

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on March 2, 2016.

Due to the absence of Chairperson Pellechia, Assistant Development Director Kasey Fluet called the meeting to order at 10:00 a.m.

A motion by Dietrich, seconded by Werra to appoint Pat Tetzlaff as Chairperson Pro-Tem.

Members present: Tim Dietrich, Rose Werra and Pat Tetzlaff.

Members absent: Steve Pellechia and Melissa Granicki

Others present: Kasey Fluet, Assistant Development Director

Consideration and possible action on the minutes of February 3, 2016.

A motion by Werra, seconded by Dietrich, to approve the minutes of February 3, 2016.

Motion carried.

Consideration and possible action on site, architectural, landscape and lighting plan for Tools Inc. (W248N5500 Executive Drive).

Eric Neumann, Project Director with MSI General and Karen Heiking, General Manager for Tools Inc. were present for this matter. Mr. Neumann reviewed the site, landscape and lighting plan. Mr. Neumann stated the building addition will have precast panels and will match the existing building and the windows also will match the existing. Mr. Neumann stated there will be additional dock doors and they will face north.

Mrs. Tetzlaff asked if this would create a different traffic pattern. Mr. Neumann stated the entrance to and from the site is the same and traffic to the site should be the same. Mr. Dietrich asked if there was enough room for the trucks to turn around. Mr. Neumann reviewed the site plan that shows the truck traffic pattern.

Mrs. Fluet read the memo (copy attached). Mrs. Fluet asked Mr. Neumann to address the comment in the memo about the wall mount or pole mount. Mr. Neumann stated it's a pole that is mounted on the building. Mrs. Fluet stated even though the pole is attached to the building it should not exceed the height of 30 feet.

A motion by Tetzlaff, seconded by Werra to approve the site, architectural, landscape and lighting plan for Tools Inc. (W248N550 Executive Drive) to obtain Corporate Park Approval, subject to all conditions of the Village Engineer and Plan Commission.

Motion carried.

Consideration and possible action on site and architectural plan for the expansion of Mammoth Springs, south of the Quarry pond off Dever Drive.

Arthur Sawall owner of Mammoth Springs LLC and Stephen Smith architect with Stephen Perry Smith Architects were present for this matter.

Mrs. Fluet stated to remove site plan concept J from the packet and refer to the concept plan handed out (copy attached).

Mr. Sawall reviewed the site plan he passed out and stated the plan recently changed because now he was acquiring the properties on Silver Spring and will add another 18 unit building. Mr. Sawall stated the expansion of Mammoth Springs will include seven buildings and the layout is very nice. Some of the buildings will be townhome style and apartment style ranging in one to three bedroom unit options. Mr. Sawall stated the Quarry pond is still the focal point of the project and this spring he will add a fountain with lights.

Mrs. Tetzlaff stated she is concerned about the traffic and if there is a market for more rentals in this area. Mr. Sawall stated he feels there is and he has already had requests to reserve rental space in the townhouse style unit. Mr. Smith stated rentals give people the flexibility to live and enjoy life but they want to have a nice new rental and a nice place to live.

Mr. Smith reviewed the building renderings. Mr. Smith stated the color scheme for the Mammoth South will play off the colors of Mammoth north and will include the wine color as accent colors, using the wine color from the “bookend” buildings of Mammoth north.

Mr. Smith stated the renderings on the boards presented shows the brick material on the 15 & 18 unit not extending to the roof but under the window sill of the top windows, this design helps the colors stand out and esthetically it looks better (copy of rendering attached). Mr. Dietrich agreed it looks better. It was the consensus of the ARB to not have the brick material to the roof line but to stop at the bottom window sill and the material to the top would be hardiplank a color of taupe or beige.

Mr. Smith stated the 19 unit building is like a hybrid building of a townhouse and an apartment. Mr. Smith stated this project and with the high end look creates a synergy for a great downtown.

Mr. Smith reviewed the materials to be used on the buildings, Chilton Stone, Hardiplank and Brick b/b Gibson (see photos attached). Mrs. Tetzlaff stated she liked the color schemes it looks rich. Mr. Dietrich stated it’s very similar to what is being used around other communities. Mrs. Werra stated she liked the colors.

Mr. Sawall stated he is not sure about using brick accent on the buildings and may remove the brick and use wine color hardiplank instead. The ARB discussed if the brick accent should be used on the buildings along Silver Spring and Waukesha Ave. It was the consensus of the ARB the buildings did not need the brick accent even though it would be preferred. Mr. Sawall stated he still might use the brick but the hardiplank in the wine color in its place will still make the buildings look good.

A motion by Dietrich, seconded by Tetzlaff to recommend to the Plan Commission approval of the site plan and architectural building plans for each, 10 unit building, 12 unit building, 15 unit building, 18 unit building and 19 unit building with the following conditions:

- The material on each of the building will be a combination of Chilton stone and hardiplank with the preferred third material of brick but not required.
- The approval of the landscape and lighting plan to be made at a future ARB meeting.

Motion carried.

A motion by Werra, seconded by Tetzlaff, to adjourn the meeting at 10:25 a.m.

Motion carried.

Respectfully submitted,
Kasey Fluet, Assistant Development Director

CONCEPT SITE PLAN

MAMMOTH SPRINGS SOUTH
VILLAGE OF SUSSEX, WI

SITE DATA TABLE

TOTAL AREA □ 4.768 acres

TOTAL UNITS □ 107 units
 - 22 Townhome residences
 - 85 Market Rate residences
 DENSITY □ 18.55 units/acre

SURFACE GARAGES □ 17 stalls
 SURFACE PARKING □ 27 spaces
 (excludes parking in front of units)

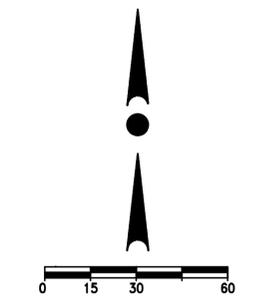
BUILDING SETBACKS
 - 6' minimum (Garage)
 - 15' typical



WAUKESHA AVENUE (C.T.H. "F")



12660 W. NORTH AVE., BLDG D
 BROOKFIELD, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpuedelko@trioeng.com



Scale: 1" = 30' (22"x34")
 Scale: 1" = 60' (11"x17")

DATE: 02/12/2016



STEPHEN
PERRY
SMITH
ARCHITECTURE, INC.

Mammoth Springs South
Sussex, WI

3-Story Townhome Concept
February 04, 2016

HALQUIST
S T O N E

Rocking America Since 1929

MADE FROM NATURE, NOT MOLDS.

SALES 262.246.9000 | FAX 262.246.5735

halquiststone.com | info@halquiststone.com

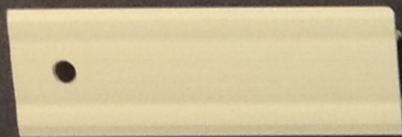
CHILTON MOSAIC



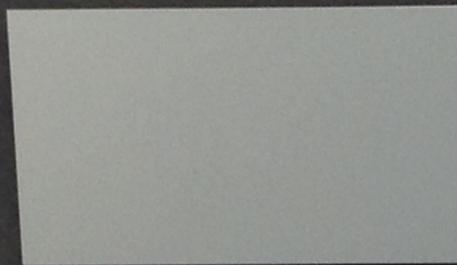
MAMMOTH SPRINGS SOUTH
SUSSEX, WI



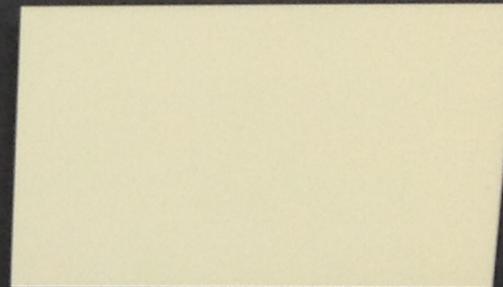
STEPHEN
PERRY
SMITH
ARCHITECTS, INC.



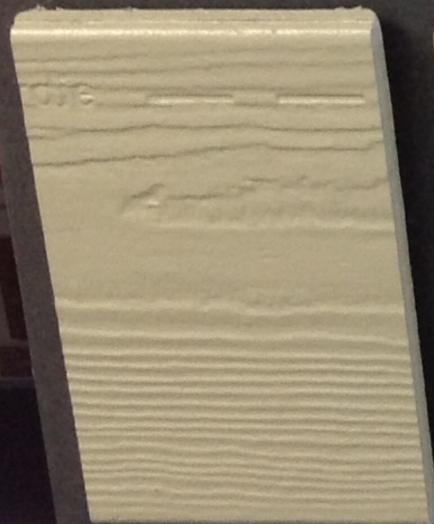
VINYL WINDOWS



STANDING SEAM METAL ROOFING



METAL COPING



SIDING 'A'



SIDING 'B'



SIDING TRIM



ALTERNATE SIDING



VINYL RAILINGS



Story Townhome Concept
February 04, 2016



SPS
ARCHITECTS



N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

MEMORANDUM

TO: Architectural Review Board

FROM: Kasey Fluet, Assistant Development Director

RE: ARB meeting for March 2, 2016

DATE: February 25, 2016

The following is background information for the ARB agenda items. Please refer to the Design Standards dated March 25, 2014.

01. Consideration and possible action on the ARB minutes from the February 3, 2016 meeting.

02. Discussion and possible action on a building addition of site, architectural, landscape and lighting plan for Tools Inc. (W248N5500 Executive Drive).

This site is zoned BP-1. Tools Inc is proposing a 41,900 square foot addition to their building. The plans were reviewed by the Plan Commission at the February 18, 2016 meeting and the following motion was made:

A motion by Kremer, seconded by Tetzlaff, to approve the plan of operation, site, architectural, lighting and landscape plan for Tools Inc. (W248N5500 Executive Drive); subject to final review by the Village Engineer, review by the ARB and addressing any conditions by the ARB, makes a finding that the use and structures meet the principals of 17.1002(A-H); and the approvals are subject to the standard conditions of Exhibit A.

Motion carried.

Site plan

- Subject to final review by the Village Engineer.

Architectural building plan

- Roof top units are to be screened from view.
- Exterior material for addition will match the existing exterior of the building.

Landscape plan

- Landscape plan is sufficient.

Lighting plan

- OB cut sheet indicates an arm mount and a wall mount, petitioner will need to explain which option will be used. Tools will match the new wall lights with the existing.

Signage plan

No plan has been submitted, staff will need to review any signage for the site and determine if the plans will require review by the ARB and/or the PC.

Staff recommends: Staff recommends the ARB approve the site, architectural building, landscape, and lighting plan for the addition to Tool Inc. subject to final review by the Village Engineer.

03. Consideration and possible action on site and architectural plan for the expansion of Mammoth Springs, south of the Quarry pond off Deyer Drive.

The site is zoned B-4.

This site is proposed to have 6 residential buildings with 22 of the units to be townhome style and 67 units are market rate units.

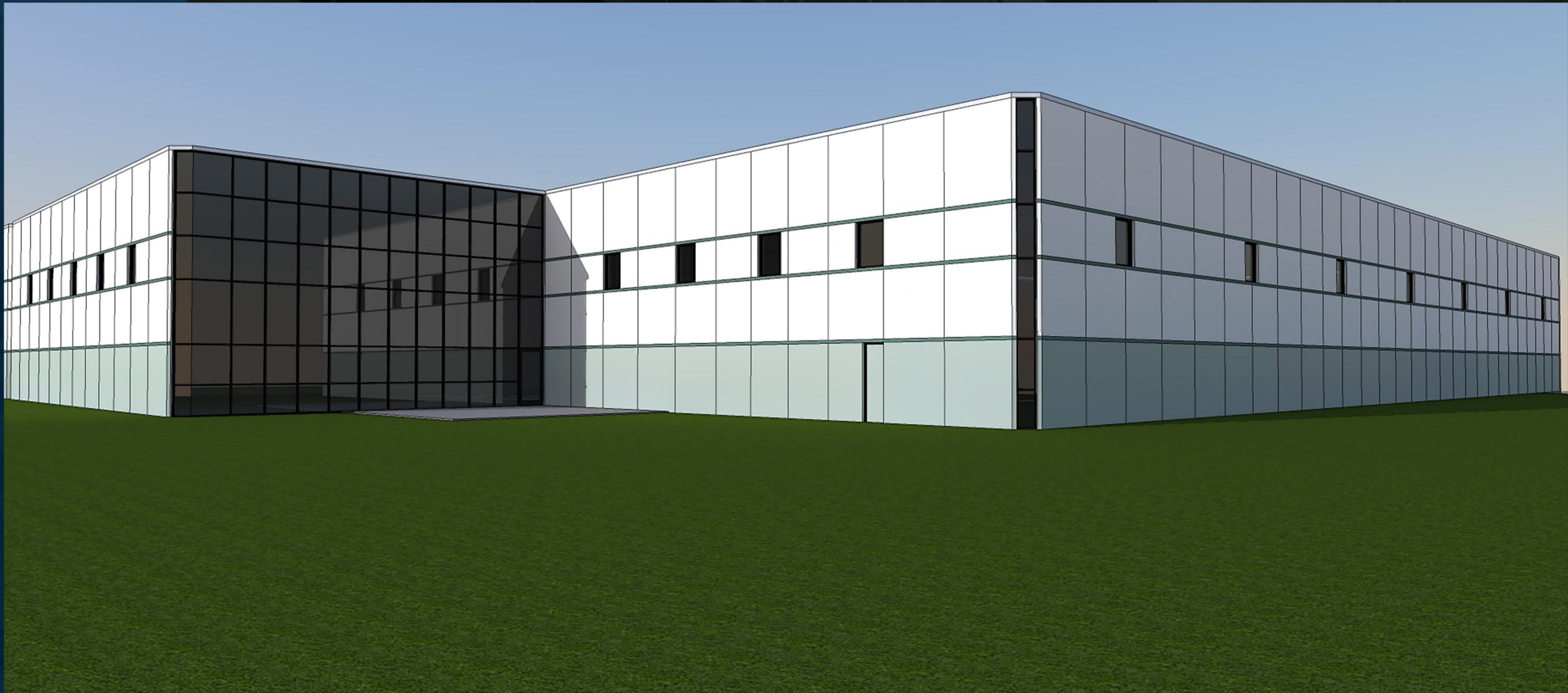
The architectural scheme of the buildings will be similar to Mammoth Springs “north” but will be unique enough to have their own characteristics.

The exterior of the buildings will have hardiplank, stone and brick. None of the buildings will exceed 36 feet in height.

The developer’s architect will present color schemes and discuss the materials.

Staff recommends: Staff recommends the ARB approve the site and architectural building plans for Mammoth Springs expansion south of the Quarry pond off Deyer Drive.

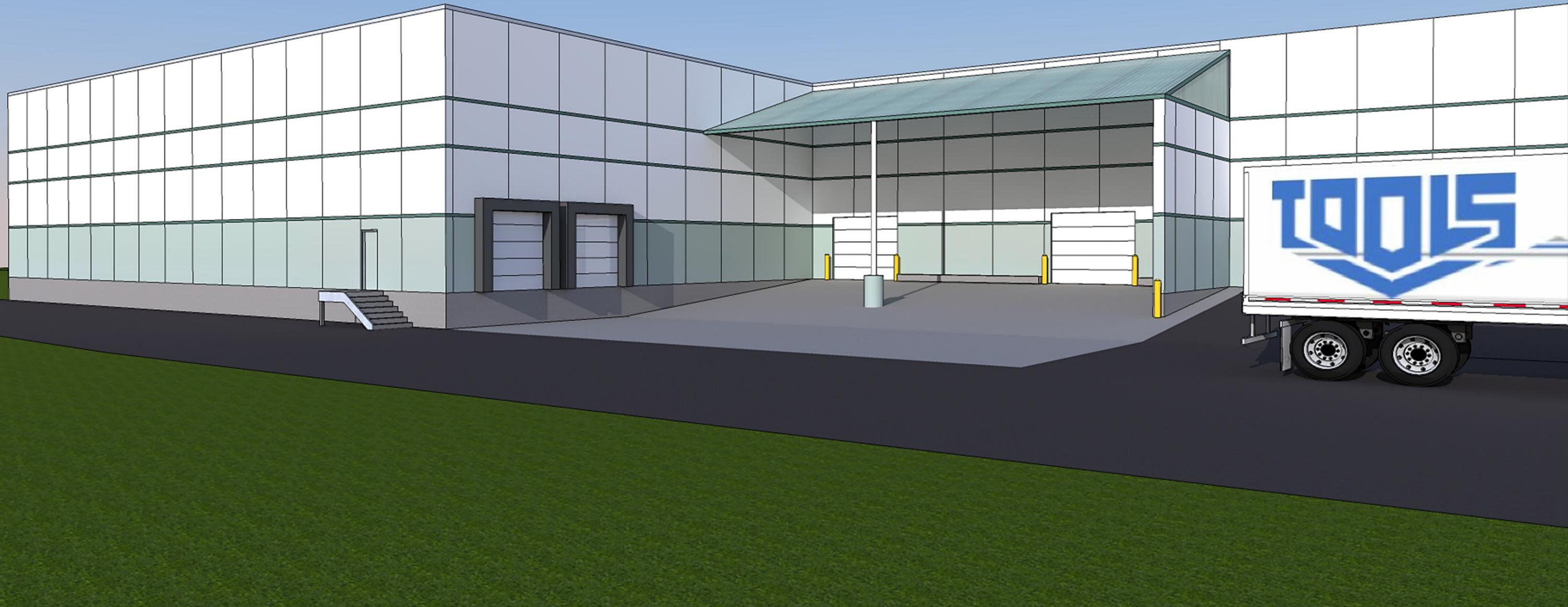
TOOLS INC.



SINGLE SOURCE RESPONSIBILITY™



TOOLS INC.



SINGLE SOURCE RESPONSIBILITY™





MSI GENERAL CORPORATION
 P.O. BOX. 7
 OCONOMOWOC, WI 53066
 PHONE: 262-367-5661
 FAX: 262-367-7390

WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

REVISIONS:

1	--
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	



PROJECT ADDRESS:

PROJECT NAME
 Tools Incorporated - Addition
 STREET ADDRESS
 W248 N5400 Executive Drive
 CITY / STATE / ZIP
 Sussex, WI 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 11-2015 Drawn By: B. Zenker
 Sheet Title: SITE PLAN
 Sheet Number: C-101
 Project Number: P11547

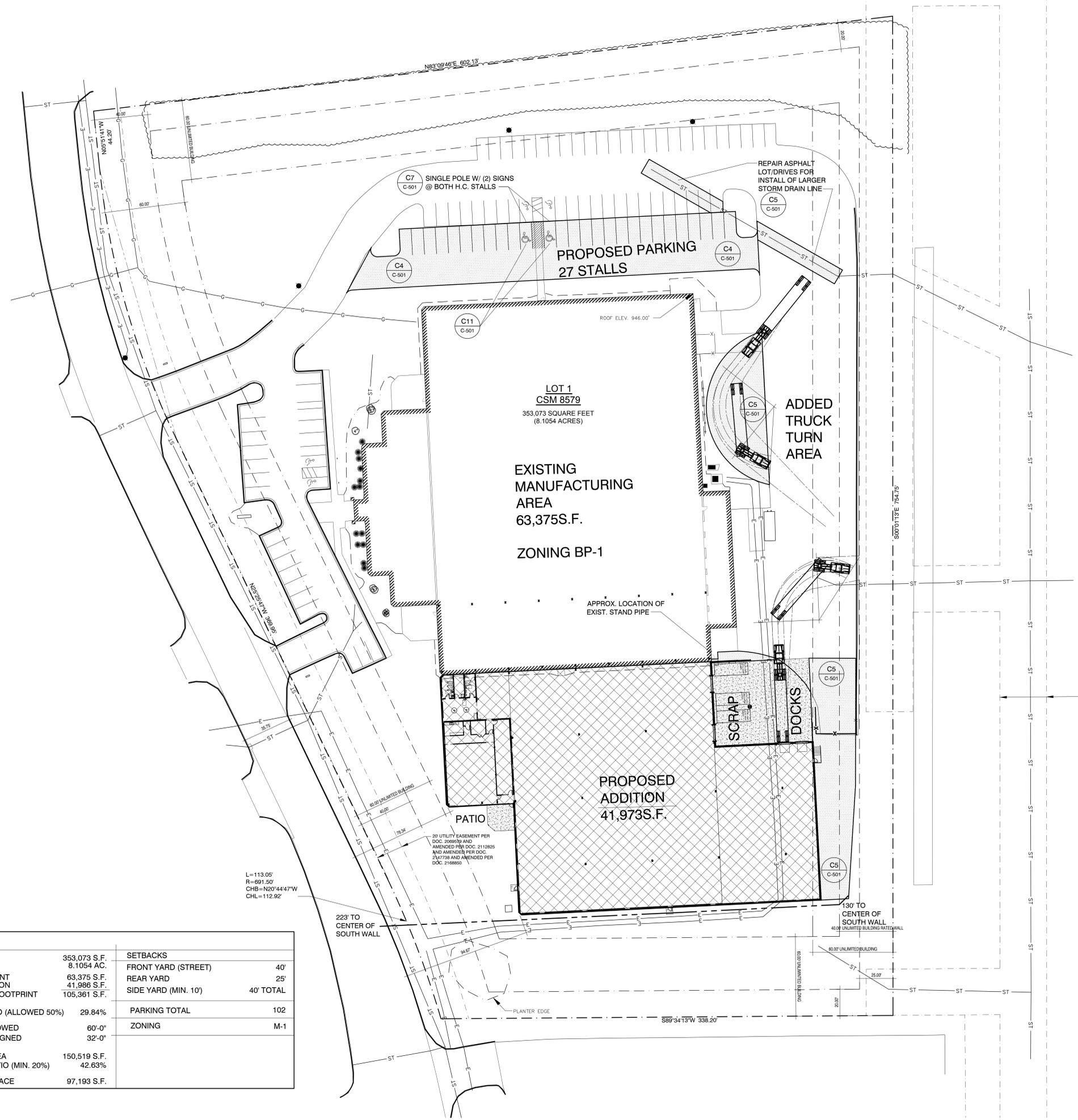
MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

SITE DATA		SETBACKS	
SITE AREA	353,073 S.F. 8.1054 AC.	FRONT YARD (STREET)	40'
EXISTING FOOTPRINT	63,375 S.F.	REAR YARD	25'
PROPOSED ADDITION	41,966 S.F.	SIDE YARD (MIN. 10')	40' TOTAL
TOTAL BUILDING FOOTPRINT	105,361 S.F.		
FLOOR AREA RATIO (ALLOWED 50%)	29.84%	PARKING TOTAL	102
BUILDING HT. ALLOWED	60'-0"	ZONING	M-1
BUILDING HT. DESIGNED	32'-0"		
GREEN SPACE AREA	150,519 S.F.		
GREEN SPACE RATIO (MIN. 20%)	42.63%		
IMPERVIOUS SURFACE	97,193 S.F.		



SITE PLAN 1" = 30'-0"

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	



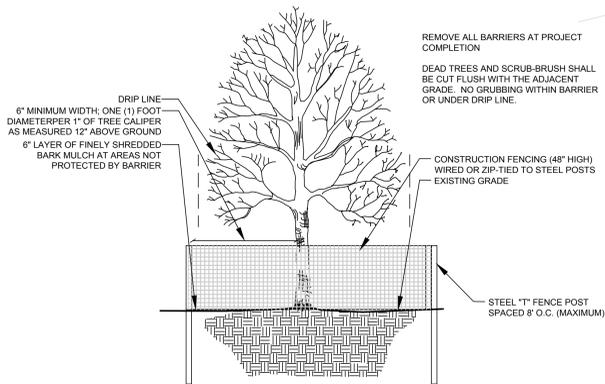
PROJECT ADDRESS:

PROJECT NAME
 Tools Incorporated - Addition
 STREET ADDRESS
 W248 N5400 Executive Drive
 CITY/STATE/ZIP
 Sussex, WI 53089

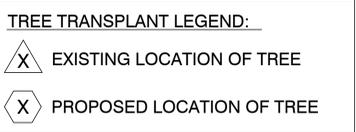
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSJ GENERAL MASTER SPECIFICATION

Date: 11-2015
 Drawn By: B. Zenker
 Sheet Title: LANDSCAPE PLAN
 Sheet Number: L100
 Project Number: P11547

1 DETAIL TREE PROTECTION/PRESERVATION DETAIL
 N.T.S. SECTION



- SHADE TREES (DECIDUOUS)**
 SHL Skyline Honeylocust
- EVERGREEN TREES**
 BHS Black Hills Spruce
- EVERGREEN SHRUBS**
 SGJ Sea Green Juniper
- DECIDUOUS SHRUBS**
 MV Mohican Viburnum
- ORNAMENTAL GRASSES**
 SVMG Silver Variegated Maidengrass
 HMSG Heavy Metal Switch Grass
- PLANT ABBREVIATION KEY**





MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



Symbol	Label	QTY	Catalog Number	Description	Lamp	Numb er Lamps	Lumens per Lamp	LLF	Wattag e	Polar Plot
□	OAE	6	EXISTING	EXISTING AREA LIGHT, 400W MH ON 3' POLE	CLEAR VERTICAL 400PSMH RATED FOR 44000 LUMENS	1	44000	0.7	452	
□	OA	0	ECA18-3V-400PSMH	ECOLUME	CLEAR VERTICAL 400PSMH RATED FOR 44000 LUMENS	1	44000	0.7	452	
□	OBE	4	EXISTING	EXISTING	CLEAR VERTICAL 400PSMH RATED FOR 44000 LUMENS	1	44000	0.7	452	
□	OB	4	ECA18-3V-400PSMH	ECOLUME	CLEAR VERTICAL 400PSMH RATED FOR 44000 LUMENS	1	44000	0.7	452	
□	OCE	4	EXISTING	SURFACE MOUNTED CANOPY LIGHT, 250W MH		1	20500	0.7	250	
□	OC	4	SCL 255 PMA 4	SURFACE MOUNTED CANOPY LIGHT, 250W MH		1	20500	0.7	250	
□	OEE	7	EXISTING	1/100W CLEAR ED17 LAMP 8" SQUARE 38.75" TALL BOLLARD 4.1875" DIA SPECULAR CONE REFL W/5" TALL ACRYLIC CUBE LENS		1	9000	0.7	100	
□	OE	3	OSAR8-100PSMH12D-AC	1/100W CLEAR ED17 LAMP 8" SQUARE 38.75" TALL BOLLARD 4.1875" DIA SPECULAR CONE REFL W/5" TALL ACRYLIC CUBE LENS		1	9000	0.7	100	
□	OH	6	DF12-MFL-400PSMH-CH	DESIGNER FLOOD	CLEAR VERTICAL 400PSMH/RATED FOR 44000 LUMENS	1	44000	0.7	452	
□	OJ	3	WRN24WLU-MC3	MINI WALL LIGHT LED WITH FROSTED GLASS LENS	24W LED	1	515	0.9	22	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALCULATOR ZONE SOUTH	+	0.8 N	30.9 N	0.6 N	N/A	N/A
SOUTH FACADE	+	4.2 N	127.7 N	0.1 N	127.6:1	42.0:1

South View
Scale: 1" = 30'

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

REVISIONS:
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48



PROJECT ADDRESS:
PROJECT NAME
Tools Incorporated - Addition
STREET ADDRESS
W248 N5400 Executive Drive
CITY/STATE / ZIP
Sussex, WI 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 11-2015
Drawn By: B. Zenker
Sheet Title: SITE LIGHTING PLAN
Sheet Number: C-106
Project Number: P11547

Notes:

Featuring CosmoPolis and MasterColor Elite Electronic HID Systems

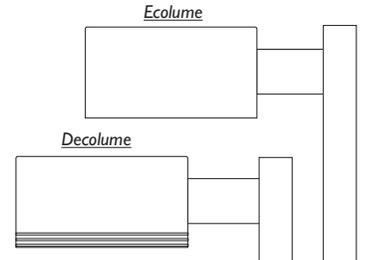
Ecolume and Decolume

Page 1 of 3

Arm Mount and Wall Mount

Ecolume and Decolume are rectilinear arm-mounted area luminaires, also suitable for wall mounting. The precision segmented optical systems provide required light levels, even illumination, wide pole spacings and glare control. The housing is dieformed and the door frame is extruded aluminum. The luminaire is completely sealed and gasketed, preventing intrusion from moisture, insects and contaminants. Decolume luminaires feature three (3) decorative ribs along the lower portion of the housing. The ribs are permanent design elements, an integral part of the dieformed housing.

Flat glass lens luminaires provide full cutoff performance. Sag lens Luminaires using 3V/QV optics set to lower socket position or Mallmaster optics provide semi-cutoff performance. Other sag lens luminaires provide cutoff performance.



Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

	Ecolume	Decolume	
Arm Mount to Pole*	ECA14	DECA14	14" Square Luminaire
	ECA18	DECA18	18" Square Luminaire
	ECA23	DECA23	23" Square Luminaire
Direct Wall Mount	ECW14	DECW14	14" Square Luminaire
	ECW18	DECW18	18" Square Luminaire
	ECW23	DECW23	23" Square Luminaire
Wall Mount with Arm	ECWA14	DECWA14	14" Square Luminaire
	ECWA18	DECWA18	18" Square Luminaire
	ECWA23	DECWA23	23" Square Luminaire

*Arm mounting on round poles is designed to mount to poles measuring 3.5" OD or larger only.

MOUNTING

- 1 Single Pole Mount
- 2 Twin Pole Mount at 180°
- 2@90° Twin Pole Mount at 90°
- 3 3-way Pole Mount at 90°
- 3@120° 3-way Pole Mount at 120°
- 4 4-way Pole Mount

Use "1" for wall mounted units.

DISTRIBUTION

Horizontal Lamp

- 2H Type II
- 3H Type III**
- FH Type IV Forward Throw
- BLC Backlight Control (18" only, 400MH/PSMH requires BT28/E28 lamp.)
- QH Type V

Vertical Lamp, Sag Lens

- 3V^{1,2,3} Type III Vertical Lamp
 - FV^{1,3} Type IV Forward Throw Vertical Lamp
 - QV^{1,2,3} Type V Vertical Lamp
 - 3V-RNC^{1,2} Type III Vertical Lamp, Reduced Nadir Candlepower (23" only)
 - QV-RNC^{1,2} Type V Vertical Lamp, Reduced Nadir Candlepower (23" only)
- RNC (Reduced Nadir Candlepower) optics should be specified only in applications requiring extreme maximum to minimum uniformity ratios (5 to 1 or lower). Reduced luminaire efficiency with RNC optics will result in lower average footcandle levels.
- 3SV¹ Type III Vertical Lamp Mallmaster Semi-cutoff (23" only)
 - QSV¹ Type V Vertical Lamp Mallmaster Semi-cutoff (23" only)

Vertical Lamp, Flat Glass Lens

- 2VFC^{4,5} Type II Vertical Lamp, Flat Glass Lens (18" only)
- 3VFC⁴ Type III Vertical Lamp, Flat Glass Lens (18" and 23" only)
- FVFC⁴ Type IV Vertical Lamp, Flat Glass Lens (18" and 23" only)
- QVFC⁴ Type V Vertical Lamp, Flat Glass Lens (18" and 23" only)

1. 14" and 18" luminaires with vertical lamp optics are supplied standard with high temperature resistant thermoplastic sag lens. 23" luminaires with vertical lamp optics are supplied standard with a sag glass lens.
2. 18" and 23" 3V/QV optical systems feature an upper (factory set) cutoff socket position. For wider spacings, a lower (field adjustable) semi-cutoff socket position may be set.
3. 14" vertical lamp optics require a medium base lamp. Not Available with 480V.
4. 18" luminaires with vertical lamp, flat glass optics are only available with reduced envelope BT/ED-28 PSMH lamps in 250, 320, 350, and 400W.
5. 2VFC optics are not available with 23" housing.

Ecolume and Decolume

Arm Mount and Wall Mount

WATTAGE E Wattages marked with circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

	14"	18"	23"
Pulse Start MH Magnetic Ballast	100MH ^{8,10} 150MH ^{8,10} 175PSMH ⁶ E 200MH ^{9,10} E	250PSMH E 250PS90*** E 320PSMH ¹² E 350PSMH ¹² E 400PSMH E	400PSMH ¹¹ E 450PSMH ¹¹ E 750PSMH ¹¹ 775PSMH ¹¹ 875PSMH 1000PSMH ¹¹
CosmoPolis Electronic System	60CMPE ¹³ 90CMPE ¹³ 140CMPE ¹³	60CMPE ¹³ 90CMPE ¹³ 140CMPE ¹³	
MasterColor Elite Electronic System		210MCE-3K ¹³ E 210MCE-4K ¹³ E 315MCE-3K ¹³ E 315MCE-4K ¹³ E	210MCE-3K ¹³ E 210MCE-4K ¹³ E 315MCE-3K ¹³ E 315MCE-4K ¹³ E
Pulse Start MH Electronic Ballast		250PSE ¹³ E 320PSE ^{12,13} E	
Standard MH Magnetic Ballast**	175MH**	250MH** 400MH**	400MH** 1000MH ²⁵
High Pressure Sodium Magnetic Ballast	70HPS ^{6,7} 100HPS ^{6,7} 150HPS ⁶	250HPS 400HPS	400HPS 750HPS 1000HPS***
**175MH, 250MH and 400MH not available for sale in the United States.			
*** 250PS90 includes a 90% efficient magnetic PSMH ballast, meeting the requirements of California Title 20, effective 1/1/2010.			
****1000W HPS Not available with Vertical Lamp, Flat Glass optics.			

OPTIONS

HS ¹⁴ Internal House Side Shield	ACR ²⁰ Acrylic Sag Lens
F Fusing	POLY ²⁰ Polycarbonate Sag Lens
LF ¹⁵ In-Pole/In-Line Fusing	SG ²³ Sag Glass Lens
PCT ¹⁶ Locking Type Photocontrol Receptacle with Photocontrol	QS ²¹ Quartz Standby
PCR Locking Type Photocontrol Receptacle	QST ²¹ Quartz Standby - Timed Delay
PCB ¹⁶ Button Photocontrol	Q924 ²¹ Quartz Emergency
MF ¹⁷ Mast Arm Fitter	QT924 ²¹ Quartz Emergency - Timed Delay
PTF2 Pole Top Fitter 2 3/8" X 4"	GMR ²² Provision for Gardco Motion Response
PTF3 Pole Top Fitter 3 - 3 1/2" X 6"	L6 ²⁴ LumiStep Ballast 6 hour
PTF4 Pole Top Fitter 3 1/2 - 4" X 6"	L8 ²⁴ LumiStep Ballast 8 hour
AP ^{18,19} Adjustable Knuckle - Square Pole Mount	L10 ²⁴ LumiStep Ballast 10 hour
AT ¹⁹ Adjustable Knuckle - Tenon Mount	

VOLTAGE

120
208
240
277
347
480
QUAD
120/208/240/277
factory tied to 277V.
200-277
CMPE, MCE, and
PSE types only.

FINISH

BRP Bronze Paint
BLP Black Paint
WP White Paint
NP Natural Aluminum Paint
OC Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
SC Special Paint Specify. Must supply color chip.

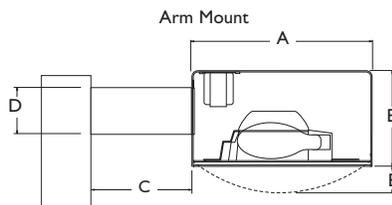
6. Requires mogul base lamp in horizontal optics and medium base lamp in vertical optics.
7. Not Available in 480V.
8. Requires medium base lamp.
9. Requires mogul base lamp.
10. All 200MH and all MH 150W and below are pulse start by design.
11. Available with vertical lamp optics only.
12. Requires BT28 / E28 lamp.
13. CMPE and MCE types available in 120V, 200-277V, 347V, or 480V.
120V, 347V and 480V require and include an auxiliary transformer.
For MCE types, "-3K" indicates a 3,000°K lamp, "-4K" indicates a 4,000°K lamp.
PSE types available in 200 - 277V only.
14. Supplied standard for FH/FV/FVFC optics. Not available with QVFC optics.
15. Kit includes In-Line Fuses.
16. Not Available with 480V.
17. Available for 18" or 23" units only. Requires 2 3/8" O.D. Mast Arm.
18. Only available with single and twin luminaires @ 180°. Mounts to square poles only.
19. Not available with 23" units.
20. In lieu of glass - Not available with 23" units.
21. See QS/Q924 Table.
22. Available only with 14" 175PSMH or 150HPS and 18" 250PSMH through 400PSMH or 250HPS through 400HPS wattages. Includes dual-level capacitor and wiring to connect to Gardco Motion Response System.
23. 18" or 23" only. Supplied standard with 23" luminaires with vertical optics.
24. Available with CosmoPolis system only. See submittal sheet GE200-005 for complete information on LumiStep ballasts.
25. 1000W MH requires BT-37 or E-37 lamp when specified with 3VFC, FVFC, and QVFC optics.

(Note 21) QS / Q924 Table	
HID Lamp Watts	Maximum Quartz Lamp Watts
175 watts or less	100 Watts
Above 175 watts up to 400 watts	150 Watts

14" luminaires limited to 100 watt quartz lamp maximum regardless of HID wattage. QS, QST, Q924 and QT924 options are not available in luminaires above 400 watt HID.

DIMENSIONS AND EPA (CONTINUED ON PAGE 3)

ARM MOUNT			
	14"	18"	23"
A	14" sq 35.56cm	18" sq 45.72cm	23" sq 58.42cm
B	7" 17.78cm	10" 25.40cm	14.5" 36.83cm
C Arm Length	6" 15.24cm	9" 22.86cm	12" 30.48cm
D Arm Height	5" 12.70cm	5" 12.70cm	8" 20.32cm
E Drop Lens	2" 5.08cm	4" 10.16cm	6.5" 16.51cm

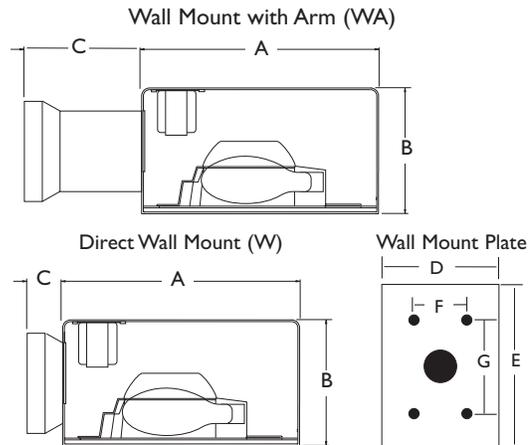


ECOLUME and DECOLUME	EPA (Effective Projected Area) ft ² / m ²		
	Single	Twin 180°	Quad
14" units	1.1 / .103	2.2 / .205	2.7 / .251
18" units	1.9 / .177	3.8 / .354	4.8 / .446
23" units	3.6 / .335	7.3 / .679	8.8 / .818

ECOLUME and DECOLUME	Single Luminaire Weight (lbs / kg)
14" units	30 / 13.61
18" units	50 / 22.68
23" units	90 / 40.83

DIMENSIONS AND EPA (CONTINUED FROM PAGE 2)

WALL MOUNT / WALL MOUNT PLATE			
	14"	18"	23"
A (W & WA)	14" sq 35.56cm	18" sq 45.72cm	23" sq 58.42cm
B (W & WA)	7" 17.78cm	10" 25.40cm	14.5" 36.83cm
C (WA only)	8" 20.32cm	11" 27.94cm	14" 35.56cm
C (W only)	2" 5.08cm	2" 5.08cm	2" 5.08cm
D (W & WA)	5" 12.70cm	5" 12.70cm	5" 12.70cm
E (W & WA)	7" 17.78cm	7" 17.78cm	7.38" 18.75cm
F (W & WA)	2.25" 5.72cm	2.25" 5.72cm	4" 10.16cm
G (W & WA)	4" 10.16cm	4" 10.16cm	6.5" 16.51cm



SPECIFICATIONS

GENERAL DESCRIPTION: Each Ecolume and Decolume is a cutoff luminaire for high intensity discharge lamps. Internal components are totally enclosed, rain-tight, dust-tight, and corrosion resistant. No venting of the optical system or electrical components is required or permitted. Lamping requires no lifting or hinging of the luminaire housing, disturbing wiring or exposing uninsulated live parts.

HOUSING: The housing wrapper is one-piece dieformed aluminum. The housing has an integral reinforcing spine and no welded corners. Silicone seals provide a weathertight seal at all points of material transition.

LENS: A mitered, extruded anodized aluminum door frame retains the optically clear, heat and impact resistant tempered flat glass in a sealed manner using hollow section, high compliance, memory retentive extruded silicone rubber. A non-yellowing drop acrylic lens is provided standard on 14" and 18" vertical lamp and a sag glass lens is provided on 23" vertical lamp luminaires. A single flush 1/4 turn captive fastener permits easy access to the luminaire.

OPTICAL SYSTEMS: The segmented reflector system consists of two levels of highly specular aluminum facets precisely aligned to achieve specified photometric distributions. The entire optical system is field rotatable in 90° increments. The position-oriented mogul base socket is glazed porcelain with a nickel plated screw shell. A lamp stabilizer is standard on 3H and QH 400W MH and PSMH units.

ELECTRICAL: All electrical components are UL recognized and factory tested. Electronic and magnetic HID ballasts are high power factor. Magnetic HID ballasts are the separate component type. The ballast is mounted on a unitized tray and secured within the luminaire, above the reflector system. Electronic and magnetic HID ballasts are capable of providing reliable lamp starting down to -20°F / -29°C. Standard fluorescent ballasts are solid state.

Luminaires provided with the CosmoPolis or MasterColor Elite high performance ceramic metal halide electronic system include high power factor electronic ballasts, designed specifically for the system selected.

FINISH: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally-cured polyester powder finish after fabrication.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Ecolume and Decolume Luminaires feature a 1 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

SEMI-CUTOFF PERFORMANCE: Semi-Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 50 (5.0 percent) at an angle at or above 90° above nadir, and 200 (20 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.



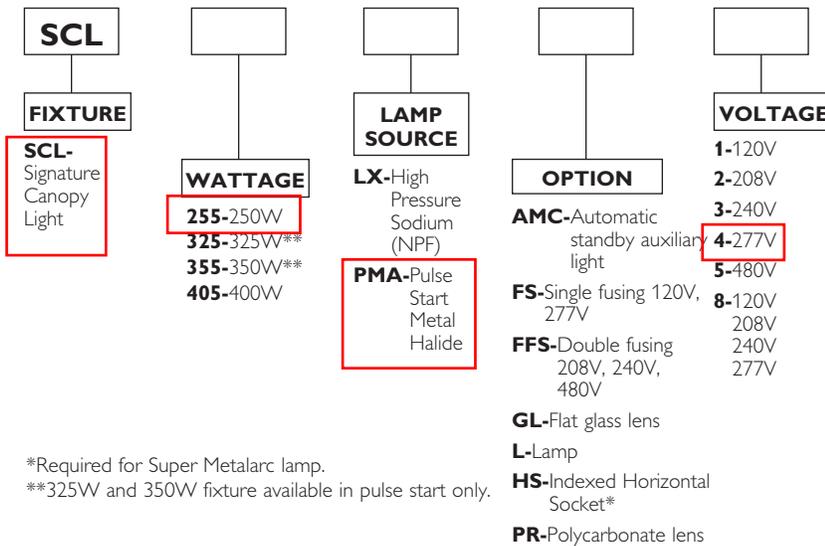
TYPE NO. _____ JOB NAME _____

SCL Signature Canopy Light



ORDERING INFORMATION

Catalog Number: Example: SCL255PMAFS-8



*Required for Super Metalarc lamp.
**325W and 350W fixture available in pulse start only.

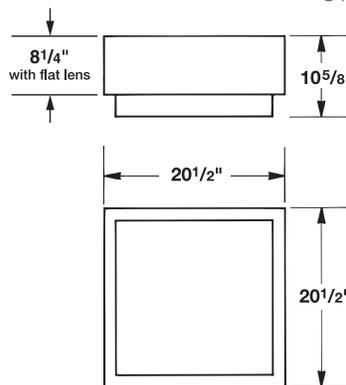
ACCESSORIES

- SCLLENS**-Acrylic Lens Replacement Kit.
- SCLLENSGL**-Glass Lens Replacement Kit.

TECHNICAL INFORMATION

SCL fixtures accept mogul screw base lamps. High Pressure Sodium units use E18. Pulse Start Metal Halide uses BT37. Lamps can be ordered and shipped with the fixture as a factory option. SCL units should not be surface mounted to low density ceilings. Units are to be mounted on metal or concrete surfaces. Not for use in carwashes, indoor swimming pools, or other areas that may entrap heat.

Spacing Ratio	
SCL405LX	1.2
SCL405MA	1.1
SCL255MA	1.1
SCL255LX	1.2



PRODUCT SPECIFICATIONS

- SCL outdoor canopy and soffit lighting where mounting heights range between 10 and 20 feet. Typical applications include retail gasoline island canopies, drive-through canopies, and soffits over walks and entries.
- Housing is fabricated from formed steel, finished in Duraplex II white polyester, for durability.
- Ballast components are rigidly mounted to the housing for maximum heat transfer and strength. Easily accessible through a removable ballast cover.
- A closed cell neoprene gasket provides maximum sealing between the housing and lens assembly.
- Lamp sockets are nickel plated "lamp grip" type with a spring loaded center contact. 4KV pulse rated.
- Anodized aluminum, high reflectance lighting sheet is used with the primary reflector and ballast/cover secondary reflector for high efficiency.
- A high impact resistant "double prism" injection molded acrylic refractor gives excellent light distribution.
- Type V distribution is standard rotating refractor 90° provides asymmetric distribution.

FEATURES & SPECIFICATIONS

INTENDED USE — For walkways, plazas or pedestrian areas. **Certain airborne contaminants can diminish integrity of acrylic.** [Click here for Acrylic Environmental Compatibility table for suitable uses.](#)

CONSTRUCTION — Extruded one-piece aluminum, 0.188" wall thickness. Top cover is welded of 0.188" wall extrusion and 0.250" top plate. 42" overall height standard. Closed-cell EPDM gasketing is included. Finish: Standard finish is dark bronze (DDB) polyester powder, electrostatically applied and oven-cured. Other colors available as options.

OPTICS — Hydroformed, fluted, anodized, aluminum upper reflector combined with spun aluminum, anodized, flared cone is standard. Cylindrical lower reflectors also available. Lens is clear, seamless 100% virgin acrylic, 1/4" wall, flush fitting.

ELECTRICAL — High pressure sodium and metal halide are high-reactance, high-power-factor ballasts. Ballasts are 100% factory-tested for reliable operation. Electrical components are tray-mounted with quick-disconnect plug and are accessible through bottom of bollard. Porcelain, vertically oriented, medium-base pulse-rated porcelain socket with copper alloy, nickel-plated shell and center contact.

INSTALLATION — Four 1/2" x 11" anchor bolts with double nuts and washers (shipped separately). 4-1/2" bolt circle template included.

LISTINGS — UL listed for wet locations. Listed and labeled to comply with Canadian standards (see Options).

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

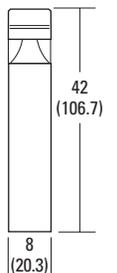
Notes
Type



Architectural Bollard

KB8

8" Square
High Pressure Sodium
Metal Halide
Incandescent



*Weight: 33.4-43.2 lbs. (15.2-19.6 kgs.)
*Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: KBE8 70M R5 120 LPI

Series	Wattage	Reflector	Voltage	Ballast	Options	Finish ⁵	Lamp ⁷
KBE8	High pressure sodium	Standard flared cone	120	HID	Shipped installed in fixture	(blank) Dark bronze	Striping ⁶
KBS8	50S	R5 Type V distribution	208	(blank) Magnetic	SF Single fuse (120, 277, 347V; N/A TB)	DBL Black	LPI Lamp included
	70S	Optional cylindrical reflectors	240	Incandescent	DF Double fuse (208, 240V; N/A TB)	DMB Medium bronze	L/LP Less lamp
	100S		277	(blank) None	H24 24" overall height	DNA Natural aluminum	
	150S	CYA Specular	347		H30 30" overall height	DSS Sandstone	
	Metal halide ¹	CYB Black	TB³		H36 36" overall height	DGC Charcoal gray	
	70M	CYG Gold			FD Festoon outlet	Super Durable Finishes	
	100M	CYF Flat black			FG Ground-fault festoon outlet	DDBXD Dark bronze	
	Incandescent ²				XT Diode (incandescent only)	DBLXD Black	
	I				CSA Listed and labeled to comply with Canadian standards (120, 277, 347V only)	DGCXD Charcoal gray	
					Shipped separately ⁴	DNAXD Natural aluminum	
					S8S Half-shield for 8" square	DSSXD Sandstone	

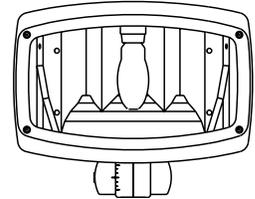
Notes:

- Use coated lamp with metal halide sources.
- 120V only. 150W lamp max. A19 lamps only. Not available with LPI.
- Optional multi-tap ballast (120V, 208V, 240V, 277V; 120V, 277V, 347V in Canada).
- May be ordered as an accessory. Must specify finish.
- See www.lithonia.com/archcolors for additional color options.
- Striping is available only on KBE8, and only in the colors listed.
- Must be specified.

Designer Flood

DF12 - 12" Diameter

The Gardco DF12 is a flood luminaire with a choice of (5) precision faceted optical systems. Each is designed to provide a specific distribution and sharp cutoff of stray light. The contemporary soft-form cast housing is available in a variety of finishes creating compatibility with most architectural and landscape elements. The high strength diecast aluminum knuckle features an integral splice compartment eliminating the need for a supplementary junction box and thereby permitting closer to grade mounting.



PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
<input type="text"/>						

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

DF12	Designer Floodlight 12" Diameter
-------------	----------------------------------

MOUNTING

W	Wall/Ceiling Canopy Mount. For mounting over (not to) a 4" recessed outlet box. When mounted on vertical surface, provides vertical aiming from straight down to 100° up from nadir. When mounted on a vertical surface, long axis of luminaire must be horizontal (+/-30°). Mounts directly to wall or ceiling. The surface structure must be suitable to support the luminaire. Only suitable for use on non-combustible surfaces.
WMB	Wall Mount with Bullhorn. For mounting over (not to) a 4" recessed outlet box. Provides full axial 180° vertical and 358° rotational aiming range. Mounts direct to wall. Surface structure must be suitable to support the luminaire. When mounted in wet locations, luminaire must be mounted as shown in diagrams on page 2. In damp or dry locations, arm assembly may be inverted.
W90	Wall Arm Mount. For mounting over (not to) a 4" recessed outlet box. Provides full axial 180° vertical and 358° rotational aiming range. Mounts direct to wall. Surface structure must be suitable to support the luminaire. When mounted in wet locations, luminaire must be mounted as shown in diagrams on opposite page. In damp or dry locations, arm assembly may be inverted.
ST	Stanchion Mount. 18" stanchion for in-ground concrete burial mounting.
SM	Surface Mount Stanchion. Mounts to 18" stanchion pole assembly.

DISTRIBUTION

HFL	Horizontal Flood
VFL	Vertical Flood
MFL	Medium Flood
HSP	Horizontal Spot
NSP	Narrow Spot

1. Not Available with 750HPS or 750PSMH.

WATTAGE

Pulse Start MH Magnetic Ballast	250PSMH [ⓔ]	320PSMH ¹ [ⓔ]	400PSMH [ⓔ]
	250PS90 ^{**} [ⓔ]	350PSMH ¹ [ⓔ]	750PSMH ³ [ⓔ]
MasterColor® Elite Electronic System 	210MCE-3K ² [ⓔ]	315MCE-3K ² [ⓔ]	
	210MCE-4K ² [ⓔ]	315MCE-4K ² [ⓔ]	
Standard MH Magnetic Ballast*	250MH*	400MH*	
High Pressure Sodium Magnetic Ballast	250HPS	400HPS	750HPS ³

* 250W and 400W probe start MH luminaires are not available for sale in the United States.
 ** 250PS90 includes a 90% efficient magnetic PSMH ballast, meeting the requirements of California Title 20, effective 1/1/2010.

ⓔ Wattages marked with Circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

VOLTAGE

120	347
208	480
240	200 - 277 ²
277	

NOTE: All luminaires 400 watts and below include fusing standard. Fusing is NOT available with 750 watt types.

- Only MCE types are available in 200-277V. MCE types not available in 120V, 347V or 480V. MasterColor® Elite systems are supplied with lamp. "-3K" suffix specifies a 3000°K lamp and "-4K" suffix specifies a 4000°K lamp.
- Not available with HSP or VFL optics.
- Requires BT28 / E28 lamp.

1611 Clovis Barker Road, San Marcos, TX 78666
 (800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

© 2010 Koninklijke Philips Electronics N.V. All Rights Reserved.

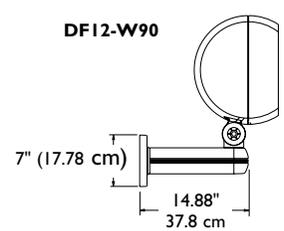
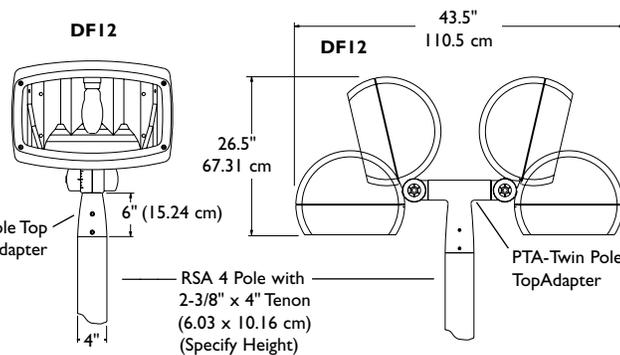
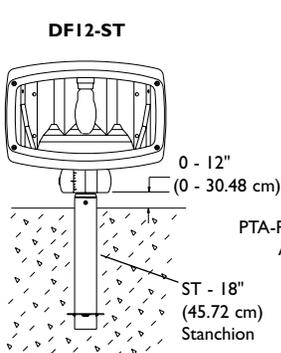
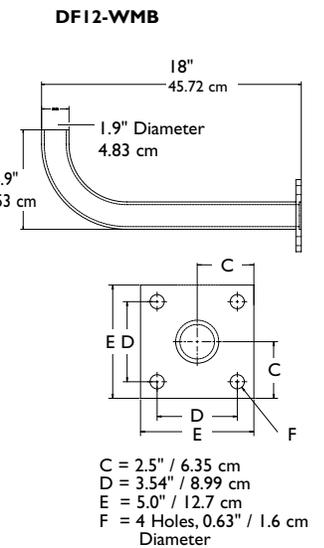
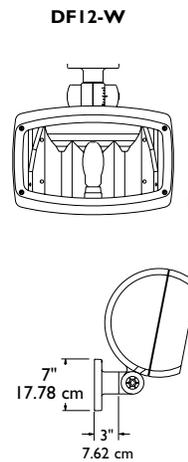
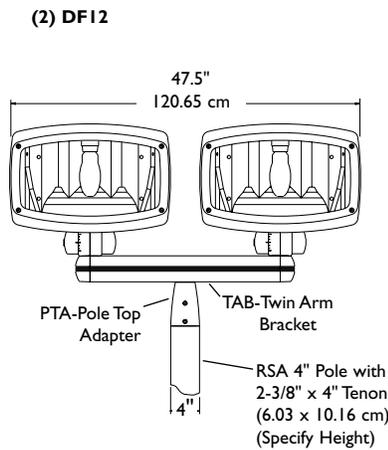
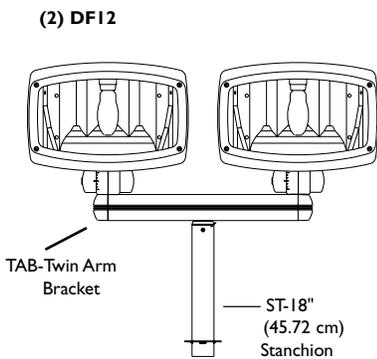
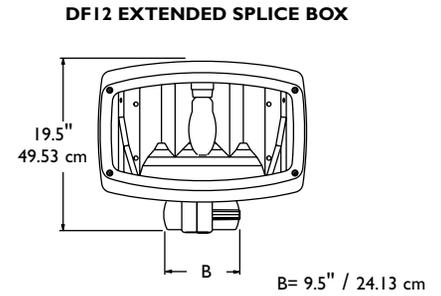
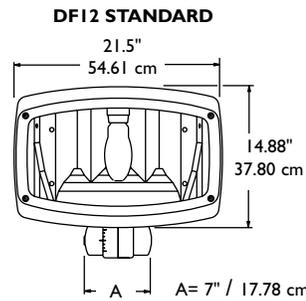
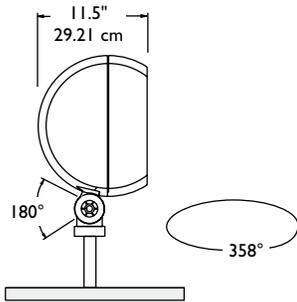
Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

79115-83/1010

PHILIPS



DIMENSIONS AND MOUNTING



application

- The LED Mini Wall Light offers a compact, low profile design that is perfect for low mounting applications where aesthetics and performance are desired. The unit is excellent for security, perimeter, or decorative lighting in areas such as building facades, entrances, pathways, and alleys.

construction/finish

- Die cast aluminum housing designed for excellent thermal transfer to extend component life.
- Button photo control is optional.
- Silicone gasketing provides protection against moisture.
- Mounts directly to 3-1/2" octagon or 4" square outlet box.
- Polyester powder finish for impact, corrosion and UV resistance.
- Frosted tempered glass lens is thermal and impact resistant.
- Quick mount wall plate for easy installation.
- Components are RoHS compliant.
- LED light engine and driver are field replaceable.

electrical

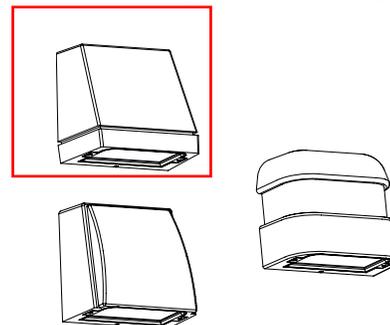
- Certified to meet UL 1598 standards for wet location and 40°C ambient.

warranty

- 5 Year Limited Warranty.

Wall Light

WTN, WRN, WBN
LED Mini Wall Light



Specifier's Reference

Project
Type
Model No.
Comments

Green Choice: WTN24WLU-MC3

<p>24W</p> <p>Wattage</p> <p>24W – 24W Neutral White (4100K)</p> <p>(Consult factory for other color temperatures)</p>	<p>L</p> <p>Voltage</p> <p>U – Universal 120-277 volts 550Hz or 60Hz</p> <p>12DC – 12V DC (Emergency battery input only - no AC)</p>	<p>Paint Colors</p> <p>Blank – Dark Bronze Textured</p> <p>WT – White Textured</p> <p>BK – Black Textured</p> <p>AL – Silver Aluminum Textured</p> <p>NP – Gray Aluminum Textured</p> <p>GY – Industrial Gray Textured</p> <p>CP – Metallic Copper</p> <p>BM – Metallic Bronze</p> <p>NK – Metallic Nickel</p> <p>GS – Greystone</p> <p>BS – Brownstone</p> <p>(Consult factory for other colors)</p>	
<p>Family</p> <p>WTN</p> <p>WRN</p> <p>WBN</p>	<p>Lamp Source</p> <p>L – LED</p>	<p>Optics</p> <p>Blank – General Distribution</p> <p>SC2 – Wide Distribution</p> <p>MC3 – Medium Distribution</p> <p>FWT – Forward Throw</p>	<p>Options</p> <p>PE – Photo Control</p>

Accessories (Order Separately)

To use as a 12VDC emergency head, combine with mcPhilben emergency units below. See mcPhilben spec sheets for detailed information.

- CTXR12L72WRL – 12V 72W Lead acid battery
- CTXR12N24WRL – 12V 24W Nicad battery
- CTXR12N48WRL – 12V 48W Nicad battery

Predicted L₇₀ Lifetime:

25°C Ambient->60,000 hours
40°C Ambient- 50,000 hours
(based upon LED manufacturer's supplied LM-80 data and in-situ laboratory testing).

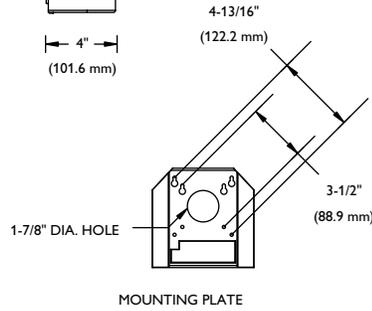
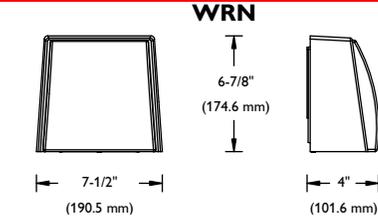
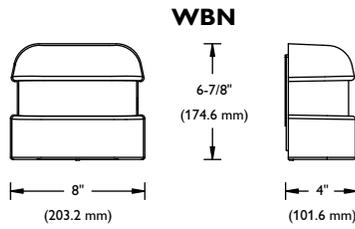
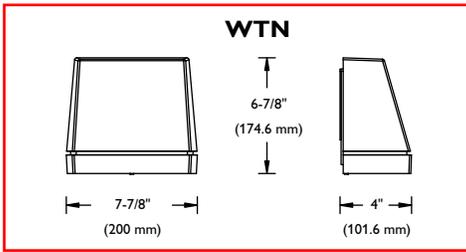
General Notes:

All options are factory installed.
All accessories are field installed.
Data subject to change without notice.

© 2013 Koninklijke Philips Electronics N.V. All rights reserved.
Specifications are subject to change without notice.



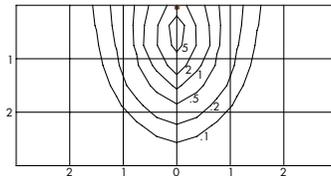
dimensions



Weight = 5 lbs. (max.)

photometry

Catalog No. WRN24WLU-FWT
Test No. 28523
Wattage 21
Lumens 454
Tilt Angle 0°
Mounting Height 8 Feet



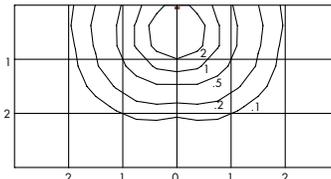
Units shown in terms of mounting height
Initial Footcandles Shown

Light Level Multiplying Factors

Mounting Height	Multiplier
15'	0.28
12'	0.44
10'	0.64
8'	1.00

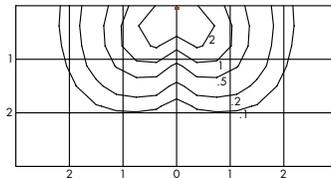
Note:
Photometric values based on tests performed in compliance with LM-79.

Catalog No. WRN24WLU-MC3
Test No. 28524
Wattage 22
Lumens 518
Tilt Angle 0°
Mounting Height 8 Feet



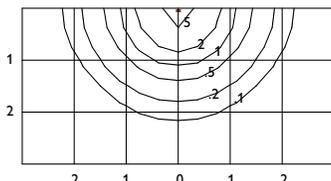
Units shown in terms of mounting height
Initial Footcandles Shown

Catalog No. WRN24WLU-SC2
Test No. 28525
Wattage 21
Lumens 577
Tilt Angle 0°
Mounting Height 8 Feet



Units shown in terms of mounting height
Initial Footcandles Shown

Catalog No. WRN24WLU
Test No. 29290
Wattage 27
Lumens 883
Tilt Angle 0°
Mounting Height 8 Feet



Units shown in terms of mounting height
Initial Footcandles Shown



© 2013 Koninklijke Philips Electronics N.V. All rights reserved. Specifications are subject to change without notice.

WL-43200 03/13

Philips Lighting Company
 200 Franklin Square Drive
 Somerset, NJ 08873
 Phone: 855-486-2216

www.philips.com/luminaires

Philips Lighting Company
 281 Hillmount Road
 Markham ON, Canada L6C 2S3
 Phone: 800-668-9008

www.philips.com/luminaires

CONCEPT SITE PLAN

MAMMOTH SPRINGS SOUTH
VILLAGE OF SUSSEX, WI

J

SITE DATA TABLE

TOTAL AREA \square 4.70 acres

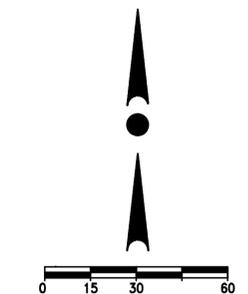
TOTAL UNITS \square 89 units
 - 22 Townhome residences
 - 67 Market Rate residences
 DENSITY \square 18.94 units/acre

SURFACE GARAGES \square 17 stalls
 SURFACE PARKING \square 27 spaces
 (excludes parking in front of units)

BUILDING SETBACKS
 - 6' minimum (Garage)
 - 15' typical



12660 W. NORTH AVE., BLDG D
 BROOKFIELD, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpuedelko@trioeng.com



Scale: 1" = 30' (22"x34")

Scale: 1" = 60' (11"x17")

DATE: 02/11/2016



H:\C900\974\15013-02\CONCEPTS\CONCEPT_J_2016-02-04.DWG







