrubs were added to make the area more intentional and substantial.*
  - *Sweet autumn clematis was added to the fence*
  - *Mulched areas are marked with WM – symbolizing wood mulch.*
  - *The previous landscaping plan is included to compare with the proposed landscaping plan.*
  - *The site will be irrigated to promote grass seed growth.*

- Update the site (and landscape) plan to align the tree islands in the parking area on the west side of Building A2 to alight with those on the adjacent development for a more cohesive planning plan between the two sites.
    - *The parking island was moved to align as closely as possible to the neighboring site, while meeting city ordinance.*

In addition to the items UDC listed, two additional design changes have occurred:

1.) Birdglass has been removed from the building
    a. Mullions and bulkheads have been added to any window that is over 50 SF.
    b. Thought and care have been taken to ensure the mullions and bulkheads are consistent with the building design.
2.) Gas meters are required to be outside the building footprint.
    a. After speaking with MG&E and Olson Toon gas meters were located on the east side of each building.
    b. The meters will be stacked 4 high to reduce the length of wall they cover.
    c. Landscaping has been added behind the sidewalk to screen the meters – in coordination with MG&E meter installation regulations – along the west side of buildings A1 and A2.
    d. A retaining wall is on the east side of Building A1 to screen the electrical meters

**Neighborhood Engagement:**

- Pre-Application Alder Engagement/Notification: August 26, 2024
- Pre-Application Meeting with Alder Wehelie, District 7 and Planning Staff: September 10, 2024
- UDC Informational Meeting: September 25, 2024
- Land Use Application Submittal: October 7, 2024
- Neighborhood Meeting: November 7, 2024
- UDC Meeting: November 20, 2024 – conditionally approved
- Plan Commission Meeting: December 2, 2024 – conditionally approved
- Common Council Meeting: December 10, 2024 – conditionally approved

**Project Schedule:**

Construction is anticipated to start in March 2025 and be completed in Spring 2026.

JLA Architects and Livesey Company LLC respectfully requests the Urban Design Commission review the application materials for the upcoming UDC meeting on January 22, 2025. Thank you very much for considering our proposal. We are excited for the opportunity to contribute to the City of Madison's west-side housing development initiatives.

Sincerely,

Patrick J Terry

Patrick Terry
JLA Architects- Project Manager

# MCKEE ROAD MIXED USE DEVELOPMENT

## 670**8 & 6716** MCKEE ROAD
## MADISON, WISCONSIN 53719




# CITY OF MADISON URBAN DESIGN COMMISSION SUBMITTAL

**JANUARY 6, 2024**

Livesey Company

JLA ARCHITECTS

JLA PROJECT NO. 22-022.1

10/17/2024 10:38:03 A

## McKEE ROAD MIXED-USE DEVELOPMENT BUILDING A1

October 7, 2024

JLA ARCHITECTS

| | UNIT NAME | STUDIO | | | 1 BEDROOM | | 2 BEDROOMS | (1) TOTAL UNITS | (1) TOTAL BEDROOMS | COMMERCIAL NET AREA LEASABLE | RESIDENTIAL NET AREA LEASABLE | (3) GROSS AREA (S.F.) | EFFICIENCY | PARKING AREA (S.F.) | COVERED PARKING | SURFACE PARKING | PARKING RATIO | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A1 | A2 | A3 | B1 | B2 | D1 | | | | | | | | | | | |
| | BEDROOMS | 1 | 1 | 1 | 1 | 1 | 2 | | | | | | | | | | | |
| | AREA (S.F.) | 558 | 559 | 584 | 718 | 680 | 1,249 | | | | | | | | | | | |
| FLOOR | 3RD | 2 | 1 | 4 | 9 | 2 | 4 | 22 | 26 | - | 16,829 | 19,460 | 86.5% | | | | | |
| FLOOR | 2ND | 2 | 1 | 4 | 9 | 2 | 4 | 22 | 26 | - | 16,829 | 19,460 | 86.5% | | | | RETAIL RATIO | |
| FLOOR | 1ST | 2 | 0 | 3 | 9 | 2 | 0 | 16 | 16 | - | 10,690 | 19,460 | 54.9% | | | 19 | 7.6 | PER 1K SF |
| FLOOR | LL | | | | | | | | | 2,500 | - | 24,628 | 10.2% | 21,350 | 54 | 18 | PER UNIT | PER BR |
| | TOTALS | 6 | 2 | 11 | 27 | 6 | 8 | 60 | 68 | 2,500 | 44,348 | 83,008 | 53.4% | 21,350 | 54 | 18 | 1.20 | 1.06 |
| | PERCENT | 10.0% | 3.3% | 18.3% | 45.0% | 10.0% | 13.3% | | | | | | | | | | | |
| | | 31.7% | | | 55.0% | | 13.3% | | | | | | | | | | | |

739 Average N.S.F. per unit
973 Average G.S.F per unit
395 Average S.F. per space

## McKEE ROAD MIXED-USE DEVELOPMENT BUILDING A2

October 7, 2024

JLA ARCHITECTS

| | UNIT NAME | STUDIO | | | 1 BEDROOM | | 2 BEDROOMS | (1) TOTAL UNITS | (1) TOTAL BEDROOMS | COMMERCIAL NET AREA LEASABLE | RESIDENTIAL NET AREA LEASABLE | (3) GROSS AREA (S.F.) | EFFICIENCY | PARKING AREA (S.F.) | COVERED PARKING | SURFACE PARKING | PARKING RATIO | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A1 | A2 | A3 | B1 | B2 | D1 | | | | | | | | | | | |
| | BEDROOMS | 1 | 1 | 1 | 1 | 1 | 2 | | | | | | | | | | | |
| | AREA (S.F.) | 558 | 559 | 584 | 718 | 680 | 1,249 | | | | | | | | | | | |
| FLOOR | 3RD | 2 | 1 | 4 | 9 | 2 | 4 | 22 | 26 | - | 16,829 | 19,460 | 86.5% | | | | | |
| FLOOR | 2ND | 2 | 1 | 4 | 9 | 2 | 4 | 22 | 26 | - | 16,829 | 19,460 | 86.5% | | | | | |
| FLOOR | 1ST | 3 | 0 | 4 | 8 | 2 | 4 | 21 | 25 | - | 16,110 | 19,460 | 82.8% | | | | | |
| FLOOR | LL | | | | | | | | | - | - | 24,628 | 0.0% | 24,300 | 50 | 43 | PER UNIT | PER BR |
| | TOTALS | 7 | 2 | 12 | 26 | 6 | 12 | 65 | 77 | - | 49,768 | 83,008 | 60.0% | 24,300 | 50 | 43 | 1.43 | 1.21 |
| | PERCENT | 10.8% | 3.1% | 18.5% | 40.0% | 9.2% | 18.5% | | | | | | | | | | | |
| | | 32.3% | | | 49.2% | | 18.5% | | | | | | | | | | | |

766 Average N.S.F. per unit
898 Average G.S.F per unit
486 Average S.F. per space

**NOTES:**

1. TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT FROM FLOORS 2 & 3.
2. TABLE ABOVE ASSUMES 3,500 S.F. (+/-) OF COMMON AMENITY SPACE ON 1st FLOOR. ADDITIONAL COMMON AMENTIY SPACE WOULD REDUCE NET LEASABLE S.F. OF THE BUILDING.
3. GROSS AREA DOES NOT INCLUDE PARKING AREAS.
4. 1st FLOOR IN EACH BUILDING CONTAINS THE MAIN ENTRY LOBBY AT MID-LEVEL.
5. PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.
6. LOWER LEVEL GROSS SQUARE FOOTAGE IS DIVIDED EQUALLY BETWEEN BUILDINGS A1 & A2.




PROJECT LOCATOR MAP

| SHEET INDEX – UDC SUBMITTAL | |
|---|---|
| SHEET NUMBER | SHEET NAME |
| U000 | COVER |
| U001 | INDEX SHEET |
| C100 | SITE LAYOUT PLAN |
| C200 | SITE GRADING PLAN |
| C300 | SITE UTILITY PLAN |
| C400 | CONSTRUCTION DETAILS |
| C500 | FIRE ACCESS PLAN |
| L100 | LANDSCAPE PLAN |
| U010 | EXISTING SITE CONTEXT PHOTOS |
| U011 | EXISTING SITE CONTEXT PHOTOS |
| USP-100 | MASTER SITE PLAN |
| U100 | LOWER LEVEL PLAN |
| U101 | FIRST FLOOR PLAN |
| U102 | TYPICAL FLOOR PLAN |
| U103 | ROOF PLAN |
| U200 | EXTERIOR ELEVATIONS |
| U201 | EXTERIOR ELEVATIONS |
| U202 | EXTERIOR ELEVATIONS |
| U210 | EXTERIOR ELEVATIONS- BIRDGLASS |
| U211 | EXTERIOR ELEVATIONS- BIRDGLASS |
| U212 | EXTERIOR ELEVATIONS- BIRDGLASS |
| U213 | BIRDGLASS CALCULATIONS |
| U220 | EXTERIOR MATERIALS & BUILDING DETAILS |
| U230 | EXTERIOR RENDERINGS |
| U231 | EXTERIOR RENDERINGS |
| U232 | EXTERIOR RENDERINGS |
| U233 | EXTERIOR RENDERINGS |
| U234 | EXTERIOR RENDERINGS |
| U235 | EXTERIOR RENDERINGS |
| U236 | EXTERIOR RENDERINGS |
| U300 | BUILDING SECTIONS |
| U400 | SITE PHOTOMETRICS |

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE **JANUARY 6, 2025**

REVISION SCHEDULE

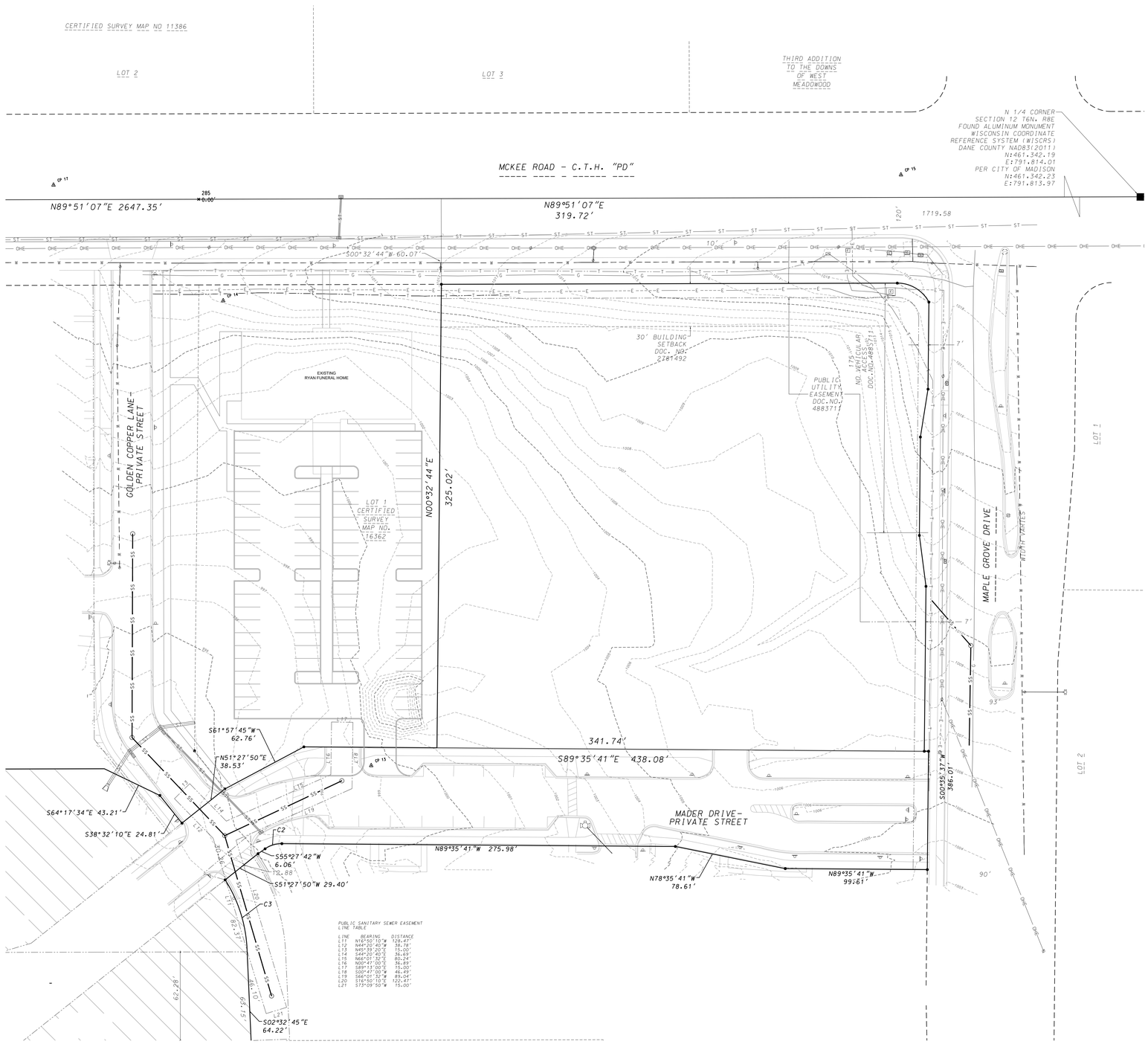
| Mark | Description | Date |
|---|---|---|

SHEET TITLE

INDEX SHEET

SHEET NUMBER

U001




## EXISTING SITE CONDITIONS LEGEND

- FOUND PLSS MONUMENT
- FOUND 3/4" RED CAPPED REBAR
- FOUND 3/4" REBAR
- FOUND PK NAIL
- FOUND CHISELED "X" IN CONCRETE
- PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- GAS MAIN
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELECOMMUNICATION
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL/VAULT
- MANHOLE
- CATCH BASIN/INLET
- POWER POLE
- POWER POLE W/LIGHT
- LIGHT POLE
- TRAFFIC SIGNAL
- GAS METER
- VALVE
- HYDRANT
- GUARD POST
- SIGN
- GUY WIRE
- DECIDUOUS TREE
- BUSH
- CONIFEROUS TREE
- TREE/SHRUB LINE
- FLAGPOLE
- GUARD RAIL
- CONCRETE
- BOULDER RETAINING WALL
- CONCRETE RETAINING WALL
- FENCE
- CONCRETE CURB AND GUTTER
- EXISTING CONTOUR (1010)
- BACK OF WALK SPOT ELEVATION (+1021.32)
- "RECORDED AS" INFORMATION ( )

SCALE: 1" = 20'
0 20

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com
Livesey Company
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

JLA PROJECT NUMBER: W22-0201

# MCKEE ROAD MIXED USE DEVELOPMENT

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE **JANUARY 6, 2025**

REVISION SCHEDULE

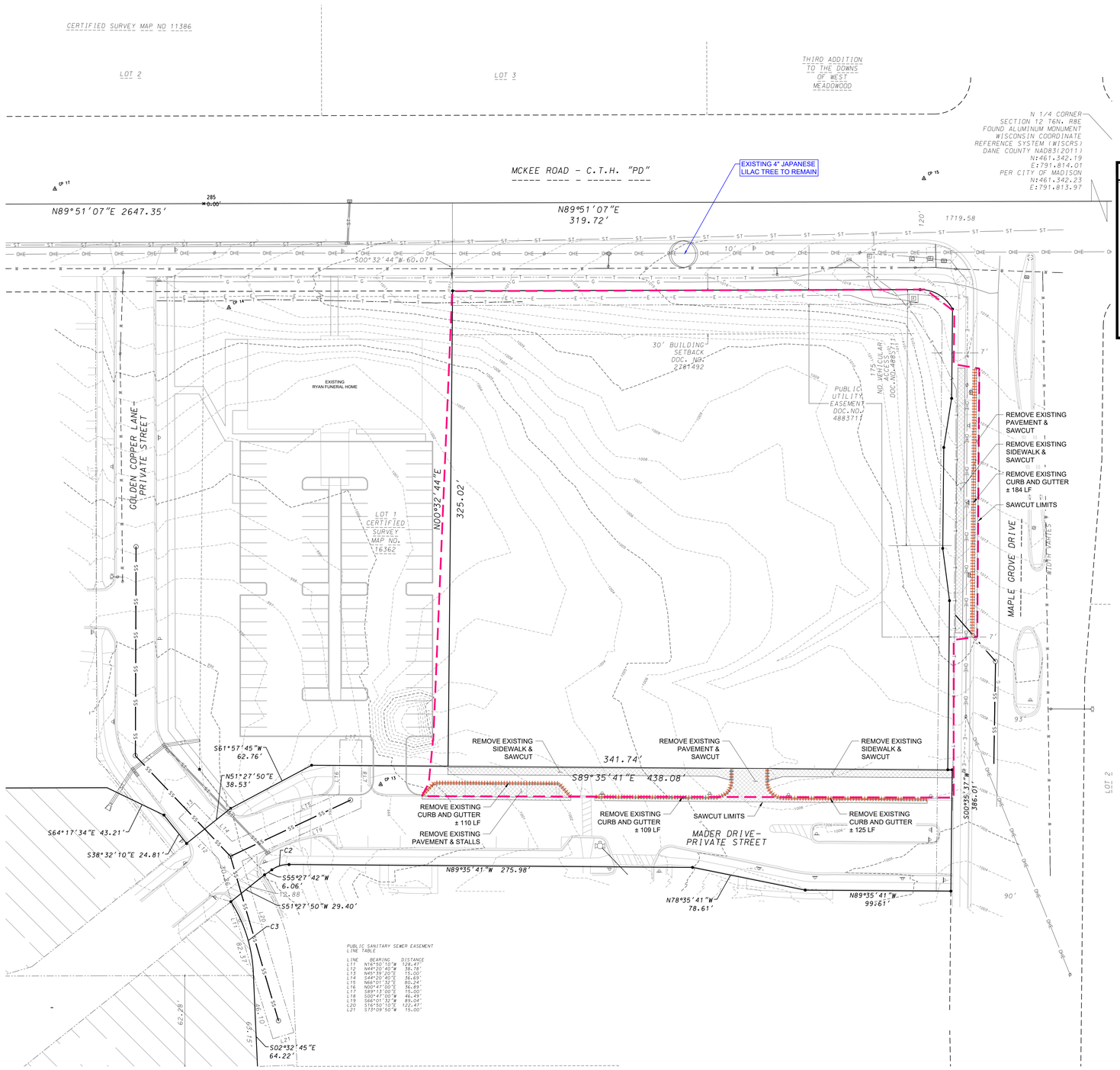
| Mark | Description | Date |
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SHEET TITLE

## EXISTING CONDITIONS PLAN

SHEET NUMBER

C001




## DEMOLITION PLAN NOTES:

1. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION NOT TO 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 TOP EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
2. 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 AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND AT www.cityofmadison.com/business/pw/specs.cfm

## DEMOLITION LEGEND

- REMOVE EXISTING PAVEMENT OR GRAVEL
- REMOVE EXISTING STRUCTURES
- REMOVE EXISTING UTILITY STRUCTURE
- REMOVE EXISTING STREET TREE
- REMOVE EXISTING UTILITIES
- SAWCUT EXISTING CURB OR PAVEMENT
- LIMITS OF DISTURBANCE

SCALE: 1" = 20'
0 20

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com
Livesey Company
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

JLA PROJECT NUMBER: W22-0201

MCKEE ROAD MIXED USE DEVELOPMENT

**PROGRESS DOCUMENTS**

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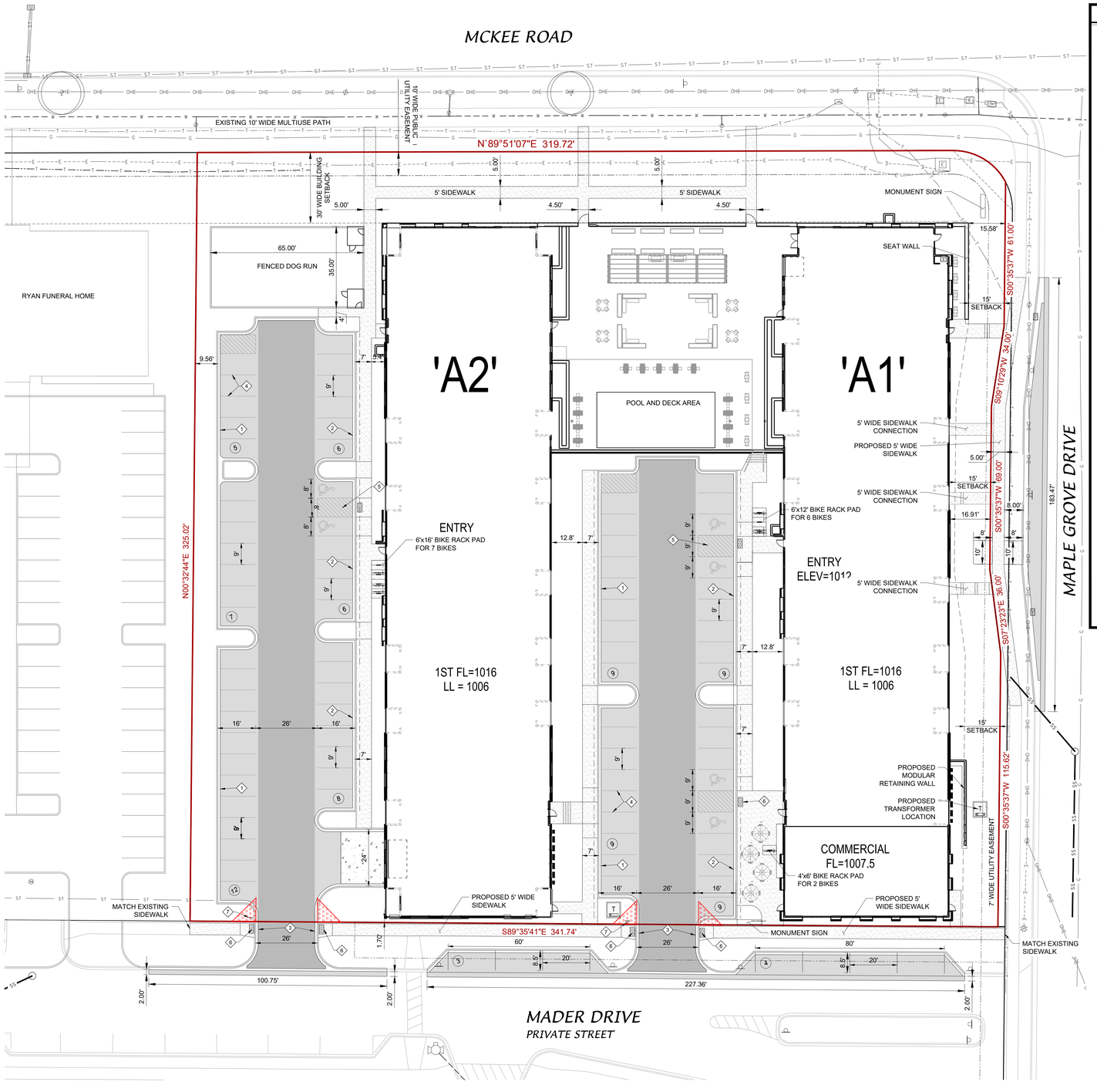
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SHEET TITLE

SITE DEMOLITION PLAN

SHEET NUMBER

C002




SCALE: 1"= 20'

## SITE PLAN NOTES:

1. SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
2. PROVIDE CONTROL JOINTS 10'+/- O.C. PROVIDE EXPANSION JOINTS 50' O.C.
3. EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
4. EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 12" OF BLACK DIRT/TOPSOIL.
5. EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
6. PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
7. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
8. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
9. CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE
10. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
11. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
12. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
13. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
14. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION NOT TO 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 TOP EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
15. 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 AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND AT www.cityofmadison.com/business/pw/specs.cfm
16. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
17. STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR BEGINNING OF CONSTRUCTION. 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.
18. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE ANSI A300 - PART 1 STANDARDS FOR PRUNING.

## PROPOSED IMPROVEMENTS LEGEND

- LIGHT DUTY PAVEMENT
  3.5" ASPHALT (2.00" BINDER, 1.50" SURFACE)
  4" UPPER BASE COURSE, 1-1/4" STONE
  4" LOWER BASE COURSE, 3" STONE
- MEDIUM DUTY PAVEMENT
  4" ASPHALT (2.25" BINDER, 1.75" SURFACE)
  4" UPPER BASE COURSE, 1-1/4" STONE
  6" LOWER BASE COURSE, 3" STONE
- CONCRETE SIDEWALK
  4" CONCRETE OVER 3" GRANULAR BASE
- CONCRETE PAVEMENT
  6" CONCRETE W/WIRE MESH REINFORCEMENT
  6" CRUSHED AGGREGATE BASE COURSE
- (10) PROPOSED PARKING SPACE COUNT
- VISION TRIANGLE
  (10' X 10' UNLESS OTHERWISE DIMENSIONED)

## KEYNOTES

1. 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
2. 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
3. DEPRESSED CURB & GUTTER (NO CURB HEAD)
4. 4" WIDE PARKING SPACE STRIPING - TYP.
5. 4" WIDE STRIPING, 2' ON-CENTER, 45-DEGREES
6. 2'x4' DETECTABLE WARNING FIELD
7. STOP SIGN

## SITE PLAN INFORMATION BLOCK

| | |
|---|---|
| PROPERTY AREA | 111,071 SF |
| EXISTING IMPERVIOUS AREA | 0 SF |
| PROPOSED IMPERVIOUS AREA | 32,366 SF |
| TOTAL BUILDING AREA | 51,348 SF |
| IMPERVIOUS SURFACE RATIO | 0.754 |
| ABOVE-GROUND OFF-STREET STALLS | 84 |
| BELOW GRADE STALLS | 104 |
| TOTAL PARKING STALLS | 188 |
| TOTAL ACCESSIBLE STALLS INCLUDED | 9 |
| EXTERIOR BICYCLE STALLS | 15 |
| INTERIOR BICYCLE STALLS | 125 |
| TOTAL BICYCLE STALLS | 140 |

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com
Livesey Company
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

JLA PROJECT NUMBER: W22-0201

# MCKEE ROAD MIXED USE DEVELOPMENT

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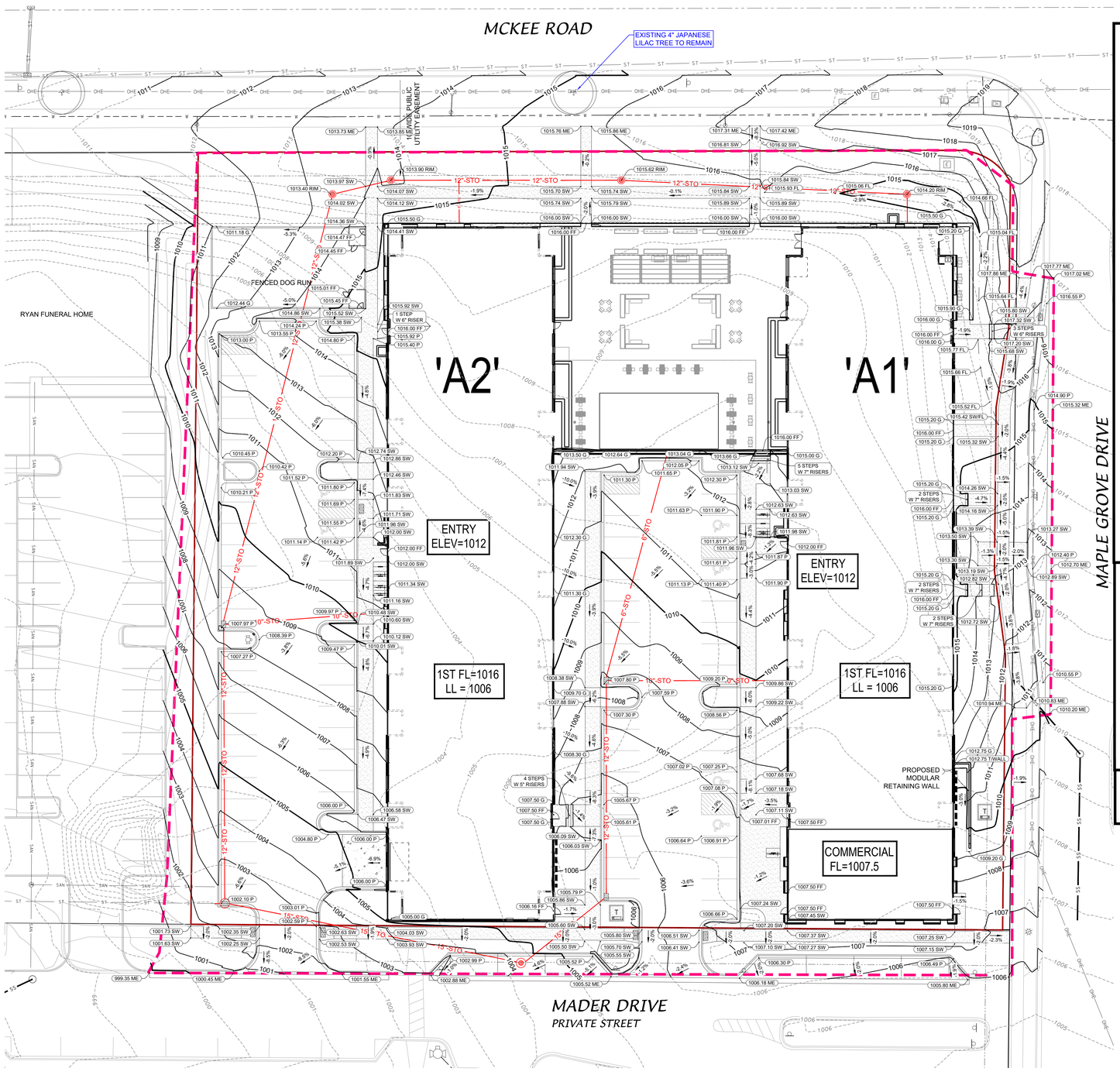
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SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER

C100




## GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR AND CITY OF MADISON TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO CITY OR WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
9. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
10. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
11. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
12. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
13. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.1 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER RATES SHALL BE PLACED PER A SOIL TEST.
14. EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 6" OF BLACK DIRT/TOPSOIL.
15. CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.
16. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION NOT TO 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 TOP EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
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## GRADING PLAN LEGEND

- 985 — PROPOSED CONTOURS
- 986 — EXISTING CONTOURS
- DISTURBED AREA
- 1000.50 TC — SPOT GRADE - TOP (BACK) OF CURB
- 1000.50 T/WALL — SPOT GRADE - TOP OF WALL
- 1000.50 P — SPOT GRADE - FINISH GRADE (PAVEMENT)
- 1000.50 SW — SPOT GRADE - SIDEWALK FINISH GRADE
- 1000.50 G — SPOT GRADE - GROUND (BOTTOM OF WALL)

LIMITS OF DISTURBANCE = 120,500 SQ FT = 2.77 AC

SCALE: 1" = 20'

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

Livesey Company

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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# MCKEE ROAD MIXED USE DEVELOPMENT

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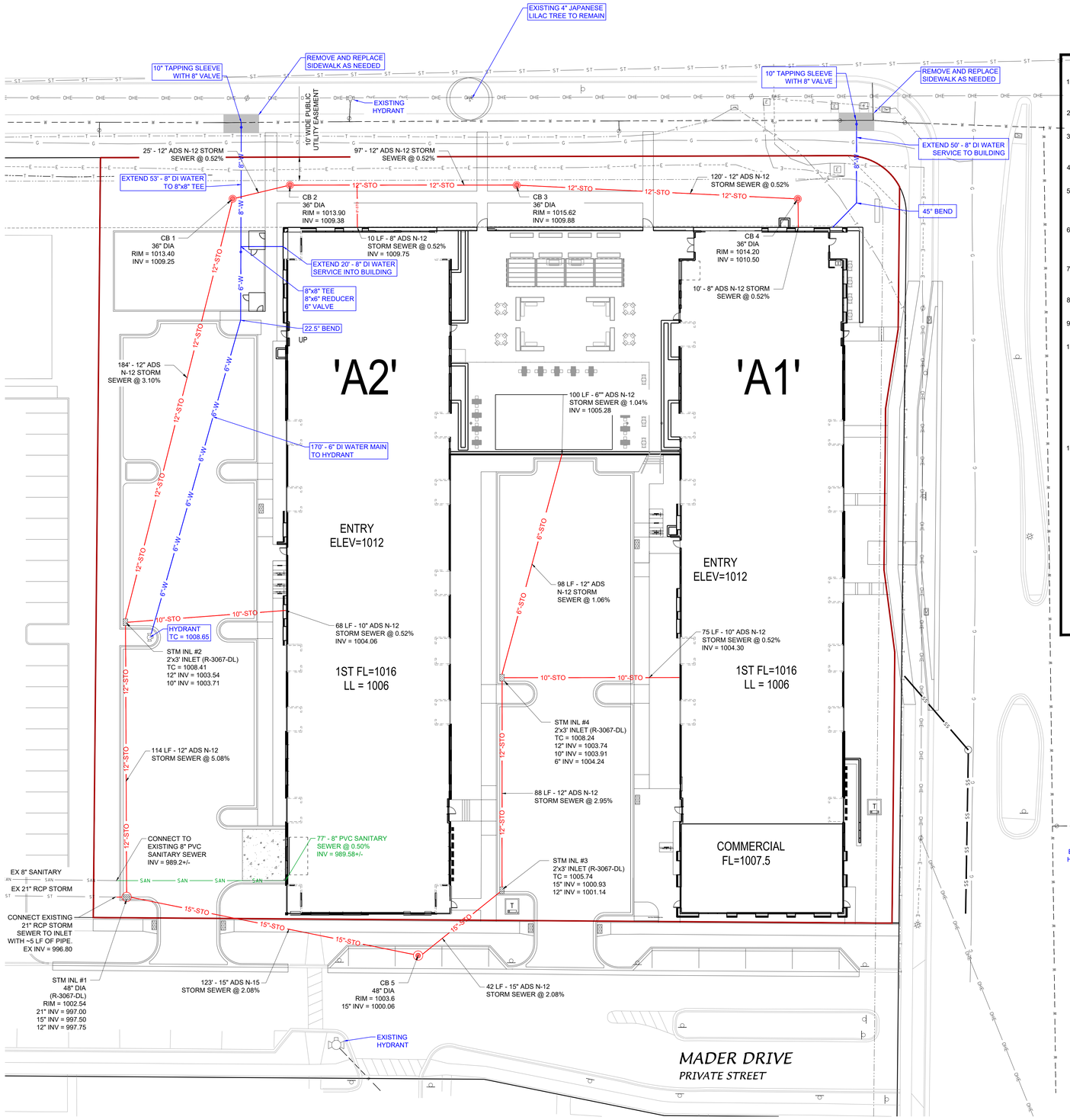
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SHEET TITLE

SITE GRADING PLAN

SHEET NUMBER

C200




## SITE UTILITY NOTES:

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.
5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
6. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
7. ALL INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE UNLESS OTHERWISE NOTED.
8. CIRCULAR CATCH BASIN CASTINGS IN GRASS AREAS TO BE NEENAH R-2560-D8
9. CITY OF MADISON WATER UTILITY TO BE NOTIFIED PRIOR TO ANY LIVE TAPPING.
10. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION NOT TO 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 TOP EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
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SCALE: 1" = 20'


JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com
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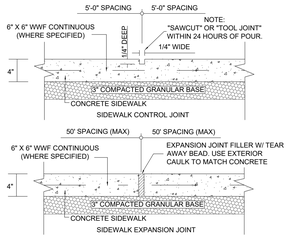
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SHEET TITLE

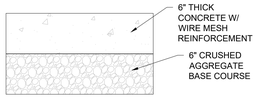
SITE UTILITY PLAN

SHEET NUMBER

C300

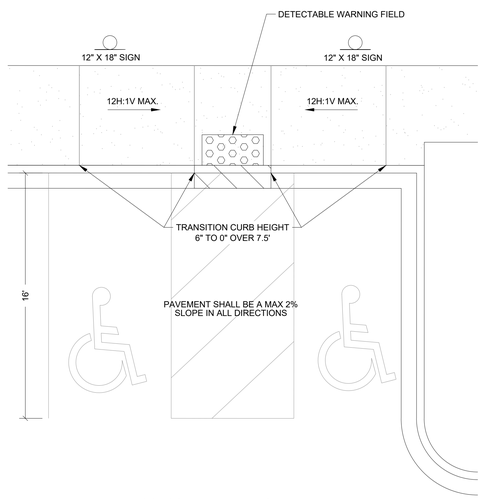



SIDEWALK
NOT TO SCALE

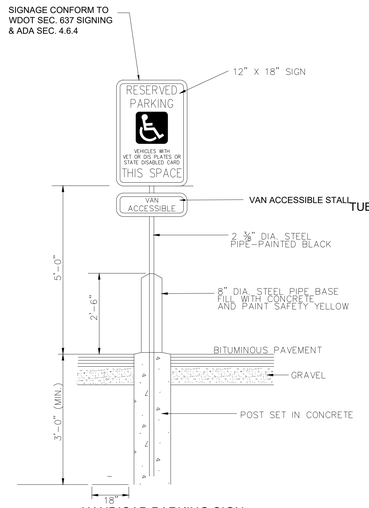



* REFER TO GEOTECHNICAL EXPLORATION REPORT FOR FURTHER DETAILS AND SPECIFICATIONS.

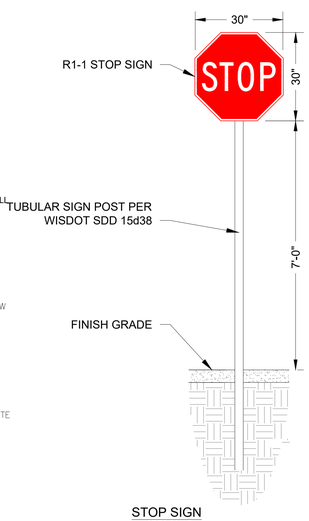
CONCRETE SECTION AT GARAGE ENTRANCE
NOT TO SCALE



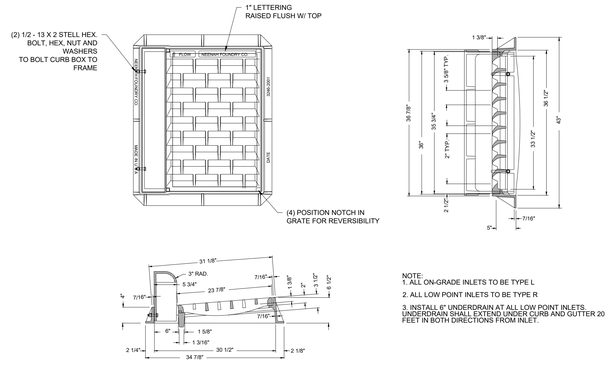

ACCESSIBLE PARKING DETAIL
N.T.S.




HANDICAP PARKING SIGN
NOT TO SCALE



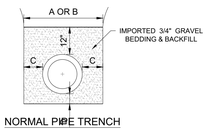

STOP SIGN
NOT TO SCALE



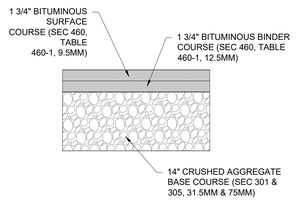

NOTE:
1. ALL ON-GRADE INLETS TO BE TYPE L
2. ALL LOW POINT INLETS TO BE TYPE R
3. INSTALL 6" UNDERDRAIN AT ALL LOW POINT INLETS. UNDERDRAIN SHALL EXTEND UNDER CURB AND GUTTER 20 FEET IN BOTH DIRECTIONS FROM INLET.

NOTE: ALL DIMENSIONS SHOWN ARE IN ENGLISH AND [METRIC].
COMPONENT NO'S: FRAME ,GRATE, CURB BOX - NEENAH R-3067
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NO PAINT
WEIGHT: FRAME 200#, GRATE 196#, CURB BOX 140#

FRAME, TYPE "L" GRATE AND CURB BOX
NOT TO SCALE

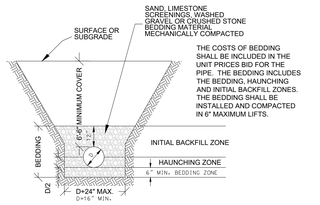



NORMAL PIPE TRENCH

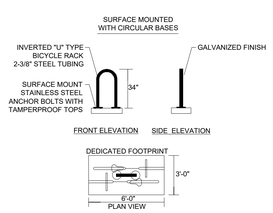



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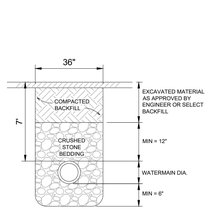
STANDARD PAVEMENT SECTION
NOT TO SCALE



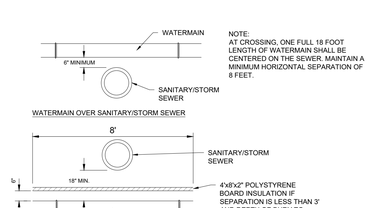

UTILITY TRENCH BACKFILL DETAIL
NOT TO SCALE




BIKE RACK DETAIL - MADRAX 'U' RACK
NOT TO SCALE

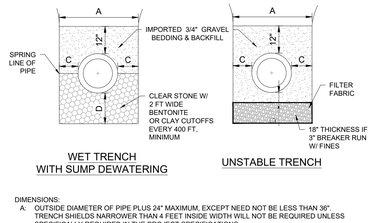



WATERMAIN & SANITARY SEWER BEDDING
NOT TO SCALE




NOTE:
AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATERMAIN SHALL BE CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

WATERMAIN - SEWER SEPERATION
NOT TO SCALE

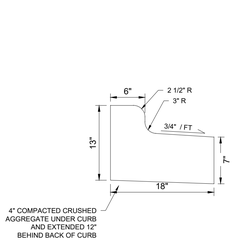



WET TRENCH
WITH SUMP DEWATERING

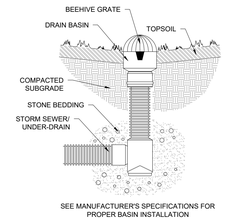
UNSTABLE TRENCH

DIMENSIONS:
A: OUTSIDE DIAMETER OF PIPE PLUS 24" MAXIMUM, EXCEPT NEED NOT BE LESS THAN 36". TRENCH SHIELDS NARROWER THAN 4 FEET INSIDE WIDTH WILL NOT BE REQUIRED UNLESS SPECIFICALLY REQUIRED IN THE PROJECT SPECIFICATIONS.
B: FOR ROCK, OUTSIDE DIAMETER OF PIPE PLUS 18" MAXIMUM, EXCEPT NEED NOT BE LESS THAN 36".
C: MINIMUM - 6"
D: MINIMUM 4" BELOW BARREL AND 3" BELOW BELL

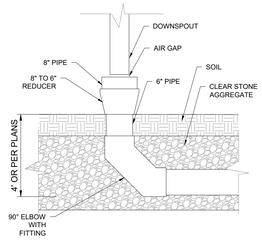
TRENCH WIDTH AND BEDDING
NOT TO SCALE



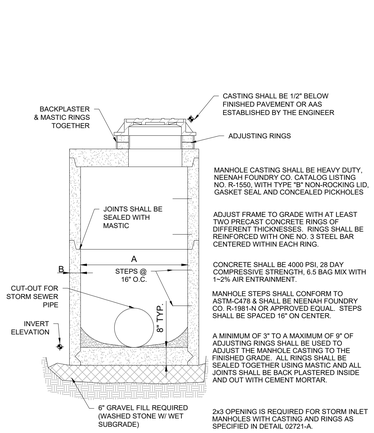

18" REJECT CURB AND GUTTER
NOT TO SCALE




NYOPLAST INLINE DRAIN BASIN
NOT TO SCALE



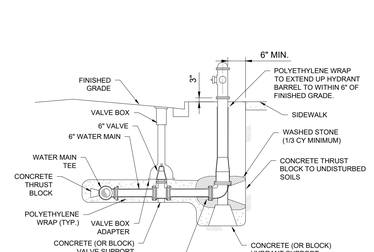

ROOF DRAIN DOWNSPOUT
NOT TO SCALE



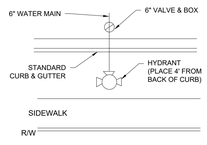

STORM MANHOLE DIMENSIONS

| MANHOLE SIZE | DIMENSION | |
|---|---|---|
| | A | B (MIN.) |
| 48" | 48" | 5" |
| 60" | 60" | 6" |
| 72" | 72" | 7" |
| 84" | 84" | 7" |
| 96" | 96" | 9" |

STORM SEWER MANHOLE DETAIL
NOT TO SCALE



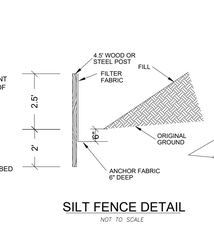

PROFILE VIEW



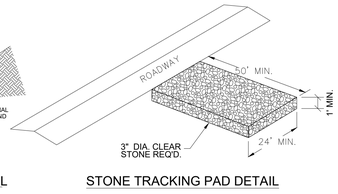

PLAN VIEW

NOTES:
1.) HYDRANT SHALL BE WATEROUS PACER MODEL WB-67 OR MUELLER SUPER CENTURION A-423
2.) HYDRANT BURY TO BE 7'-0"
3.) HYDRANT TO BE LOCATED 4' FROM BACK OF CURB
4.) ALL JOINTS BETWEEN THE HYDRANT CONNECTION AND WATER MAIN TEE TO BE RESTRAINED WITH MEGA LUGS OR LOCKING GASKETS. HYDRANT CONNECTION TO BE MEGA LUGGED TO WATER MAIN.

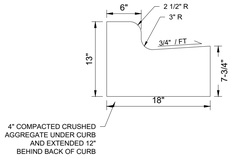
HYDRANT SETTING
NOT TO SCALE



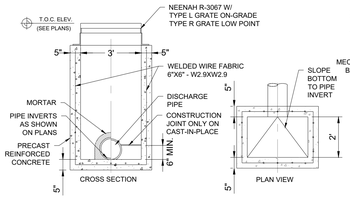

SILT FENCE DETAIL
NOT TO SCALE




STONE TRACKING PAD DETAIL

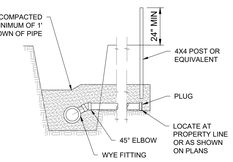



18" CURB AND GUTTER
NOT TO SCALE

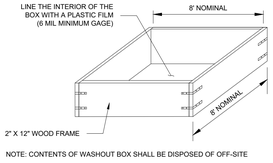



2'x3' PRECAST INLET
NOT TO SCALE

NOTES:
1. SEWER LATERAL TO BE PLACED AT 1/8 INCH PER FOOT SLOPE.
2. SEWER LATERAL MATERIAL TO BE THE SAME AS THE MAIN LINE MATERIAL.
3. RISERS ARE REQUIRED WHERE SEWER LATERAL IS GREATER THAN 10 FEET DEEP.
4. TRACE WIRE IS REQUIRED. TRACE WIRE TO TERMINATE IN TRACE WIRE TERMINAL BOX LOCATED AT THE 4X4 TIMBER POST.




SANITARY SEWER LATERAL
NOT TO SCALE




NOTE: CONTENTS OF WASHOUT BOX SHALL BE DISPOSED OF OFF-SITE

CONCRETE WASHOUT BOX DETAIL
NOT TO SCALE

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com
Livesey Company
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

JLA PROJECT NUMBER: W22-0201

MCKEE ROAD MIXED USE DEVELOPMENT

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE **JANUARY 6, 2025**

REVISION SCHEDULE

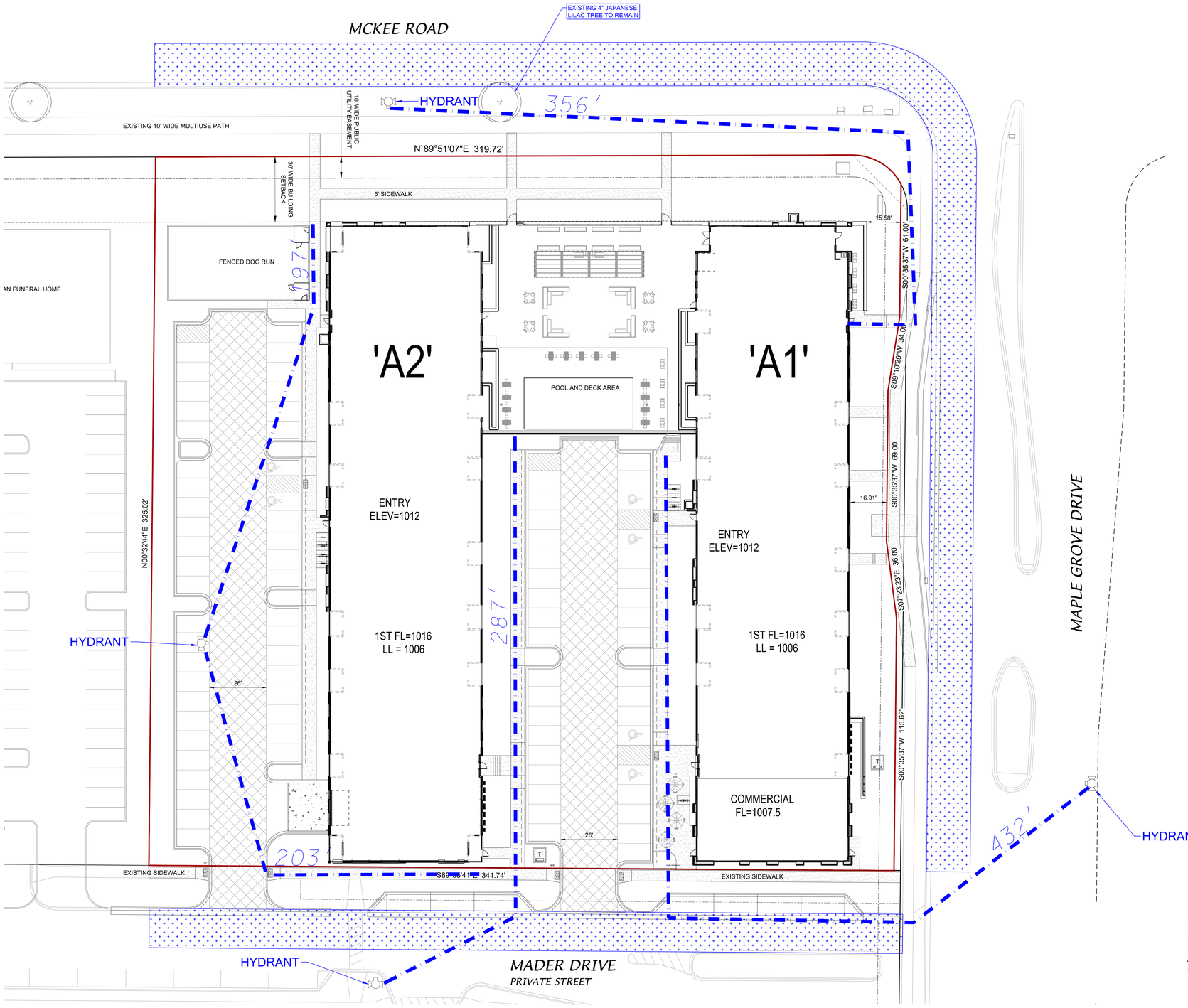
| Mark | Description | Date |
|---|---|---|

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

C400




## LEGEND

- FIRE LANE ACCESS
- AERIAL APPARATUS FIRE LANE

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

Livesey Company

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

JLA PROJECT NUMBER: W22-0201

# MCKEE ROAD MIXED USE DEVELOPMENT

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE **JANUARY 6, 2025**

REVISION SCHEDULE

| Mark | Description | Date |
|---|---|---|

SHEET TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C500

MCKEE ROAD (CTH PD)

EXISTING JAPANESE TREE LILAC TO REMAIN

SIDEWALK

SIDEWALK

FENCED DOG RUN

POOL

'A2'
THREE STORY
APARTMENTS

'A1'
THREE STORY
MIXED-USE

COMMERCIAL

UTILITY METERS

UTILITY METERS

SIGN

SIGN

MAPLE GROVE DRIVE

MADER DRIVE

| CITY OF MADISON LANDSCAPE WORKSHEET | | | | | |
|---|---|---|---|---|---|
| Total Developed Area | SQUARE FEET | | | | LANDSCAPE POINTS REQ. |
| 111,071 sf (lot) - 50,551 sf (building footprint) | 59,723 | 5 points per 1CC sq ft | | | 995 |
| | | CREDITS / EXISTING LANDSCAPING | | NEW / PROPOSED LANDSCAPING | |
| PLANT TYPE / ELEMENT | POINT VALUE | QUANTITY | POINTS ACHIEVED | QUANTITY | POINTS ACHIEVED |
| Overstory Deciduous (2.5" caliper) | 35 | | 0 | 19 | 665 |
| Tall Evergreen Tree (5'-6') | 35 | | 0 | 0 | 0 |
| Ornamental Tree (1.5" caliper) | 15 | | 0 | 14 | 210 |
| Upright Evergreen Shrub (i.e. arborvitae) 3'-4' tall | 15 | | 0 | 51 | 510 |
| Shrub, deciduous (#3 gal cont) | 4 | | 0 | 95 | 285 |
| Shrub, evergreen (#3 gal. cont) | 4 | | 0 | 8 | 32 |
| Ornamental Grasses/Perennials (#1 gal cont) | 2 | | 0 | 337 | 674 |
| Ornamental/Decorative Fencing or Wall (4pts / 1DLF) | 4 | | 0 | | 0 |
| Existing Significant Specimen Tree (2.5" dbh) | 14 | | 0 | | 0 |
| Landscape Furniture for public seating and/or transit connections (5pts. per seat) | 5 | | 0 | | 0 |
| | | | 0 | | 2376 |

PLANT LIST

| KEY | SCIENTIFIC NAME | | QTY | SIZE | ROOT | STEM |
|---|---|---|---|---|---|---|
| | DECIDUOUS TREES | | | | | |
| AF | *Acer x freemanii 'Armstrong'* | Armstrong Maple | 5 | 2.5" | B&B | |
| GB | *Ginkgo biloba 'Princeton Sentry'* | Princeton Sentry Ginkgo | 4 | 2" | B&B | |
| GD | *Gymnocladus dioicus 'Espresso-JFS'* | Espresso Kentucky Coffeetree | 1 | 2" | B&B | |
| GS | *Gleditsia triacanthos var. inermis 'Skyline'* | Skyline Honeylocust | 2 | 2" | B&B | |
| GT | *Gleditsia triacanthos 'Draves' PP21,698* | Street Keeper Honeylocust | 2 | 2" | B&B | |
| PA | *Plantus x acerifolia 'Morton Circle'* | Exclamation! London Planetree | 2 | 2.5" | B&B | |
| QW | *Quercus x warei 'Long'* | Regal Prince Oak | 3 | 2.5" | B&B | |
| | ORNAMENTAL TREES | | | | | |
| CC | *Cercis canadensis* | Eastern Redbud | 3 | 6' | B&B | CLUMP |
| MR | *Malus 'Jewelcole'* | Red Jewel Crabapple | 4 | 2" | B&B | |
| SR | *Syringa reticulata 'Ivory Silk'* | Ivory Silk Japanese Tree Lilac | 7 | 2" | B&B | TF |
| | UPRIGHT EVERGREEN SHRUBS | COMMON NAME | | | | |
| JC | *Juniperus chinensis 'Mountbatten'* | Mountbatten Juniper | 4 | 6' | B&B | |
| JS | *Juniperus x 'J.N. Select Blue'* | Star Power Juniper | 18 | 6' | B&B | |
| JT | *Juniperus virginiana 'Taylor'* | Taylor Juniper | 7 | 6' | B&B | |
| JV | *Juniperus virginiana 'Canaerti'* | Canaert Juniper | 5 | 6' | B&B | |
| TS | *Thuja occidentalis 'Smaragd'* | Emerald Arborvitae | 17 | 5' | B&B | |
| | EVERGREEN SHRUBS | | | | | |
| To | *Thuja occidentalis 'Linesville'* | Linesville Arborvitae | 6 | #5 | Cont. | |
| Pm | *Pinus mugo 'Slowmound'* | Dwarf Mountain Mugo Pine | 2 | #3 | Cont. | |
| | DECIDUOUS SHRUBS | | | | | |
| Dk | *Diervilla 'G2X885411'* | Kodiak Red Bush Honeysuckle | 9 | #3 | Cont. | |
| Iv | *Itea virginica 'Sprich'* | Little Henry Virginia Sweetspire | 18 | #3 | Cont. | |
| Ha | *Hydrangea arborescens 'Abetwo'* | Incrediball Hydrangea | 7 | #3 | Cont. | |
| Hp | *Hydrangea paniculata 'Jane'* | Little Lime Hydrangea | 9 | #3 | Cont. | |
| Hq | *Hydrangea paniculata 'Bulk'* | Quick Fire Hydrangea | 12 | #3 | Cont. | |
| Po | *Physocarpus opulifolius 'Donna May'* | Little Devil Ninebark | 12 | #3 | Cont. | |
| Sb | *Spirea betufolia 'Tor'* | Tor Birchleaf Spirea | 16 | #3 | Cont. | |
| Sd | *Syringa 'SNSJBP7'* | Bloomerang Dark Purple Lilac | 9 | #3 | Cont. | |
| Vd | *Viburnum dentatum 'Christom'* | Blue Muffin Arrowwood Viburnum | 3 | #5 | Cont. | |
| | ORNAMENTAL GRASSES & PERENNIALS | | | | | |
| as | *Allium 'MGsmmpkb13'* | Summer Peek-A-Boo Allium | 39 | #1 | Cont. | |
| ca | *Calamagrostis x acutiflora 'Karl Foerster'* | Karl Foerster Feather Reed Grass | 75 | #1 | Cont. | |
| hg | *Hosta 'Guacamole'* | Guacamole Hosta | 24 | #1 | Cont. | |
| hk | *Hosta 'Krossa Regal'* | Krossa Regal Hosta | 8 | #1 | Cont. | |
| nc | *Nepeta 'Cat's Pajamas'* | Cat's Pajamas Catmint | 20 | #1 | Cont. | |
| ph | *Panicum virgatum 'Heavy Metal'* | Heavy Metal Switch Grass | 30 | #1 | Cont. | |
| ps | *Panicum virgatum 'Shenandoah'* | Shenandoah Red Switch Grass | 23 | #1 | Cont. | |
| sh | *Sporobolus heterolepsis* | Prairie Dropseed Grass | 74 | #1 | Cont. | |
| rf | *Rudbeckia fulgida 'Viette's Little Suzy'* | Little Suzy Black Eyed Susan | 44 | #1 | Cont. | |

LANDSCAPE NOTES:
- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual trees in lawn areas to receive wood mulch rings

SM — 1.5" diameter washed stone mulch spread to 3" depth, over weed barrier fabric with Dimex EdgePro polyvinyl edging or equivalent.

WM — Brown Dyed Wood Mulch spread to 3" depth, with Dimex EdgePro polyvinyl Edging or equivalent.

SEED — Premium grass seed with straw mat erosion blanket.

SCALE: 1"=20'-0"

WISCONSIN
MICHAEL MAKRIS
LA-747
MADISON
WI
LANDSCAPE ARCHITECT

STREET TREE NOTE:
Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry at (608-266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* - http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf.
Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

At least one week prior to street tree planting, Contractor shall contact City Forestry (608-266-4816) to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.


OLSON TOON LANDSCAPING INC
3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com


Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE

10/18/2024

SHEET TITLE

LANDSCAPE PLAN
**BEFORE**

SHEET NUMBER

L100**B**

MCKEE ROAD (CTH PD)

EXISTING 5" CALIPER JAPANESE TREE LILAC TO REMAIN

SIDEWALK

10' WIDE PUBLIC UTILITY EASEMENT

SIDEWALK

WASHED COBBLE STONE DRAINWAY

STREET TREE SPECIES AND LOCATIONS TO BE DETERMINED IN COORDINATION WITH CITY FORESTRY

FENCED DOG RUN

POOL

'A2'
THREE STORY
APARTMENTS

'A1'
THREE STORY
MIXED-USE

BUS SHELTER

UTILITY METERS

UTILITY METERS

UTILITY METERS

SIGN

COMMERCIAL

STREET TREE SPECIES AND LOCATIONS TO BE DETERMINED IN COORDINATION WITH CITY FORESTRY

MAPLE GROVE DRIVE

MADER DRIVE (PRIVATE STREET)

| CITY OF MADISON LANDSCAPE WORKSHEET | | | | | |
|---|---|---|---|---|---|
| Total Developed Area | SQUARE FEET | | | | LANDSCAPE POINTS REQ. |
| 111,071 sf (lot) - 50,551 sf (building footprint) | 59,723 | 5 points per 300 sq ft | | | 995 |
| | | CREDITS / EXISTING LANDSCAPING | | NEW / PROPOSED LANDSCAPING | |
| PLANT TYPE / ELEMENT | POINT VALUE | QUANTITY | POINTS ACHIEVED | QUANTITY | POINTS ACHIEVED |
| Overstory Deciduous (2.5" caliper) | 35 | | 0 | 23 | 805 |
| Tall Evergreen Tree (5'-6') | 35 | | 0 | 0 | 0 |
| Ornamental Tree (1.5" caliper) | 10 | | 0 | 19 | 285 |
| Upright Evergreen Shrub (i.e. arborvitae) 3'-4' tall | 10 | | 0 | 58 | 580 |
| Shrub, deciduous (#3 gal cont) | 4 | | 0 | 104 | 312 |
| Shrub, evergreen (#3 gal. cont) | 4 | | 0 | 7 | 28 |
| Ornamental Grasses/Perennials (#1 gal cont) | 2 | | 0 | 611 | 1222 |
| Ornamental/Decorative Fencing or Wall (4pts / 10LF) | 4 | | 0 | | 0 |
| Existing Significant Specimen Tree (2.5" dbh) | 14 | | 0 | | 0 |
| Landscape Furniture for public seating and/or transit connections (5pts. per seat) | 5 | | 0 | | 0 |
| | | | 0 | | 3232 |
| | | | TOTAL POINTS ACHIEVED | | 3232 |

PLANT LIST

| KEY | SCIENTIFIC NAME | | QTY | SIZE | ROOT | STEM |
|---|---|---|---|---|---|---|
| | DECIDUOUS TREES | | | | | |
| AF | *Acer x freemanii 'Armstrong'* | Armstrong Maple | 5 | 2.5" | B&B | |
| GB | *Ginkgo biloba 'Princeton Sentry'* | Princeton Sentry Ginkgo | 7 | 2" | B&B | |
| GD | *Gymnocladus dioicus 'Espresso-JFS'* | Espresso Kentucky Coffeetree | 1 | 2" | B&B | |
| GS | *Gleditsia triacanthos var. inermis 'Skyline'* | Skyline Honeylocust | 2 | 2" | B&B | |
| GT | *Gleditsia triacanthos 'Draves' PP21,698* | Street Keeper Honeylocust | 2 | 2" | B&B | |
| PA | *Plantus x acerifolia 'Morton Circle'* | Exclamation! London Planetree | 2 | 2.5" | B&B | |
| QW | *Quercus x warei 'Long'* | Regal Prince Oak | 4 | 2.5" | B&B | |
| | ORNAMENTAL TREES | | | | | |
| AG | *Amelanchier x grand 'Autumn Brilliance'* | Autumn Brilliance Serviceberry | 4 | 6' | B&B | CLUMP |
| CC | *Cercis canadensis* | Eastern Redbud | 4 | 6' | B&B | CLUMP |
| MR | *Malus 'Jewelcole'* | Red Jewel Crabapple | 5 | 2" | B&B | |
| SR | *Syringa reticulata 'Ivory Silk'* | Ivory Silk Japanese Tree Lilac | 6 | 2" | B&B | TF |
| | UPRIGHT EVERGREEN SHRUBS | COMMON NAME | | | | |
| JC | *Juniperus chinensis 'Mountbatten'* | Mountbatten Juniper | 4 | 6' | B&B | |
| JS | *Juniperus x 'J.N. Select Blue'* | Star Power Juniper | 18 | 6' | B&B | |
| JT | *Juniperus virginiana 'Taylor'* | Taylor Juniper | 8 | 6' | B&B | |
| JV | *Juniperus virginiana 'Canaertii'* | Canaert Juniper | 5 | 6' | B&B | |
| TS | *Thuja occidentalis 'Smaragd'* | Emerald Arborvitae | 25 | 5' | B&B | |
| | EVERGREEN SHRUBS | | | | | |
| To | *Thuja occidentalis 'Linesville'* | Linesville Arborvitae | 6 | #5 | Cont. | |
| Pm | *Pinus mugo 'Slowmound'* | Dwarf Mountain Mugo Pine | 1 | #3 | Cont. | |
| | DECIDUOUS SHRUBS | | | | | |
| Am | *Aronia melanocarpa 'SMNAMPEM'* | Low Scape Snowfire Chokeberry | 21 | #3 | Cont. | |
| Dk | *Diervilla 'G2X8854t1'* | Kodiak Red Bush Honeysuckle | 9 | #3 | Cont. | |
| Iv | *Itea virginica 'Sprich'* | Little Henry Virginia Sweetspire | 17 | #3 | Cont. | |
| Ha | *Hydrangea arborescens 'Abetwo'* | Incrediball Hydrangea | 8 | #3 | Cont. | |
| Hp | *Hydrangea paniculata 'Jane'* | Little Lime Hydrangea | 6 | #3 | Cont. | |
| Hq | *Hydrangea paniculata 'Bulk'* | Quick Fire Hydrangea | 12 | #3 | Cont. | |
| Po | *Physocarpus opulifolius 'Donna May'* | Little Devil Ninebark | 5 | #3 | Cont. | |
| Sb | *Spirea betufolia 'Tor'* | Tor Birchleaf Spirea | 10 | #3 | Cont. | |
| Sd | *Syringa 'SMSJBP7'* | Bloomerang Dark Purple Lilac | 6 | #3 | Cont. | |
| Vd | *Viburnum dentatum 'Christom'* | Blue Muffin Arrowwood Viburnum | 10 | #5 | Cont. | |
| | ORNAMENTAL GRASSES & PERENNIALS | | | | | |
| as | *Allium 'MGsmmpkb13'* | Summer Peek-A-Boo Allium | 54 | #1 | Cont. | |
| ca | *Calamagrostis x acutiflora 'Karl Foerster'* | Karl Foerster Feather Reed Grass | 111 | #1 | Cont. | |
| ct | *Clematis terniflora* | Sweet Autumn Clematis | 9 | #2 | Cont. | |
| hg | *Hosta 'Guacamole'* | Guacamole Hosta | 18 | #1 | Cont. | |
| hh | *Hemerocallis 'Rosy Returns'* | Rosy Returns Daylily | 38 | #1 | Cont. | |
| hk | *Hosta 'Krossa Regal'* | Krossa Regal Hosta | 8 | #1 | Cont. | |
| nc | *Nepeta 'Cat's Pajamas'* | Cat's Pajamas Catmint | 12 | #1 | Cont. | |
| pa | *Perovskia atriplicifolia 'Little Spire'* | Little Spire Russian Sage | 40 | #1 | Cont. | |
| ph | *Panicum virgatum 'Heavy Metal'* | Heavy Metal Switch Grass | 47 | #1 | Cont. | |
| ps | *Panicum virgatum 'Shenandoah'* | Shenandoah Red Switch Grass | 40 | #1 | Cont. | |
| sh | *Sporobolus heterolepsis* | Prairie Dropseed Grass | 179 | #1 | Cont. | |
| rf | *Rudbeckia fulgida 'Viette's Little Suzy'* | Little Suzy Black Eyed Susan | 55 | #1 | Cont. | |

LANDSCAPE NOTES:
- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual trees in lawn areas to receive wood mulch rings

WM — Shredded Hardwood Mulch spread to 3" depth, with Dimex EdgePro polyvinyl Edging or equivalent.

SM — Utility Well area to recieve 1.5" diameter washed stone mulch spread to 3" depth, over weed barrier fabric with Dimex EdgePro polyvinyl edging or equivalent.

SEED — Premium grass seed with straw mat erosion blanket.

SCALE: 1/16"=1'-0"

WISCONSIN LANDSCAPE ARCHITECT MICHAEL MAKRIS LA-747 MADISON WI

STREET TREE NOTE:
Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry at (608-266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* - http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf.
Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

At least one week prior to street tree planting, Contractor shall contact City Forestry (608-266-4816) to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

OT

JLA PROJECT NUMBER: W22-0201

Livesey Company

MCKEE ROAD MIXED USE DEVELOPMENT

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE NOVEMBER 8, 2024

REVISION SCHEDULE

| Mark | Description | Date |
|---|---|---|

50% CONSTRUCTION DOCUMENTS
November 15, 2024

December 16, 2024

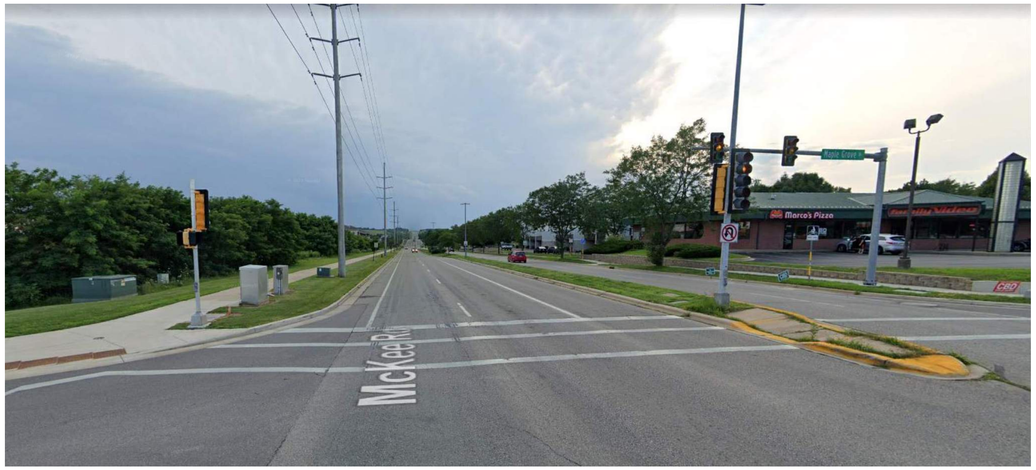
December 23, 2024

SHEET TITLE

LANDSCAPE PLAN
**AFTER**

SHEET NUMBER

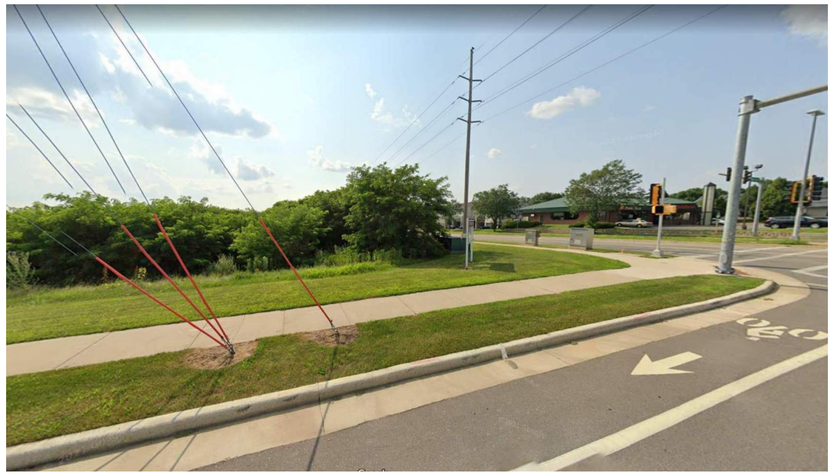
L100**A**




NORTHEAST CORNER - McKEE RD (LOOKING WEST)




NORTHEAST CORNER - McKEE RD & MAPLE GROVE DR (OPPOSITE CORNER)



NORTHEAST CORNER - MAPLE GROVE DR (LOOKING WEST)



NORTHEAST CORNER - McKEE RD & MAPLE GROVE DR (SITE CORNER)

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE **JANUARY 6, 2025**

REVISION SCHEDULE

| Mark | Description | Date |
|---|---|---|

SHEET TITLE

EXISTING SITE CONTEXT PHOTOS

SHEET NUMBER

U010



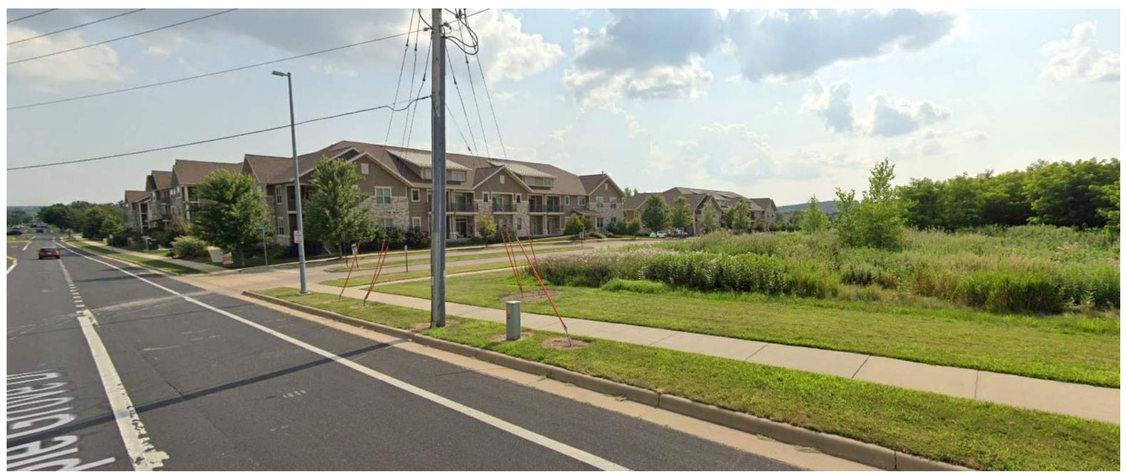

NORTHWEST CORNER - McKEE RD (LOOKING SOUTHEAST)




NORTHWEST CORNER - McKEE RD (LOOKING SOUTHWEST)




NORTHWEST CORNER - McKEE RD (LOOKING EAST)




SOUTHEAST CORNER - MAPLE GROVE DR (LOOKING TOWARDS MARDER DR)

JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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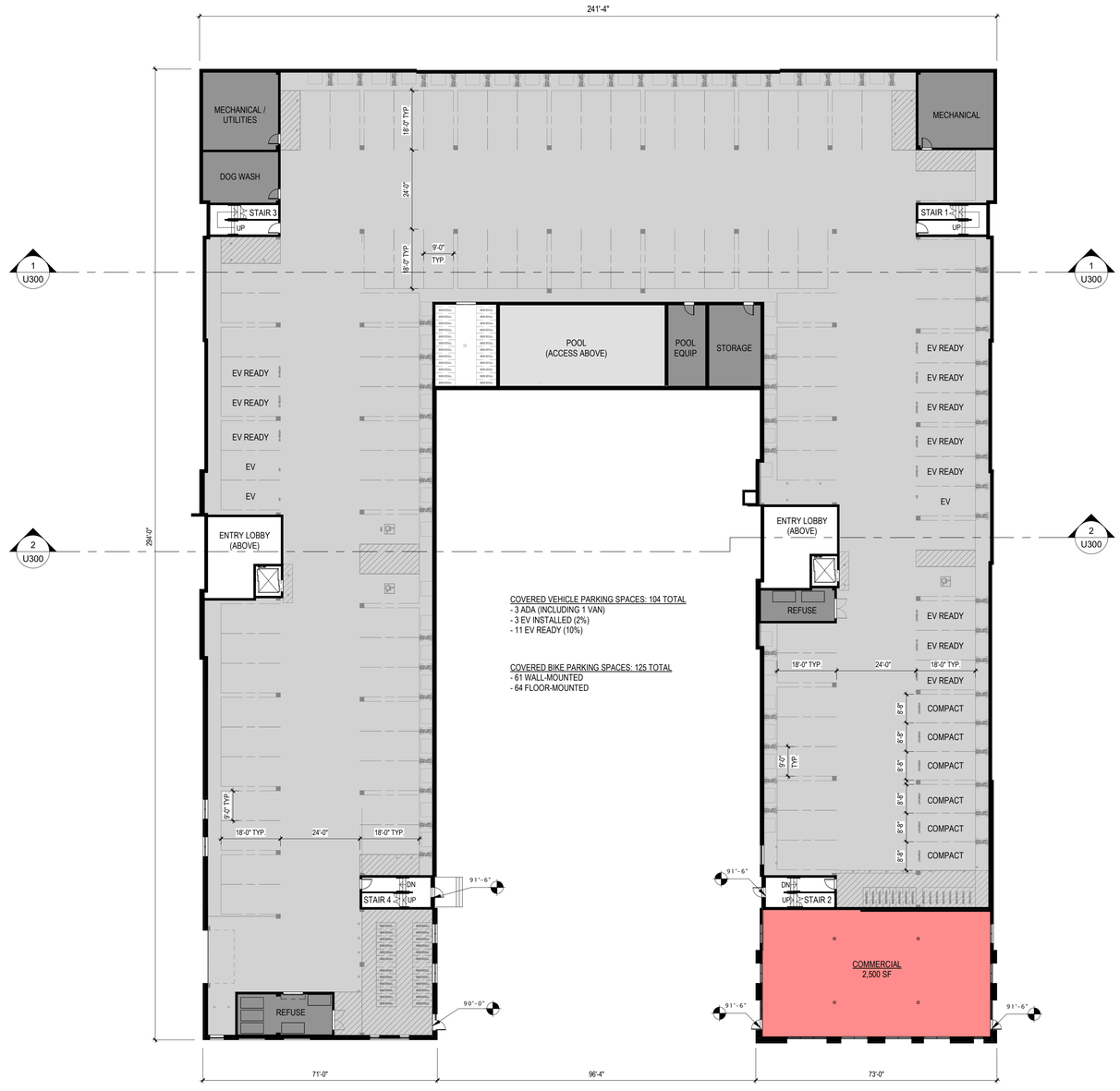
| Mark | Description | Date |
|---|---|---|

SHEET TITLE

EXISTING SITE CONTEXT PHOTOS

SHEET NUMBER

U011




## 1 LOWER LEVEL PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'
0' ½" 1" 2"
SCALE: 1" = 20'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

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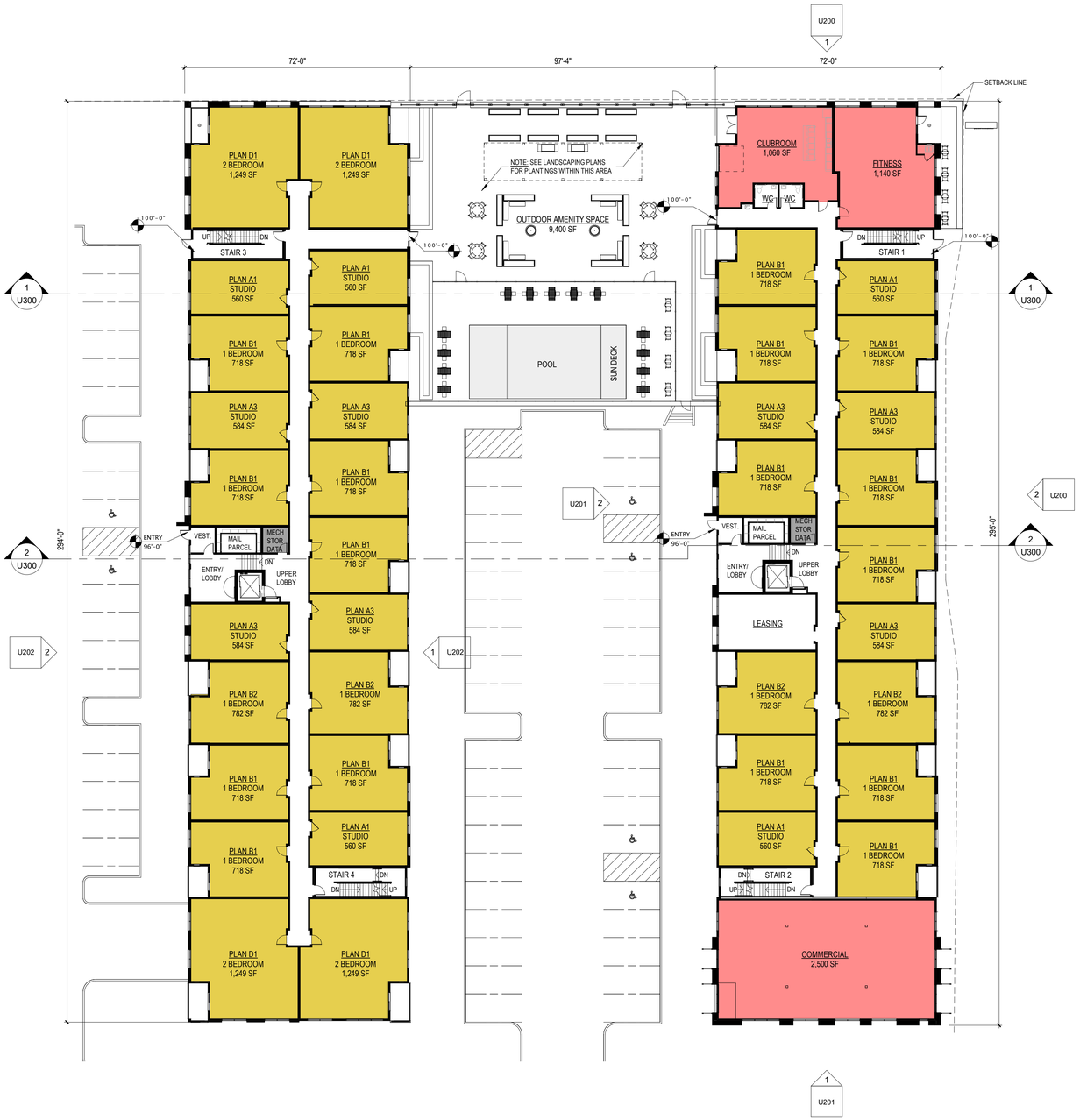
| Mark | Description | Date |
|---|---|---|

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

U100




## 1 FIRST FLOOR PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'
0' ½" 1" 2"
SCALE: 1" = 20'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

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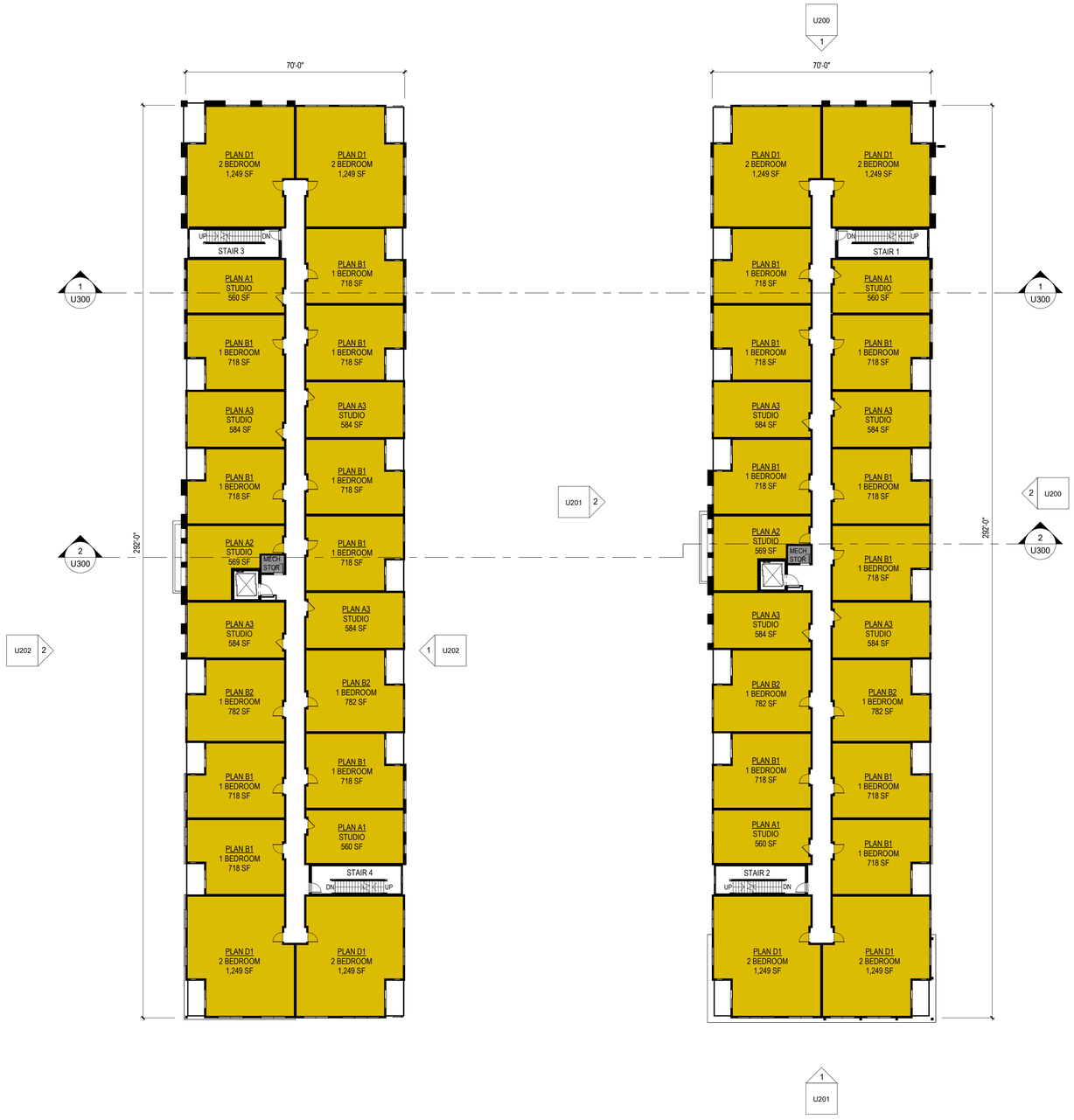
| Mark | Description | Date |
|---|---|---|

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

U101




## 1 SECOND FLOOR PLAN (THIRD FLOOR PLAN SIM.)

SCALE: 1" = 20'-0"

0' 10' 20' 40'
0' ½" 1" 2"
SCALE: 1" = 20'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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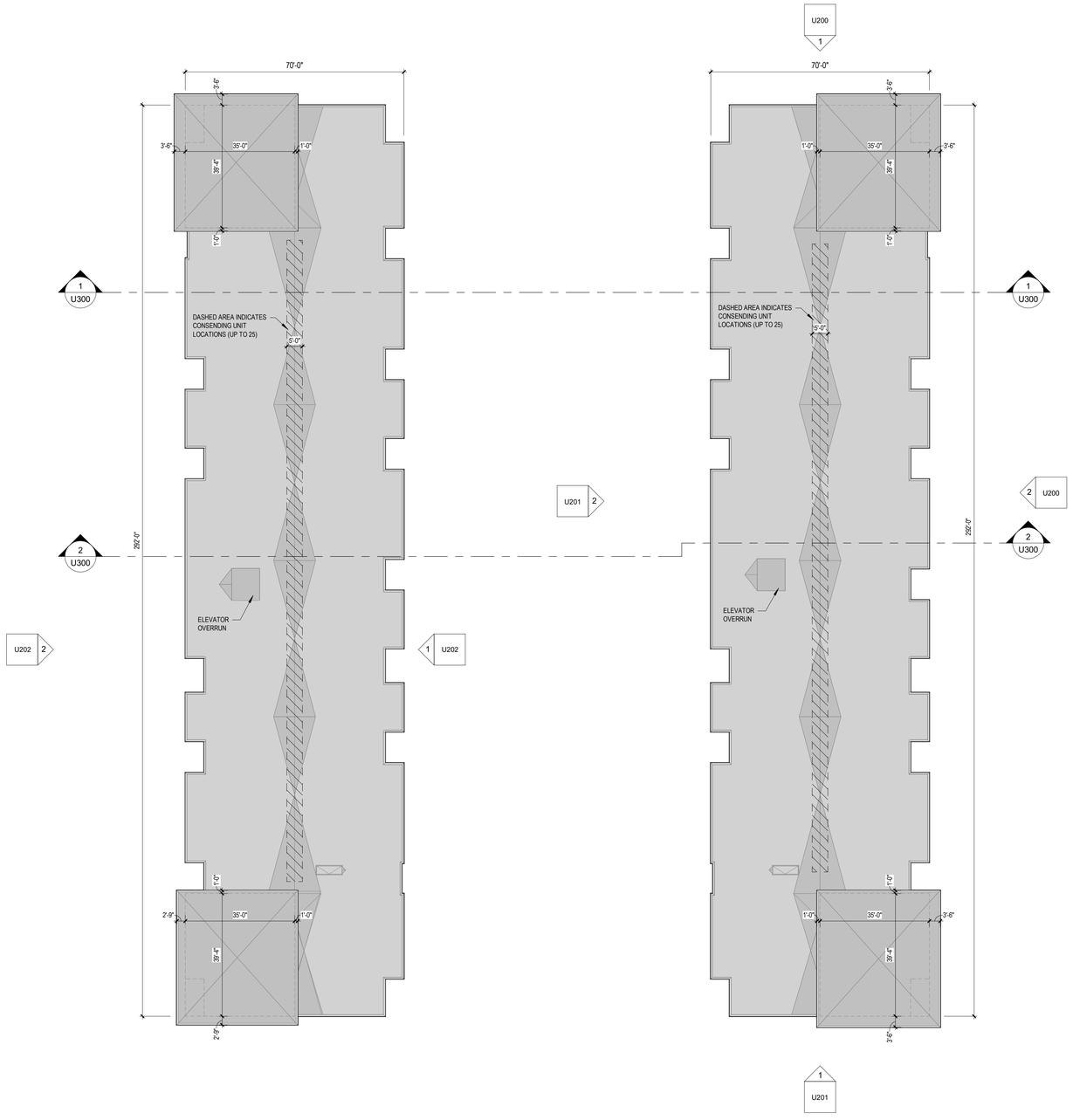
| Mark | Description | Date |
|---|---|---|

SHEET TITLE

TYPICAL FLOOR PLAN

SHEET NUMBER

U102




1 **ROOF PLAN**

SCALE: 1" = 20'-0"

0' 10' 20' 40'

0' ½" 1" 2"

SCALE: 1" = 20'-0"

JLA ARCHITECTS

MADISON : MILWAUKEE

jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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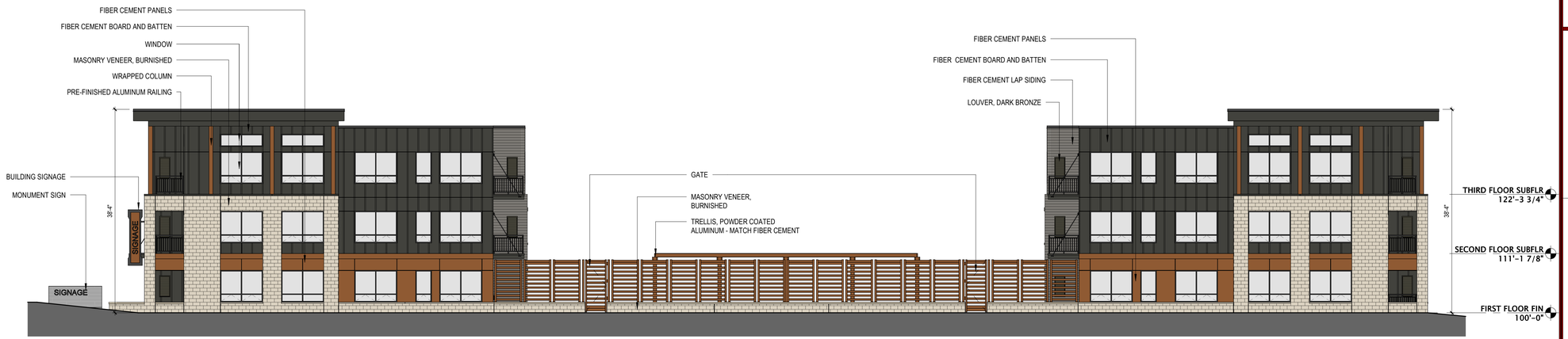
| Mark | Description | Date |
|---|---|---|

SHEET TITLE

ROOF PLAN

SHEET NUMBER

U103




## 1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"




## 2 EAST ELEVATION - A1 BLDG

SCALE: 3/32" = 1'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

MCKEE ROAD MIXED USE DEVELOPMENT

UDC RESUBMITTAL

**PROGRESS DOCUMENTS**

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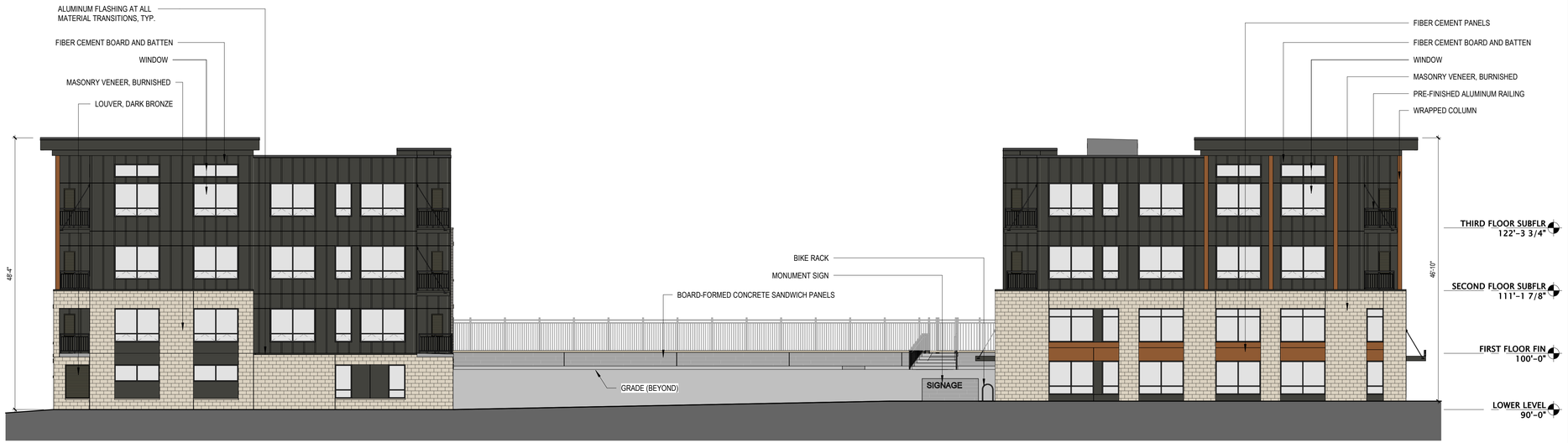
| Mark | Description | Date |
|---|---|---|

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

U200




## 1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"




## 2 WEST ELEVATION - A1 BLDG

SCALE: 3/32" = 1'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

UDC RESUBMITTAL

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE **JANUARY 6, 2025**

REVISION SCHEDULE

| Mark | Description | Date |
|---|---|---|

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

U201




## 1 EAST ELEVATION - A2 BLDG

SCALE: 3/32" = 1'-0"




## 2 WEST ELEVATION - A2 BLDG

SCALE: 3/32" = 1'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

UDC RESUBMITTAL

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| Mark | Description | Date |
|---|---|---|

SHEET TITLE

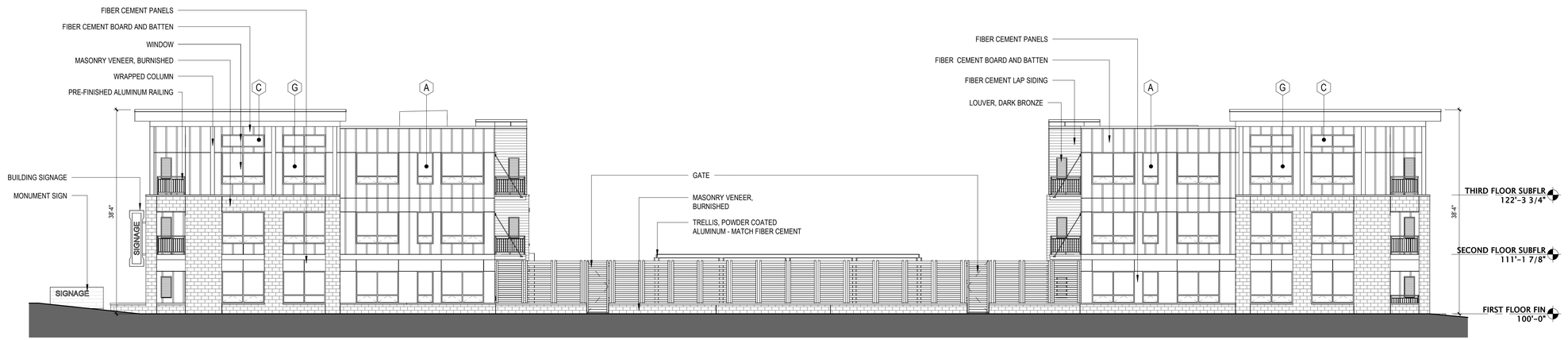
EXTERIOR ELEVATIONS

SHEET NUMBER

U202

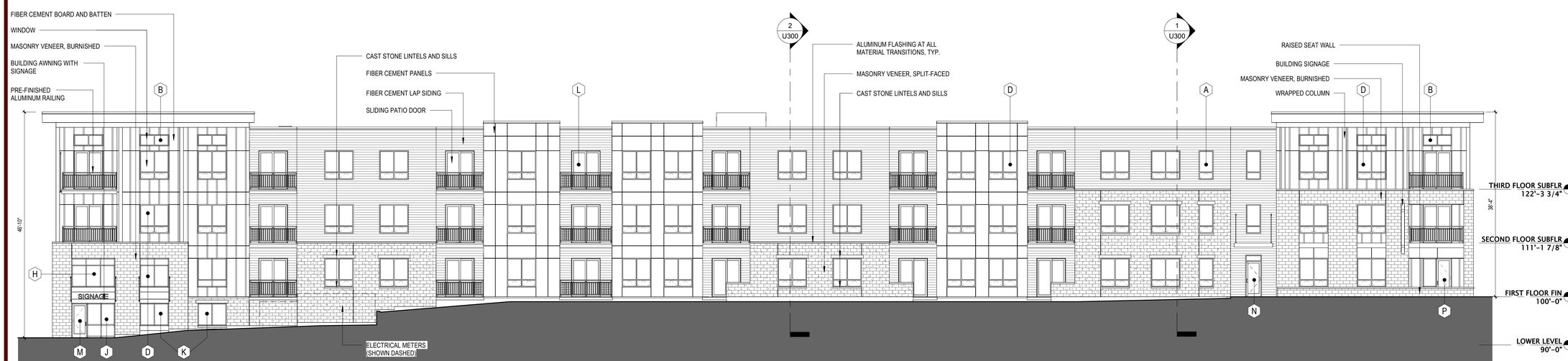
## BIRD GLASS KEYNOTES - SEE SALCULATIONS

| | | | |
|---|---|---|---|
| A | WINDOW: 3'-0"W x 6'-0"H | K | WINDOW: 6'-0" x 4'-8" |
| B | WINDOW: 6'-0"W x 2'-4"H | L | PATIO DOOR / DOUBLE DOOR: 6'-0"W x 8'-0"H |
| C | WINDOW: 8 '-0"W x 2'-4"H | M | SINGLE DOOR: 3'-0"W x 7'-0"H |
| D | WINDOW: 6'-0"W x 6'-0"H | N | SINGLE DOOR w/ TRANSOM: 3'-0"W x 9'-4"H |
| E | WINDOW: 6'-0"W x 8'-0"H | P | SINGLE DOOR w/ SIDELITE: 6'-0"W x 8'-0"H |
| F | WINDOW: 8'-0"W x 3'-0"H | | |
| G | WINDOW: 8'-0"W x 6'-0"H | | |
| H | WINDOW: 8'-8" x 5'-8" | | |
| J | WINDOW: 5'-10" x 7'-0" | | BIRD GLASS LOCATIONS |




## 1 NORTH ELEVATION (BIRD GLASS)

SCALE: 3/32" = 1'-0"




## 2 EAST ELEVATION - A1 BLDG (BIRD GLASS)

SCALE: 3/32" = 1'-0"


JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com


JLA PROJECT NUMBER: W22-0201

Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

UDC RESUBMITTAL

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DATE OF ISSUANCE **JANUARY 6, 2025**

REVISION SCHEDULE

| Mark | Description | Date |
|---|---|---|

SHEET TITLE

EXTERIOR ELEVATIONS-BIRDGLASS

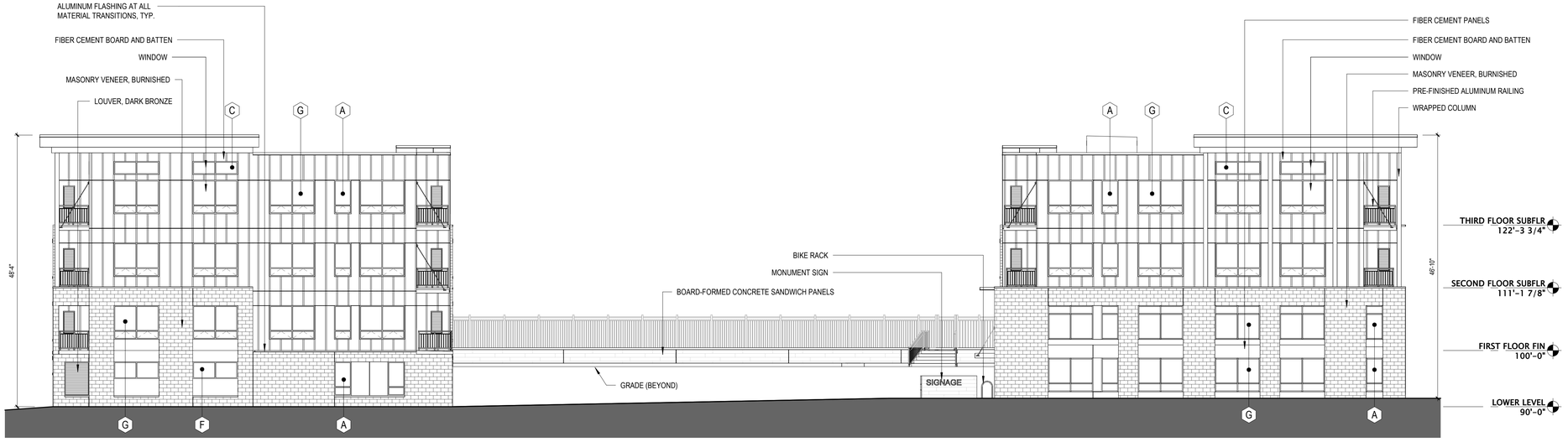
SHEET NUMBER

U210

## BIRD GLASS KEYNOTES - SEE SALCULATIONS

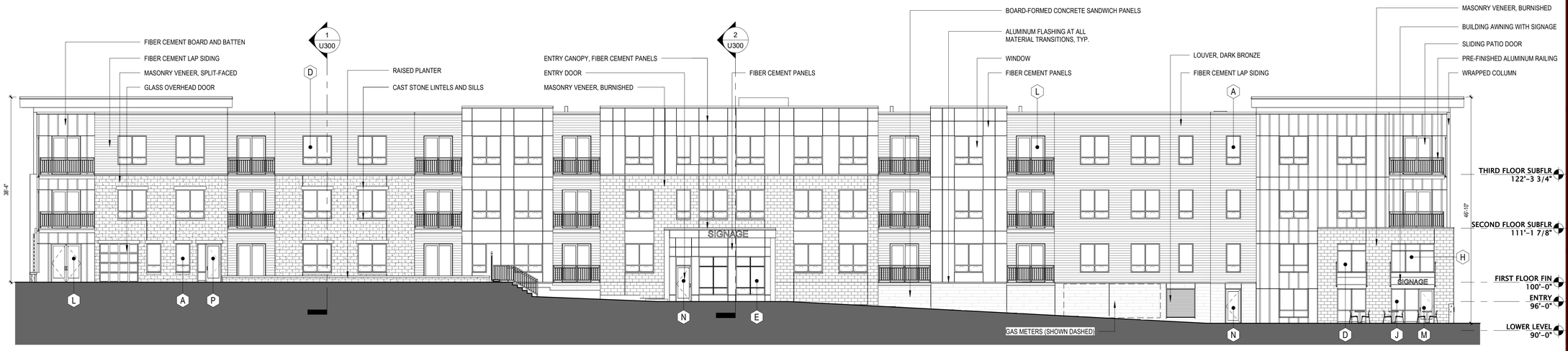
- A — WINDOW: 3'-0"W x 6'-0"H
- B — WINDOW: 6'-0"W x 2'-4"H
- C — WINDOW: 8 '-0"W x 2'-4"H
- D — WINDOW: 6'-0"W x 6'-0"H
- E — WINDOW: 6'-0"W x 8'-0"H
- F — WINDOW: 8'-0"W x 3'-0"H
- G — WINDOW: 8'-0"W x 6'-0"H
- H — WINDOW: 8'-8" x 5'-8"
- J — WINDOW: 5'-10" x 7'-0"
- K — WINDOW: 6'-0" x 4'-8"
- L — PATIO DOOR / DOUBLE DOOR: 6'-0"W x 8'-0"H
- M — SINGLE DOOR: 3'-0"W x 7'-0"H
- N — SINGLE DOOR w/ TRANSOM: 3'-0"W x 9'-4"H
- P — SINGLE DOOR w/ SIDELITE: 6'-0"W x 8'-0"H

BIRD GLASS LOCATIONS




## 1 SOUTH ELEVATION (BIRD GLASS)

SCALE: 3/32" = 1'-0"




## 2 WEST ELEVATION - A1 BLDG (BIRD GLASS)

SCALE: 3/32" = 1'-0"


JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com


JLA PROJECT NUMBER: W22-0201

Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

UDC RESUBMITTAL

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SHEET TITLE

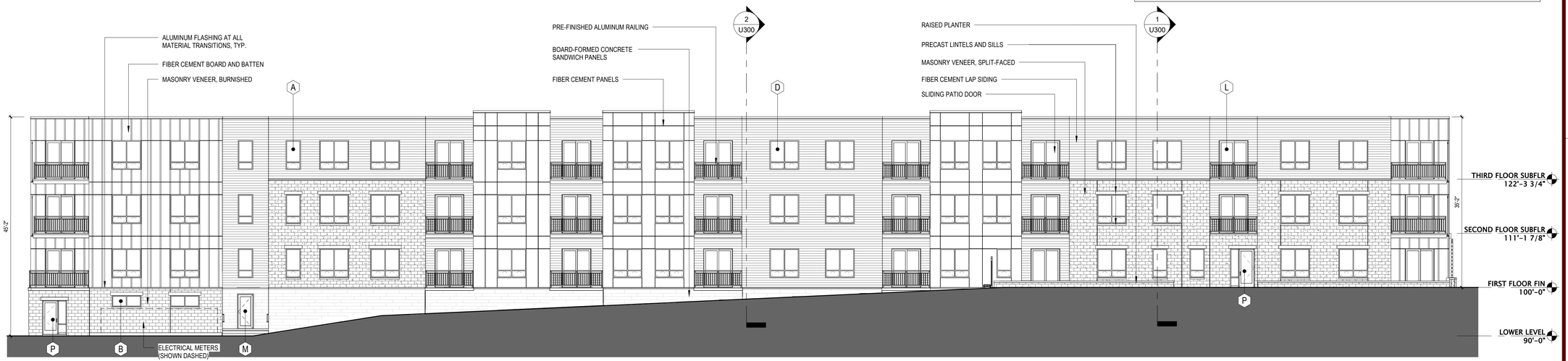
EXTERIOR ELEVATIONS-BIRDGLASS

SHEET NUMBER

U211

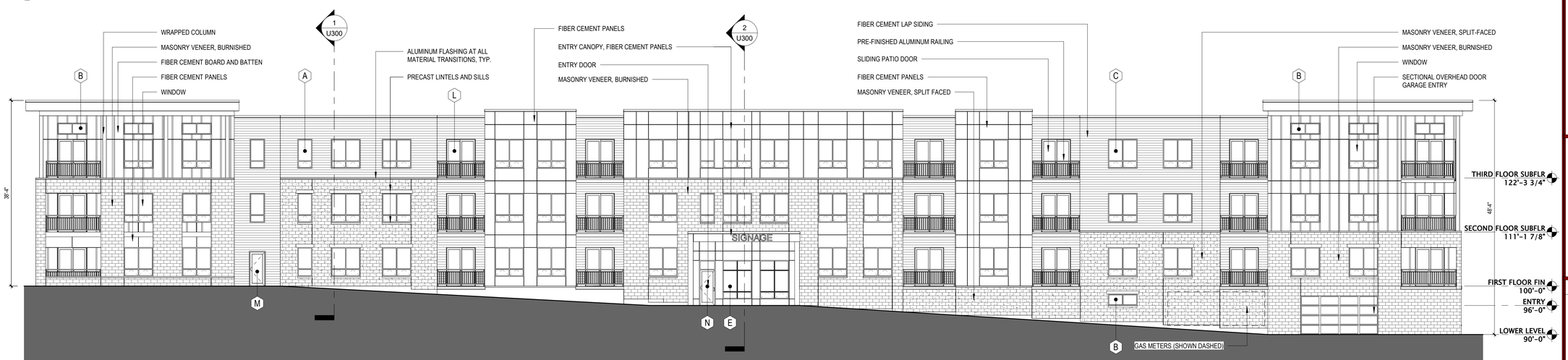
## BIRD GLASS KEYNOTES - SEE SALCULATIONS

| | | | |
|---|---|---|---|
| A | WINDOW: 3'-0"W x 6'-0"H | K | WINDOW: 6'-0" x 4'-8" |
| B | WINDOW: 6'-0"W x 2'-4"H | L | PATIO DOOR / DOUBLE DOOR: 6'-0"W x 8'-0"H |
| C | WINDOW: 8 '-0"W x 2'-4"H | M | SINGLE DOOR: 3'-0"W x 7'-0"H |
| D | WINDOW: 6'-0"W x 6'-0"H | N | SINGLE DOOR w/ TRANSOM: 3'-0"W x 9'-4"H |
| E | WINDOW: 6'-0"W x 8'-0"H | P | SINGLE DOOR w/ SIDELITE: 6'-0"W x 8'-0"H |
| F | WINDOW: 8'-0"W x 3'-0"H | | |
| G | WINDOW: 8'-0"W x 6'-0"H | | |
| H | WINDOW: 8'-8" x 5'-8" | | |
| J | WINDOW: 5'-10" x 7'-0" | | BIRD GLASS LOCATIONS |




## 1 EAST ELEVATION - A2 BLDG (BIRD GLASS)

SCALE: 3/32" = 1'-0"




## 2 WEST ELEVATION - A2 BLDG (BIRD GLASS)

SCALE: 3/32" = 1'-0"


JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com


JLA PROJECT NUMBER: W22-0201

Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

UDC RESUBMITTAL

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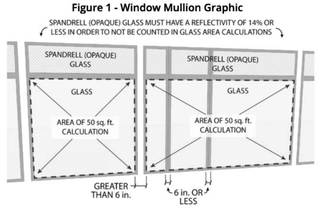
SHEET TITLE

EXTERIOR ELEVATIONS-BIRDGLASS

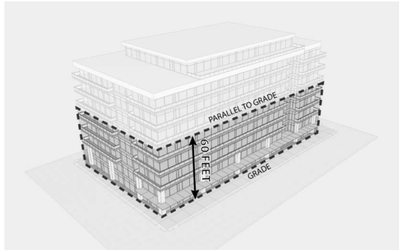
SHEET NUMBER

U212

**Figure 1 - Window Mullion Graphic**




BIRD- SAFE GLASS WINDOW MULLION GRAPHIC




BIRD- SAFE GLASS 60-FOOT GRAPHIC

**28.129 BIRD-SAFE REQUIREMENTS:**

**(1) Statement of Purpose:** The Bird-Safe Glass Requirements in this section are intended to reduce the heightened risk for bird collisions with glass on specified building designs and configurations.

**(2) Applicability:** Subsection (4) applies to all exterior construction and development activity, including the expansion of existing buildings and structures, as specified therein.

**(3) Measuring Glass Area:** Under this Ordinance, glass area shalle be measured as one (1) continuous panel of glass or other transparent material, or a set of two (2) or more such panels divided by mullions of six (6) inches in width or narrower. Panels surrounded on all sides by solid walls or mullions wider than six (6) inches shall be considered individual windows. Spandrel or opaque reflectivity of 14% or less shall not be included in the calculation of glass area. See Revised Figure 1.

**(4) Bird-Safe Glass Treatment Requirements:** Glass areas on the following buildings or structures shall be treated to reduce the risk of bird collision by incorporating a pattern of visual markers that are either; a) dots or other isolated shapes that are 1/4" in diameter or larger and spaced at not more than a two-inch (2") by two-inch (2") pattern; or b) lines that are 1/8" in width or greater and spaced no more than 2" apart; low reflective opaque materials; building-integrated structures like non-glass double-skin facades, metal screens, fixed solar shading, exterior insect screens, and other features that cover the glass surface; or other similar mitigation treatments approved by the Zoning Administrator.

**(a) Buildings or structures over 10,000 square feet:** For any building or structure over 10,000 square feet in size (floor area of above-grade stories), bird-safe glass treatment is required as follows:

1. For building facades where the first sixty (60) feet (See REVISED Figure 2) from grade are comprised of greater than or equal to fifty percent (50%) glass:
   a. At least eighty-five percent (85%) of the glass must be treated; and
   b. All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. See Figure 3.
2. For building facades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass:
   a. At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
   b. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.
3. All glass railings must be treated.
4. All glass on enclosed building connections shall be treated up to sixty (60) feet above grade.

**(b) Sky-bridges:** For buildings and structures of any size, all glass on above-ground bridges must be treated.

**(c) At grade glass:** For buildings and structures of any size, all at grade glass features such as sound walls or glass screens must be treated.

**(5) This Ordinance shall become effective October 1, 2020.**

**McKee Avenue Mixed-Use**
BIRD GLASS CALCULATIONS
12/16/2024

***50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING**

**Building A1**

| | | | | | WALL DESIGNATION | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | NORTH ELEVATION | | SOUTH ELEVATION | | EAST ELEVATION | | WEST ELEVATION | |
| WINDOW/ DOOR DESIGNATION | WIDTH | HEIGHT | # OF PANES | AREA | GLZ AREA | # WINDOW | GLZ AREA | # WINDOW | GLZ AREA | # WINDOW | GLZ AREA | # WINDOW |
| A: WINDOW - 3'-0"x 6'-0" | 3.0 | 6.0 | 2 | 18.0 | 54.0 | 3 | 108.0 | 6 | 90.0 | 5 | 198.0 | 11 |
| B: WINDOW - 6'-0"x 2'-4" | 6.0 | 2.3 | 2 | 13.8 | 0.0 | 0 | 0.0 | 0 | 82.8 | 6 | 0.0 | 0 |
| C: WINDOW - 8'-0" x 2'-4" | 8.0 | 2.3 | 2 | 18.4 | 36.8 | 2 | 36.8 | 2 | 0.0 | 0 | 0.0 | 0 |
| D: WINDOW - 6'-0" x 6'-0" | 6.0 | 6.0 | 4 | 36.0 | 0.0 | 0 | 0.0 | 0 | 1620.0 | 45 | 1584.0 | 44 |
| E: WINDOW - 6'-0" x 8'-0" | 6.0 | 8.0 | 6 | 48.0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 144.0 | 3 |
| F: WINDOW - 8'-0" x 3'-0" | 8.0 | 3.0 | 2 | 24.0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 |
| G: WINDOW - 8'-0" x 6'-0" | 8.0 | 6.0 | 4 | 48.0 | 576.0 | 12 | 768.0 | 16 | 0.0 | 0 | 0.0 | 0 |
| H: WINDOW - 8'-8" x 5'-8" | 8.7 | 5.7 | 6 | 49.6 | 0.0 | 0 | 0.0 | 0 | 49.6 | 1 | 49.6 | 1 |
| J: WINDOW - 5'-10" x 7'-0" | 5.8 | 7.0 | 4 | 40.6 | 0.0 | 0 | 0.0 | 0 | 40.6 | 1 | 40.6 | 1 |
| K: WINDOW - 6'-0" x 4'-8" | 6.0 | 5.7 | 2 | 34.2 | 0.0 | 0 | 0.0 | 0 | 68.4 | 2 | 0.0 | 0 |
| L: PATIO DOOR / DOUBLE DOOR: 6'-0" x 8'-0" | 6.0 | 8.0 | 2 | 48.0 | 0.0 | 0 | 0.0 | 0 | 1104.0 | 23 | 960.0 | 20 |
| M: DOOR - 3'-0" x 7'-0" | 3.0 | 7.0 | 1 | 21.0 | 0.0 | 0 | 0.0 | 0 | 21.0 | 1 | 21.0 | 1 |
| N: DOOR & TRANSOM: 3'-0" x 9'-4" | 3.0 | 9.3 | 2 | 27.9 | 0.0 | 0 | 0.0 | 0 | 27.9 | 1 | 55.8 | 2 |
| P: DOOR & SIDELITE: 6'-0" x 8'-0" | 6.0 | 8.0 | 2 | 48.0 | 0.0 | 0 | 0.0 | 0 | 48.0 | 1 | 48.0 | 1 |
| | | | | | 666.8 | TOTAL GLZ | 912.8 | TOTAL GLZ | 3,152.3 | TOTAL GLZ | 3,101.0 | TOTAL GLZ |
| | | | | | 2,045 | WALL AREA | 2,834 | WALL AREA | 11,592 | WALL AREA | 11,087 | WALL AREA |
| | | | | | 32.61% | % GLAZING | 32.21% | % GLAZING | 27.19% | % GLAZING | 27.97% | % GLAZING |

***50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING**

**Building A2**

| | | | | | WALL DESIGNATION | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | NORTH ELEVATION | | SOUTH ELEVATION | | EAST ELEVATION | | WEST ELEVATION | |
| WINDOW/ DOOR DESIGNATION | WIDTH | HEIGHT | # OF PANES | AREA | GLZ AREA | # WINDOW | GLZ AREA | # WINDOW | GLZ AREA | # WINDOW | GLZ AREA | # WINDOW |
| A: WINDOW - 3'-0"x 6'-0" | 3.0 | 6.0 | 2 | 18.0 | 54.0 | 3 | 90.0 | 5 | 162.0 | 9 | 126.0 | 7 |
| B: WINDOW - 6'-0"x 2'-4" | 6.0 | 2.3 | 2 | 13.8 | 0.0 | 0 | 0.0 | 0 | 27.6 | 2 | 96.6 | 7 |
| C: WINDOW - 8'-0" x 2'-4" | 8.0 | 2.3 | 2 | 18.4 | 36.8 | 2 | 36.8 | 2 | 0.0 | 0 | 0.0 | 0 |
| D: WINDOW - 6'-0" x 6'-0" | 6.0 | 6.0 | 4 | 36.0 | 0.0 | 0 | 0.0 | 0 | 1548.0 | 43 | 1656.0 | 46 |
| E: WINDOW - 6'-0" x 8'-0" | 6.0 | 8.0 | 6 | 48.0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 96.0 | 2 |
| F: WINDOW - 8'-0" x 3'-0" | 8.0 | 3.0 | 2 | 24.0 | 0.0 | 0 | 48.0 | 2 | 0.0 | 0 | 0.0 | 0 |
| G: WINDOW - 8'-0" x 6'-0" | 8.0 | 6.0 | 4 | 48.0 | 576.0 | 12 | 576.0 | 12 | 0.0 | 0 | 0.0 | 0 |
| H: WINDOW - 8'-8" x 5'-8" | 8.7 | 5.7 | 6 | 49.6 | 0.0 | 0 | 0.0 | 0 | 49.6 | 1 | 0.0 | 0 |
| J: WINDOW - 5'-10" x 7'-0" | 5.8 | 7.0 | 4 | 40.6 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 |
| K: WINDOW - 6'-0" x 4'-8" | 6.0 | 5.7 | 2 | 34.2 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 |
| L: PATIO DOOR / DOUBLE DOOR: 6'-0" x 8'-0" | 6.0 | 8.0 | 2 | 48.0 | 0.0 | 0 | 0.0 | 0 | 1104.0 | 23 | 1008.0 | 21 |
| M: DOOR - 3'-0" x 7'-0" | 3.0 | 7.0 | 1 | 21.0 | 0.0 | 0 | 0.0 | 0 | 21.0 | 1 | 21.0 | 1 |
| N: DOOR & TRANSOM: 3'-0" x 9'-4" | 3.0 | 9.3 | 2 | 27.9 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 27.9 | 1 |
| P: DOOR & SIDELITE: 6'-0" x 8'-0" | 6.0 | 8.0 | 2 | 48.0 | 0.0 | 0 | 0.0 | 0 | 96.0 | 2 | 0.0 | 0 |
| | | | | | 666.8 | TOTAL GLZ | 750.8 | TOTAL GLZ | 3,008.2 | TOTAL GLZ | 3,031.5 | TOTAL GLZ |
| | | | | | 2,045 | WALL AREA | 2,755 | WALL AREA | 11,384 | WALL AREA | 11,785 | WALL AREA |
| | | | | | 32.61% | % GLAZING | 27.25% | % GLAZING | 26.42% | % GLAZING | 25.72% | % GLAZING |

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

MCKEE ROAD MIXED USE DEVELOPMENT

UDC RESUBMITTAL

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE **JANUARY 6, 2025**

REVISION SCHEDULE

| Mark | Description | Date |
|---|---|---|

SHEET TITLE

BIRDGLASS CALCULATIONS

SHEET NUMBER

U213



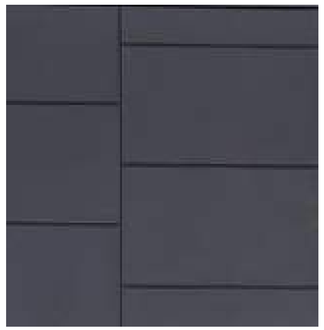
WINDOWS, LOUVERS, COPING, RAILINGS, PICKET FENCES



FIBER CEMENT LAP SIDING: AGED PEWTER



METALIC BRONZE: FIBER CEMENT CLADDING AND ARCHITECTURAL SCREEN POWDER COAT



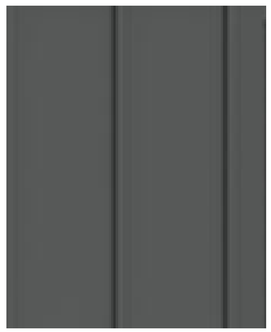
FIBER CEMENT PANEL: IRON GRAY



CMU: SPLITFACE CREAM COLOR



CMU: BURNISHED CREAM COLOR



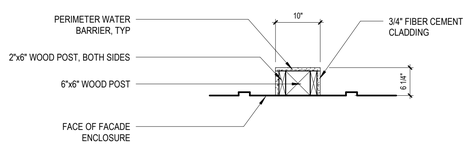
FIBER CEMENT BOARD AND BATTEN: IRON GRAY



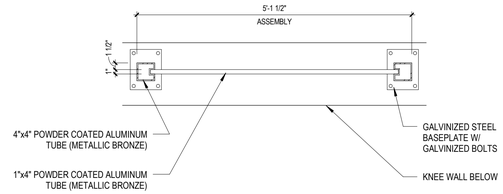
PRECAST CONCRETE: LINTEL, SILL, WALL CAPS



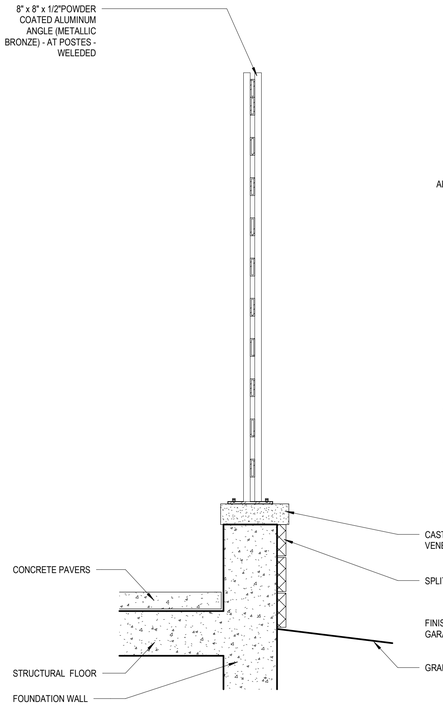
BOARD FORMED CONCRETE



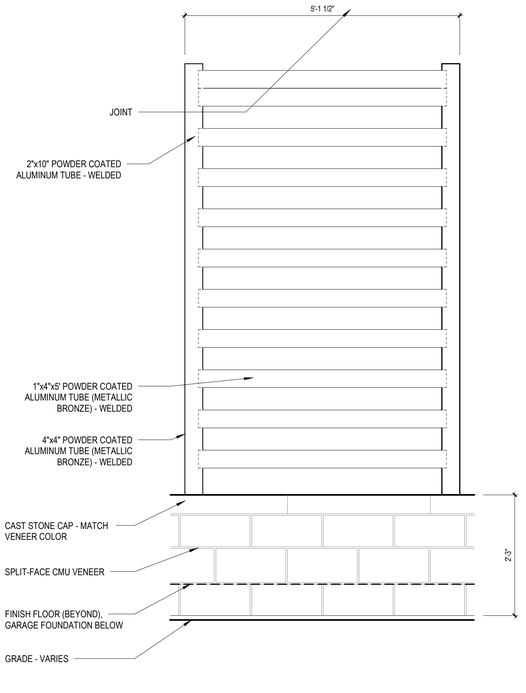

PLAN DETAIL:
CLAD PILASTER



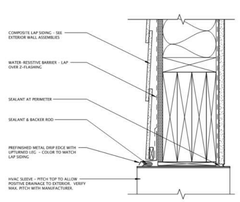

ENLARGED PLAN:
ARCHITECTURAL SCREEN PANEL



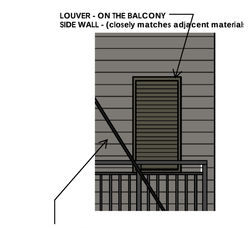

WALL SECTION:
ARCHITECTURAL SCREEN PANEL



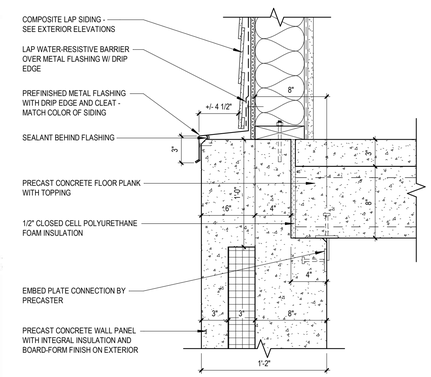

ENLARGED ELEVATION:
ARCHITECTURAL SCREEN PANEL




SECTION DETAIL:
EXTERIOR HVAC LOUVER




ENLARGED ELEVATION:
EXTERIOR HVAC LOUVER




SECTION DETAIL:
TILT-UP CONCRETE WALL TO SIDING WALL TRANSITION

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

MCKEE ROAD MIXED USE DEVELOPMENT

UDC RESUBMITTAL

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REVISION SCHEDULE

| Mark | Description | Date |
|---|---|---|

SHEET TITLE

EXTERIOR MATERIALS & BUILDING DETAILS

SHEET NUMBER

U220




**BEFORE**




**AFTER**

PERSPECTIVE RENDERING: CORNER OF McKEE ROAD AND MAPLE GROVE DR.

JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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REVISION SCHEDULE

| Mark | Description | Date |
|---|---|---|

SHEET TITLE

EXTERIOR RENDERINGS

SHEET NUMBER

U230



PERSPECTIVE RENDERING: CLIMBING VINES ALONG MCKEE ROAD

JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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REVISION SCHEDULE

| Mark | Description | Date |
|---|---|---|

SHEET TITLE

EXTERIOR RENDERINGS

SHEET NUMBER

U232

BEFORE



AFTER



PERSPECTIVE RENDERING: CORNER OF MAPLE GROVE DR. AND MADER DR. COMMERICAL FACADE

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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REVISION SCHEDULE

| Mark | Description | Date |
|---|---|---|

SHEET TITLE

EXTERIOR RENDERINGS

SHEET NUMBER

U233




**BEFORE**







**AFTER**

PERSPECTIVE RENDERING: INTERNAL PARKING LOT AND COMMERCIAL FACADE

JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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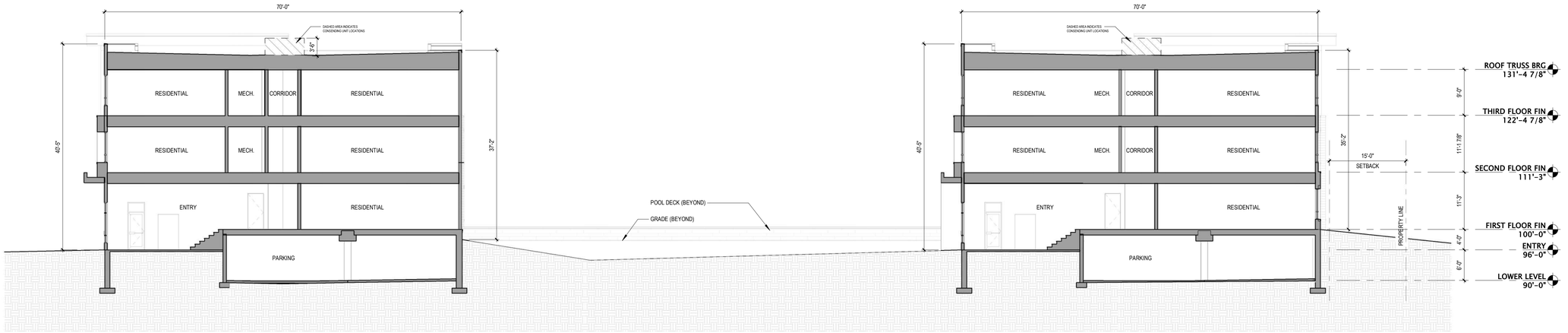
| Mark | Description | Date |
|---|---|---|

SHEET TITLE

EXTERIOR RENDERINGS

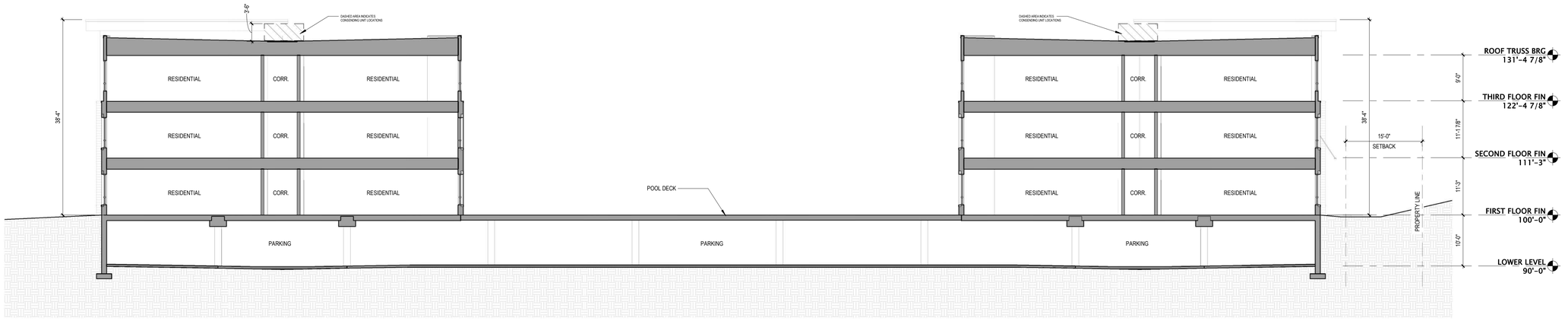
SHEET NUMBER

U234




2 CROSS SECTION - LOOKING NORTH (AT BLDG ENTRIES)
3/32" = 1'-0"

0' 4' 8' 16' 32'
0' 1/4" 1/2" 1" 2"
SCALE: 3/32" = 1'-0"




1 CROSS SECTION - LOOKING NORTH (AT POOL DECK)
3/32" = 1'-0"

0' 4' 8' 16' 32'
0' 1/4" 1/2" 1" 2"
SCALE: 3/32" = 1'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

# MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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| Mark | Description | Date |
|---|---|---|

SHEET TITLE

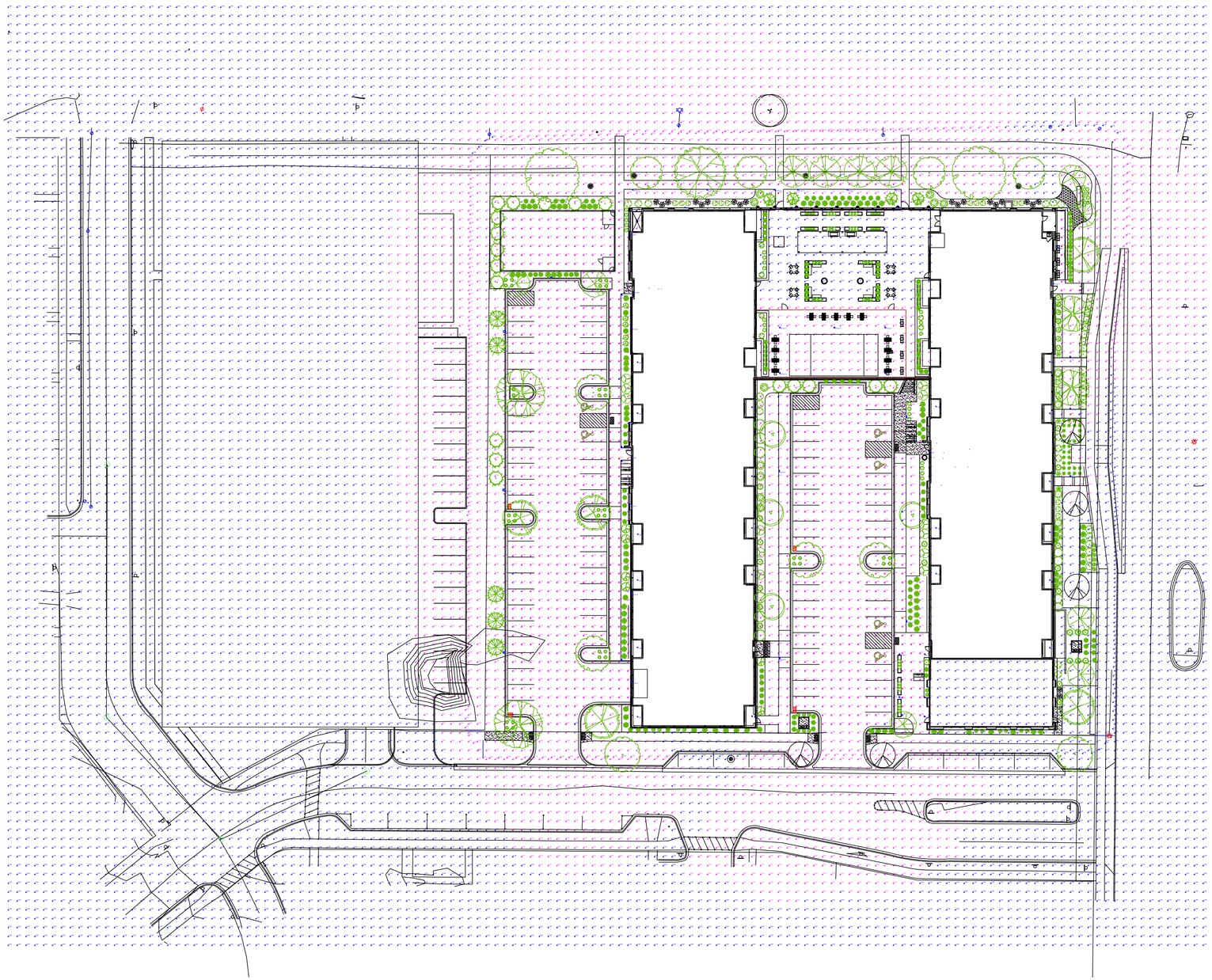
## BUILDING SECTIONS

SHEET NUMBER

U300

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.



Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Dog Run_At Grade | X | 2.18 fc | 4.26 fc | 0.59 fc | 7.2:1 | 3.7:1 |
| Lot 1 East Sidewalk_At Grade | X | 2.33 fc | 8.75 fc | 0.94 fc | 9.3:1 | 2.5:1 |
| Lot 2 East Sidewalk_At Grade | X | 1.91 fc | 3.47 fc | 0.67 fc | 5.2:1 | 2.9:1 |
| Lot 2 Patio_At Grade | X | 2.38 fc | 6.38 fc | 0.63 fc | 10.1:1 | 3.8:1 |
| Lot 2 West Sidewalk_At Grade | X | 1.89 fc | 3.70 fc | 0.65 fc | 5.7:1 | 2.9:1 |
| NE Patio_At Grade | X | 1.91 fc | 3.39 fc | 0.67 fc | 5.1:1 | 2.9:1 |
| North Sidewalk_At Grade | X | 2.04 fc | 7.05 fc | 0.63 fc | 11.2:1 | 3.2:1 |
| Parking Lot 1_At Grade | X | 1.68 fc | 4.59 fc | 0.56 fc | 8.2:1 | 3.0:1 |
| Parking Lot 2_At Grade | X | 1.76 fc | 3.72 fc | 0.70 fc | 5.3:1 | 2.5:1 |
| Typical NE Sidewalk Entryway_At Grade | X | 1.84 fc | 4.20 fc | 0.62 fc | 6.8:1 | 3.0:1 |
| Typical Under Canopy_At Grade | + | 9.20 fc | 13.81 fc | 6.84 fc | 2.0:1 | 1.3:1 |
| 10FT Past Presumed Prop Line_At 4Ft Above Grade | + | 0.04 fc | 0.32 fc | 0.00 fc | N/A | N/A |

Schedule

| Label | QTY | Manufacturer | Catalog | Number Lamps | Lamp Output | LLF |
|---|---|---|---|---|---|---|
| D1 | 21 | Lithonia Lighting | LDN4 ALO2 (1000LM) SWW1 AR LSS 80CRI | 1 | 1353 | 0.9 |
| OA3 | 3 | Lithonia Lighting | RSX1 LED P2 XXK R3 MVOLT XXXX + 20FT SSS POLE (ASSUMES 3FT BASE) | 1 | 9843 | 0.95 |
| OA3H | 2 | Lithonia Lighting | RSX1 LED P2 XXK R3 HS MVOLT XXXX + 20FT SSS POLE (ASSUMES 3FT BASE) | 1 | 6909 | 0.95 |
| OA4 | 1 | Lithonia Lighting | RSX1 LED P2 XXK R4 MVOLT XXXX + 20FT SSS POLE (ASSUMES 3FT BASE) | 1 | 9972 | 0.95 |
| OA4H | 1 | Lithonia Lighting | RSX1 LED P2 XXK R4 HS MVOLT XXXX + 20FT SSS POLE (ASSUMES 3FT BASE) | 1 | 6554 | 0.95 |
| OA5 | 1 | Lithonia Lighting | RSX1 LED P2 XXK R5 MVOLT XXXX + 10FT SSS POLE (ASSUMES 3FT BASE) | 1 | 10106 | 0.95 |
| OB1 | 23 | FC Lighting | FCB6C-4WN03-UNV-40-XXK-3L-XXX-LD | 1 | 331 | 1 |
| OS1 | 4 | BROWNLEE LIGHTING INC | 7070-08-PL-U07-WD-XXK | 1 | 881 | 0.95 |
| OW1 | 10 | Lithonia Lighting | WPX1 LED P2 XXK MVOLT XXXX | 1 | 2913 | 0.95 |

## 1 SITE PHOTOMETRICS PLAN

0' 8' 16' 32' 64'

0' 1/4" 1/2" 1" 2"

SCALE: 1/32" = 1'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201

Livesey Company

MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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REVISION SCHEDULE

| Mark | Description | Date |
|---|---|---|

SHEET TITLE

SITE PHOTOMETRICS

SHEET NUMBER

U400



# RSX1 LED
## Area Luminaire

Catalog Number

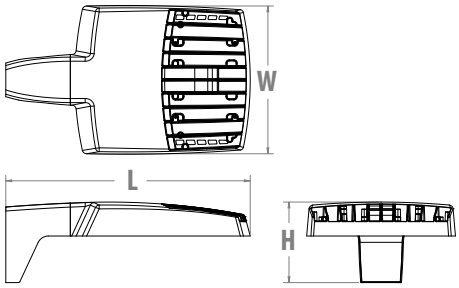
Notes

Type

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

## Specifications

| | |
|---|---|
| **EPA (ft²@0°):** | 0.57 ft² (0.05 m²) |
| **Length:** | 21.8" (55.4 cm) (SPA mount) |
| **Width:** | 13.3" (33.8 cm) |
| **Height:** | 3.0" (7.6 cm) Main Body<br>7.2" (18.4 cm) Arm |
| **Weight: (SPA mount):** | 22.0 lbs (10.0 kg) |




## Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

## Ordering Information

**EXAMPLE:** RSX1 LED P4 40K R3 MVOLT SPA DDBXD

**RSX1 LED**

| Series | Performance Package | Color Temperature | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|
| RSX1 LED | P1 | 30K 3000K | R2 Type 2 Wide | MVOLT (120V-277V) [2] | SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) |
| | P2 | 40K 4000K | R3 Type 3 Wide | HVOLT (347V-480V) [3] | RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) |
| | P3 | 50K 5000K | R3S Type 3 Short | XVOLT (277V-480V) [4] | MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) |
| | P4 | | R4 Type 4 Wide | **(use specific voltage for options as noted)** | IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6] |
| | | | R4S Type 4 Short | 120 [3] 277 [5] | WBA Wall bracket [1] |
| | | | R5 Type 5 Wide [1] | 208 [3] 347 [5] | WBASC Wall bracket with surface conduit box |
| | | | R5S Type 5 Short [1] | 240 [3] 480 [5] | AASP Adjustable tilt arm square pole mounting [6] |
| | | | AFR Automotive Front Row | | AARP Adjustable tilt arm round pole mounting [6] |
| | | | AFRR90 Automotive Front Row Right Rotated | | AAWB Adjustable tilt arm with wall bracket [6] |
| | | | AFRL90 Automotive Front Row Left Rotated | | AAWSC Adjustable tilt arm wall bracket and surface conduit box [6] |

### Options

**Shipped Installed**

| | |
|---|---|
| HS | House-side shield [7] |
| PE | Photocontrol, button style [8,9] |
| PER7 | Seven-wire twist-lock receptacle only (no controls) [9,10,11] |
| SF | Single fuse (120, 277, 347) [5] |
| DF | Double fuse (208, 240, 480) [5] |
| SPD20KV | 20KV Surge pack (10KV standard) |
| FAO | Field adjustable output [9] |
| DMG | 0-10V dimming extend out back of housing for external control (control ordered separate) [9] |

**Shipped Installed**

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

| | |
|---|---|
| NLTAIR2 PIRHN | nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [9, 12, 13, 14] |
| BAA | Buy America(n) Act and/or Build America Buy America Qualified |
| CCE | Coastal Construction [15] |

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

**Shipped Separately (requires some field assembly)**

| | |
|---|---|
| EGS | External glare shield [7] |
| EGFV | External glare full visor (360° around light aperture) [7] |
| BS | Bird spikes [16] |

### Finish

| | |
|---|---|
| DDBXD | Dark Bronze |
| DBLXD | Black |
| DNAXD | Natural Aluminum |
| DWHXD | White |
| DDBTXD | Textured Dark Bronze |
| DBLBXD | Textured Black |
| DNATXD | Textured Natural Aluminum |
| DWHGXD | Textured White |


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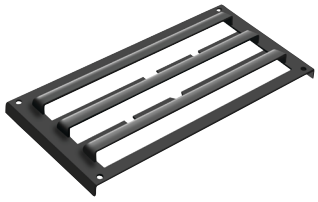
## Ordering Information

### Accessories
*Ordered and shipped separately.*

| | |
|---|---|
| RSX1HS | RSX1 House side shield (includes 1 shield) |
| RSX1HSAFRR U | RSX1 House side shield for AFR rotated optics (includes 1 shield) |
| RSX1EGS (FINISH) U | External glares hield (specify finish) |
| RSX1EGFV (FINISH) U | External glare full visor (specify finish) |
| RSXRPA (FINISH) U | RSX Universal round pole adaptor plate (specify finish) |
| RSXWBA (FINISH) U | RSX WBA wall bracket (specify finish) [1] |
| RSXSCB (FINISH) U | RSX Surface conduit box (specify finish, for use with WBA, WBA not included) |
| DLL127F 1.5 JU | Photocell -SSL twist-lock (120-277V) [17] |
| DLL347F 1.5 CUL JU | Photocell -SSL twist-lock (347V) [17] |
| DLL480F 1.5 CUL JU | Photocell -SSL twist-lock (480V) [17] |
| DSHORT SBK U | Shorting cap [17] |

NOTES
1. Any Type 5 distribution, is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10. Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12. Must be ordered with PIRHN.
13. Requires MVOLT or HVOLT.
14. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15. CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16. Must be ordered with fixture for factory pre-drilling.
17. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

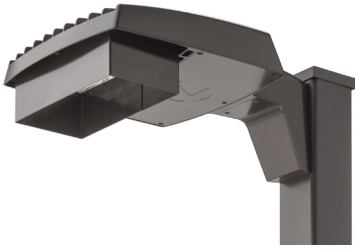
## External Shields



**House Side Shield**



**External Glare Shield**

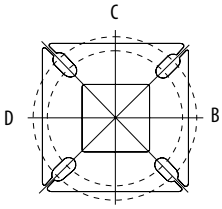


**External 360 Full Visor**

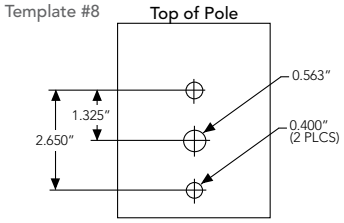
## Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

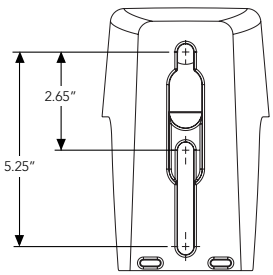
### HANDHOLE ORIENTATION




### RSX POLE DRILLING




### RSX STANDARD ARM & ADJUSTABLE ARM




### Round Tenon Mount - Pole Top Slipfitters

| Tenon O.D. | RSX Mounting | Single | 2 at 180° | 2 at 90° | 3 at 120° | 3 at 90° | 4 at 90° |
|---|---|---|---|---|---|---|---|
| 2 - 3/8" | RPA, AARP | AS3-5 190 | AS3-5 280 | AS3-5 290 | AS3-5 320 | AS3-5 390 | AS3-5 490 |
| 2 - 7/8" | RPA, AARP | AST25-190 | AST25-280 | AST25-290 | AST25-320 | AST25-390 | AST25-490 |
| 4" | RPA, AARP | AST35-190 | AST35-280 | AST35-290 | AST35-320 | AST35-390 | AST35-490 |

### Drill/Side Location by Configuration Type

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

### RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

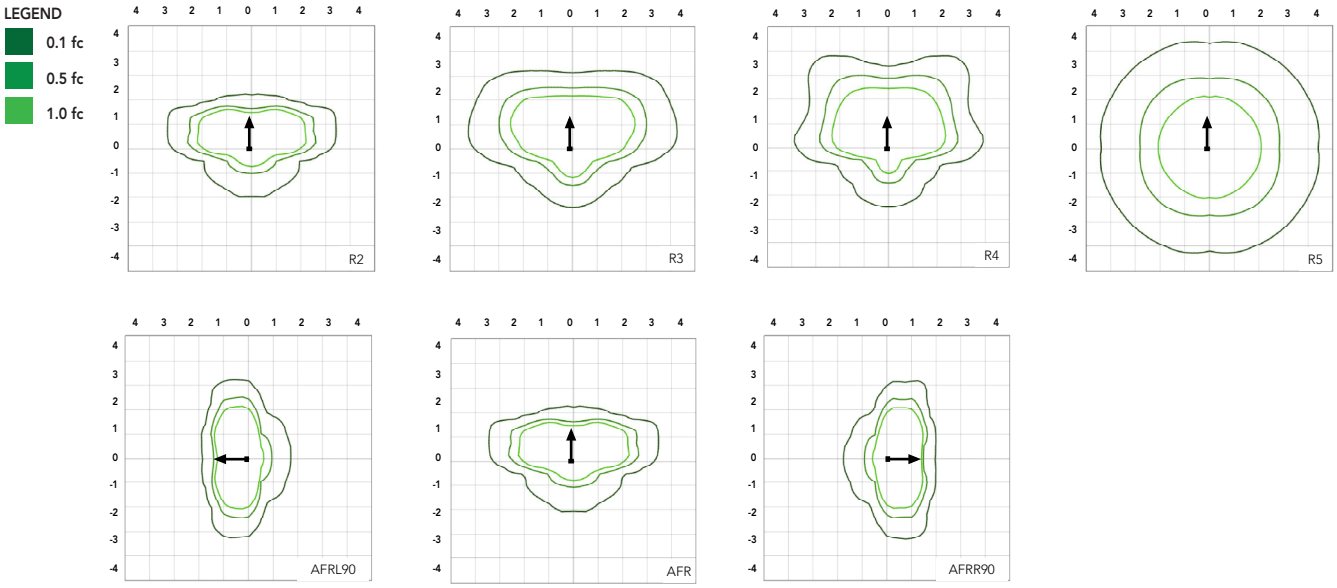
| Fixture Quantity & Mounting Configuration | | Single | 2 @ 90 | 2 @ 180 | 3 @ 90 | 3 @ 120 | 4 @ 90 | 2 Side by Side | 3 Side by Side | 4 Side by Side |
|---|---|---|---|---|---|---|---|---|---|---|
| **Mounting Type** | **Tilt** | | | | | | | | | |
| **SPA - Square Pole Adaptor** | 0° | 0.57 | 1.03 | 1.05 | 1.52 | 1.36 | 2.03 | 1.31 | 1.7 | 2.26 |
| **RPA - Round Pole Adaptor** | | 0.62 | 1.08 | 1.15 | 1.62 | 1.46 | 2.13 | 1.36 | 1.8 | 2.36 |
| **MA - Mast Arm Adaptor** | | 0.49 | 0.95 | 0.89 | 1.36 | 1.2 | 1.87 | 1.23 | 1.54 | 2.1 |
| | | | | | | | | | | |
| **IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole** | 0° | 0.57 | 1.03 | 1.05 | 1.52 | 1.36 | 2.03 | 1.31 | 1.7 | 2.26 |
| | 10° | 0.68 | 1.34 | 1.33 | 2 | 1.74 | 2.64 | 1.35 | 2.03 | 2.71 |
| | 20° | 0.87 | 1.71 | 1.73 | 2.56 | 2.26 | 3.42 | 1.75 | 2.62 | 3.49 |
| | 30° | 1.24 | 2.19 | 2.3 | 3.21 | 2.87 | 4.36 | 2.49 | 3.73 | 4.97 |
| | 40° | 1.81 | 2.68 | 2.98 | 3.85 | 3.68 | 5.30 | 3.62 | 5.43 | 7.24 |
| | 45° | 2.11 | 2.92 | 3.44 | 4.2 | 4.08 | 5.77 | 4.22 | 6.33 | 8.44 |
| | 50° | 2.31 | 3.17 | 3.72 | 4.52 | 4.44 | 6.26 | 4.62 | 6.94 | 9.25 |
| | 60° | 2.71 | 3.66 | 4.38 | 5.21 | 5.15 | 7.24 | 5.43 | 8.14 | 10.86 |
| | 70° | 2.78 | 3.98 | 4.54 | 5.67 | 5.47 | 7.91 | 5.52 | 8.27 | 11.03 |
| | 80° | 2.76 | 4.18 | 4.62 | 5.97 | 5.76 | 8.31 | 5.51 | 8.27 | 11.03 |
| | 90° | 2.73 | 4.25 | 4.64 | 6.11 | 5.91 | 8.47 | 5.45 | 8.18 | 10.97 |


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## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').




## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

| Ambient | Ambient | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.05 |
| 5°C | 41°F | 1.04 |
| 10°C | 50°F | 1.03 |
| 15°C | 59°F | 1.02 |
| 20°C | 68°F | 1.01 |
| 25°C | 77°F | 1.00 |
| 30°C | 86°F | 0.99 |
| 35°C | 95°F | 0.98 |
| 40°C | 104°F | 0.97 |
| 45°C | 113°F | 0.96 |
| 50°C | 122°F | 0.95 |

### Electrical Load

| | | Current (A) | | | | | |
|---|---|---|---|---|---|---|---|
| Performance Package | System Watts (W) | 120V | 208V | 240V | 277V | 347V | 480V |
| P1 | 51W | 0.42 | 0.25 | 0.21 | 0.19 | 0.14 | 0.11 |
| P2 | 72W | 0.60 | 0.35 | 0.30 | 0.26 | 0.21 | 0.15 |
| P3 | 109W | 0.91 | 0.52 | 0.45 | 0.39 | 0.31 | 0.23 |
| P4 | 133W | 1.11 | 0.64 | 0.55 | 0.48 | 0.38 | 0.27 |

### Projected LED Lumen Maintenance

| Operating Hours | 50,000 | 75,000 | 100,000 |
|---|---|---|---|
| Lumen Maintenance Factor | >0.97 | >0.95 | >0.92 |

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


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## 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 | Distribution. Type | 30K (3000K, 70 CRI) | | | | | 40K (4000K, 70 CRI) | | | | | 50K (5000K, 70 CRI) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Lumens | B | U | G | LPW | Lumens | B | U | G | LPW | Lumens | B | U | G | LPW |
| P1 | 51W | R2 | 6,482 | 1 | 0 | 1 | 126 | 7,121 | 1 | 0 | 1 | 139 | 7,121 | 1 | 0 | 1 | 139 |
| | | R3 | 6,459 | 1 | 0 | 2 | 127 | 7,096 | 1 | 0 | 2 | 139 | 7,096 | 1 | 0 | 2 | 139 |
| | | R3S | 6,631 | 1 | 0 | 1 | 129 | 7,286 | 1 | 0 | 2 | 142 | 7,286 | 1 | 0 | 2 | 142 |
| | | R4 | 6,543 | 1 | 0 | 2 | 128 | 7,189 | 1 | 0 | 2 | 141 | 7,189 | 1 | 0 | 2 | 141 |
| | | R4S | 6,313 | 1 | 0 | 1 | 124 | 6,936 | 1 | 0 | 1 | 136 | 6,936 | 1 | 0 | 1 | 136 |
| | | R5 | 6,631 | 3 | 0 | 2 | 130 | 7,286 | 3 | 0 | 2 | 143 | 7,286 | 3 | 0 | 2 | 143 |
| | | R5S | 6,807 | 3 | 0 | 1 | 133 | 7,479 | 3 | 0 | 1 | 147 | 7,479 | 3 | 0 | 1 | 147 |
| | | AFR | 6,473 | 1 | 0 | 1 | 127 | 7,112 | 1 | 0 | 1 | 139 | 7,112 | 1 | 0 | 1 | 139 |
| | | AFRR90 | 6,535 | 2 | 0 | 2 | 127 | 7,179 | 2 | 0 | 2 | 140 | 7,179 | 2 | 0 | 2 | 140 |
| | | AFRL90 | 6,562 | 2 | 0 | 1 | 128 | 7,210 | 2 | 0 | 2 | 140 | 7,210 | 2 | 0 | 2 | 140 |
| P2 | 72W | R2 | 8,991 | 2 | 0 | 1 | 123 | 9,878 | 2 | 0 | 1 | 135 | 9,878 | 2 | 0 | 1 | 135 |
| | | R3 | 8,959 | 2 | 0 | 2 | 124 | 9,843 | 2 | 0 | 2 | 137 | 9,843 | 2 | 0 | 2 | 137 |
| | | R3S | 9,198 | 2 | 0 | 2 | 126 | 10,106 | 2 | 0 | 2 | 139 | 10,106 | 2 | 0 | 2 | 139 |
| | | R4 | 9,077 | 2 | 0 | 2 | 126 | 9,972 | 2 | 0 | 2 | 139 | 9,972 | 2 | 0 | 2 | 139 |
| | | R4S | 8,757 | 1 | 0 | 2 | 122 | 9,622 | 2 | 0 | 2 | 134 | 9,622 | 2 | 0 | 2 | 134 |
| | | R5 | 9,198 | 4 | 0 | 2 | 128 | 10,106 | 4 | 0 | 2 | 140 | 10,106 | 4 | 0 | 2 | 140 |
| | | R5S | 9,443 | 3 | 0 | 1 | 131 | 10,374 | 3 | 0 | 1 | 144 | 10,374 | 3 | 0 | 1 | 144 |
| | | AFR | 8,979 | 2 | 0 | 1 | 125 | 9,865 | 2 | 0 | 1 | 137 | 9,865 | 2 | 0 | 1 | 137 |
| | | AFRR90 | 9,064 | 3 | 0 | 2 | 124 | 9,959 | 3 | 0 | 2 | 137 | 9,959 | 3 | 0 | 2 | 137 |
| | | AFRL90 | 9,102 | 3 | 0 | 2 | 125 | 10,001 | 3 | 0 | 2 | 137 | 10,001 | 3 | 0 | 2 | 137 |
| P3 | 109W | R2 | 12,808 | 2 | 0 | 1 | 117 | 14,072 | 2 | 0 | 2 | 129 | 14,072 | 2 | 0 | 2 | 129 |
| | | R3 | 12,763 | 2 | 0 | 2 | 117 | 14,023 | 2 | 0 | 2 | 129 | 14,023 | 2 | 0 | 2 | 129 |
| | | R3S | 13,104 | 2 | 0 | 2 | 120 | 14,397 | 2 | 0 | 2 | 132 | 14,397 | 2 | 0 | 2 | 132 |
| | | R4 | 12,930 | 2 | 0 | 2 | 119 | 14,206 | 2 | 0 | 2 | 130 | 14,206 | 2 | 0 | 2 | 130 |
| | | R4S | 12,475 | 2 | 0 | 2 | 114 | 13,707 | 2 | 0 | 2 | 126 | 13,707 | 2 | 0 | 2 | 126 |
| | | R5 | 13,104 | 4 | 0 | 2 | 120 | 14,397 | 4 | 0 | 2 | 132 | 14,397 | 4 | 0 | 2 | 132 |
| | | R5S | 13,452 | 3 | 0 | 2 | 123 | 14,779 | 3 | 0 | 2 | 136 | 14,779 | 3 | 0 | 2 | 136 |
| | | AFR | 12,791 | 2 | 0 | 1 | 117 | 14,053 | 2 | 0 | 2 | 129 | 14,053 | 2 | 0 | 2 | 129 |
| | | AFRR90 | 12,913 | 3 | 0 | 3 | 118 | 14,187 | 3 | 0 | 3 | 130 | 14,187 | 3 | 0 | 3 | 130 |
| | | AFRL90 | 12,967 | 3 | 0 | 2 | 118 | 14,247 | 3 | 0 | 3 | 130 | 14,247 | 3 | 0 | 3 | 130 |
| P4 | 133W | R2 | 14,943 | 2 | 0 | 2 | 112 | 16,417 | 2 | 0 | 2 | 123 | 16,417 | 2 | 0 | 2 | 123 |
| | | R3 | 14,890 | 2 | 0 | 3 | 112 | 16,360 | 2 | 0 | 3 | 123 | 16,360 | 2 | 0 | 3 | 123 |
| | | R3S | 15,287 | 2 | 0 | 2 | 115 | 16,796 | 2 | 0 | 2 | 126 | 16,796 | 2 | 0 | 2 | 126 |
| | | R4 | 15,085 | 2 | 0 | 3 | 113 | 16,574 | 2 | 0 | 3 | 125 | 16,574 | 2 | 0 | 3 | 125 |
| | | R4S | 14,554 | 2 | 0 | 2 | 109 | 15,991 | 2 | 0 | 2 | 120 | 15,991 | 2 | 0 | 2 | 120 |
| | | R5 | 15,287 | 4 | 0 | 2 | 115 | 16,796 | 4 | 0 | 2 | 126 | 16,796 | 4 | 0 | 2 | 126 |
| | | R5S | 15,693 | 4 | 0 | 2 | 118 | 17,242 | 4 | 0 | 2 | 130 | 17,242 | 4 | 0 | 2 | 130 |
| | | AFR | 14,923 | 2 | 0 | 2 | 112 | 16,395 | 2 | 0 | 2 | 123 | 16,395 | 2 | 0 | 2 | 123 |
| | | AFRR90 | 15,065 | 3 | 0 | 3 | 113 | 16,551 | 3 | 0 | 3 | 124 | 16,551 | 3 | 0 | 3 | 124 |
| | | AFRL90 | 15,128 | 3 | 0 | 3 | 114 | 16,621 | 3 | 0 | 3 | 125 | 16,621 | 3 | 0 | 3 | 125 |

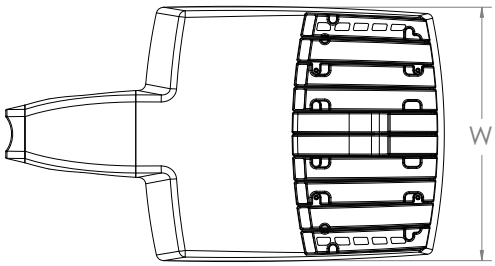

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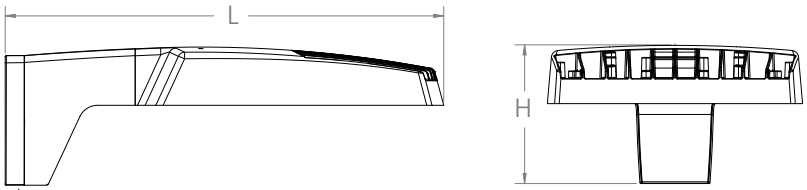
## Dimensions & Weights

### Luminaire Weight by Mounting Type

| Mounting Configuration | Total Luminaire Weight |
|---|---|
| SPA | 22 lbs |
| RPA | 24 lbs |
| MA | 22 lbs |
| WBA | 25 lbs |
| WBASC | 28 lbs |
| IS | 25 lbs |
| AASP | 25 lbs |
| AARP | 27 lbs |
| AAWB | 28 lbs |
| AAWSC | 31 lbs |

### RSX1 with Round Pole Adapter (RPA)



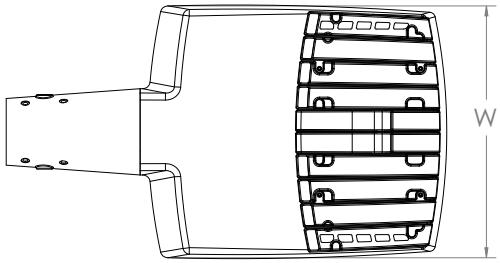



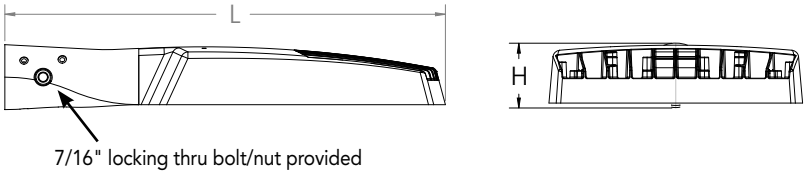

Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

### RSX1 with Mast Arm Adapter (MA)

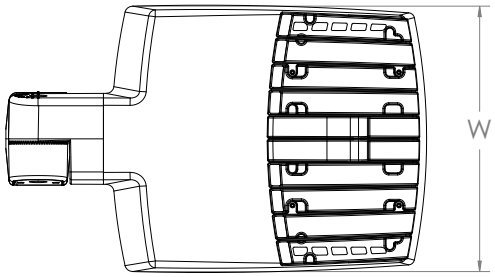


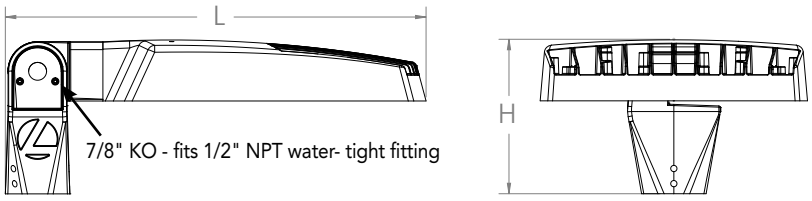




7/16" locking thru bolt/nut provided

Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

### RSX1 with Adjustable Slipfitter (IS)



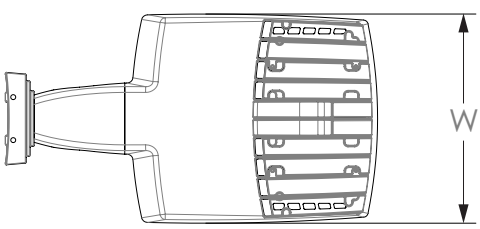

7/8" KO - fits 1/2" NPT water- tight fitting

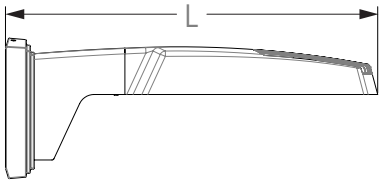
Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

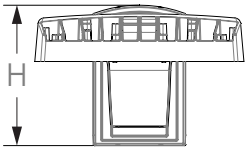

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## Dimensions

### RSX1 with Wall Bracket (WBA)

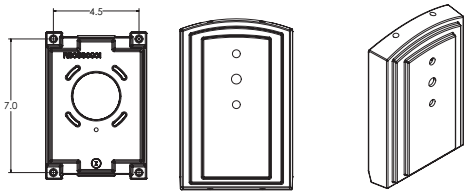


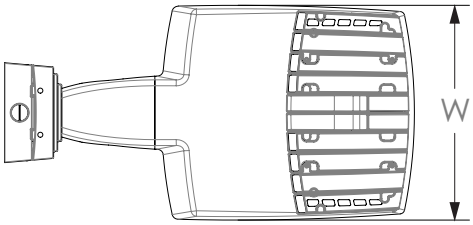



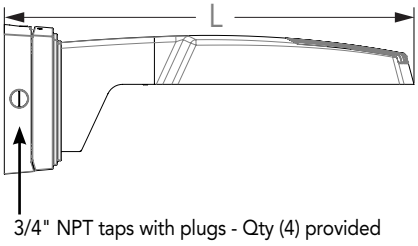

Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

**Wall Bracket (WBA) Mounting Detail**

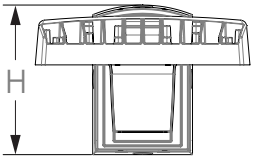



### RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



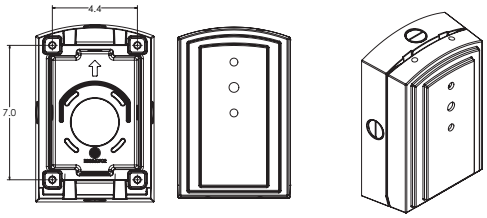




3/4" NPT taps with plugs - Qty (4) provided




Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

**Surface Conduit Box (SCB) Mounting Detail**

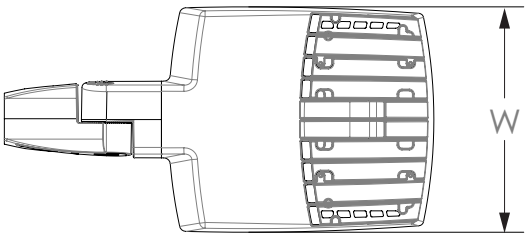


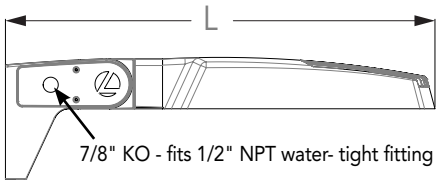


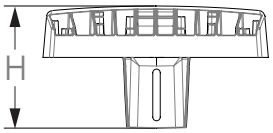
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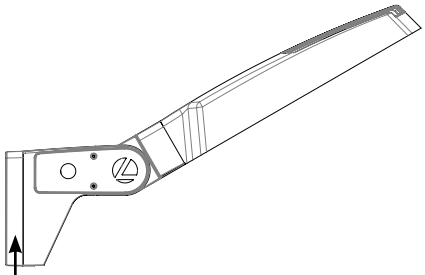
## Dimensions

### RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

**NOTE:**
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

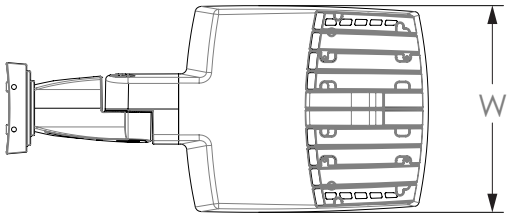


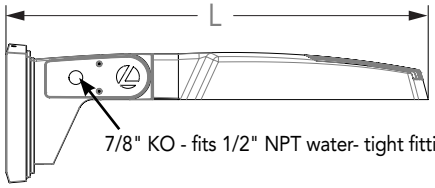
**Notes**

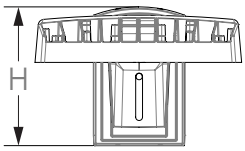
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

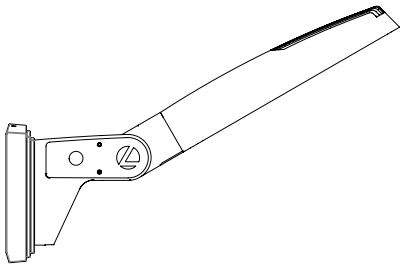
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

### RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



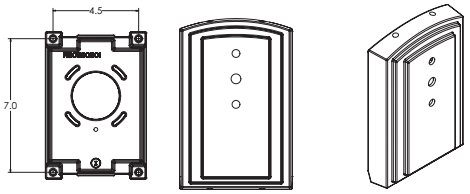



Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

**Wall Bracket (WBA) Mounting Detail**

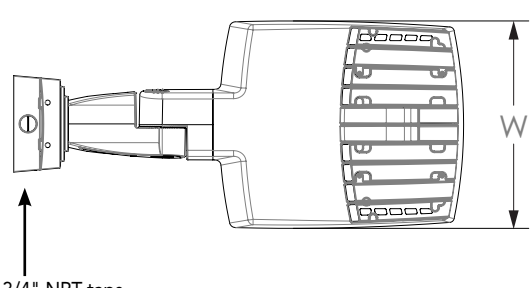


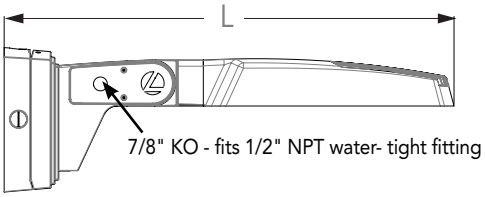


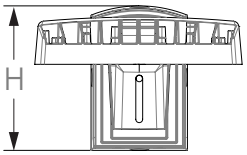

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## Dimensions

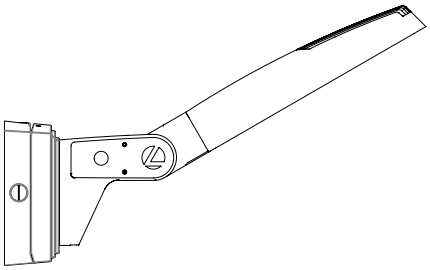
### RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



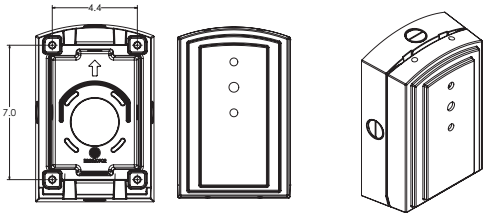




3/4" NPT taps
with plugs - Qty (4)
provided

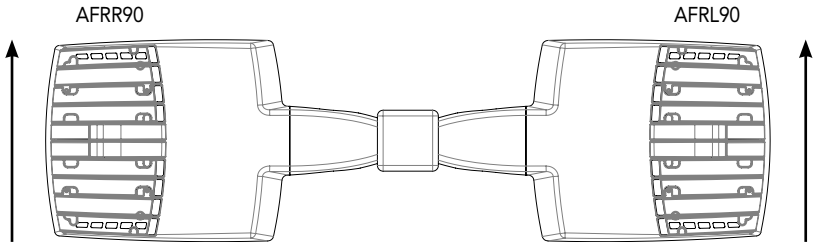


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

### Surface Conduit Box (SCB) Mounting Detail




### Automotive Front Row - Rotated Optics (AFRL90/R90)



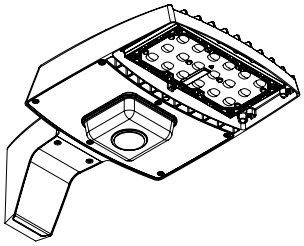

(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

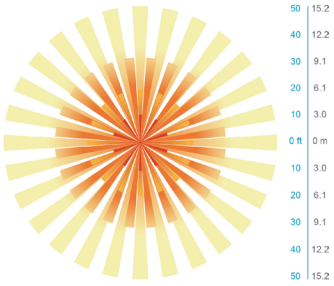

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## nLight Control - Sensor Coverage and Settings

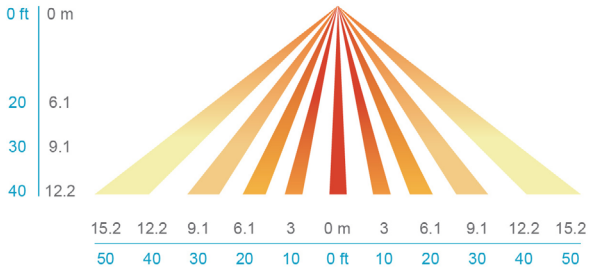
### nLight Sensor Coverage Pattern

NLTAIR2 PIRHN






Top




Side

| Motion Sensor Default Settings - Option PIRHN | | | | | | |
|---|---|---|---|---|---|---|
| Option | Dimmed State (unoccupied) | High Level (when occupied) | Photocell Operation | Dwell Time (occupancy time delay) | Ramp-up Time (from unoccupied to occupied) | Ramp-down Time (from occupied to unoccupied) |
| NLTAIR2 PIRHN | Approx. 30% Output | 100% Output | Enabled @ 1.5FC | 7.5 minutes | 3 seconds | 5 minutes |

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

## FEATURES & SPECIFICATIONS

**INTENDED USE**
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

**CONSTRUCTION**
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

**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 superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

**COASTAL CONSTRUCTION (CCE)**
Optional corrosion-resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead times apply.

**OPTICS**
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

**ELECTRICAL**
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

**STANDARD CONTROLS**
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

**nLIGHT AIR CONTROLS**
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

**INSTALLATION**
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

**LISTINGS**
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. 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 3000K color temperature only. U.S. Patent No. D882, 146S

**GOVERNMENT PROCUREMENT**
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
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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OUTDOOR LIGHTING

# FCB6C-4WN03





| | |
|---|---|
| **Date:** | **Approved:** |
| **Type:** | |
| **Fixture:** | |
| **Project:** | |

FCB6C-4WN03 Exterior die-cast aluminum, 6" nominal diameter bollard with a 4-way, 3" high window opening.

## SPECIFICATIONS

### PHYSICAL

| | |
|---|---|
| **dimensions** | 40" H x 5.50" ⌀ |
| **weight** | 18 lbs |
| **housing** | Marine grade, corrosion resistant, heavy gauge extruded aluminum |
| **lens** | Impact resistant, UV stabilized, white polycarbonate diffuser |
| **mounting** | Heavy wall base bracketing for bollard installation provides a unique mounting solution, so the tower body anchors flush to the ground without the appearance of a base plate, anchor bolts included |
| **ingress protection** | IP66: dry, damp, or wet locations |
| **finish** | Available in Black, Bronze, Graphite Grey, Silver, White and Custom Colors.<br>Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm minimum, 5,000 hour salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification. |

### PERFORMANCE

| | | | | |
|---|---|---|---|---|
| **color temperature** | 2700K | 3000K | 3500K | 4000K |
| **lumen output** | 283 | 298 | 313 | 330 |
| **lumen maintenance** | L70 > 70,000 hours | | | |
| **color consistency** | 3 SDCM \| 85 or 90 CRI | | | |
| **operating temperature** | -13°F to 104°F (-25°C to 40°C) | | | |
| **warranty** | 5-Year limited warranty | | | |

### ELECTRICAL

| | |
|---|---|
| **input voltage** | Universal 120 - 277 VAC I optional: 347 VAC I 480 VAC |
| **power supply** | Integral Class II, electronic, high power factor > 94% @ 120V |
| **certification** | ETL/cETL Listed |
| **standards** | UL1598 / CSA C22.2 No. 250.0; UI 8750 / CSA C22.2 No. 250.13 / IES LM-79 / LM-80 |
| **power consumption** | 11W @ 120 - 277 VAC (maximum) |
| **dimming** | 0-10V (10%) |

Due to continuous development and improvements, specifications are subject to change without notice.
Product use certifies agreement to FC Lighting terms and conditions.

# Ordering Information



## ORDERING INFORMATION

| FCB6C-4WN03 | | 40 | | 3L | | |
|---|---|---|---|---|---|---|
| **SERIES** | **VOLTAGE** | **HEIGHT** | **CCT** | **LUMENS** | **FINISH** | **OPTIONS** |
| FCB6C-4WN03 | **UNV** UNV 120 - 277 VAC | **40** 40" | **27K** 2700K | **3L** 330 lm (11W) | **BKE** Black | **LD** 0-10V Dimming (Standard) |
| | **347V** 347 VAC | | **3K** 3000K | | **BRE** Bronze | **SP20** 20kV Surge Protector |
| | **480V** 480 VAC | | **35K** 3500K | | **GRE** Graphite Grey | **BBU** Battery Backup (Integral) |
| | **120V** 120 VAC (Photo Eye) | | **4K** 4000K | | **SLE** Silver | **SP20-BBU** (2) 20kV Surge Protectors (1/LED Driver, 1/BBU) and Battery Backup (Integral) |
| | **277V** 277 VAC (Photo Eye) | | | | **WHE** White | |
| | | | | | **CCE** Custom Color | **PE120** Photo Eye for 120 VAC |
| | | | | | | **PE277** Photo Eye for 277 VAC |
| | | | | | | **LAB**[1] Less Anchor Bolt Kit - for shipment separate of Anchor Bolt Kit |

### ANCHOR BOLT KITS

| | |
|---|---|
| **A00636** | Anchor Bolt Kit - Complete Anchor Bolt Kit shipped in advance of fixture. |

[1] **Note**: *Fixture must be mounted into FC Lighting supplied Anchor Bolt Kit shipped with or separate of fixture.*

**Consult Factory for other options and configurations.**

To ensure you receive proper configurations for your lighting specifications, contact us directly about any unique application requirements. This may include but not be limited to lumen output, mounting needs, or electrical requirements.

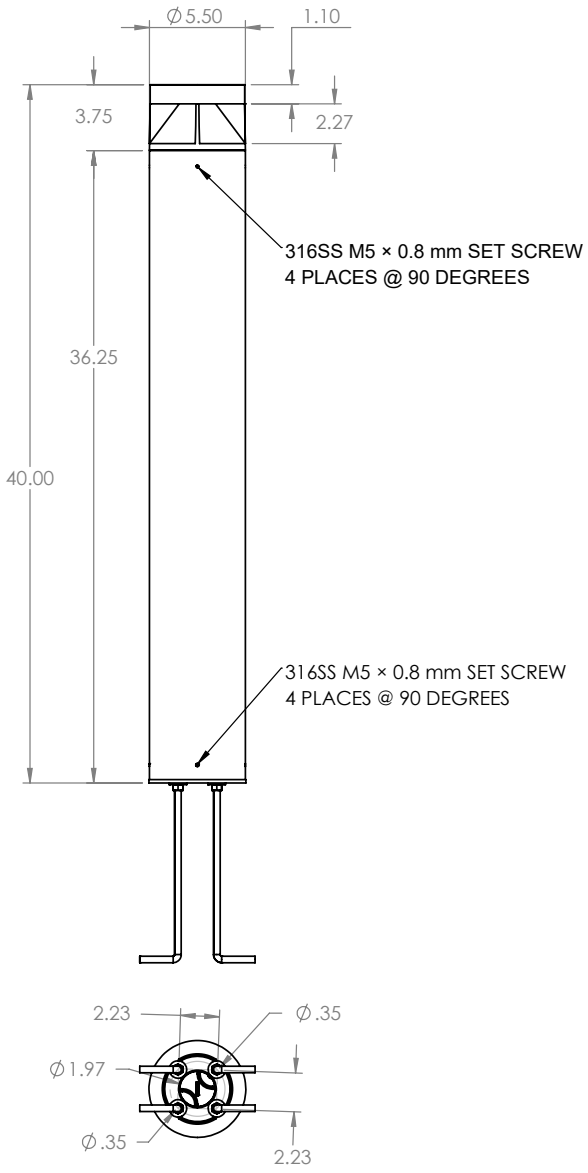
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# FCB6C-4WN03



# Physical
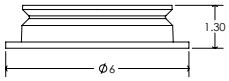
## PRODUCT DIMENSIONS - STANDARD PRODUCT

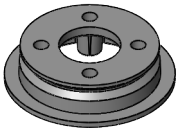


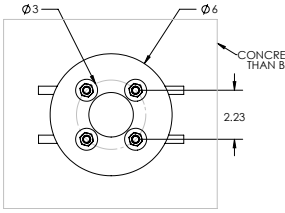

## MOUNTING

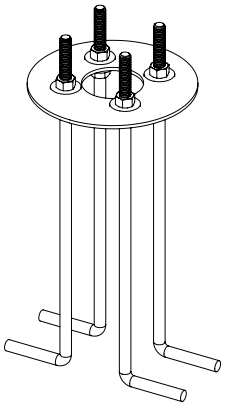
| | |
|---|---|
| **Mounting Plate Diameter** | Ø 6" |
| **Anchor Bolt Template Assembly** | A00636 |

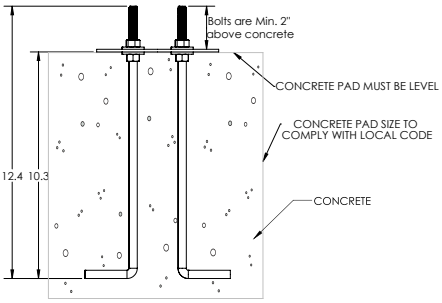
*(Includes the below items listed)*

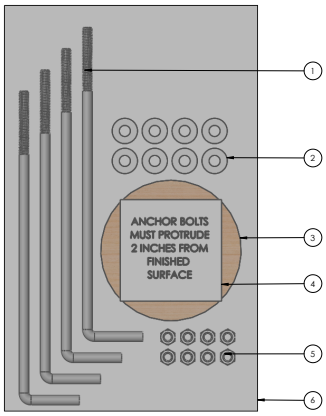






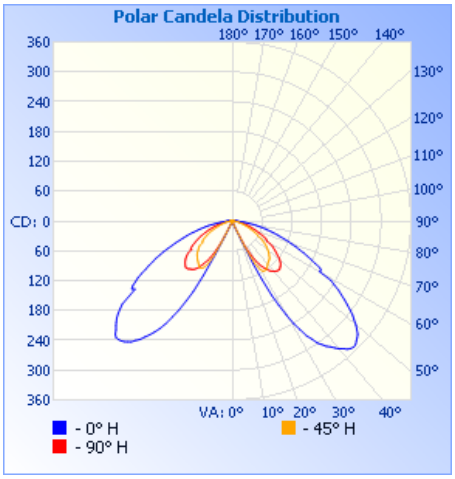

| # | ANCHOR BOLT TEMPLATE ASSEMBLY (A00636) (Includes below items) | QTY. |
|---|---|---|
| 1 | 3/8" x 12" x 2" L hook Anchor Bolt (X91603A120) | 4 |
| 2 | 3/8" FLAT WASHER H-D GALV STEEL | 8 |
| 3 | ANCHOR BOLT WOOD TEMPLATE | 1 |
| 4 | ANCHOR BOLT LABEL | 1 |
| 5 | 3/8"-16 HEX NUT H-D GALV STEEL | 8 |
| 6 | PLASTIC BAG, SEALED | 1 |

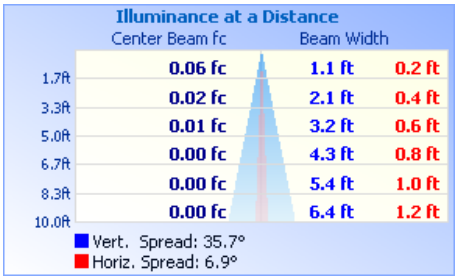
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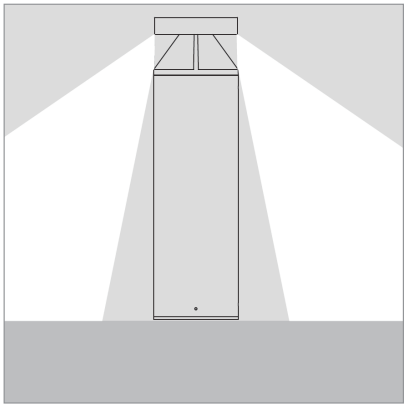
# Photometry



## OPTICAL DISTRIBUTION



Due to continuous development and improvements, specifications are subject to change without notice.
Product use certifies agreement to FC Lighting terms and conditions.

BROWNLEE






## 7070 LED

Slope is a sleek and minimal lighting solution for both interior and exterior spaces. Crafted from stout aluminum, the series features a low-profile tapered form factor and is available in three sizes with various beam spreads. Perfect for architectural entrances, columns, facades, elevator lobbies, patios, and more. Less than 3" projection, ADA-compliant.

## FINISHES

BL BZ MG NT WH

# **SLOPE** SLIM

| | |
|---|---|
| **PROJECT:** | |
| **MODEL #:** | |
| **FIXTURE TYPE:** | |

## STANDARD SPECIFICATIONS

### OUTER FRAME & MOUNT PLATE
Formed and welded aluminum. Closed cell foam gasket on rear mount plate.

### OPTIC + DIFFUSER
High quality optic is regressed within fixture and offered in multiple distributions.
Gasketed clear acrylic lens at bottom of housing - 1.875" aperture.

### LED PERFORMANCE
120-277, Dimmable (0-10V), 90+ CRI, L80 rating > 60,000 hrs - L70 rating (projected) - 100,000 hrs
Amperage rated @ 110V input
Operating ambient temperature: -20°C / -4°F - 40°C / 104°F

Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs.

| CODE | WATTS | AMPS | NARROW | WIDE | FWD THROW |
|---|---|---|---|---|---|
| U07 | 7 | .06 | 925 lm | 880 lm | 675 lm |
| U11 | 11 | .10 | 1395 lm | 1325 lm | 1015 lm |

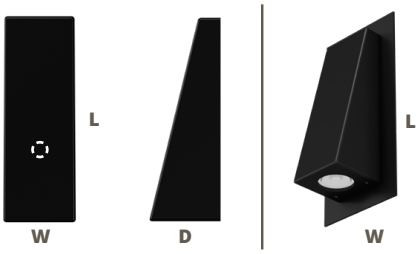
### MOUNTING
**Fixture mounts to a vertically positioned 2x4 switch box (by others)**.
Refer to Accessories section for optional cover plates.
Wet-listed in the downward orientation only (light source facing down).
Must apply silicone to upper half of fixture when mounting outdoors.
Indirect mounting acceptable in dry indoor locations only.

### FINISH
Durable corrosion resistant powder coat finish.
Custom colors available, contact factory.

### WARRANTY
5 year limited warranty on this LED product.
Consult factory for details.

### DIMENSIONS
Standard Fixture
L: 8", 16", 24", W: 2.75", D: 2.9"
Cover Plate Accessory
L: 9.75", 17.75", 25.75", W: 4.5", D: 0.25"
Denotes wiring pass-through located 3.25" from fixture bottom on all sizes.






Cover Plate
Refer to Accessories for ordering details.

WET

ADA

## ORDERING INFORMATION

7070 - _____ - _____ - _____ - _____ - _____ - _____ - _____

Model | 2. | 3. | 4. | 5. | 6. | 7.

### 2. SIZE
**08** L: 08"
**16** L: 16"
**24** L: 24"

### 3. FINISH
**BL** Black
**BZ** Bronze
**MG** Metallic Gold
**NT** Nickel Tone
**WH** White

**CUSTOM**
Additional finishes available as a modified option. Refer to Brownlee's Finishes webpage for inspiration.

### 4. WATTAGE
**U07** 7W U Series LED
**U11** 11W U Series LED

### 5. DISTRIBUTION
**NW** Narrow Spot
**WD** Wide Asymmetric
**FT** Forward Throw

Refer to last page of spec sheet for photometric diagrams.

### 6. COLOR TEMPERATURE
**27K** 2700K color temperature
**30K** 3000K color temperature
**35K** 3500K standard color temperature
**40K** 4000K color temperature

### 7. AVAILABLE OPTIONS
**BAB** Build America, Buy America Compliant
**BAC** Buy American Compliant
**DTR**[4] Triac (Line Voltage) Dimming (120V)
**FCL**[7] French Canadian Label

### ACCESSORIES (field installed - order separately)
**100067xx** Cover Plate for 08" slim size - Specify Finish (xx) (Covers 4x4 jbox)
**100068xx** Cover Plate for 16" slim size - Specify Finish (xx) (Covers 4x4 jbox)
**100090xx** Cover Plate for 24" slim size - Specify Finish (xx) (Covers 4x4 jbox)
*Note: This accessory plate mounts to a 4x4 box via universal crossbar (by others).

**Universal Footnotes (only applies if option is listed on spec sheet): (0) 90R** - 90 CRI output-loss multiplier: 0.85 (estimate). Cannot be combined with ES. **1) BAC** - cannot be combined with FCL. **(2) BBI/BBS/BBC** - cannot be combined with ECW or EXT. **(3) BLD** - includes integral microwave motion sensor (do not combine with OCC option). Cannot be combined with DTR. **(4) DTR** - cannot be combined with BLD. **(5) ECW** - cannot be combined with BBI, BBC, or DTR. **(6) ES** - cannot be combined with 90R or T24. **(7) FCL** - cannot be combined with BAC. **(8) OCC** - integral microwave motion sensor (ON/OFF). **(9) T24** - includes JA8 labeling and 90 CRI LEDs (do not combine with 90R option). Cannot be combined with ES. **(10) PCH/PC4** - cannot be combined with BLD or OCC. **Add'l Notes: *BBI/BBC** - BBI minimum operating temp: 10C/50F unless otherwise stated. BBC minimum operating temp: -20C/-4F. ****BLD** - integral microwave motion sensor with step-dim control. 1: Motion is detected, illuminate to 100%. 2: Motion no longer detected, dim to set level. 3: Remain in continuous dimmed state or turn off after set period. Configurable via onboard dip switches.

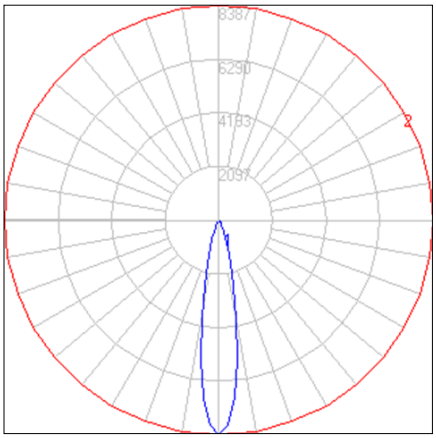
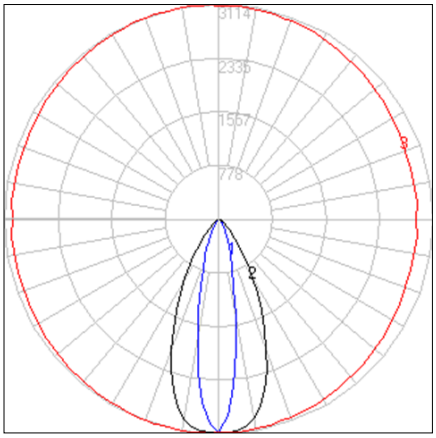
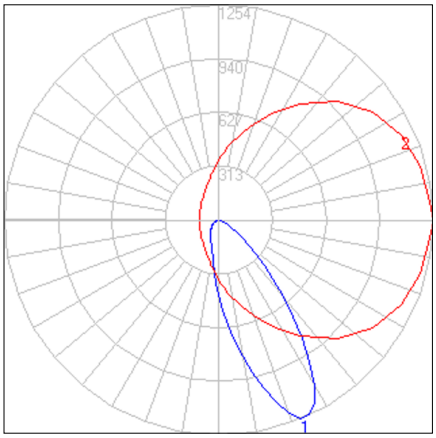
**Specifications and dimensions subject to change without notice.**
Consult your Brownlee Lighting representative for availability and ordering information.

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REVISED
2024.07.12

# **SLOPE** SLIM
**PHOTOMETRIC INFORMATION**

**POLAR PLOT LEGEND: BLUE**: 0-180° Vertical | **BLACK**: 90-270° Vertical | **RED**: Horizontal Cone Through Max Candela

| | | |
|---|---|---|
| **Narrow Spot (18° Nominal)**<br>U11 Lumen Package: 1395 lm<br>BUG Rating: B2 U0 G0<br>Provides tight beam on wall and a compact concentration of light on the floor. Ideal for columns and accent lighting. Also works well indoors aimed upward to accentuate architectural details in a space (indirect orientation listed for indoor/dry locations only). |  |  |
| **Wide Asymmetric (50°x20° Nominal)**<br>U11 Lumen Package: 1325 lm<br>BUG Rating: B2 U0 G0<br>Asymmetric distribution with long axis running parallel to wall. Provides 50/50 split on wall and ground below. Produces a wide, grazing fan on wall that can be used to enhance brick, stucco, and other textured materials. |  |  |
| **Forward Throw**<br>U11 Lumen Package: 1015 lm<br>BUG Rating: B0 U0 G0<br>Perfect for general exterior and interior applications. Forward throw maximizes light on horizontal surfaces below fixture. Ideal for walkways and areas in front of doorways. Can be used for path of egress when combined with backup power sources like generators and micro-inverters (by others) depending on local code. |  |  |

**Specifications and dimensions subject to change without notice.**
Consult your Brownlee Lighting representative for availability and ordering information.

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2024.07.12



# WPX LED
## Wall Packs

Catalog Number

Notes

Type OW1

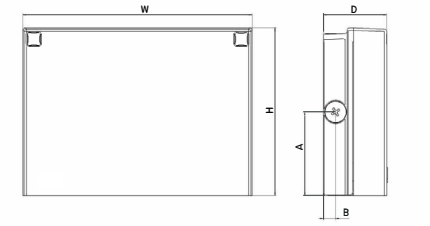
*Hit the Tab key or mouse over the page to see all interactive elements.*

## Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

## Specifications




Front View Side View

| Luminaire | Height (H) | Width (W) | Depth (D) | Side Conduit Location | | Weight |
|---|---|---|---|---|---|---|
| | | | | A | B | |
| WPX1 | 8.1" (20.6 cm) | 11.1" (28.3 cm) | 3.2" (8.1 cm) | 4.0" (10.3 cm) | 0.6" (1.6 cm) | 6.1 lbs (2.8kg) |
| WPX2 | 9.1" (23.1 cm) | 12.3" (31.1 cm) | 4.1" (10.5 cm) | 4.5" (11.5 cm) | 0.7" (1.7 cm) | 8.2 lbs (3.7kg) |
| WPX3 | 9.5" (24.1 cm) | 13.0" (33.0 cm) | 5.5" (13.7 cm) | 4.7" (12.0 cm) | 0.7" (1.7 cm) | 11.0 lbs (5.0kg) |

## Ordering Information

**EXAMPLE:** WPX2 LED 40K MVOLT DDBXD

| Series | | Color Temperature | | Voltage | | Options | | Finish | |
|---|---|---|---|---|---|---|---|---|---|
| WPX1 LED P1 | 1,550 Lumens, 11W [1] | 30K | 3000K | MVOLT | 120V - 277V | (blank) | None | DDBXD | Dark bronze |
| WPX1 LED P2 | 2,900 Lumens, 24W | 40K | 4000K | 347 | 347V [3] | E4WH | Emergency battery backup, CEC compliant (4W, 0°C min) [2] | DWHXD | White |
| WPX2 LED | 6,000 Lumens, 47W | 50K | 5000K | | | E14WC | Emergency battery backup, CEC compliant (14W, -20°C min) [2] | DBLXD | Black |
| WPX3 LED | 9,200 Lumens, 69W | | | | | PE | Photocell [3] | Note : For other options, consult factory. | |

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

**NOTES**

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V or PE options.

## FEATURES & SPECIFICATIONS

**INTENDED USE**
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

**CONSTRUCTION**
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

**ELECTRICAL**
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

**INSTALLATION**
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

**LISTINGS**
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. 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/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

**WARRANTY**
5-year limited warranty. 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/CustomerResources/Terms_and_conditions.aspx.

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


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## Performance Data

### Electrical Load

| Luminaire | Input Power (W) | 120V | 208V | 240V | 277V | 347V |
|---|---|---|---|---|---|---|
| WPX1 LED P1 | 11W | 0.09 | 0.05 | 0.05 | 0.04 | 0.03 |
| WPX1 LED P2 | 24W | 0.20 | 0.12 | 0.10 | 0.09 | 0.07 |
| WPX2 | 47W | 0.39 | 0.23 | 0.20 | 0.17 | 0.14 |
| WPX3 | 69W | 0.58 | 0.33 | 0.29 | 0.25 | 0.20 |

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 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 | 50,000 | 75,000 | 100,000 |
|---|---|---|---|
| Lumen Maintenance Factor | >0.94 | >0.92 | >0.90 |

### HID Replacement Guide

| Luminaire | Equivalent HID Lamp | WPX Input Power |
|---|---|---|
| WPX1 LED P1 | 100W | 11W |
| WPX1 LED P2 | 150W | 24W |
| WPX2 | 250W | 47W |
| WPX3 | 400W | 69W |

### Lumen Output

| Luminaire | Color Temperature | Lumen Output |
|---|---|---|
| WPX1 LED P1 | 3000K | 1,537 |
| | 4000K | 1,568 |
| | 5000K | 1,602 |
| WPX1 LED P2 | 3000K | 2,748 |
| | 4000K | 2,912 |
| | 5000K | 2,954 |
| WPX2 | 3000K | 5,719 |
| | 4000K | 5,896 |
| | 5000K | 6,201 |
| WPX3 | 3000K | 8,984 |
| | 4000K | 9,269 |
| | 5000K | 9,393 |

### 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 | Ambient | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.05 |
| 5°C | 41°F | 1.04 |
| 10°C | 50°F | 1.03 |
| 15°C | 59°F | 1.02 |
| 20°C | 68°F | 1.01 |
| 25°C | 77°F | 1.00 |
| 30°C | 86°F | 0.99 |
| 35°C | 95°F | 0.98 |
| 40°C | 104°F | 0.97 |

### Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

| Battery Type | Minimum Temperature Rating | Power (Watts) | Controls Option | Ordering Example |
|---|---|---|---|---|
| Standard | 0°C | 4W | E4WH | WPX2 LED 40K MVOLT **E4WH** DDBXD |
| Cold Weather | -20°C | 14W | E14WC | WPX2 LED 40K MVOLT **E14WC** DDBXD |

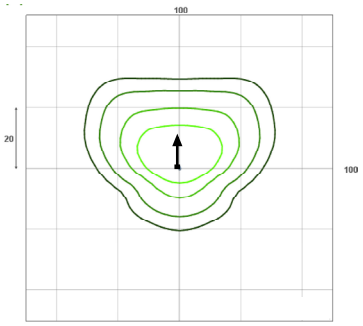
## Photometric Diagrams

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

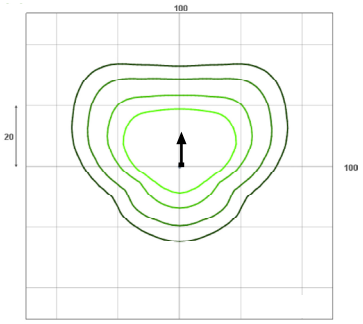
LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

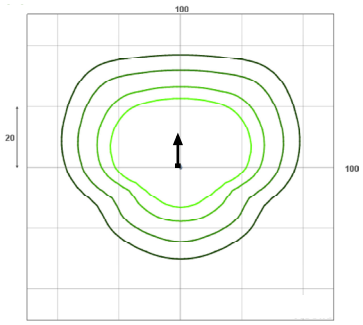
**WPX1 LED P1**



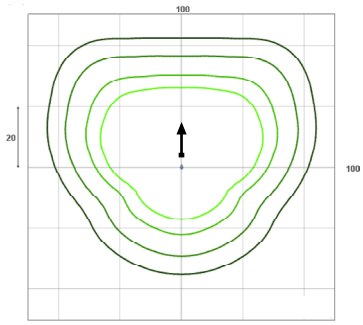

**WPX1 LED P2**




**WPX2 LED**




**WPX3 LED**




**Mounting Height = 12 Feet.**



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