

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): _____

Title: _____

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

UDC meeting date requested _____

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 _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Project contact person _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Property owner (if not applicant) _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

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

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 _____ on _____.
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 _____ Relationship to property _____

Authorizing signature of property owner Alex Weis Date _____

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

October 7, 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
Plan Commission Land Use Application & Urban Design Commission Final Approval
Project: 6701 McKee Rd Mixed-Use Development

City of Madison Plan Commission and Urban Design Commission Members:

On behalf of our client, Livesey Company LLC, JLA Architects is pleased to submit SIP application materials to the City of Madison Plan Commission and Urban Design Commission for final land use for a mixed-use development located at 6701 McKee Rd. This Letter of Intent serves as a summary to 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

Site & Surroundings:

The lot is comprised of 111,071 SF (2.55 acres) of currently undeveloped land at the SW corner of McKee Rd. and Maple Grove Dr. The property will have strong pedestrian and bicycle linkages, carefully planned parking areas and green spaces. The building will be designed with four-sided architecture consistent with the existing buildings located on adjacent properties, following guidelines reviewed as part of the original GDP. The mixed-use building will be oriented toward Maple Grove Dr, with entrances to the parking areas located on Mader Dr. (a private road which presently connects Stone Creek Dr. to Maple Grove Dr.)

Lot Size = 111,071 SF/ 2.55 acres
Lot Area/Dwelling Unit = 889 SF/Unit
Open Space Requirement = 40 SF/Unit

Proposed Impervious Area = 32,366 SF
Total Building Area = 51,348 SF
Impervious Surface Ratio = 0.754

UDC and PD Zoning History:

Content for this section has been taken from the 'Planning Division Staff Report' for the Urban Design Commission dated September 25, 2024.

- UDC made an advisory recommendation to the Plan Commission to grant Final Approval of the Planned Development- General Development Plan (PD-GDP) on January 11, 2023.
- Plan Commission conditionally approved the PD-GDP on January 23, 2023.
- The Common Council conditionally approved the PD-GDP on February 7, 2023.
 - The common council conditionally approved the PD-GDP, which included conditions of approval, including a condition to "Reduce the on-site parking to create more green space, especially adjacent to the Building Area A2 on the northwest side of the building."
- The project site is located within the Maple Grove Commons General Development Plan- Planned Development (est. 2010).
- The site holds the Neighborhood Mixed-Use land use recommendation per the Comprehensive Plan adopted by the City for the area.

Project Overview:

The project is a 3-story multi-family/commercial mixed-use building of approximately 60,000 developed square feet as illustrated in the submitted design documents. The lower level connects the two sections of multi-family apartments and contains 2500 SF of ground floor tenant commercial/retail space, refuse enclosures, and resident parking. The exact square footage of the project may vary slightly as the design is refined and finalized.

The development will feature a variety of amenities that enhance the quality of life for the residents including a fitness center, clubroom with access to an extensive outdoor amenity patio featuring a pool and lounge seating around multiple fire tables, secure bicycle storage, private resident storage lockers, and electric vehicle charging stations. The property is ideal for fostering a vibrant and connected community, making it an attractive option for potential tenants.

The 125 residential units will have the following unit mix- as illustrated in the submitted design document.

- Studio Units: 40 (32%)
- 1 Bedroom: 65 (52%)
- 2 bedrooms: 20 (16%)

Parking and Traffic Circulation:

Parking is available for the commercial tenant(s), residents and their guests over two surface parking lots while 104 restricted-access parking stalls for residents is available within the lower level parking garage. Both surface parking lots are accessible from Mader Dr., at the south end of the property, with lower level garage access at the southwest corner of the lot. Refuse and recycling rooms will be accessed by Waste Management from the southwest approach on Mader Dr.

The final parking counts contain:

- 104 Total Below-Grade Parking Stalls
- 84 Above-Ground Off-Street Parking Stalls
- 188 Total Parking Stalls
- 9 Accessible Parking Stalls (6 surface lot, 3 below-grade)
- 11 (10%) 'Electric Vehicle Ready' Spaces – per MGO 28.141(8)(e)
- 3 (2%) "Electrical Vehicle Installed' Spaces – per MGO 28.141(8)(e)

In addition to vehicular parking, the project will have 131 bicycle parking spaces to meet the requirements of MGP 28.141(11).

- Residential Long Term (Interior) = 125
- Commercial Short Term (Exterior) = 6

Urban Design Commission Informational:

The project was presented to the Urban Design Commission on September 25, 2024 for an informational meeting and received the following notable comments, which have been addressed in the submitted documentation:

- Include louver panels in the SIP submittal elevations:
 - All visible louver panels have been added to the elevations and measures taken to reduce the visibility of them from street-facing facades by matching the panel color to the surrounding exterior material and recessing panels under balconies and behind railings.
- Consider adding interest or design elements to the building entries at the NE corner of the site to connect to the east façade street level.
 - An additional patio amenity space has been added to the NE corner off the resident fitness center to connect the building to the pedestrian entry off Maple Grove Dr. and connect the resident experience to the neighboring businesses surrounding the intersection of McKee Rd. and Maple Grove Dr.
- Make improvements to the landscape to soften exposed base level of structures and add taller landscaping to building elements facing McKee Rd.
 - Landscaping has been significantly enhanced and added to on and along the amenity patio screen wall. A uniquely designed fencing screen wall and plantings have been added around the dog run at the NW corner of the lot and additional plantings have been incorporated along all facades where exposed parking level is present, most notably the west-facing façade of the property facing the neighboring commercial building.

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
- Plan Commission Meeting: December 2, 2024
- Common Council Meeting: December 10, 2024

Project Schedule:

Construction is anticipated to start in March 2025 and be completed for resident leases beginning 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 November 20, 2024. 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,



Abby Hultman
JLA Architects- Project Manager

MCKEE ROAD MIXED USE DEVELOPMENT

6701 MCKEE ROAD
MADISON, WISCONSIN 53719



CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL



JLA
ARCHITECTS

OCTOBER 18, 2024

JLA PROJECT NUMBER: W22-0201

McKEE ROAD MIXED-USE DEVELOPMENT BUILDING A1

October 7, 2024



UNIT NAME	STUDIO			1 BEDROOM		2 BEDROOMS	(1) TOTAL UNITS	(2) 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%			
	2ND	2	1	4	9	2	4	22	26	-	16,829	19,460	86.5%			
	1ST	2	0	3	9	2	0	16	16	-	10,690	19,460	54.9%		19	7.6
	LL									2,500	-	24,628	10.2%	21,350	54	18
TOTALS	6	2	11	27	6	8	60	68	-	2,500	44,348	53.4%	21,350	54	18	1.20
PERCENT	10.0%	3.3%	18.3%	45.0%	10.0%	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

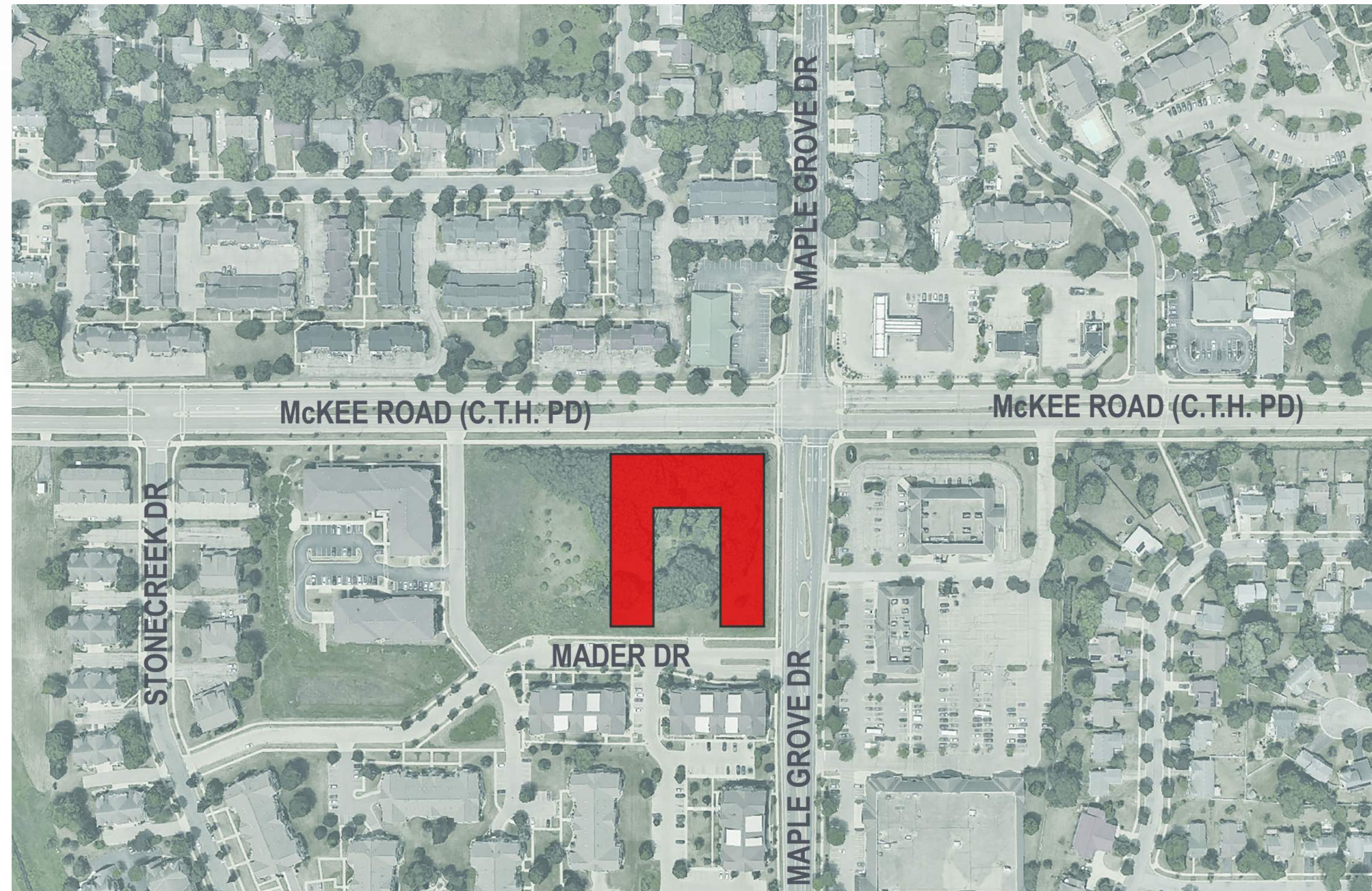


UNIT NAME	STUDIO			1 BEDROOM		2 BEDROOMS	(1) TOTAL UNITS	(2) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	RESIDENTIAL NET AREA LEASABLE	(3) GROSS AREA (S.F.)	EFFICIENCY	PARKING AREA (S.F.)	COVERED PARKING	SURFACE PARKING	PARKING RATIO
	A1	A2	A3	B1	B2	D1										
BEDROOMS	1	1	1	1	1	2										
AREA (S.F.)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

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

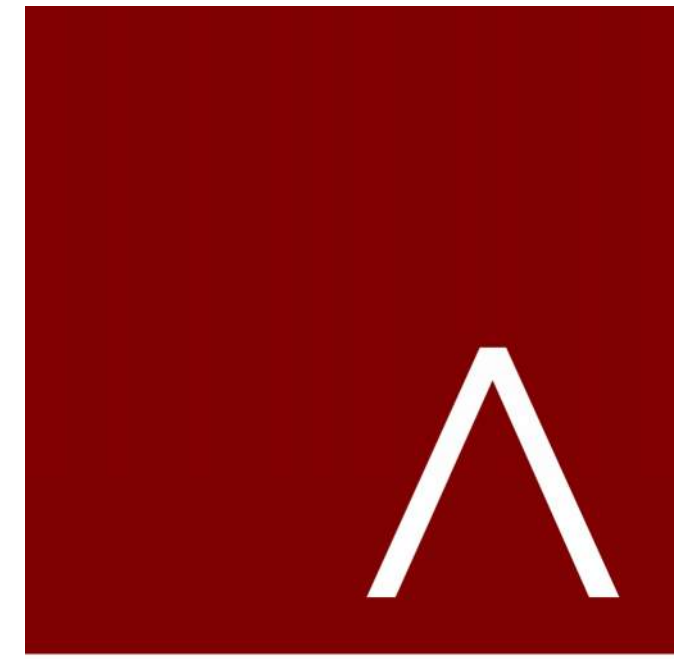
NOTES:

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



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: OCTOBER 18, 2024

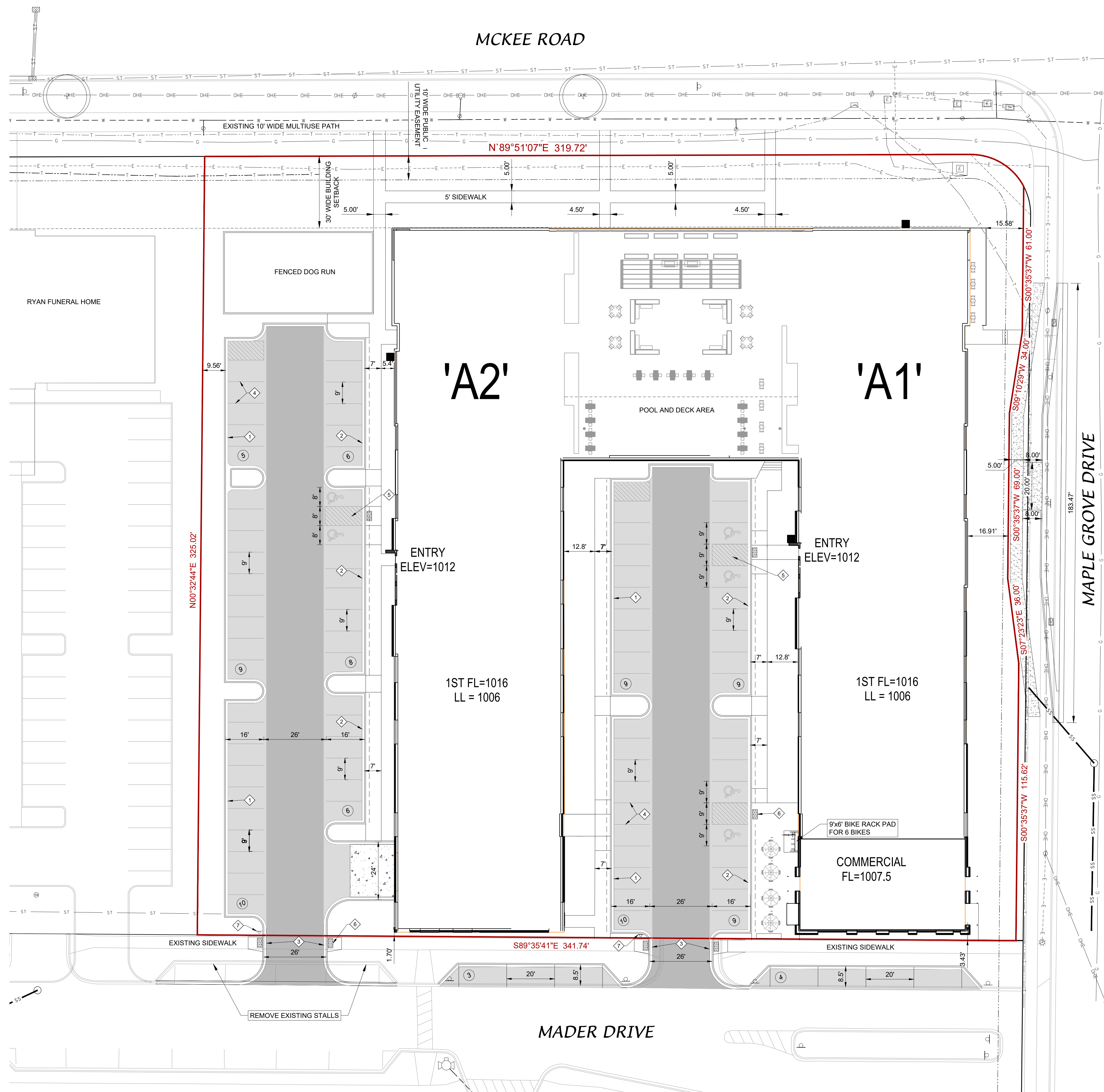
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

INDEX SHEET

SHEET NUMBER

U001



- SITE PLAN NOTES**
- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
 - PROVIDE CONTROL JOINTS 10'+/- O.C. PROVIDE EXPANSION JOINTS 50' O.C.
 - EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
 - EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 12" OF BLACK DIRT/TOPSOIL.
 - 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.
 - 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.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
 - 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
 - ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - 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.
 - UPON CONSULTATION, THE CITY TRAFFIC ENGINEER MAY DETERMINE A DELAY IN CONSTRUCTION OF THE STREETS IS APPROPRIATE
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR

PAVEMENT LEGEND

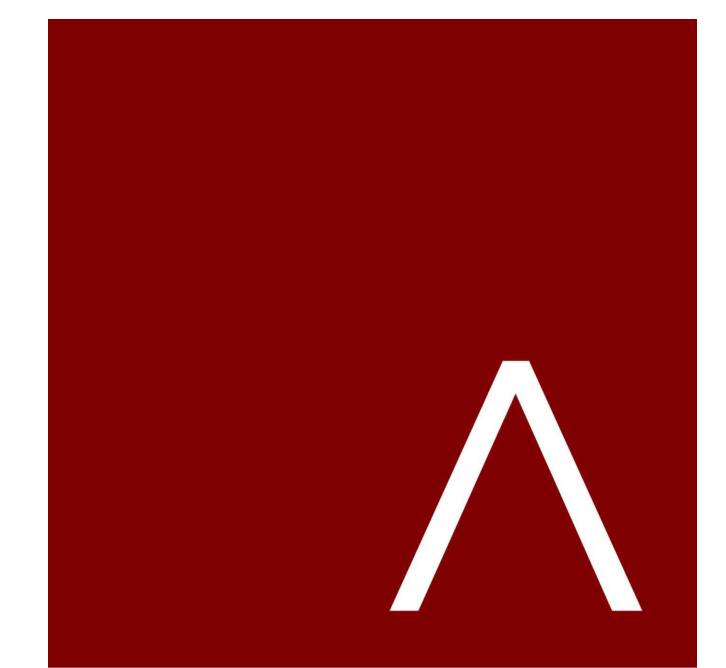
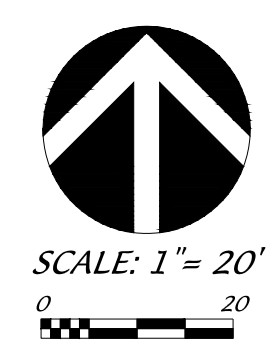
	LIGHT DUTY PAVEMENT 3.5" ASPHALT (2.00" BINDER, 1.50" SURFACE) 4" UPPER BASE COURSE, 1-1/4" STONE 4" LOWER BASE COURSE, 3" STONE
	MEDIUM DUTY PAVEMENT 4" ASPHALT (2.25" BINDER, 1.75" SURFACE) 4" UPPER BASE COURSE, 1-1/4" STONE 6" LOWER BASE COURSE, 3" STONE
	CONCRETE SIDEWALK 4" CONCRETE OVER 3" GRANULAR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

KEYNOTES

	18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
	18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
	DEPRESSED CURB & GUTTER (NO CURB HEAD)
	4" WIDE PARKING SPACE STRIPING - TYP.
	4" WIDE STRIPING, 2' ON-CENTER, 45-DEGREES
	2'x4' DETECTABLE WARNING FIELD
	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	6
INTERIOR BICYCLE STALLS	125
TOTAL BICYCLE STALLS	131



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ARCHITECTS

MADISON : MILWAUKEE
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JLA PROJECT NUMBER: W22-0201



D'ONOFRIO KOTKE AND ASSOCIATES, INC.

MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: OCTOBER 18, 2024

REVISION SCHEDULE

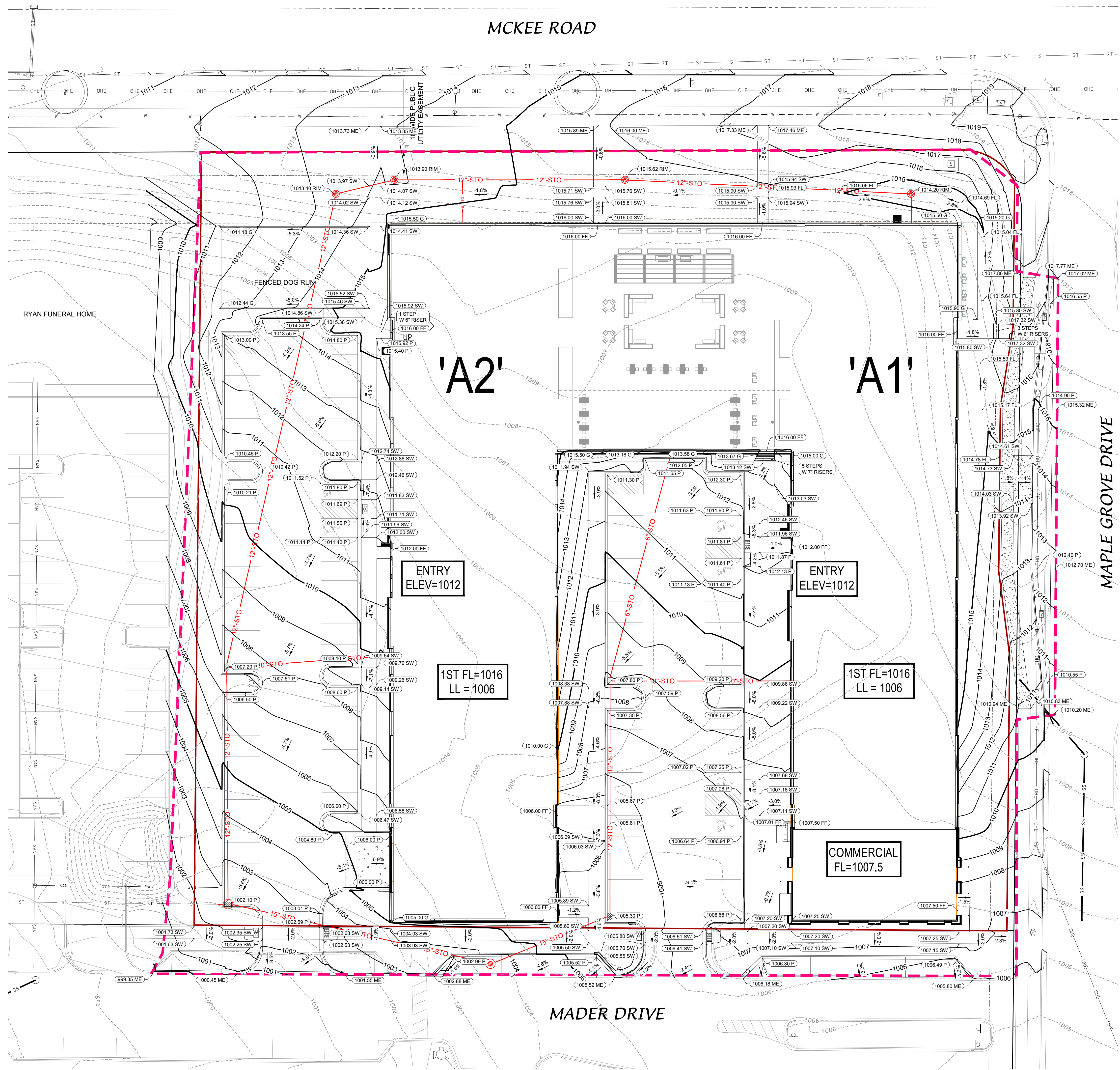
Mark	Description	Date

SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER

C100



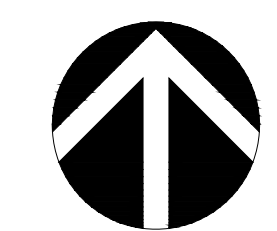
GRADING AND EROSION CONTROL NOTES:

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 SITE 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.

GRADING PLAN LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- DISTURBED AREA
- SPOT GRADE - TOP (BACK) OF CURB
- SPOT GRADE - TOP OF WALL
- SPOT GRADE - FINISH GRADE (PAVEMENT)
- SPOT GRADE - SIDEWALK FINISH GRADE
- SPOT GRADE - GROUND (BOTTOM OF WALL)

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



SCALE: 1" = 20'



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CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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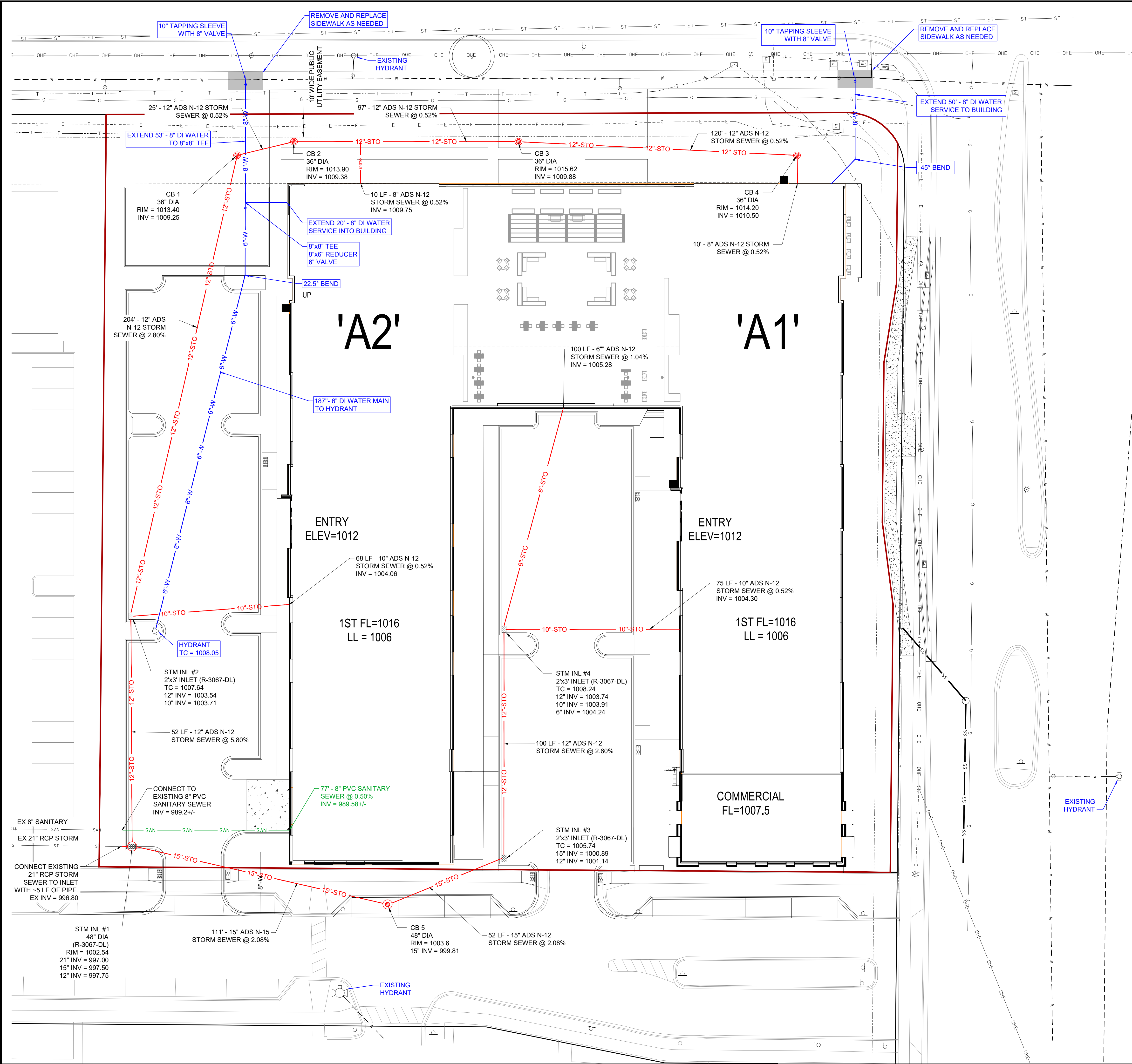
DATE OF ISSUANCE: OCTOBER 18, 2024

REVISION SCHEDULE

Mark	Description	Date
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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.



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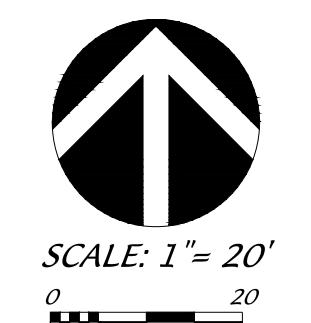
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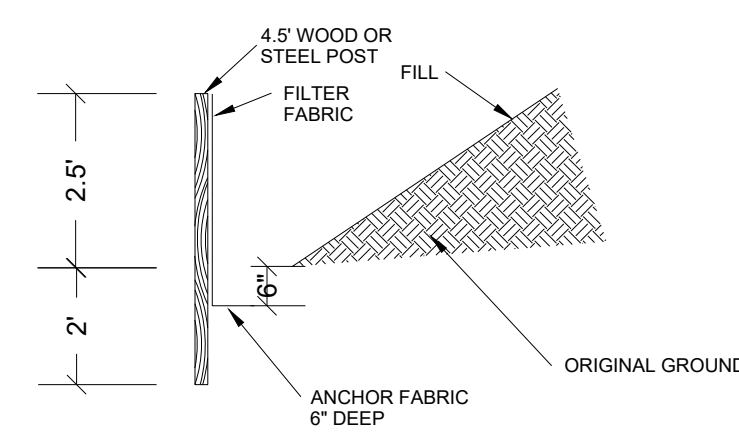
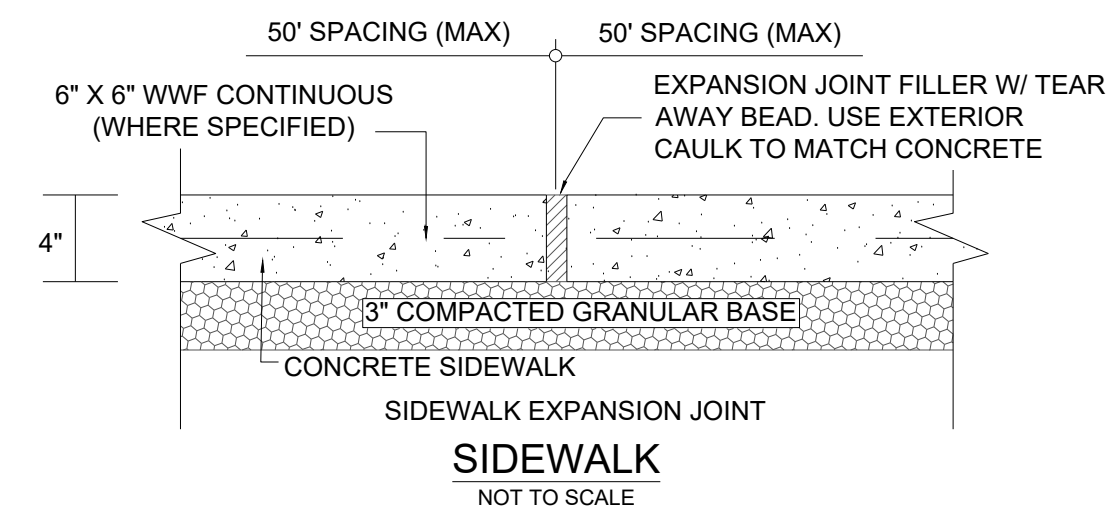
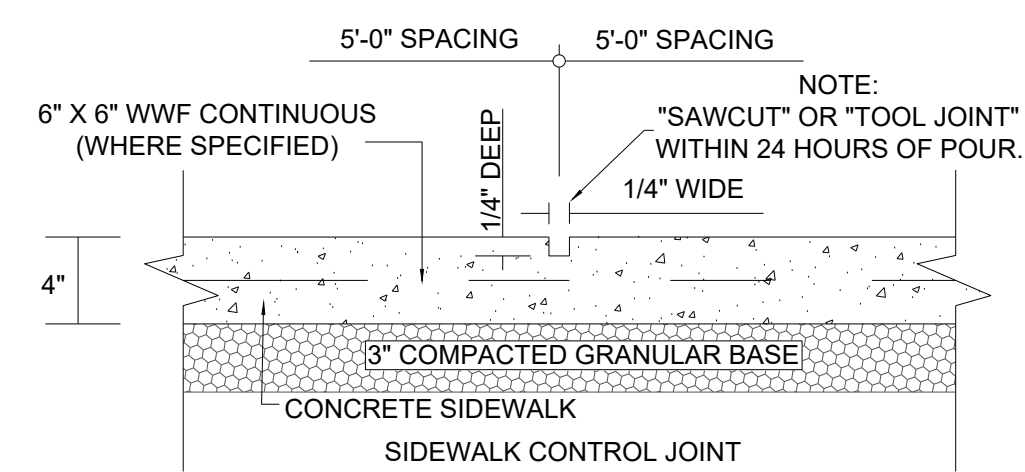
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SITE UTILITY PLAN

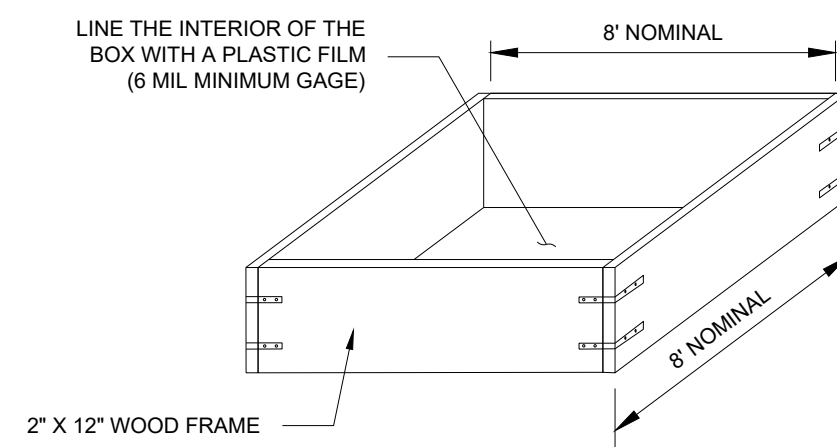
SHEET NUMBER

C300

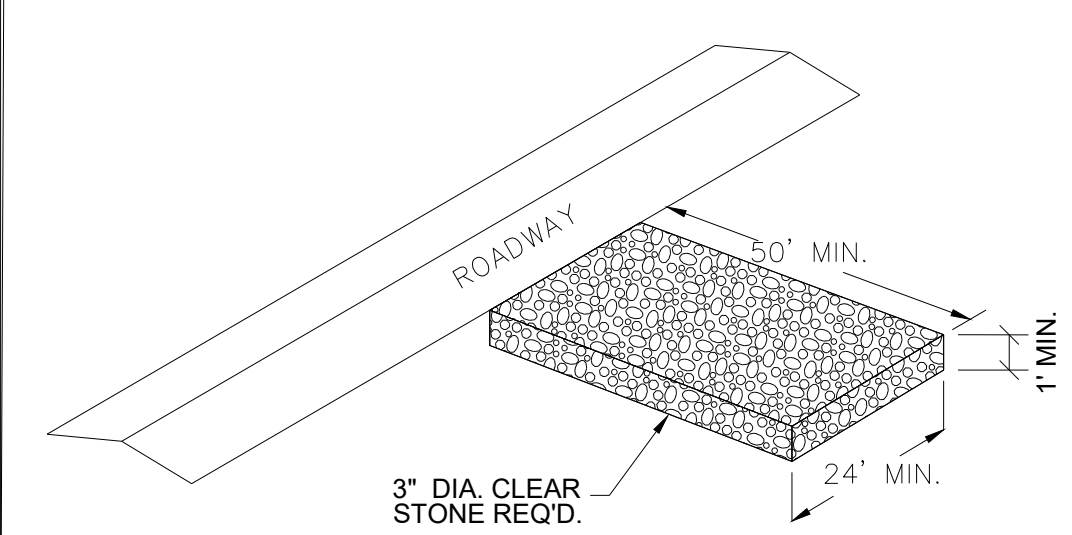




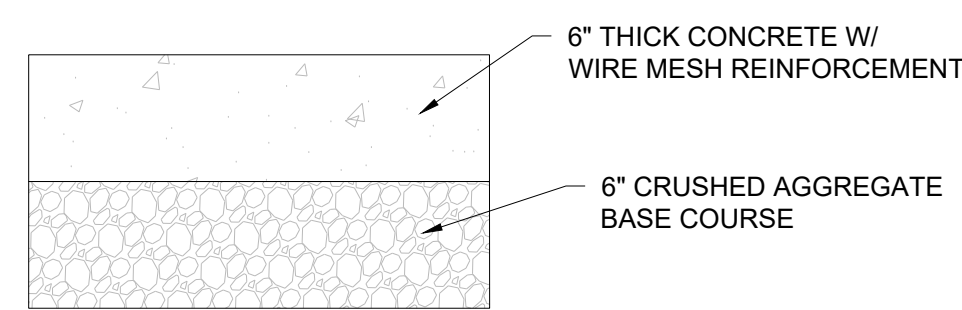
SILT FENCE DETAIL
NOT TO SCALE



CONCRETE WASHOUT BOX DETAIL
NOT TO SCALE

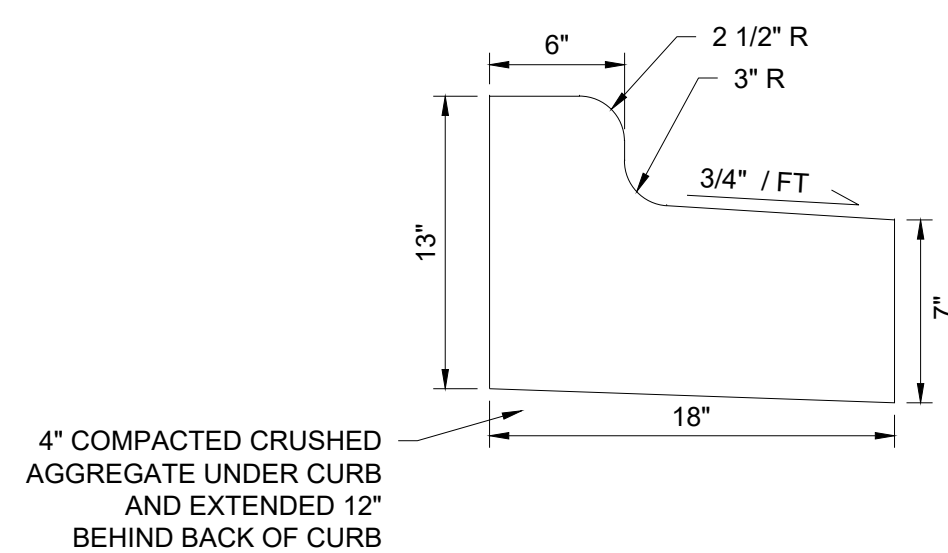


STONE TRACKING PAD DETAIL

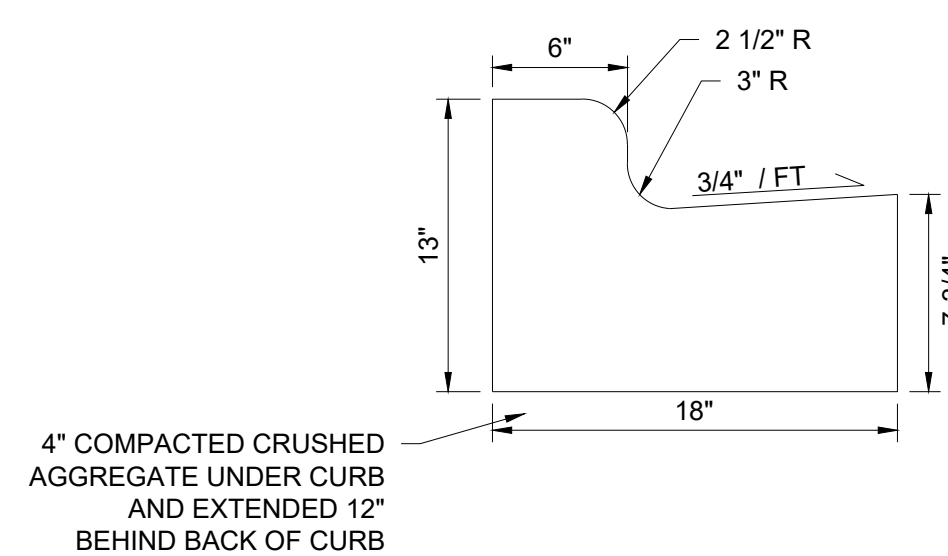


* REFER TO GEOTECHNICAL EXPLORATION REPORT FOR FURTHER DETAILS AND SPECIFICATIONS.

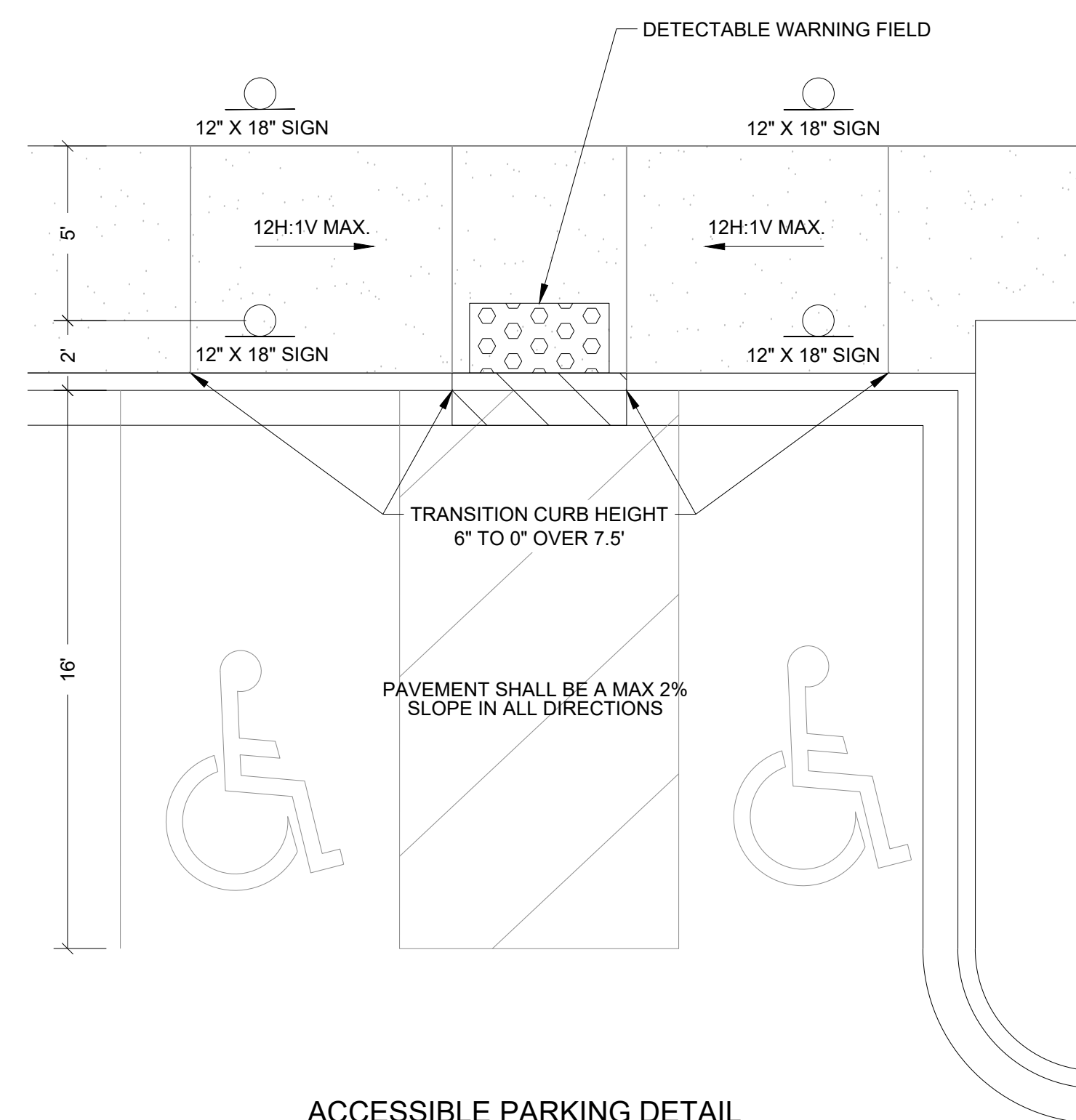
CONCRETE SECTION
NOT TO SCALE



18" REJECT CURB AND GUTTER
NOT TO SCALE

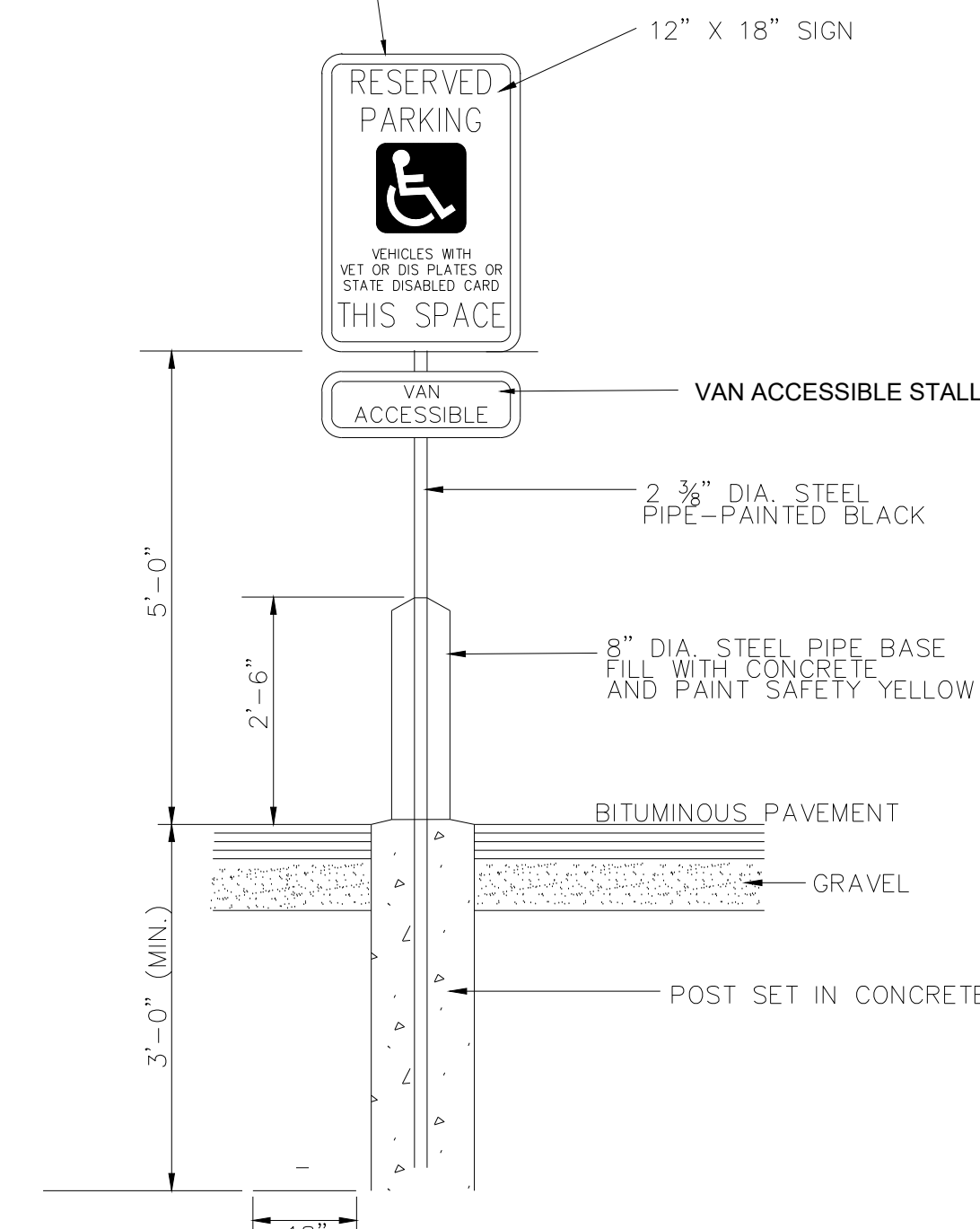


18" CURB AND GUTTER
NOT TO SCALE

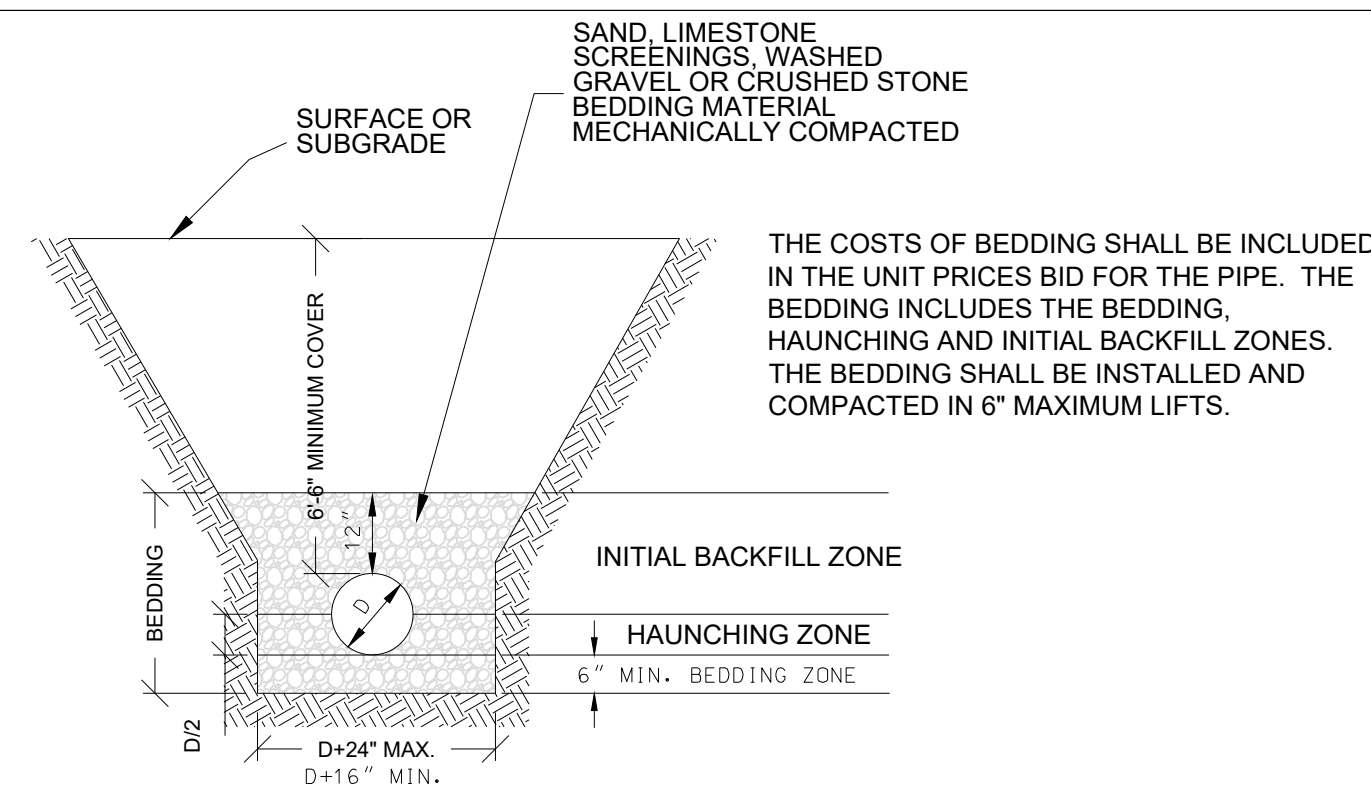
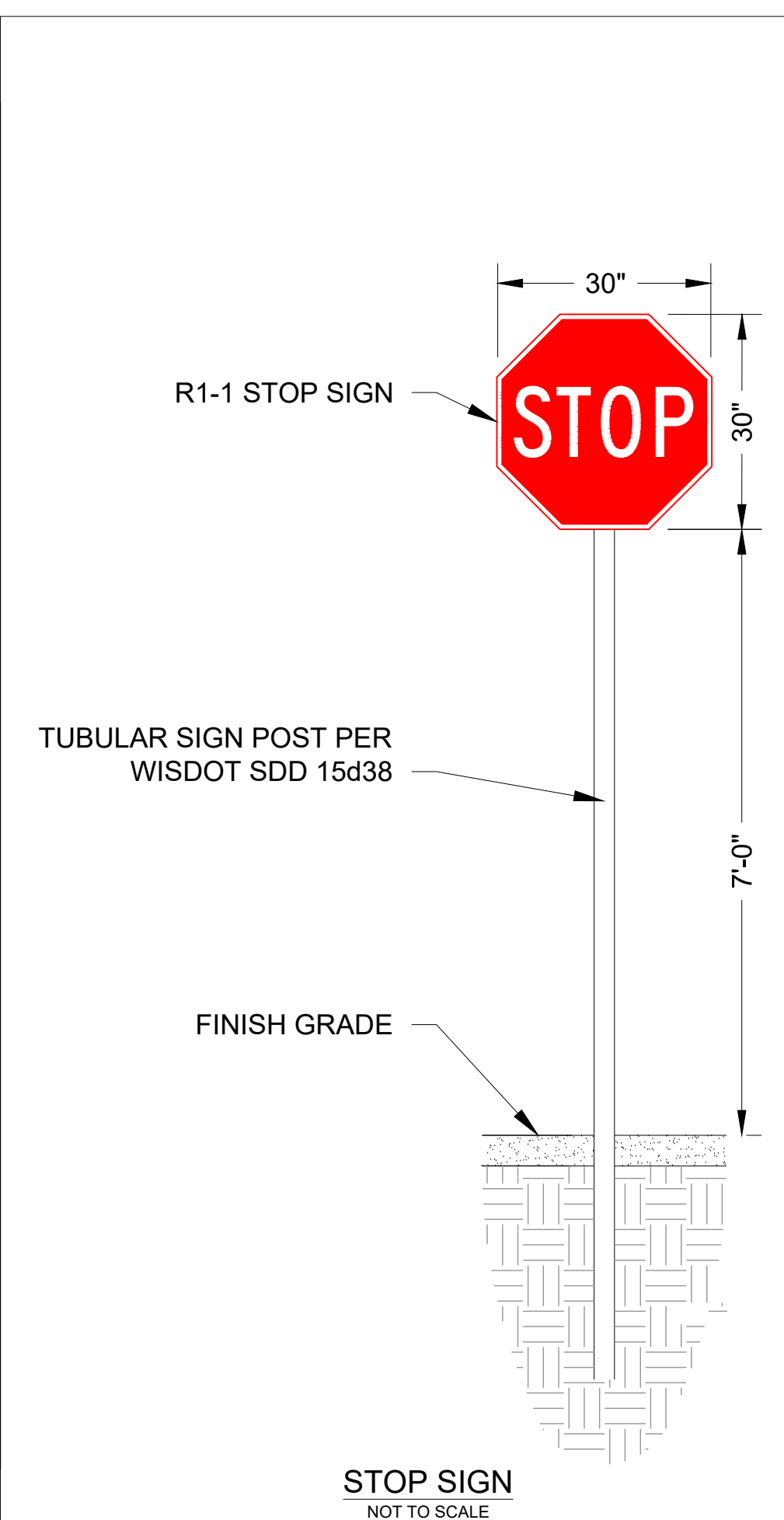


ACCESSIBLE PARKING DETAIL
N.T.S.

SIGNAGE CONFORM TO WDOT SEC. 637 SIGNING & ADA SEC. 4.6.4

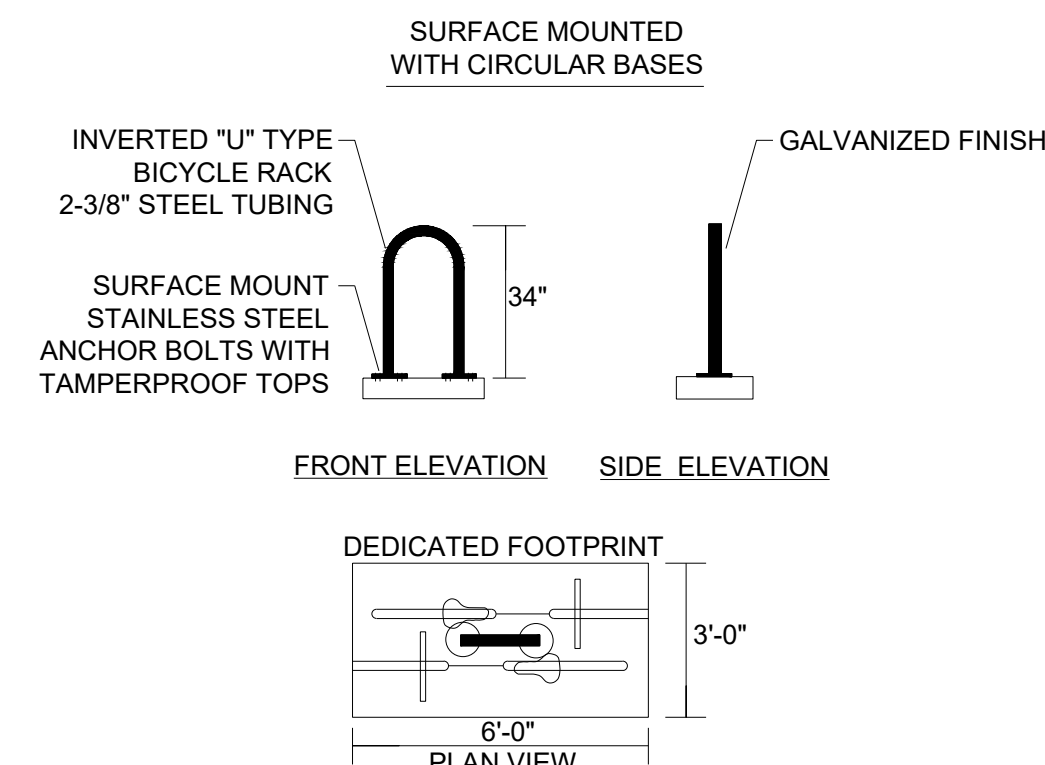


HANDICAP PARKING SIGN
NOT TO SCALE



UTILITY TRENCH BACKFILL DETAIL
NOT TO SCALE

THE COSTS OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE. THE BEDDING INCLUDES THE BEDDING, HAUNCHING AND INITIAL BACKFILL ZONES. THE BEDDING SHALL BE INSTALLED AND COMPACTED IN 6" MAXIMUM LIFTS.



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



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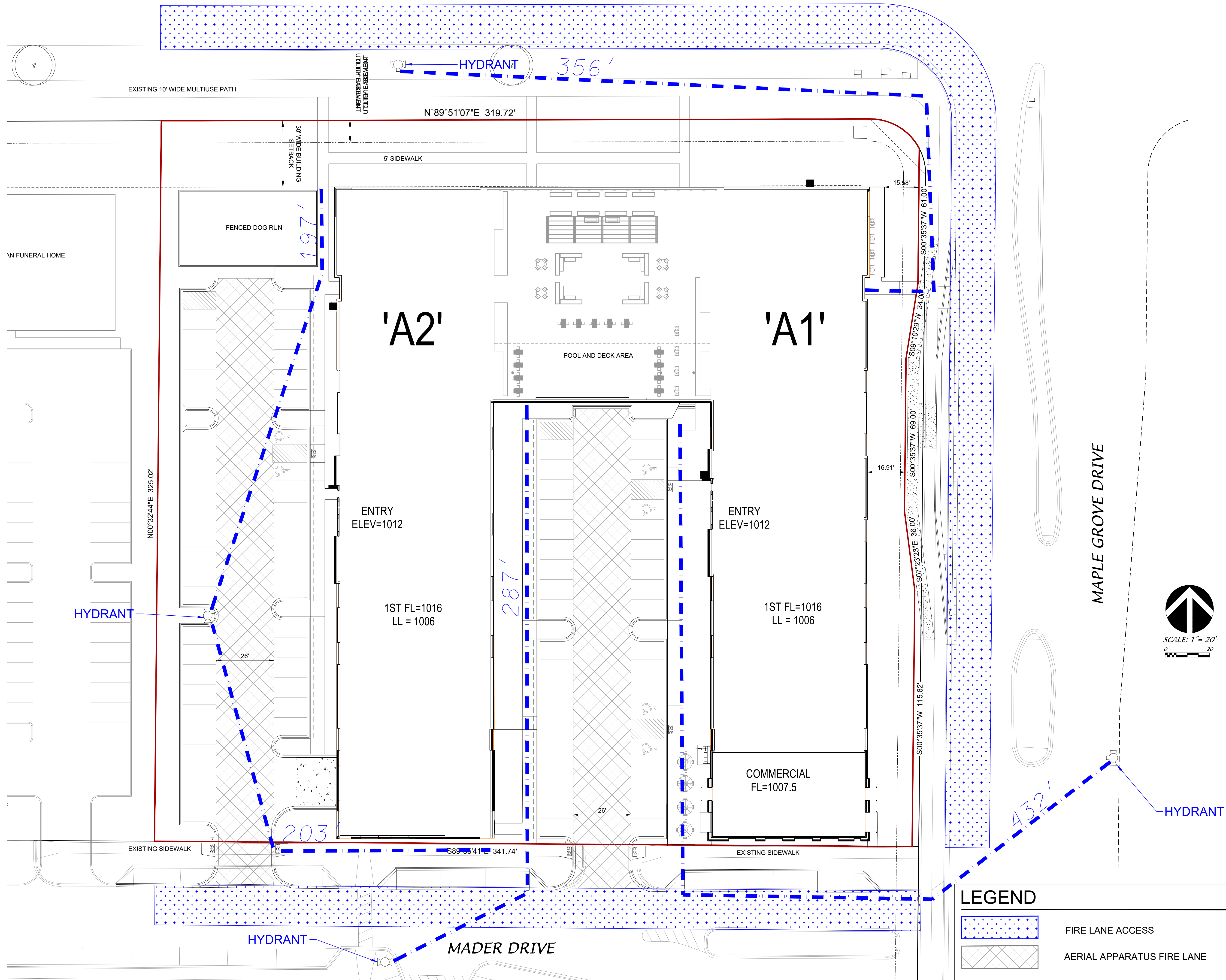
SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

C400

MCKEE ROAD



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SHEET TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C500

LEGEND

-  FIRE LANE ACCESS
-  AERIAL APPARATUS FIRE LANE



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



MCKEE ROAD MIXED USE DEVELOPMENT

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DATE OF ISSUANCE

10/18/2024

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L100

CITY OF MADISON LANDSCAPE WORKSHEET				
Total Developed Area	SQUARE FEET	5 points per 300 sq ft	LANDSCAPE POINTS REQ.	
111,071 sf (lot) - 50,951 sf (building footprint)	59,723		995	
CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING		
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY
Overstory Deciduous (2.5" caliper)	35	0	0	19
Tall Evergreen Tree (5'-6")	35	0	0	0
Ornamental Tree (1.5" caliper)	15	0	0	14
Upright Evergreen Shrub (i.e. arborvitae) 3'-4" tall	10	0	0	51
Shrub, deciduous (#3 gal cont)	3	0	0	95
Shrub, evergreen (#3 gal. cont)	4	0	0	8
Ornamental Grasses/Perennials (#1 gal cont)	2	0	0	337
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4	0	0	0
Existing Significant Specimen Tree (2.5" dbh)	14	0	0	0
Landscape Furniture for public seating and/or transit connections (Spts. per seat)	5	0	0	0
				2376

KEY	SCIENTIFIC NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES					
AF	<i>Acer x freemanii</i> 'Armstrong'	5	2.5"	B&B	
GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	4	2"	B&B	
GD	<i>Gymnocladus dioica</i> 'Espresso-JFS'	1	2"	B&B	
GS	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	2	2"	B&B	
GT	<i>Gleditsia triacanthos</i> 'Drawers' PFP21,698	2	2"	B&B	
PA	<i>Platanus x acutiloba</i> 'Morton Circle'	2	2.5"	B&B	
QW	<i>Quercus x warei</i> 'Long'	3	2.5"	B&B	
ORNAMENTAL TREES					
CC	<i>Cercis canadensis</i>	3	6"	B&B	CLUMP
MR	<i>Malus</i> 'Jewelcole'	4	2"	B&B	
SR	<i>Syringa reticulata</i> 'Ivory Silk'	7	2"	B&B	TF
UPRIGHT EVERGREEN SHRUBS					
JC	<i>Juniperus chinensis</i> 'Mountbatten'	4	6"	B&B	
JS	<i>Juniperus x 'J.N. Select Blue'</i>	18	6"	B&B	
JT	<i>Juniperus virginiana</i> 'Taylor'	7	6"	B&B	
JV	<i>Juniperus virginiana</i> 'Canaert'	5	6"	B&B	
TS	<i>Thuja occidentalis</i> 'Smaragd'	17	5"	B&B	
EVERGREEN SHRUBS					
To	<i>Thuja occidentalis</i> 'Limeville'	6	#5	Cont.	
Pm	<i>Pinus mugo</i> 'Stowmound'	2	#3	Cont.	
DECIDUOUS SHRUBS					
Dk	<i>Dierodendron</i> 'G2XR85411'	9	#3	Cont.	
Lv	<i>Lonicera virginica</i> 'Spartan'	18	#3	Cont.	
Ha	<i>Hydrangea arborescens</i> 'Abelto'	7	#3	Cont.	
Hp	<i>Hydrangea paniculata</i> 'Jane'	9	#3	Cont.	
Hq	<i>Hydrangea paniculata</i> 'Bulk'	12	#3	Cont.	
Po	<i>Physocarpus opulifolius</i> 'Dionne May'	12	#3	Cont.	
Sb	<i>Spiraea betulifolia</i> 'Tor'	16	#3	Cont.	
Sd	<i>Syringa</i> 'SNSJBP7'	9	#3	Cont.	
Vd	<i>Viburnum dentatum</i> 'Christina'	3	#5	Cont.	
ORNAMENTAL GRASSES & PERENNIALS					
as	<i>Allium</i> 'M3Gmmp4812'	39	#1	Cont.	
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	75	#1	Cont.	
hg	<i>Hosta</i> 'Guacamole'	24	#1	Cont.	
hk	<i>Hosta</i> 'Krossa Regal'	8	#1	Cont.	
nc	<i>Nepeta</i> 'Cat's Pajamas'	20	#1	Cont.	
ph	<i>Phacelia virgata</i> 'Heavy Metal'	30	#1	Cont.	
ms	<i>Panicum virgatum</i> 'Shenandoah'	23	#1	Cont.	
sh	<i>Sporobolus heterolepis</i>	74	#1	Cont.	
rt	<i>Rutbeckia fulgida</i> 'Vatte's Little Suzy'	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.

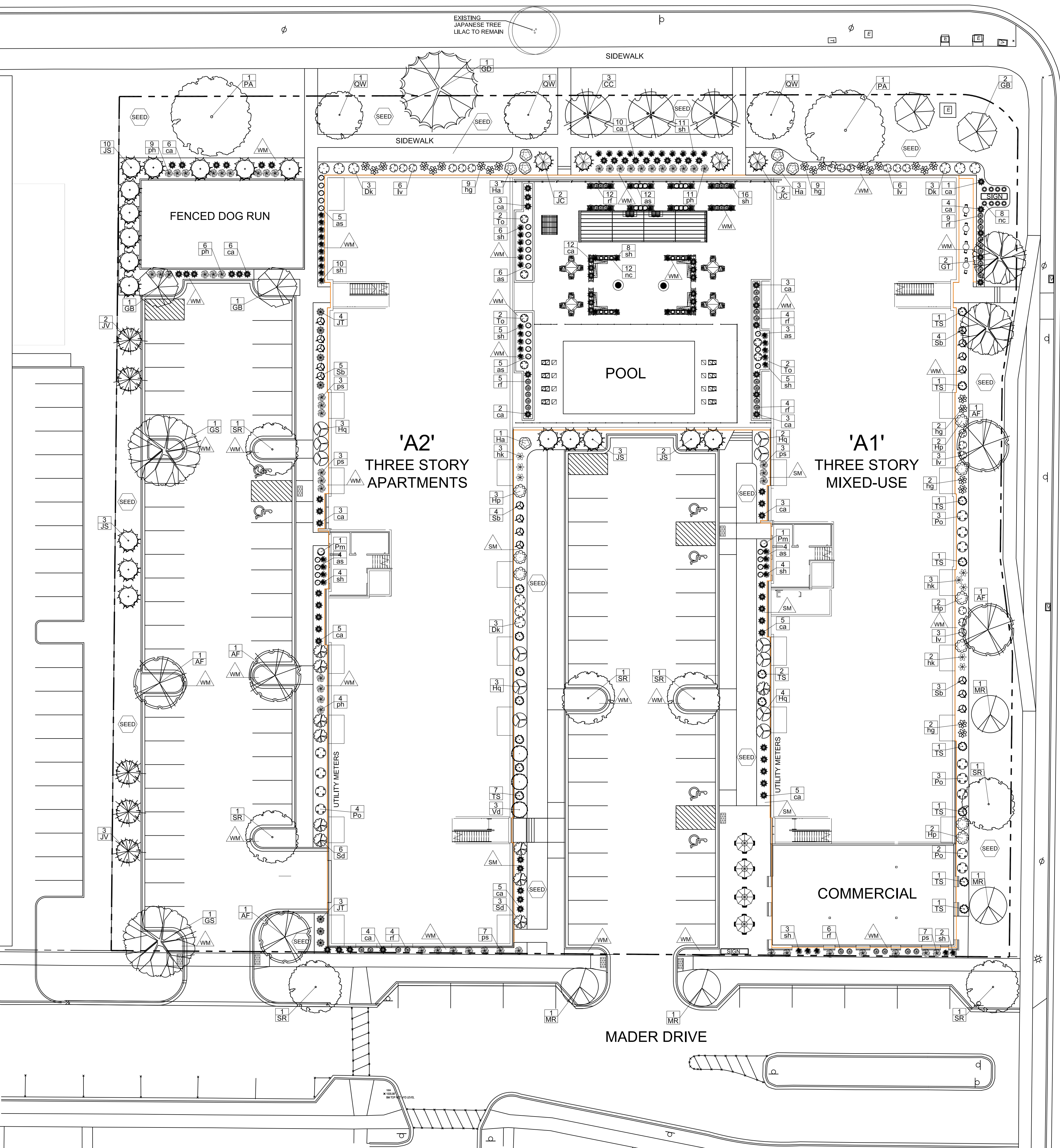
SEED Premium grass seed with straw mat erosion blanket.



SCALE: 1"=20'-0"

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.



MAPLE GROVE DRIVE

MADER DRIVE



NORTHEAST CORNER - McKEE RD (LOOKING WEST)



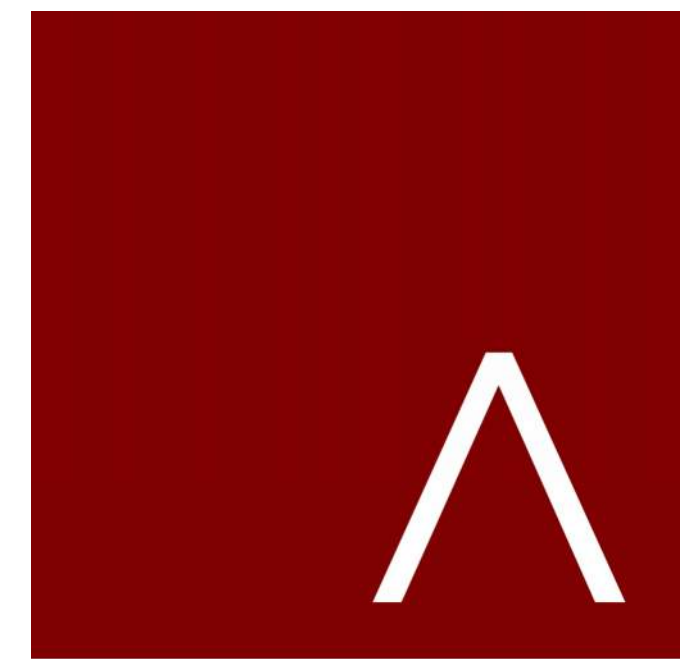
NORTHEAST CORNER - McKEE RD & MAPLE GROVE DR (OPPOSITE CORNER)



NORTHEAST CORNER - MAPLE GROVE DR (LOOKING WEST)



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



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MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
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SHEET TITLE

EXISTING SITE
CONTEXT PHOTOS

SHEET NUMBER

U010



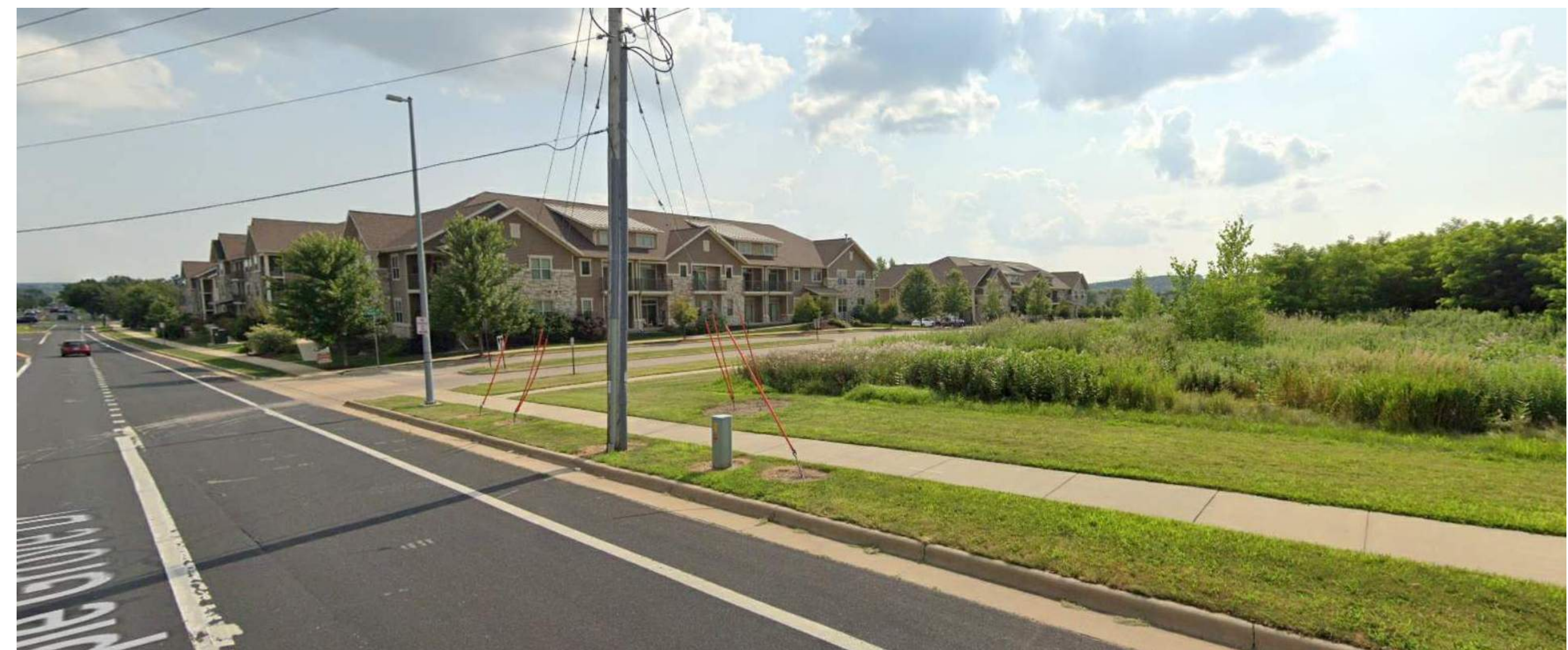
NORTHWEST CORNER - McKEE RD (LOOKING SOUTHEAST)



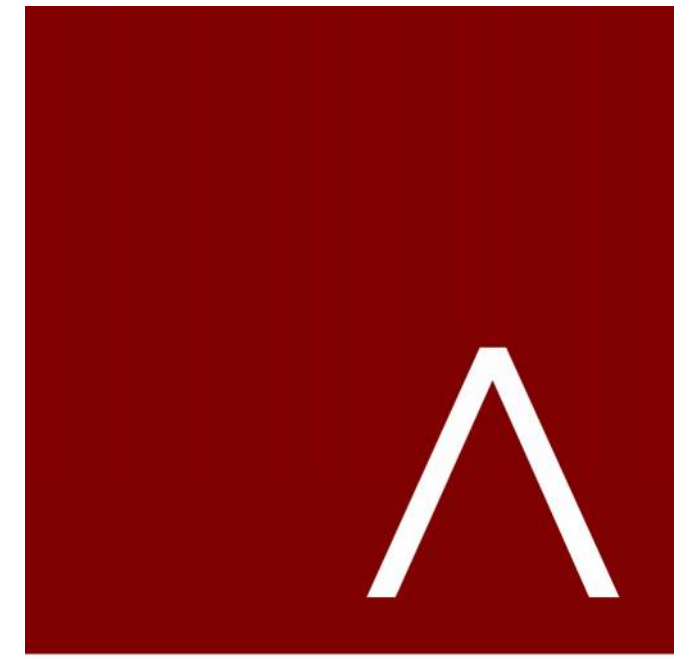
NORTHWEST CORNER - McKEE RD (LOOKING SW)



NORTHWEST CORNER - McKEE RD (LOOKING EAST)



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



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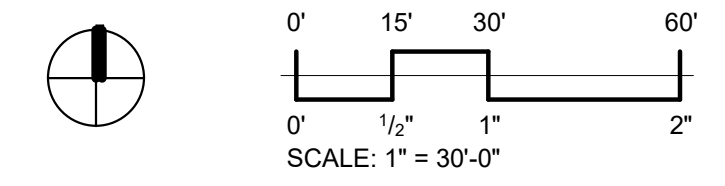
EXISTING SITE CONTEXT PHOTOS

SHEET NUMBER

U011



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



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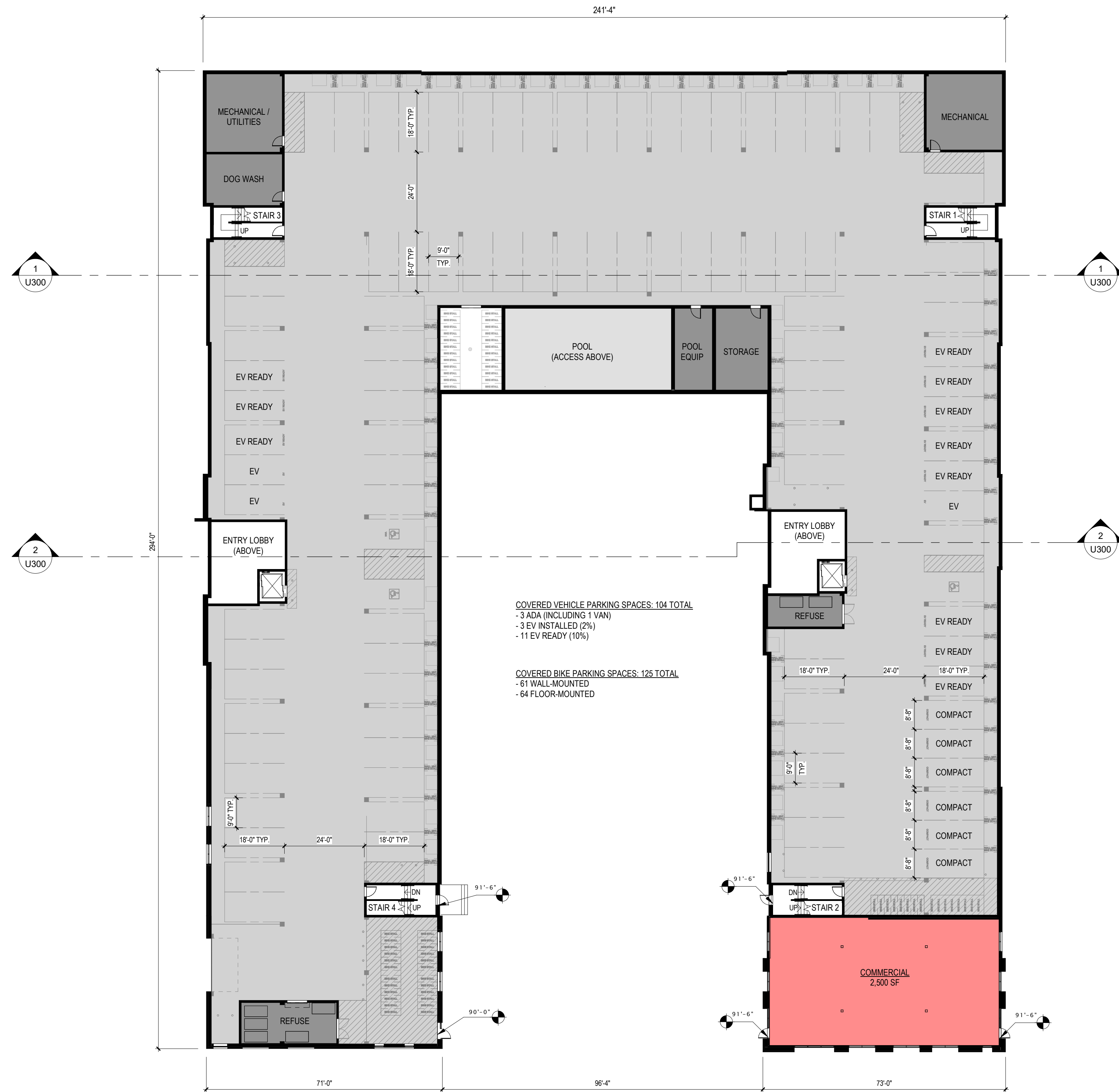
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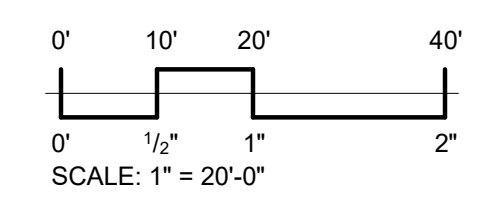
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
MASTER SITE PLAN

SHEET NUMBER
USP-100



1 LOWER LEVEL PLAN
SCALE: 1" = 20'-0"



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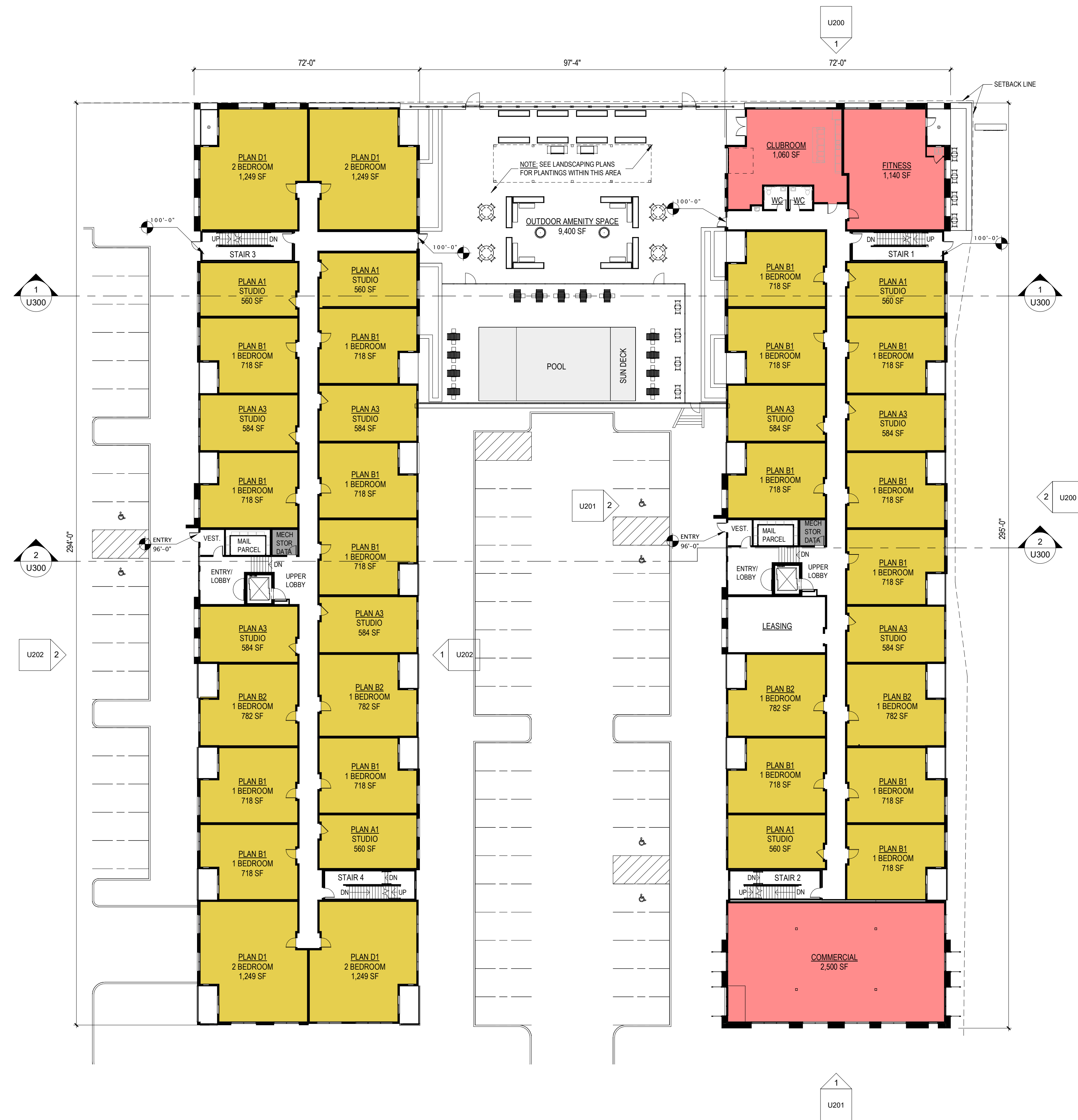
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

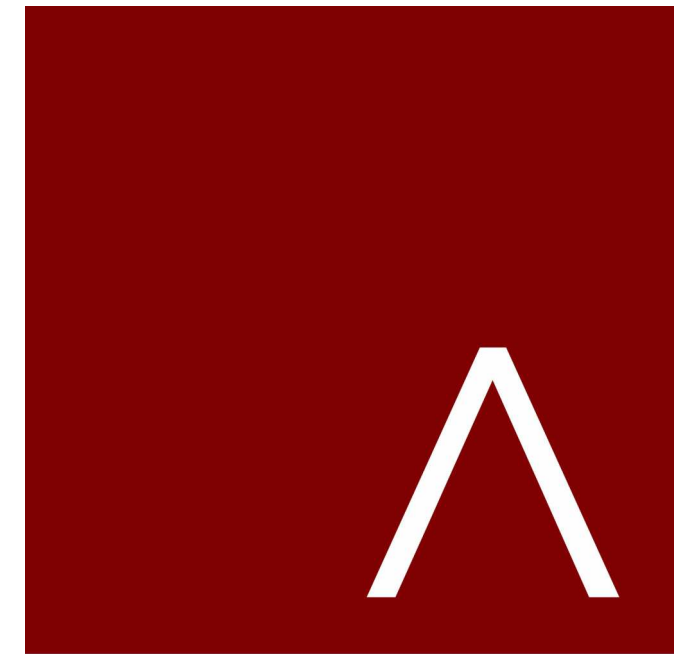
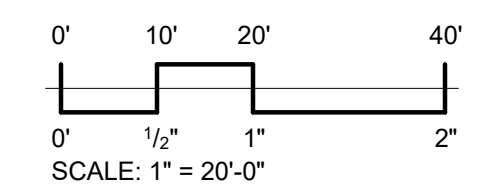
LOWER LEVEL PLAN

SHEET NUMBER

U100



1 FIRST FLOOR PLAN
SCALE: 1" = 20'-0"



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ARCHITECTS

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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

FIRST FLOOR PLAN

SHEET NUMBER

U101



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MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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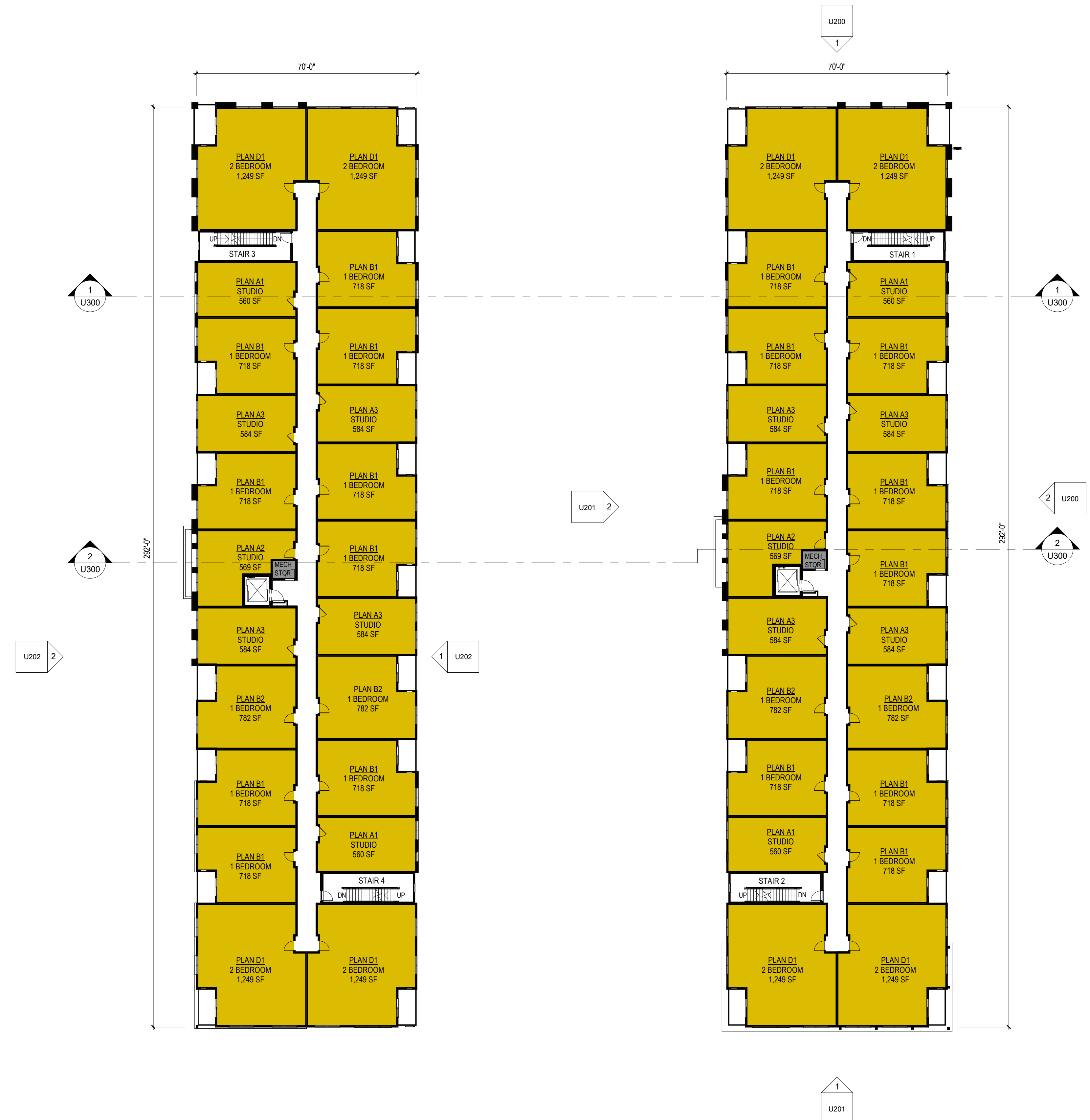
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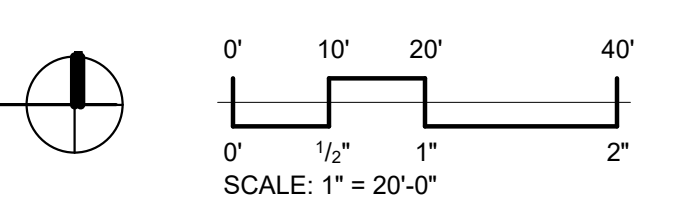
TYPICAL FLOOR PLAN

SHEET NUMBER

U102



1 SECOND FLOOR PLAN (THIRD FLOOR PLAN SIM.)
SCALE: 1" = 20'-0"





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MCKEE ROAD MIXED USE DEVELOPMENT

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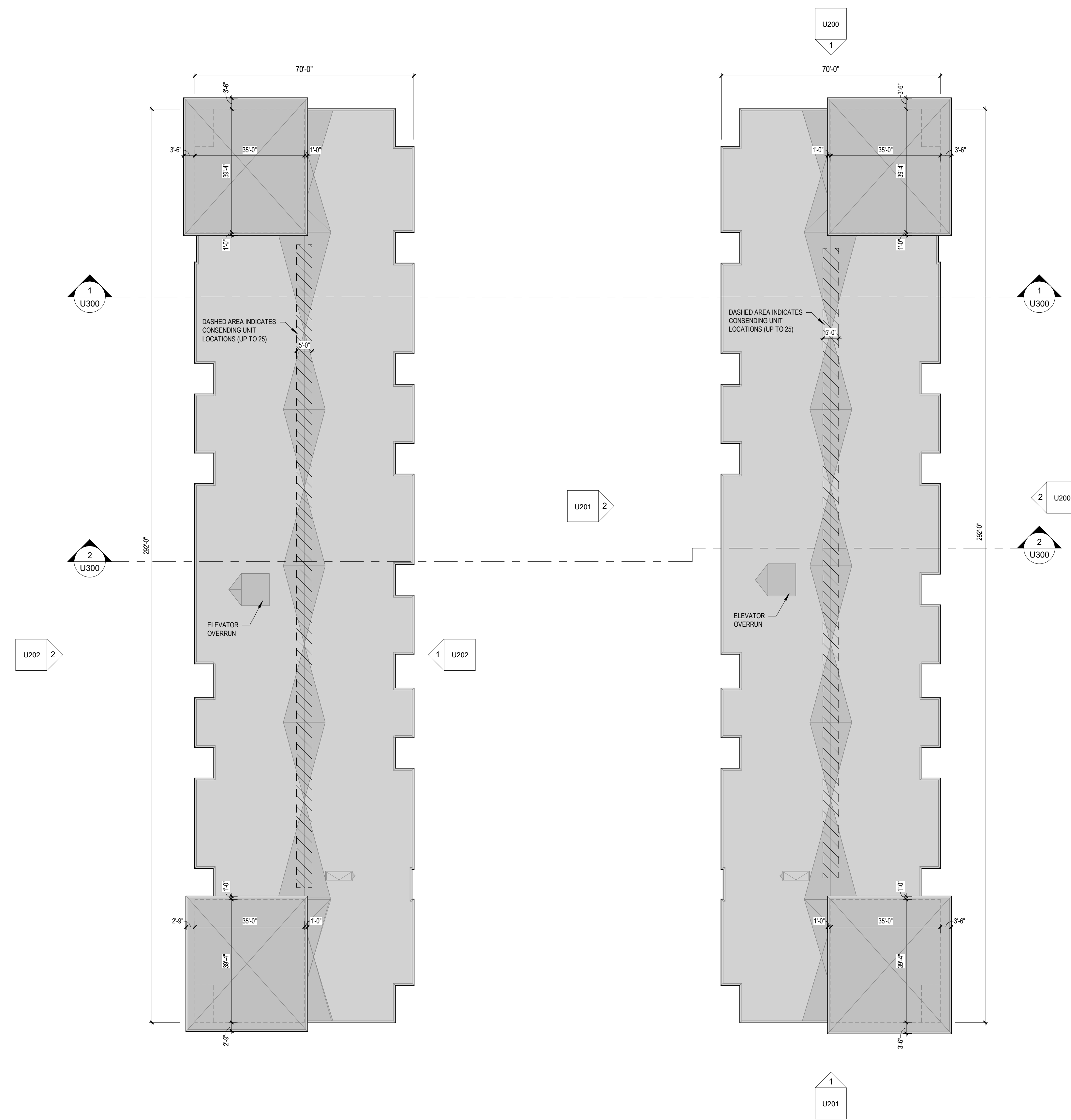
Mark	Description	Date

SHEET TITLE

ROOF PLAN

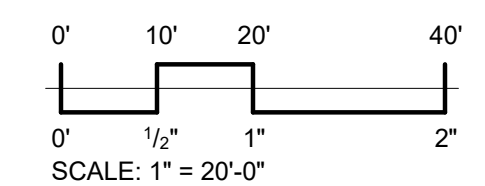
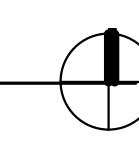
SHEET NUMBER

U103



1 ROOF PLAN

SCALE: 1" = 20'-0"





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MCKEE ROAD MIXED
USE DEVELOPMENT

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SUBMITTAL

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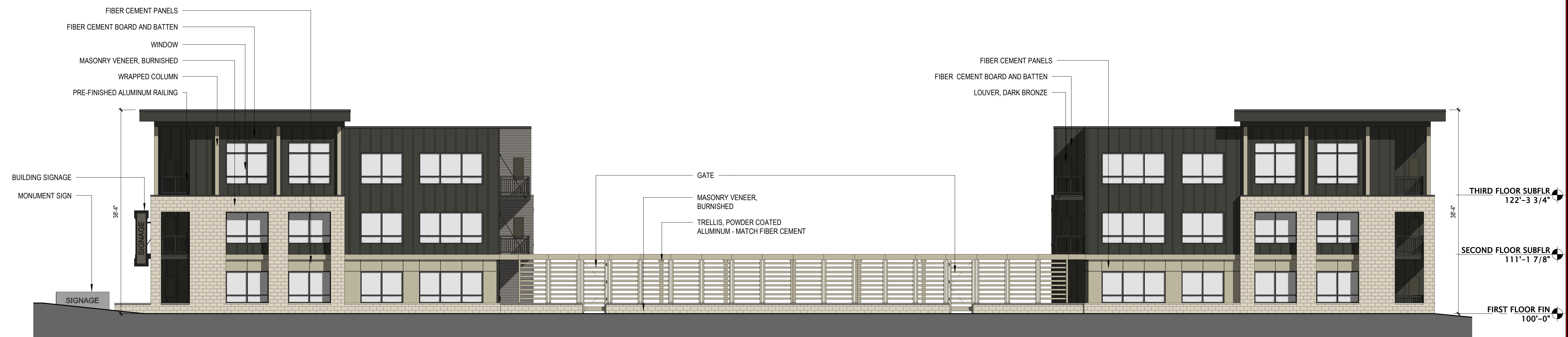
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

U200



1 NORTH ELEVATION

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



2 EAST ELEVATION - A1 BLDG

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



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JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
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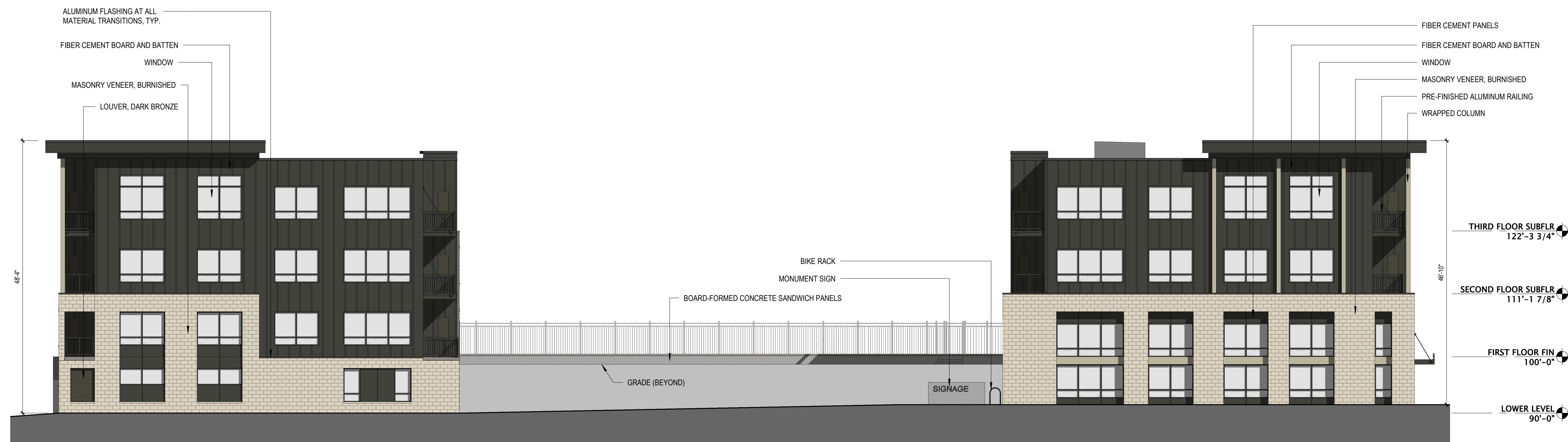
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

U201



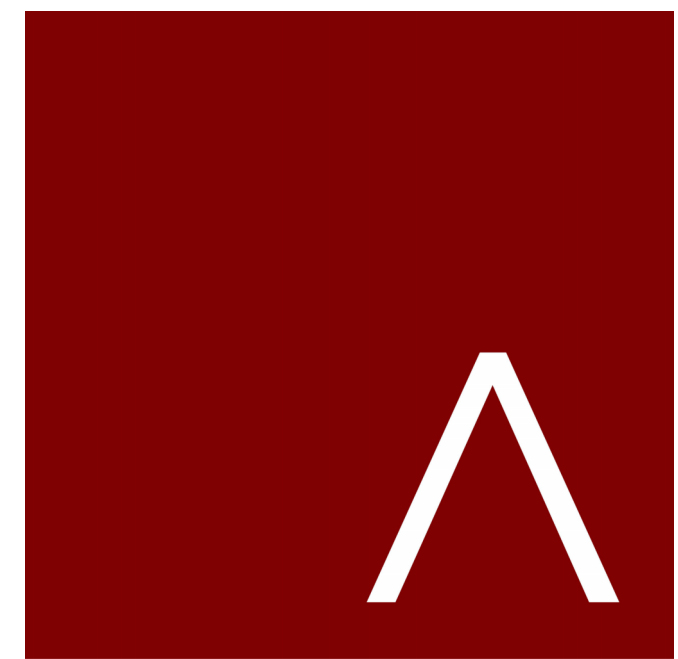
1 SOUTH ELEVATION

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



2 WEST ELEVATION - A1 BLDG

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



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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

U202



1 EAST ELEVATION - A2 BLDG

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

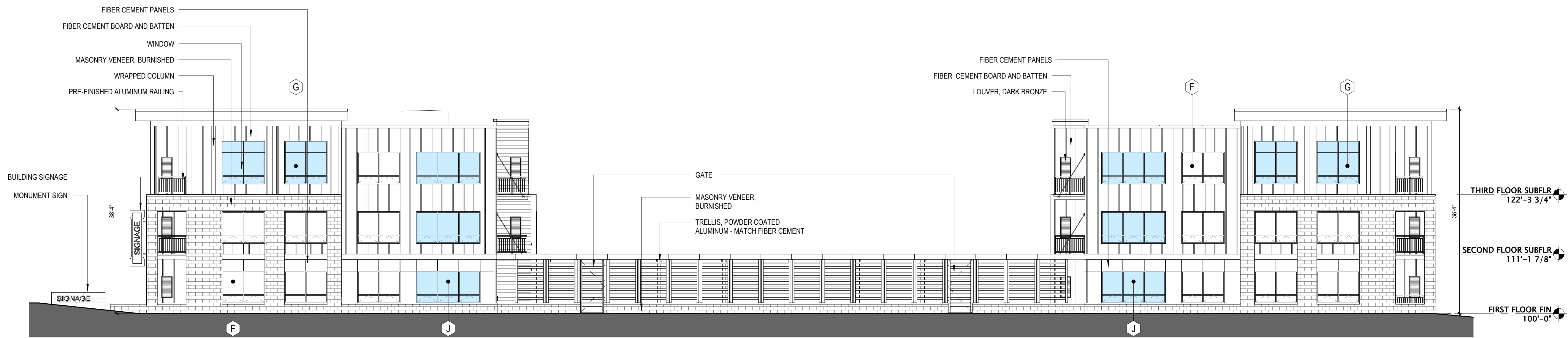


2 WEST ELEVATION - A2 BLDG

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

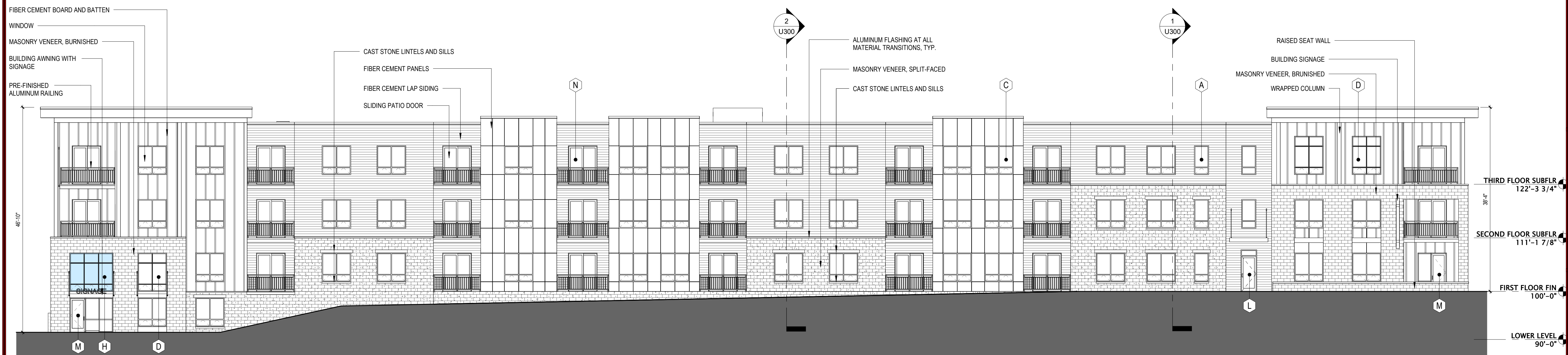
BIRD GLASS KEYNOTES - SEE SALCULATIONS

- A WINDOW: 3'-0"W x 6'-0"H
 - B WINDOW: 6'-0"W x 3'-0"H
 - C WINDOW: 6'-0"W x 6'-0"H
 - D WINDOW: 6'-0"W x 8'-0"H
 - E WINDOW: 8'-0"W x 3'-0"H
 - F WINDOW: 8'-0"W x 6'-0"H
 - G WINDOW: 8'-0"W x 8'-0"H
 - H WINDOW: 9'-0"W x 8'-0"H
 - J WINDOW: 12'-0"W x 6'-0"H
 - K SINGLE DOOR: 3'-0"W x 7'-0"H
 - L SINGLE DOOR w/ TRANSOM: 3'-0"W x 9'-4"H
 - M SINGLE DOOR w/ SIDELITE: 6'-0"W x 8'-0"H
 - N PATIO DOOR / DOUBLE DOOR: 6'-0"W x 8'-0"H
- BIRD GLASS LOCATIONS



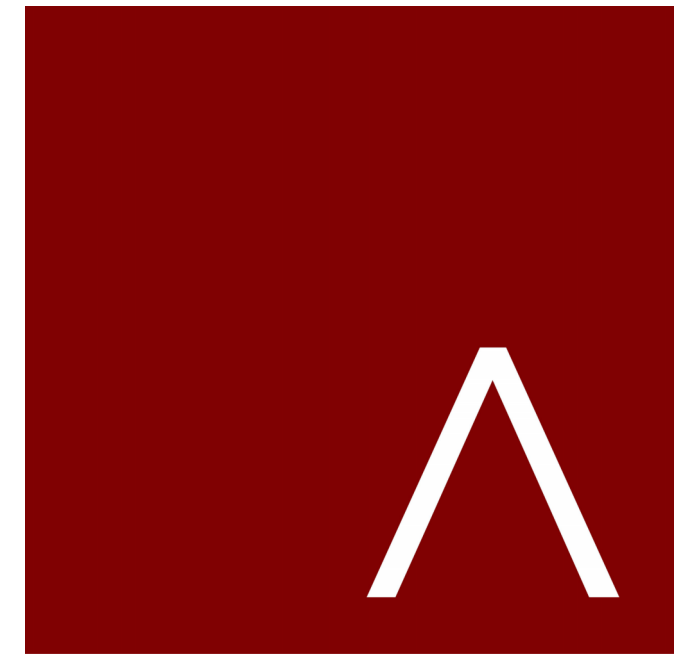
1 NORTH ELEVATION (BIRD GLASS)

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



2 EAST ELEVATION - A1 BLDG (BIRD GLASS)

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



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MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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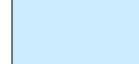
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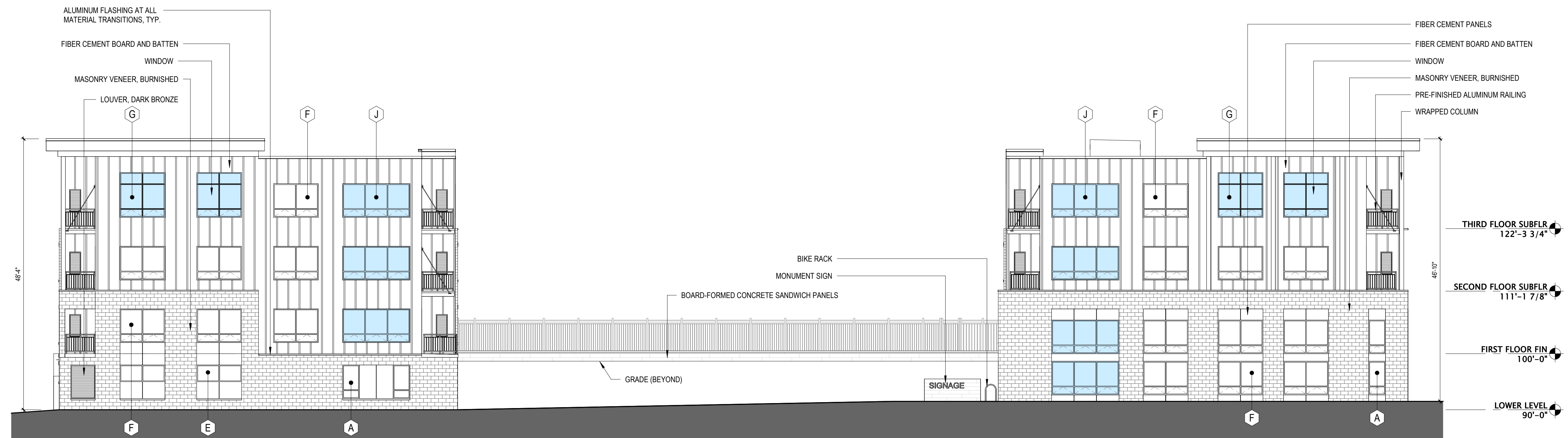
EXTERIOR ELEVATIONS- BIRGLASS

SHEET NUMBER

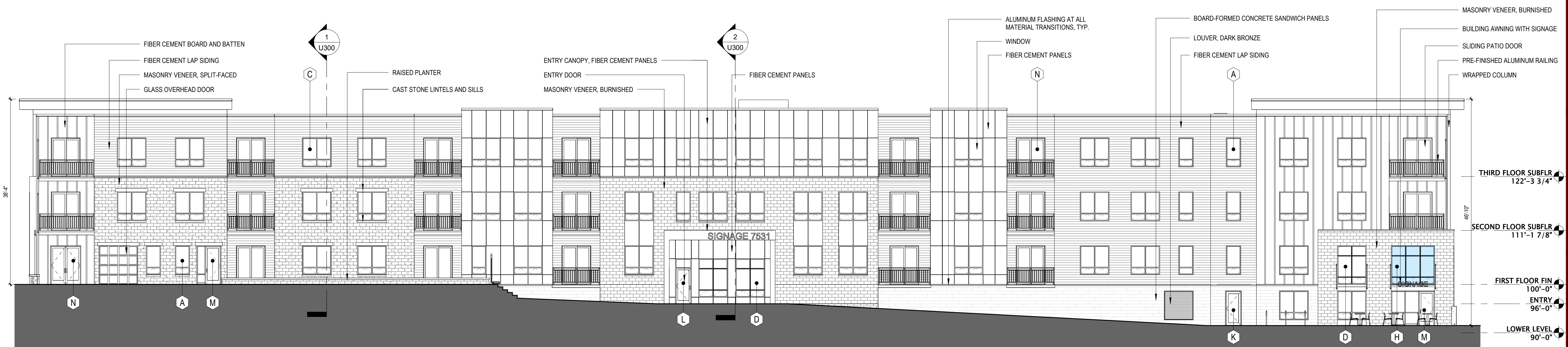
U210

BIRD GLASS KEYNOTES - SEE SALCULATIONS

A WINDOW: 3'-0"W x 6'-0"H	K SINGLE DOOR: 3'-0"W x 7'-0"H
B WINDOW: 6'-0"W x 3'-0"H	L SINGLE DOOR w/ TRANSOM: 3'-0"W x 9'-4"H
C WINDOW: 6'-0"W x 6'-0"H	M SINGLE DOOR w/ SIDELITE: 6'-0"W x 8'-0"H
D WINDOW: 6'-0"W x 8'-0"H	N PATIO DOOR / DOUBLE DOOR: 6'-0"W x 8'-0"H
E WINDOW: 8'-0"W x 3'-0"H	
F WINDOW: 8'-0"W x 6'-0"H	
G WINDOW: 8'-0"W x 8'-0"H	
H WINDOW: 9'-0"W x 8'-0"H	
J WINDOW: 12'-0"W x 6'-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"



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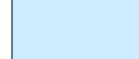
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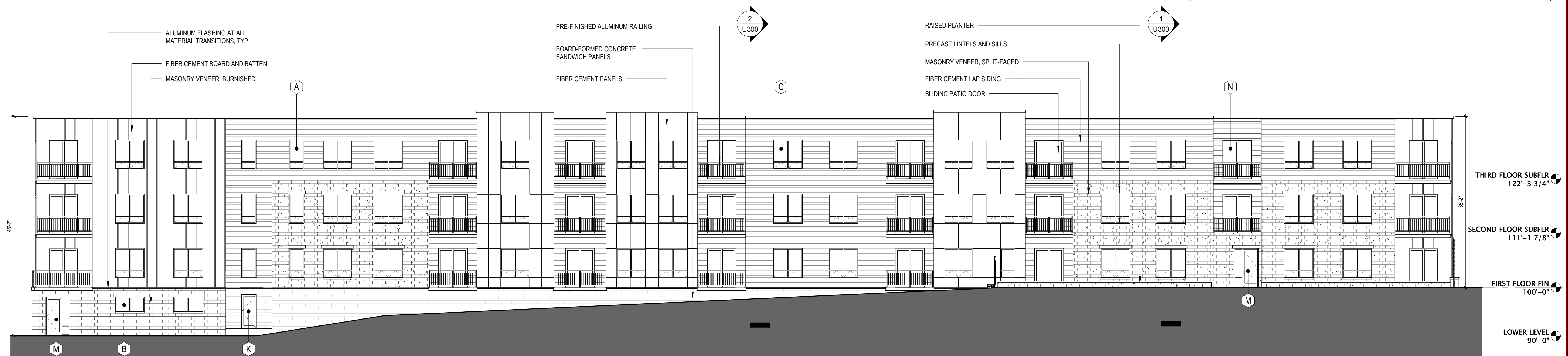
EXTERIOR ELEVATIONS- BIRGLASS

SHEET NUMBER

U211

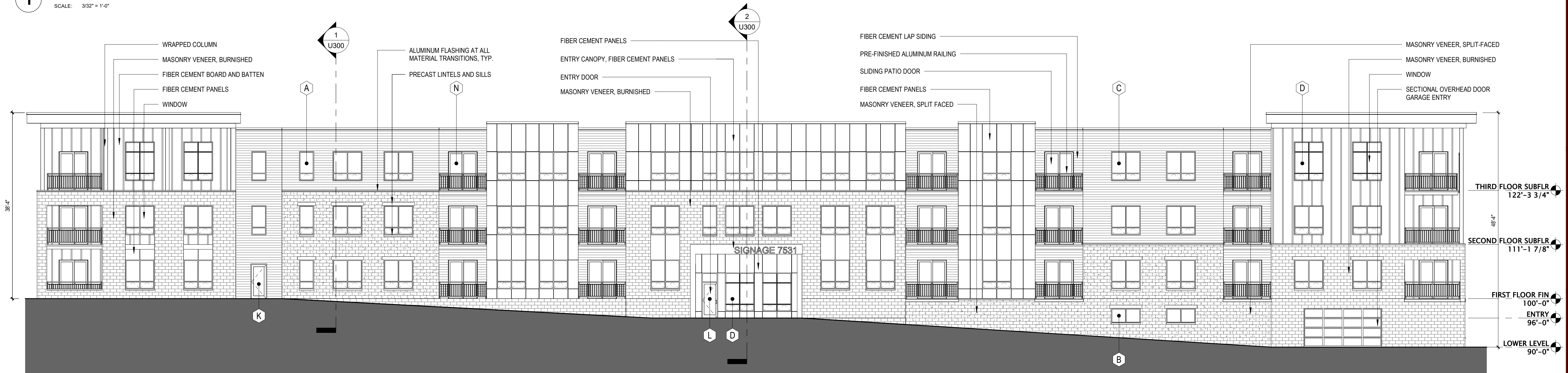
BIRD GLASS KEYNOTES - SEE SALCULATIONS

A WINDOW: 3'-0"W x 6'-0"H	K SINGLE DOOR: 3'-0"W x 7'-0"H
B WINDOW: 6'-0"W x 3'-0"H	L SINGLE DOOR w/ TRANSOM: 3'-0"W x 9'-4"H
C WINDOW: 6'-0"W x 6'-0"H	M SINGLE DOOR w/ SIDELITE: 6'-0"W x 8'-0"H
D WINDOW: 6'-0"W x 8'-0"H	N PATIO DOOR / DOUBLE DOOR: 6'-0"W x 8'-0"H
E WINDOW: 8'-0"W x 3'-0"H	
F WINDOW: 8'-0"W x 6'-0"H	
G WINDOW: 8'-0"W x 8'-0"H	
H WINDOW: 9'-0"W x 8'-0"H	
J WINDOW: 12'-0"W x 6'-0"H	 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"



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MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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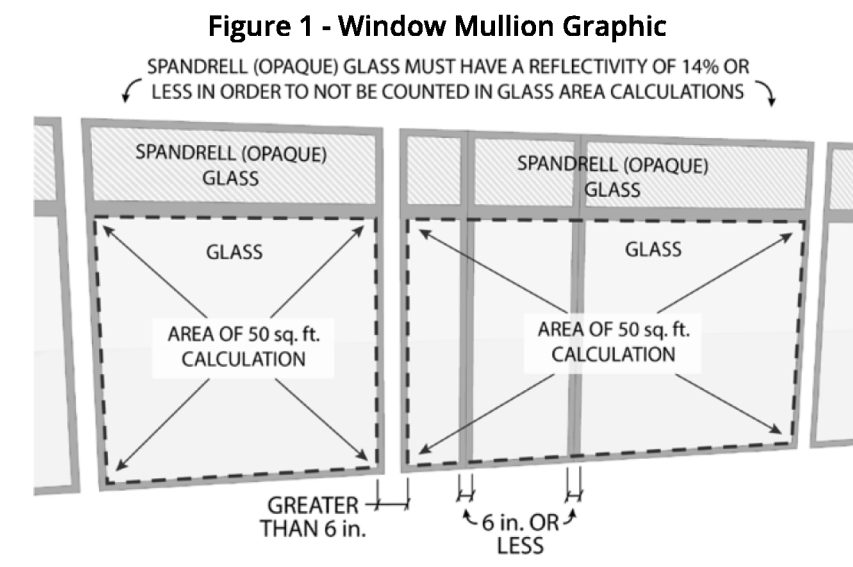
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SHEET TITLE

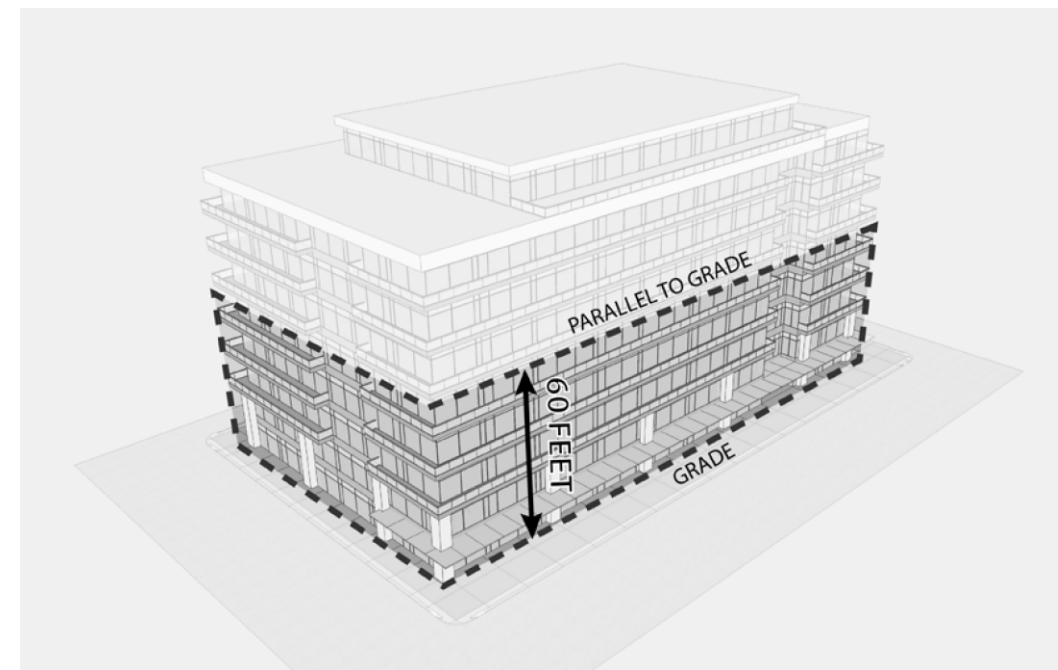
EXTERIOR ELEVATIONS- BIRGLASS

SHEET NUMBER

U212



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 shall 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
10/7/2024

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

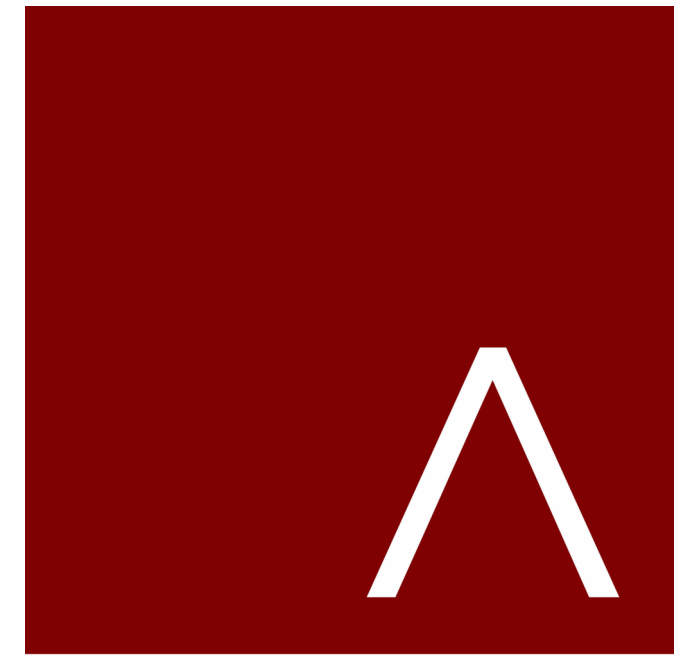
Building A1

WINDOW/ DOOR DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	WALL DESIGNATION							
					NORTH ELEVATION		SOUTH ELEVATION		EAST ELEVATION		WEST ELEVATION	
					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	0.0	0	36.0	2	162.0	9	180.0	10
B: WINDOW - 6'-0" x 3'-0"	6.0	3.0	2	18.0	0.0	0	0.0	0	0.0	0	0.0	0
C: WINDOW - 6'-0" x 6'-0"	6.0	6.0	4	36.0	0.0	0	0.0	0	1620.0	45	1620.0	45
D: WINDOW - 6'-0" x 8'-0"	6.0	8.0	6	48.0	0.0	0	0.0	0	144.0	3	144.0	3
E: 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
F: WINDOW - 8'-0" x 6'-0"	8.0	6.0	4	48.0	336.0	7	480.0	10	0.0	0	0.0	0
G: WINDOW - 8'-0" x 8'-0"	8.0	8.0	6	64.0	128.0	2	128.0	2	0.0	0	0.0	0
H: WINDOW - 9'-0" x 8'-0"	9.0	8.0	9	72.0	0.0	0	0.0	0	72.0	1	72.0	1
J: WINDOW - 12'-0" x 6'-0"	12.0	6.0	6	72.0	216.0	3	288.0	4	0.0	0	0.0	0
K: 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
L: DOOR & TRANSOM: 3'-0" x 9'-4"	3.0	9.3	2	27.9	0.0	0	0.0	0	27.9	1	27.9	1
M: DOOR & SIDELITE: 6'-0" x 8'-0"	6.0	8.0	2	48.0	0.0	0	0.0	0	96.0	2	96.0	2
N: PATIO DOOR: 6'-0" x 8'-0"	6.0	8.0	2	48.0	0.0	0	0.0	0	960.0	20	960.0	20
					680.0	TOTAL GLZ	932.0	TOTAL GLZ	3,102.9	TOTAL GLZ	3,120.9	TOTAL GLZ
					2,045	WALL AREA	2,834	WALL AREA	11,592	WALL AREA	11,087	WALL AREA
					33.25%	% GLAZING	32.89%	% GLAZING	26.77%	% GLAZING	28.15%	% GLAZING

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

Building A2

WINDOW/ DOOR DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	WALL DESIGNATION							
					NORTH ELEVATION		SOUTH ELEVATION		EAST ELEVATION		WEST ELEVATION	
					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	0.0	0	36.0	2	108.0	6	126.0	7
B: WINDOW - 6'-0" x 3'-0"	6.0	3.0	2	18.0	0.0	0	0.0	0	36.0	2	36.0	2
C: WINDOW - 6'-0" x 6'-0"	6.0	6.0	4	36.0	0.0	0	0.0	0	1620.0	45	1512.0	42
D: WINDOW - 6'-0" x 8'-0"	6.0	8.0	6	48.0	0.0	0	0.0	0	0.0	0	288.0	6
E: 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
F: WINDOW - 8'-0" x 6'-0"	8.0	6.0	4	48.0	336.0	7	336.0	7	0.0	0	0.0	0
G: WINDOW - 8'-0" x 8'-0"	8.0	8.0	6	64.0	128.0	2	128.0	2	0.0	0	0.0	0
H: WINDOW - 9'-0" x 8'-0"	9.0	8.0	9	72.0	0.0	0	0.0	0	0.0	0	0.0	0
J: WINDOW - 12'-0" x 6'-0"	12.0	6.0	6	72.0	216.0	3	216.0	3	0.0	0	0.0	0
K: 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
L: 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
M: 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
N: PATIO 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
					680.0	TOTAL GLZ	716.0	TOTAL GLZ	2,985.0	TOTAL GLZ	3,018.9	TOTAL GLZ
					2,045	WALL AREA	2,755	WALL AREA	11,384	WALL AREA	11,785	WALL AREA
					33.25%	% GLAZING	25.99%	% GLAZING	26.22%	% GLAZING	25.62%	% GLAZING



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MADISON : MILWAUKEE
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JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
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CITY OF MADISON LAND USE AND
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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRDGLASS
CALCULATIONS

SHEET NUMBER

U213



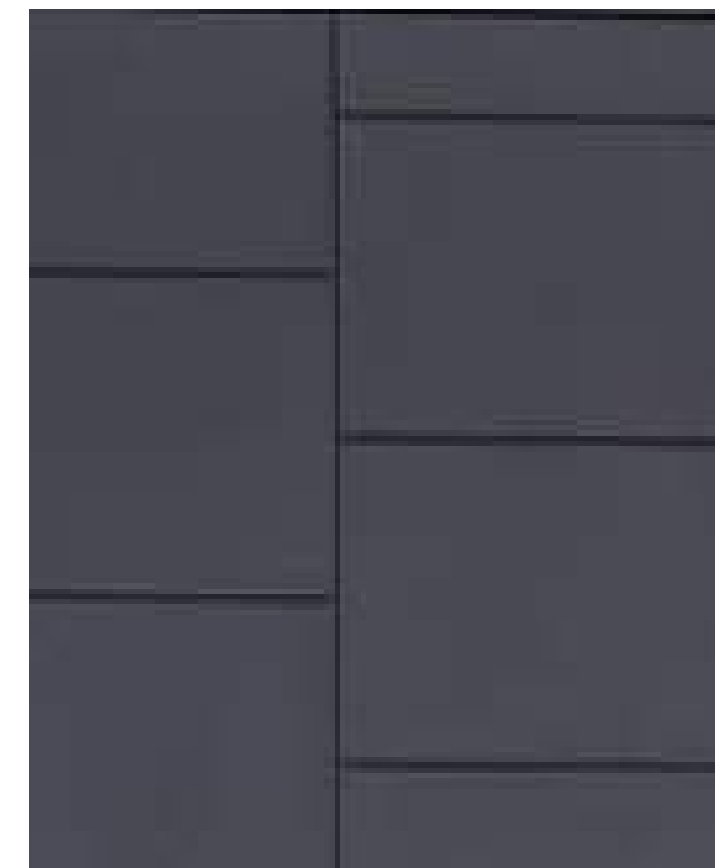
DARK BRONZE FINISH:
WINDOWS, LOUVERS, COPING,
RAILINGS, PICKET FENCES



FIBER CEMENT LAP SIDING:
AGED PEWTER



METALLIC BRONZE: FIBER CEMENT
CLADDING AND ARCHITECTURAL
SCREEN POWDER COAT



FIBER CEMENT PANEL:
IRON GRAY



CMU: BURNISHED CREAM COLOR



FIBER CEMENT BOARD AND BATTEN:
IRON GRAY



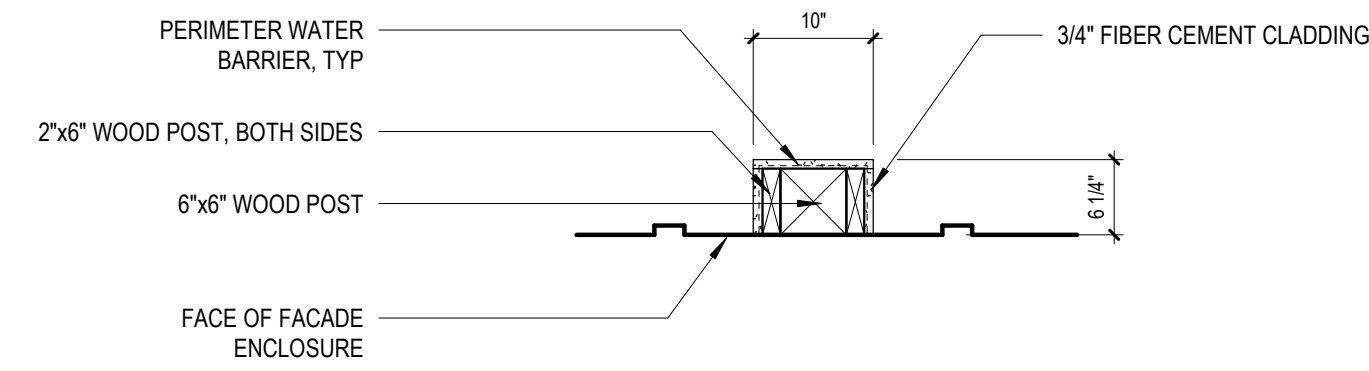
CMU: SPLITFACE CREAM COLOR



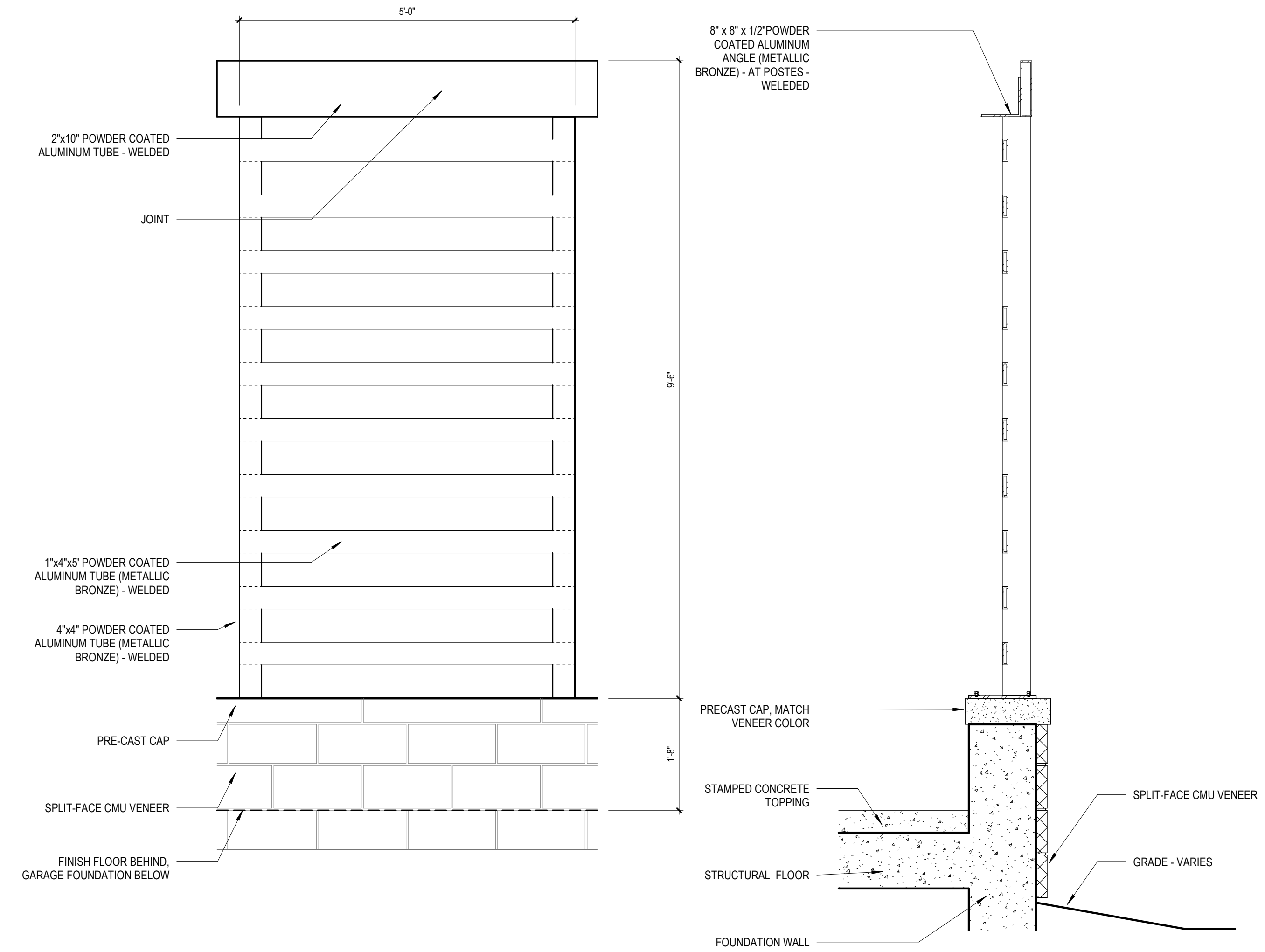
PRECAST CONCRETE: LINTEL, SILL,
WALL CAPS



BOARD FORMED CONCRETE

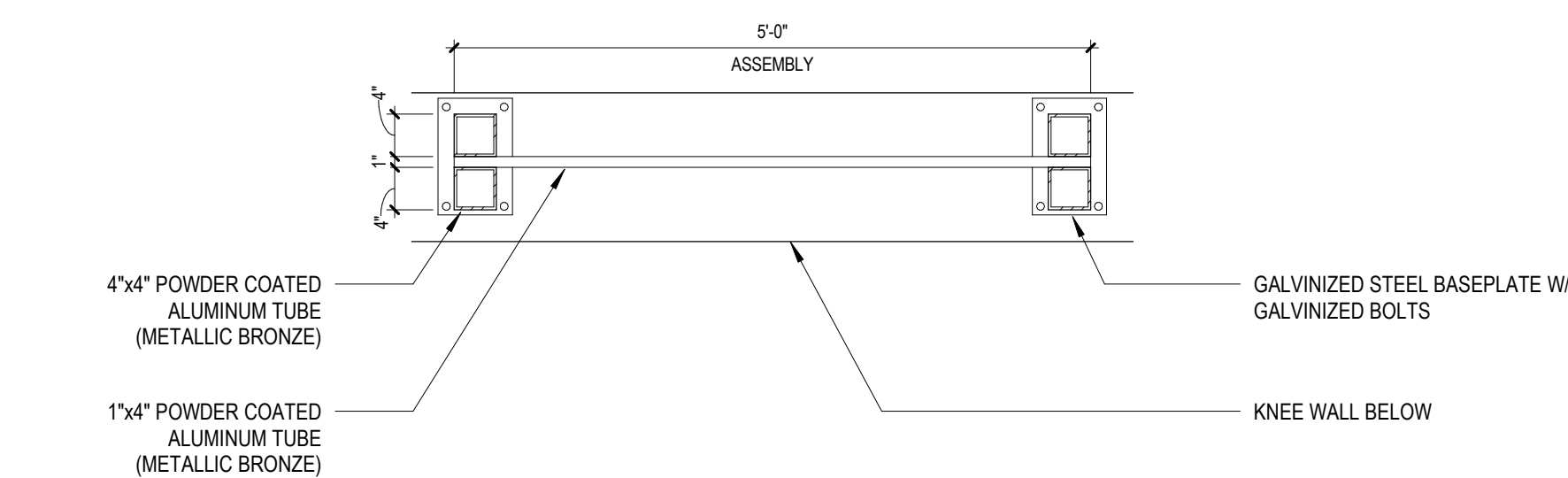


PLAN DETAIL: CLAD PILASTER

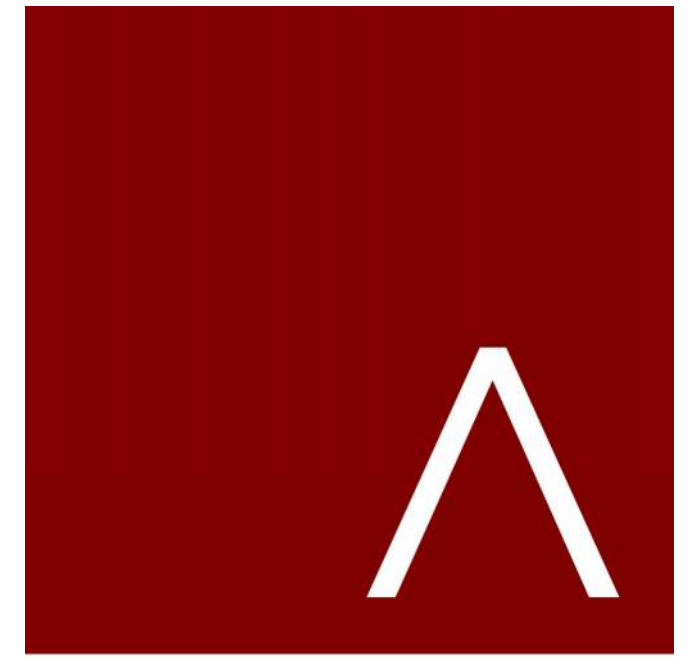


ENLARGED ELEVATION:
ARCHITECTURAL SCREEN PANEL

WALL SECTION:
ARCHITECTURAL SCREEN PANEL



ENLARGED PLAN: ARCHITECTURAL
SCREEN PANEL



JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



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: OCTOBER 18, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

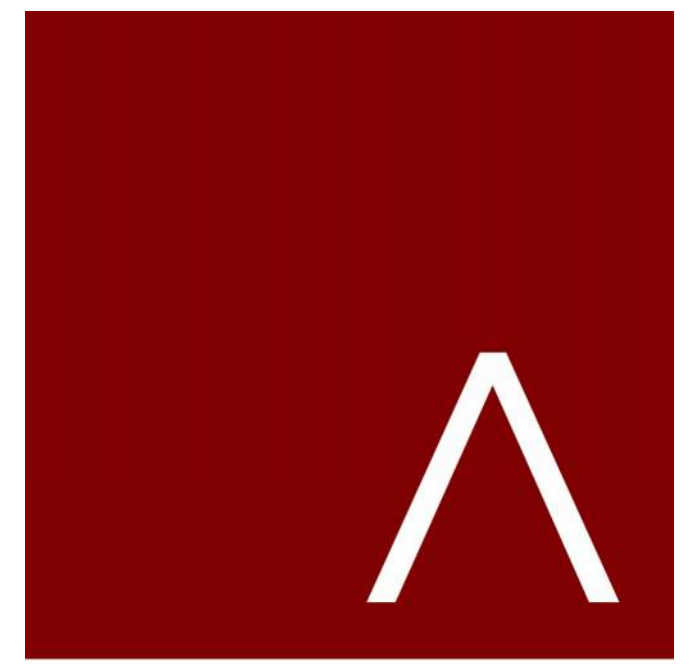
EXTERIOR MATERIALS
& BUILDING DETAILS

SHEET NUMBER

U220



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



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
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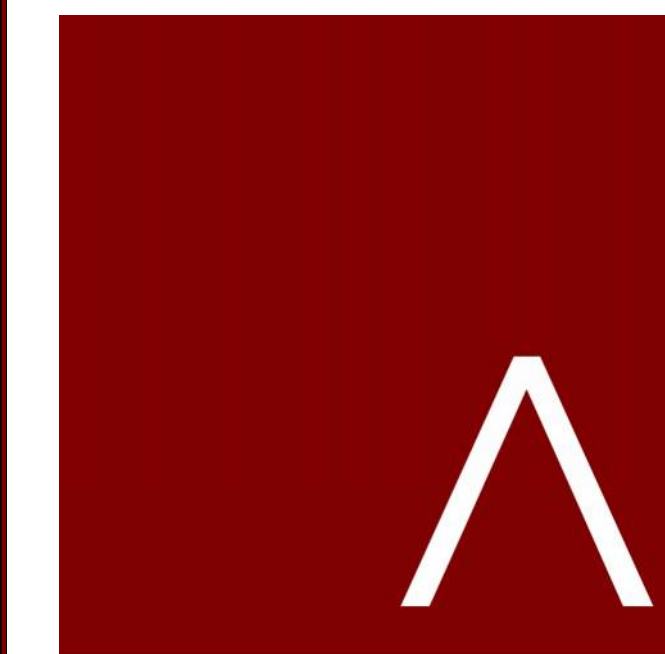
EXTERIOR
RENDERINGS

SHEET NUMBER

U230



PERSPECTIVE RENDERING: MCKEE ROAD - CORNER OF BUILDING A2



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
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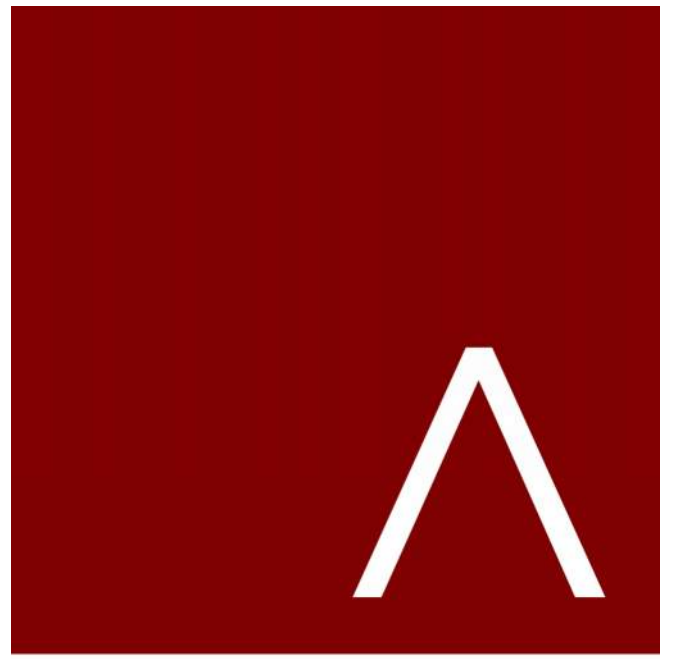
EXTERIOR
RENDERINGS

SHEET NUMBER

U231



PERSPECTIVE RENDERING: TERRACE AND POOL DECK FROM BALCONY



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

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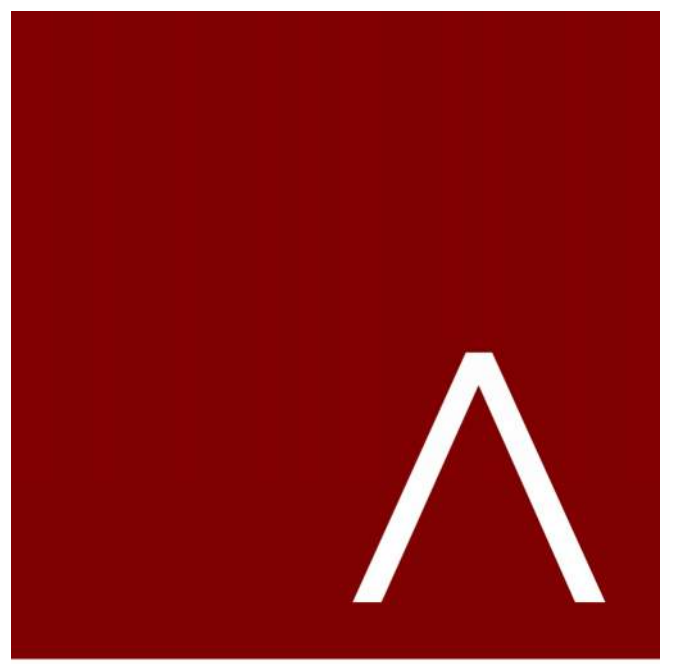
EXTERIOR
RENDERINGS

SHEET NUMBER

U232



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



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



**MCKEE ROAD MIXED
USE DEVELOPMENT**

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

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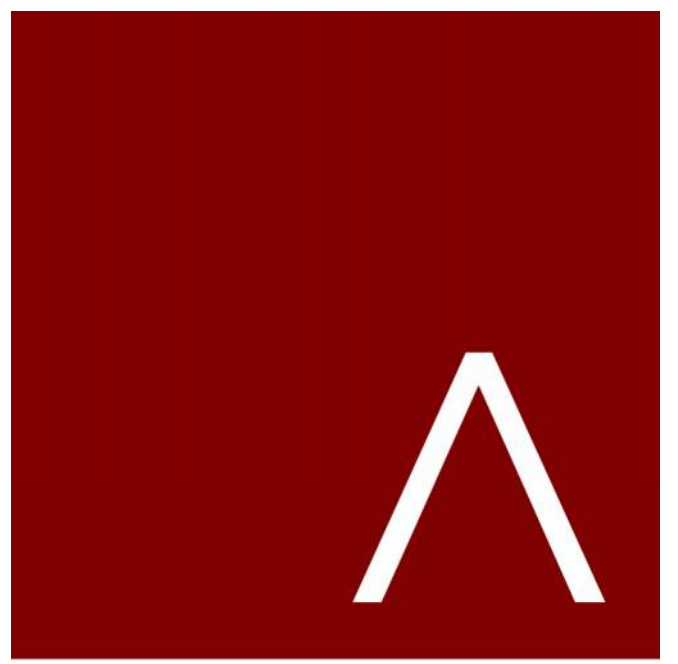
**EXTERIOR
RENDERINGS**

SHEET NUMBER

U233



PERSPECTIVE RENDERING: INTERNAL PARKING LOT AND COMMERCIAL FACADE



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
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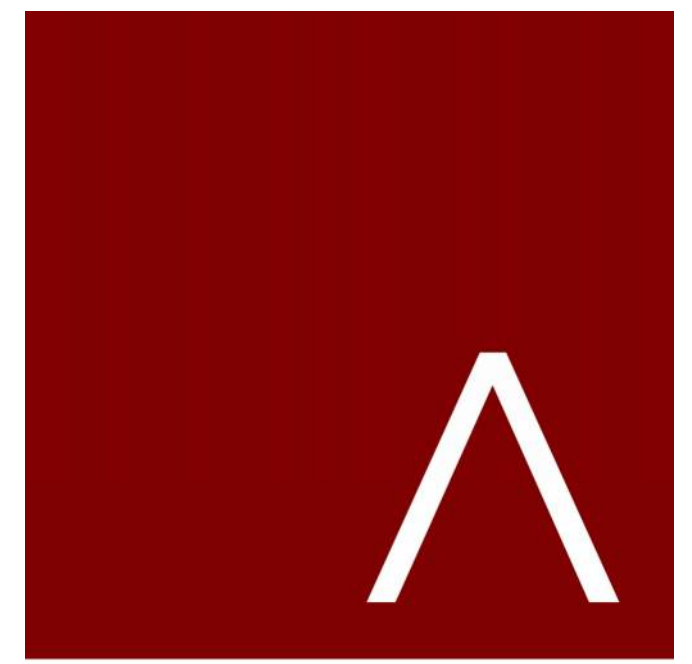
EXTERIOR
RENDERINGS

SHEET NUMBER

U234



PERSPECTIVE RENDERING: MAIN RESIDENTIAL ENTRY



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

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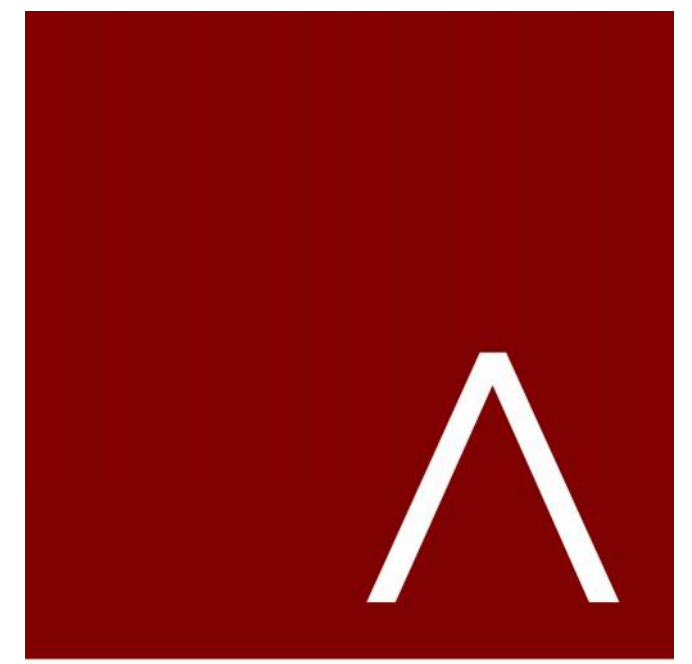
EXTERIOR
RENDERINGS

SHEET NUMBER

U235



RENDERING: PARTIAL ELEVATION OF PATIO AMENITY AND RESIDENTIAL STAIR ACCESS



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

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DATE OF ISSUANCE OCTOBER 18, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

U236



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

PROGRESS DOCUMENTS

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REVISION SCHEDULE

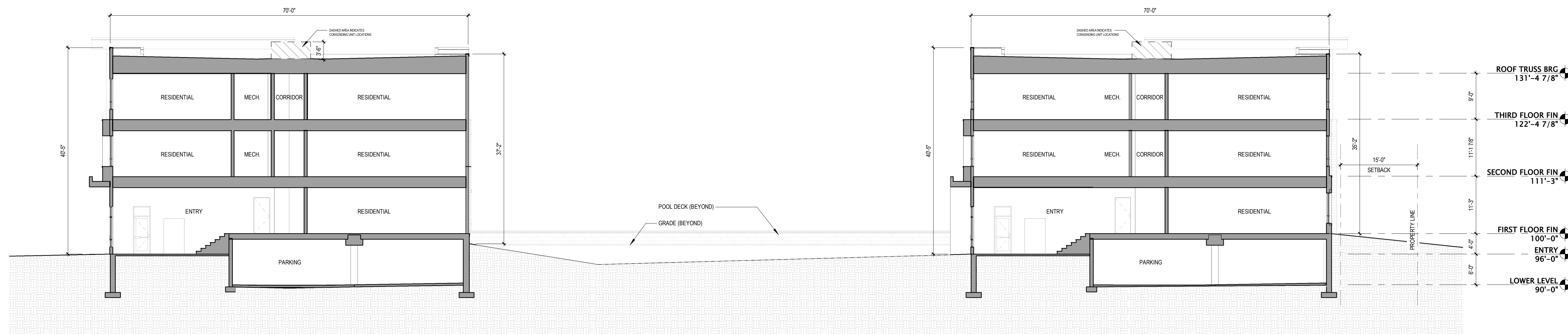
Mark	Description	Date

SHEET TITLE

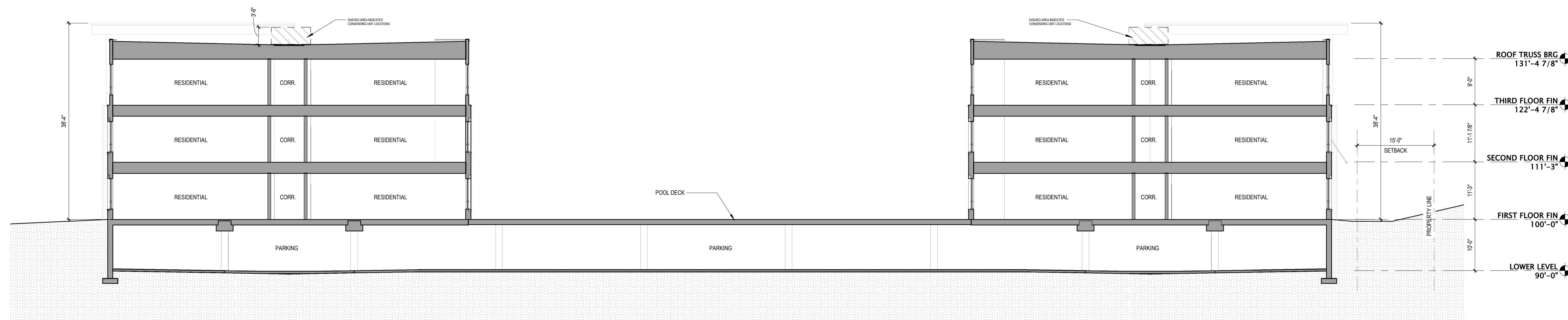
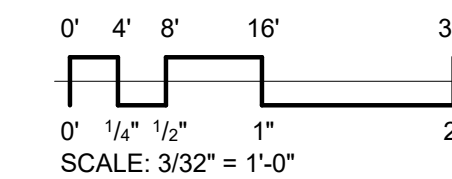
BUILDING SECTIONS

SHEET NUMBER

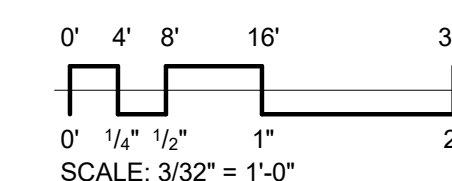
U300



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



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

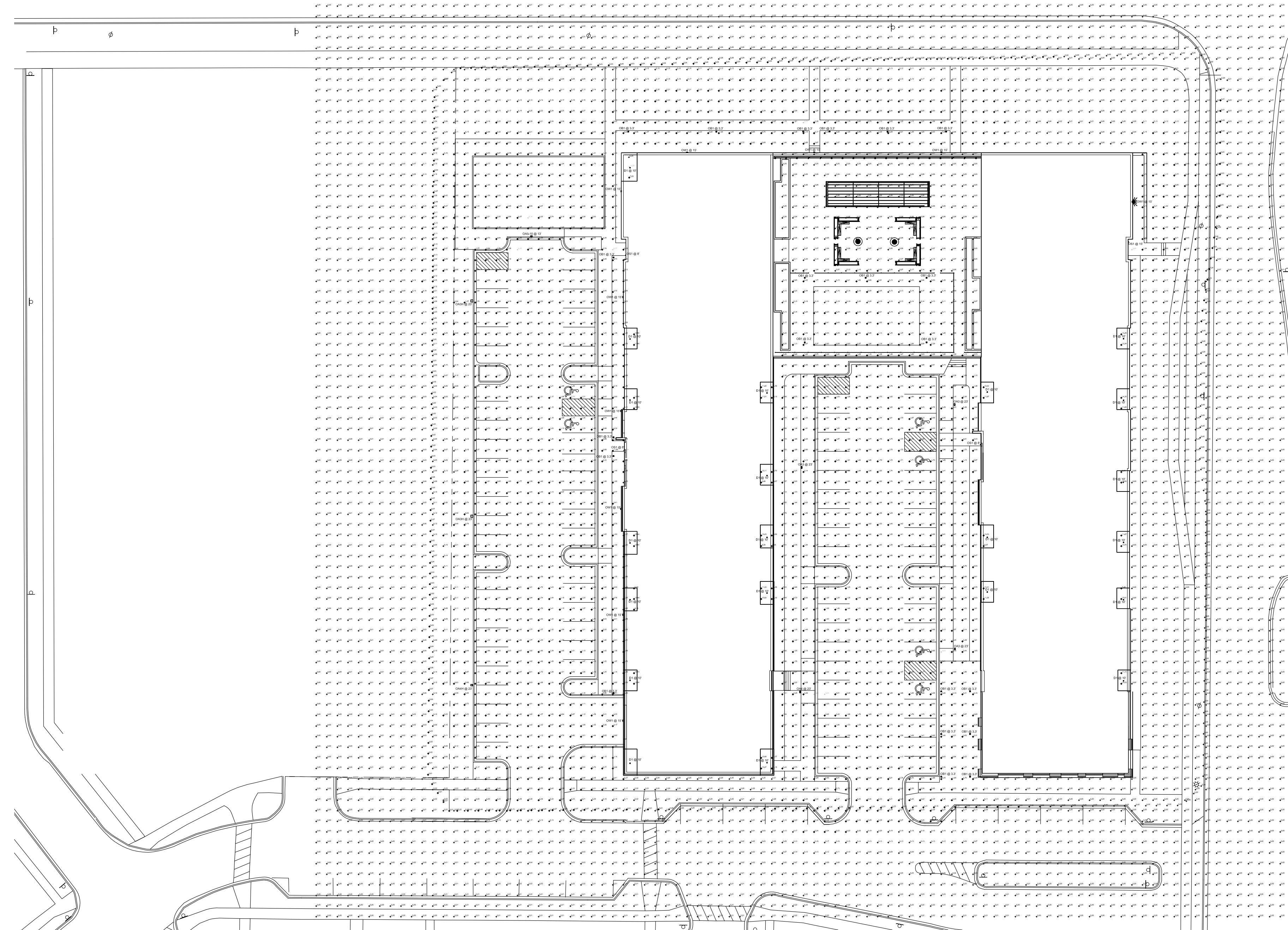


NOTES:

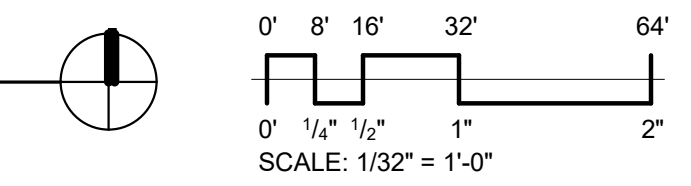
- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting 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.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Dog Run At Grade	+	2.16 fc	4.16 fc	0.57 fc	7.3:1	3.8:1
Lot 1 East Sidewalk At Grade	+	2.36 fc	5.27 fc	1.00 fc	6.3:1	2.4:1
Lot 2 East Sidewalk At Grade	+	1.90 fc	3.43 fc	0.64 fc	5.4:1	3.0:1
Lot 2 West Sidewalk At Grade	+	1.91 fc	3.85 fc	0.67 fc	5.7:1	2.9:1
NE Patio At Grade	+	2.17 fc	5.46 fc	0.61 fc	9.0:1	3.6:1
North Sidewalk At Grade	+	1.64 fc	3.72 fc	0.62 fc	6.0:1	2.6:1
Parking Lot 1 At Grade	+	1.70 fc	4.55 fc	0.49 fc	9.5:1	3.5:1
Parking Lot 2 At Grade	+	1.74 fc	3.53 fc	0.54 fc	4.2:1	2.1:1
Typical Under Canopy At Grade	+	9.36 fc	13.88 fc	6.29 fc	2.2:1	1.5:1
10FT Post Presumed Prop Line At 4FT Above Grade	+	0.04 fc	0.31 fc	0.00 fc	N/A	N/A

Level	Qty	Manufacturer	Color	Light Output (lm)	LF	Mount Height (ft)
D1	21	Utronic Lighting	LINE R/C2 (10000K) 5000K 48" LSS BICOB	1550	1.8	13.57
OA3	3	Utronic Lighting	ROX LED P2 300 50 50VOLT 3000K + 20FT 555 POLE (ASSUMES 9FT BASE)	3643	0.95	72.85
OA3H	2	Utronic Lighting	ROX LED P2 300 50 50VOLT 3000K + 20FT 555 POLE (ASSUMES 9FT BASE)	6900	0.95	72.85
OA4	1	Utronic Lighting	ROX LED P2 300 50 50VOLT 3000K + 20FT 555 POLE (ASSUMES 9FT BASE)	6972	0.95	73.86
OA4H	1	Utronic Lighting	ROX LED P2 300 50 50VOLT 3000K + 20FT 555 POLE (ASSUMES 9FT BASE)	6554	0.95	72.85
OA5	1	Utronic Lighting	ROX LED P2 300 50 50VOLT 3000K + 19FT 555 POLE (ASSUMES 9FT BASE)	10108	0.95	72.85
OB1	21	FC Lighting	FCBIC-40W30-UNV-40-3000-3L-3000-LED	331	1	10.72
OS1	4	ARCHITECTURE LIGHTING INC.	7075-08-PL-1007-WD-3000	881	0.95	6.8702
OW1	10	Utronic Lighting	WP1 LED P2 300 50VOLT 3000K	2913	0.95	24.42



1 SITE PHOTOMETRICS PLAN



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

PROGRESS DOCUMENTS
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DATE OF ISSUANCE: OCTOBER 18, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
SITE PHOTOMETRICS

SHEET NUMBER
U400



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 6701 McKee Rd./ 6702 Mader Dr.

Name of Project McKee Rd Mixed Use Development

Owner / Contact Livesey Company

Contact Phone 608-833-2929 Contact Email jake@liveseyco.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 59,723

Total landscape points required 995

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			19	665
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			0	0
Ornamental tree	1 1/2 inch caliper	15			14	210
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			51	510
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			95	285
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			8	32
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			337	674
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						2376

Total Number of Points Provided 2376

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

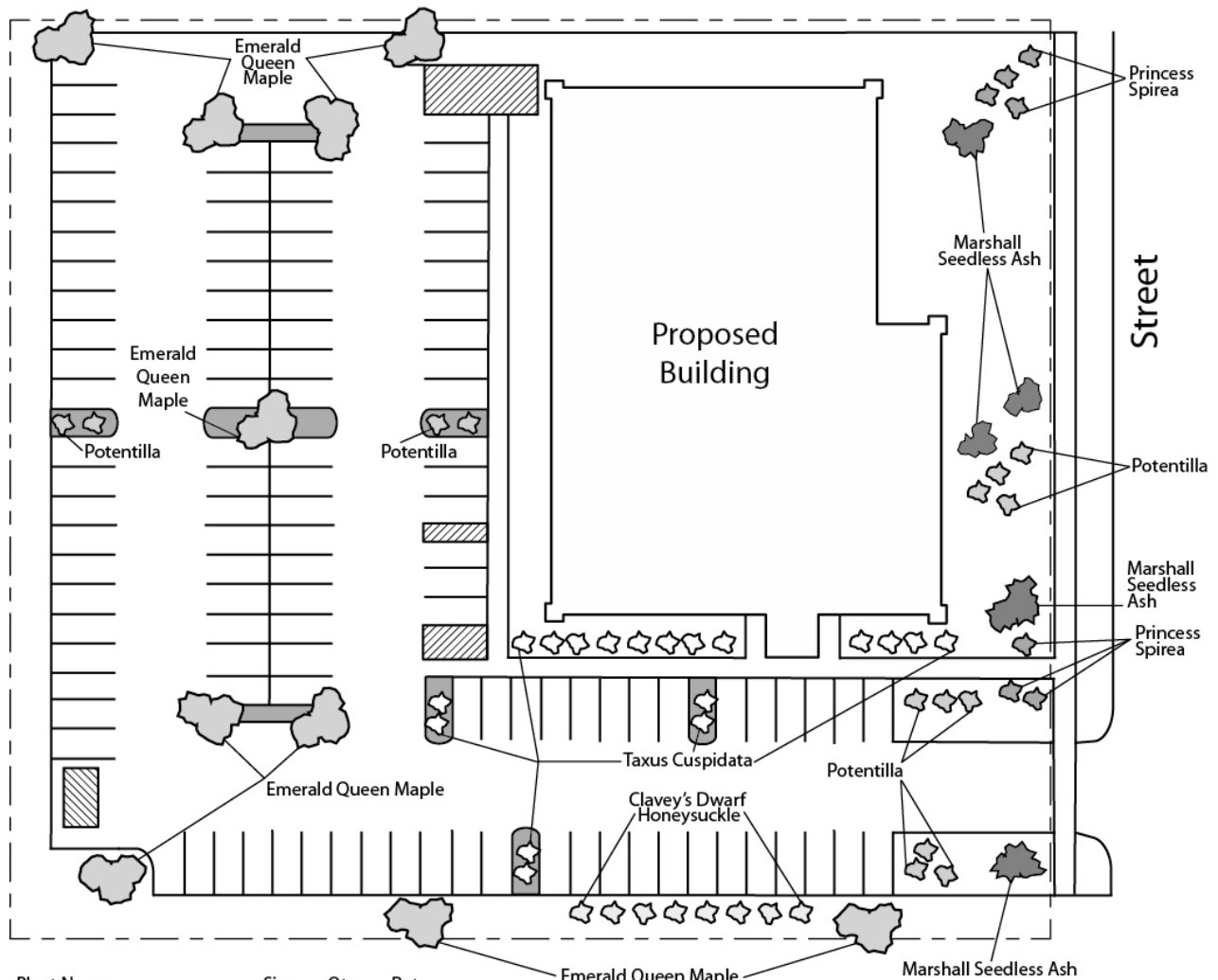
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

Applicability.

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 3. Storage areas including trash and loading.
 4. Lighting (landscape, pedestrian or parking area).
 5. Irrigation.
 6. Hard surface materials.
 7. Labeling of mulching, edging and curbing.
 8. Areas of seeding or sodding.
 9. Areas to remain undisturbed and limits of land disturbance.
 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 11. Existing trees eight (8) inches or more in diameter.
 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.

McKee Rd Mixed-Use - Grade Plane & Building Height Calculations

October 7, 2024

Prepared by: Sal Impellitteri

Building A1

AVERAGE EXTERIOR WALL ELEVATIONS

Exterior Wall	Overall Length (in Feet)	Uniformly Sloping Grade (1)					Uniformly Sloping Grade (2)					Constant Grade (1)		Constant Grade (2)		Average Wall Elevation
		Length (ft)	EL (start)	EL (end)	Slope	Avg. Elevation	Length (ft)	EL (start)	EL (end)	Slope	Avg. Elevation	Length (ft)	Elevation	Length (ft)	Elevation	
North	169.3											169.3	99.5			99.5
West	295.0	5.5	100.0	97.1	52.73%	98.6	143.5	97.1	91.5	3.90%	94.3	95.5	100.0	50.5	91.5	95.7
South	169.3					0.0						73.0	91.5	96.3	98.0	95.2
East	295.0	25.0	97.0	91.5	22.00%	94.3	151.3	99.5	97.0	1.65%	98.3	83.0	99.5	35.7	91.5	97.4

GRADE PLANE CALCULATION

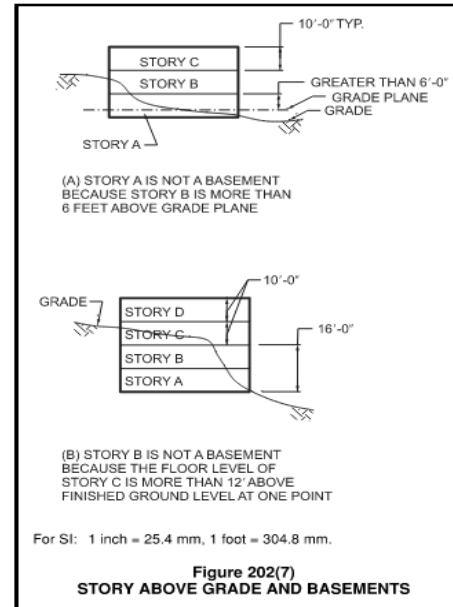
Exterior Wall	Overall Length (L)	Average Wall Elevation (AWE)	Weighted Wall Elevation (L x AWE)
North	169.3	99.5	16848.3
West	295.0	95.7	28244.8
South	169.3	95.2	16116.9
East	295.0	97.4	28741.6
Totals	928.6		89951.7

GRADE PLANE = $\frac{\text{Weighted Wall Elevation}}{\text{Wall Perimeter}}$
 GRADE PLANE = $\frac{89951.7}{928.6}$
 GRADE PLANE = 96.9

First Floor Elevation = 100.0 Designed First Floor Elevation
 Average Grade Plane = 96.9 As determined per 2015 IBC Chapter 2, figure 202(7)
 3.1 **First Floor distance above average grade plane (feet)**

Lower Level Floor Elevation = 90.0 Level **can** be classified as a Basement / Lower Level because
 first floor is **less** than 6 feet above average grade plane, and
 at no point is the grade greater than 12' below the first floor.

Max. Bldg. Hgt. Allowed: 70.0 Per 2015 IBC Table 504.3
 Max. Roof Elevation: 160.0
 (Above Grade Plane)



McKee Rd Mixed-Use - Grade Plane & Building Height Calculations

October 7, 2024

Prepared by: Sal Impellitteri

Building A2

AVERAGE EXTERIOR WALL ELEVATIONS

Exterior Wall	Overall Length (in Feet)	Uniformly Sloping Grade (1)					Uniformly Sloping Grade (2)					Constant Grade (1)		Constant Grade (2)		Average Wall Elevation
		Length (ft)	EL (start)	EL (end)	Slope	Avg. Elevation	Length (ft)	EL (start)	EL (end)	Slope	Avg. Elevation	Length (ft)	Elevation	Length (ft)	Elevation	
North	72.0											72.0	99.5			99.5
West	295.0	204.5	100.0	90.0	4.89%	95.0						50.5	100.0	40.0	90.0	95.2
South	72.0											72.0	89.0			89.0
East	295.0	24.5	94.5	90.0	18.37%	92.3	128.5	100.0	94.5	4.28%	97.3	92.0	100.0	50.0	90.0	96.5

GRADE PLANE CALCULATION

Exterior Wall	Overall Length (L)	Average Wall Elevation (AWE)	Weighted Wall Elevation (L x AWE)
North	72.0	99.5	7164.0
West	295.0	95.2	28077.5
South	72.0	89.0	6408.0
East	295.0	96.5	28456.8
Totals	734.0		70106.3

GRADE PLANE = Weighted Wall Elevation / Wall Perimeter

GRADE PLANE = 70106.3 / 734.0

GRADE PLANE = 95.5

First Floor Elevation = 100.0 Designed First Floor Elevation

Average Grade Plane = 95.5 As determined per 2015 IBC Chapter 2, figure 202(7)

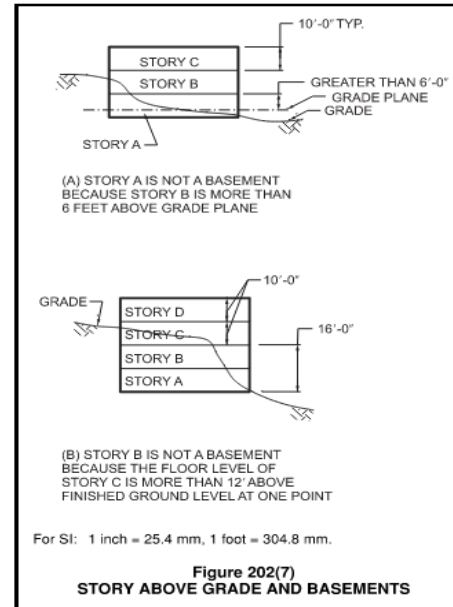
4.5 First Floor distance above average grade plane (feet)

Lower Level Floor Elevation = 90.0 Level **can** be classified as a Basement / Lower Level because first floor is **less** than 6 feet above average grade plane, and at no point is the grade greater than 12' below the first floor.

Max. Bldg. Hgt. Allowed: 70.0 Per 2015 IBC Table 504.3

Max. Roof Elevation: 160.0

(Above Grade Plane)





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



SLOPE SLIM

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



PROJECT:
MODEL #:
FIXTURE TYPE:



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
- DTR⁴** Triac (Line Voltage) Dimming (120V)
- FCL⁷** 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 JAB 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.

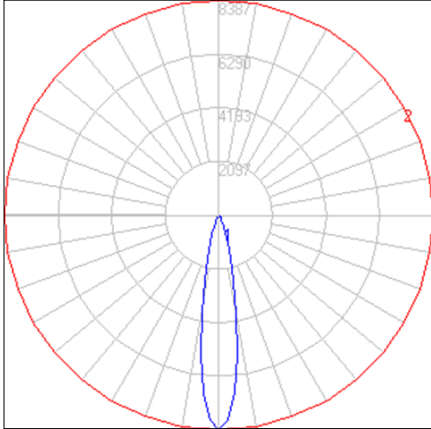
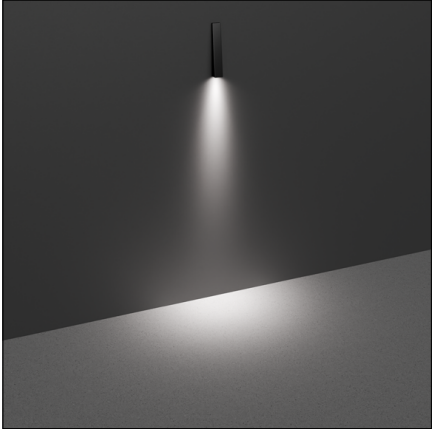
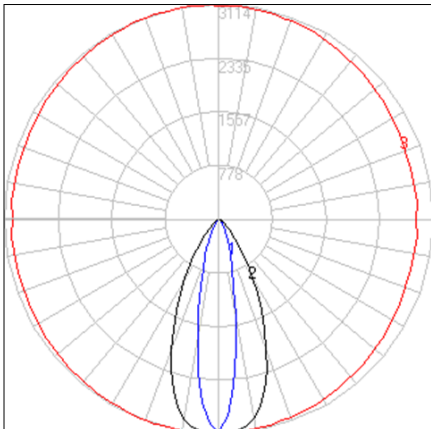

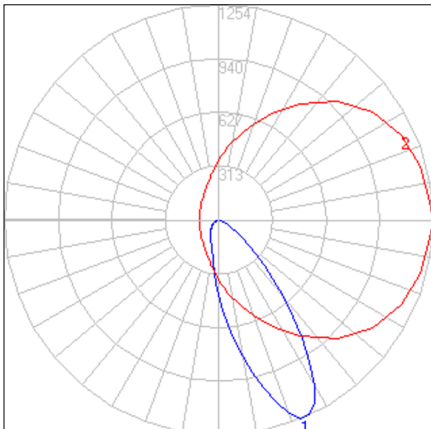

Specifications and dimensions subject to change without notice.

Consult your Brownlee Lighting representative for availability and ordering information.



SLOPE SLIM
PHOTOMETRIC INFORMATION

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

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

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



RSX1 LED Area Luminaire

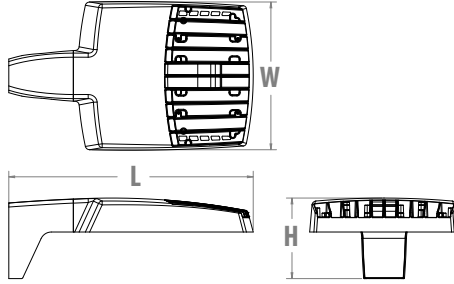


Catalog Number
Notes
Type

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

Specifications

EPA (ft²@0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 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.



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

ds 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°) 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°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶	
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) ³		
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) ⁴		
	P4	R4 Type 4 Wide	(use specific voltage for options as noted)			
		R4S Type 4 Short				120 ³ 277 ⁵
		R5 Type 5 Wide ¹				208 ³ 347 ⁵
		R5S Type 5 Short ¹				240 ³ 480 ⁵
		AFR Automotive Front Row				
		AFRR90 Automotive Front Row Right Rotated				
	AFRL90 Automotive Front Row Left Rotated					

Options	Finish
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	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLTXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White
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	



Ordering Information

Accessories

Ordered and shipped separately.

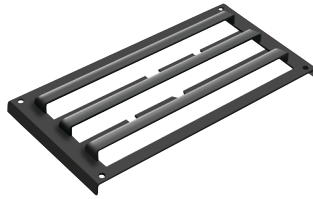
RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glare shield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSGB (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

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 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.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- 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.)
- 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.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
 - Must be ordered with PIRHN.
 - Requires MVOLT or HVOLT.
 - Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
 - CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
 - Must be ordered with fixture for factory pre-drilling.
 - Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

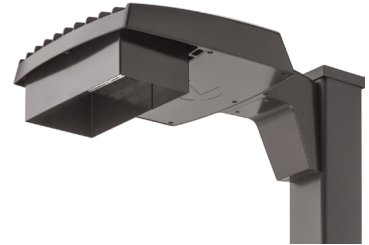
External Shields



House Side Shield



External Glare Shield

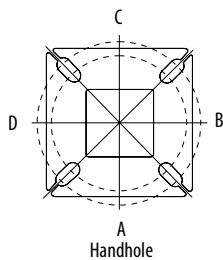


External 360 Full Visor

Pole/Mounting Information

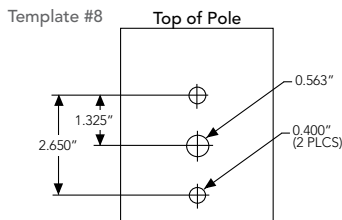
Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

HANDHOLE ORIENTATION

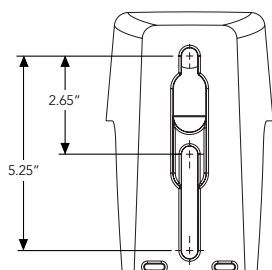


Handhole

RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 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
#8	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

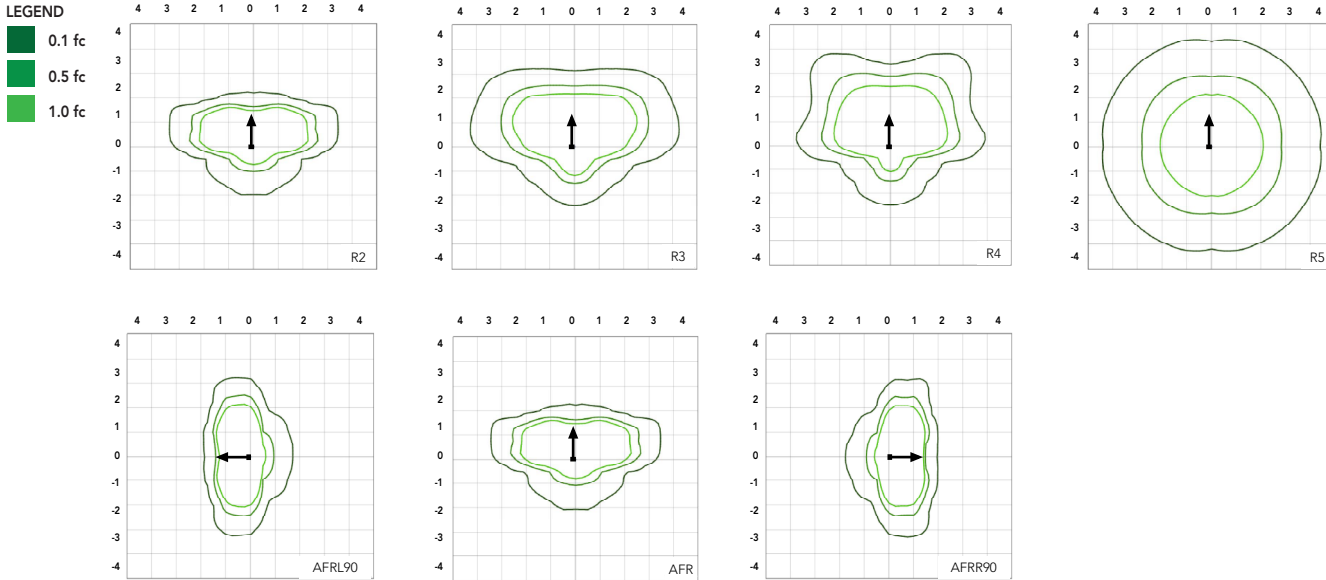
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

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
SPA - Square Pole Adaptor	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	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03
	10°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62
	20°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73
	30°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43
	40°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33
	45°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94
	50°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14
	60°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27
	70°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27
	80°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18
	90°								

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

Performance Package	System Watts (W)	Current (A)					
		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.



COMMERCIAL OUTDOOR

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.

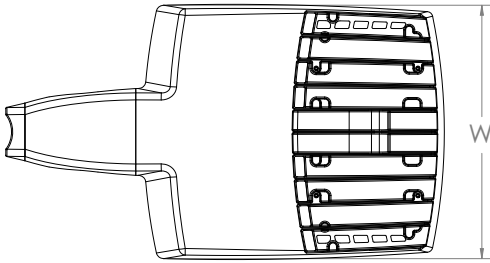
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R35	6,631	1	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
		R45	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
		R55	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
		R35	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
		R45	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
		R55	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
		R35	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
		R45	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
		R55	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
		R35	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
		R45	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
		R55	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		

Dimensions & Weights

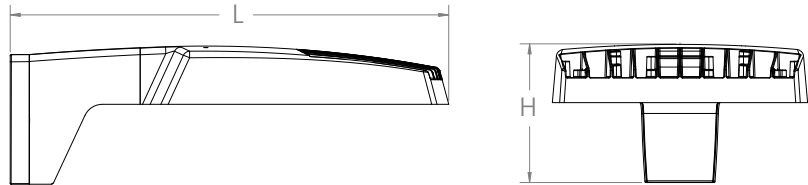
Luminaire Weight by Mounting Type

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)



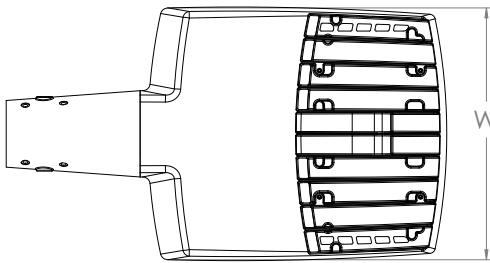
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



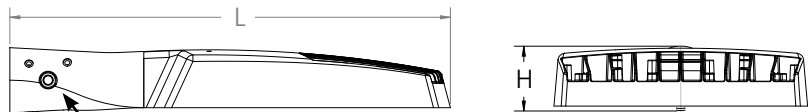
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)

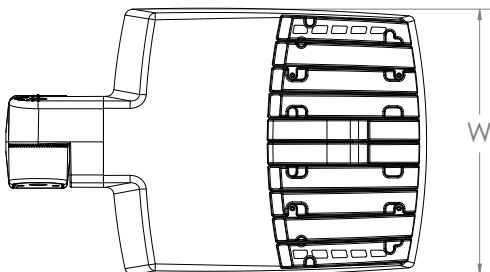


Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm

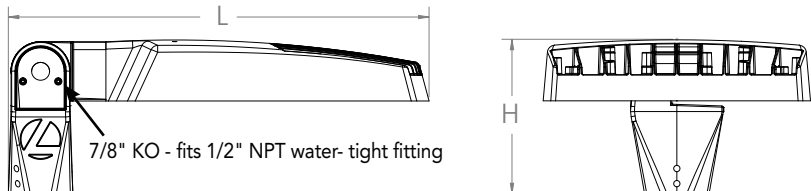


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)



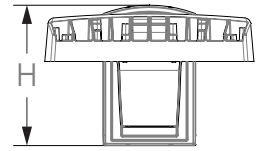
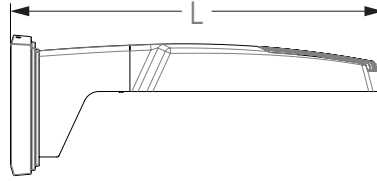
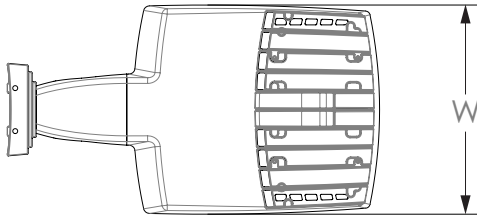
Length: 20.7" (52.7 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm



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

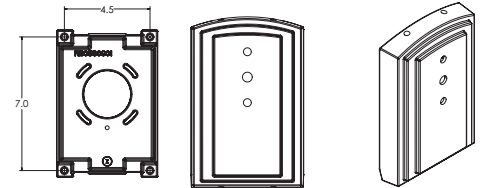
Dimensions

RSX1 with Wall Bracket (WBA)

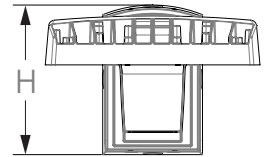
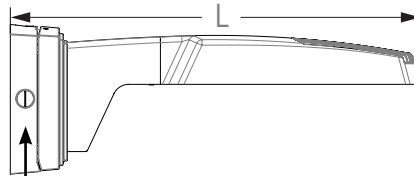
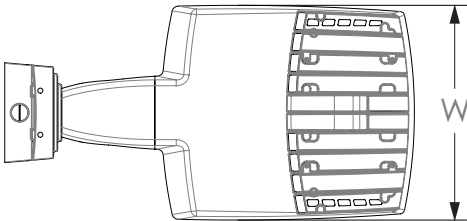


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



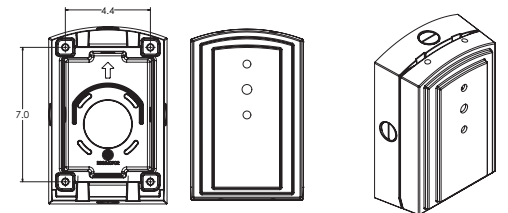
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



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

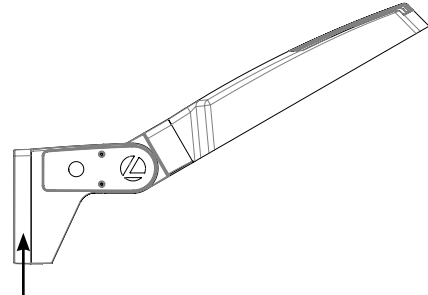
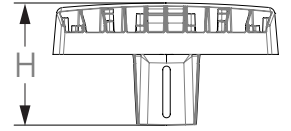
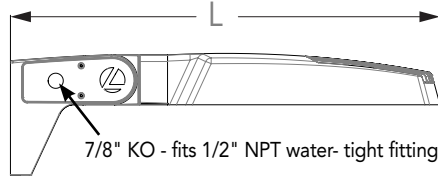
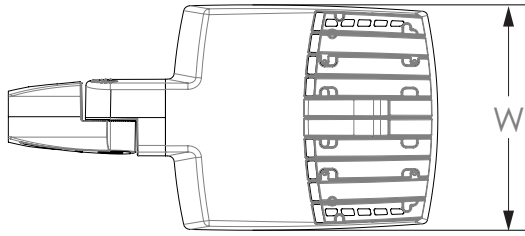
Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Dimensions

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



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



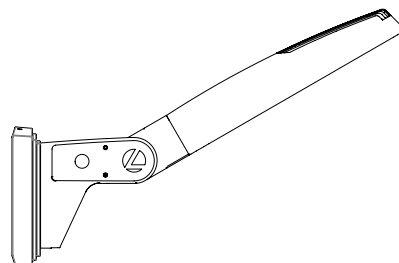
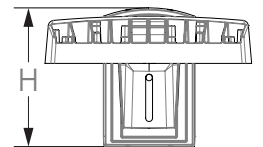
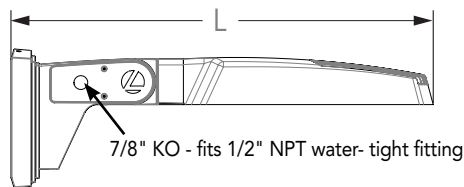
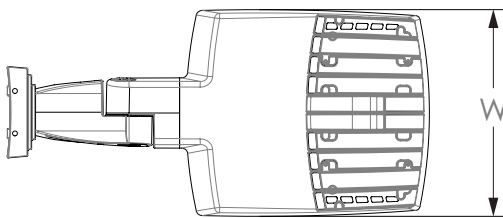
Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

Notes

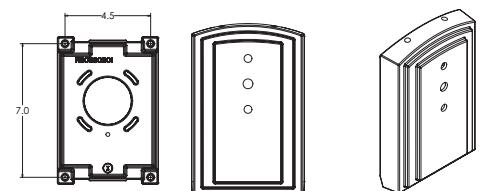
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

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)



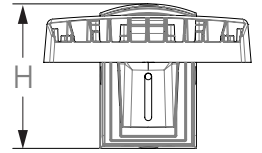
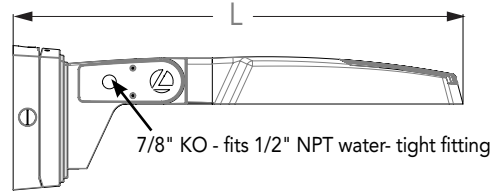
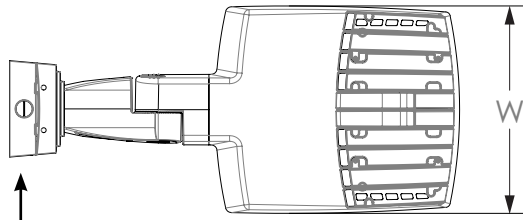
Wall Bracket (WBA) Mounting Detail



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

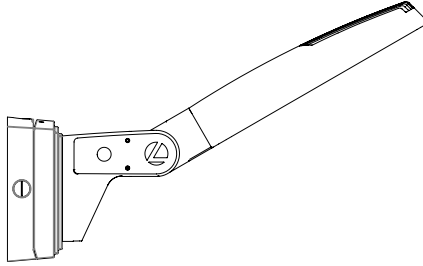
Dimensions

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

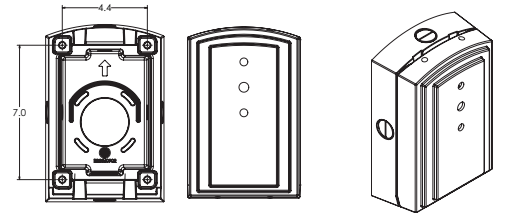


3/4" NPT taps
with plugs - Qty (4)
provided

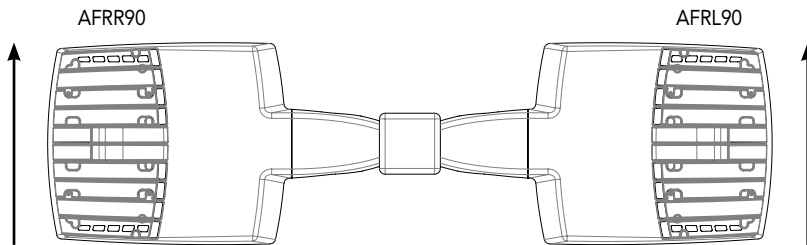
Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm



Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRR90/R90)



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

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" \varnothing
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. Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 μ m 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 optional: 347 VAC 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; UL 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

SERIES	VOLTAGE	HEIGHT	CCT	LUMENS	FINISH	OPTIONS
FCB6C-4WN03		40		3L		
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	
					GCE Custom Color	PE120 Photo Eye for 120 VAC
						PE277 Photo Eye for 277 VAC
						LAB¹ 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.

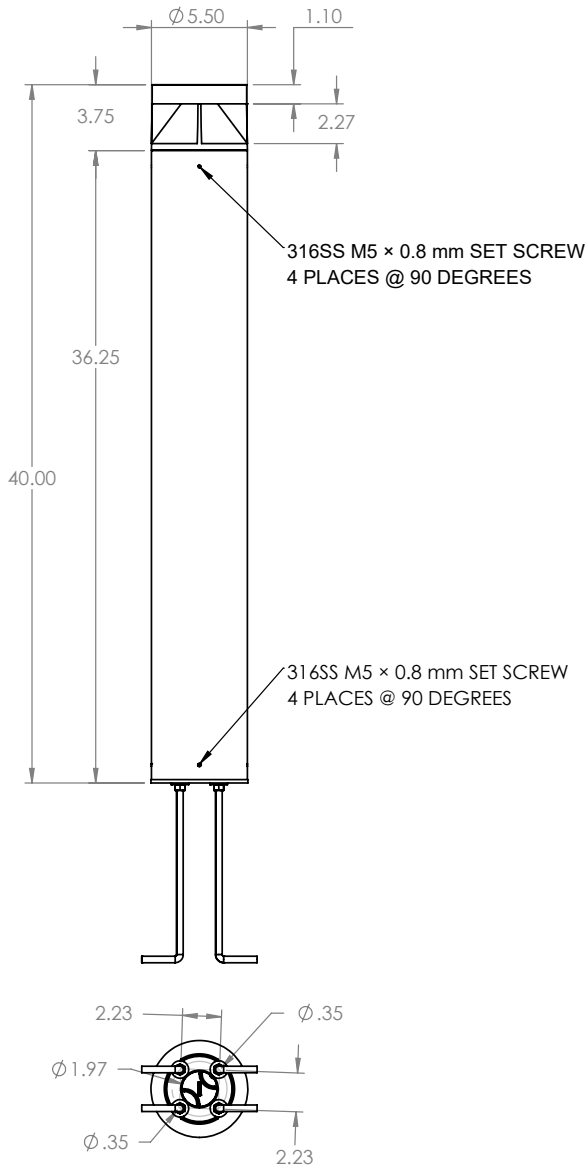
Consult Factory for other options and configurations.

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.

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



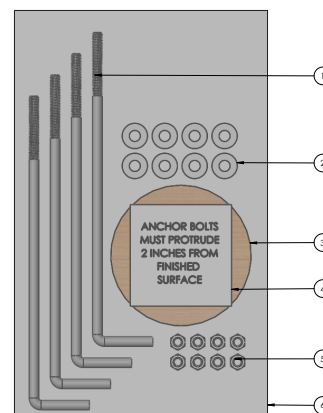
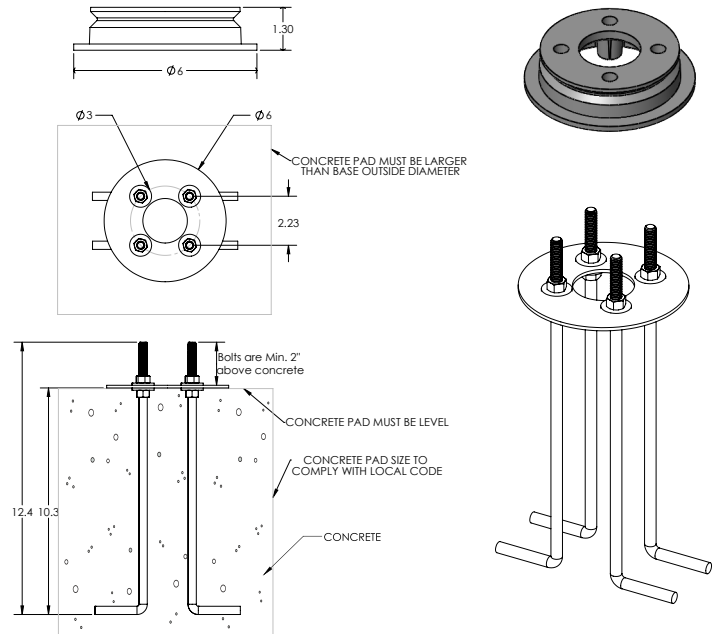
PRODUCT DIMENSIONS - STANDARD PRODUCT



MOUNTING

Mounting Plate Diameter	$\phi 6"$
Anchor Bolt Template Assembly	A00636

(Includes the below items listed)



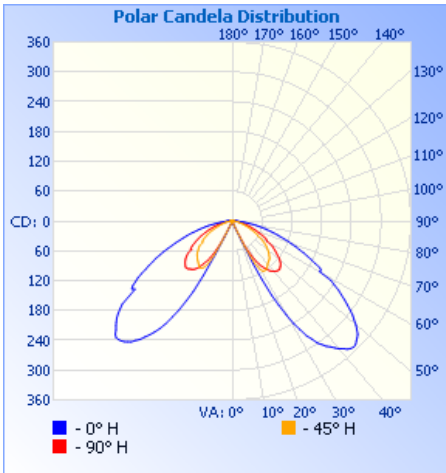
#	ANCHOR BOLT TEMPLATE ASSEMBLY (A00636) (Includes below items)	QTY.
1	3/8" x 12" x 2" L hook Anchor Bolt (X91603A120)	4
2	3/8" FLAT WASHER H-D GALV STEEL	8
3	ANCHOR BOLT WOOD TEMPLATE	1
4	ANCHOR BOLT LABEL	1
5	3/8"-16 HEX NUT H-D GALV STEEL	8
6	PLASTIC BAG, SEALED	1

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



Photometry

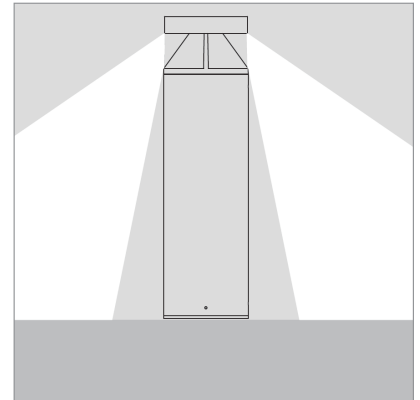
OPTICAL DISTRIBUTION



Illuminance at a Distance

	Center Beam fc	Beam Width	
1.7ft	0.06 fc	1.1 ft	0.2 ft
3.3ft	0.02 fc	2.1 ft	0.4 ft
5.0ft	0.01 fc	3.2 ft	0.6 ft
6.7ft	0.00 fc	4.3 ft	0.8 ft
8.3ft	0.00 fc	5.4 ft	1.0 ft
10.0ft	0.00 fc	6.4 ft	1.2 ft

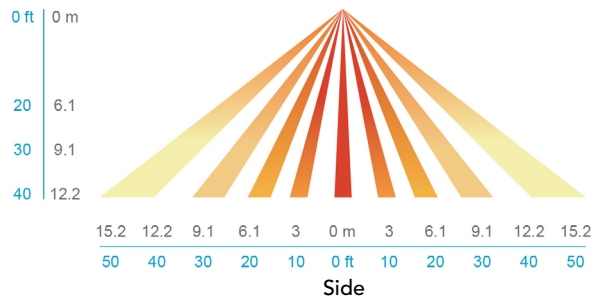
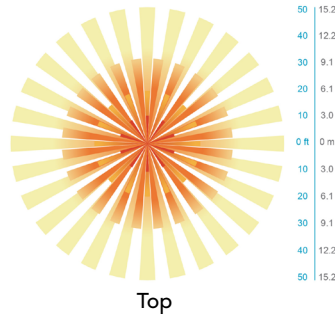
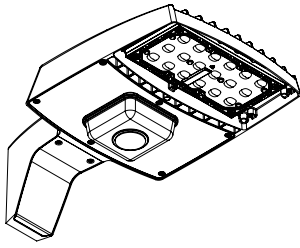
■ Vert. Spread: 35.7°
■ Horiz. Spread: 6.9°



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

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



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 Clarity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

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 AFR90 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 luminaires 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 Eclipse. 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.