

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 3/2/26 10:53 a.m.

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): Lot 10 of Starkweather Plat (document No. 6056273)

Title: MACLT - Lot 10 Development

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

UDC meeting date requested April 15, 2026

- 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 Mason Cavell
Street address 902 Royster Oaks Drive
Telephone 608-218-4232

Company Madison Area Community Land Trust
City/State/Zip Madison, WI 53714
Email Mason@maclt.org

Project contact person Michael Carlson
Street address 2020 Eastwood Drive, Suite 100
Telephone 608-405-9064

Company Threshold Development
City/State/Zip Madison, WI 53704
Email michaelcarlson@thresholdbuilds.com

Property owner (if not applicant) Starkweather, LLC
Street address 1010 E Washington Ave., Suite 101
Telephone 608-251-6800

City/State/Zip Madison, WI 53703
Email Jillian@stonehousedevelopment.com

URBAN DESIGN COMMISSION APPROVAL PROCESS



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

Urban Design Commission Application (continued)



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 Jessica Vaughn on 01/28/2026.
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 Mason Cavell Signed by: Mason Cavell Relationship to property Executive Director, MACLT
 Authorizing signature of property owner _____ Date 3/2/2026
F2D17093389246B...

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

Threshold Builds
2020 Eastwood Drive, Suite 100
Madison, WI 53704

02 March 2026

Jessica Vaughn, AICP
Urban Design Commission Secretary – Planning Division
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd | Suite 017
PO Box 2985
Madison, WI 53701

RE Letter of Intent | Land Use Application - Urban Design Commission
PROJECT Lot 10 – MACLT Townhouse Development
SITE Starkweather Plat – Lot 10
TB PROJECT NO. 24-0010

Dear Jessica and Commissioners,

The following is submitted together with the plans and application for review by the Urban Design Commission and the Plan Commission. We are requesting an initial and final review of the application. The plans provided here conform substantially to those of our original submission. Our revised drawings reflect adjustments to grades at the north building to better account for basements and site infrastructure.

PROJECT TEAM

Architect and Builder
Threshold Builds
2020 Eastwood Drive, Suite 100
Madison, WI 53704
Sean Meyers, RA, NCARB, CPHC
seanmeyers@thresholdbuilds.com

Civil Engineer / Surveyor / Landscape Architect
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
Randy Kolinske, PE, LEED-AP
rkol@vierbicher.com

Owner
Starkweather, LLC
1010 E Washington Avenue, Suite 101
Madison, WI 53703

Developer
Madison Area Community Land Trust (MACLT)
902 Royster Oaks Drive, Suite 105
Madison, WI 53714
mason@maclt.org

LOCATION

The subject property is Lot 10 of the Starkweather Plat, recorded on October 09, 2025, as Document No. 6056273.

PROJECT DESCRIPTION AND CONDITIONAL USE REQUEST

The existing lot 10 was recently created as part of the Starkweather Plat. There are no improvements currently on the MACLT site other than preparations for the neighborhood-level development. Lot 10 is currently zoned TR-V2, and the reconfigured subdivision proposed will maintain the existing zoning. The intent is to reconfigure Lot 10 to support the construction of two (2) sets of six (6) single-family attached townhouses (total of twelve (12) townhouses). The two (2) sets of single-family-attached townhouses will be separated by a shared-use lot, which will provide space for surface parking, shared storage, and shared greenspace for the future owners.

The MACLT sit isn't within an Urban Design District. The project team is proposing review under the zoning code as a "Residential Building Complex"; which requires review by the UDC. We're proposing review as a Residential Building Complex because the plans include shared parking, storage, and greenspace. The parking and the storage building are not permitted by right as principal uses. Additionally, we are requesting to decrease the front yard setback along Walter Street from twenty feet (20'-0"0 to ten feet (10'-0") so that our shared-parking does not land between the front façade and the primary street. Such setback adjustments are permitted within Residential Building Complex zoning lots, if recommended by the UDC. Other than the decreased setback along Walter Street and the shared-parking and shed/storage building, everything else follows the TR-V2 zoning requirements.

DEVELOPMENT STATISTICS

Lot Area: 38,211 sf (0.877 acres)

Lot Area Individual Lots: See A010

Dwelling Units: 12

Buildings: 3 (two townhouses and one accessory structure)

Building A Footprint: 5,417 gsf

Building B Footprint: 5,542 gsf

Building C Footprint (accessory structure): 1,438 gsf under roof

DESIGN

The site is situated at the corner of Walter Street and Chicago Avenue of the newly platted Starkweather Plat. Directly to the north, across Chicago Avenue, will be a large park, dedicated to the city by the Starkweather Plat land developer. Directly to the east of Lot 10 will be a Starkweather Plat stormwater outlot (Outlot 6), that will have a community garden. Directly to the south of Lot 10 will be another stormwater outlot. We have configured Lot 10 (MACLT's lot) so that each home will have direct connection through a shared lot (green space and parking) to both the community garden and the outlots. Each connection point provides a portal, or entry feature (arbor), creating a feeling of arrival and

entry but also creating a semi-private feel so the general public knows the MACLT lot is separate from the two public-use out lots.

One townhouse building (Building 'A') is comprised of six zero-lot line, single-family homes and fronts Walter Street. Each home has a covered entrance at the front. Each of these homes also has a private accessible rear entry, with a larger covered patio towards the rear overlooking the parking lot, the shared green space and community gardens. The rear entrances are all divided with landscape plantings and raised planter beds to separate the yards, contemplated as boxwood shrubs and gates at each sidewalk entry.

The second townhouse building (Building 'B') also provides six zero-lot line single-family homes that front Chicago Avenue. Because Building B looks out over the public park, we've placed the larger covered patio to that side of the building. The rear has accessible entrances, and as it looks out over the parking area, we put more focus on the front of this building.

The shared-parking and accessory structure are central to the site. Landscape plantings, signage, and trees have been arranged along Walter Street to help shield the view to the parking lot. The accessory structure will house trash and recycling as well as additional storage areas for each dwelling unit (one per dwelling).

The site plan provides access to each throughout the site to the public way and to the out lots. Additionally, EV chargers are provided for resident use.

The architecture is a simple asymmetric gable form. The asymmetry of the gable and the break in each gable was done primarily to support a solar-ready roof. Treating these roofs as overbuilt dormers would have reduced the number of panels that might fit on each roof. The repetition of the simple offset gable and undulations in the façades create a pattern with a nice subtle variation.

Exterior materials include a selection of LP SmartSide claddings.

HOURS OF OPERATION + NUMBER OF EMPLOYEES

The townhome units will be individually owned by their respective owners. The use of the property will be owner-occupied residential and will not have regular employees.

PUBLIC SUBSIDY

The City of Madison is supporting the project with CDBG dollars and buyer downpayment assistance.

ABOUT THE MACLT

A Community Land Trust (CLT) is a non-profit organization that preserves the affordability of land for community uses, including housing, urban agriculture, and commercial space, using a long-term ground lease. The Madison Area CLT has over 60 permanently affordable homes in our land trust, which remain affordable for low-income and first-time homebuyers over generations. An initial public subsidy makes each home affordable for families making 80% of the area median income or lower. MACLT owns the land under the home, and the homeowner leases the land from the CLT using a 98-year renewable ground lease. The homeowner agrees to pay it forward to the next buyer by selling the house at an affordable price based on a resale formula, and MACLT facilitates the sale of the home with an equity-focused policy for choosing the next buyer based on need.

SCHEDULE

The proposed schedule is to complete and record the subdivision process in early 2026. Construction of 12 permanently affordable townhouses is scheduled for spring or summer of 2026.

CONCLUSION

Thank you for your time and consideration reviewing our proposed conditional use. We look forward to your support and feedback.

Sincerely,



Michael Carlson
Development Consultant
Threshold Development



SITE | AERIAL + CONTEXT

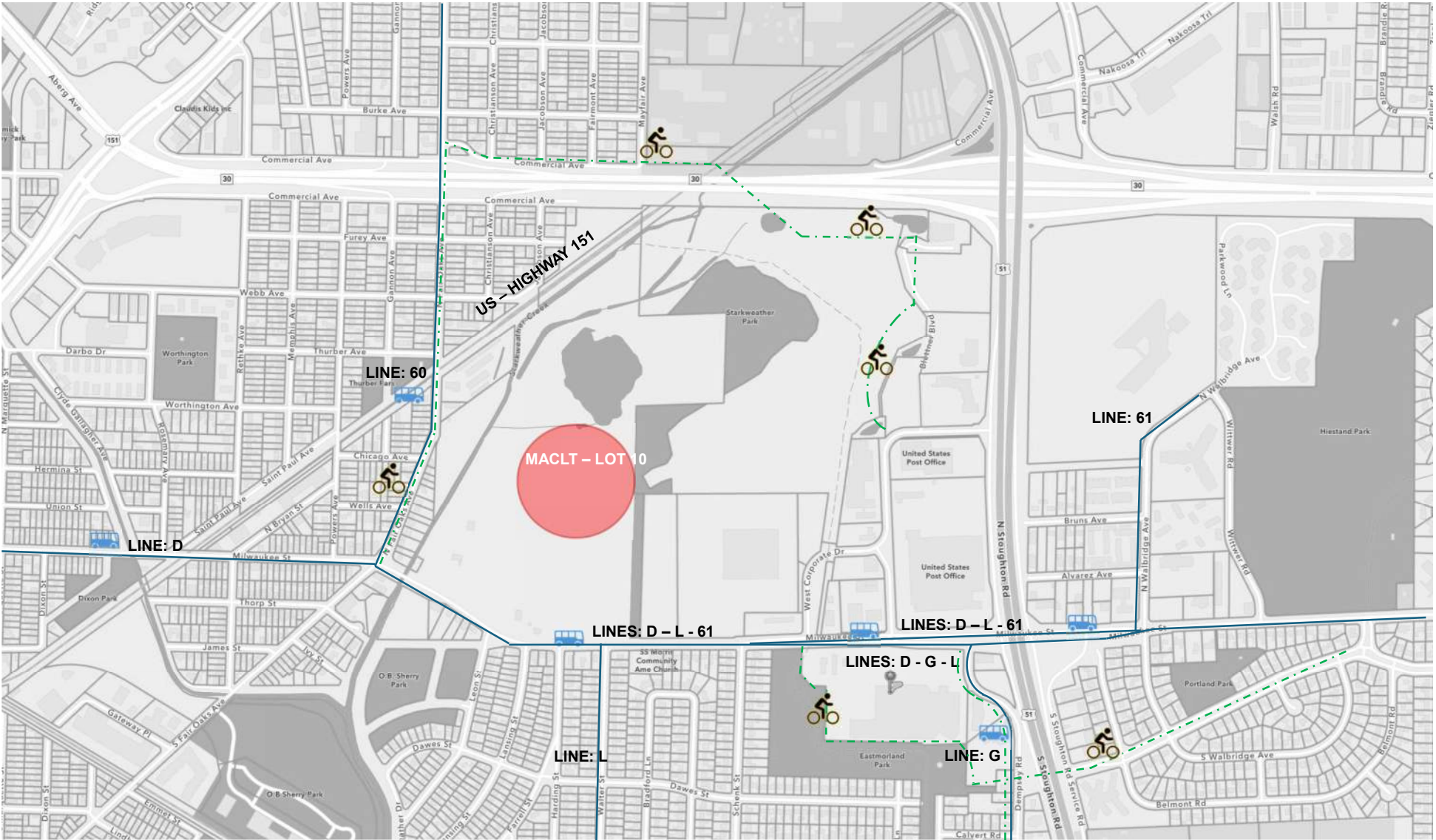
MADISON AREA COMMUNITY LAND TRUST | LOT 10 - TOWNHOMES | DECEMBER 2025 |

LEGEND

- (1) GREEN & RECREATIONAL AREAS
- (2&4) ADMINISTRATIVE & PUBLIC AMENITIES
- (3) MACLT – LOT 10
- (5) HEALTHCARE FACILITIES
- (6&9) EDUCATIONAL BUILDINGS / SCHOOLS
- (7&10) COMMERCIAL AMENITIES
- (8) RELIGIOUS BUILDINGS - CHURCH

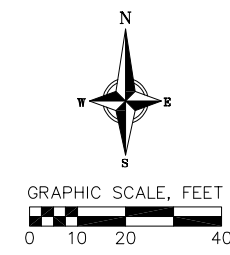
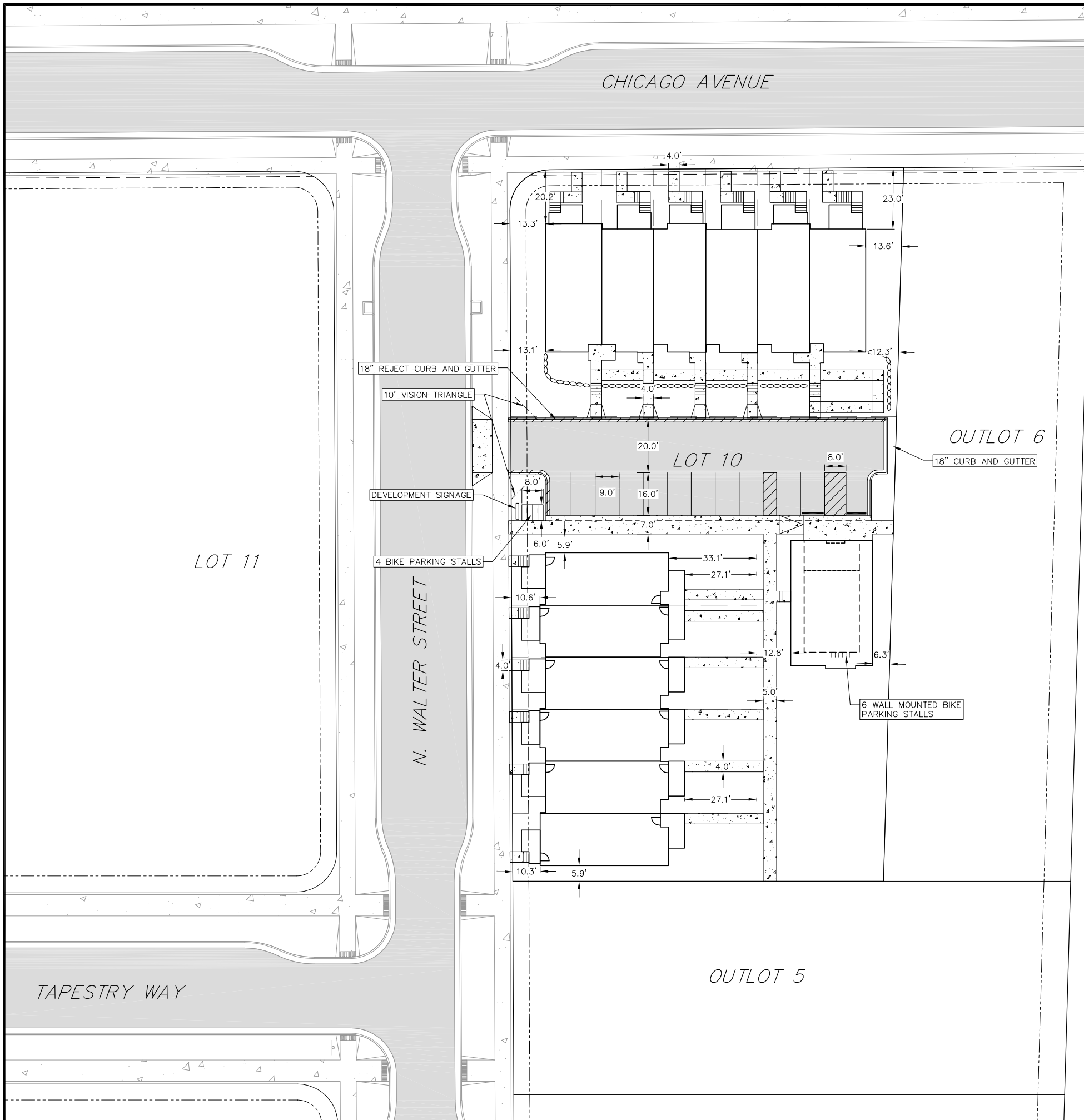


SITE | AERIAL + CONTEXT



SITE | ACCESS + LINKAGES



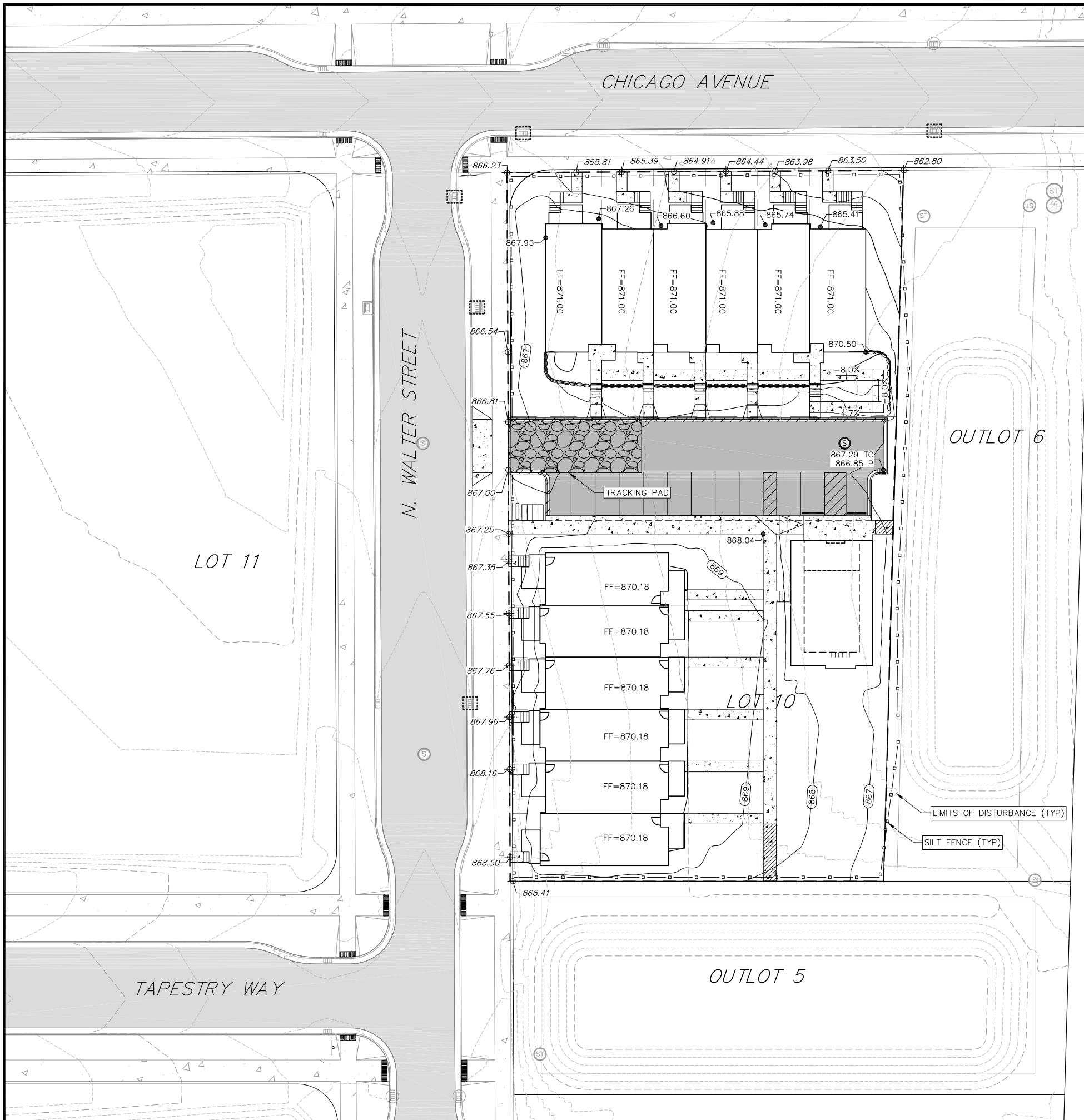


SITE PLAN NOTES:

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

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 03/02/2026
 DRAFTER: ZDRE
 CHECKED: RKOL
 PROJECT NO.: 250040



GRADING LEGEND

- - - 820 - - - EXISTING MAJOR CONTOURS
- - - 818 - - - EXISTING MINOR CONTOURS
- (820) - - - PROPOSED MAJOR CONTOURS
- (818) - - - PROPOSED MINOR CONTOURS
- - - - - DITCH CENTERLINE
- - - - - SILT FENCE
- - - - - DISTURBED LIMITS
- ⇒ DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- TRACKING PAD

GRAPHIC SCALE, FEET

0 10 20 40

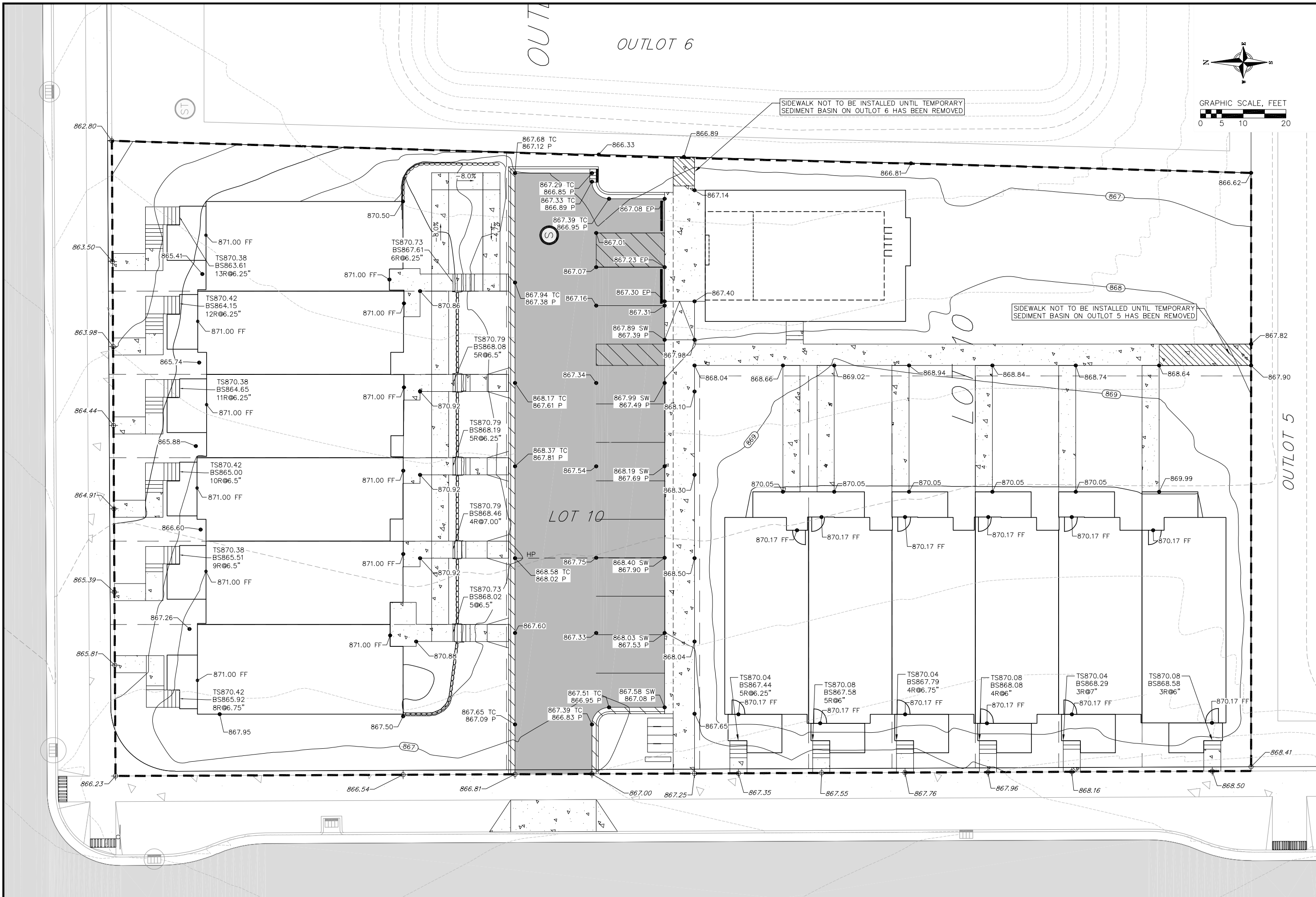
ABBREVIATIONS

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

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

REVISIONS	NO.	DATE	REMARKS

DATE: 03/02/2026
DRAFTER: ZDRE
CHECKED: RKOL
PROJECT NO.: 250040



Detailed Grading Plan

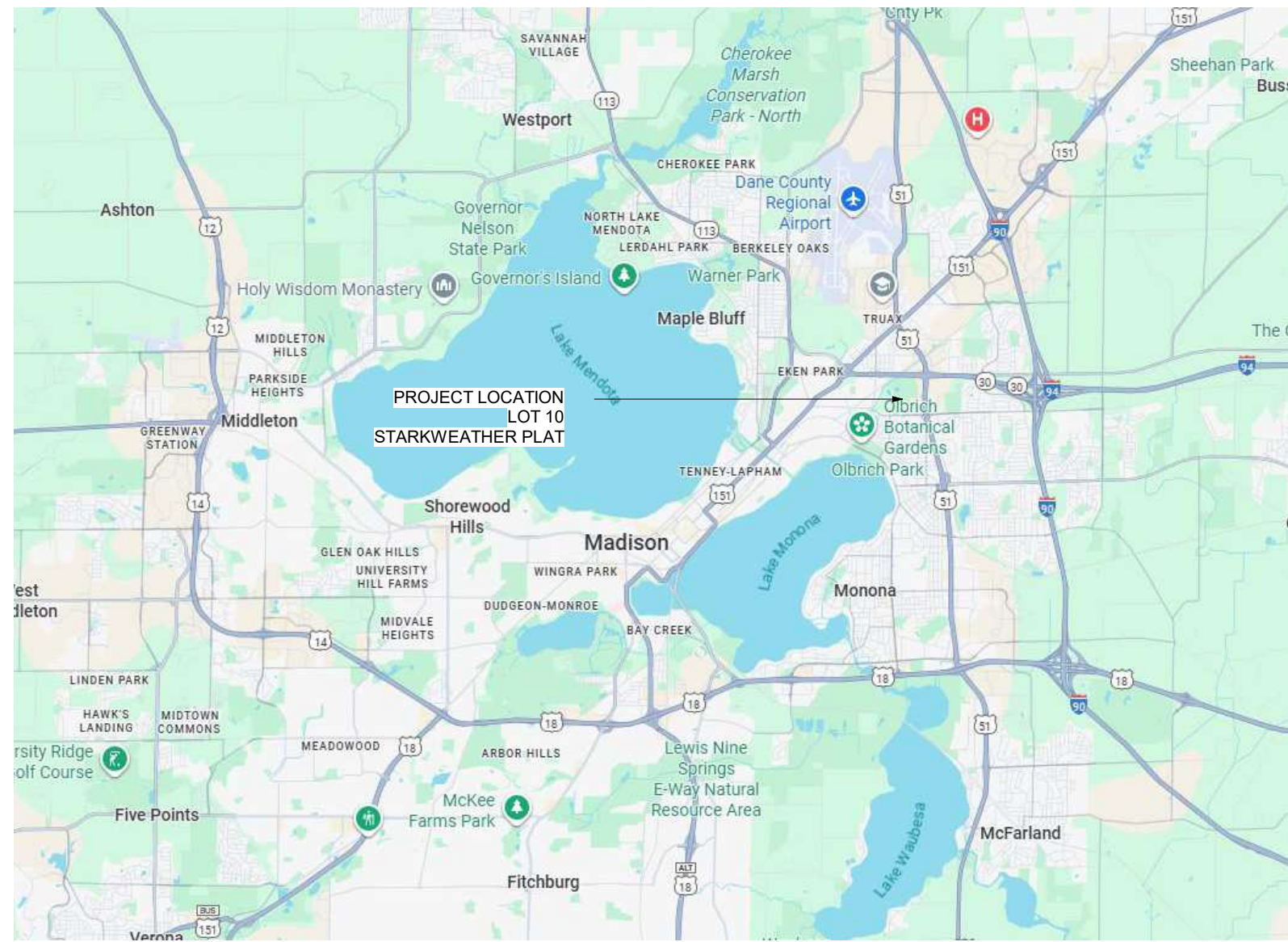
Lot 10, Starkweather Plat
City of Madison
Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

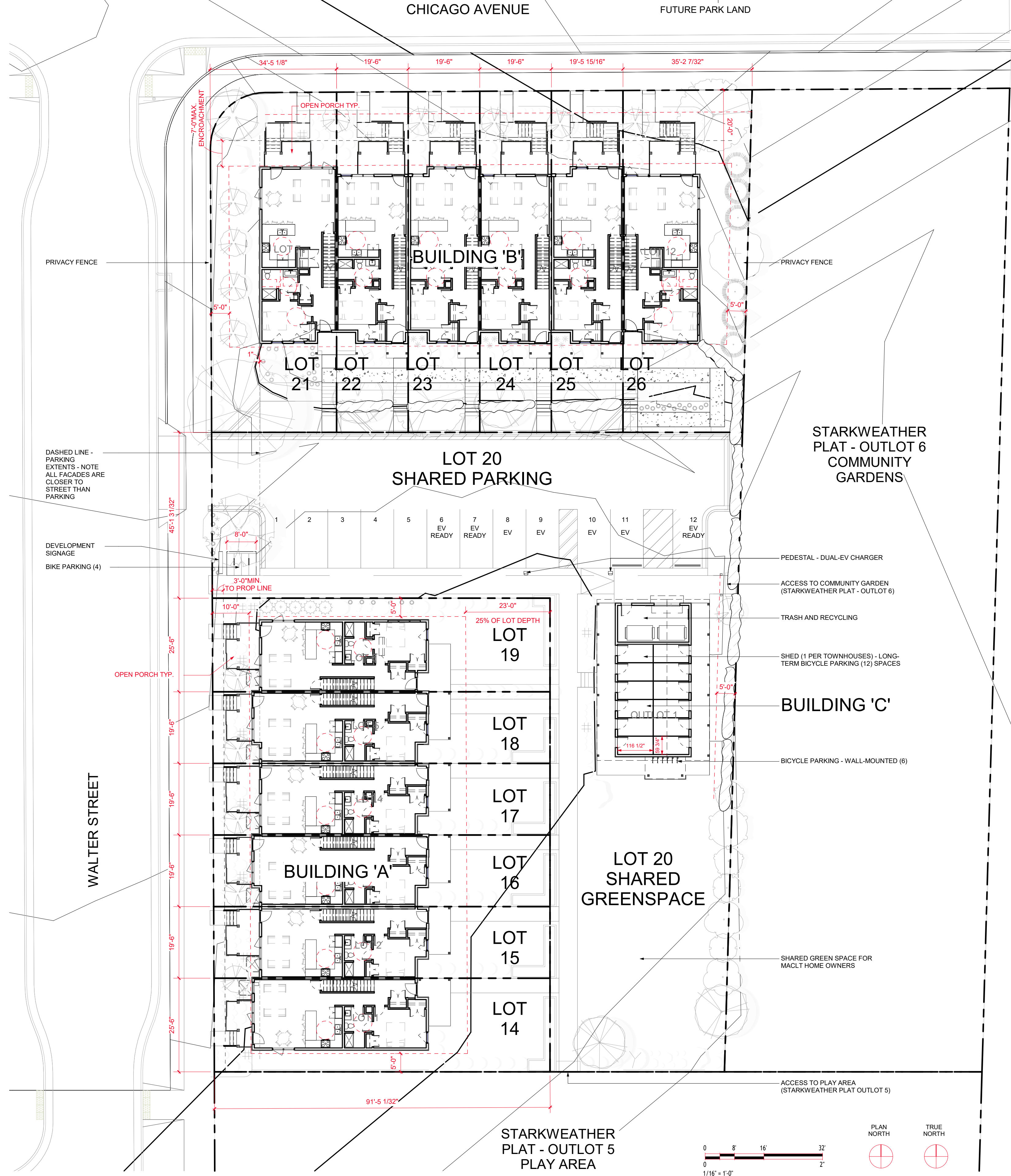
DATE	03/02/2026
DRAFTER	ZDRE
CHECKED	RKOL
PROJECT NO.	250040

PRELIMINARY

1A LOCATOR MAP
12" = 1'-0"



3D SITE PLAN - ARCHITECTURAL
1/16" = 1'-0"



SITE INFORMATION

ADDRESS: LOT 10 OF THE STARKWEATHER PLAT
 PARCEL NO: TBD
 ZONING DISTRICT: TR-V2
 ALDERMANIC DISTRICT: 15 (MARTINEZ-RUTHERFORD)
 NEIGHBORHOOD ASSOC: EASTMORLAND COMMUNITY ASSOCIATION

SITE CALCULATIONS
 SITE AREA: 38,221 SF
 PROPOSED IMPROVEMENTS: 38,221 SF

TBD SF TOTAL LOT COVERAGE (X%)
 TBD SF REMAINDER GREEN SPACE (X%)

DWELLING UNITS: 12 DWELLINGS (2-STORIES PLUS BASEMENT)
 (10) 3-BEDROOM PLUS DEN
 (2) 4-BEDROOM PLUS DEN
 AVERAGE GROSS BUILDING AREA 2,739 SF (WITH BASEMENT)

BUILDING FOOTPRINTS: BUILDING A FOOTPRINT: 5,417 GSF
 BUILDING B FOOTPRINT: 5,542 GSF
 BUILDING C FOOTPRINT: 1,438 GSF
 TOTAL: 12,397 GSF

PERVIOUS AREA: BUILDING A FOOTPRINT: 5,417 GSF
 BUILDING B FOOTPRINT: 5,542 GSF
 BUILDING C FOOTPRINT: 1,438 GSF
 SITE PARKING: 5,899 GSF
 TOTAL: 18,296 GSF

SITE AREA: 38,211 SF (0.877 ACRES)
 48% PERVIOUS

ZONING INFORMATION

SINGLE-FAMILY ATTACHED REQUIREMENTS (MGO 28.043)

	PERMITTED	PROPOSED / PROVIDED
PRINCIPAL DWELLING(S):	8 DU MAX/LOT	1 DU/LOT (<8)
LOT AREA (MIN):	1,500 SF	SEE TABLE
LOT WIDTH (MIN):	15'	SEE PLAN
SETBACK - FRONT YARD:	20' (30' MAX OR 20%)	20' & 10'
SETBACK - SIDE YARD:	5' OR 6'	> 5'
SETBACK - REV' CORNER:	12'	NA
SETBACK - REAR YARD:	LESSER OF 25' OR 25% LOT DEPTH	BLDG A: 22'-10 1/2" BLDG B: 23'-6"
HEIGHT:	3-STORIES & 40'	2-STORIES / 25' +/-
MAX LOT COVERAGE:	50%	>50%
USABLE OPEN SPACE:	100 SF/DU	>100 SF/DU
MAX BUILDING COVER:	NA	NA
AUTOMOBILE PARKING:	1/DU	1/DU - STORAGE
BICYCLE PARKING:	1/DU	1/DU - STORAGE BUILDING + SITE

SCHEDULE - LOTS

LOT NUMBER	AREA
LOT 14	2,333 SF
LOT 15	1,786 SF
LOT 16	1,787 SF
LOT 17	1,789 SF
LOT 18	1,791 SF
LOT 19	2,344 SF
LOT 20 - MACLT SHARED	12,861 SF
LOT 21	3,120 SF
LOT 22	1,808 SF
LOT 23	1,810 SF
LOT 24	1,812 SF
LOT 25	1,814 SF
LOT 26	3,157 SF
STARKWEATHER OUTLOT 5	16,621 SF
STARKWEATHER OUTLOT 6	18,771 SF

LLUA/UDC	01	2025.12.15
Issued For	Revision	Date

PROJECT TEAM
 MADISON AREA COMMUNITY LAND TRUST
 THRESHOLD BUILDS
 VERSICHER ASSOCIATES

**PRELIMINARY
 NOT FOR PERMITTING
 NOT FOR CONSTRUCTION**

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO: 24-0010 DATE: 2026.01.23 DRAWN BY: SM CHECKED BY: SM

Copyright © 2025 Threshold Builds, LLC
 SHEET NAME
SITE PLAN - ARCHITECTURAL

THRESHOLD BUILDS

REVISION	SHEET NO
01	A010

2 INCHES
 IF ACTUAL DIMENSIONS IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY
 Copyright © 2025 Threshold Builds
 TB_22634_V24.01 3/2/2026 10:09:29 AM

PRELIMINARY



1 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW

2 INCHES
IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY

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TB_22634_V24.01 3/2/2025 10:09:39 AM

LUA/UDC	01	2025.12.15
Issued For	Revision	Date

PROJECT TEAM
MADISON AREA COMMUNITY LAND TRUST
THRESHOLD BUILDS
VERSICHER ASSOCIATES

PRELIMINARY
NOT FOR PERMITTING
NOT FOR CONSTRUCTION

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

THRESHOLD BUILDS	EXTERIOR VISUALS
	REVISION SHEET NO 01 A020

PRELIMINARY



1 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW

2 INCHES
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Issued For	Revision	Date

PROJECT TEAM
MADISON AREA COMMUNITY LAND TRUST
THRESHOLD BUILDS
VERSICHER ASSOCIATES

PRELIMINARY
NOT FOR PERMITTING
NOT FOR CONSTRUCTION

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

THRESHOLD BUILDS	EXTERIOR VISUALS
	REVISION SHEET NO 01 A021

PRELIMINARY



1 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW

2 INCHES
IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY

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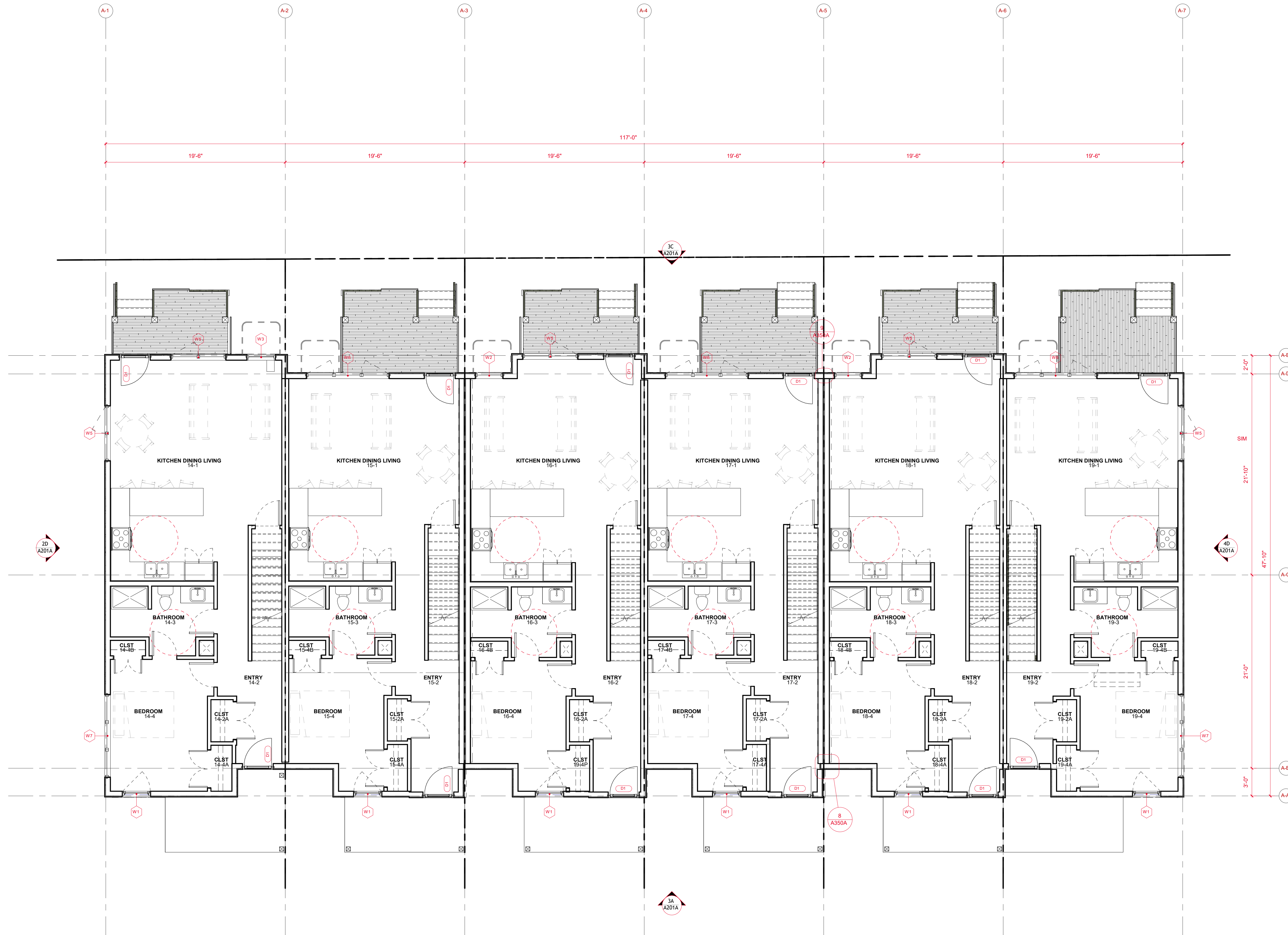
PROJECT TEAM
MADISON AREA COMMUNITY LAND TRUST
THRESHOLD BUILDS
VERSICHER ASSOCIATES

PRELIMINARY
NOT FOR PERMITTING
NOT FOR CONSTRUCTION

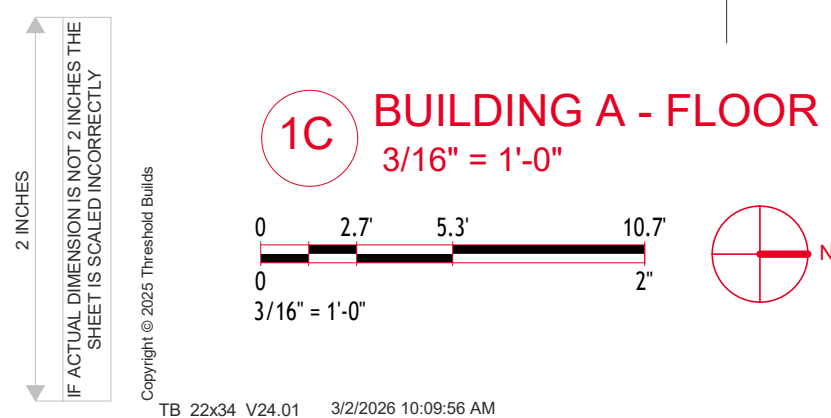
CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

THRESHOLD BUILDS	
REVISION	SHEET NO
01	A022

PRELIMINARY



1C BUILDING A - FLOOR PLAN - LEVEL 01
 3/16" = 1'-0"



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	Revision	Date

PROJECT TEAM
 MADISON AREA COMMUNITY LAND TRUST
 THRESHOLD BUILDS
 VERSICHER ASSOCIATES

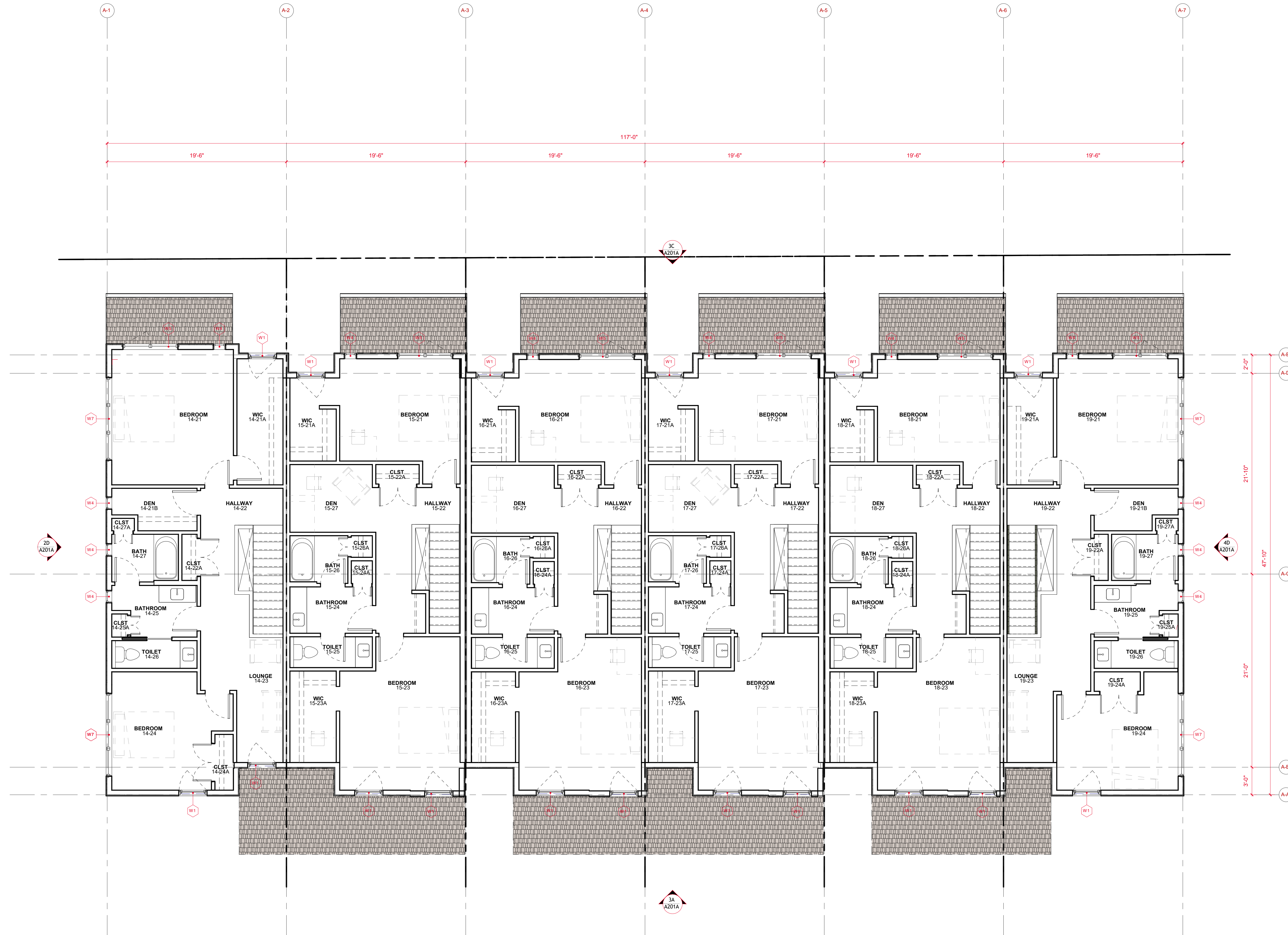
PRELIMINARY
 NOT FOR PERMITTING
 NOT FOR CONSTRUCTION

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO DATE DRAWN BY CHECKED BY SHEET NAME
	24-0010 2026.01.23 SM SM BUILDING A - FLOOR PLAN - LEVEL 01

THRESHOLD BUILDS

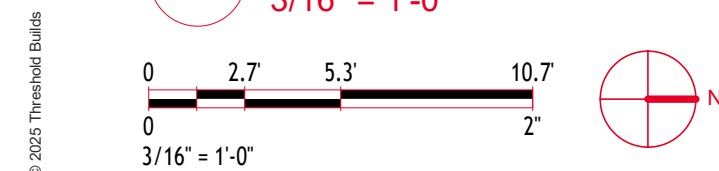
REVISION	SHEET NO
01	A101A

PRELIMINARY



1C BUILDING A - FLOOR PLAN - LEVEL 02
3/16" = 1'-0"

2 INCHES
IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY



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	Revision	Date

PROJECT TEAM
MADISON AREA COMMUNITY LAND TRUST
THRESHOLD BUILDS
VERSCHER ASSOCIATES

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NOT FOR PERMITTING
NOT FOR CONSTRUCTION

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

BUILDING A - FLOOR PLAN
- LEVEL 02

THRESHOLD BUILDS

REVISION	SHEET NO
01	A102A

PRELIMINARY



2 INCHES
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1C BUILDING A - ROOF PLAN
3/16" = 1'-0"

0 2.7 5.3 10.7
0 2'
3/16" = 1'-0"

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PROJECT TEAM
MADISON AREA COMMUNITY LAND TRUST
THRESHOLD BUILDS
VERSICHER ASSOCIATES

PRELIMINARY
NOT FOR PERMITTING
NOT FOR CONSTRUCTION

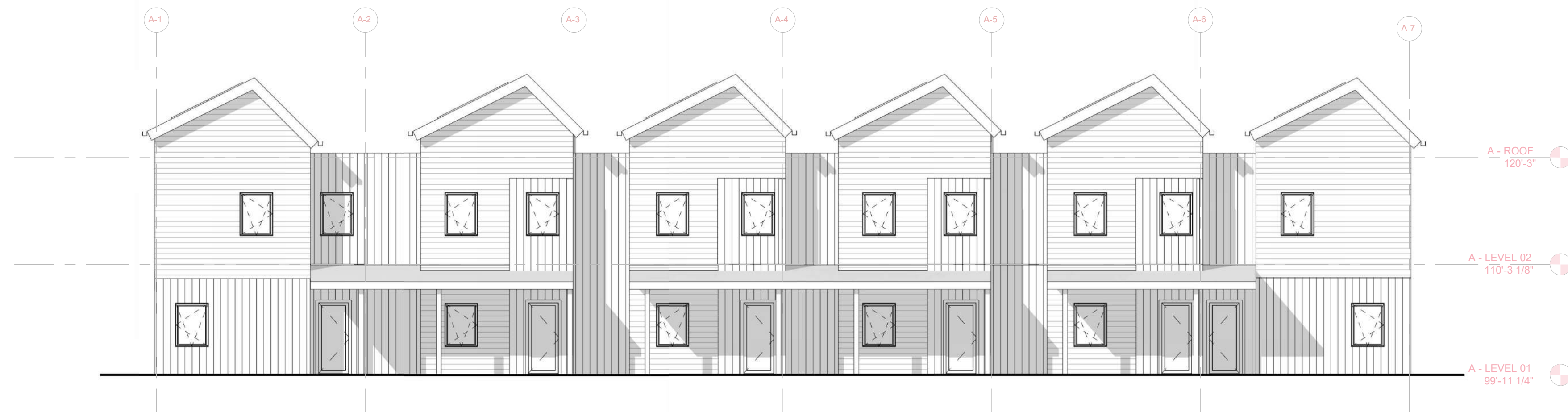
CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM

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SHEET NAME
BUILDING A - ROOF PLAN

THRESHOLD BUILDS

REVISION	SHEET NO
01	A103A

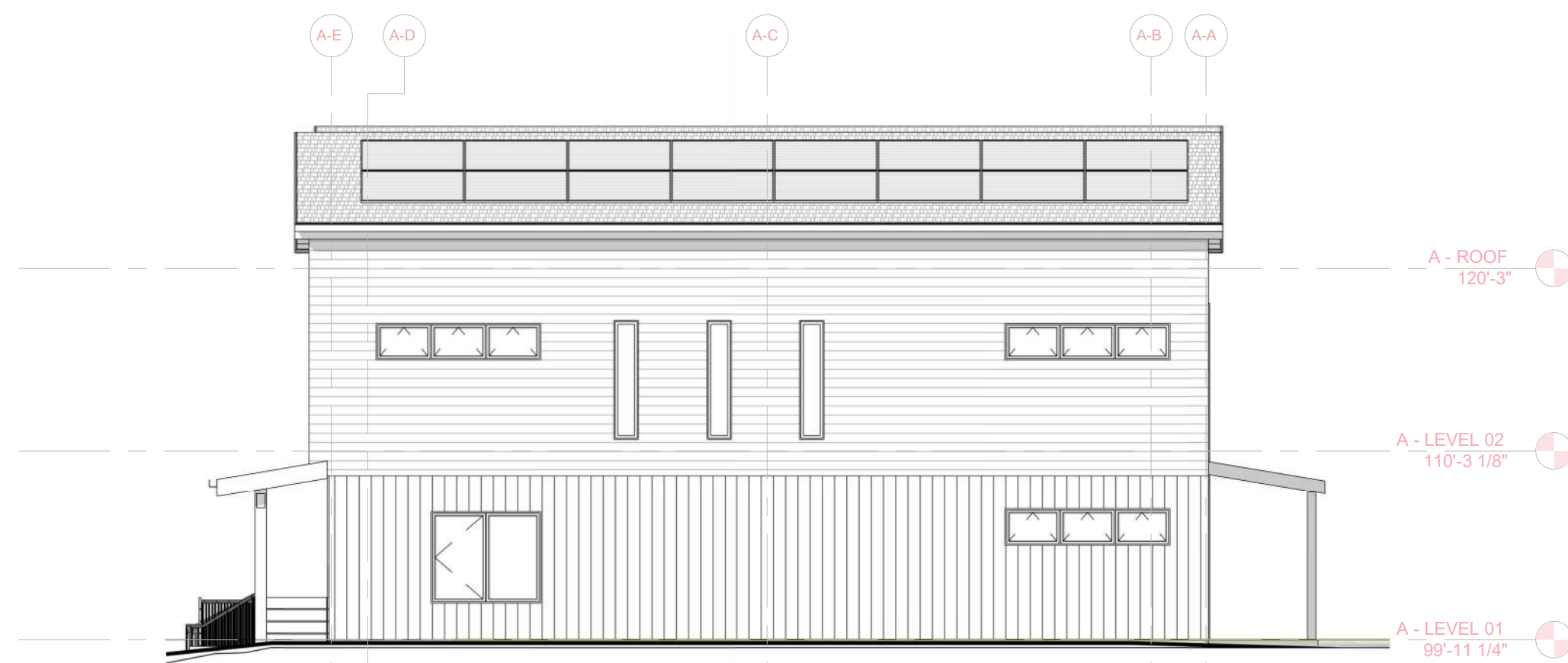
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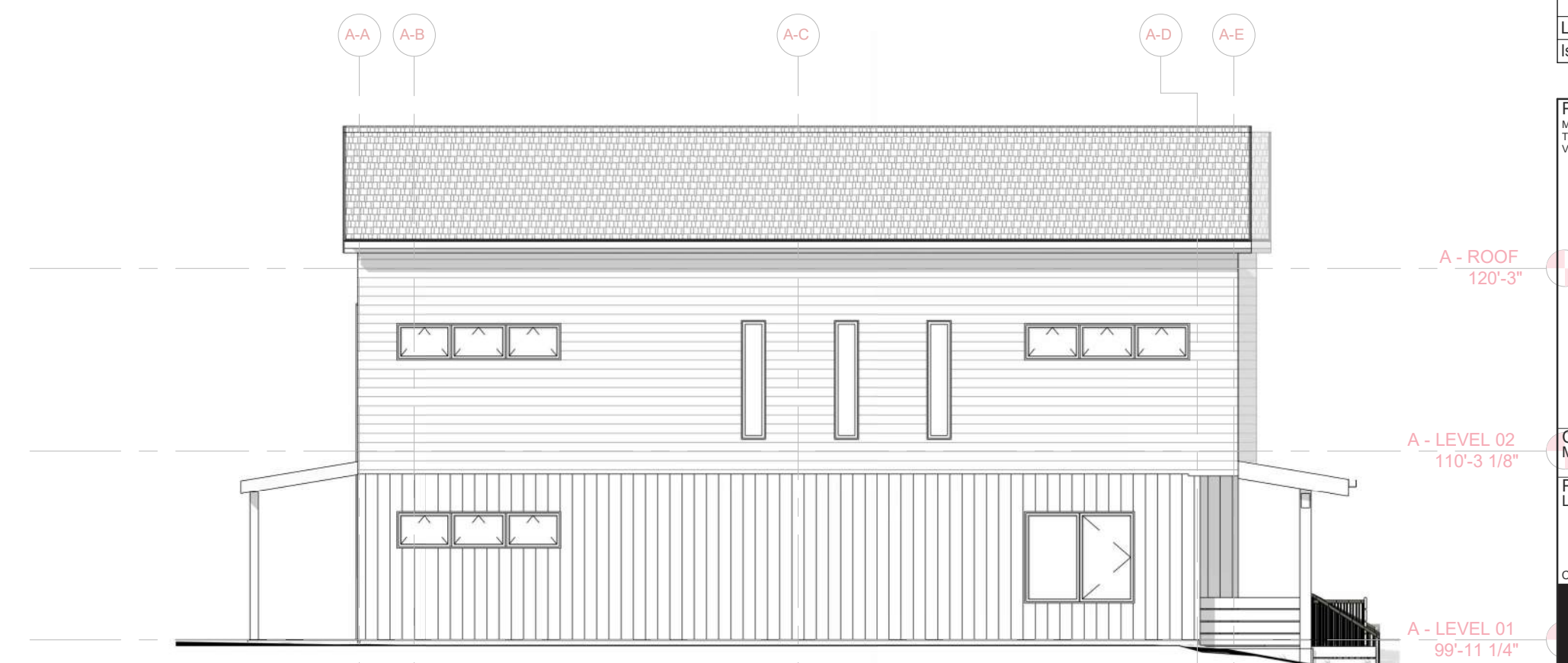
3A EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3C EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2D EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



4D EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

Material ID Schedule

ID	Spec	Description
EPDM	07 53 23	EPDM ROOFING
FAP-01	07 25 00	TYVEK FAF, OR SIM
INSUL-01	07 21 00	GPS
INSUL-02	07 21 00	EPS
INSUL-03	07 21 00	BIBS
INSUL-04	07 21 00	CC-SPF
INSUL-05	07 21 00	LOOSE-FILL CELLULOSE
INSUL-06	07 21 00	MINERAL WOOL
MET-01	07 41 13	STANDING-SEAM METAL
MET-02	07 42 13	CORRUGATED METAL
SAM-01	07 25 00	DUPONT FLEXWRAP
SAM-02	07 25 00	HENRY BLUESKIN SA
SDNG-01	07 48 42	LAP SIDING - ENGINEERED
SEALANT	07 92 00	OSI SC175 - GREENGUARD
TAPE-01	07 25 00	TYVEK WINDOW TAPE
TAPE-02	07 25 00	3M 8067
VB-01	07 27 00	STEGO WRAP VB (15-MIL)
VB-02	07 27 00	CERTAINTED MEMBRAN
WRB-01	07 25 00	TYVEK COMMERCIALWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

LUA/UDC	01	2025.12.15
Issued For	Revision	Date

PROJECT TEAM
MAISON AREA COMMUNITY LAND TRUST
THRESHOLD BUILDS
VERSICHER ASSOCIATES

PRELIMINARY
NOT FOR PERMITTING
NOT FOR CONSTRUCTION

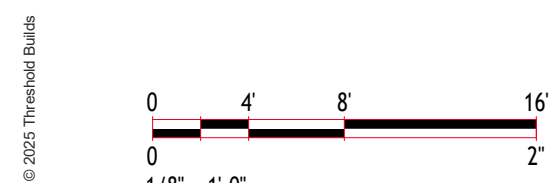
CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

BUILDING A - ELEVATIONS - EXTERIOR

THRESHOLD BUILDS

REVISION	SHEET NO
01	A201A

2 INCHES
IF ACTUAL DIMENSIONS ARE NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY



PRELIMINARY

ASPHALT SHINGLE ROOF
WEATHERED WOOD



METAL FASCIA, SOFFIT + GUTTER
PATINA GREEN



LP LAP SIDING
SAND DUNE



LP BOARD + BATTEN SIDING
WOODTONE - OLD CHERRY



DECK RAILING
1x8 CEDAR



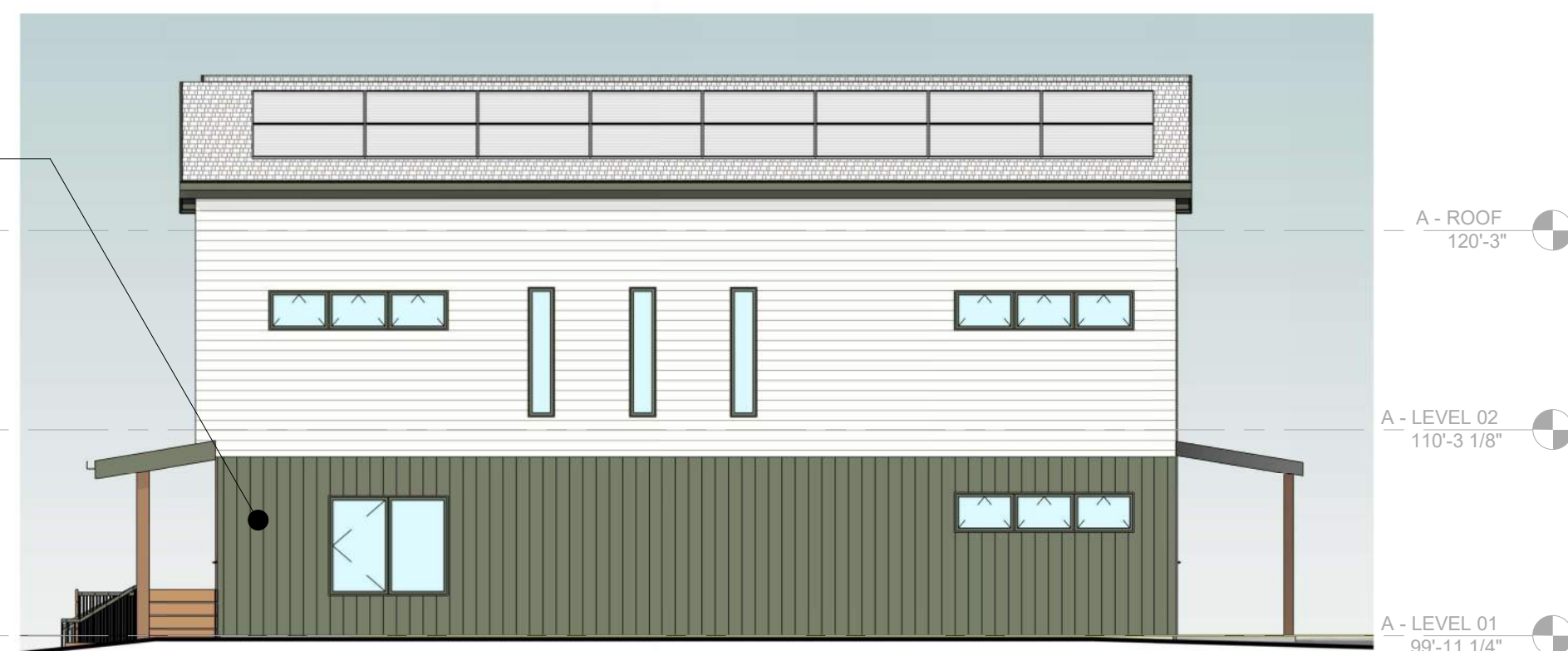
LP BOARD + BATTEN SIDING
GARDEN SAGE



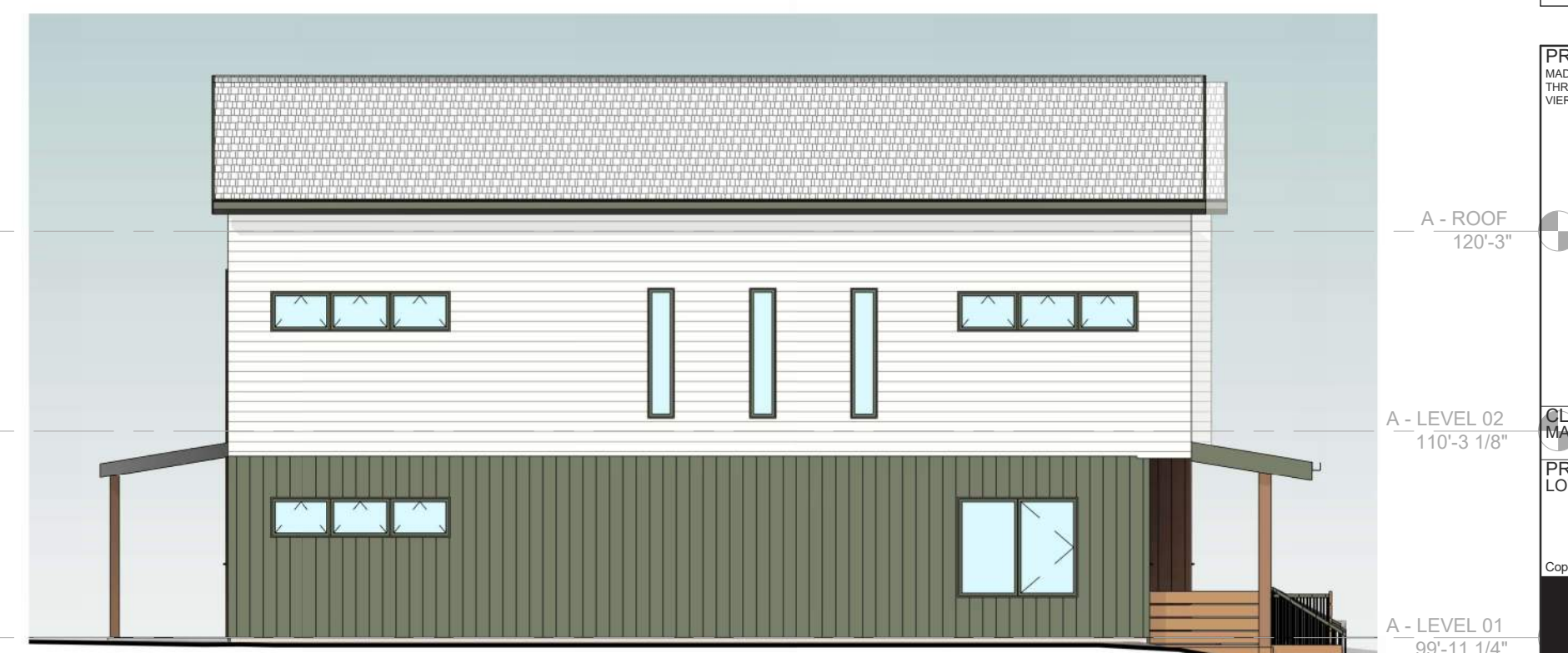
3A EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3C EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2D EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



4D EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

Material ID Schedule

ID	Spec	Description
EPDM	07 53 23	EPDM ROOFING
FAP-01	07 25 00	TYVEK FAF, OR SIM
INSUL-01	07 21 00	GPS
INSUL-02	07 21 00	EPS
INSUL-03	07 21 00	BIBS
INSUL-04	07 21 00	CC-SPF
INSUL-05	07 21 00	LOOSE-FILL CELLULOSE
INSUL-06	07 21 00	MINERAL WOOL
MET-01	07 41 13	STANDING-SEAM METAL
MET-02	07 42 13	CORRUGATED METAL
SAM-01	07 25 00	DUPONT FLEXWRAP
SAM-02	07 25 00	HENRY BLUESKIN SA
SDNG-01	07 48 42	LAP SIDING - ENGINEERED
SEALANT	07 92 00	OSI SC175 - GREENGUARD
TAPE-01	07 25 00	TYVEK WINDOW TAPE
TAPE-02	07 25 00	3M 8067
VB-01	07 27 00	STEGO WRAP VB (15-MIL)
VB-02	07 27 00	CERTAINTED MEMBRAN
WRB-01	07 25 00	TYVEK COMMERCIALWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

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Issued For	Revision	Date

PROJECT TEAM
THRESHOLD BUILDS
VERBOSCHER ASSOCIATES

PRELIMINARY
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NOT FOR CONSTRUCTION

CLIENT
MADISON AREA COMMUNITY LAND TRUST

PROJECT
LOT 10 - TOWNHOMES

STATUS
UDC - INITIAL & FINAL

INFORMATION
PROJECT NO 24-0010
DATE 2026.01.23
DRAWN BY SM
CHECKED BY SM
SHEET NAME

BUILDING A - ELEVATIONS
- EXTERIOR - COLOR

THRESHOLD BUILDS

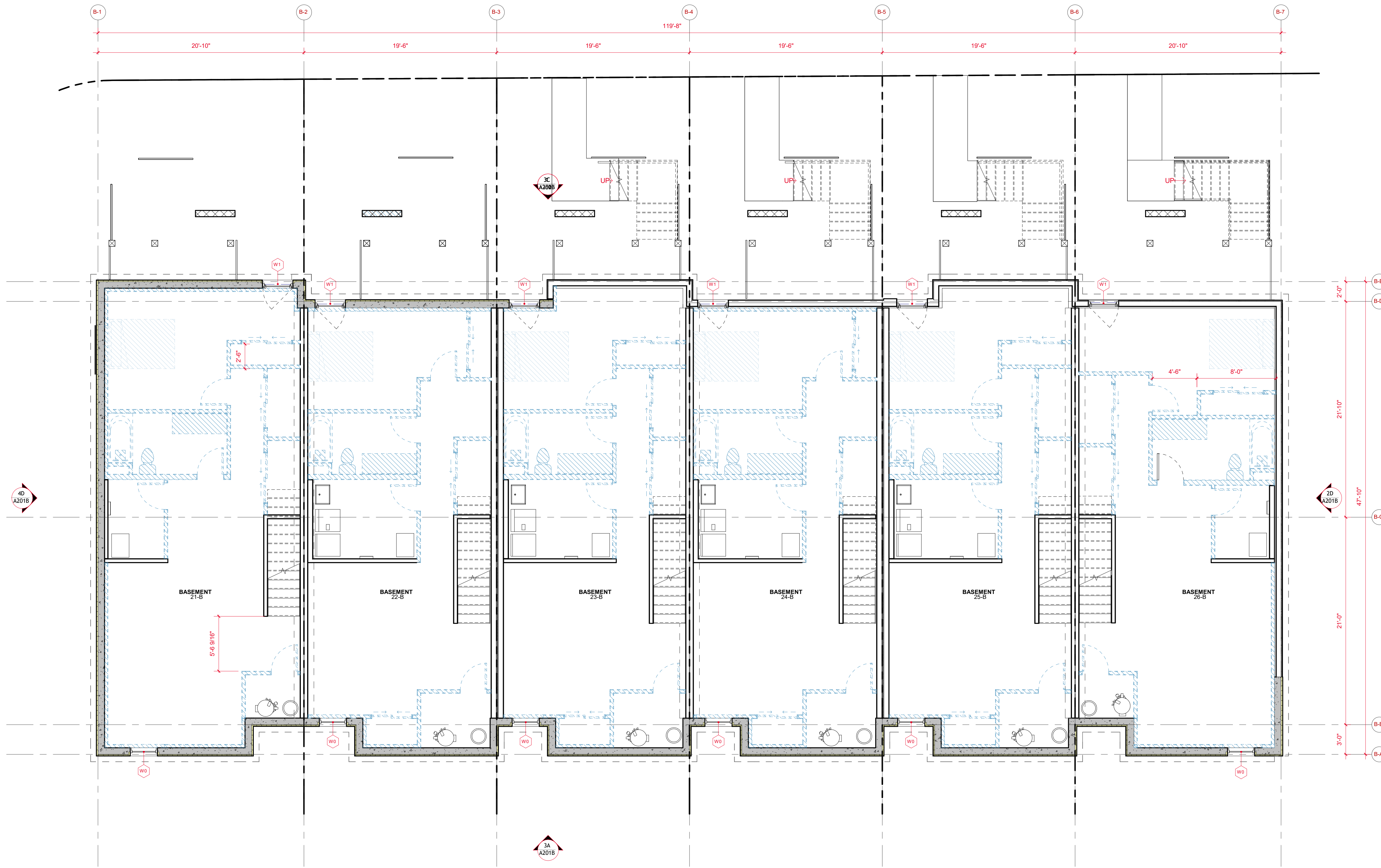
REVISION SHEET NO
01 **A202A**

2 INCHES
IF ACTUAL DIMENSIONS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY

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	Revision	Date

PROJECT TEAM
 MADISON AREA COMMUNITY LAND TRUST
 THRESHOLD BUILDS
 VERSICHER ASSOCIATES

PRELIMINARY
NOT FOR PERMITTING
NOT FOR CONSTRUCTION

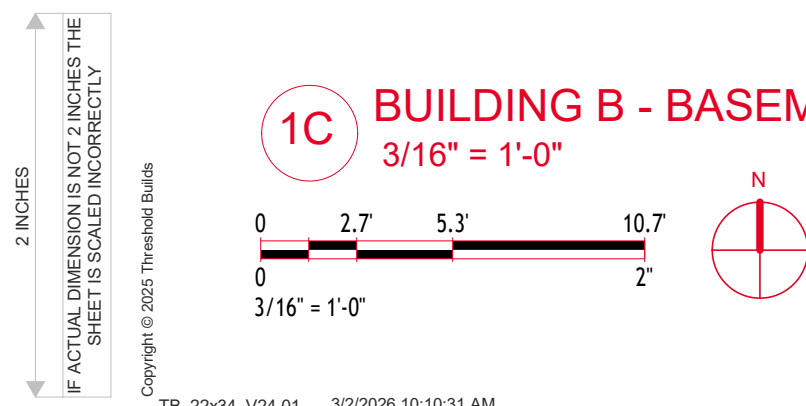
CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM

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 SHEET NAME
BUILDING B - FLOOR PLAN - BASEMENT

THRESHOLD BUILDS

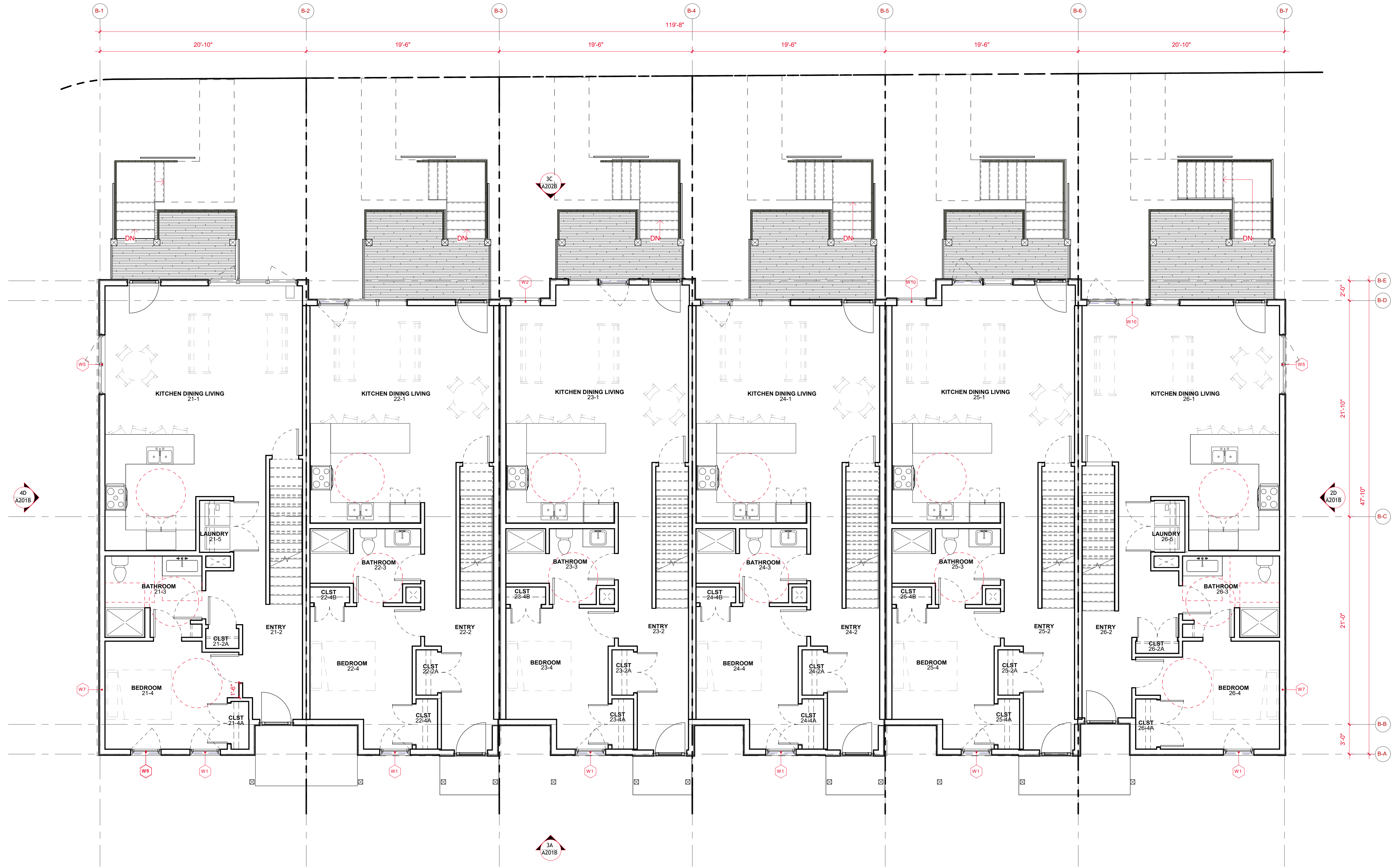
REVISION	SHEET NO
01	A100B

1C BUILDING B - BASEMENT PLAN
 3/16" = 1'-0"

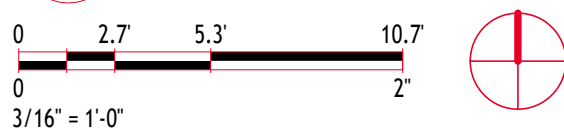


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1C BUILDING B - FLOOR PLAN - LEVEL 01
 3/16" = 1'-0"

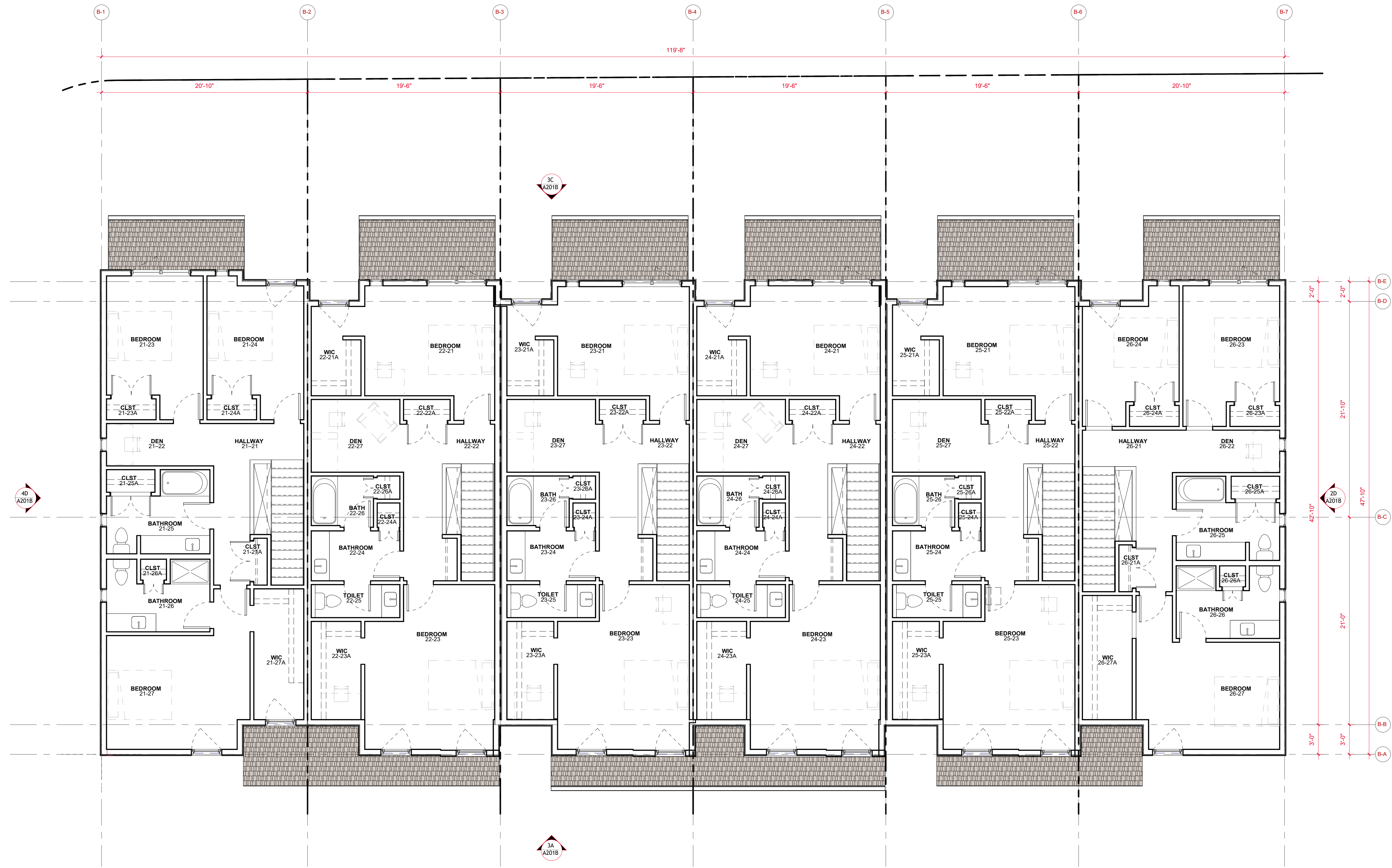


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PROJECT TEAM CIVIL ENGINEER VIERBICHER	PRELIMINARY NOT FOR PERMITTING NOT FOR CONSTRUCTION
CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME BUILDING B - FLOOR PLAN - LEVEL 01
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PRELIMINARY

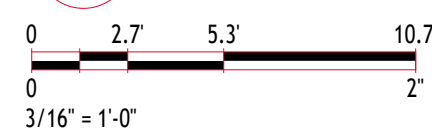


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<p>CLIENT MACLT</p>	<p>STATUS UDC - INITIAL & FINAL</p>
<p>PROJECT LOT 10 - TOWNHOMES</p>	<p>INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME</p>
<p>THRESHOLD BUILDS</p>	<p>BUILDING B - FLOOR PLAN - LEVEL 02</p>
<p>REVISION 01</p>	<p>SHEET NO A102B</p>

1C BUILDING B - FLOOR PLAN - LEVEL 02

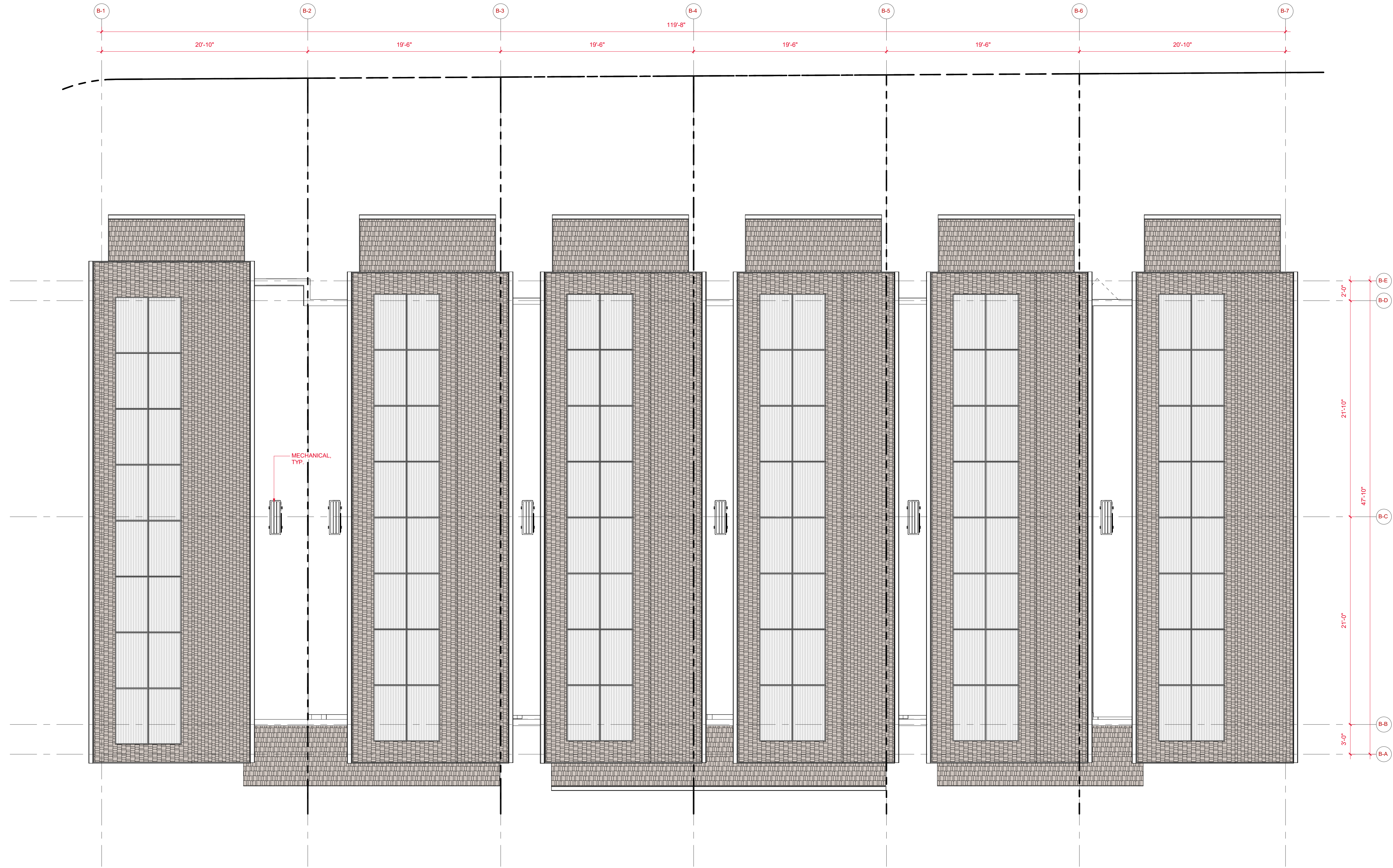
3/16" = 1'-0"



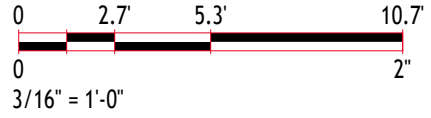
2 INCHES
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PRELIMINARY



1C BUILDING B - ROOF PLAN
 3/16" = 1'-0"



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PROJECT TEAM
 MADISON AREA COMMUNITY LAND TRUST
 THRESHOLD BUILDS
 VERSICHER ASSOCIATES

PRELIMINARY
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NOT FOR CONSTRUCTION

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM

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 SHEET NAME
BUILDING B - ROOF PLAN

THRESHOLD BUILDS

REVISION	SHEET NO
01	A103B

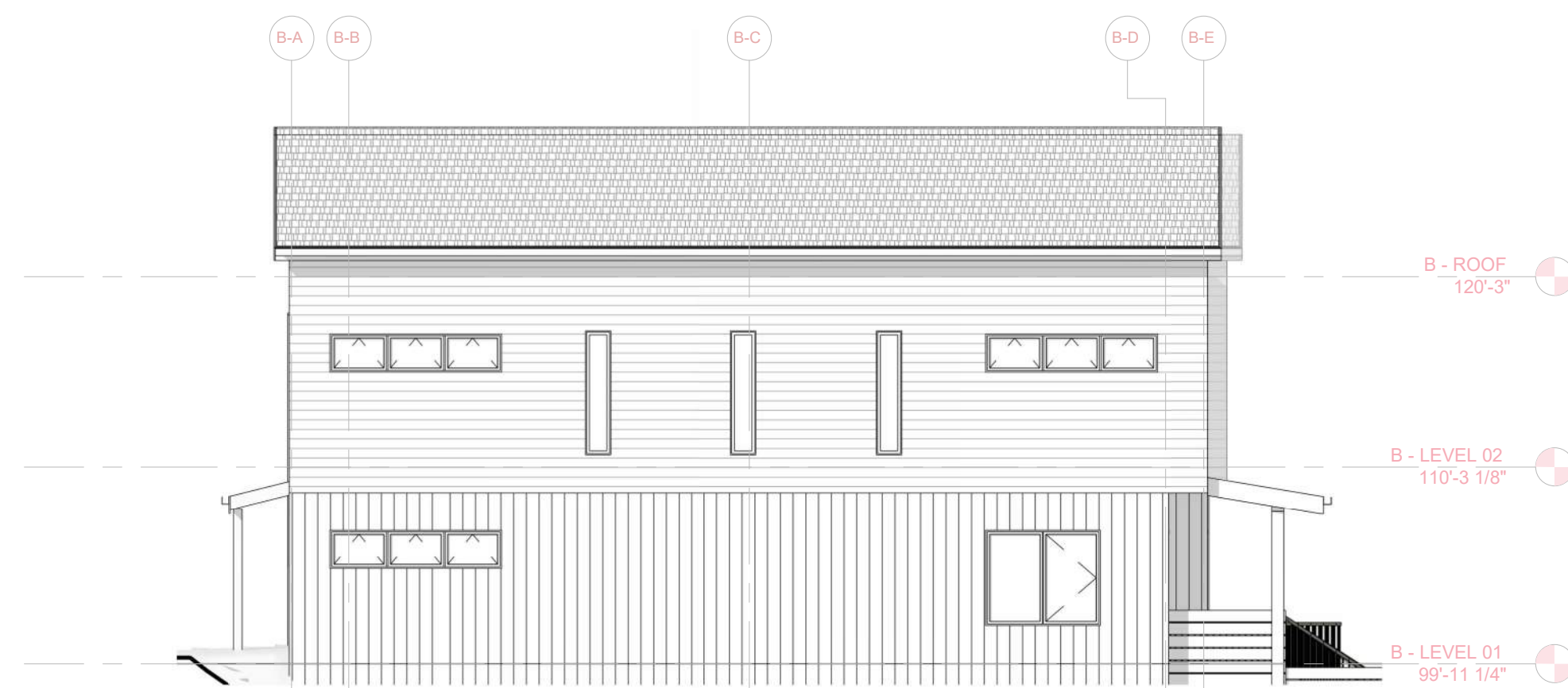
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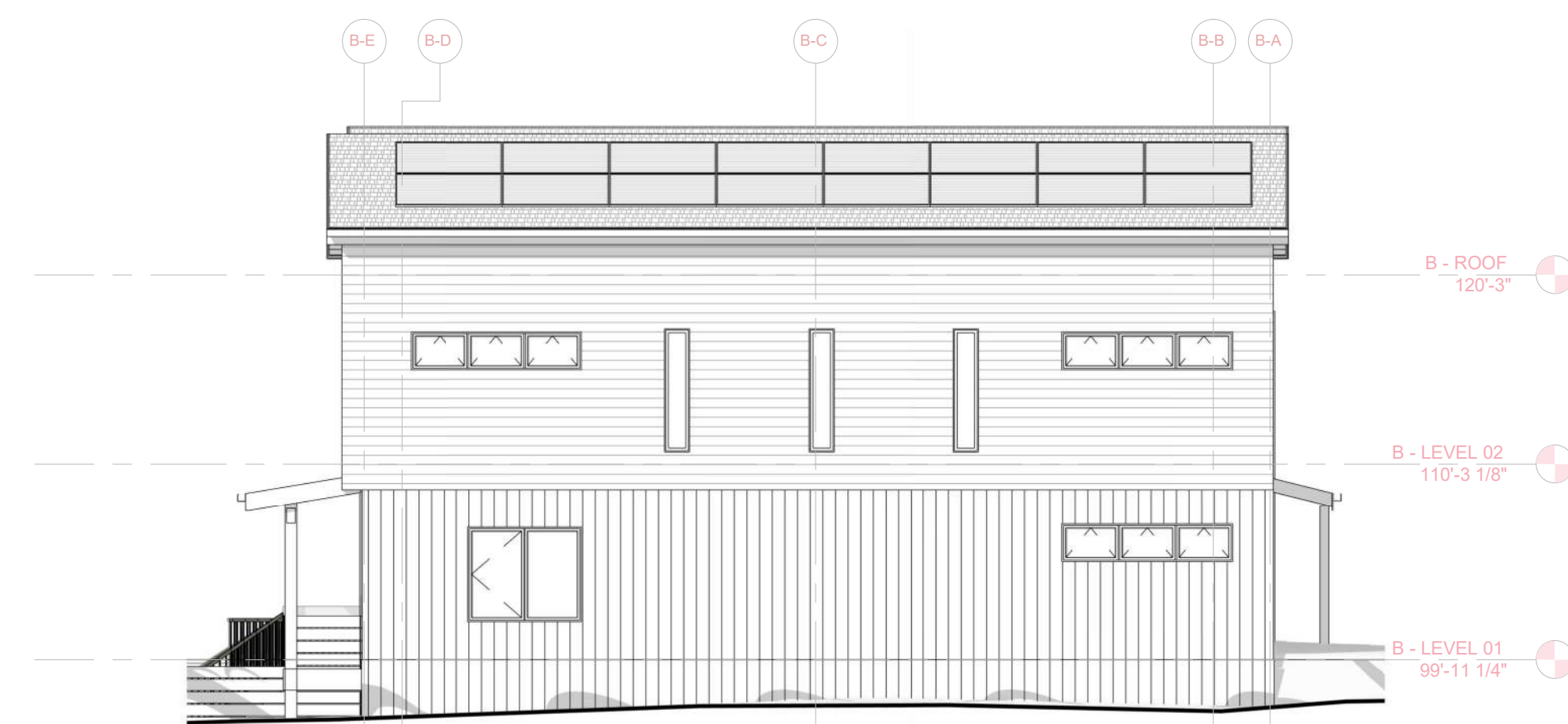
3A EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3C EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2D EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



4D EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

Material ID Schedule

ID	Spec	Description
EPDM	07 53 23	EPDM ROOFING
FAP-01	07 25 00	TYVEK FAF, OR SIM
INSUL-01	07 21 00	GPS
INSUL-02	07 21 00	EPS
INSUL-03	07 21 00	BIBS
INSUL-04	07 21 00	CC-SPF
INSUL-05	07 21 00	LOOSE-FILL CELLULOSE
INSUL-06	07 21 00	MINERAL WOOL
MET-01	07 41 13	STANDING-SEAM METAL
MET-02	07 42 13	CORRUGATED METAL
SAM-01	07 25 00	DUPONT FLEXWRAP
SAM-02	07 25 00	HENRY BLUESKIN SA
SDNG-01	07 48 42	LAP SIDING - ENGINEERED
SEALANT	07 92 00	OSI SC175 - GREENGUARD
TAPE-01	07 25 00	TYVEK WINDOW TAPE
TAPE-02	07 25 00	3M 8067
VB-01	07 27 00	STEGO WRAP VB (15-MIL)
VB-02	07 27 00	CERTAINTED MEMBRAN
WRB-01	07 25 00	TYVEK COMMERCIALWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

LUA/UDC	01	2025.12.15
Issued For	Revision	Date

PROJECT TEAM
THRESHOLD BUILDS
VERSICHER ASSOCIATES

PRELIMINARY
NOT FOR PERMITTING
NOT FOR CONSTRUCTION

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

BUILDING B - ELEVATIONS
- EXTERIOR

THRESHOLD BUILDS

REVISION	SHEET NO
01	A201B

2 INCHES
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PRELIMINARY

ASPHALT SHINGLE ROOF
WEATHERED WOOD



METAL FASCIA, SOFFIT + GUTTER
PATINA GREEN



LP LAP SIDING
SAND DUNE



LP BOARD + BATTEN SIDING
WOODTONE - OLD CHERRY



DECK RAILING
1x8 CEDAR

LP BOARD + BATTEN SIDING
GARDEN SAGE



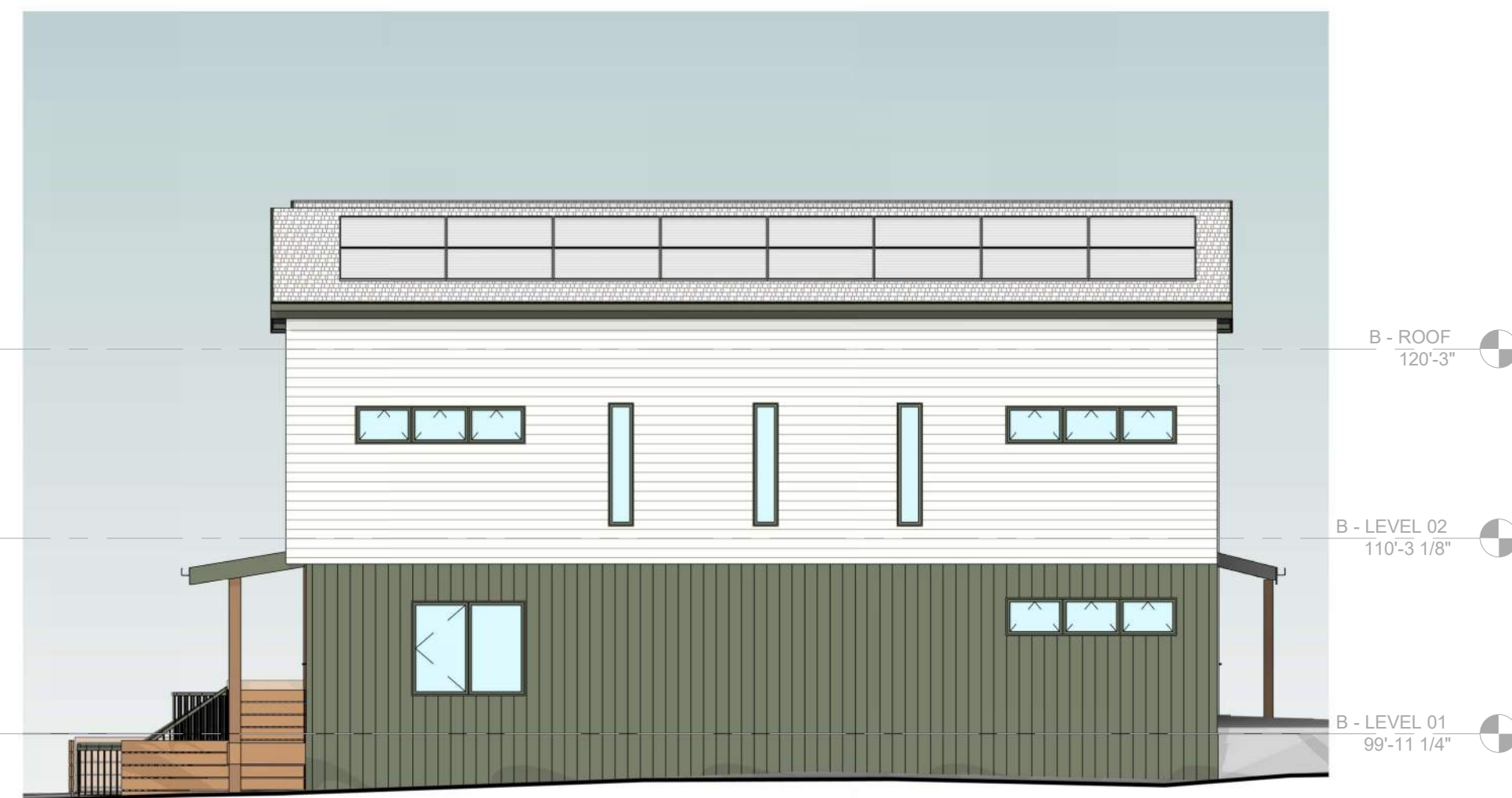
3A EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3C EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2D EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

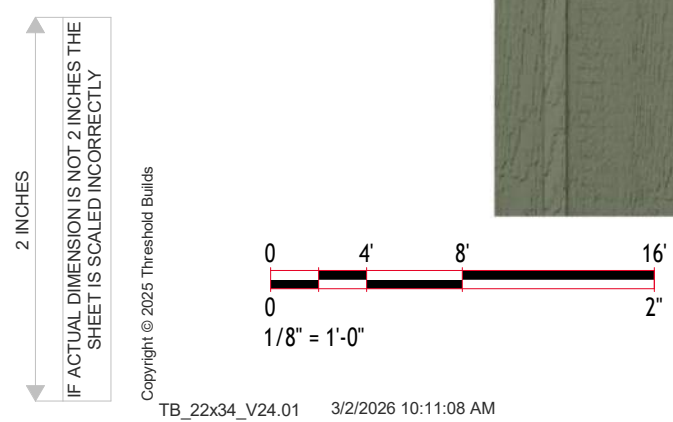


4D EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

Material ID Schedule

ID	Spec	Description
EPDM	07 53 23	EPDM ROOFING
FAP-01	07 25 00	TYVEK FAF, OR SIM
INSUL-01	07 21 00	GPS
INSUL-02	07 21 00	EPS
INSUL-03	07 21 00	BIBS
INSUL-04	07 21 00	CC-SPF
INSUL-05	07 21 00	LOOSE-FILL CELLULOSE
INSUL-06	07 21 00	MINERAL WOOL
MET-01	07 41 13	STANDING-SEAM METAL
MET-02	07 42 13	CORRUGATED METAL
SAM-01	07 25 00	DUPONT FLEXWRAP
SAM-02	07 25 00	HENRY BLUESKIN SA
SDNG-01	07 48 42	LAP SIDING - ENGINEERED
SEALANT	07 92 00	OSI SC175 - GREENGUARD
TAPE-01	07 25 00	TYVEK WINDOW TAPE
TAPE-02	07 25 00	3M 8067
VB-01	07 27 00	STEGO WRAP VB (15-MIL)
VB-02	07 27 00	CERTAINTED MEMBRAN
WRB-01	07 25 00	TYVEK COMMERCIALWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

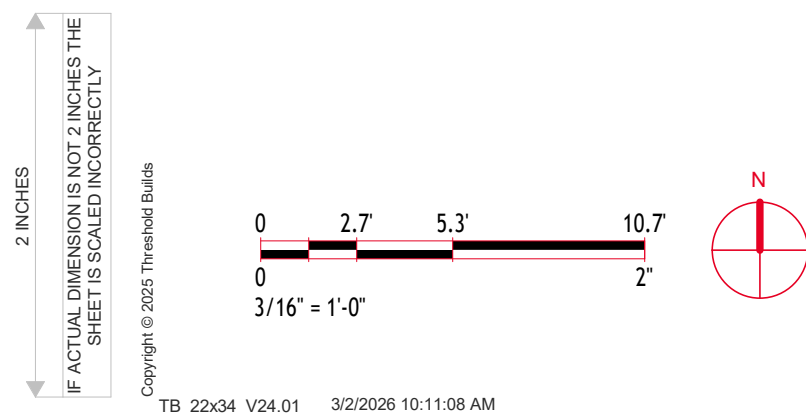
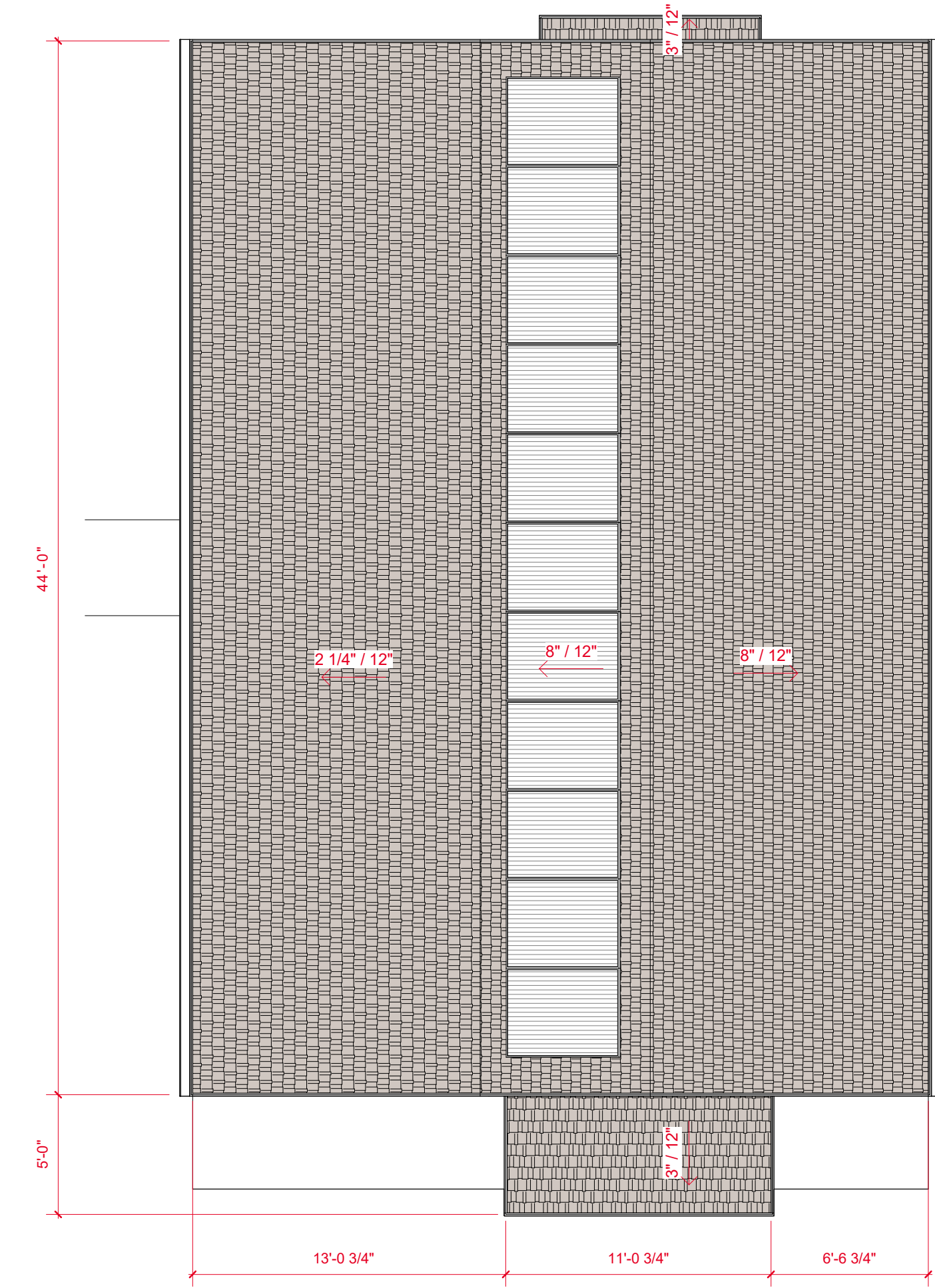
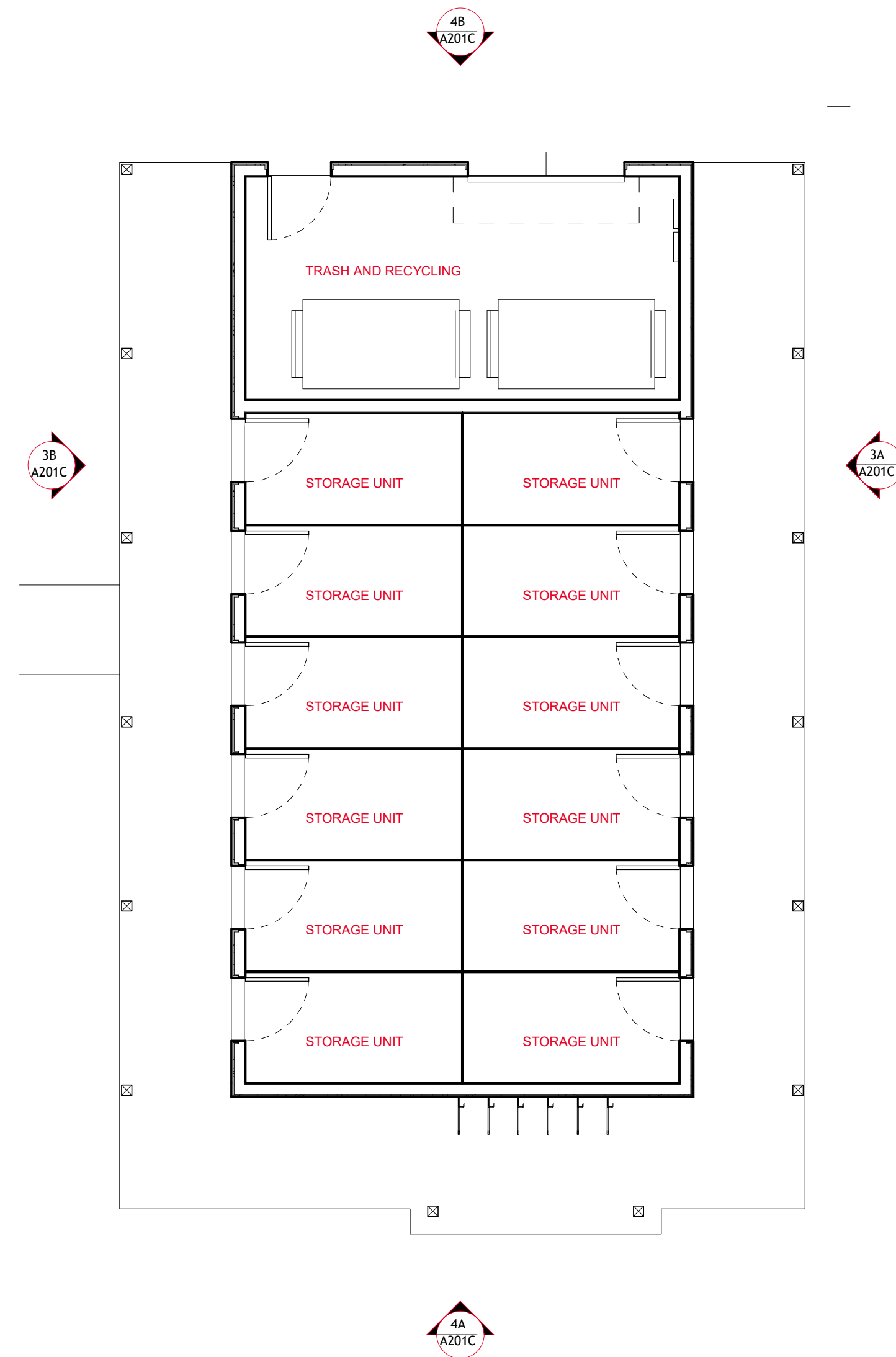
NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION



LLIA/UDC	01	2025.12.15
Issued For	Revision	Date

<p>PROJECT TEAM THRESHOLD BUILDS COMMUNITY LAND TRUST VERSICHER ASSOCIATES</p>		<p>PRELIMINARY NOT FOR PERMITTING NOT FOR CONSTRUCTION</p>
<p>CLIENT MACT</p>	<p>STATUS UDC - INITIAL & FINAL</p>	
<p>PROJECT LOT 10 - TOWNHOMES</p>	<p>INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME</p>	
<p>THRESHOLD BUILDS</p>		<p>BUILDING B - ELEVATIONS - EXTERIOR - COLOR</p>
<p>REVISION 01</p>	<p>SHEET NO A202B</p>	

PRELIMINARY



LUA/UDC Issued For	01 Revision	2025.12.15 Date
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PROJECT TEAM
MADISON AREA COMMUNITY LAND TRUST
THRESHOLD BUILDS
VERSICHER ASSOCIATES

**PRELIMINARY
NOT FOR PERMITTING
NOT FOR
CONSTRUCTION**

CLIENT
MACLT

STATUS
UDC - INITIAL & FINAL

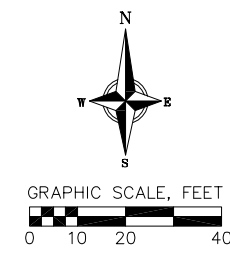
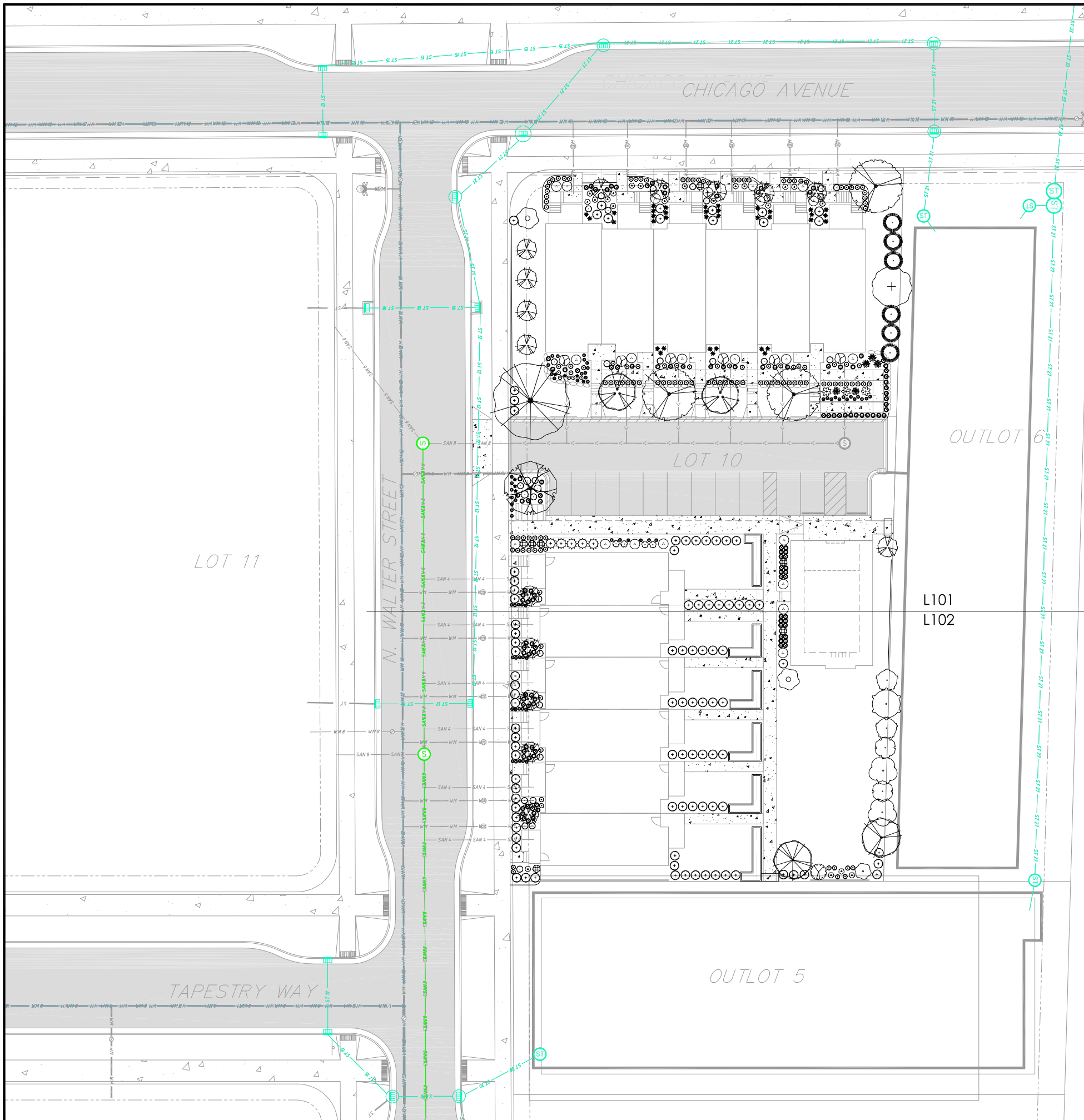
PROJECT
LOT 10 - TOWNHOMES

INFORMATION
PROJECT NO 24-0010
DATE 2025.01.23
DRAWN BY SM
CHECKED BY SM

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SHEET NAME
BUILDING C - PLANS

**THRESHOLD
BUILDS**


REVISION SHEET NO
01 **A101C**



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES					
OV	Ostrya virginiana / American Hophornbeam	B & B	2.5' Cal		1
QB	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal		1
EVERGREEN TREES					
JV-3	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	B & B	6' ht.		5
TO-2	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B	5' ht.		6
UNDERSTORY TREES					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	15
CP	Carpinus caroliniana / American Hornbeam	B & B	7' ht.		3
CE	Cercis canadensis / Eastern Redbud Multi-Trunk	B & B	1.5' Cal		1
CI	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	1.5' Cal		2
HV	Hamamelis virginiana / Common Witch Hazel	B & B	5' ht.		1
MH	Malus x domestica 'Honeycrisp' / Honeycrisp Apple	10 gal			1
ME	Malus x domestica 'Liberty' / Liberty Apple	10 gal			2
PA	Prunus americana / American Plum	B & B	6' ht.		1
PA2	Prunus x 'Alderman' / Alderman Plum	10 gal			2
PX2	Prunus x 'Toka' / Toka Plum	10 gal			2
DECIDUOUS SHRUBS					
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		22
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		28
Co-3	Cephalanthus occidentalis 'SMCOSS' / Sugar Shack® Buttonbush	Cont.	3 Gal.		3
Co-2	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		7
Cy	Corylus americana / American Hazelnut	Cont.	5 Gal.		2
Ld	Diervilla lonicera / Honeysuckle	Cont.	3 Gal.		3
HI	Hamamelis virginiana 'Little Suzie' / Little Suzie Witch Hazel	Cont.	3 Gal.		6
Po-2	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	Cont.	3 Gal.		4
Pa-4	Physocarpus opulifolius 'ZLEMICHAEL' / Lucky Devil® Ninebark	Cont.	3 Gal.		5
Sc	Sambucus canadensis / American Elderberry	Cont.	5 Gal.		1
Vc	Viburnum cassinoides / Withered Viburnum	Cont.	5 Gal.		1
EVERGREEN SHRUBS					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		98
Ix-3	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	Cont.	3 Gal.		21
PERENNIALS					
Af	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.		36
Vr	Callirhoe involucrata / Purple Poppymallow	Cont.	1 Gal.		6
Xa	Carex albicans / White-tinged Sedge	Cont.	1 Gal.		62
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 Gal.		2
Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.		14
Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.		4
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		112
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		127

City of Madison Landscape Worksheet						
Address:		Date:				
Voit Lot 10		3/2/2026				
Total Square Footage of Developed Area:		(Site Area)	(Building Footprint at Grade)	=	28191.5	sf
		38210.5			10019	
Total Landscape Points Required (<5 ac):		28,192	/ 300 =	94	x 5 =	470
Landscape Points Required >5 ac:			/ 100 =	0	x 1 =	
				Credits/ Existing Landscaping		New/ Proposed Landscaping
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35		0	2	70
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0	3	45
Upright evergreen shrub	3-4 feet tall	10		0		0
Shrub, deciduous	#3 gallon	3		0	82	246
Shrub, evergreen	#3 gallon	4		0	119	476
Ornamental grasses/perennials	#1 gallon	2		0		0
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0
Sub Totals				Total Points Provided:		837



vierbicher
planners | engineers | advisors

Landscape Plan
Lot 10, Starkweather Plat
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

DATE: 03/02/2026
DRAFTER: EGOR
CHECKED: RKOL
PROJECT NO.: 250040

L100

02 Mar 2026 - 9:26a M:\Madison Area Community Land Trust\250040 - Volk Farm Lot 10\CADD\250040_Landscape.dwg by: egor

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

SEEDING AND PLUG PLANTING NOTES:

1. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6".) PRIOR TO SEEDED AREAS APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDED AREAS APPLY A MULCH LAYER OF STRAW OR STRAW MAT.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
4. LANDSCAPE BEDS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 3/8"x4" OR EQUAL, COLOR BLACK ANODIZED.
4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

FENCE PRECEDENT

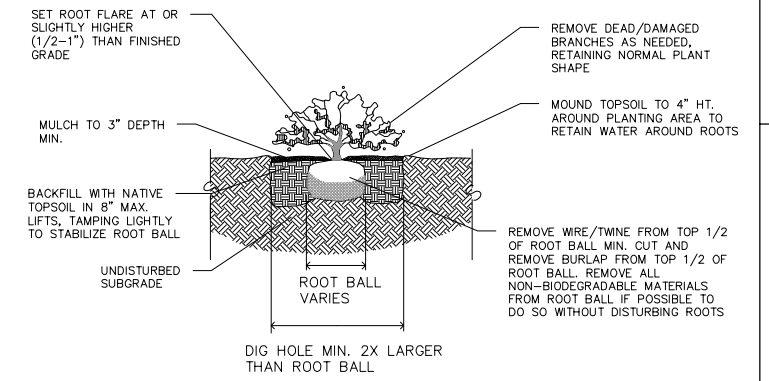


ARBOR PRECEDENT



NOTES:

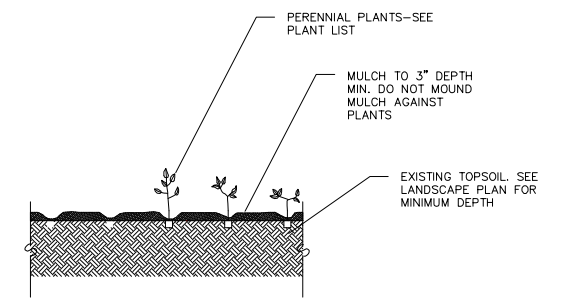
1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY MYCORRHIZAL INNOCULANT TO SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1 SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:

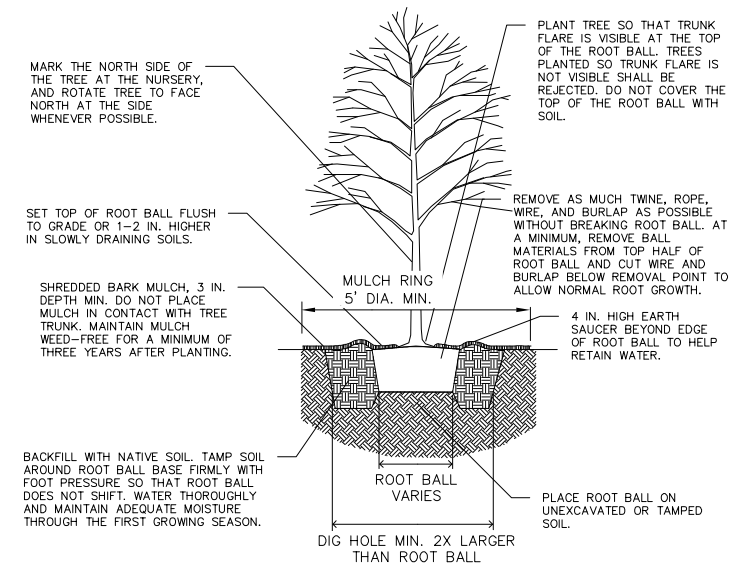
1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



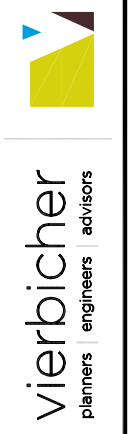
1 PERENNIAL PLANTING DETAIL
NOT TO SCALE

NOTES:

1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



1 B&B TREE PLANTING DETAIL
NOT TO SCALE



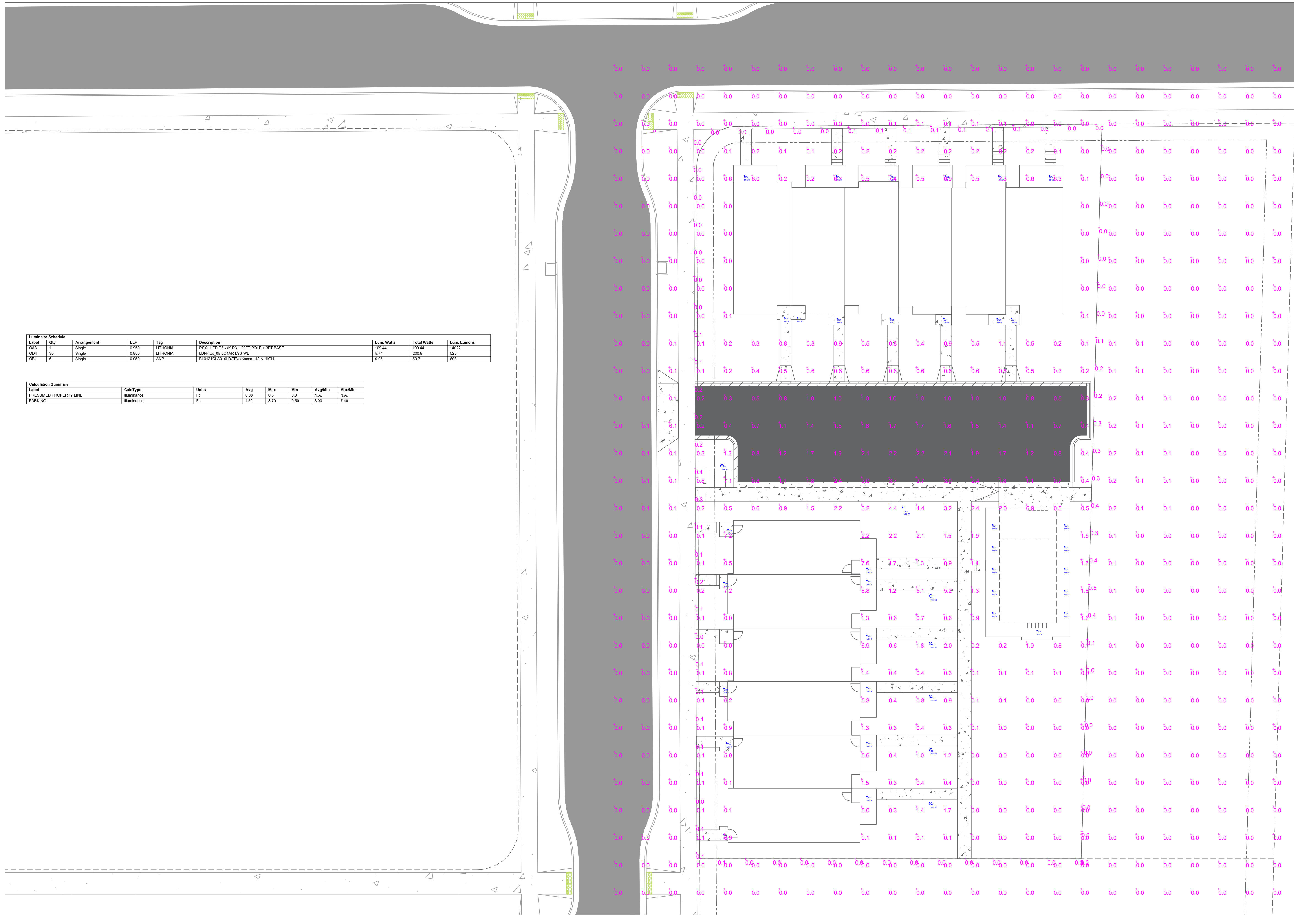
Landscapes Notes
Lot 10, Starkweather Plat
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

DATE: 03/02/2026
DRAFTER: EGOR
CHECKED: RKOL
PROJECT NO.: 250040

Label	Qty	Arrangement	LLF	Tag	Description	Lum. Watts	Total Watts	Lum. Lumens
QA3	1	Single	0.950	LITHONIA	ROXT LED P3 30K R3 + 30FT POLE + 3FF BASE	109.44	109.44	14022
QA4	35	Single	0.950	LITHONIA	L2M4 x5 1.04AR L55 WL	5.74	200.9	525
QB1	6	Single	0.950	ANP	BL012CLA010L021300Kxxxx + 42IN HIGH	9.95	59.7	893

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PRESUMED PROPERTY LINE	Illuminance	Fc	0.08	0.5	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	1.50	3.70	0.50	3.00	7.40



#	DATE	COMMENTS

DRAWN BY : LB	DATE : DEC 10, 2025	SCALE : 1/16" = 1'-0"
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MACLT	MADISON, WISCONSIN	SITE LIGHTING - OPTION 2
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RSX1 LED Area Luminaire

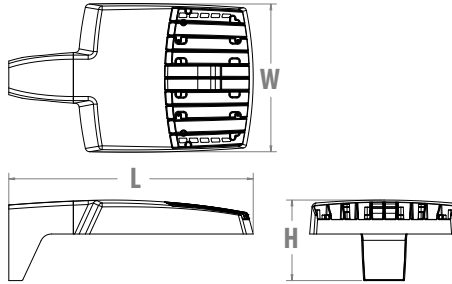


Catalog Number
Notes
Type

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

Specifications

EPA (ft ² @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 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ⁵ 277 ⁵ 208 ⁵ 347 ⁵ 240 ⁵ 480 ⁵	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

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 Separately (requires some field assembly) EGS External glare shield ⁷ EGFV External glare full visor (360° around light aperture) ⁷ BS Bird spikes ¹⁶	

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 Construction¹⁵
 *Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.



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
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷

NOTES

- 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

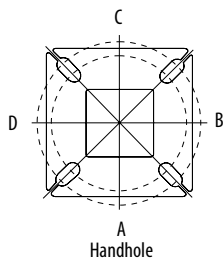


External 360 Full Visor

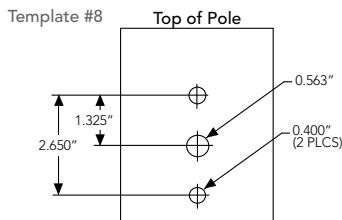
Pole/Mounting Information

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](#).

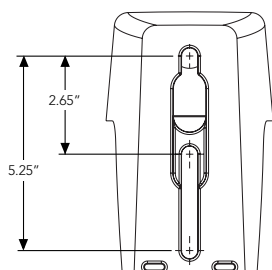
HANDHOLE ORIENTATION



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

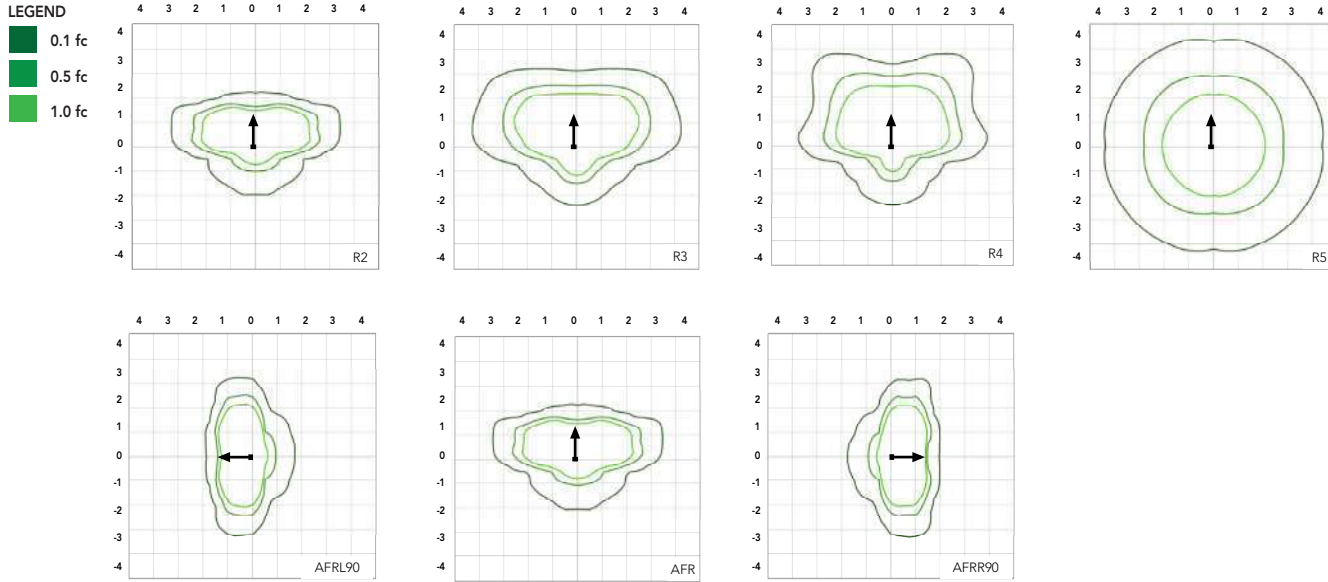
Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
#8	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

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°								

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.

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.

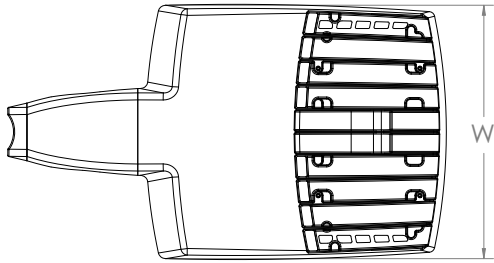
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R35	6,631	1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

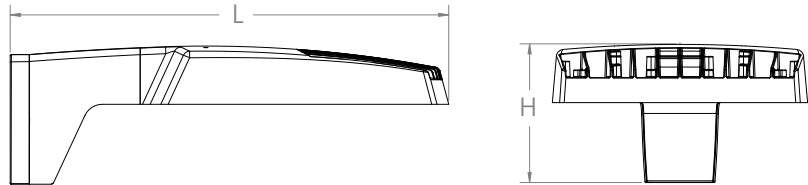
Luminaire Weight by Mounting Type

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)



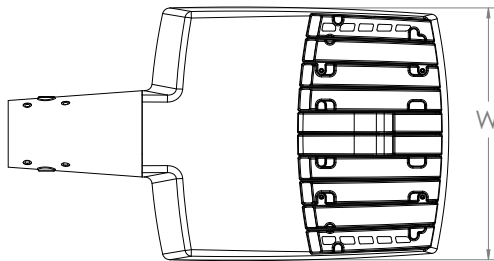
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



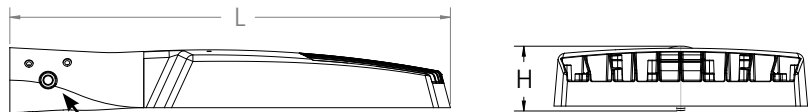
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)

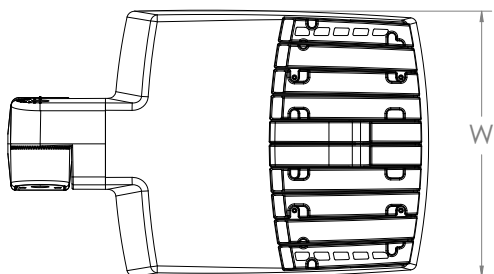


Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm

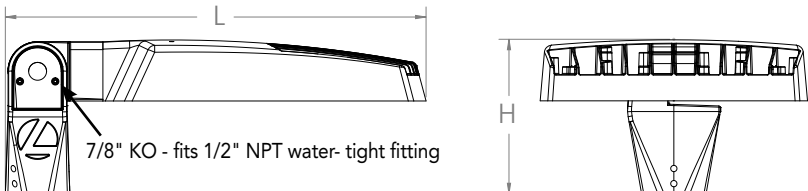


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)



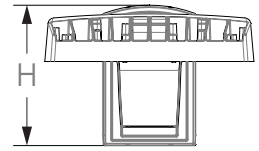
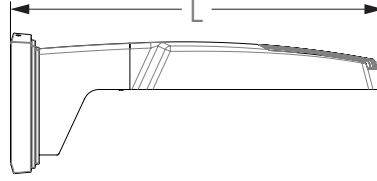
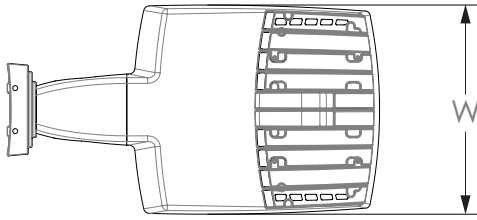
Length: 20.7" (52.7 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm



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

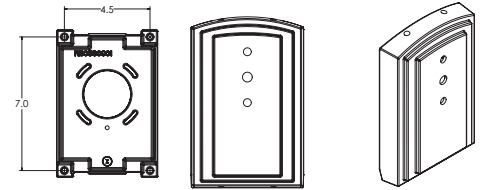
Dimensions

RSX1 with Wall Bracket (WBA)

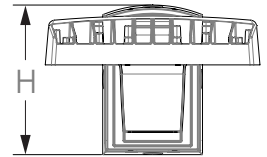
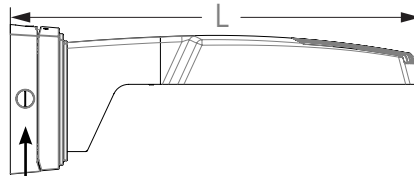
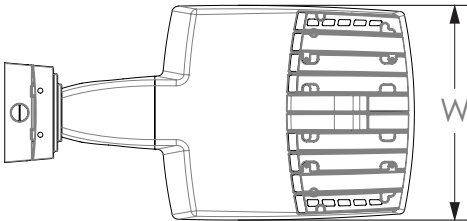


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



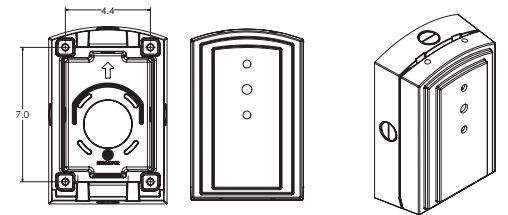
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



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

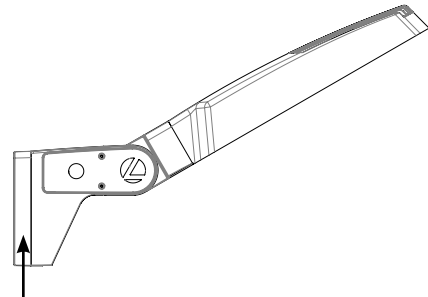
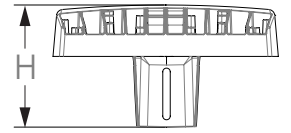
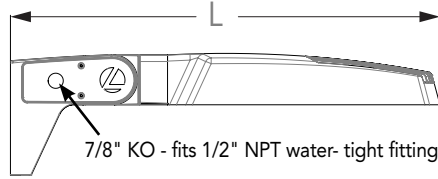
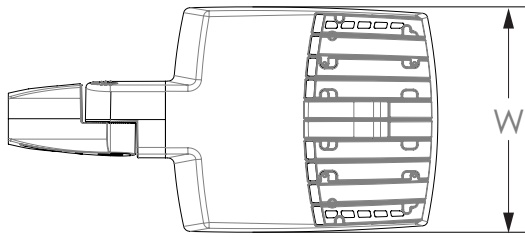
Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Dimensions

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



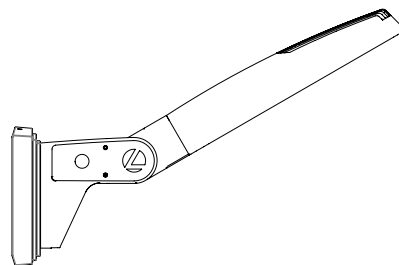
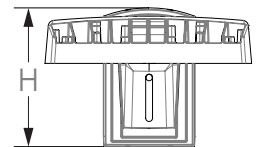
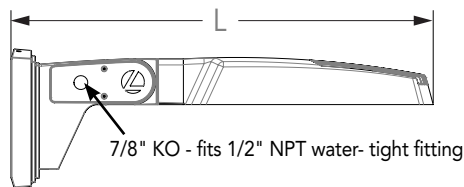
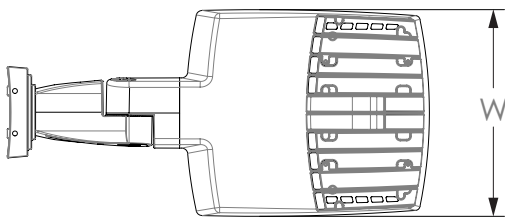
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



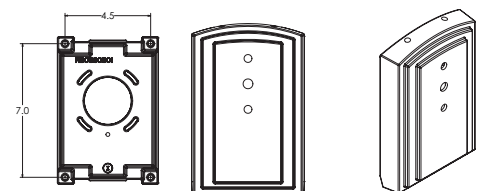
Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

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)



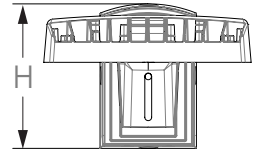
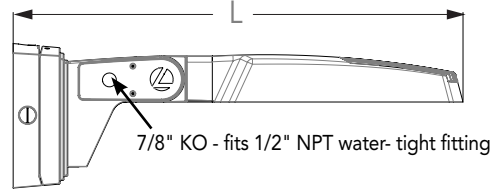
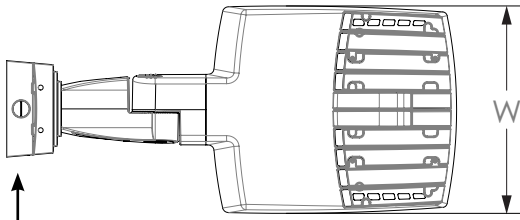
Wall Bracket (WBA) Mounting Detail



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

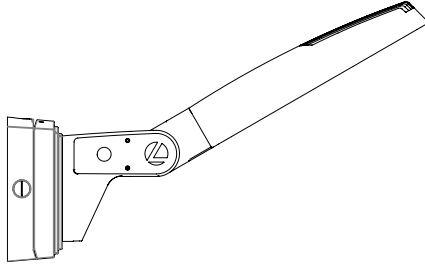
Dimensions

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

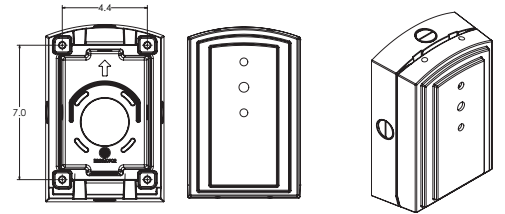


3/4" NPT taps with plugs - Qty (4) provided

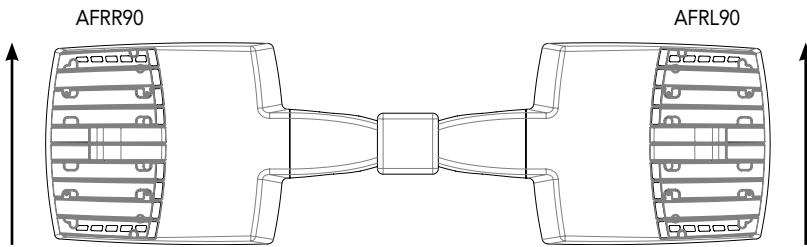
Length: 28.8" (73.2 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm



Surface Conduit Box (SCB) Mounting Detail



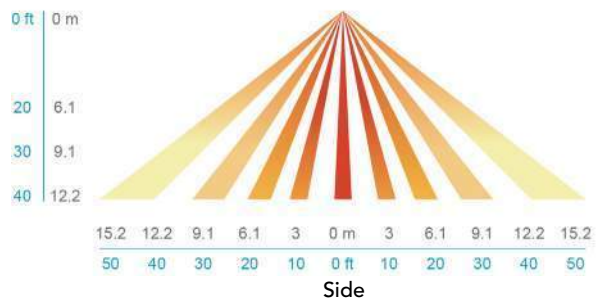
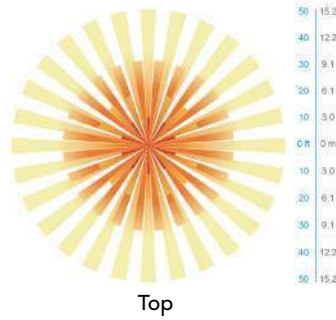
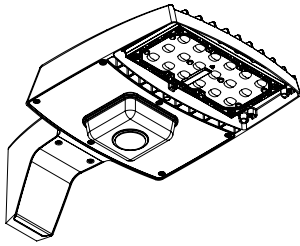
Automotive Front Row - Rotated Optics (AFRR90/R90)



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

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 luminaire 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

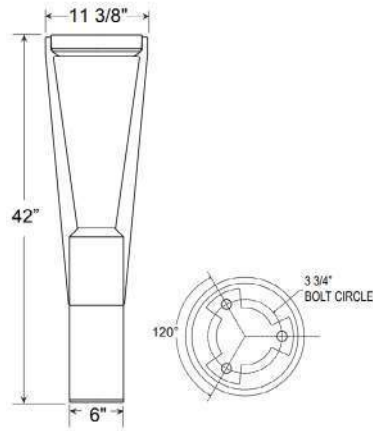
GOVERNMENT PROCUREMENT

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.



Specifications

Material:
Durable A356 cast aluminum, 6061 extruded aluminum, and aluminum sheet metal. Hardware is stainless steel or zinc-plated steel. Exposed hardware matches body finish.

Lens:
Clear PMMA Acrylic IES Distribution Lens plus secondary Clear Polycarbonate lens

Mounting:
3/8" x 10" galvanized steel anchor bolts.

Drivers:
Universal Voltage 120-277V. 0-10V to 1% dimming is standard. (Refer to Driver Specification section for other specifications.)

Dark Sky Friendly:
To maintain dark sky friendly compatibility: $\leq 3000K$

Project Name: _____

Bollard Type: _____ Quantity: _____

Customer: _____

Electrical:
A lightning surge protective device is standard (20KA³ Max/10KA² Nominal). Approximately 12" of pull wire extends from body. All bollards are prewired with 0-10V dimming leads.

Finish:
A polyester powder coat high quality finish. Marine grade finish is available.

Modifications:
Consult factory for custom or modified designs.

Certifications:
UL Listed for outdoor, wet location. LED is IP66.

Buy American:
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS, and DOT regulations. [Click here for additional information.](#)

**BL0121 LED
Dark Sky Friendly**

Weight: 24 lbs.

Catalog Logic

BL0121 | CL | A010LD2 | T5 | 40K | - | IBOLT | - | 72

Bollard Series | Lens | Light Source & Wattage | Optics | CCT | Accessories | Finish

Catalog Number	1	2	3	4	5	6
	BL0121					

1	LENS
	<ul style="list-style-type: none"> CL (Clear Polycarbonate)

2	LIGHT SOURCE & WATTAGES
	<ul style="list-style-type: none"> A010LD2 (10W) A018LD4 (18W) A032LD8 (32W)

3	OPTICS
	<ul style="list-style-type: none"> T1 (Type I) T2 (Type II) T3 (Type III) T5 (Type V)

4	CCT (COLOR TEMPERATURE)
	<ul style="list-style-type: none"> 27K (2700K) 30K (3000K) 35K (3500K) 40K (4000K) AMB (590nm True Amber)

5	ACCESSORIES
	<ul style="list-style-type: none"> HLMSIN (Integral high-low motion sensor; See page 2 for specifications) HSS180-BL0121 (180° House Side Shield) IBOLT (Eye Bolt) PC (Dusk-till-dawn Button Photocell) <p>Accessory finish will match fixture finish. GF120 & GF1-WPU standard location is @18" & to the rear of the bollard.</p>

6 FINISHES					
*Premium and Marine Grade Finish have additional charges					
Standard Colors	Standard Grade	Marine Grade*	Standard Colors	Standard Grade	Marine Grade*
Aspen Green	10	10M	Copper Clay	53	53M
Cantaloupe	11	11M	Silver	56	56M
Lilac	12	12M	Black Verde	61	61M
Putty	13	13M	Painted Chrome	70	70M
Raw Unfinished	40	NA	Painted Copper	71	71M
Black	41	41M	Textured Black	72	72M
Forest Green	42	42M	Matte Black	73	73M
Bright Red	43	43M	Textured Architectural Bronze	76	76M
White	44	44M	Textured White	77	77M
Bright Blue	45	45M	Textured Silver	78	78M
Sunny Yellow	46	46M	PREMIUM FINISH	Premium Grade*	Marine Grade*
Aqua Green	47	47M	Textured Desert	80	80M
Galvanized	49	NA	Graystone	82	82M
Navy	50	50M	Oil Rubbed Bronze	83	83M
Architectural Bronze	51	51M	Carbon Graphite	96	96M
Patina Verde	52	52M			

Consult Factory for additional paint charges and availability.

Project Name: _____

Fixture Type: _____ Quantity: _____

Customer: _____

PERFORMANCE TABLE - 12 LED ARRAY - DELIVERED LUMENS

LED CATALOG	WATTS	DISTRIBUTION	AMBER				2700K				3000K				3500K				4000K								
			DELIVERED LUMENS	lm/W	B	U	G	DELIVERED LUMENS	lm/W	B	U	G	DELIVERED LUMENS	lm/W	B	U	G	DELIVERED LUMENS	lm/W	B	U	G	DELIVERED LUMENS	lm/W	B	U	G
A010LD2	10W	TYPE I	360	36	0	0	0	726	73	0	0	0	794	79	1	0	1	836	84	1	0	1	853	85	1	0	1
		TYPE II	379	38	0	0	0	755	76	0	0	0	826	83	0	0	0	869	87	0	0	0	887	89	0	0	0
		TYPE III	380	38	0	0	0	816	82	0	0	0	892	89	0	0	0	939	94	0	0	0	958	96	0	0	0
		TYPE V	412	41	0	0	0	884	88	1	0	1	967	97	1	0	1	1018	102	1	0	1	1038	104	1	0	1
A018LD4	18W	TYPE I	648	36	0	0	0	1308	73	1	0	1	1430	79	1	0	1	1505	84	1	0	1	1535	85	1	0	1
		TYPE II	682	38	0	0	0	1359	76	1	0	1	1487	83	1	0	1	1564	87	1	0	1	1596	89	1	0	1
		TYPE III	684	38	0	0	0	1469	82	1	0	0	1606	89	1	0	0	1690	94	1	0	1	1725	96	1	0	1
		TYPE V	742	41	1	0	1	1591	88	1	0	1	1740	97	1	0	1	1832	102	1	0	1	1869	104	1	0	1
A032LD8	32W	TYPE I	1152	36	1	0	1	2325	73	1	0	1	2542	79	1	0	1	2676	84	1	0	1	2730	85	1	0	1
		TYPE II	1212	38	1	0	1	2416	76	1	0	1	2643	83	1	0	1	2781	87	1	0	1	2837	89	1	0	1
		TYPE III	1215	38	0	0	0	2611	82	1	0	1	2856	89	1	0	1	3005	94	1	0	1	3066	96	1	0	1
		TYPE V	1319	41	1	0	1	2829	88	1	0	1	3094	97	1	0	1	3256	102	2	0	2	3322	104	2	0	2

LED SPECIFICATION

- PMMA Optical Lens
- 12 High-power LEDs
- Efficacy: 94-120 lm/W
- Distributions: Type I, II, III, V
- CCT: 2700K, 3000K, 3500K, 4000K, 590nm True Amber
- CRI: >90
- Ingress Protection: IP66

MOTION SENSOR SPECIFICATION AND FACTORY DEFAULTS

- Sensor Type: Microwave
- 330° Detection Range, Approximately 15' (30' Diameter)
- Line Voltage Sensor: 120 / 240 / 277 VAC, 50/60 Hz
- Dim Levels: High / Low 50%
- Motion Time Delay: 5 min
- For other settings consult factory

DRIVER SPECIFICATION

- Universal Input 120-277V
- Dimming: 0-10V, TRIAC, ELV (Dims to 1%)
- Power Factor @ Full Load >90%
- THD @ Full Load <20%
- Constant Current Output 50/60Hz
- Operating Temperature: -30°C Minimum (32W is -10° Minimum)
- Lifetime: >50,000 hours
- Ingress Protection: IP66
- Certifications: UL Recognized, FCC, Energy Star, CA Title 24, RoHS

Project Name: _____

Fixture Type: _____ Quantity: _____

Customer: _____

ACCESSORIES



IBOLT



PHOTOCELL



HLMSIN



HSS180

FINISHES COLORS

STANDARD



PREMIUM



FINISHES

- A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion. 5-year warranty for aluminum products. 2-year warranty for steel products.
- Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3,000 hours of continuous salt spray, comes with a 2-year warranty and is available in either a textured or gloss surface.

WARRANTY

- See www.ANPlighting.com for complete fixture warranty.
- LED warranty information
- 5 year limited warranty*
- *Limited Warranty: A typical year is defined as 4,380 hours of operation.

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1996 Discomfort Galre in Interior Lighting. [UGR FAQs](#)

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are ROHS compliant

GOVERNMENT PROCUREMENT — BAA — 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.

PERFORMANCE DATA

LDN4			
Nominal	Lumens	Wattage	Lm/W
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

Notes

Tested in accordance with IESNA LM-79-08

Tested to current IES and NEMA standards under stabilized laboratory conditions

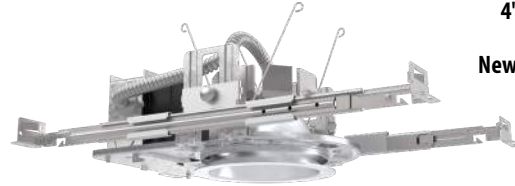
Based on LDN4 AR LSS 35K 80CRI



Catalog Number
Notes
Type

LDN4 STATIC WHITE

4" Open and Wallwash LED Non-IC New Construction Downlight

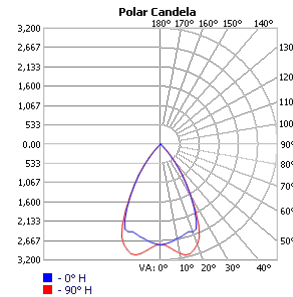


Open Trim

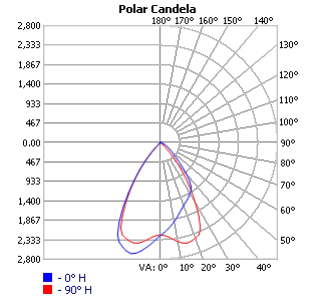


Wallwash Trim

DISTRIBUTIONS



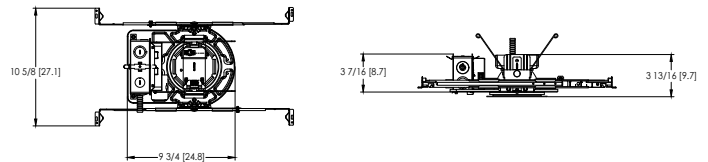
Open



Wallwash

DIMENSIONS

LDN4 500-2000 Lumens



Aperture: Ø 4-5/16" [11]
 Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
 Overlap Trim: Ø 5-7/16" [13.8]
 Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

See page 4 for other fixture dimensions

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4 35/15 L04 AR LSS MVOLT EZ1

LDN4	Color temperature	Lumens ‡	Trim Style	Trim Color	Trim Finish	Flange Color ‡	
LDN4 4" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens	20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens	L04 Downlight LW4 Wallwash	AR Clear WR ‡ White BR ‡ Black TRALTBDD ‡ RAL painted trim TCPC ‡ Custom painted trim	LSS Semi-specular LD Matte diffuse LS Specular	TRW White painted flange TRBL Black painted flange FRALTBDD RAL painted flange only FCPC Custom painted flange only

Voltage	Driver	Emergency ‡	Control Input ‡
MVOLT Multi-volt 120 120V 277 277V 347 ‡ 347V	GZ10 0-10V driver dims to 10% GZ1 0-10V driver dims to 1% D10 Minimum dimming 10% driver for use with SSAIR D1 Minimum dimming 1% driver for use with SSAIR EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1% EDAB eldoLED DALI SOLDRIVE dim to dark	(blank) No emergency option EL Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS ELR Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS ELSD Emergency battery pack with self-diagnostics, 10W Constant Power, integral test switch. Not Certified in CA Title 20 MAEDBS ELRSD Emergency battery pack with self-diagnostics, 10W Constant Power, remote test switch. Not Certified in CA Title 20 MAEDBS E10WCP Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS E10WCPR Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDBS E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	(blank) No control option NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit. N80 nLight™ Lumen Compensation SSAIR Wireless standalone embedded control by SensorSwitch NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit. NLTAIR2 nLight® Air enabled NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.

Options	
HAO ‡	High ambient option (40°C)
CP ‡	Chicago Plenum
RRL	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
BAA	Buy America(n) Act and/or Build America Buy America Qualified
90CRI	High CRI (90+)
SF ‡	Single fuse



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

(Maximum order quantity for design select lead times is 160.)

‡ Option Value Ordering Restrictions	
Option value	Restriction
Lumen Packages	Overall height varies based on lumen package, refer to dimensional charts on page 4
WR, BR	Not available with finish (LSS, LD, LS)
TRALTBDD, FRALTBDD	RALTBDD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options. Not available with TCPC or FCPC
TRW, TRBL	Available with clear (AR) trim color only
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details. Not available with TRAL or FRAL
347	Not available with emergency options
All Emergency	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER	Not available with MVOLT. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
SF	Must specify 120 or 277 volt
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
NPP16D, NPP16DER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
NLTAIR2, NLTAIRER2, NLTAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. Not recommended for metal ceiling installations.
NLTAIR2	When combined with EZ1 or EZ10 drivers, can be used as a normal power
SSAIR	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
HAO	Fixture height is 5-11/16" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm. Not available with emergency battery pack option.
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/SSAIR. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch.

Accessories: Order as separate catalog number.

EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA46 JZ	Oversized trim ring with 6" outside diameter
SCA4	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D.

Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter/ 2-hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL 924 Listed products that are certified for field install external/remote to the fixture.

*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.

The CP10 delivered emergency illuminations outperforms legacy 1400 lumen fluorescent emergency ballasts.

Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control capability with simple commissioning when used with Acuity Brands controls products.

All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specification for chromatic consistency - including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates.

To learn more about A+, visit www.acuitybrands.com/aplus.

PHOTOMETRY

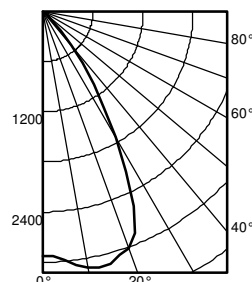
Distribution Curve

Distribution Data

Output Data

Illuminance Data at 30" Above Floor for a Single Luminaire

LDN4 35/30 L04AR, input watts: 32.1, delivered lumens: 3122.6, LM/W = 88.52, spacing criterion at 0= 1.04, test no. ISF 30712P249.



Ave	Lumens	Zone	Lumens	% Lamp
0	2927	0° - 30°	2301.2	73.7
5	2989	0° - 40°	2968.2	95.1
15	3120	0° - 60°	3121.1	100.0
25	2575	0° - 90°	3122.6	100.0
35	1062	90° - 120°	0.0	0.0
45	149	90° - 130°	0.0	0.0
55	3	90° - 150°	0.0	0.0
65	2	90° - 180°	0.0	0.0
75	0	0° - 180°	3122.6	*100.0
85	0			*Efficiency
90	0			

Mounting Height	Initial FC		50% beam - 55.6°		10% beam - 78.0°	
	Beam	Diameter	FC	Diameter	FC	
8.0	96.8	5.8	48.4	8.9	9.7	
10.0	52.0	7.9	26.0	12.2	5.2	
12.0	32.4	10.0	16.2	15.4	3.2	
14.0	22.1	12.1	11.1	18.6	2.2	
16.0	16.1	14.2	8.0	21.9	1.6	

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times \text{LPW}$$

P = Output power of emergency driver. P = 10W

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

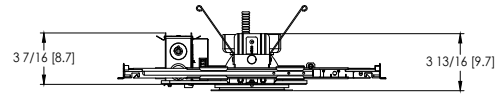
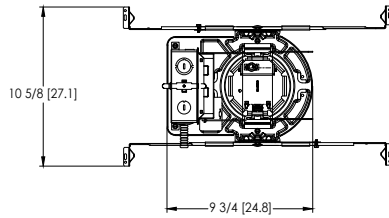
The LPW rating is also available at Designlight Consortium.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSTCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Presetslide: PS-010-IV and PS-010-WH	
	Presetslide: PS-010-3W-IV and PS-010-3W-WH	
	Presetslide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Presetslide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALI.net Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

LDN4

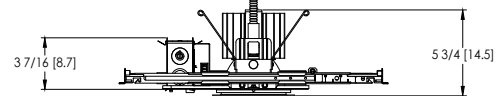
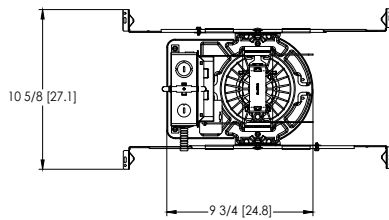
* All dimensions are inches (centimeters) unless otherwise noted.

LDN4 500-2000 Lumens



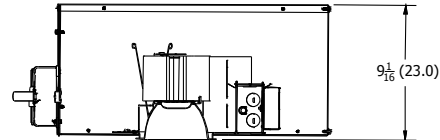
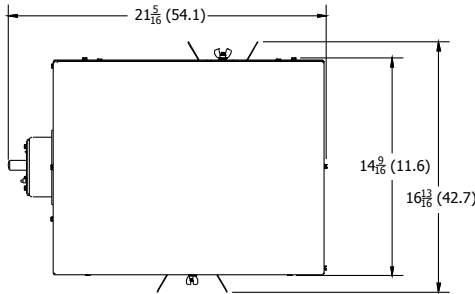
Aperture: \varnothing 4-5/16" [11]
 Ceiling Cutout: \varnothing 5-1/8" [13] Self-flanged
 Overlap Trim: \varnothing 5-7/16" [13.8]
 Ceiling Cutout: \varnothing 5-1/4" [13.3] Flangeless

LDN4 2000-4000 Lumens



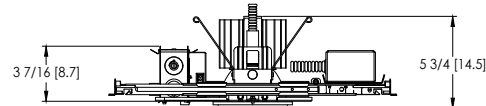
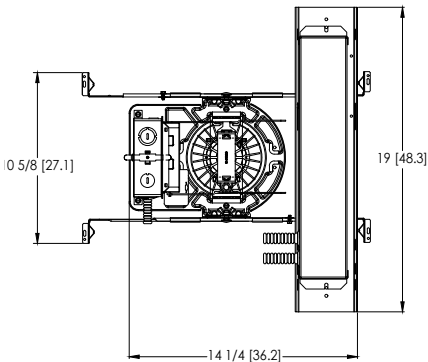
Aperture: \varnothing 4-5/16" [11]
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 Overlap Trim: \varnothing 5-7/16" [13.8]
 Ceiling Cutout: \varnothing 5-1/4" [13.3] Flangeless

LDN4 CP



Aperture: 4-5/16" (11)
 Ceiling Opening: 5-1/8" (13)
 Overlap Trim: 5-7/16" (13.8)

LDN4 EL



Aperture: \varnothing 4-5/16" [11]
 Ceiling Cutout: \varnothing 5-1/8" [13] Self-flanged
 Overlap Trim: \varnothing 5-7/16" [13.8]
 Ceiling Cutout: \varnothing 5-1/4" [13.3] Flangeless



Performance You Can Count On

SensorSwitch™ offers standalone wired and wireless lighting controls solutions designed for room-based applications. Our products offer reliable performance and ease of installation.

Sensorswitch.com

Wireless Embedded Controls



1. Install the luminaires with embedded controls
2. Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
3. Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.



SensorSwitch
WSXA SSA

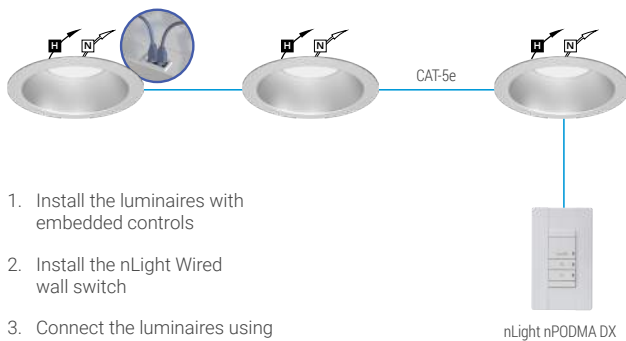


Single Lighting Controls Platform for Indoor & Outdoor Spaces

nLight® is your networked lighting controls platform, for indoor and outdoor applications, providing wired or wireless options. Scaling from room to campus-wide applications, it is the one platform that grows with your business today and tomorrow; to seamlessly address energy cost optimization, building code compliance, improved occupant comfort, and much more. nLight also interfaces with DALI®, BACnet®, DMX and additional third-party devices.

nlightcontrols.com

Wired Embedded Controls



1. Install the luminaires with embedded controls
2. Install the nLight Wired wall switch
3. Connect the luminaires using standard CAT-5e cables and the controls devices will automatically discover each other and work (plug and play)

Wireless Embedded Controls



1. Install the luminaires with embedded controls
2. Install the nLight AIR battery-powered wall switch
3. Use CLAIRITY+ mobile app to pair the fixtures with the wall switch and if desired, customize the sensor settings

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.