



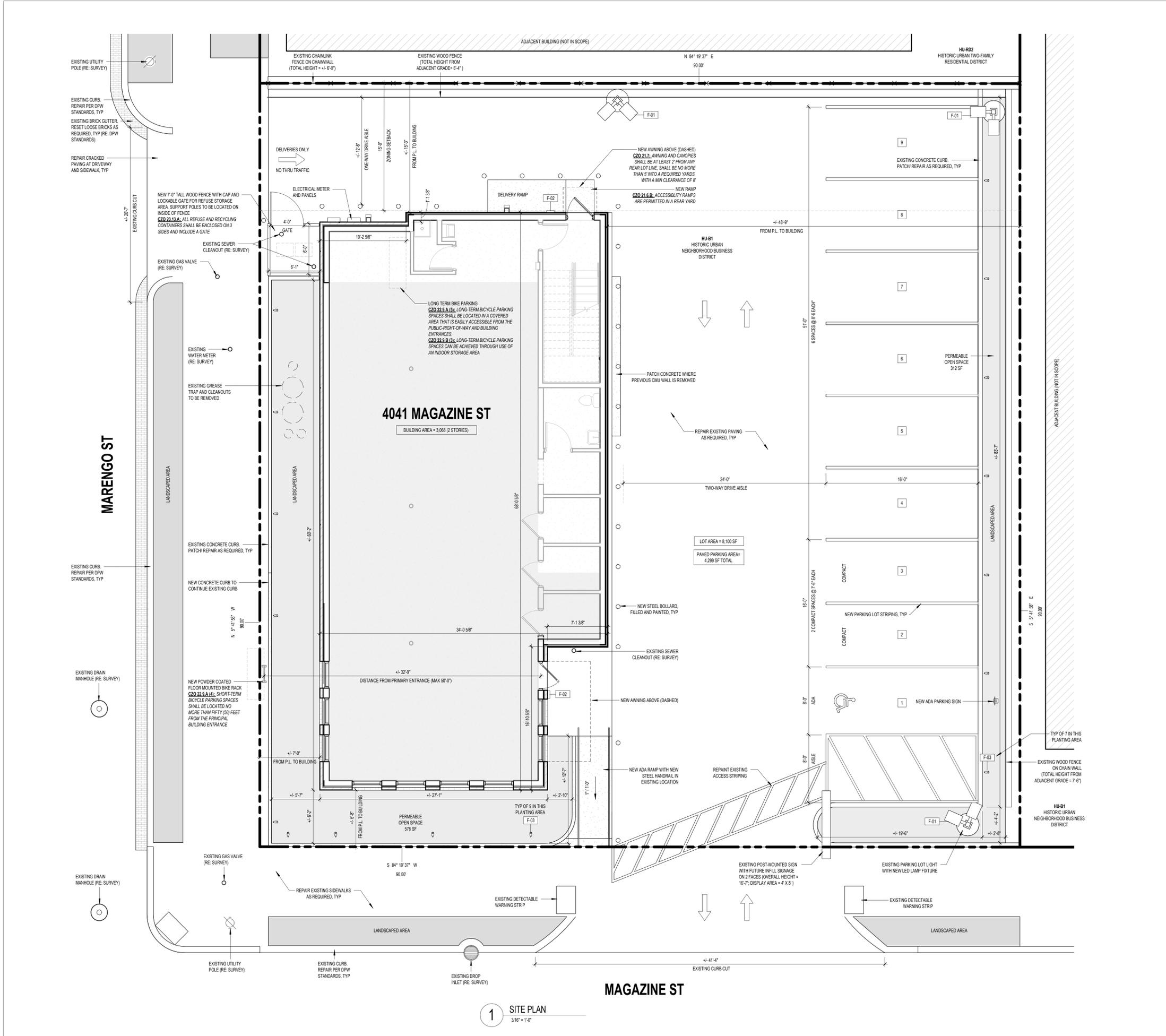


GEORGE BASS









### ZONING INFO

**ZONING DISTRICT**  
 HU-81 HISTORIC URBAN NEIGHBORHOOD BUSINESS DISTRICT  
 CZO ARTICLE 12

**OVERLAY AND INTERIM ZONING DISTRICTS**  
 CPC CHARACTER PRESERVATION CORRIDOR DESIGN OVERLAY DISTRICT (CZO 18.14 & 4.5)  
 \* REQUIRES DESIGN REVIEW FOR ANY NEW STRUCTURE, ADDITION, OR ENLARGEMENT  
 MAGAZINE STREET USE RESTRICTION OVERLAY DISTRICT (CZO 19.20)  
 \* NOT APPLICABLE. REQUIRES CONDITIONAL USE FOR RESTAURANT, ALCOHOL SALES, AND LIVE ENTERTAINMENT  
 COMMERCIAL SHORT TERM RENTAL INTERIM ZONING DISTRICT (CZO 19.4.A.20)  
 \* NOT APPLICABLE  
 NON-COMMERCIAL SHORT TERM RENTAL SPECIAL EXCEPTION INTERIM ZONING DISTRICT (CZO 19.4.A.21)  
 \* NOT APPLICABLE  
 CUSTOMARY LOGGING SERVICES STAFFING INTERIM ZONING DISTRICT (CZO 19.4.A.22)  
 \* NOT APPLICABLE

**LOCAL HISTORIC DISTRICT**  
 UPTOWN HISTORIC DISTRICT  
 HLG PARTIAL CONTROL (DEMOLITION ONLY)

**PROPOSED USE**  
 RETAIL GOODS ESTABLISHMENT

CZO 12.3.A - BULK AND YARD REGULATIONS (TABLE 12.2)			
BULK REGULATIONS			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NONE	8,100 SF	NO CHANGE
MAXIMUM TOTAL FLOOR AREA - COMMERCIAL USE	5,000 SF	1,637 SF	3,414 SF
MINIMUM LOT WIDTH	NONE	90'-0"	NO CHANGE
MAXIMUM BUILDING HEIGHT	40', 3 STORIES MAX	+1'-20", 1 STORY	27', 2 STORY
MINIMUM PERMEABLE OPEN SPACE	10% OF LOT AREA	810 SF	664 SF
888 SF			

YARD REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
FRONT YARD	0' TO 10' BUILD-TO LINE	+1'-7'-0"	+1'-6'-7" (DUE TO NEW FINISH)
INTERIOR SIDE YARD	NONE, UNLESS ABUTTING RESIDENTIAL THEN 3'	+1'-6'-5"	+1'-4'-6"
CORNER SIDE YARD	NONE, TO A MAXIMUM OF 5'	+1'-7'-5"	+1'-7'-0" (DUE TO NEW FINISH)
REAR YARD	NONE, UNLESS ABUTTING RESIDENTIAL THEN 15'	+1'-22'-11"	+1'-15'-3"

**CZO 12.3.B - HU-81 HISTORIC URBAN NEIGHBORHOOD BUSINESS DISTRICT**

BUILDING DESIGN STANDARDS		
REQUIRED	EXISTING	PROPOSED
ALL BUILDINGS SHALL PROVIDE A CLEARLY IDENTIFIABLE ENTRY FROM THE PUBLIC SIDEWALK AT THE FRONT (PRIMARY STREET) ELEVATION.	ENTRY AT SOUTHEAST CORNER, OFF PARKING OFFSET FROM CORNER.	SAME
STRUCTURES ON A CORNER LOT SHALL BE BUILT TO THE CORNER.		SAME
THE GROUND FLOOR OF NEWLY CONSTRUCTED COMMERCIAL BUILDINGS SHALL CONTAIN A MINIMUM TRANSPARENCY OF FIFTY PERCENT (50%) ON THE PRIMARY STREET AND WINDOWS SHALL BE CONSTRUCTED OF TRANSPARENT GLASS. OPAQUE, HIGHLY TINTED, OR REFLECTIVE GLASS IS PROHIBITED. TRANSPARENT GLASS SHALL BE MAINTAINED. ANY WINDOW SIGNS SHALL CONSIST OF INDIVIDUAL LETTERS AND NUMERALS WITHOUT THE USE OF ANY BACKGROUND.	EXISTING MASONRY OPENING ON PRIMARY FACADE IS < 50% TRANSPARENT APPROXIMATELY 33%	EXISTING BUILDING WILL BE MODIFIED. PRIMARY FACADE IS APPROX. 30% TRANSPARENT, WITH RAISED SILLS TO ACCOMMODATE DRY FLOODPROOFING.
FOR NEW CONSTRUCTION, ADA ACCESSIBLE RAMPS AND LIFTS SHALL COMPLY WITH THE BUILDING AND BE VISUALLY UNOBTRUSIVE, PREFERABLY THROUGH INTERNALIZED RAMPS OR SLOPED WALKWAYS.	ADA RAMP ON EXTERIOR NEAR ENTRY	REVISE EXISTING ADA RAMP
THE FIRST FLOOR OF COMMERCIAL BUILDINGS SHALL BE DESIGNED WITH A MINIMUM CEILING HEIGHT OF TWELVE (12) FEET.	UNDERSIDE OF STRUCTURE = 11'-8"	SAME
THE FOLLOWING RESTRICTIONS APPLY TO BUILDING MATERIALS: THE FOLLOWING MATERIALS ARE PROHIBITED AS THE PREDOMINANT SURFACE FINISH MATERIAL ON EXTERIOR ELEVATIONS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY: HOWEVER, SUCH MATERIALS MAY BE USED AS PART OF DECORATIVE OR DETAIL ELEMENTS, OR AS PART OF THE EXTERIOR CONSTRUCTION, SUCH AS A FOUNDATION COURSE. THAT IS NOT USED AS A PREDOMINANT SURFACE FINISH MATERIAL: (1) EXTERIOR INSULATING FINISH SYSTEMS (EIFS, "DRYVIT" (2) STUCCO BOARD (3) VINYL	EXISTING CMU STRUCTURE HAS EIFS EXTERIOR SURFACE	REMOVE EIFS FROM CMU AND APPLY NEW BRICK VENEER AND METAL PANEL
WINDOWS AND DOORS SHALL HAVE RAISED ELEMENTS TO CREATE SHADOW AND ARTICULATION. IN ADDITION, THREE-DIMENSIONAL ELEMENTS, SUCH AS BALCONIES AND BAY WINDOWS, SHALL BE INCORPORATED TO PROVIDE DIMENSIONAL ELEMENTS ON A FACADE. WINDOWS SHALL BE SET BACK INTO OR PROJECTED OUT FROM THE FACADE TO PROVIDE FACADE DEPTH AND SHADOW AND A CONSISTENT STYLE.	ALUMINUM STOREFRONTS AND DOORS ARE SET IN CMU EIFS WALLS	ALUMINUM STOREFRONTS AND DOORS ARE SET IN BRICK/METAL PANEL SEE BUILDING ELEV.
FACADES SHALL BE DESIGNED TO BE VIEWED FROM MULTIPLE DIRECTIONS WITH CONSISTENT MATERIALS AND TREATMENTS THAT WRAPS AROUND ALL FACADES. THERE SHALL BE A UNIFYING ARCHITECTURAL THEME FOR AN ENTIRE MULTI-FAMILY OR TOWNHOUSE DEVELOPMENT, UTILIZING A COMMON VOCABULARY OF ARCHITECTURAL FORMS, ELEMENTS, MATERIALS, AND COLORS AROUND THE ENTIRE STRUCTURE.	EIFS FINISH CONTINUES AROUND BUILDING	BRICK CONTINUES AROUND 1-STORY VOLUME. METAL PANEL CONTINUES AROUND 2-STORY VOLUME

### PARKING REQUIREMENTS

CZO 22.4.A - GENERAL REQUIREMENTS FOR OFF-STREET VEHICLES AND BICYCLES (TABLE 22-1)

USE	AREA	MIN REQ'D VEHICLE SPACES	MIN REQ'D BICYCLE SPACES
RETAIL GOODS ESTABLISHMENT	3,317 GSF	CZO 22.5.A.3 & 22.5.A.6 NO PARKING REQUIRED	1 PER 5,000 SF GFA (MIN OF 2 CZO 22.6.A.21) 2 (50% LONG TERM)
TOTAL PROVIDED		9 TOTAL (INCL. 2 COMPACT)	2 TOTAL (INCL. LONG TERM)

ADA PARKING SPACES (TABLE 208.2)

TOTAL # OF SPACES IN FACILITY	MIN # OF ACCESSIBLE SPACES
126	1 (VAN ACCESSIBLE PER ADA 208.2.40)

### SITE PLAN LEGEND

00'-00"

- PROPERTY LINE WITH DISTANCE (RE: SURVEY FOR EXACT DESCRIPTIONS)
- CHAIN LINK FENCE, EXISTING
- WOOD FENCE, EXISTING
- CONCRETE, EXISTING (REPAIR, RE: CIVIL)
- CONCRETE, NEW (RE: CIVIL)
- EXISTING BRICK GUTTER, REPAIR (RE: CIVIL)
- LANDSCAPED AREA / PERMEABLE SPACE WITHIN PROPERTY (RE: LANDSCAPE)
- LANDSCAPED AREA / PERMEABLE SPACE OUTSIDE OF PROPERTY (RE: LANDSCAPE)
- PREVIOUS BUILDING AREA
- POLE-MOUNTED SIGN, EXISTING (TOTAL HEIGHT = 16'-7")
- POWER POLE, EXISTING (RE: SURVEY)
- UTILITY COVERS AS MARKED, EXISTING (RE: SURVEY)
- OPEN-GRATE DRAIN INLET, EXISTING (RE: SURVEY)
- NEW STEEL BOLLARD, FILLED AND PAINTED
- NEW BIKE RACK AND BIKE PARKING SPACE

### EXTERIOR LIGHT FIXTURE LEGEND

- PARKING LOT LIGHT POLE  
EXISTING BASE AND POLE WITH NEW FIXTURE HEADS (TOTAL HEIGHT = 30'-0")  
B.O.D = LITHONIA LIGHTING RSX2 LED WITH SHIELD
- LANDSCAPE UPLIGHT  
B.O.D = ECOSENSE RISE F80 SINGLE IN BRONZE MOUNTING HEIGHT = GRADE
- WALL SCONCE  
B.O.D = BEGA 22.281 IN BRONZE MOUNTING HEIGHT = 6'-0"

## 4041 MAGAZINE ST

4041 MAGAZINE ST  
NEW ORLEANS, LA 70115

CLIENT  
4041 MAGAZINE OWNER LLC  
4021 MAGAZINE ST  
NEW ORLEANS, LA 70115

ARCHITECT  
Rome Office  
400 N. PETERS ST., SUITE 210  
NEW ORLEANS, LA 70130, USA  
T +1 504 827 1028

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NO DATE DESCRIPTION REVISIONS

DATE	ISSUE
11/14/25	SCHEMATIC DESIGN SET
9/30/25	INTERIOR DEMO DRAWINGS

DATE ISSUE

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

### SCHEMATIC DESIGN SET

KEY PLAN (NTS)

MAGAZINE ST

SHEET NAME

PROJECT NO  
250918

SCALE  
As Indicated

FORMAT  
ARCH D

DATE  
11/14/25

SHEET NO  
**A001**

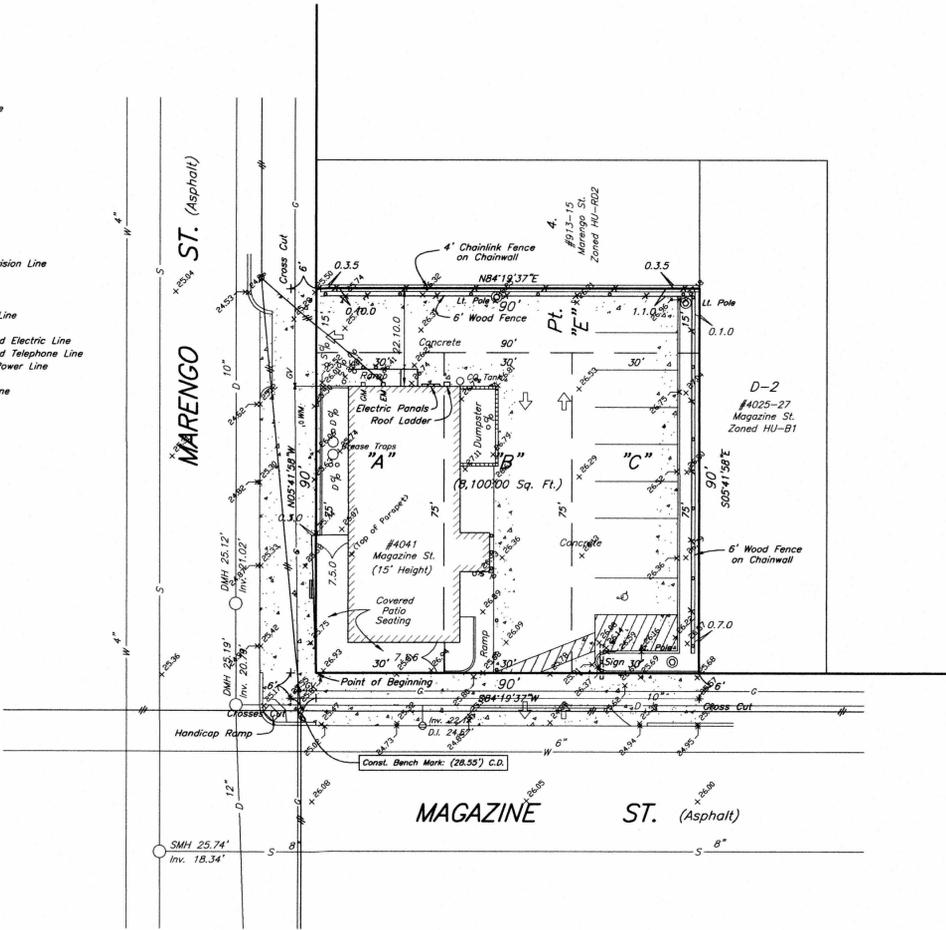
**1 SITE PLAN**  
3/16" = 1'-0"

SQ. NO. 227, BOULIGNY  
SIXTH DISTRICT NEW ORLEANS, LA  
ORLEANS PARISH

CAMP ST. SIDE

CONSTANTINOPLE ST. SIDE

- LEGEND**
- I.R.S. Iron Rod Set
  - I.R.F. Iron Rod Fd. (Found)
  - I.P.S. Iron Pipe Set
  - I.P.F. Iron Pipe Fd. (Found)
  - Nail Set
  - Nail Fd. (Found)
  - ▲ PK Nail Set
  - ▲ PK Nail Fd. (Found)
  - Mon. Monument Fd. (Found)
  - + Cross Cut
  - + Cross Fd. (Found)
  - T T Cut
  - T T Fd. (Found)
  - Arrow Cut
  - Arrow Fd. (Found)
  - ∟ Angle Cut
  - ∟ Angle Fd. (Found)
  - 0% Drain Clean Out
  - 5% Sewer Clean Out
  - S% Unknown Clean Out
  - DMH Drain Manhole
  - EMH Electric Manhole
  - GMH Gas Manhole
  - NGPSI MH NGPSI Manhole
  - SCB MH South Central Bell Manhole
  - SMH Sewer Manhole
  - WMH Water Manhole
  - EM Electric Meter
  - GM Gas Meter
  - WM Water Meter
  - ⇒ GV Gas Valve
  - ⇒ WV Water Valve
  - CATV Cable Television Line
  - D Drain Line
  - G Gas Line
  - S Sewer Line
  - T Telephone Line
  - W Water Line
  - UG E Underground Electric Line
  - UG T Underground Telephone Line
  - OP Overhead Power Line
  - F Fence
  - Property Line
  - Concrete
  - Building
  - R/W Right of Way



Conversion: 0.00' NAVD = 20.43' C.D.  
NAVD - (North American Vertical Datum)  
C.D. - (Cairo Datum)

All elevation datum is in C.D. Cairo Datum



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

Note: Improvements may not be to scale for clarity. The dimensions shown prevail over scale. All lot angles as per plan of sub.

Date: October 8, 2025 Scale: 1" = 20'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:IXI, Chapter 29 for a Class "C" survey. Made at the request of 4041 Magazine Owner, LLC.

178996

DEPARTMENT OF SAFETY & PERMITS  
CITY OF NEW ORLEANS

PERMIT NO: \_\_\_\_\_ DATE: \_\_\_\_\_  
ADDRESS: 4041 MAGAZINE STREET SUBDIVISION: BOULIGNY  
DISTRICT: SIXTH SQUARE: 227 LOTS: A, B, C

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (BFE)	FREEBOARD (ADD 1 FT FOR A AND V ZONES) (SEE NOTE 1)
225 203	0236	F	9/30/2016	X	NONE N.A.V.D.	+1ft =

MINIMUM FLOOR ELEVATION: \_\_\_\_\_ N.A.V.D.  
IN ADDITION TO THE FEMA ELEVATIONS, THE FOLLOWING CONDITIONS MUST ALSO BE MET:  
FOR V - ZONES ONLY: \_\_\_\_\_ N.A.V.D.  
(ELEVATION OF BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER)

A. TOP OF SLABS ON GRADE OR FILL MUST BE AT LEAST 36" ABOVE THE HIGHEST POINT OF CURB IN FRONT OF THE LOT OR SITE.  
B. PIER CONSTRUCTION: TOP OF PIERS (UNDERSIDE OF SILLS) MUST HAVE AT LEAST 18" CLEARANCE BENEATH THE STRUCTURE. IN ADDITION, THE LOWEST FLOOR MUST BE AT LEAST 36" ABOVE THE HIGHEST POINT OF CURB IN FRONT OF THE LOT OR SITE. (IF NO CURB, USE CENTERLINE OF STREET)  
C. ALL MECHANICAL OR PLUMBING EQUIPMENT SERVICING THE BUILDING MUST BE LOCATED AT OR ABOVE THE REQUIRED FLOOR ELEVATION.  
D. SLABS FOR ATTACHED GARAGES MUST BE AT THE REQUIRED FLOOR ELEVATION OR BE CONSTRUCTED OF WATER-RESISTANT MATERIALS WITH PROPER VENTING IN 2 WALLS.  
E. DETACHED GARAGES WITH PLUMBING MUST BE AT THE REQUIRED FLOOR ELEVATION.  
F. CONSTRUCTION BENCHMARK MUST BE SET AT REQUIRED MINIMUM FLOOR ELEVATION OR GREATER. (ADD 1 FOOT FOR A & V ZONES)

APPROVED FOR CITY BY: \_\_\_\_\_

1. CERTIFICATE OF CONSTRUCTION BENCHMARK  
(SEE NOTE 1 FOR USE ONLY)  
EXISTING HIGHEST TOP OF CURB ELEVATION 5.04 N.A.V.D.  
EXISTING HIGHEST CENTERLINE OF STREET \_\_\_\_\_ N.A.V.D.  
ELEVATION OF CONSTRUCTION BENCHMARK: 8.12 N.A.V.D. (SEE NOTE F)  
ELEVATION OF REFERENCE BENCHMARK: 5.80 N.A.V.D.

2. CERTIFICATE OF TOP OF FORM OR TOP OF PIER ELEVATION  
(To be submitted before pouring concrete for slab construction or framing floor for pier construction)

AS BUILT ELEVATIONS: FORM \_\_\_\_\_ N.A.V.D. PIER \_\_\_\_\_ N.A.V.D.

PIER CONSTRUCTION:  
ALL FRAMING MATERIALS BELOW THE MINIMUM FLOOR ELEVATION (B.F.E.) MUST BE CONSTRUCTED WITH WATER-RESISTANT MATERIALS AND THE FIRST FLOOR MUST BE AT OR ABOVE THE MINIMUM FLOOR ELEVATION (B.F.E.).

V ZONES ONLY:  
BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER \_\_\_\_\_ N.A.V.D.  
(Must be submitted before framing begins)  
IN V ZONES, ALL ENCLOSURES BELOW THE B.F.E. MUST BE DESIGNED WITH BREAK-AWAY WALLS CONSTRUCTION.

SIGNATURE: \_\_\_\_\_ DATE: 10/8/2025  
(L.A. REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER) (SEAL)

3. FILLING, GRADING, DRAINAGE, SIDEWALK AND DRIVEWAY CERTIFICATION AND AFFIDAVIT  
(To be submitted before Use & Occupancy Certificate can be issued)

THIS WILL CONFIRM THAT ALL FILLING, GRADING, DRAINAGE, SIDEWALKS AND DRIVEWAYS HAVE MET THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CODE OF THE CITY OF NEW ORLEANS.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_ (NOTARY)

IS LOT PROPERLY FILLED TO GRADE? YES NO  
(minimum lot slope, rear to front, 1 inch every 20 feet)

ARE SIDEWALKS PROPERLY INSTALLED? YES NO  
ARE DRIVEWAYS PROPERLY INSTALLED? YES NO  
ARE RETAINING WALLS REQUIRED? YES NO  
(If yes, then on which side(s)) RIGHT LEFT REAR  
ARE EQUIPMENT SLABS, SUCH AS A/C COMPRESSORS, AT MINIMUM FLOOR ELEVATION? YES NO  
DO ATTACHED GARAGES IN A-ZONES, THAT ARE BELOW MINIMUM FLOOR ELEVATION, HAVE PROPER VENTING AND WATERPROOFING? YES NO N/A

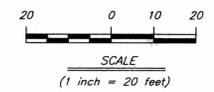
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
(L.A. REGISTERED PROFESSIONAL CIVIL ENGINEER) (SEAL)

THE LATEST FEMA ELEVATION CERTIFICATE MUST ACCOMPANY PART 3 OF THIS FORM WHEN SUBMITTED TO THE DEPARTMENT OF SAFETY AND PERMITS. 2016

Call before you dig  
Ticket No. 250690805

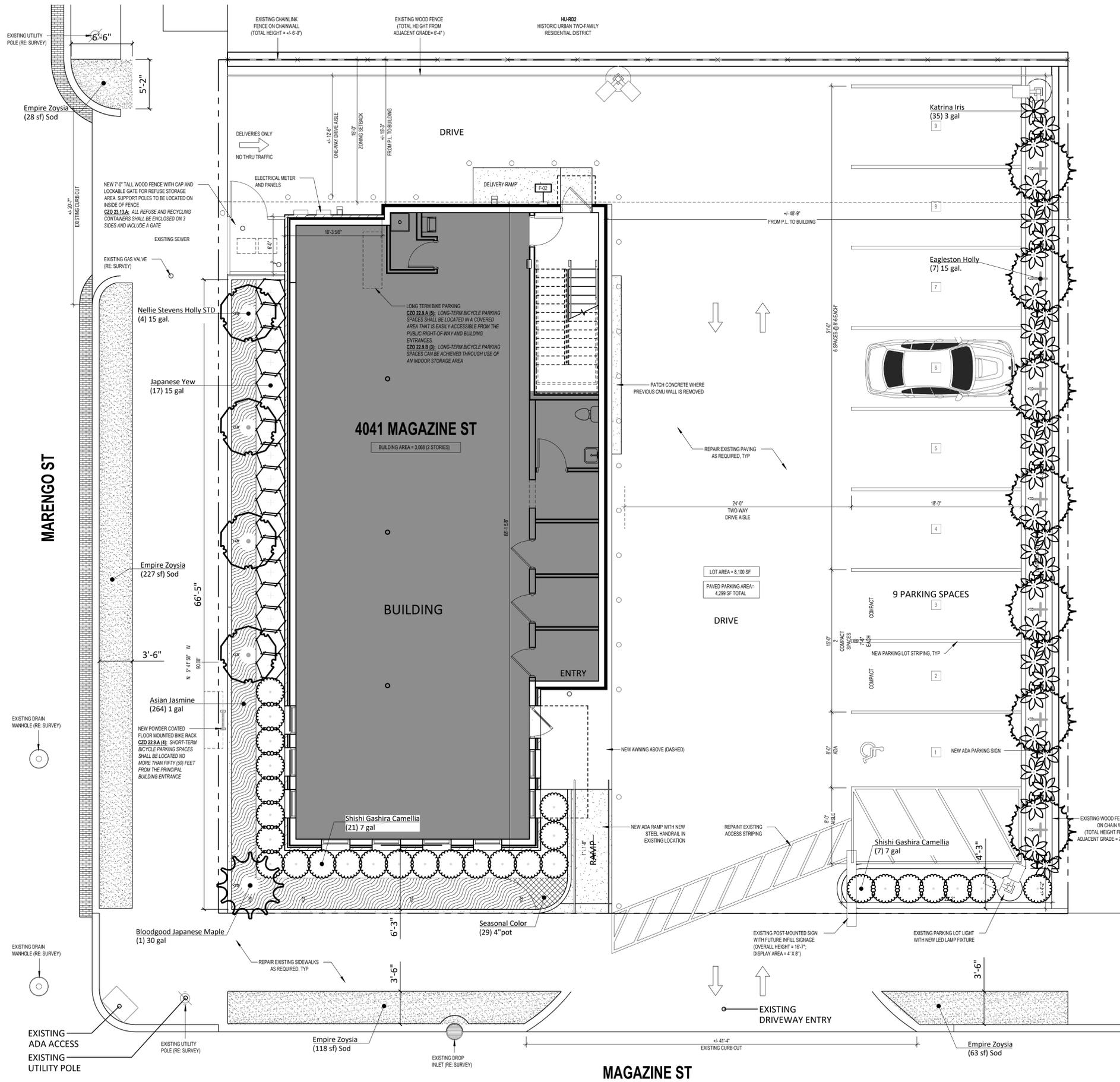
Ref. Bench Mark: ALCO (26.23) C.D. (+3.6') NAVD  
Const. Bench Mark: Nail Set in Power Pole (28.55') C.D. (8.12') NAVD

Note:  
The locations of underground and other nonvisible utilities shown hereon have been determined from data and/or extracted from records made available to us by agencies controlling such records. Where found, the surface features of locations are shown. The ACTUAL, nonvisible locations may vary from those shown hereon. Each agency should be contacted relative to the precise location of its underground installation prior to any reliance upon the accuracy of such locations shown hereon, including prior to excavation and digging.









**LANDSCAPE NOTES:**

1. BUILDING FOUNDATION LANDSCAPE (23.6.A)
  - 1.1. For all multi-family dwellings of seven (7) or more dwelling units, mixed-use developments, and non-residential uses that maintain a front or corner side yard of ten (10) or more feet and no parking is located within that front or corner side yard, the following building foundation plantings are required: (Figure 23-1: Building Foundation Landscape)
    - 1.1.1. A single hedge row is required, planted with one (1) shrub every thirty-six (36) inches on center, spaced linearly. The shrubs shall measure a minimum of twenty-four (24) inches at planting, and a minimum of thirty-six (36) inches to a maximum of forty-eight (48) inches in height at maturity. The equivalent quantity of shrubs may be arranged at the discretion of the designer subject to approval by the City.
    - 1.1.2. The remainder of the area shall be planted with vegetative cover.
    - 1.1.3. These plantings may be supplemented with trees and perennials.
    - 1.1.4. Plantings are not required where walkways and driveways are located.
2. REQUIRED PARKING LOT LANDSCAPE (23.7.A)
  - 2.1. All parking lots of ten (10) or more spaces require a landscape plan as a condition of obtaining a building permit.
  - 2.2. Perimeter parking lot landscape is required for all parking lots, whether an accessory or principal use, and shall be established along the edge of the parking lot that abuts a public right-of-way, excluding alleys.
  - 2.3. Interior parking lot landscape, whether an accessory or principal use, is required for parking lots of ten (10) or more spaces.
  - 2.4. For existing parking lots that currently do not comply with the required parking lot landscape, such landscape shall be provided when any one (1) of the following occurs:
    - 2.4.1. A new principal building is constructed.
    - 2.4.2. A building addition is constructed that expands the building footprint by thirty percent (30%) or more.
    - 2.4.3. Over fifty percent (50%) of the total area of an existing parking lot is reconstructed.
    - 2.4.4. When an existing parking lot less than ten thousand (10,000) square feet in area is expanded by fifty percent (50%) or more in total surface area.
    - 2.4.5. When an existing parking lot over ten thousand (10,000) square feet in area is expanded by twenty-five percent (25%) or more in total surface area.

**PLANT SCHEDULE**

SYMBOL	COMMON / BOTANICAL NAME	SIZE	QTY	REMARKS	
<b>TREES</b>					
	Bloodgood Japanese Maple / Acer palmatum 'Bloodgood'	30 gal	1	Min. Ht. of 12 ft, Min. canopy clearance of 6.5 ft, Min. Caliper of 3 inches, taken 6" above ground	
	Eggleston Holly / Ilex x attenuata 'Eggleston'	15 gal.	7	Min. Ht of 8 ft	
	Nellie Stevens Holly STD / Ilex x 'Nellie R Stevens'	15 gal.	4	Min. Ht. of 12 ft, Min. canopy clearance of 6.5 ft,	
<b>SHRUBS</b>					
	Japanese Yew / Podocarpus macrophyllus	15 gal	36" o.c.	17	Min. Ht. of 36" at Install
	Katrina Iris / Iris ensata 'Katrina Iris'	3 gal	36" o.c.	35	Min. Ht. of 18" at Install
	Shishi Gashira Camellia / Camellia sasanqua 'Shishi Gashira'	7 gal	36" o.c.	28	Min. Ht. of 18" at Install
<b>GROUND COVERS</b>					
	Asian Jasmine / Trachelospermum asiaticum	1 gal	12" o.c.	264	Min. of 4 inch container
	Seasonal Color / Seasonal Color	4" pot	8" o.c.	29	Min. of 4 inch container
<b>SOD/SEED</b>					
	Empire Zoysia / Zoysia x 'Empire'	sod		435 sf	



**4041 MAGAZINE STREET**  
**NEW ORLEANS, LA. 70115**











PHOTO  
ENFORCED

**TRINE**  
BUILDERS  
TEAM | BUILD | RELATIONSHIPS







A single-story yellow building with two red awnings over the windows. A chain-link fence runs along the front of the building. A sign on a utility pole to the left of the building reads "TRINE".

A white pickup truck parked on the right side of the road, facing right.

A white sedan parked on the left side of the road, facing right.

The front left corner of a white vehicle, possibly a truck or SUV, parked on the far left.

The front right corner of a dark-colored vehicle, possibly a car, parked on the far right.

A two-story blue house with white trim and a grey roof, located behind the yellow building.

A two-story light blue house with white trim and a grey roof, located to the left of the yellow building.

TRINE

LAWRENCE & SONS  
CONTRACTORS







# RSX2 LED Area Luminaire

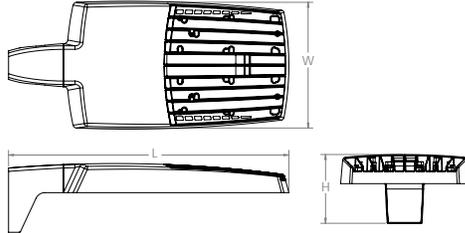


Catalog Number
Notes
Type

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

## Specifications

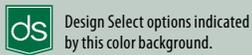
EPA (ft <sup>2</sup> @0°):	0.69 ft <sup>2</sup> (0.06 m <sup>2</sup> )
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



## 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 RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W 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](http://www.acuitybrands.com/designselect).  
\*See ordering tree for details

## Ordering Information

**EXAMPLE:** RSX2 LED P6 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	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 <sup>1</sup> R5S Type 5 Short <sup>1</sup> AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) <sup>2</sup> HVOLT (347V-480V) <sup>3</sup> XVOLT (277V-480V) <sup>4</sup> <b>(use specific voltage for options as noted)</b> 120 <sup>3</sup> 277 <sup>5</sup> 208 <sup>3</sup> 347 <sup>5</sup> 240 <sup>3</sup> 480 <sup>5</sup>	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) <sup>6</sup> WBA Wall bracket <sup>1</sup> WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting <sup>6</sup> AARP Adjustable tilt arm round pole mounting <sup>6</sup> AAWB Adjustable tilt arm with wall bracket <sup>6</sup> AAWSC Adjustable tilt arm wall bracket and surface conduit box <sup>6</sup>

Options	Finish
<p><b>Shipped Installed</b></p> <p>HS House-side shield<sup>7</sup></p> <p>PE Photocontrol, button style<sup>8,9</sup></p> <p>PER7 Seven-wire twist-lock receptacle only (no controls)<sup>9,10,11</sup></p> <p>SF Single fuse (120, 277, 347)<sup>5</sup></p> <p>DF Double fuse (208, 240, 480)<sup>5</sup></p> <p>SPD20KV 20KV Surge pack (10KV standard)</p> <p>FAO Field adjustable output<sup>9</sup></p> <p>DMG 0-10V dimming extend out back of housing for external control (control ordered separate)<sup>9</sup></p> <p>DS Dual switching<sup>9,12</sup></p>	<p>DDBXD Dark Bronze</p> <p>DBLXD Black</p> <p>DNAXD Natural Aluminum</p> <p>DWHXD White</p> <p>DDBTXD Textured Dark Bronze</p> <p>DBLTXD Textured Black</p> <p>DNATXD Textured Natural Aluminum</p> <p>DWHGXD Textured White</p>
<p><b>Shipped Installed</b></p> <p><b>*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)</b></p> <p>NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor<sup>9,13,14,15</sup></p> <p>BAA Buy America(n) Act and/or Build America Buy America Qualified</p> <p>CCE Coastal Construction<sup>16</sup></p> <p><b>*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.</b></p> <p><b>Shipped Separately (requires some field assembly)</b></p> <p>EGS External glare shield<sup>7</sup></p> <p>EGFV External glare full visor (360° around light aperture)<sup>7</sup></p> <p>BS Bird spikes<sup>17</sup></p>	



## Ordering Information

### Accessories

Ordered and shipped separately.

RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (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) <sup>1</sup>
RSXSBC (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) <sup>18</sup>
DLL347F 1.5 CULJU	Photocell -SSL twist-lock (347V) <sup>18</sup>
DLL480F 1.5 CULJU	Photocell -SSL twist-lock (480V) <sup>18</sup>
DSHORT SBK U	Shorting cap <sup>18</sup>

### NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1. 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, DS 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. Wire 6/Wire 7 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.
  - DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5 and P6.
  - 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

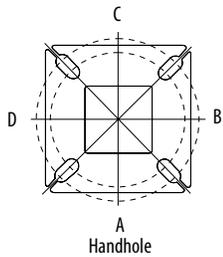


External 360 Full Visor

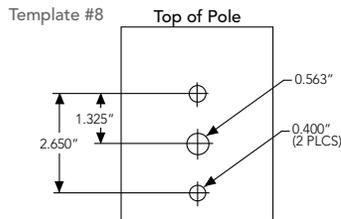
## Pole/Mounting Information

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](#).

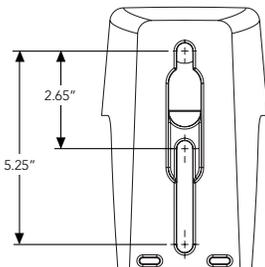
### HANDHOLE ORIENTATION



### RSX POLE DRILLING



### RSX STANDARD ARM & ADJUSTABLE ARM



### Round Tenon Mount - Pole Top Slipfitters

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

### Drill/Side Location by Configuration Type

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

### RSX2 - Luminaire EPA

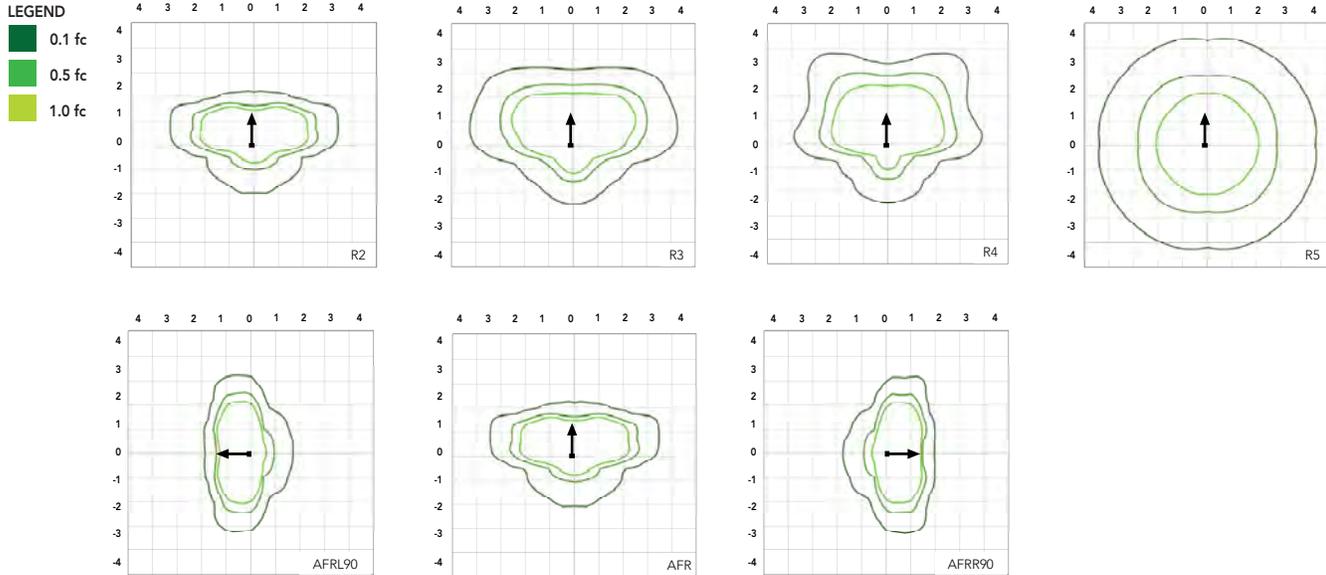
\*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

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	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74	
RPA - Round Pole Adaptor	0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84	
MA - Mast Arm Adaptor	0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58	
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
	90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41

# Photometric Diagrams

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

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



## 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	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

### 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.

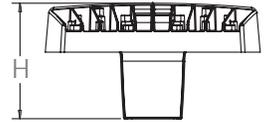
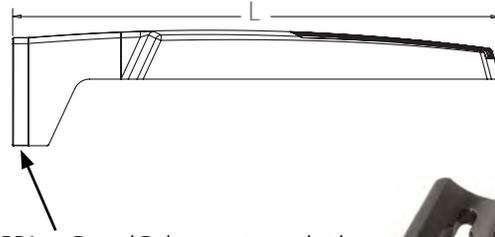
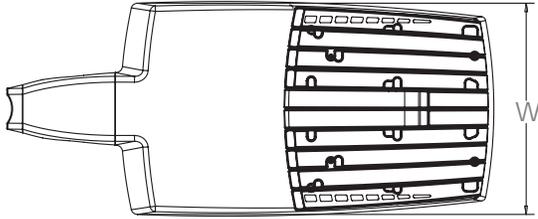
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

## Dimensions & Weights

### Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

### RSX2 with Round Pole Adapter (RPA)

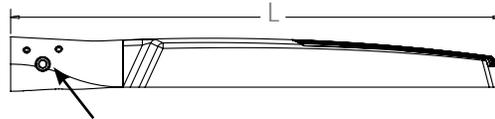
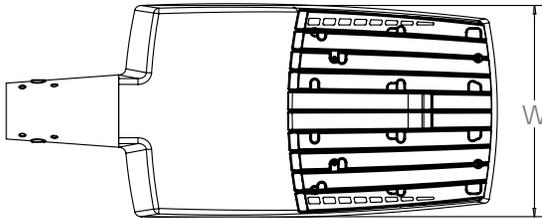


Length: 30.3" (77.0 cm)  
 Width: 13.4" (34.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 7.2" (18.3 cm) Arm

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



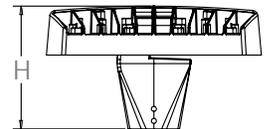
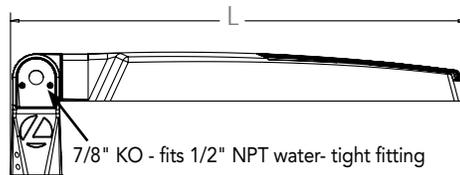
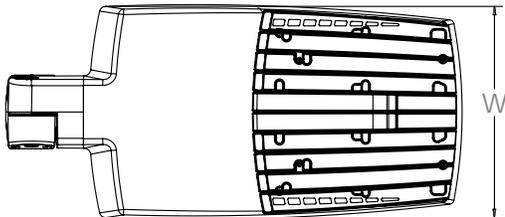
### RSX2 with Mast Arm Adapter (MA)



Length: 30.6" (77.7 cm)  
 Width: 13.4" (34.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 3.5" (8.9 cm) Arm

7/16" locking thru bolt/nut provided

### RSX2 with Adjustable Slipfitter (IS)

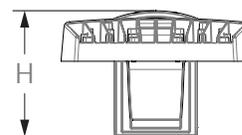
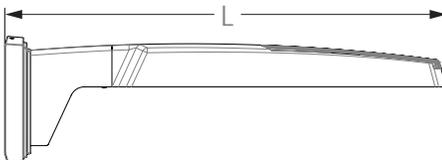
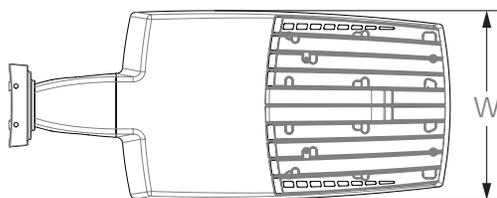


Length: 28.3" (71.9 cm)  
 Width: 13.4" (34.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 7.6" (19.3 cm) Arm

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

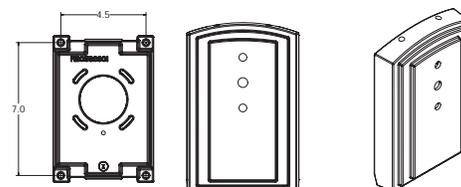
## Dimensions

### RSX2 with Wall Bracket (WBA)

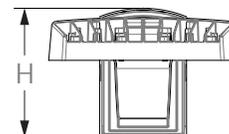
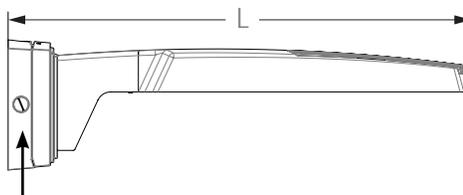
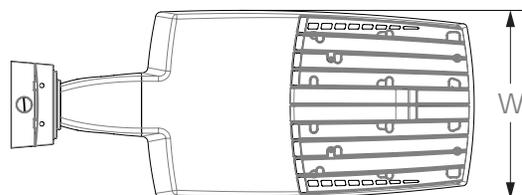


Length: 31.2" (79.2 cm)  
 Width: 13.4" (41.7 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 8.9" (22.6 cm) Arm

#### Wall Bracket (WBA) Mounting Detail



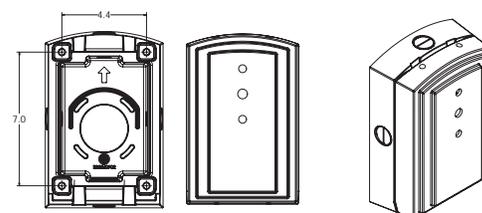
### RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



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

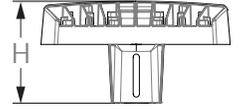
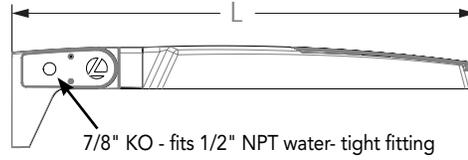
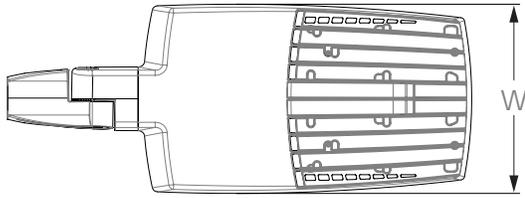
Length: 32.8" (83.3 cm)  
 Width: 13.4" (41.7 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 9.2" (23.4 cm) Arm

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

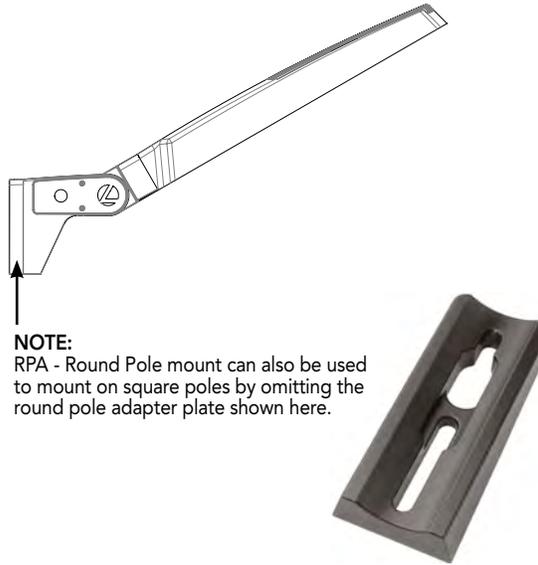


## Dimensions

### RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 32.8" (83.3 cm) **AASP**  
 33.8" (85.9 cm) **AARP**  
 Width: 13.4" (34.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 7.2" (18.2 cm) Arm



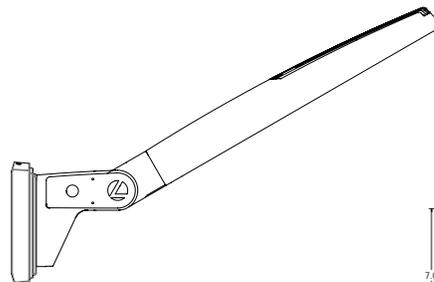
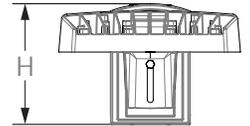
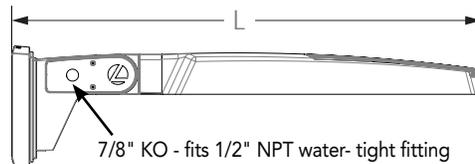
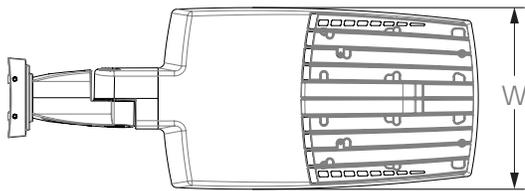
**NOTE:**  
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

#### Notes

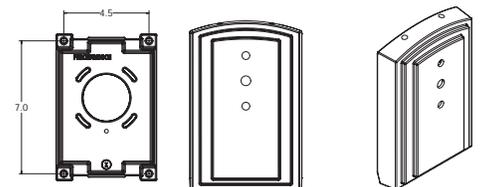
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

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

### RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



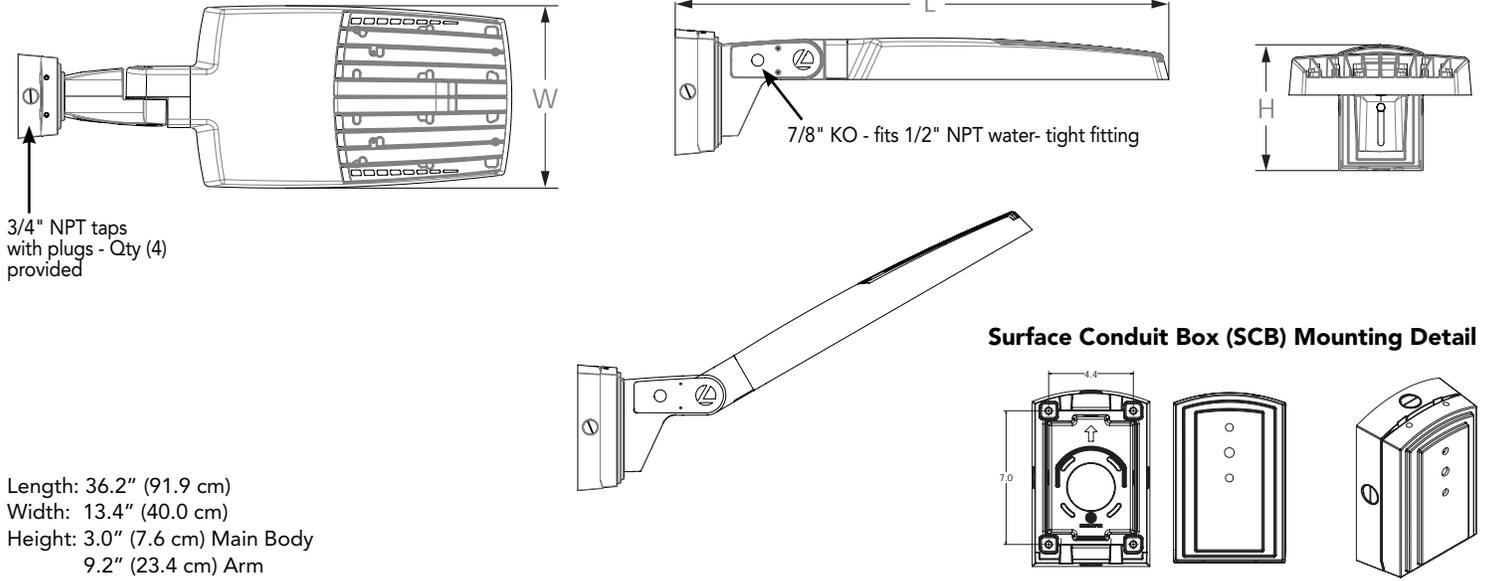
#### Wall Bracket (WBA) Mounting Detail



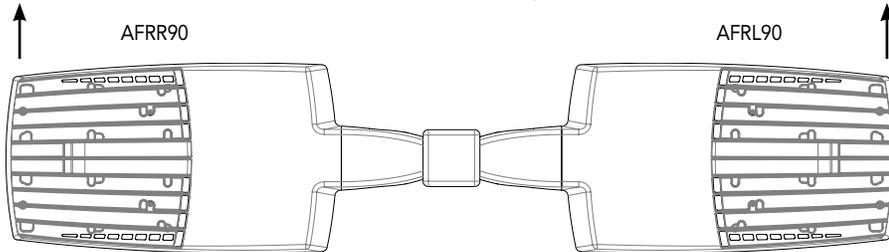
Length: 34.7" (88.0 cm)  
 Width: 13.4" (34.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 8.9" (22.6 cm) Arm

## Dimensions

### RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



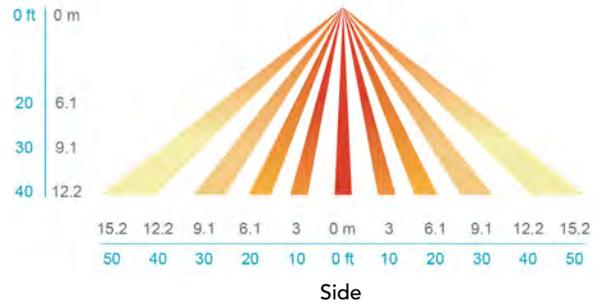
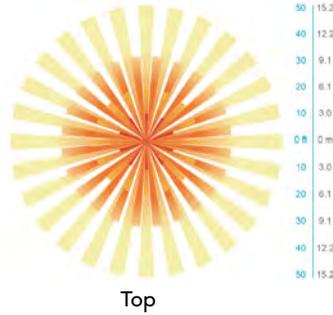
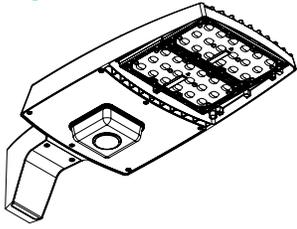
### Automotive Front Row - Rotated Optics (AFRL90/R90)



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

# nLight Control - Sensor Coverage and Settings

## NLTAIR2 PIRHN nLight Sensor Coverage Pattern nLight PIRHN



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

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

## FEATURES & SPECIFICATIONS

### INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

### CONSTRUCTION AND DESIGN

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. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, 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 warranted not to crack or peel.

### OPTICS

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

### 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.

### ELECTRICAL

Light engine(s) configurations consist of high-efficiency 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](http://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. US 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](http://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](http://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.



DATE	PROJECT	FIRM	TYPE
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RISE IS A SYSTEM OF BEAUTIFULLY DESIGNED OUTDOOR RATED LUMINAIRES THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY. RISE F080 SINGLE IS A POWERFUL AND COMPACT LED LIGHT FIXTURE, DELIVERING UP TO 1170 LUMENS, THAT CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO™ LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY USING ONLY ONE TWIST.

**FEATURES :**

- POWERFUL CBCP
- EXTREMELY COMPACT
- POWERFUL OUTPUT UP TO 1170 LUMENS
- MACRO™ LOCK - 180° TILT AND 360° PAN
- 12 UNIQUE BEAM ANGLES
- MULTIVOLT (110 V-277 V)
- 8 CCTS: 2200K THROUGH 6500K
- 80+ AND 90+ CRI
- DIMMABLE TO 5%
- IP66 RATED



FIXTURE MODEL	FIXTURE CONFIG.	POWER/ LUMEN OUTPUT*	CCT/ COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F080	1S - Single Head	LO - Low Output MO - Medium Output HO - High Output	27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K	8 - 80 9 - 90*	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Medium Flood (60°) 70 - Wide Flood (70°) 90 - Very Wide Flood (90°) E1 - Elliptical 1 (15°x60°) E2 - Elliptical 2 (30°x60°) E3 - Elliptical 3 (60°x15°) E4 - Elliptical 4 (60°x30°)	K - Black Z - Bronze S - Silver	X - No Accessory H - Half Snoot F - Full Snoot	A - 19" Flying Leads - Internal Cable IC; Bottom Exit; 1/2" NPT <b>UL/CE Listed</b> B* - 10' External Cable Side Exit; Surface Mount <b>UL Listed</b> C* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT <b>UL Listed</b> D* - 10' External Cable Side Exit; Surface Mount <b>CE Listed</b> E* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT <b>CE Listed</b>

**BUILD TO ORDER SHIPPING**

22 - 2200K 25 - 2500K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber	X - For RD, GR, BL, AM  *90 CRI not available in 2200K, 2500K, 5000K, and 6500K
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W - White C - Custom*
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\*Provide RAL #

**EXAMPLE:** F080-1S-LO-22-8-05-S-X-A

PERFORMANCE	WATTS		POWER		LUMEN OUTPUT		EFFICACY		CBCP	
	4	7.5	Low Output	Medium Output	5°	40°	5°	40°	5°	40°
*SEE PHOTOMETARY CHART FOR LUMEN DATA	4	7.5	Low Output	Medium Output	309	429	76	107	21,991	705
	11.5		High Output		744	1,120	65	99	53,048	1,874

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

**COLOR RENDERING INDEX  
COLOR CONSISTENCY  
LUMEN DEPRECIATION**

80+, 90+	3-STEP MACADAM ELLIPSE			
WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
LOW	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**
MEDIUM	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**
HIGH	>60,500* >(181,000)**	>36,300*	>60,500* >(69,800)**	>33,200*

\* ENERGY STAR REPORTED TESTING HOURS TO DATE. CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR  
\*\* ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit [ecosenselighting.com/downloads/rise](http://ecosenselighting.com/downloads/rise) for the most updated information.

DATE	PROJECT	FIRM	TYPE	
<b>ELECTRICAL</b>	<b>WATTAGE</b> <b>POWER FACTOR</b> <b>THD</b> <b>OPERATING VOLTAGE</b> <b>DRIVER</b> <b>STARTUP TEMPERATURE</b> <b>OPERATING TEMPERATURE</b> <b>STORAGE TEMPERATURE</b>	LOW OUTPUT = 4 W; MEDIUM OUTPUT = 7.5 W; HIGH OUTPUT = 11.5 W >0.9 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO) <0.2 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO) MULTIVOLT: 110-277 VAC, 50/60 Hz INTEGRAL TO FIXTURE; DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS -40 °F TO 122 °F (-40 °C TO 50 °C) -40 °F TO 122 °F (-40 °C TO 50 °C) -40 °F TO 176 °F (-40 °C TO 80 °C)		
<b>CONTROL</b>	<b>DIMMING</b>	110-277 VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE		
<b>PHYSICAL</b>	<b>DIMENSIONS</b> <b>HOUSING/LENS</b> <b>WEIGHT</b> <b>ENVIRONMENT</b> <b>MOUNTING OPTIONS</b>  <b>WIRING</b> <b>TOOLS</b>  <b>WIND LOAD (EPA)</b> <b>CORROSION RESISTANT</b>	W 2.49" x H 8.13" x L 6.97" ; (63.33 mm x 206.45 mm x 177.05 mm) EXTRUDED ALUMINUM; UV STABILIZED POLYCARBONATE; STAINLESS STEEL FASTENERS 1.25 LBS / 0.56 KG OUTDOOR • UL CERTIFIED FOR <b>MARINE GRADE</b> APPLICATIONS • WET LOCATIONS • IP66 IMPACT RATED TO IK10 MEETS 3G ANSI C136.31 VIBRATION STANDARD FOR BRIDGE APPLICATIONS A - FLYING LEADS - INTERNAL CABLE IC; BOTTOM EXIT; 1/2" NPT ; UL/ CE RATED B - EXTERNAL CABLE SIDE EXIT; SURFACE MOUNT ; UL LISTED SURFACE MOUNT PLATE INCLUDED C - EXTERNAL CABLE BOTTOM EXIT; 1/2" NPT ; UL LISTED SURFACE MOUNT PLATE INCLUDED D - EXTERNAL CABLE SIDE EXIT; SURFACE MOUNT ; CE LISTED SURFACE MOUNT PLATE INCLUDED E - EXTERNAL CABLE BOTTOM EXIT; SURFACE MOUNT ; CE LISTED SURFACE MOUNT PLATE INCLUDED LENGTH OF FLYING LEADS 19" (482.6 mm) LENGTH OF EXTERNAL CABLE 10' (3.05 m) 2.5 mm HEX KEY FOR INTERCHANGEABLE LENS + SNOOTS 4 mm HEX KEY FOR AIMING 5 mm HEX KEY FOR MAIN TILT ARM EFFECTIVE PROJECTED AREA 0.14 ft <sup>2</sup> RISE HAS A HIGH-PERFORMING, CORROSION-RESISTANT FINISH THAT USES HIGH DURABILITY TRIGLYCIDYL ISOCYANURATE (TGIC) POWDER COATINGS SPECIFICALLY DESIGNED FOR NATATORIUMS AND EXTERIOR WEATHER EXPOSURE. THIS FINISH HAS BEEN TESTED AND APPROVED TO <b>MARINE GRADE</b> CORROSION RESISTANCE STANDARD IN UL1598A, ASTM B117 SALT FOG TEST FOR 200 HOURS.		

**FIXTURE RATING & CERTIFICATIONS**      **UL1598A MARINE CERTIFIED**  
**CE, RoHS COMPLIANT, IK10**



**LIMITED WARRANTY**      **5 YEARS**

**0-10V CONTROL OPTIONS**

100-120 VAC / 277 VAC Linear Dimming Control Module 0-10 V - Plenum Rated ..... **LDCM-PL-120-277-010V-GR**

All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

**OPTIONAL ACCESSORIES**

**Snoots**

Half Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) ..... **F080-H-(K,Z,S,W,C)**  
 Full Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) ..... **F080-F-(K,Z,S,W,C)**

**Interchangeable Lens**

If inner optic = 5°,

**Desired angle** ..... **order the following spread lens**

5 Degree ..... **F080-LENS-05**  
 10 Degree ..... **F080-LENS-10**  
 15 Degree ..... **F080-LENS-15**  
 20 Degree ..... **F080-LENS-20**  
 40 Degree ..... **F080-LENS-40**  
 60 Degree ..... **F080-LENS-60**  
 80 Degree ..... **F080-LENS-80**  
 15x60 or 60x15 Degree ..... **F080-LENS-E1E3**  
 30x60 or 60x30 ..... **F080-LENS-E2E4**  
 Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 80, 15x60 or 60x15, 30x60 or 60x30) ..... **F080-LENS-FULLSET**

NOTE: Information on this Spec Sheet is subject to change, please visit [ecosenselighting.com/downloads/rise](http://ecosenselighting.com/downloads/rise) for the most updated information.

DATE	PROJECT	FIRM	TYPE
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**If inner optic = 40°,**

<b>Desired angle</b> .....	<b>Order the following spread lens</b>
5 Degree .....	NOT SUPPORTED
10 Degree .....	NOT SUPPORTED
15 Degree .....	NOT SUPPORTED
20 Degree .....	NOT SUPPORTED
40 Degree .....	F080-LENS-10
60 Degree .....	F080-LENS-40
70 Degree .....	F080-LENS-60
90 Degree .....	F080-LENS-80
15x60 or 60x15 Degree .....	NOT SUPPORTED
30x60 or 60x30 Degree .....	NOT SUPPORTED
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 70, 90, 15X60 or 60X15, 30X60 or 60X30) .....	F080-LENS-FULLSET

**Honeycomb Louver**

Honeycomb Louver F080.....	F080-LV-HComb
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**Color Filters**

Red .....	F080-FILTER-RED
Blue .....	F080-FILTER-BLUE
Green .....	F080-FILTER-GREEN
Amber .....	F080-FILTER-AMBER

**F080 Wall Mount Arm** (for use only with Wiring Option C - External Cable Bottom Exit and not for use with multi-up fixtures)

Wall Mount Arm, 6 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) .....	F080-WMA-06-(K,Z,S,W,C)
Wall Mount Arm, 12 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) .....	F080-WMA-12-(K,Z,S,W,C)
Wall Mount Arm, 18 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) .....	F080-WMA-18-(K,Z,S,W,C)
Wall Mount Arm, 24 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) .....	F080-WMA-24-(K,Z,S,W,C)

**Ground Stake** (for use only with Wiring Option C - External Cable Bottom Exit and not for use with multi-up fixtures)

Landscape Stake, 12 in (for use with F080 Single Head only, not for use with multi-fixture units) .....	F080-LS-1S-STK-12
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**Ground Stake** (for use only with Wiring Option C - External Cable Bottom Exit and not for use with multi-up fixtures)

Landscape Stake, 12 in (for use with F080 Single Head only, not for use with multi-fixture units) .....	F080-LS-1S-STK-12
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**Perma Post** (for use only with Wiring Option A, C, or E - for use with Single and multi-up fixtures)

Perma Post and Cap - 19" x 2-3/4", Black, Post, and Cap with 1/2" NPT female thread.....	RISE-PERMA-POST-19
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**Slip Fitter** (for use only with Wiring Option A, C, or E - For use with Single and Multi-up fixtures)

Slip Fitter, 2-3/8" post, 1/2" NPT female threads, color finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom).....	RISE-SLIP-FITTER-(K,Z,S,W,C)
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**Canopy Plate** (not for use with Wiring Option B or D - External Cable Side Exit)

Canopy Plate, 4" Dia Round J-Box Cover, 1/2" NPT female thread, (K=Black, Z=Bronze, Z=Silver, W=White, C=Custom).....	RISE-CANOPY-04-(K,Z,S,W,C)
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**Junction Box Cover** (not for use with Wiring Option B or D - External Cable Side Exit)

Junction Box Cover, 2x4, Single 1/2" NPT female thread, Silver Grey.....	RISE-JBC-RABR14
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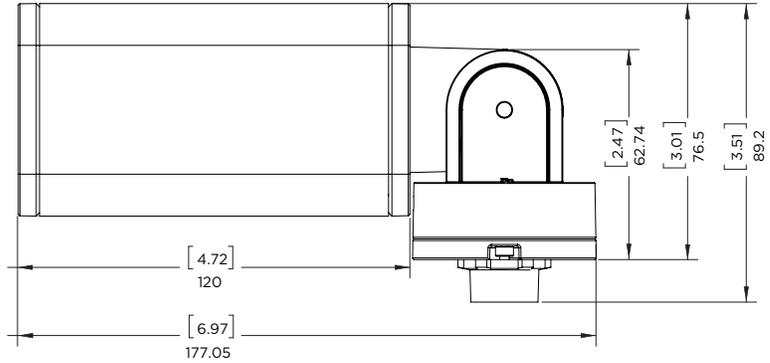
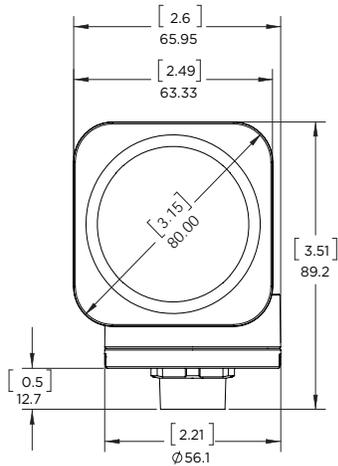
**Tree Strap** (not for use with Wiring Option B or D - External Cable Side Exit)

Tree mount with strap and junction box and cover, 72" strap for 21" diameter trees, Bronze.....	RISE-TMS-TB-VIS3
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NOTE: Information on this Spec Sheet is subject to change, please visit [ecosenselighting.com/downloads/raise](https://ecosenselighting.com/downloads/raise) for the most updated information.

DATE	PROJECT	FIRM	TYPE
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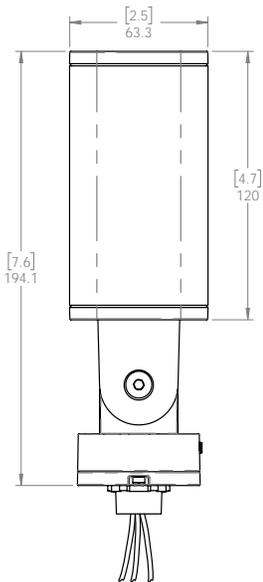
## DIMENSIONS



## WIRING GUIDE

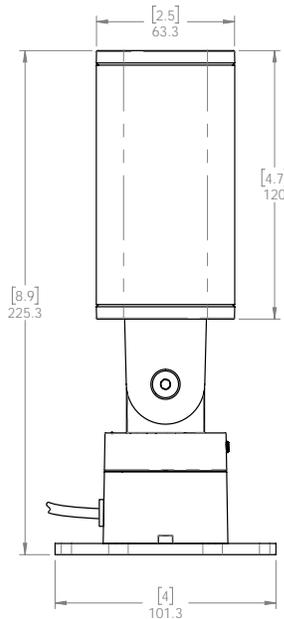
RISE is and exterior rated (IP66) fixture that is available in three different wiring options:

### Flying Leads - Internal Cable (UL Listed or CE Listed)



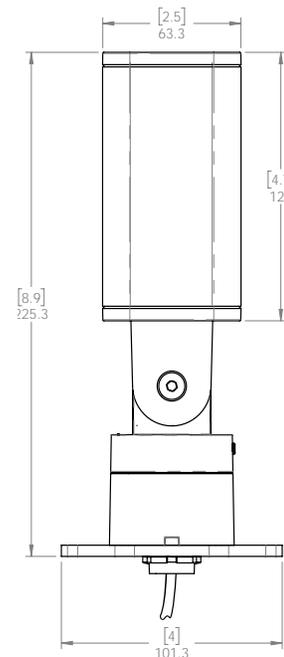
- For use with standard junction boxes
- 1/2" NPT Taper, Cable Length is 19"
- Compatible with EcoSense Canopy junction Box Cover
- 18 AWG Stranded Copper Cable - 3 Conductors

### External Cable Side Exit (UL Listed or CE Listed)



- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the side of the base
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 10' (3.05 m)

### External Cable Bottom Exit (UL Listed or CE Listed)



- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the bottom for use with various accessories such as Wall Mount Arm and Ground Stake
- 1/2" NPT taper for mounting
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 10' (3.05 m)

NOTE: Information on this Spec Sheet is subject to change, please visit [ecosenselighting.com/raise](http://ecosenselighting.com/raise) for the most updated information.



**Wall luminaires**  
with directed light

A series of wall mounted luminaires with directed light. At low mounting heights they can be used for marking dangerous areas such as steps, or arrange them in rows to illuminate corridors and passageways. At high mounting heights they can be used near doors or to accent architecture.

BEGA 19 538 small opening wiring box (included) required for proper installation.

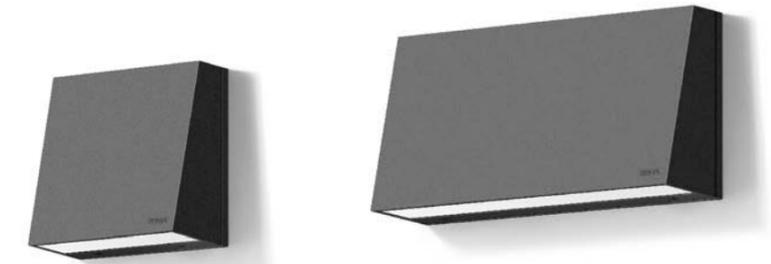
Die-cast aluminum · Matte safety glass

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

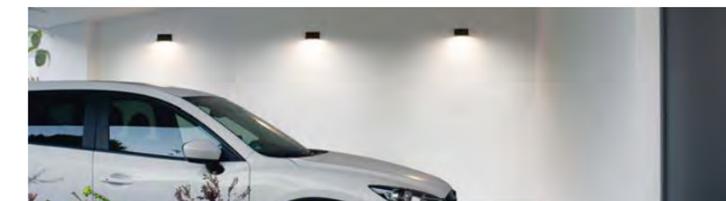
BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at [www.bega-us.com](http://www.bega-us.com)

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations  
Protection class IP 64



Wall luminaires		LED	A	B	C	Required wiring box
<b>22 215</b>	ADA	3.0 W	3 1/2"	3 3/4"	2 3/8"	<b>19 538</b>
<b>22 261</b>	ADA	4.2 W	6 7/8"	3 3/4"	2 3/8"	-



# Rome Office

Rome Office LLC  
400 N. Peters St., Suite 212  
New Orleans, LA 70130, USA  
504.827.1928

Project: 4041 Magazine St  
Subject: Development Plan and Design Review Application - Narrative  
Date: November 14, 2025

The building at 4041 Magazine St is located at the corner of Magazine St and Marengo St. This property was previously the location of restaurant spaces including Izzo's and Popeyes. It lies in the HU-B1 zoning district intended for commercial areas that serve nearby residential neighborhoods. It is also located in a CPC Character Preservation Corridor Design Overlay District to ensure compatibility with established development patterns and urban character.

The proposed project is a renovation of the existing 1,512 sf building with a 470 sf extension of the ground floor and a new 1,085 sf second story. The interior scope of work includes spaces for a single retail tenant: a retail sales floor, dressing rooms, restrooms, office space, utility room, mechanical rooms, and an enclosed stair. The exterior scope of work includes removing the existing EIFS finish and installing a brick veneer at the 1-story volume and a standing seam metal panel rainscreen at the 2-story volume. New impact-rated fenestrations and new TPO roofing will be provided. The existing concrete parking lot and sidewalks will be repaired and permeable open space areas will be extended with new landscaping.

The project aims to comply with all applicable requirements from the Comprehensive Zoning Ordinance, including:

- A building height less than 40'-0" tall (see Sheet A200).
- A minimum permeable open space of 10% of the lot area (see Sheet A001).
- A rear yard maintaining a 15'-0" distance from a residential district (see Sheet A001).
- A clearly identifiable entry (see Sheets A001 and A100).
- Exterior lighting complying with the standards of Article 21, Section 21.5 (see Sheets A001 and A200).
  - Note that existing parking lot poles are proposed to be re-lamped with LED fixtures and shields.
- 9 vehicular parking spaces will be provided in the existing parking lot (see Sheet A001).
- 2 bicycle parking spaces will be provided per Article 22 including one short term space along Marengo St and one long term space at the building interior (see Sheet A001).
- A landscape plan that complies with Article 23, Section 23.3 (see Sheet L1.0).
- Locating refuse receptacles towards the rear of building, off of Marengo St, with a wood fence and gate (see Sheet A001).
- Keeping the existing wood fencing and repairing to match, as required (see Sheet A001).
- Signage to comply with Article 24 (see Sheets A001 and A200).
  - Note that this includes re-use of an existing post-mounted sign and a new wall sign along the Magazine St façade.



Date _____	Received by _____
Tracking Number _____	

## DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Please submit complete applications via email to [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov). Applicants without the ability to submit via email should contact (504) 658-7300 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. Review time depends on the complexity of the project and can take up to 90 days.

Type of application:  Design Review       Interim Zoning Districts Appeal       Moratorium Appeal

Property Location 4041 Magazine St

### APPLICANT INFORMATION

Applicant Identity:  Property Owner       Agent

Applicant Name Rome Office (Architect: Melissa Rome)

Applicant Address 400 N Peters St Suite 212

City New Orleans State LA Zip 70130

Applicant Contact Number 504-827-1928 Email melissa@romeoffice.us

### PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name 4041 Magazine Owner LLC

Property Owner Address 4021 Magazine St

City New Orleans State LA Zip 70115

Property Owner Contact Number 504-235-1875 Email rdragisic@gmail.com

### PROJECT DESCRIPTION

A renovation of an existing 1 story restaurant building into a 2 story, single-tenant retail space.

### REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

#### Design Overlay District Review

- Character Preservation Corridor
- Riverfront Design Overlay
- Enhancement Corridor
- University Area Design Overlay
- Corridor Transformation
- Greenway Corridor
- Others as required

#### Non-Design Overlay District Review

- Development over 40,000 sf
- Public Market
- CBD FAR Bonus
- Wireless Antenna/Tower
- Educational Facility

- Changes to Approved Plans
- DAC Review of Public Projects
- Others as Required

### ADDITIONAL INFORMATION

Current Use Currently vacant; Previously a restaurant Proposed Use Retail

Square Number 227 Lot Number A-C Permeable Open Space (sf) 664 existing / 888 proposed

New Development?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Addition?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Tenant Width	<u>n/a</u>
Existing Structure(s)?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Renovations?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Building Width	<u>approx. 34' x 68'</u>
Change in Use?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Existing Signs? (Existing pole sign with new graphic)	Yes <input checked="" type="radio"/> No <input type="radio"/>	Lot Width (sf)	<u>90' x 90'</u>
New Sign(s)? (New wall sign and re-use of existing sign)	Yes <input checked="" type="radio"/> No <input type="radio"/>	Lot Area (sf)	<u>8,100 sf</u>	Building Area (sf)	<u>3,068 (includes 1,983 1st floor and 1,085 2nd floor)</u>



Date _____	Received by _____
Tracking Number _____	

## DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

### REQUIRED ATTACHMENTS (One digital copy)

#### 1. SITE PLAN

- North arrow, scale, and date of plan
- Location, dimensions, and area of permeable open space
- Name, address of the professional who prepared the plan
- Legend of symbols, patterns, and abbreviations used
- The entire lot(s), including area and property lines dimensioned (including gross area of the site)
- Curb cuts, interior streets, driveways, and parking and loading areas with dimensions and total area (sf)
- Location and dimensions of buildings and structures, including total floor area and distance from property lines
- Location of adjacent buildings
- Location of refuse storage locations
- Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways
- Fence location, height, and materials

#### 2. FLOOR PLAN

- Indicating the dimensions and square footage of proposed development
- Room use
- Location of all walls, doors, and windows
- Location of all plumbing fixtures
- Location of major appliances/mechanical equipment
- Stairway location
- Firewall location (if applicable)

#### 3. ARCHITECTURAL ELEVATIONS

- Architectural elevations of each side of the proposed structure drawn to scale indicating height, ground floor ceiling, ground floor transparency, architectural elements, materials, colors, and textures proposed for any structures.

#### 4. LIGHTING PLAN

- Location of all exterior lighting, including those mounted on poles and walls
- Types, style, height, and the number of fixtures
- Manufacturer's illustrations and specifications of fixtures

#### 5. SIGNAGE PLAN

- Proposed Signage with overall height, width, and materials
- Building Elevation (including building width and height)
- Site plan showing the location of all proposed detached sign(s) along with setback dimensions.

#### 6. LANDSCAPE PLAN

- Name and address of professional who prepared the plan.
- Landscape plans shall be prepared by a registered landscape architect licensed by the Louisiana Horticulture Commission
- All landscape plans shall meet the minimum requirements of site plans
- Legend defining all symbols, patterns, and abbreviations used
- Location, quantity, size, name, and condition (both botanical and common) of all existing and proposed plant materials and trees.
- Description of all tree preservation measures on-site and in the public right-of-way
- Width, depth, and area of landscaped area(s)
- Proposed right-of-way improvements and pedestrian walkways

*Planting proposed in the right-of-way must have Parks and Parkways approval*

#### 7. PHOTOS

- Photographs of the subject site and/or building

#### 8. NARRATIVE

- Narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals

#### 9. COLOR ELEVATIONS/RENDERING (DAC ONLY)

- Color elevations and/or renderings are required for projects that trigger review by the Design Advisory Committee

#### 10. SUPPLEMENT 'A' (UNIVERSITY AREA DESIGN OVERLAY)

- Additional submittal requirements for the University Area Design Overlay

### FEES

Design Review	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000