

ORDINANCE NO. L-2016-4
VILLAGE OF SHOREWOOD HILLS
DANE COUNTY, WISCONSIN

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY
LOCATED AT 2712 and 2716 MARSHALL COURT
TO A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

RECITALS

1. Ronald McDonald House Charities of Madison, Inc., (the "Applicant"), has requested that the zoning classification of the property located at 2712 and 2716 Marshall Court (the "Property") be changed to Planned Unit Development ("PUD").
2. The Planned Unit Development District is intended to provide a voluntary regulatory framework designed to encourage and promote improved environmental and aesthetic design in the Village by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of the Village's Zoning Ordinance and Comprehensive Plan.
3. The Applicant has submitted the General Development Plan (the "GDP") attached as Exhibit A to this Ordinance.
4. On January 12, 2016, the Village Plan Commission conducted a public hearing on the application.
5. The Plan Commission recommended that the zoning classification of the Property be changed to PUD, and that the GDP be approved.
6. The Village Board agrees with the Plan Commission's recommendation.

ORDINANCE

NOW THEREFORE the Village Board of the Village of Shorewood Hills, Dane County, Wisconsin ordains as follows:

Section 1. The recitals set forth above are material to and are incorporated in this ordinance as if set forth in full.

Section 2. The zoning classification the Property is changed to Planned Unit Development District, and the GDP is approved, pursuant to section 10-1-33 of the Village Code and Wis. Stat. § 62.23(7)(d).

Section 3. This ordinance shall be effective upon passage and publication or posting.

The above and foregoing ordinance was duly adopted by the Village Board of the Village of Shorewood Hills at its meeting held on _____, 2016, by a vote of _____ in favor, _____ opposed, and _____ not voting.

APPROVED:

By _____
Mark L. Sundquist, Village President

ATTEST

By _____
Colleen Albrecht, Village Clerk

Village of Shorewood Hills PUD Rezoning Request

◆ 810 Shorewood Blvd. ◆ Madison, WI 53705 ◆ Phone (608) 267-2680 ◆ Fax (608) 266-5929 ◆

The Village of Shorewood Hills Plan Commission generally meets on the second Tuesday of the month at 7:00 p.m. at Village Hall. This form must be submitted with 10 sets of plans at 11x17 and 1 set of plans at full-size (22x34 or 24x36) of the items listed in the requirements below. General Development Plan (GDP) materials must be submitted at least 30 days prior to the Plan Commission meeting to accommodate public hearing notification, staff review and agenda placement. Specific Development Plan (SDP) materials must be submitted at least 20 days prior to the Plan Commission meeting. An incomplete application form and submittal package may result in a delay of your request. In addition to the requirements of this application, please be prepared to attend the Plan Commission meeting to present your project and answer questions. If you have any questions about the requirements please contact Karl Frantz, Village Administrator, at (608) 267-2680.

Property Address: 2712 & 2716 Marshall Court

Current Zoning Designation: C-3 Medical Office-Commercial District Current Property Use: Ronald McDonald House / Prest Office

	Owner	Applicant
Name	RONALD MCDONALD HOUSE CHARITIES OF MADISON, INC. - KEVIN HUDDLESTON - DIR.	FLAP ARCHITECTS - ROGER RHODES
Address	2716 MARSHALL CT MADISON, WI 53705	644 SCIENCE DR. MADISON, WI 53711
Phone Number	608 232 - 4677	608 - 232 - 1251
E-Mail Address	khuddleston@rmhcmadison.org	rrhodes@flad.com
Fax	608 - 232 - 4670	608 - 238 - 6727

The fee for a Planned Unit Development-General Development Plan (PUD-GDP) rezoning request is \$350. The fee for a Specific Development Plan (PUD-SDP) is also \$350. The Village may also charge the applicant with costs associated with technical review of materials by outside engineering, planning, and legal consultants.

PUDs are separated into two phases, the General Development Plan (GDP) and Specific Development Plan (SDP). Applicants who wish to move forward with both the GDP and SDP simultaneously may discuss concurrent submittal with Village staff. The necessary components of both the GDP and SDP are listed below. The Plan Commission and/or Village Board may require other studies or plans that would aid in consideration of the proposed development. Please see Section 10-1-33 of Village ordinances for criteria for approval of a PUD and the process for GDP and SDP approval. Amendments to an approved GDP or SDP do not have to resubmit an entire application, but should address all components being altered.

Planned Unit Development – General Development Plan Requirements

PUD-GDP applications must include the following materials in adequate detail to allow Village staff, committees, and the Village Board to judge the application against PUD-GDP criteria for approval:

- A map of the project area showing topography, site features, and the property's relationship to surrounding properties and structures.
- A statement as to why PUD zoning is proposed, including why the development must utilize PUD-GDP zoning instead of existing Village zoning districts (is the PUD to accommodate exceptions to land use, height, setbacks, parking, or any other relevant Village zoning requirements?)
- A statement describing how the project complies with the Village's Comprehensive Plan and the neighborhood plan for the area (if the site is in a neighborhood plan boundary).
- A statement describing the project and summarizing relevant project statistics (land uses to be permitted, anticipated number of residential units, square feet of commercial space, parking stalls, etc.)

GDP NARRATIVE (REVISED) - The original narrative was submitted in November of 2015. Revisions are listed in **bold text**.

PETITION AND OVERVIEW

Ronald McDonald House Charities of Madison, Inc. previously submitted a request for rezoning on January 15th, 2014. Ronald McDonald House has since re-evaluated its needs and has enlisted a new architect - Flad Architects. Therefore we are resubmitting this revised request for the rezoning of 2716 and 2712 Marshall Court from the C-3 Medical Office-Commercial District to Planned Unit Development – General Development Plan (PUD-GDP) to accommodate the expansion of the Ronald McDonald House facility (RMH) located at 2716 Marshall Court.

This project will involve razing the Prest Associates office building located at 2712 Marshall Court and the subsequent construction of an addition to the current RMH to add **13** guest rooms, several lounge and activity rooms, additional outdoor patio and recreational space, a **21** stall lower level parking garage, a **16** stall surface parking lot, and reconstruction of the RMH entryway to improve accessibility.

Ronald McDonald House Charities is organizing a capital campaign for this expansion project and is anticipating potential site construction to begin in 2019 or 2020 upon PUD-SIP approval by the Village.

PROPERTY DESCRIPTION

This rezoning petition pertains to the following tract of property located at 2712 and 2716 Marshall Court, Village of Shorewood Hills:

Lots 7 and 8, Farley Plat, Village of Shorewood Hills, Dane County, Wisconsin, and a 1716+/- square foot parcel along the north line of Lot 7.

This tract includes the lands currently occupied by the Ronald McDonald House (Lot 7) and the adjoining Lot 8 currently occupied by the Prest office building which was recently purchased by RMH.

Tax Parcels:

0709-212-0067-3
0709-212-0078-0
0709-163-9815-9

RATIONALE FOR PROPOSED PLANNED UNIT DEVELOPMENT ZONING

Rezoning to Planned Unit Development-GDP (PUD-GDP) is necessary to implement the land uses, building setbacks, building bulk dimensions, and parking improvements that are described and illustrated in Ronald McDonald House General Development Plan described in this petition.

Due to the height, setback, parking and other restrictions that are part of the C-3 Medical Office-Commercial District, the Village has acknowledged Planned Unit Development zoning is appropriate in

this area of the Village in order to implement the redevelopment goals described in the *Doctor's Park Neighborhood Plan* (adopted January 2009). Notations regarding the specific limitations imposed by the C-3 District requirements and the proposed Ronald McDonald House PUD-GDP standards is discussed in the Project Description section of this petition.

Additionally, Village approval of the Ronald McDonald House General Development Plan will be a critically important foundational element supporting the Ronald McDonald House Charities capital fundraising effort that is tentatively scheduled for 2016 - 2018.

BACKGROUND AND CONTEXT

The Ronald McDonald House provides temporary lodging for families traveling to Madison from at least 35 miles away whose children are undergoing treatment at Madison area health care facilities. The cost is \$10 per night but no family is turned away due to their financial resources. Families stay at the House as long as their child or children are receiving medical treatment.

Since opening over 22 years ago, the House has hosted and provided compassionate support to over 26,000 families. The House currently has 18 guest rooms and is regularly close to, at, or above capacity. In 2014, when the House was at capacity, additional families needing lodging were put up in area hotels for a total of 200 nights until a guest room became available.

With the American Family Children's Hospital having recently opened the 8th floor with two new patient floors opening in the near future, RMH is anticipating that there will be a significant jump in referrals.

PHYSICAL SETTING AND SURROUNDING LAND USES

The RMH expansion project will encompass the existing Ronald McDonald House located at 2716 Marshall Court and the redevelopment of the Prest office building located at 2712 Marshall Court. The project site is currently 76% impervious surface.

The site is roughly rectangular in shape and totals approximately 33,500 square feet with 250 feet of frontage on Marshall Court. On the western lot, surface gradients fall approximately 11 feet from the northeast corner of the lot to the southwest corner of the site. On the eastern lot, surface gradients fall approximately 9 feet from the northern property line to the southern property line. There are currently 4 curb cuts providing access to the project site (2 on each lot).

Preliminary geotechnical investigation indicates the project area is underlain by silty sands and fine sand substrata with clay present below the northeast corner of the site.

Marshall Court was reconstructed by the Village in 2013 as part of a significant and successful effort to rehabilitate the area's infrastructure to support and encourage redevelopment. Since 2008, two major redevelopment projects have been completed: 800 University Bay Drive (a 53,800 GFA office with structured parking for 197 vehicles; and a 4 story mixed use project with ~30,000 GFA of street level professional office and retail space, 80 upper level residential units and lower level parking).

Adjoining land uses include:

- The Unitarian Society Meeting House to the north.
- The Professional Garment Center building to the east.
- Mixed use development (first floor professional office and retail/upper floor residential) to the south.
- Shackleton Square, a medium density residential condominium to the west.

PROJECT DESCRIPTION

The Addition. The proposed project will expand the Ronald McDonald House constructing a 3 story addition on the east side of the house. The 76' x 65' addition will redevelop the existing parking lot and will include: guest rooms, new living room(s), activity rooms, underground parking for **21** vehicles and a reconfigured main entry way to improve accessibility. The project will also renovate portions of the existing House by remodeling the kitchen and dining rooms for additional guest capacity and remodeling portions of the administrative offices. Architecturally, the addition will be similar in style and materials to the existing building façade and will include a front porch which will compliment the pedestrian scale of the Marshall Court streetscape. The preliminary plans and elevations of the proposed building addition are attached.

The basement level of the addition extends to the east under the surface parking lot and is designed for **21** vehicle stalls (including 2 ADA stalls). Access to the parking garage is located at the northeasterly corner in order to keep the garage entry driveway at a reasonable gradient.

Front Yard Improvements. The proposed addition will extend the front of the RMH along the same building line as the existing structure – approximately a 20 foot setback from the sidewalk. The main entry will be relocated in the new addition and will be closer to parking. The area between the existing entry and new entry will be developed into an outdoor patio. The existing delivery service drive located in the southwest corner of the site will remain in use as it provides direct access to the receiving and storage areas located in the basement of the existing RMH. The trash enclosure **will be located in the sub-grade parking garage.**

Back Yard Improvements. The expansion project also encompasses the complete renovation of the backyard in order to provide outdoor space that can be used by guests. Initial concepts include a combination of patio, hardscape, landscaping, play equipment and open areas that will provide a variety of quiet and active recreational opportunities.

Parking, Access and Circulation. The addition to the RMH requires the relocation of the existing 13 stall surface parking lot to the easterly side of the project site. The new lot is proposed to provide **16** surface stalls. This utility area will be located at the northwest corner of the parking lot. As noted, the access drive to the lower level garage will be along the east end of the site. As currently proposed, the RMH site will provide a total of **37** on-site parking stalls – a ratio of **1.20** stalls per guest room. (Note: the current RMH has 13 surface parking stalls - a ratio of 0.8 stalls per guest room).

The proposed project will reduce the total number of curb cuts along the adjacent Marshall Court. The new configuration will minimize pedestrian/vehicle conflict points and improve the building entryway functionality and aesthetics.

Buffer Landscaping. Landscape screening will be installed to provide an aesthetic buffer between the RMH property and the adjoining properties to the north and east. Due to the site topography and the retaining wall needed to create the access drive to the parking garage, the parking lot setbacks along the north and east lot lines (adjoining the Unitarian Meeting House and the Professional Garment Center building -- 2710 Marshall Court) will be 10' and 4'-6" respectively. (Note: the Village Zoning ordinance requires a minimum 5' setback and a 10' setback if adjoining a R-2 zoning district).

On-site Open space. Based on the preliminary proposed site plan, when developed, the impervious surfaces of the RMH site are estimated to be total 66% of the gross site area. This is actually a reduction from the current site condition which is estimated at 78% impervious. (Note: Current C-3 zoning limits lot coverage to a maximum of 40% of the site).

Storm water Management. Preliminary storm water management engineering indicates that to meet the Village requirements to infiltrate 90% of roof run-off from the existing and proposed expanded RMH approximately 550 SF of infiltration area will be required. Due to site conditions and building roof design it may be necessary to satisfy this requirement with multiple bio retention facilities and/or a subsurface chamber. The storm water runoff from the proposed parking lot shall be treated in the bio retention basin(s) in order to meet the 40% total suspended solids and oil & grease reduction requirements. A detailed storm water management analysis will be a component of a subsequent Specific Development Plan (SDP) submittal.

SUMMARY STATISTICS

Ronald McDonald House – General Development Plan

Project Site Area	33,362 SF		
Building Foot print	8,678		
Pavement	13,346		
Open Space	11,338	35%	
Floor Area Ratio	0.94		
Guest Rooms	31		
Parking Stalls			
Surface	16		
Garage	<u>21</u>		
Total	37		Ratio of stalls per guest room: 1.20

COMPLIANCE WITH VILLAGE PLANNING GOALS

In January 2009 the Village adopted the Doctor’s Park Neighborhood plan which articulated the Village’s goals and objectives for the 17+/- acre area bounded by University Bay Drive, University Avenue, Post Farm Park, and the single family residential neighborhood fronting on Cornell Court. The plan also focused on recommendations to encourage redevelopment of the area into a medium density mixed-use neighborhood focused on Marshall Court (reconstructed as a pedestrian friendly street) and supported by structured parking and multi-modal transportation infrastructure.

Doctor’s Park Neighborhood Plan Goals

Land Use Goals:

- Diversify land uses along Marshall Court
- Establish a land use pattern that mitigates the effect of redevelopment on traffic volumes and circulation
- Establish a land use pattern that complements the existing uses within and around the perimeter of the neighborhood

Urban Design Goals:

- Promote a pedestrian-scale environment within the neighborhood
- Preserve the existing quality of life for users and residents of the neighborhood
- Encourage sustainable development

Transportation Goals:

- Provide enhanced safety and connectivity for pedestrian and bicycle traffic
- Promote strategies and improvements aimed at mitigating existing and future traffic congestion
- Encourage cooperation on parking issues between property owners and between the Village and developers

Utilities and Facilities Goals:

- Minimize the disturbance caused by infrastructure upgrades by coordinating projects
- Use environmentally friendly best management practices when designing new infrastructure

The Ronald McDonald House is acknowledged in the plan as one of the “landmark” locations and uses that help to define the neighborhood and make it unique. Ronald McDonald House has given significant consideration during the planning and design of the proposed expansion to addressing the Village’s neighborhood planning goals. Key building, site, and program elements of the proposed expansion that relate to neighborhood plan goals include:

- Respect and enhance the “neighborhood” feel of the streetscape.
 - The expanded front porch engages pedestrian activity and compliments the streetscape along Marshall Court.
 - The parking garage entry and utility/service areas of the building are located so as to be minimally visible from the street and minimize conflicts with pedestrian and vehicle movement.
 - Over half of the parking stalls for the RMH are in the lower level garage and the surface lot will have appropriate landscaping to provide visual screening from Marshall Court and adjoining properties.
 - The exterior architecture of the RMH addition will be similar to the existing structure. In addition RMH is evaluating opportunities to utilize limestone masonry elements into the building and site hardscape to reflect historical Shorewood Hills architectural vernacular.
- Reduce Marshall Court traffic obstruction from delivery vehicles and guest arrivals.
 - Delivery services will continue to use the existing service drive that is accessible to the lower level.
- Maximize parking.
 - The overall parking on site has been maximized in improve the room to parking ratio. Note that many guests do not typically arrive by personal car or utilize their car during their stay. RMH provides complimentary shuttle service to area hospitals.
- Minimize traffic impacts.
 - RMH provides complimentary shuttle service and encourages the use of Madison Metro services as much as possible.
 - In response to the Village’s suggestion, RMH is amenable to having a “B-Cycle” station located in the southeasterly corner of the site. This will support neighborhood residents and users as well as expand the recreational opportunities for RMH guests.
- Sustainable Development and Best Management Practices
 - The RMH will be meeting the Village storm water management requirements to infiltrate 90% of roof run-off and treating the runoff from the parking lot.
 - The RMH is currently evaluating the use of porous pavement for on-site walkways and recreational play surfaces as part of the landscape improvements for the site.



January 8, 2016 (Revised and Updated May 13, 2015)

Village of Shorewood Hills Plan Commission
c/o Karl Frantz
Village of Shorewood Hills Administrator
810 Shorewood Blvd.
Madison, WI 53705-2115

Re: UPDATED Ronald McDonald House – Planned Unit Development (PUD) – General Development Plan (GDP) Review

Dear Plan Commission Members:

Vierbicher was retained by the Village to assist with review of the PUD zoning application for the Ronald McDonald House's redevelopment of the "Prest parcel"¹ at 2712 Marshall Court, which falls under Sec. 10-1-33 of the Village's zoning code. According to the zoning code, the PUD designation was established "to encourage and promote improved environmental and aesthetic design in the Village by allowing for greater design freedom, imagination and flexibility in the development of land while ensuring substantial compliance with the basic intent of [the zoning code] and the Village Comprehensive Plan." Design freedom includes variation in required lot area, lot width, building height, floor area ratio (FAR), setback, usable open space requirements, signage, and off-street parking requirements. This letter compares the proposed redevelopment with the criteria outlined in the Village's PUD ordinance for the GDP and the Doctor's Park Neighborhood Plan (which was adopted as an appendix to the Village's Comprehensive Plan).

Project Overview

The project proposes demolition of the existing Prest building, which consists of approximately 10,000 square feet of office space on two floors and 23 surface parking stalls. The Prest building would be replaced by an approximately 13,000 square foot addition to the existing 17,405 square foot Ronald McDonald House (RMH).² The proposed addition relocates the front entrance and offices into the new addition and relocates the living rooms, exercise room, play rooms, and movie rooms to the existing building. The addition includes the construction of 16 new guest rooms on the second and third floors for a total of 31 guest rooms. The site would be served by 16 surface parking stalls and 21 under-building stalls. The second and third floor of the proposed addition would partially cover six of the surface parking stalls. The applicant stated the expansion is being proposed to accommodate both existing demand and anticipated demand upon the opening of the American Family Children's Hospital expansion.

¹ The property is referred to as the "Prest parcel" throughout the letter, even though the Ronald McDonald House purchased the property on February 3, 2014.

² The total for the existing building includes the basement; the total for the addition does not include the under building parking.

Changes From the 2014 Submittal

The following section outlines the changes to the submittal packet since the 2014 review.

Building/Structure

- Reconfigured and constructed 16 new guest rooms;
- Relocated the main entry and offices and the existing first floor spaces;
- Constructed an additional mechanical and storage space in the basement; and
- Reconfigured the rear building corners for a more efficient use of space.

Site Design

- Realigned the first-floor entry to align with the midblock crossing over Marshall Court;
- Reconfigured the front patio and expansion of the rear patio and play areas;
- Incorporated bio-retention areas into the site landscaping; and
- Relocated the dumpsters to the sub-grade parking areas.

Site Access/Parking

- Removed the drop-off area and two curb cuts;
- Expanded the existing easterly curb cut and driveway; and

PUD Ordinance Review

The Village zoning ordinance outlines criteria for approval to be used by the Plan Commission and the Village Board when reviewing a PUD proposal. The criteria are:

Character and Intensity of Land Use. A PUD's uses and intensity, appearance and arrangement shall:

a. Be compatible with the physical nature of the site or area.

The proposed site layout is consistent with the existing RMH site/building design. The addition matches the current building's front setback from of approximately 20 feet (not including front stairs or architectural wall) and maintains the overall architectural themes of the original building. While the site layout proposes 17 surface parking stalls and the Doctor's Park Neighborhood Plan (DPNP) recommends eliminating surface parking for under-building structured parking, the plan does result in an overall reduction of 16 surface stalls.

The plans were revised to remove two of the existing curb cuts and enlarge the eastern curb cut to use as the main driveway and ramp to the subgrade parking. The plans also added bio-retention and streetscaping to match the existing Marshall Court design theme.

b. Produce an attractive environment of sustained aesthetic desirability, economic stability, and functional compatibility with the Village Comprehensive Plan.

The building elevations maintain the architectural style and materials of the existing RMH, which is appropriate given the corridor's transition from commercial development at the corner of Marshall Court and University Bay Drive to residential development at Shackleton Square. Elevations and renderings were submitted with this application.

The DPNP established design guidelines for redevelopment (pages 25-27). The proposed project follows the guidelines for building height, composition, scale, windows, materials, and color. While the articulation of the building tends more towards horizontal orientation instead of vertical orientation, the building elevations are consistent with the existing architecture.

The Village has been fortunate that the two existing redevelopment projects on Marshall Court have been able to consolidate several properties, which enables a more comprehensive approach to design than piecemeal parcel-by-parcel development.

The redevelopment of the Prest parcel would preclude the consolidation of the two existing parcels between RMH and 800 University Bay Drive, barring a redevelopment partnership between RMH and its eastern neighbor that would integrate the planned RMH surface parking lot. While the use of the Prest parcel by RMH makes redevelopment of the remaining 2710 Marshall Court (Garment Centre) building more challenging, there are examples of redevelopment on similarly-sized (~0.40 acre) parcels elsewhere in the area (such as Parman Place and Empire Place on Monroe Street). To increase site utilization ratios, the Village should work with RMD House to include access easements to 2710 Marshall Court in the SDP approval.

The development would remove the Prest parcel from the tax rolls, which would result in a loss of value within the Village's Tax Increment District (TID) #3. The economic impact is discussed later in this letter.

c. Not adversely affect the anticipated provision for school or other municipal services unless jointly resolved.

Because RMH operates similarly to a hotel, it should not impact school services. The expansion of the RMH facility and demolition of the Prest building are not anticipated to cause a major change in the provision of services to the area. The reduction in tax revenue that comes with the conversion of the property to tax-exempt status would impact the Village's ability to provide services to the extent that there would be less property tax base to support such services.

d. Not create a utility, traffic, or parking demand incompatible with the existing or proposed facilities to serve it unless jointly resolved.

Parking

The current RMH and Prest parcels have a total of 34 surface parking stalls. The proposed project has a total of 16 surface and 21 under-building parking stalls. The subgrade parking area includes spaces for employee and guest bicycle parking.

The RMH use is most similar in nature to a hotel; the Village's ordinance does not list parking standards for a hotel, so no comparison of proposed parking to the number of stalls that would typically 31/37 be required is available. The existing parking ratio regarding stalls per guest room is 0.87 stalls per room. The proposed parking ratio is 1.19 stalls per room. This is commensurate with existing parking ratios and desirable from the perspective of encouraging walking/biking/bus use over automobile use along Marshall Court.

Traffic Impacts

Hotels generate a variety of traffic impacts. Roughly speaking, hotels generate the same amount of traffic per square foot as office space.³ While the RMH is somewhat similar to a hotel, it tends to generate less traffic than a hotel because:

- Stays are longer, resulting in less turnover; and
- Guests are more likely to walk to their main destination (the Children's Hospital).

The RMH proposal would likely generate less traffic than a fully-leased Prest building.

Utility Impacts

Village Engineer will review the GDP submittal and will provide his findings in a separate letter.

2. Economic Impact. A proposed PUD shall not adversely affect the economic prosperity of the Village or of surrounding properties.

Because the Prest parcel is taxable and the RMH is not, the proposed PUD will result in the loss of tax revenue to TID #3 and to the Village when the TID closes. The TID #3 base value (including the base value of the 2010 amendment area), has been established at \$21,225,400, which includes a value of approximately \$666,000 for the Prest parcel⁴. The total 2015 tax bill for the Prest parcel was \$14,552, of which \$3,563 was due to the Village.

The conversion of property within a TID to tax-exempt status creates a somewhat complicated situation. If the property were outside the TID, the conversion to tax-exempt status would mean that all jurisdictions would cease to collect property taxes. However, because the property is within a TID, the property taxing jurisdictions will continue to receive property taxes on the established 2008 base value of the TID, regardless of whether any properties become tax exempt. In other words, *the reduction in value will reduce the TID's value increment and not the base value*. Taxing jurisdictions, including the Village, will continue to receive property taxes based on the originally established base value, which is not redetermined when properties become tax exempt.

The TID would lose approximately \$150,000 in taxes over the remaining life of the TID if the Prest parcel were to become tax exempt instead of remaining at its current value through 2028.⁵ It is possible to avoid the negative impact that a tax-exempt Prest parcel would have on the TID by subtracting it and the RMH from the TID boundary. However, this would mean that all property taxing jurisdictions would see reduced property tax collections upon the property becoming tax exempt.

The Village worked with the applicant to create a tax agreement, similar to a Payment In Lieu of Taxes (PILOT) agreement as a condition of rezoning.

3. Preservation and maintenance of open space. A PUD shall make adequate provision for the improvement and continuing preservation and maintenance of attractive open space.

The concept site plan provides a substantial amount of open space to the north of the main building. The applicant stated the site retains 35% greenspace, and this is an approximate increase of 6% over the existing site.

4. Implementation schedule. A PUD shall include suitable assurances that each phase could be completed in a manner which would not result in an adverse effect upon the community as a result of termination at that point.

The GDP is being submitted several years in advance of the stated anticipated construction start in 2020. The proposal was delayed two years while RMH re-evaluated their needs. The applicant stated that, though construction may be several years away, it will be important to show that GDP/SDP zoning approval has been received as part of RMH's fundraising efforts.

The Village PUD ordinance requires an SDP to be submitted to the Village within 12 months of the Board's approval of the GDP, and construction to commence within 12 months of the Board's approval of an SDP. The ordinance allows for extensions to be considered by the Plan Commission at the request of the developer. Therefore, annual extensions will be required if the timeline in the RMH submittal is implemented.

5. Adherence to Comprehensive Plan. A PUD shall further the Village Comprehensive Plan.

Because the DPNP is an appendix to the Village's Comprehensive Plan and gives more detailed recommendations for the area than the Comprehensive Plan, the proposed PUD has been

⁴ This value has remained unchanged since the TID's creation.

⁵ The number assumes that the Village tax rate remains the same and the TID remained open until 2028. In addition to potential valuation adjustments and tax rate changes, the precise amount would also depend upon when exactly the property becomes tax exempt. The \$184,000 assumes it becomes exempt in 2015.

reviewed in relation to the DPNP. This analysis compares this proposal to relevant objectives from the DPNP. Page numbers are noted, and plan text/objectives are in *italics*, with commentary following:

DPNP Land Use:

- *Page 11: Balance high traffic-generating uses with lower [traffic generating uses].* The proposed redevelopment will likely reduce traffic from the existing office use of the Prest parcel and would likely generate less traffic than most other redevelopment uses for the site.
- *Page 11: Create a 'neighborhood center' feel, not a retail destination.* The proposed project expands the urban, neighborhood-oriented street frontage along Marshall Court by maintaining the building façade relatively close to the street and including a large front porch along the south side of the building.
- *Page 12: Redevelopment shall utilize structured parking (as opposed to surface parking).* While the proposed plan does not exclusively use structured parking, it would:
 - Reduce the overall number of parking stalls currently on the RMH and Prest parcels;
 - Provide roughly 57% of the proposed parking as structured parking, resulting in a reduction of surface parking from 34 stalls to 16 stalls;
- *Page 12: Parcels within the planning area shall remain taxable.* While the RMH expansion would be tax-exempt, the Village does have an opportunity to negotiate a PILOT or similar agreement with the RMH as part of the GDP rezoning process to offset some, or all, of the taxable value that the property would otherwise lose.

DPNP Urban Design

- *Page 23: Promote pedestrian safety.* The proposed plan addressed the 2014 concerns of the Plan Commission and reduced the number of curb cuts and included streetscaping to match the existing Marshall Court design theme.
- *Page 24: Preserve and maintain 'landmark' buildings.* The RMH was identified as a landmark within the neighborhood. The proposed project would expand the RMH while retaining the general aesthetics and design of the original building.
- *Page 24: Ensure that redevelopment provides an appropriate transition between new and existing structures.* The proposed project provides an appropriate transition from the more intense office use at the corner of Marshall Court and University Bay Drive to the residential use at Shackleton Square. Additional landscape plans will be required during the PUD-SDP Process.
- *Page 24: Encourage redevelopment to occur in a sustainable manner.* The proposal illustrates several bio-filtration areas to help mitigate the impact of suspended solids and oil contamination in the stormwater runoff.

DPNP Transportation

- *Page 43: Limit the amount of parking provided with new buildings; provided parking should be to serve Marshall Court businesses only.* The proposed project increases the total number of parking stalls from current conditions from 34 to 37. However, the total amount of surface parking was reduced in half from 34 to 16 spaces. The proposed use is likely among the lowest traffic generators that could be expected of potential redevelopment projects that could occur along Marshall Court.
- *Page 43: Limit the number of curb cuts onto Marshall Court.* As stated above, the proposed plan reduced the number of curb cuts.
- *Page 44: Redevelopment projects should provide off-street loading areas.* The project maintains the existing service drive to the west of the building.

Note that the DPNP recommends a shadow study (page 24) and traffic impact analysis (page 42) be performed for redevelopment projects. Given the small scale of the proposed RMH project (in height, square footage, and expected traffic impacts) as compared to other

redevelopment projects that have recently been implemented in the Village, these studies may not be needed.

General Development Plan (GDP) Review

In addition to the above-listed overall criteria for approval of a PUD, there are requirements that the GDP must fulfill. According to the ordinance, the GDP shall include the following:

- a. **A statement describing the general character of the intended development.**
 A project description was included as part of the submittal.
- b. **An accurate map of the project area including its relationship to surrounding properties and existing topography and key features.**
 An air photo of the project site's surrounding context was provided. The existing topography and detailed grading plan was not provided as a supplement to the submittal. A more detailed survey will need to be included in the SDP.

- c. **A plan of the proposed project showing sufficient detail to make possible the evaluation of the criteria for approval set forth above.**
 The GDP proposes deviations from the Village's typical zoning regulations. The existing zoning for the two large parcels is C-3: Medical Office Commercial District. The sliver of land between the existing RMH and the Unitarian Meeting House is zoned R-1 Single Family Residence District. The following chart compares the C-3 standards with what is proposed in the GDP, assuming that the three parcels included in the GDP will be consolidated into one parcel.

<i>Item</i>	<i>C-3 Standard</i>	<i>GDP Proposed</i>	<i>Discussion</i>
Height	35'	39' 1"	Proposed height is approximate, and measured from the eastern corner of the building along Marshall Court.
Min. Front Setback	15'	~ 5' / 20'	There is a substantial existing porch element that is approximately 5' feet from the right-of-way; the building is set back approximately 20 feet from the right-of-way.
Min. Setback – side	10'	~5'	--
Min. Setback – rear	25'	~44'	--
Min. Lot Size	None	32,531 Sq. Ft.	There is a discrepancy between the listed parcel assessment square feet and the calculated square feet by the applicant. A CSM will be required during the SDP and will clarify any remaining dimensional issues.
Maximum Lot Coverage (structures)	40%	65%	Based on lot size and 11,338 sq ft of proposed open/greenspace.

- d. **A statement addressing relevant items under Section 10-1-33(c).**
 A detailed project description/statement was provided.
- e. **A general outline of intended organizational structure related to property owner's association, deed restrictions and private provision of common services.**
 The RMH would continue to own and operate the expanded facility in the same manner as the existing facility.
- f. **An economic feasibility study of the proposed use and proof of financial capability.**
 As stated in the application, the RMH is undertaking fundraising to implement the proposed expansion.

g. When requested, any other information necessary to evaluate the proposal.

No additional information, beyond what is included in this memo, has been requested as part of this review. The Plan Commission may request further information from the project team if it feels additional information is needed to properly evaluate the GDP request.

Summary of Comments/Recommendations

1. Further details, such as precise building materials/colors, a detailed landscaping plan, trash screening, bicycle parking, site lighting, grading, stormwater management, Marshall Court bump-out, and other plans were reviewed as part of the SDP submittal.
2. The GDP is being submitted several years in advance of the stated anticipated construction start date of fall 2019. Village PUD ordinance requires an SDP to be submitted to the Village within 12 months of the Board's approval of the GDP, and construction to commence within 12 months of the Board's approval of an SDP. The ordinance allows for extensions to be considered by the Plan Commission at the request of the developer. It is likely that an extension will be required if the timeline in the RMH submittal is implemented.
3. GDP rezoning should be contingent upon parking use being limited to on-site guests/employees or Marshall Court employees to avoid the increased traffic and parking that result from allowing the provision of spaces for off-site uses such as the UW Hospital.

Conclusion

The revised proposed project complies with the major points in the DPNP and the GDP the zoning code.

If you have questions or comments, please feel free to contact me at (608) 821-3967, or by e-mail at dlin@vierbicher.com.

Sincerely,



Daniel J Lindstrom, AICP

cc: Matt Dregne, Village Attorney

May 3rd, 2016

Village of Shorewood Hills Plan Commission
c/o Karl Frantz
Village of Shorewood Hills Administrator
810 Shorewood Blvd.
Madison, WI 53705-2115

Flad Architects

644 Science Drive
Madison, WI 53711
P: 608 238-2661
F: 608 238-6727
www.Flad.com

Re: Ronald McDonald House
Planned Unit Development (PUD) – Specific Development Plan
(SPD) Review

Dear Shorewood Hills Plan Commission,

On behalf of Ronald McDonald House Charities of Madison, we are submitting a revised SDP for your review at the May 10th Plan Commission meeting. We have made the recommended changes from the April 12th meeting. Changes include:

- Revised GDP narrative that is current with this SDP submittal.
- Existing conditions site plan has been modified to incorporate requested information.
- A stamped brick feature at the crossing has been added to mimic the existing south crossing along Marshall Court.
- The lighting standard has been reduced to 15 feet above the parking surface. An additional light pole has been added to adequately illuminate the parking lot.
- On-site parking will be limited to on site guests/employees or Marshall Court employees.
- An additional Handicap accessible parking stall in the lower level parking garage has been added.
- A more detailed landscape plan has been added showing the requested detail of size, type, and quantities of plants. The plan incorporates recommendations made by Vierbicher after their review.

Please note the Plan Commission requested a parking lot light fixture which has a lower bulb temperature and color rendition than the fixture currently being proposed. We are still looking for a fixture in the 2700-3000K range and look forward to presenting this next Tuesday evening. In the meantime, the originally proposed light fixture is included in our submittal. The CSM, Stormwater Report, and Signage Plan will be submitted at a later date as agreed upon in the April 12th meeting.

The project is planned to begin construction in the spring of 2020 and is anticipated to be completed in the spring of 2021. We are appreciative of your review and we look forward to the May 10th Plan Commission meeting. In the meantime, please contact me with any questions or request any additional information that would be helpful.

Best Regards,

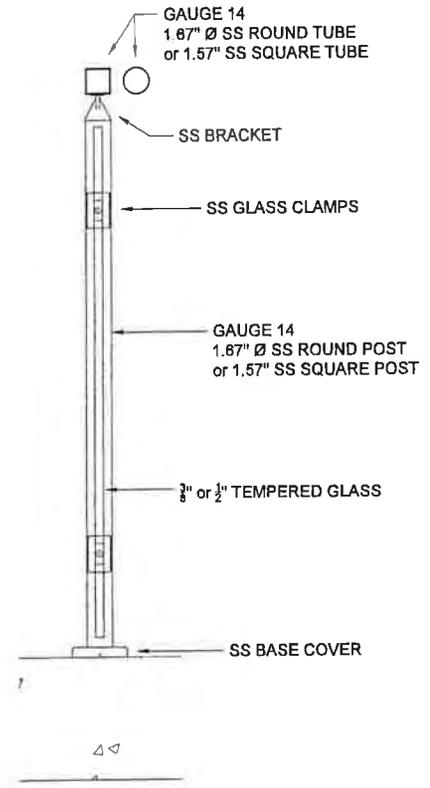
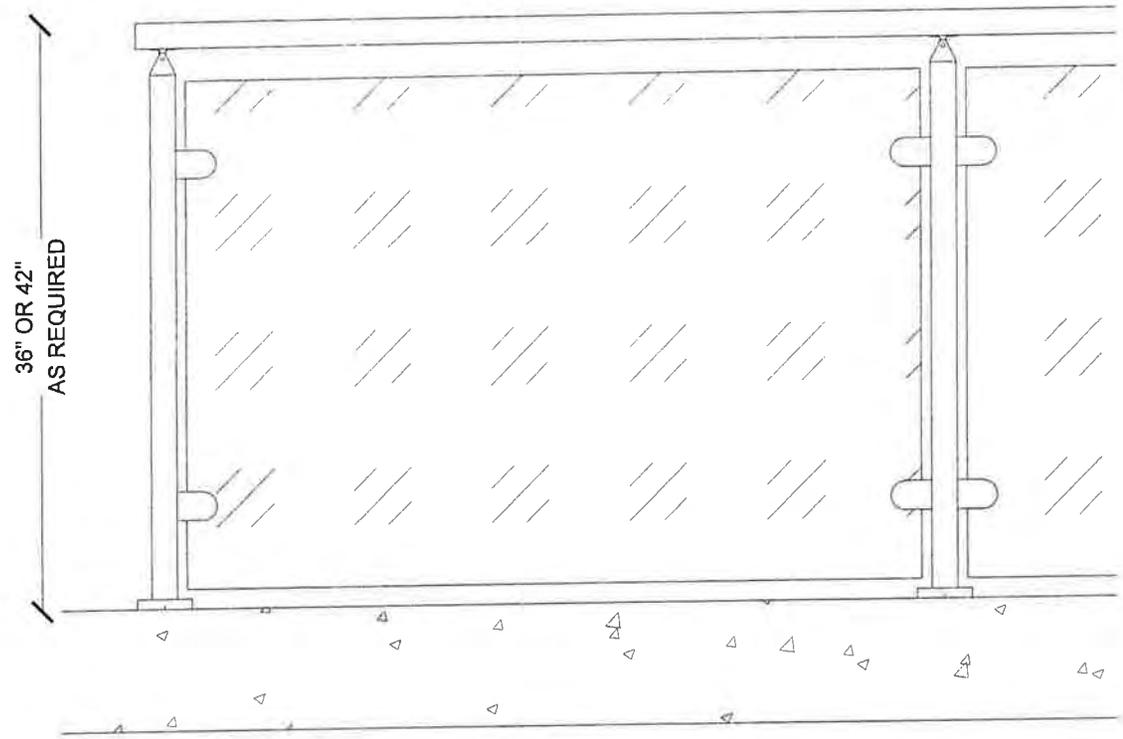


Roger Rhodes, Project Architect
rrhodes@flad.com, 608.232-1251

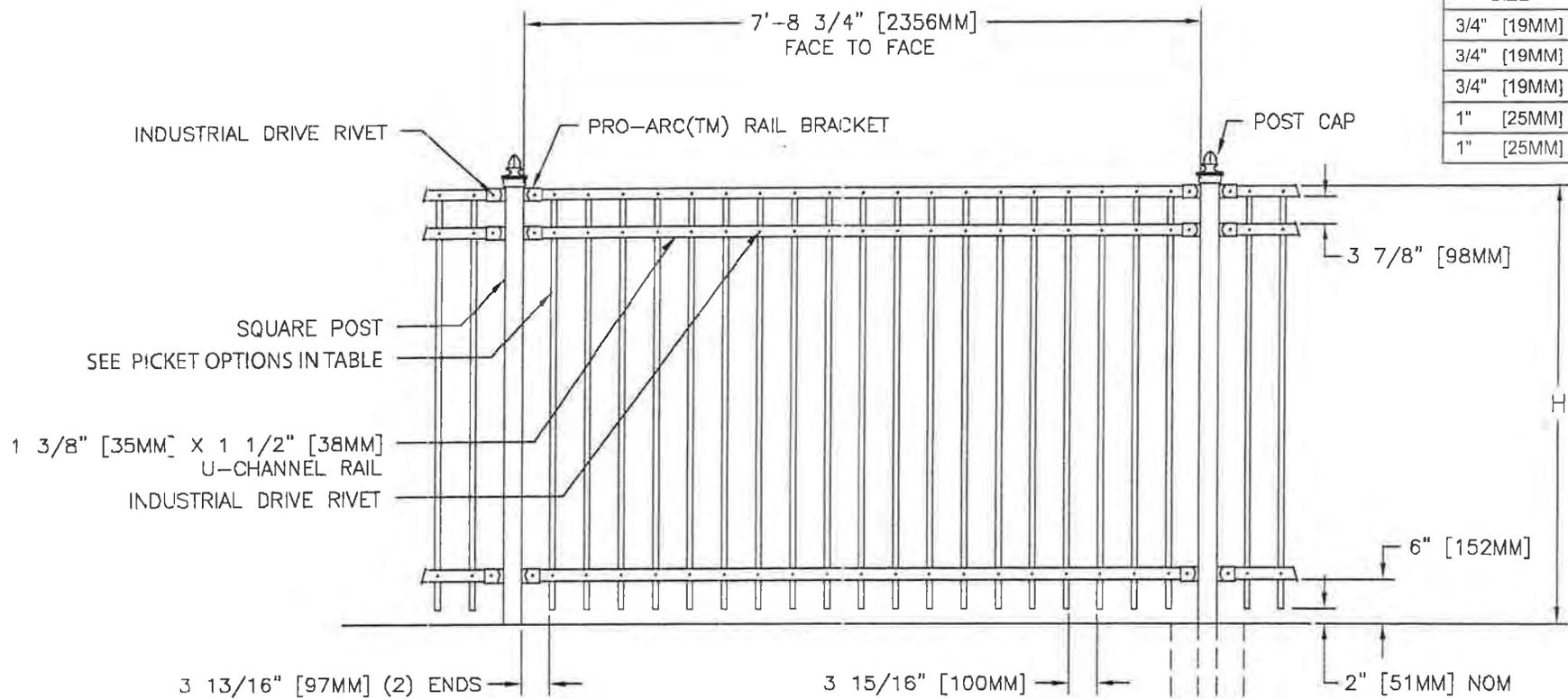
Cc: Kevin Huddleston – Executive Director, RM

FLOOR MOUNTED WITH TOP RAIL

OC-Max 4' with $\frac{3}{8}$ " tempered glass
 and 5' with $\frac{1}{2}$ " tempered glass



PICKET SIZE	GAUGE
3/4" [19MM]	SOLID
3/4" [19MM]	14 GA
3/4" [19MM]	16 GA
1" [25MM]	14 GA
1" [25MM]	16 GA



FENCE SECTION ELEVATION

NOTES:

1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
3. FOOTING WIDTH TO BE (4)X POST WIDTH.
4. SEE PANEL & POST SELECTION SHEET FOR AVAILABLE POST SIZES.
5. FOR MATCHING GATE SEE DRAWING 6-5010M (SINGLE) OR 6-5015M (DOUBLE).

POST CAP OPTIONS		
ACORN	BALL	FLAT

MIN DEPTH	IN: 36"	NOM HEIGHT (H)
	MM: 914	
		3' - 0" [914MM]
		3' - 6" [1067MM]
		4' - 0" [1219MM]
		5' - 0" [1524MM]
		6' - 0" [1829MM]
		7' - 0" [2134MM]
		8' - 0" [2439MM]
	WIDTH	
	IN: _____	
	MM: _____	



MONUMENTAL IRON WORKS
 BY MASTER HALCO, INC. IRVING, TX
 PHONE 800-729-0580
 WWW.MASTERHALCO.COM

IMPERIAL FENCE - STYLE B

BY: JRR	DWG: 6-1110
DATE: 04-27-95	
REV: E	LAYER: 1
REV DATE: 2-21-12	SCALE: NOT TO SCALE



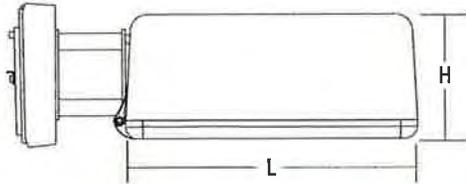
KAD LED

LED Area Luminaire



Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



Catalog Number **KAD LED 20C 700 30K R4 HS**

Notes **12 FEET POLE**

Type **OA**

Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in area lighting applications with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBXD

KAD LED

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting ³
KAD LED	20C 20 LEDs	530 530 mA	30K 3000 K	R2 Type II	MVOLT	277 ¹
	30C 30 LEDs	700 700 mA	40K 4000 K	R3 Type III	120 ¹	347 ²
	40C 40 LEDs	1000 1000 mA	50K 5000 K	R4 Type IV	208 ¹	480 ²
	60C 60 LEDs			R5 Type V	240 ¹	

Shipped included		Shipped separately
SPUMBAK___ Square pole universal mounting adaptor ⁴	04 4" arm	DAD12P Degree arm (pole)
RPUMBAK___ Round pole universal mounting adaptor ⁴	06 6" arm	DAD12WB Degree arm (wall)
SPD___ Square pole	09 9" arm ³	
RPD___ Round pole	12 12" arm ³	
WBD___ Wall bracket		
WWD___ Wood pole or wall		

Options

Shipped installed

PER5 NEMA twist-lock five-wire receptacle only (no controls) ⁵	PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁶	PNMTD03 Part night, dim till dawn ⁹
PER7 Seven-wire receptacle only (no controls) ⁵	PIR1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁶	PNMT5D3 Part night, dim 5 hrs ⁹
SF Single fuse (120, 277, 347V) ¹		PNMT6D3 Part night, dim 6 hrs ⁹
DF Double fuse (208, 240, 480V) ¹		PNMT7D3 Part night, dim 7 hrs ⁹
PIR Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ⁶	BL30 Bi-level switched dimming, 30% ^{7,8}	HS Houseside shield ¹⁰
PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ⁶	BL50 Bi-level switched dimming, 50% ^{7,8}	

Shipped separately¹⁰

WG Wire guard
KMA Mast arm external fitter

Finish (required)

DDBXD Dark bronze	DDBTXD Textured dark bronze
DBLXD Black	DBLBXD Textured black
DNAXD Natural aluminum	DNATXD Textured natural aluminum
DWHXD White	DWHGXD Textured white

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R3
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R5
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R3
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R5
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R3 PIRH
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R5 PIRH
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R3 PIRH
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R5 PIRH

Accessories

Ordered and shipped separately.

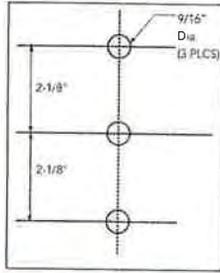
DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) ¹¹
DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) ¹¹
DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) ¹¹
SC U Shorting cap ¹¹
KADLEDHS 20C U Houseside shield for 20 LED unit
KADLEDHS 30C U Houseside shield for 30 LED unit
KADLEDHS 40C U Houseside shield for 40 LED unit
KADLEDHS 60C U Houseside shield for 60 LED unit
KMA DDBXD U Mast arm adaptor (specify finish)
KADWG U Wire guard accessory
PUMBAK DDBXD U ⁸ Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.
¹¹Round pole top must be 3.25" O.D. minimum.

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Maximum ambient temperature with 347V or 480V is 30°C.
- 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- Available as a separate combination accessory: PUMBAK (finish) U.
- Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010.
- PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see [Motion Sensor Guide](#) for details. Dimming driver standard.
- Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.





Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90° †	3 at 120°	3 at 90° †	4 at 90° †
2-3/8"	T20-190	T20-280	T20-290	T20-320 †	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

** For round pole mounting (RPDXX) only. † Requires 9" or 12" arm.

Performance Data

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.

ftCs	Drive Current (mA)	System Watts	Dist. type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
				Lumens	R	U	G	LPW	Lumens	R	U	G	LPW	Lumens	R	U	G	LPW
				20C	530 mA	35W	R2	4,140	1	0	1	118	4,446	1	0	1	127	4,473
			R3	4,123	1	0	1	118	4,427	1	0	1	126	4,455	1	0	1	127
			R4	4,128	1	0	1	118	4,433	1	0	1	127	4,460	1	0	1	127
			R5	4,381	2	0	1	125	4,704	3	0	1	134	4,734	3	0	1	135
	700 mA	45W	R2	5,271	1	0	1	117	5,660	1	0	1	126	5,696	1	0	2	127
			R3	5,250	1	0	2	117	5,637	1	0	2	125	5,672	1	0	2	126
			R4	5,256	1	0	2	117	5,644	1	0	2	125	5,679	1	0	2	126
			R5	5,578	3	0	1	124	5,990	3	0	1	133	6,027	3	0	1	134
	1000 mA	73W	R2	7,344	1	0	2	101	7,886	2	0	2	108	7,935	2	0	2	109
			R3	7,314	1	0	2	100	7,854	1	0	2	108	7,903	1	0	2	108
			R4	7,322	1	0	2	100	7,863	1	0	2	108	7,912	1	0	2	108
			R5	7,771	3	0	1	106	8,345	3	0	1	114	8,397	3	0	1	115
30C	530 mA	53W	R2	6,166	1	0	2	116	6,621	1	0	2	125	6,663	1	0	2	126
			R3	6,141	1	0	2	116	6,594	1	0	2	124	6,635	1	0	2	125
			R4	6,148	1	0	2	116	6,602	1	0	2	125	6,643	1	0	2	125
			R5	6,525	3	0	1	123	7,006	3	0	1	132	7,050	3	0	1	133
	700 mA	69W	R2	7,817	2	0	2	113	8,395	2	0	2	122	8,447	2	0	2	122
			R3	7,785	1	0	2	113	8,360	2	0	2	121	8,412	2	0	2	122
			R4	7,794	1	0	2	113	8,370	1	0	2	121	8,422	1	0	2	122
			R5	8,272	3	0	2	120	8,883	3	0	2	129	8,938	3	0	2	130
	1000 mA	108W	R2	10,755	2	0	2	100	11,549	2	0	2	107	11,621	2	0	2	108
			R3	10,711	2	0	2	99	11,502	2	0	2	106	11,574	2	0	2	107
			R4	10,724	2	0	2	99	11,515	2	0	2	107	11,587	2	0	2	107
			R5	11,381	3	0	2	105	12,221	4	0	2	113	12,297	4	0	2	114
40C	530 mA	71W	R2	8,156	2	0	2	115	8,758	2	0	2	123	8,812	2	0	2	124
			R3	8,122	2	0	2	114	8,722	2	0	2	123	8,776	2	0	2	124
			R4	8,132	1	0	2	115	8,732	1	0	2	123	8,786	1	0	2	124
			R5	8,630	3	0	2	122	9,267	3	0	2	131	9,325	3	0	2	131
	700 mA	94W	R2	10,286	2	0	2	109	11,045	2	0	2	118	11,114	2	0	2	118
			R3	10,244	2	0	2	109	11,000	2	0	2	117	11,069	2	0	2	118
			R4	10,256	2	0	2	109	11,013	2	0	2	117	11,081	2	0	2	118
			R5	10,884	3	0	2	116	11,688	4	0	2	124	11,761	4	0	2	125
	1000 mA	141W	R2	13,923	2	0	2	99	14,951	2	0	2	106	15,045	2	0	2	107
			R3	13,866	2	0	3	98	14,890	2	0	3	106	14,983	2	0	3	106
			R4	13,882	2	0	3	98	14,907	2	0	3	106	15,000	2	0	3	106
			R5	14,733	4	0	2	104	15,821	4	0	2	112	15,920	4	0	2	113
60C	530 mA	103W	R2	11,996	2	0	2	116	12,882	2	0	2	125	12,963	2	0	2	126
			R3	11,947	2	0	2	116	12,829	2	0	2	125	12,909	2	0	2	125
			R4	11,961	2	0	2	116	12,844	2	0	2	125	12,925	2	0	2	125
			R5	12,694	4	0	2	123	13,632	4	0	2	132	13,717	4	0	2	133
	700 mA	137W	R2	14,927	2	0	2	109	16,029	3	0	3	117	16,130	3	0	3	118
			R3	14,866	2	0	3	109	15,964	2	0	3	117	16,063	2	0	3	117
			R4	14,884	2	0	3	109	15,982	2	0	3	117	16,082	2	0	3	117
			R5	15,796	4	0	2	115	16,962	4	0	2	124	17,068	4	0	2	125
	1000 mA	216W	R2	19,328	3	0	3	89	20,754	3	0	3	96	20,884	3	0	3	97
			R3	19,248	3	0	3	89	20,669	3	0	4	96	20,799	3	0	4	96
			R4	19,271	3	0	3	89	20,693	3	0	4	96	20,823	3	0	4	96
			R5	20,452	4	0	2	95	21,962	4	0	2	102	22,099	4	0	2	102

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **KAD LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	KAD LED 60C 1000			
	1.0	0.91	0.86	0.76
	KAD LED 40C 1000			
	1.0	0.93	0.88	0.79
Lumen Maintenance Factor	KAD LED 60C 700			
	1.0	0.98	0.97	0.94

Electrical Load

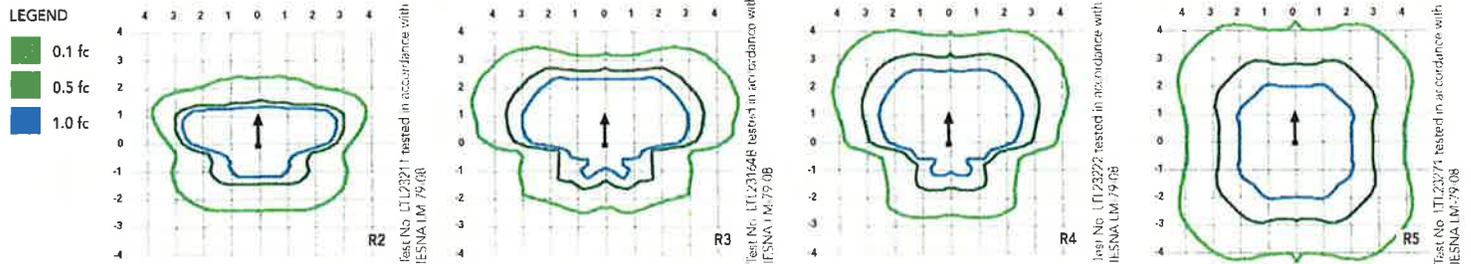
Number of LEDs	Driver Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20	530	35	0.30	0.18	0.16	0.15	-	-
	700	45	0.39	0.23	0.20	0.18	0.15	0.12
	1000	73	0.61	0.35	0.31	0.27	0.22	0.17
30	530	53	0.44	0.26	0.23	0.20	-	-
	700	69	0.58	0.34	0.29	0.26	0.21	0.16
	1000	108	0.90	0.52	0.46	0.40	0.32	0.24
40	530	71	0.60	0.35	0.32	0.29	0.21	0.16
	700	94	0.79	0.46	0.41	0.36	0.27	0.20
	1000	141	1.18	0.68	0.59	0.52	0.42	0.30
60	530	103	0.87	0.50	0.44	0.39	0.29	0.22
	700	137	1.15	0.66	0.58	0.51	0.40	0.29
	1000	216	1.81	1.04	0.92	0.81	0.63	0.47

NOTE: All ratings in this table are for a nominal system operated at 25°C ambient temperature. Current and power specifications in this table do not include branch circuit derating specified in the National Electrical Code. Please observe all applicable electrical codes and ratings.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KAD LED homepage](#).

Isofootcandle plots for the KAD LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings and long life of the KAD LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION

Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die-cast door frame has an impact-resistant, tempered glass lens that is fully gasketed with one piece tubular silicone.

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 a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K, 3000K or 5000K (70 CRI) configurations.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting block and extruded aluminum arm facilitate quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block securing it to poles or walls. The KAD LED can withstand up to a 1.5 G vibration load rating per ANSI C136.31. The KAD LED also utilizes the standard K-Series (Template #5) for pole drilling.

LISTINGS

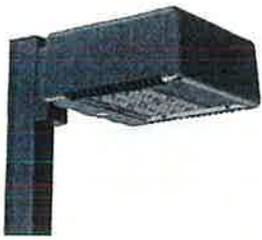
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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





KAD LED LED Area Luminaire



Catalog Number **KAD LED 20C 700 30K R5**

Notes **12 FEET POLE**

Type **OB**

Specifications

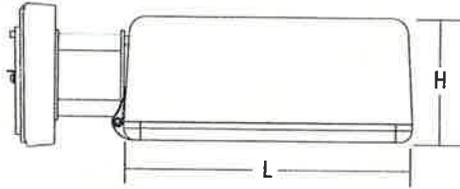
EPA: 1.2 ft²
(0.11 m²)

Length: 17-1/2"
(44.5 cm)

Width: 17-1/2"
(44.5 cm)

Height: 7-1/8"
(18.1 cm)

Weight (max): 36 lbs.
(16.4 kg)



Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100- 400W metal halide in area lighting applications with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBXD

KAD LED

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting ¹
KAD LED	20C 20 LEDs	530 530 mA	30K 3000 K	R2 Type II	MVOLT 277 ¹	Shipped included SPUMBAK___ Square pole universal mounting adaptor ⁴ RPUMBAK___ Round pole universal mounting adaptor ⁴ SPD___ Square pole RPD___ Round pole WBD___ Wall bracket WWD___ Wood pole or wall Shipped separately 04 4" arm DAD12P Degree arm (pole) 06 6" arm DAD12WB Degree arm (wall) 09 9" arm ³ 12 12" arm ³
	30C 30 LEDs	700 700 mA	40K 4000 K	R3 Type III	120 ¹ 347 ²	
	40C 40 LEDs	1000 1000 mA	50K 5000 K	R4 Type IV	208 ¹ 480 ²	
	60C 60 LEDs			R5 Type V	240 ¹	

Options

Shipped installed

PER5 NEMA twist-lock five-wire receptacle only (no controls) ⁵	PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁶	PNMTDD3 Part night, dim till dawn ⁹
PER7 Seven-wire receptacle only (no controls) ⁵	PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁶	PNMT5D3 Part night, dim 5 hrs ⁹
SF Single fuse (120, 277, 347V) ¹		PNMT6D3 Part night, dim 6 hrs ⁹
DF Double fuse (208, 240, 480V) ¹		PNMT7D3 Part night, dim 7 hrs ⁹
PIR Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ⁶	BL30 Bi-level switched dimming, 30% ^{7,8}	H5 Houseside shield ¹⁰
PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ⁶	BL50 Bi-level switched dimming, 50% ^{7,8}	

Shipped separately¹⁰

WG Wire guard
KMA Mast arm external fitter

Finish required

DDBXD Dark bronze	DDBTXD Textured dark bronze
DBLXD Black	DBLBXD Textured black
DNAXD Natural aluminum	DNATXD Textured natural aluminum
DWHXD White	DWHGXD Textured white

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R3
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R5
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R3
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R5
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R3 PIRH
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R5 PIRH
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R3 PIRH
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R5 PIRH

Accessories

Ordered and shipped separately.

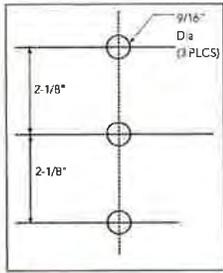
DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) ¹¹
DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) ¹¹
DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) ¹¹
SC U Shorting cap ¹¹
KADLEDHS 20C U Houseside shield for 20 LED unit
KADLEDHS 30C U Houseside shield for 30 LED unit
KADLEDHS 40C U Houseside shield for 40 LED unit
KADLEDHS 60C U Houseside shield for 60 LED unit
KMA DDBXD U Mast arm adaptor (specify finish)
KADWG U Wire guard accessory
PUMBAK DDBXD U* Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [DTL](#) and [KQAM](#) online.
*Round pole top must be 3.25" O.D. minimum.

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Maximum ambient temperature with 347V or 480V is 30°C.
- 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- Available as a separate combination accessory: PUMBAK (finish) U.
- Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010.
- PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see [Motion Sensor Guide](#) for details. Dimming driver standard.
- Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.





Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°†	3 at 120°	3 at 90°†	4 at 90°†
2-3/8"	T20-190	T20-280	T20-290	T20-320†	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

** For round pole mounting (RPDX) only.

† Requires 9" or 12" arm.

Performance Data

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.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (4000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
				Lumens	R	M	G	LPW	Lumens	R	M	G	LPW	Lumens	R	M	G	LPW																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
				20C Section <table border="1"> <tr> <td rowspan="10">20C</td> <td rowspan="5">530 mA</td> <td rowspan="5">35W</td> <td>R2</td><td>4,140</td><td>1</td><td>0</td><td>1</td><td>118</td><td>4,446</td><td>1</td><td>0</td><td>1</td><td>127</td><td>4,473</td><td>1</td><td>0</td><td>1</td><td>128</td> </tr> <tr> <td>R3</td><td>4,123</td><td>1</td><td>0</td><td>1</td><td>118</td><td>4,427</td><td>1</td><td>0</td><td>1</td><td>126</td><td>4,455</td><td>1</td><td>0</td><td>1</td><td>127</td> </tr> <tr> <td>R4</td><td>4,128</td><td>1</td><td>0</td><td>1</td><td>118</td><td>4,433</td><td>1</td><td>0</td><td>1</td><td>127</td><td>4,460</td><td>1</td><td>0</td><td>1</td><td>127</td> </tr> <tr> <td>R5</td><td>4,381</td><td>2</td><td>0</td><td>1</td><td>125</td><td>4,704</td><td>3</td><td>0</td><td>1</td><td>134</td><td>4,734</td><td>3</td><td>0</td><td>1</td><td>135</td> </tr> <tr> <td>R2</td><td>5,271</td><td>1</td><td>0</td><td>1</td><td>117</td><td>5,660</td><td>1</td><td>0</td><td>1</td><td>126</td><td>5,696</td><td>1</td><td>0</td><td>2</td><td>127</td> </tr> <tr> <td rowspan="5">700 mA</td> <td rowspan="5">45W</td> <td>R3</td><td>5,250</td><td>1</td><td>0</td><td>2</td><td>117</td><td>5,637</td><td>1</td><td>0</td><td>2</td><td>125</td><td>5,672</td><td>1</td><td>0</td><td>2</td><td>126</td> </tr> <tr> <td>R4</td><td>5,256</td><td>1</td><td>0</td><td>2</td><td>117</td><td>5,644</td><td>1</td><td>0</td><td>2</td><td>125</td><td>5,679</td><td>1</td><td>0</td><td>2</td><td>126</td> </tr> <tr> <td>R5</td><td>5,578</td><td>3</td><td>0</td><td>1</td><td>124</td><td>5,990</td><td>3</td><td>0</td><td>1</td><td>133</td><td>6,027</td><td>3</td><td>0</td><td>1</td><td>134</td> </tr> <tr> <td>R2</td><td>7,344</td><td>1</td><td>0</td><td>2</td><td>101</td><td>7,886</td><td>2</td><td>0</td><td>2</td><td>108</td><td>7,935</td><td>2</td><td>0</td><td>2</td><td>109</td> </tr> <tr> <td>R3</td><td>7,314</td><td>1</td><td>0</td><td>2</td><td>100</td><td>7,854</td><td>1</td><td>0</td><td>2</td><td>108</td><td>7,903</td><td>1</td><td>0</td><td>2</td><td>108</td> </tr> <tr> <td rowspan="10">30C</td> <td rowspan="5">530 mA</td> <td rowspan="5">53W</td> <td>R4</td><td>7,322</td><td>1</td><td>0</td><td>2</td><td>100</td><td>7,863</td><td>1</td><td>0</td><td>2</td><td>108</td><td>7,912</td><td>1</td><td>0</td><td>2</td><td>108</td> </tr> <tr> <td>R5</td><td>7,771</td><td>3</td><td>0</td><td>1</td><td>106</td><td>8,345</td><td>3</td><td>0</td><td>1</td><td>114</td><td>8,397</td><td>3</td><td>0</td><td>1</td><td>115</td> </tr> <tr> <td>R2</td><td>6,166</td><td>1</td><td>0</td><td>2</td><td>116</td><td>6,621</td><td>1</td><td>0</td><td>2</td><td>125</td><td>6,663</td><td>1</td><td>0</td><td>2</td><td>126</td> </tr> <tr> <td>R3</td><td>6,141</td><td>1</td><td>0</td><td>2</td><td>116</td><td>6,594</td><td>1</td><td>0</td><td>2</td><td>124</td><td>6,635</td><td>1</td><td>0</td><td>2</td><td>125</td> </tr> <tr> <td>R4</td><td>6,148</td><td>1</td><td>0</td><td>2</td><td>116</td><td>6,602</td><td>1</td><td>0</td><td>2</td><td>125</td><td>6,643</td><td>1</td><td>0</td><td>2</td><td>125</td> </tr> <tr> <td rowspan="5">700 mA</td> <td rowspan="5">69W</td> <td>R5</td><td>6,525</td><td>3</td><td>0</td><td>1</td><td>123</td><td>7,006</td><td>3</td><td>0</td><td>1</td><td>132</td><td>7,050</td><td>3</td><td>0</td><td>1</td><td>133</td> </tr> <tr> <td>R2</td><td>7,817</td><td>2</td><td>0</td><td>2</td><td>113</td><td>8,395</td><td>2</td><td>0</td><td>2</td><td>122</td><td>8,447</td><td>2</td><td>0</td><td>2</td><td>122</td> </tr> <tr> <td>R3</td><td>7,785</td><td>1</td><td>0</td><td>2</td><td>113</td><td>8,360</td><td>2</td><td>0</td><td>2</td><td>121</td><td>8,412</td><td>2</td><td>0</td><td>2</td><td>122</td> </tr> <tr> <td>R4</td><td>7,794</td><td>1</td><td>0</td><td>2</td><td>113</td><td>8,370</td><td>1</td><td>0</td><td>2</td><td>121</td><td>8,422</td><td>1</td><td>0</td><td>2</td><td>122</td> </tr> <tr> <td>R5</td><td>8,272</td><td>3</td><td>0</td><td>2</td><td>120</td><td>8,883</td><td>3</td><td>0</td><td>2</td><td>129</td><td>8,938</td><td>3</td><td>0</td><td>2</td><td>130</td> </tr> <tr> <td rowspan="10">40C</td> <td rowspan="5">530 mA</td> <td rowspan="5">71W</td> <td>R2</td><td>10,755</td><td>2</td><td>0</td><td>2</td><td>100</td><td>11,549</td><td>2</td><td>0</td><td>2</td><td>107</td><td>11,621</td><td>2</td><td>0</td><td>2</td><td>108</td> </tr> <tr> <td>R3</td><td>10,711</td><td>2</td><td>0</td><td>2</td><td>99</td><td>11,502</td><td>2</td><td>0</td><td>2</td><td>106</td><td>11,574</td><td>2</td><td>0</td><td>2</td><td>107</td> </tr> <tr> <td>R4</td><td>10,724</td><td>2</td><td>0</td><td>2</td><td>99</td><td>11,515</td><td>2</td><td>0</td><td>2</td><td>107</td><td>11,587</td><td>2</td><td>0</td><td>2</td><td>107</td> </tr> <tr> <td>R5</td><td>11,381</td><td>3</td><td>0</td><td>2</td><td>105</td><td>12,221</td><td>4</td><td>0</td><td>2</td><td>113</td><td>12,297</td><td>4</td><td>0</td><td>2</td><td>114</td> </tr> <tr> <td>R2</td><td>8,156</td><td>2</td><td>0</td><td>2</td><td>115</td><td>8,758</td><td>2</td><td>0</td><td>2</td><td>123</td><td>8,812</td><td>2</td><td>0</td><td>2</td><td>124</td> </tr> <tr> <td rowspan="5">700 mA</td> <td rowspan="5">94W</td> <td>R3</td><td>8,122</td><td>2</td><td>0</td><td>2</td><td>114</td><td>8,722</td><td>2</td><td>0</td><td>2</td><td>123</td><td>8,776</td><td>2</td><td>0</td><td>2</td><td>124</td> </tr> <tr> <td>R4</td><td>8,132</td><td>1</td><td>0</td><td>2</td><td>115</td><td>8,732</td><td>1</td><td>0</td><td>2</td><td>123</td><td>8,786</td><td>1</td><td>0</td><td>2</td><td>124</td> </tr> <tr> <td>R5</td><td>8,630</td><td>3</td><td>0</td><td>2</td><td>122</td><td>9,267</td><td>3</td><td>0</td><td>2</td><td>131</td><td>9,325</td><td>3</td><td>0</td><td>2</td><td>131</td> </tr> <tr> <td>R2</td><td>10,286</td><td>2</td><td>0</td><td>2</td><td>109</td><td>11,045</td><td>2</td><td>0</td><td>2</td><td>118</td><td>11,114</td><td>2</td><td>0</td><td>2</td><td>118</td> </tr> <tr> <td>R3</td><td>10,244</td><td>2</td><td>0</td><td>2</td><td>109</td><td>11,000</td><td>2</td><td>0</td><td>2</td><td>117</td><td>11,069</td><td>2</td><td>0</td><td>2</td><td>118</td> </tr> <tr> <td rowspan="10">60C</td> <td rowspan="5">530 mA</td> <td rowspan="5">103W</td> <td>R4</td><td>10,256</td><td>2</td><td>0</td><td>2</td><td>109</td><td>11,013</td><td>2</td><td>0</td><td>2</td><td>117</td><td>11,081</td><td>2</td><td>0</td><td>2</td><td>118</td> </tr> <tr> <td>R5</td><td>10,884</td><td>3</td><td>0</td><td>2</td><td>116</td><td>11,688</td><td>4</td><td>0</td><td>2</td><td>124</td><td>11,761</td><td>4</td><td>0</td><td>2</td><td>125</td> </tr> <tr> <td>R2</td><td>13,923</td><td>2</td><td>0</td><td>2</td><td>99</td><td>14,951</td><td>2</td><td>0</td><td>2</td><td>106</td><td>15,045</td><td>2</td><td>0</td><td>2</td><td>107</td> </tr> <tr> <td>R3</td><td>13,866</td><td>2</td><td>0</td><td>3</td><td>98</td><td>14,890</td><td>2</td><td>0</td><td>3</td><td>106</td><td>14,983</td><td>2</td><td>0</td><td>3</td><td>106</td> </tr> <tr> <td>R4</td><td>13,882</td><td>2</td><td>0</td><td>3</td><td>98</td><td>14,907</td><td>2</td><td>0</td><td>3</td><td>106</td><td>15,000</td><td>2</td><td>0</td><td>3</td><td>106</td> </tr> <tr> <td rowspan="5">700 mA</td> <td rowspan="5">137W</td> <td>R5</td><td>14,733</td><td>4</td><td>0</td><td>2</td><td>104</td><td>15,821</td><td>4</td><td>0</td><td>2</td><td>112</td><td>15,920</td><td>4</td><td>0</td><td>2</td><td>113</td> </tr> <tr> <td>R2</td><td>11,996</td><td>2</td><td>0</td><td>2</td><td>116</td><td>12,882</td><td>2</td><td>0</td><td>2</td><td>125</td><td>12,963</td><td>2</td><td>0</td><td>2</td><td>126</td> </tr> <tr> <td>R3</td><td>11,947</td><td>2</td><td>0</td><td>2</td><td>116</td><td>12,829</td><td>2</td><td>0</td><td>2</td><td>125</td><td>12,909</td><td>2</td><td>0</td><td>2</td><td>125</td> </tr> <tr> <td>R4</td><td>11,961</td><td>2</td><td>0</td><td>2</td><td>116</td><td>12,844</td><td>2</td><td>0</td><td>2</td><td>125</td><td>12,925</td><td>2</td><td>0</td><td>2</td><td>125</td> </tr> <tr> <td>R5</td><td>12,694</td><td>4</td><td>0</td><td>2</td><td>123</td><td>13,632</td><td>4</td><td>0</td><td>2</td><td>132</td><td>13,717</td><td>4</td><td>0</td><td>2</td><td>133</td> </tr> <tr> <td rowspan="5">1000 mA</td> <td rowspan="5">216W</td> <td>R2</td><td>14,927</td><td>2</td><td>0</td><td>2</td><td>109</td><td>16,029</td><td>3</td><td>0</td><td>3</td><td>117</td><td>16,130</td><td>3</td><td>0</td><td>3</td><td>118</td> </tr> <tr> <td>R3</td><td>14,866</td><td>2</td><td>0</td><td>3</td><td>109</td><td>15,964</td><td>2</td><td>0</td><td>3</td><td>117</td><td>16,063</td><td>2</td><td>0</td><td>3</td><td>117</td> </tr> <tr> <td>R4</td><td>14,884</td><td>2</td><td>0</td><td>3</td><td>109</td><td>15,982</td><td>2</td><td>0</td><td>3</td><td>117</td><td>16,082</td><td>2</td><td>0</td><td>3</td><td>117</td> </tr> <tr> <td>R5</td><td>15,796</td><td>4</td><td>0</td><td>2</td><td>115</td><td>16,962</td><td>4</td><td>0</td><td>2</td><td>124</td><td>17,068</td><td>4</td><td>0</td><td>2</td><td>125</td> </tr> <tr> <td>R2</td><td>19,328</td><td>3</td><td>0</td><td>3</td><td>89</td><td>20,754</td><td>3</td><td>0</td><td>3</td><td>96</td><td>20,884</td><td>3</td><td>0</td><td>3</td><td>97</td> </tr> <tr> <td>R3</td><td>19,248</td><td>3</td><td>0</td><td>3</td><td>89</td><td>20,669</td><td>3</td><td>0</td><td>4</td><td>96</td><td>20,799</td><td>3</td><td>0</td><td>4</td><td>96</td> </tr> <tr> <td>R4</td><td>19,271</td><td>3</td><td>0</td><td>3</td><td>89</td><td>20,693</td><td>3</td><td>0</td><td>4</td><td>96</td><td>20,823</td><td>3</td><td>0</td><td>4</td><td>96</td> </tr> <tr> <td>R5</td><td>20,452</td><td>4</td><td>0</td><td>2</td><td>95</td><td>21,962</td><td>4</td><td>0</td><td>2</td><td>102</td><td>22,099</td><td>4</td><td>0</td><td>2</td><td>102</td> </tr> </table>																20C	530 mA	35W	R2	4,140	1	0	1	118	4,446	1	0	1	127	4,473	1	0	1	128	R3	4,123	1	0	1	118	4,427	1	0	1	126	4,455	1	0	1	127	R4	4,128	1	0	1	118	4,433	1	0	1	127	4,460	1	0	1	127	R5	4,381	2	0	1	125	4,704	3	0	1	134	4,734	3	0	1	135	R2	5,271	1	0	1	117	5,660	1	0	1	126	5,696	1	0	2	127	700 mA	45W	R3	5,250	1	0	2	117	5,637	1	0	2	125	5,672	1	0	2	126	R4	5,256	1	0	2	117	5,644	1	0	2	125	5,679	1	0	2	126	R5	5,578	3	0	1	124	5,990	3	0	1	133	6,027	3	0	1	134	R2	7,344	1	0	2	101	7,886	2	0	2	108	7,935	2	0	2	109	R3	7,314	1	0	2	100	7,854	1	0	2	108	7,903	1	0	2	108	30C	530 mA	53W	R4	7,322	1	0	2	100	7,863	1	0	2	108	7,912	1	0	2	108	R5	7,771	3	0	1	106	8,345	3	0	1	114	8,397	3	0	1	115	R2	6,166	1	0	2	116	6,621	1	0	2	125	6,663	1	0	2	126	R3	6,141	1	0	2	116	6,594	1	0	2	124	6,635	1	0	2	125	R4	6,148	1	0	2	116	6,602	1	0	2	125	6,643	1	0	2	125	700 mA	69W	R5	6,525	3	0	1	123	7,006	3	0	1	132	7,050	3	0	1	133	R2	7,817	2	0	2	113	8,395	2	0	2	122	8,447	2	0	2	122	R3	7,785	1	0	2	113	8,360	2	0	2	121	8,412	2	0	2	122	R4	7,794	1	0	2	113	8,370	1	0	2	121	8,422	1	0	2	122	R5	8,272	3	0	2	120	8,883	3	0	2	129	8,938	3	0	2	130	40C	530 mA	71W	R2	10,755	2	0	2	100	11,549	2	0	2	107	11,621	2	0	2	108	R3	10,711	2	0	2	99	11,502	2	0	2	106	11,574	2	0	2	107	R4	10,724	2	0	2	99	11,515	2	0	2	107	11,587	2	0	2	107	R5	11,381	3	0	2	105	12,221	4	0	2	113	12,297	4	0	2	114	R2	8,156	2	0	2	115	8,758	2	0	2	123	8,812	2	0	2	124	700 mA	94W	R3	8,122	2	0	2	114	8,722	2	0	2	123	8,776	2	0	2	124	R4	8,132	1	0	2	115	8,732	1	0	2	123	8,786	1	0	2	124	R5	8,630	3	0	2	122	9,267	3	0	2	131	9,325	3	0	2	131	R2	10,286	2	0	2	109	11,045	2	0	2	118	11,114	2	0	2	118	R3	10,244	2	0	2	109	11,000	2	0	2	117	11,069	2	0	2	118	60C	530 mA	103W	R4	10,256	2	0	2	109	11,013	2	0	2	117	11,081	2	0	2	118	R5	10,884	3	0	2	116	11,688	4	0	2	124	11,761	4	0	2	125	R2	13,923	2	0	2	99	14,951	2	0	2	106	15,045	2	0	2	107	R3	13,866	2	0	3	98	14,890	2	0	3	106	14,983	2	0	3	106	R4	13,882	2	0	3	98	14,907	2	0	3	106	15,000	2	0	3	106	700 mA	137W	R5	14,733	4	0	2	104	15,821	4	0	2	112	15,920	4	0	2	113	R2	11,996	2	0	2	116	12,882	2	0	2	125	12,963	2	0	2	126	R3	11,947	2	0	2	116	12,829	2	0	2	125	12,909	2	0	2	125	R4	11,961	2	0	2	116	12,844	2	0	2	125	12,925	2	0	2	125	R5	12,694	4	0	2	123	13,632	4	0	2	132	13,717	4	0	2	133	1000 mA	216W	R2	14,927	2	0	2	109	16,029	3	0	3	117	16,130	3	0	3	118	R3	14,866	2	0	3	109	15,964	2	0	3	117	16,063	2	0	3	117	R4	14,884	2	0	3	109	15,982	2	0	3	117	16,082	2	0	3	117	R5	15,796	4	0	2	115	16,962	4	0	2	124	17,068	4	0	2	125	R2	19,328	3	0	3	89	20,754	3	0	3	96	20,884	3	0	3	97	R3	19,248	3	0	3	89	20,669	3	0	4	96	20,799	3	0	4	96	R4	19,271	3	0	3	89	20,693	3	0	4	96	20,823	3	0	4	96	R5	20,452	4	0	2	95	21,962	4	0	2	102	22,099
20C	530 mA	35W	R2	4,140	1	0	1	118	4,446	1	0	1	127	4,473	1	0	1	128																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R3	4,123	1	0	1	118	4,427	1	0	1	126	4,455	1	0	1	127																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R4	4,128	1	0	1	118	4,433	1	0	1	127	4,460	1	0	1	127																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R5	4,381	2	0	1	125	4,704	3	0	1	134	4,734	3	0	1	135																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R2	5,271	1	0	1	117	5,660	1	0	1	126	5,696	1	0	2	127																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	700 mA	45W	R3	5,250	1	0	2	117	5,637	1	0	2	125	5,672	1	0	2	126																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R4	5,256	1	0	2	117	5,644	1	0	2	125	5,679	1	0	2	126																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R5	5,578	3	0	1	124	5,990	3	0	1	133	6,027	3	0	1	134																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R2	7,344	1	0	2	101	7,886	2	0	2	108	7,935	2	0	2	109																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R3	7,314	1	0	2	100	7,854	1	0	2	108	7,903	1	0	2	108																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
30C	530 mA	53W	R4	7,322	1	0	2	100	7,863	1	0	2	108	7,912	1	0	2	108																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R5	7,771	3	0	1	106	8,345	3	0	1	114	8,397	3	0	1	115																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R2	6,166	1	0	2	116	6,621	1	0	2	125	6,663	1	0	2	126																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R3	6,141	1	0	2	116	6,594	1	0	2	124	6,635	1	0	2	125																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R4	6,148	1	0	2	116	6,602	1	0	2	125	6,643	1	0	2	125																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	700 mA	69W	R5	6,525	3	0	1	123	7,006	3	0	1	132	7,050	3	0	1	133																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R2	7,817	2	0	2	113	8,395	2	0	2	122	8,447	2	0	2	122																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R3	7,785	1	0	2	113	8,360	2	0	2	121	8,412	2	0	2	122																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R4	7,794	1	0	2	113	8,370	1	0	2	121	8,422	1	0	2	122																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R5	8,272	3	0	2	120	8,883	3	0	2	129	8,938	3	0	2	130																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
40C	530 mA	71W	R2	10,755	2	0	2	100	11,549	2	0	2	107	11,621	2	0	2	108																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R3	10,711	2	0	2	99	11,502	2	0	2	106	11,574	2	0	2	107																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R4	10,724	2	0	2	99	11,515	2	0	2	107	11,587	2	0	2	107																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R5	11,381	3	0	2	105	12,221	4	0	2	113	12,297	4	0	2	114																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R2	8,156	2	0	2	115	8,758	2	0	2	123	8,812	2	0	2	124																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	700 mA	94W	R3	8,122	2	0	2	114	8,722	2	0	2	123	8,776	2	0	2	124																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R4	8,132	1	0	2	115	8,732	1	0	2	123	8,786	1	0	2	124																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R5	8,630	3	0	2	122	9,267	3	0	2	131	9,325	3	0	2	131																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R2	10,286	2	0	2	109	11,045	2	0	2	118	11,114	2	0	2	118																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R3	10,244	2	0	2	109	11,000	2	0	2	117	11,069	2	0	2	118																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
60C	530 mA	103W	R4	10,256	2	0	2	109	11,013	2	0	2	117	11,081	2	0	2	118																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R5	10,884	3	0	2	116	11,688	4	0	2	124	11,761	4	0	2	125																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R2	13,923	2	0	2	99	14,951	2	0	2	106	15,045	2	0	2	107																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R3	13,866	2	0	3	98	14,890	2	0	3	106	14,983	2	0	3	106																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R4	13,882	2	0	3	98	14,907	2	0	3	106	15,000	2	0	3	106																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	700 mA	137W	R5	14,733	4	0	2	104	15,821	4	0	2	112	15,920	4	0	2	113																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R2	11,996	2	0	2	116	12,882	2	0	2	125	12,963	2	0	2	126																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R3	11,947	2	0	2	116	12,829	2	0	2	125	12,909	2	0	2	125																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R4	11,961	2	0	2	116	12,844	2	0	2	125	12,925	2	0	2	125																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			R5	12,694	4	0	2	123	13,632	4	0	2	132	13,717	4	0	2	133																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
1000 mA	216W	R2	14,927	2	0	2	109	16,029	3	0	3	117	16,130	3	0	3	118																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
		R3	14,866	2	0	3	109	15,964	2	0	3	117	16,063	2	0	3	117																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
		R4	14,884	2	0	3	109	15,982	2	0	3	117	16,082	2	0	3	117																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
		R5	15,796	4	0	2	115	16,962	4	0	2	124	17,068	4	0	2	125																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
		R2	19,328	3	0	3	89	20,754	3	0	3	96	20,884	3	0	3	97																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
R3	19,248	3	0	3	89	20,669	3	0	4	96	20,799	3	0	4	96																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
R4	19,271	3	0	3	89	20,693	3	0	4	96	20,823	3	0	4	96																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
R5	20,452	4	0	2	95	21,962	4	0	2	102	22,099	4	0	2	102																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the KAD LED platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
	Lumen Maintenance Factor	KAD LED 60C 1000		
1.0		0.91	0.86	0.76
KAD LED 40C 1000				
1.0		0.93	0.88	0.79
KAD LED 60C 700				
1.0		0.98	0.97	0.94

Electrical Load

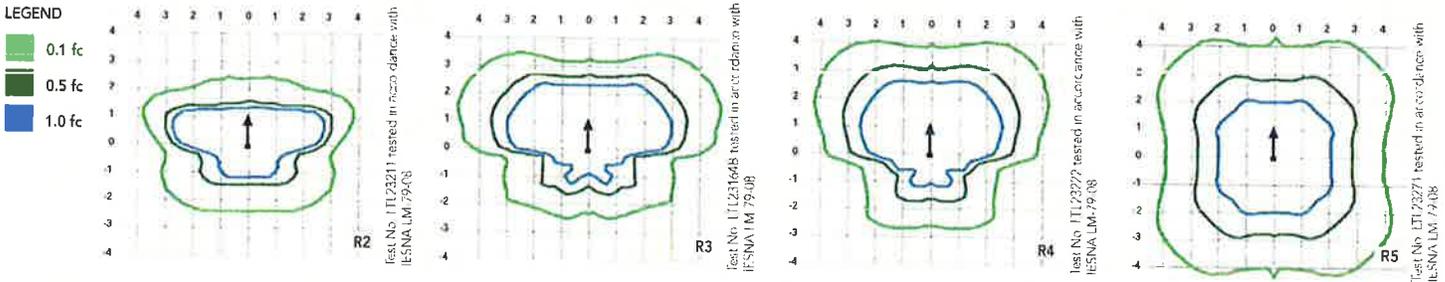
Number of Leds	Initial (lumens out)	System Watt	Current (A)					
			120	208	240	277	347	480
20	530	35	0.30	0.18	0.16	0.15	-	-
	700	45	0.39	0.23	0.20	0.18	0.15	0.12
	1000	73	0.61	0.35	0.31	0.27	0.22	0.17
30	530	53	0.44	0.26	0.23	0.20	-	-
	700	69	0.58	0.34	0.29	0.26	0.21	0.16
	1000	108	0.90	0.52	0.46	0.40	0.32	0.24
40	530	71	0.60	0.35	0.32	0.29	0.21	0.16
	700	94	0.79	0.46	0.41	0.36	0.27	0.20
	1000	141	1.18	0.68	0.59	0.52	0.42	0.30
60	530	103	0.87	0.50	0.44	0.39	0.29	0.22
	700	137	1.15	0.66	0.58	0.51	0.40	0.29
	1000	216	1.81	1.04	0.92	0.81	0.63	0.47

NOTE: All ratings in this table are for a nominal system operated at 25°C ambient temperature. Current and power specifications in this table do not include branch circuit derating specified in the National Electrical Code. Please observe all applicable electrical codes and ratings.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KAD LED homepage](#).

Isofootcandle plots for the KAD LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings and long life of the KAD LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION

Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die-cast door frame has an impact-resistant, tempered glass lens that is fully gasketed with one piece tubular silicone.

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 a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K, 3000K or 5000K (70 CRI) configurations.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting block and extruded aluminum arm facilitate quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block securing it to poles or walls. The KAD LED can withstand up to a 1.5 G vibration load rating per ANSI C136.31. The KAD LED also utilizes the standard K-Series (Template #5) for pole drilling.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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





12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:
RMH EXPANSION

Type:
OC

Prepared By:
Rob Rudolf

Date:

Driver Info

Type: Constant Current
120V: 0.27A
208V: N/A
240V: N/A
277V: N/A
Input Watts: 29W
Efficiency: 88%

LED Info

Watts:	26W
Color Temp:	3000K (Warm)
Color Accuracy:	82 CRI
L70 Lifespan:	100000
Lumens:	2,287
Efficacy:	78 LPW

Technical Specifications

Electrical

Photocell:

120V Button Photocell Included. Photocell is only compatible with 120V.

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 6KV surge protection, 720mA, 100-277VAC 0.4 Amps, Power Factor 99%.

THD:

13.5% at 120V

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 22 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Other

HID Replacement Range:

The SLIM26 can be used to replace 175W MH based on delivered lumens.

California Title 24:

See SLIM26/D10 for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Technical Specifications (continued)

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods— Buy American Act— Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM	26 = 26W 18 = 18W 12 = 12W	= 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	= Bronze W = White	= No Photocell /PC = 120V Button /PC2 = 277V Button	= No Dimming /D10 = Dimmable

FEATURES & SPECIFICATIONS

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

CONSTRUCTION — **LP6LN (New Construction)**: Rugged, 16-gauge galvanized steel mounting frame with torsion spring bracket to mount the finishing module. Vertically adjustable mounting brackets that use 16-gauge flat bar hangers (included), 1/2" conduit or C channel T-bar fasteners. Provides 3-3/4" total height adjustment.

6VL (New Construction): Galvanized steel mounting/plaster frame with torsion spring bracket to mount the finishing module. Integral galvanized bar hangers span up to 24" o.c. and feature built-in T-bar clips and nailers for T-bar or wood joist installations.

6VLR (Remodel): Galvanized steel remodel mounting/plaster frame with torsion spring bracket to mount the finishing module. Four (4) remodel ARC clips included for remodel installation.

All frames are equipped with galvanized steel junction box UL Listed for through wire applications. Junction boxes equipped with two combination 1/2"-3/4" and three 1/2" knockouts for straight-through conduit runs and removable access doors. Capacity: 4 (2 in, 2 out), No. 12 AWG conductors, rated for 90°C.

Post installation adjustment possible from below the ceiling.

Maximum 1-1/2" ceiling thickness.

LED Trim: Rugged, one-piece, die-cast heat sink design for optimum thermal management. Wet location rated lens is tightly fitted to the housing to reduce the ingress of dust.

OPTICS — Elliptical upper reflector and micro prism lens, provides precise beam control. Lower splay recesses optical system into the ceiling to reduce glare and provide a traditional PAR look. Standard fixture has a 0.65 spacing criteria. The luminaire is also available with a 0.95 spacing criteria option for use in general/ambient lighting applications.

CRI > 80.

ELECTRICAL — On-board circuitry to ensure against wiring errors.

Thermal protection provided against improper insulation use.

High-efficiency, electronic LED 0-10V dimming driver mounted to the junction box, dims luminaire to 15% light output.

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

The system maintains 70% lumen output for more than 50,000 hours.

Input wattage for 1000L is 14.2W, 74 lumens per watt. Input wattage for 1500L is 18.8W, 85 lumens per watt.

Actual wattage may differ by +/- 15% when operating between 120-277V +/- 10%.

LISTINGS — CSA certified to US and Canadian safety standards. Wet location listed. ENERGY STAR® qualified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number	REAL6C D6 MW ESL 1000L 35K .65SC 120 LP6LN
Notes	MTD UNDER CANOPY
Type	OD

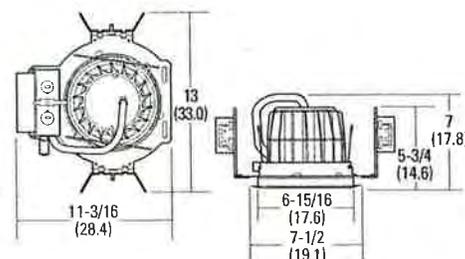
6" LED



Non-IC
New Construction



LP6LN



Specifications

Aperture: 4-3/8 (11.1)

Ceiling opening: 6-15/16 (17.6)

Overlap trim: 7-1/2 (19.1)

Height: 7 (17.8)

All dimensions are inches (centimeters) unless otherwise noted.

ORDERING INFORMATION

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

Example: REAL6C D6MW ESL 1500L 35K .95SC 277 LP6LN

REAL6C D6		ESL		Lumen output ¹		Color temperature		Distribution		Voltage	Mounting pan	Options
Series/Finish	Finish	Type	ENERGY STAR [®] listed	1000L 14.2W, 1000 lumens	1500L 18.8W, 1500 lumens	27K 2700K	30K 3000K	.65SC .65 Spacing criteria	.95SC .95 Spacing criteria	120 277 347 ²	LP6LN 1000L ³ LP6LN 1500L ³ 6VL 1000L ³ 6VL 1500L ³ 6VLR 1000L ³ 6VLR 1500L ³	PFMW Matte white plastic flange ring PFBL Black plastic flange ring ELR Emergency battery pack with remote test switch ⁴ GMF Single slow-blow fuse, must specify voltage ISH Insect shield
REAL6C D6	6" open downlight	ESL	ENERGY STAR [®] listed	1000L 14.2W, 1000 lumens	1500L 18.8W, 1500 lumens	27K 2700K	30K 3000K	.65SC .65 Spacing criteria	.95SC .95 Spacing criteria	120 277 347 ²	LP6LN 1000L ³ LP6LN 1500L ³ 6VL 1000L ³ 6VL 1500L ³ 6VLR 1000L ³ 6VLR 1500L ³	PFMW Matte white plastic flange ring PFBL Black plastic flange ring ELR Emergency battery pack with remote test switch ⁴ GMF Single slow-blow fuse, must specify voltage ISH Insect shield

Accessories: Order as separate catalog number.

NPP16 D nLight® network relay pack with 0-10V dimming. Refer to [TN-602](#).

NPP16 D ER nLight® network relay pack with 0-10V dimming for emergency circuit operation. Refer to [TN-602](#).⁵



6VLR



6VL

Notes

- Total system nominal delivered lumens.
- Using step-down transformer increases power draw by 15 watts.
- Lumens only required when ordered separately.
- Not available with 347V.
- For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.

REALITY™ 6" LED ENERGY STAR®

PHOTOMETRICS

Distribution Curve

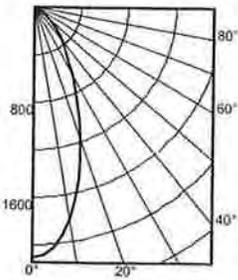
Distribution Data

Output Data

Coefficient of Utilization

Illuminance Data at 30" Above Floor for a Single Luminaire

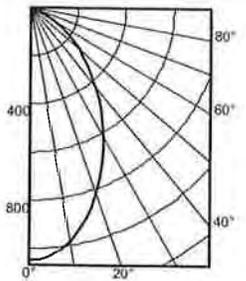
REAL6C D6MW ESL 35K 1500L .65SC, input watts: 18.8, delivered lumens: 1607, .65 spacing, LM/W=85, test no. LTL21387



Ave Lumens	Zone Lumens % Lamp	pf pc pw	80%			20% 70%			50%			50% beam - 37.7"	10% beam - 75.0"
			50%	30%	10%	50%	30%	10%	50%	30%	10%		
0	2112	0° - 30° 1002.4 62.4	0	119	119	119	116	118	116	111	111	111	
5	2033	0° - 40° 1308.2 81.4	1	110	107	105	108	105	103	104	102	100	
15	1500	0° - 60° 1579.2 98.2	2	102	97	94	100	96	92	97	93	90	
25	873	0° - 90° 1607.7 100.0	3	94	89	84	93	88	84	90	86	82	
35	496	90° - 180° 0.0 0.0	4	87	81	77	86	80	76	84	79	75	
45	256	0° - 180° 1607.7 *100.0	5	81	75	70	80	74	70	78	73	69	
55	75	*Efficiency	6	76	69	65	75	69	65	73	68	64	
65	17		7	71	65	60	70	64	60	69	64	60	
75	9		8	67	60	56	66	60	56	65	60	56	
85	1		9	63	57	52	62	56	52	61	56	52	
90	0		10	59	53	49	59	53	49	58	53	49	

Initial FC Center		50% beam - 37.7"		10% beam - 75.0"	
Mounting Height	Beam Diameter	FC Diameter	FC	FC Diameter	FC
8.0	69.8	3.8	34.3	8.4	7.0
10.0	37.5	5.1	18.8	11.5	3.8
12.0	23.4	6.5	11.7	14.6	2.3
14.0	16.0	7.9	8.0	17.8	1.6
16.0	11.6	9.2	5.8	20.7	1.2

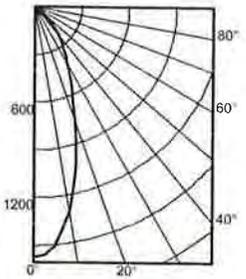
REAL6C D6MW ESL 1500L 35K .95SC, input watts: 18.8, delivered lumens: 1520, .95 spacing, LM/W=81, test no. LTL21389



Ave Lumens	Zone Lumens % Lamp	pf pc pw	80%			20% 70%			50%			50% beam - 50.6"	10% beam - 92.8"
			50%	30%	10%	50%	30%	10%	50%	30%	10%		
0	1049	0° - 30° 679.4 44.7	0	119	119	119	116	116	116	111	111	111	
5	1033	0° - 40° 1002.5 65.9	1	108	105	102	106	103	101	102	100	97	
15	910	0° - 60° 1432.6 94.2	2	98	93	88	96	91	87	93	89	85	
25	715	0° - 90° 1520.9 100.0	3	89	82	77	87	81	76	84	79	75	
35	517	90° - 180° 0.0 0.0	4	80	73	68	79	73	67	77	71	67	
45	341	0° - 180° 1520.9 *100.0	5	73	66	61	72	65	60	70	64	60	
55	187	*Efficiency	6	67	60	54	66	59	54	65	58	54	
65	63		7	62	55	49	61	54	49	60	53	49	
75	18		8	57	50	45	57	50	45	56	49	45	
85	2		9	53	46	41	53	46	41	52	45	41	
90	0		10	50	43	38	49	42	38	48	42	38	

Initial FC Center		50% beam - 50.6"		10% beam - 92.8"	
Mounting Height	Beam Diameter	FC Diameter	FC	FC Diameter	FC
8.0	34.7	5.2	17.3	11.5	3.5
10.0	18.6	7.1	9.3	15.7	1.9
12.0	11.6	9.0	5.8	19.9	1.2
14.0	7.9	10.9	4.0	24.1	0.8
16.0	5.8	12.8	2.9	28.3	0.6

REAL6C D6MW ESL 1000L 35K .65SC, input watts: 14.2, delivered lumens: 1057, .65 spacing, LM/W=74, test no. LTL21373



Ave Lumens	Zone Lumens % Lamp	pf pc pw	80%			20% 70%			50%			50% beam - 34.5"	10% beam - 72.7"
			50%	30%	10%	50%	30%	10%	50%	30%	10%		
0	1577	0° - 30° 676.8 84.0	0	119	119	119	116	116	116	111	111	111	
5	1505	0° - 40° 878.4 83.1	1	110	108	105	108	106	104	104	102	100	
15	1032	0° - 60° 1037.7 93.1	2	102	98	94	100	96	93	97	94	91	
25	550	0° - 90° 1057.6 100.0	3	95	89	85	93	88	84	90	86	83	
35	322	90° - 180° 0.0 0.0	4	88	82	78	87	81	77	85	80	76	
45	161	0° - 180° 1057.6 *100.0	5	82	76	71	81	75	71	79	74	70	
55	35	*Efficiency	6	77	71	66	76	70	66	74	69	65	
65	12		7	72	66	62	71	66	61	70	65	61	
75	7		8	68	62	57	67	61	57	66	61	57	
85	1		9	64	58	54	64	58	54	63	57	54	
90	0		10	61	55	51	60	55	51	59	54	51	

Initial FC Center		50% beam - 34.5"		10% beam - 72.7"	
Mounting Height	Beam Diameter	FC Diameter	FC	FC Diameter	FC
8.0	52.1	3.4	26.1	8.1	5.2
10.0	28.0	4.7	14.0	11.0	2.8
12.0	17.5	5.9	8.7	14.0	1.7
14.0	11.9	7.1	6.0	16.9	1.2
16.0	8.7	8.4	4.3	19.9	0.9

Color temperature	Lumen multiplier
27K	0.83
30K	0.94
35K	1.00 (Baseline)
40K	1.03

EMERGENCY LUMEN OUTPUT	
Lumens	Initial Output
1000	180lms
1500	270lms

Trim finish	Lumen multiplier
Clear Diffuse (A)	1.01
Matte White (MW)	1.00
Clear Specular (AZ)	1.00
Wheat (WT)	0.98
Brushed Nickel (BN)	0.97
Black Specular (BLZ)	0.96
Antique Bronze (BZA)	0.95
Oil-Rubbed Bronze (ORB)	0.95

COMPATIBLE DIMMER SWITCHES	
Manufacturer	Model number
Synergy®	ISD BC 120/277
Leviton®	IP710-DLX
Lutron®	NTFTV-WH For on/off control, this switch requires a power pack. Consult Lutron for more information.



REALITY-6-LED-COMMERCIAL-ESL



RONALD McDONALD
HOUSE CHARITIES
MADISON

Ronald McDonald House Charities Madison

2716 Marshall Court
Village of Shorewood Hills, Wisconsin 53705

Planned Unit Development - Specific Development Plan Submission

Project Number: 15448-00
Date: May 3rd, 2016

CIVIL DRAWINGS:

Existing Conditions

Site Plan

Grading & Erosion Control Plan

Utility Plan

ARCHITECTURAL DRAWINGS:

Landscape Plan

Planting Plan

Roof Plan

Lower Level Floor Plan

First Floor Plan

Second Floor Plan

Third Floor Plan

South Elevation

West Elevation

North Elevation

East Elevation

Exterior Rendering

Exterior Rendering

SITE LIGHTING DRAWINGS:

Site Lighting Photometric Plan

APPENDIX:

Front Porch Railing Cut Sheet

Concrete Retaining Wall Guardrail Cut Sheet

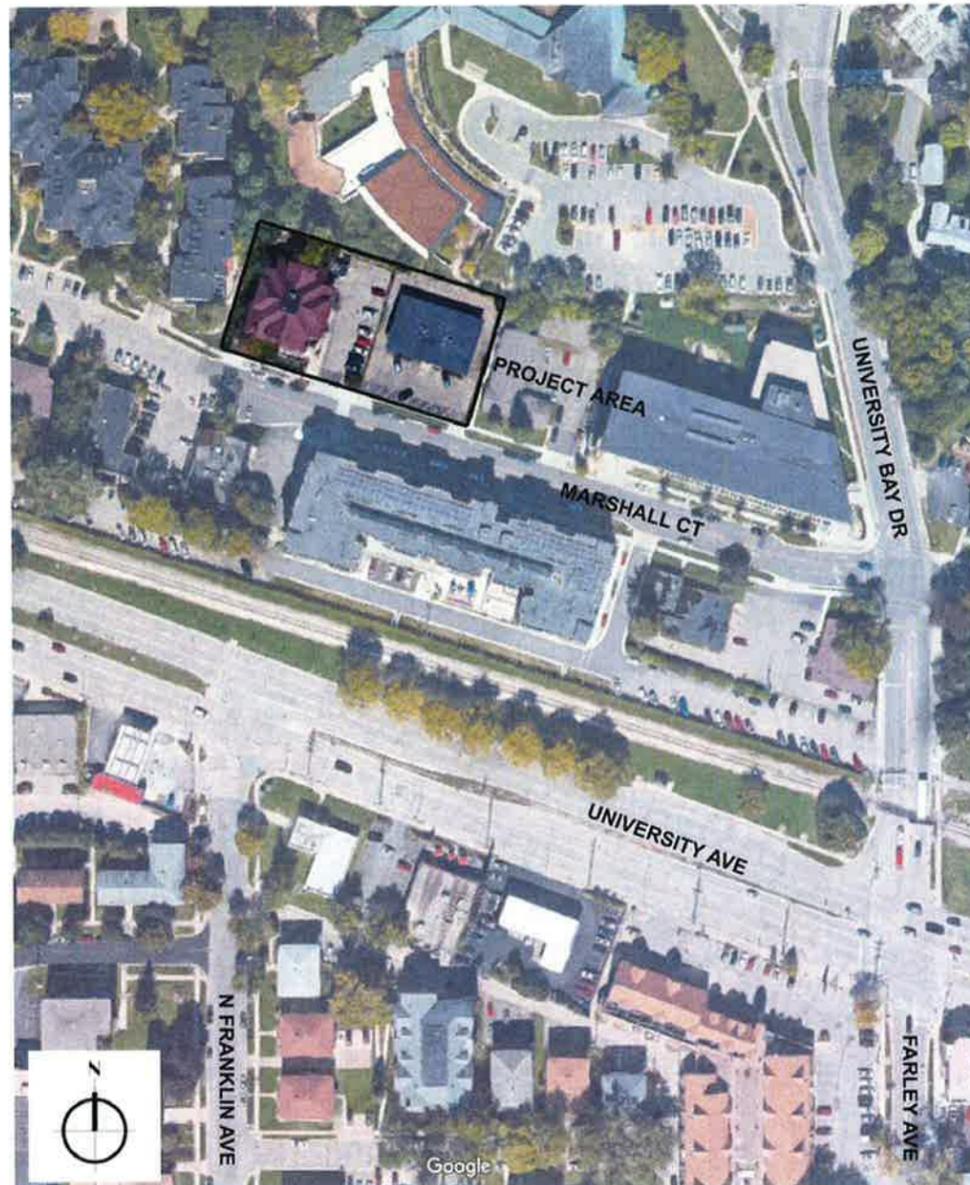
Lighting Cut Sheets

Flad Architects

644 Science Drive
Madison, WI 53711

vierbicher
planners engineers advisors

999 Fourier Drive #201
Madison, WI 53717

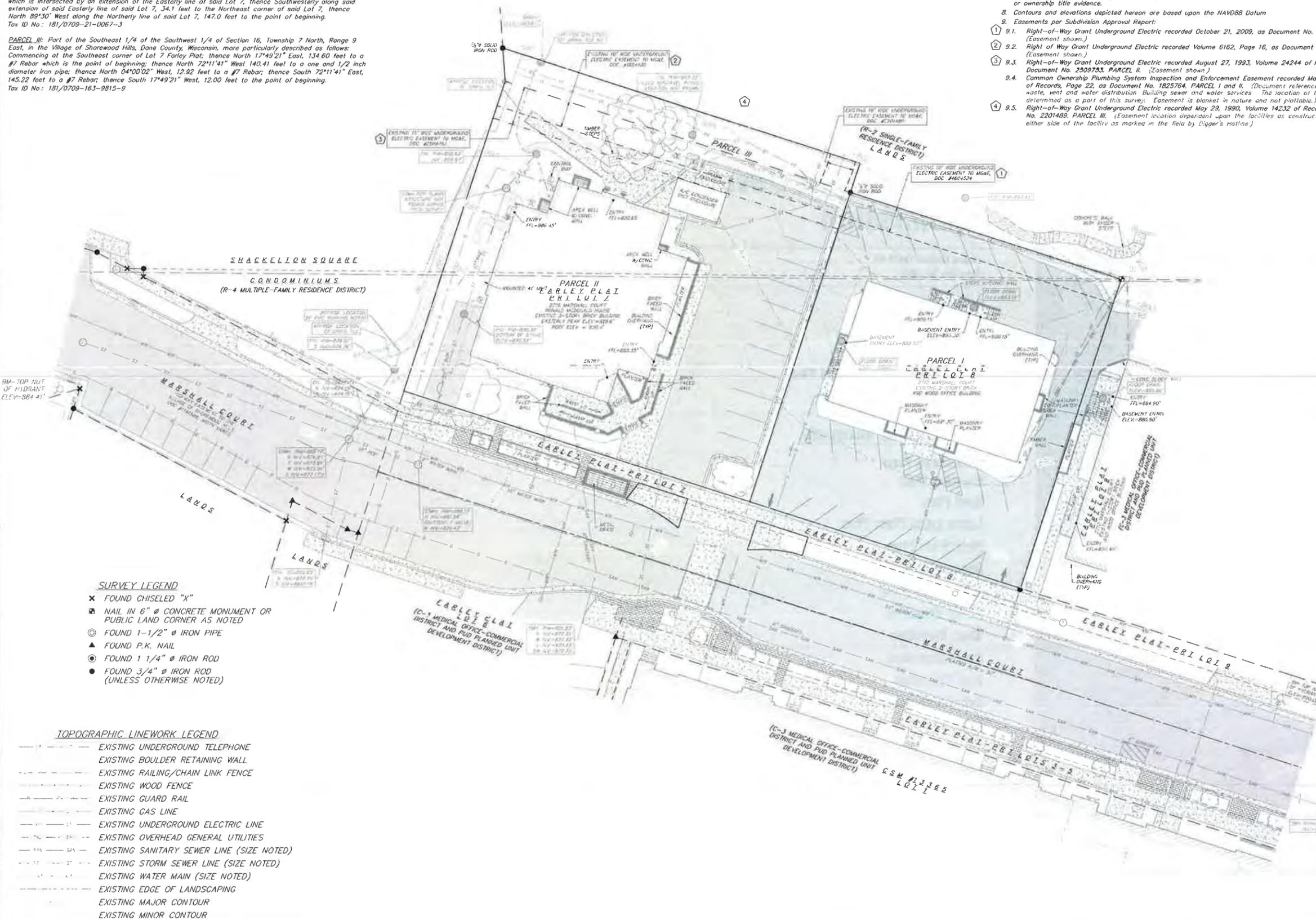


Description as provided in Subdivision Approval Report 30/80 Title Search No. NCS-745776-MAD, from First American Title Insurance Company National Commercial Services.

PARCEL I: Lot Eight (8), Farley Plat, in the Village of Shorewood Hills, Dane County, Wisconsin, EXCEPT the Southerly 8 feet thereof. ALSO a part of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 7 North, Range 9 East, in the Village of Shorewood Hills, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of Lot 8, Farley Plat; thence Northeasterly on an extension of the Westerly line of said Lot 8, a distance of 34.1 feet; thence South 72 degrees 13 minutes East, 110 feet to the Northeast corner of said Lot 8 thence North 89 degrees 30 minutes West along the Northerly line of said Lot 8, 115.2 feet to the point of beginning. Tax ID No.: 181/0709-212-0078-0

PARCEL II: Lot Seven (7), Farley Plat in the Village of Shorewood Hills, Dane county, Wisconsin EXCEPT the South 8 feet thereof. ALSO a part of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 7 North, Range 9 East, in the Village of Shorewood Hills, Dane County, Wisconsin, more fully described as follows: Commencing at the Northwest corner of Lot 7, Farley Plat; thence Northeasterly on an extension of the Westerly line of said Lot 7 a distance of 77.9 feet; thence South 72°13' East 140.3 feet to a point which is intersected by an extension of the Easterly line of said Lot 7, thence Southwesterly along said extension of said Easterly line of said Lot 7, 34.1 feet to the Northeast corner of said Lot 7, thence North 89°30' West along the Northerly line of said Lot 7, 147.0 feet to the point of beginning. Tax ID No.: 181/0709-21-0067-3

PARCEL III: Part of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 7 North, Range 9 East, in the Village of Shorewood Hills, Dane County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of Lot 7 Farley Plat; thence North 17°49'21" East, 134.60 feet to a #7 Rebar which is the point of beginning; thence North 72°11'41" West 140.41 feet to a one and 1/2 inch diameter iron pipe; thence North 04°00'02" West, 12.92 feet to a #7 Rebar; thence South 72°11'41" East, 145.22 feet to a #7 Rebar; thence South 17°49'21" West, 12.00 feet to the point of beginning. Tax ID No.: 181/0709-163-9815-9



NOTES:

- 1. This survey was prepared based upon information provided in the Subdivision Approval Report 30/80 Title Search No. NCS-745776-MAD, dated August 04 08, 2015 at 7:00a.m., from First American Title Insurance Company National Commercial Services, 10 W. Millin Street, Suite 302, Madison, WI 53703.
2. Area of parcel surveyed is 33,362 square feet more or less.
3. This survey is based upon field survey work performed on July 23 & 24, and August 6 & 11, 2015. Any changes in site conditions after August 11, 2015 are not reflected by this survey.
4. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20153014247 20153014286 and 20153014318. Location of buried private utilities are not within the scope of this survey.
5. The size of water main and sanitary sewer has been noted per maps provided to the surveyor.
6. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
7. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
8. Contours and elevations depicted herein are based upon the NAVD88 Datum
9. Easements per Subdivision Approval Report:
9.1. Right-of-Way Grant Underground Electric recorded October 21, 2009, as Document No. 4604524, PARCEL I. (Easement shown.)
9.2. Right of Way Grant Underground Electric recorded Volume 6162, Page 16, as Document No. 1854100, PARCEL II. (Easement shown.)
9.3. Right-of-Way Grant Underground Electric recorded August 27, 1993, Volume 24244 of Records, Page 17, as Document No. 2009733, PARCEL II. (Easement shown.)
9.4. Common Ownership Plumbing System Inspection and Enforcement Easement recorded March 30, 1984, Volume 5492 of Records, Page 22, as Document No. 1825764, PARCEL I and II. (Document references an easement for drain, waste, vent and water distribution Building sewer and water services. The location of these services has not been determined as a part of this survey. Easement is blanket in nature and not plottable.)
9.5. Right-of-Way Grant Underground Electric recorded May 29, 1990, Volume 14232 of Records, Page 52, as Document No. 2201489, PARCEL III. (Easement location dependent upon the facilities as constructed. Easement shown 3' on either side of the facility as marked in the field by Digger's Hotline.)



SURVEYED FOR: Ronald McDonald House Charities of Madison, Inc. 2716 Marshall Court Shorewood Hills, WI 53705
SURVEYED BY: Vierbicher Associates, Inc. By: Michael S. Marly 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 821-3955 mmr@vierbicher.com

- SURVEY LEGEND
X FOUND CHISELED "X"
NAIL IN 6" CONCRETE MONUMENT OR PUBLIC LAND CORNER AS NOTED
FOUND 1-1/2" IRON PIPE
FOUND P.K. NAIL
FOUND 1 1/4" IRON ROD
FOUND 3/4" IRON ROD (UNLESS OTHERWISE NOTED)

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING POST
EXISTING SIGN
EXISTING CURB INLET
EXISTING FIELD INLET
EXISTING STORM MANHOLE
EXISTING SANITARY MANHOLE
ROOF DOWNSPOUT
EXISTING FIRE HYDRANT
EXISTING STANDPIPE
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING GAS VALVE
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING HANDICAP PARKING
EXISTING DECIDUOUS TREE
ASPHALT PAVEMENT/DRIVEWAY PARKING LOT
CONCRETE PAVEMENT/WALK
BRICK PAVERS
GRAVEL PATH

- TOPOGRAPHIC LINEWORK LEGEND
EXISTING UNDERGROUND TELEPHONE
EXISTING BOULDER RETAINING WALL
EXISTING RAILING/CHAIN LINK FENCE
EXISTING WOOD FENCE
EXISTING GUARD RAIL
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING WATER MAIN (SIZE NOTED)
EXISTING EDGE OF LANDSCAPING
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR

Existing Conditions
Ronald McDonald House
2716 Marshall Court
City of Madison, Wisconsin

Table with columns: REVISIONS, NO., DATE, REMARKS. Includes SCALE (1"=20', 1"=40'), DATE (04/11/2016), DRAFTER (MMAR), CHECKED (AMEA), PROJECT NO. (150220), SHEET (1 OF 4), DWG. NO.

vierbicher logo and contact information: engineers | advisors | planners | 999 Fourier Drive, Suite 201, Madison, WI 53717, (608) 821-3955, mmr@vierbicher.com

GRADING LEGEND

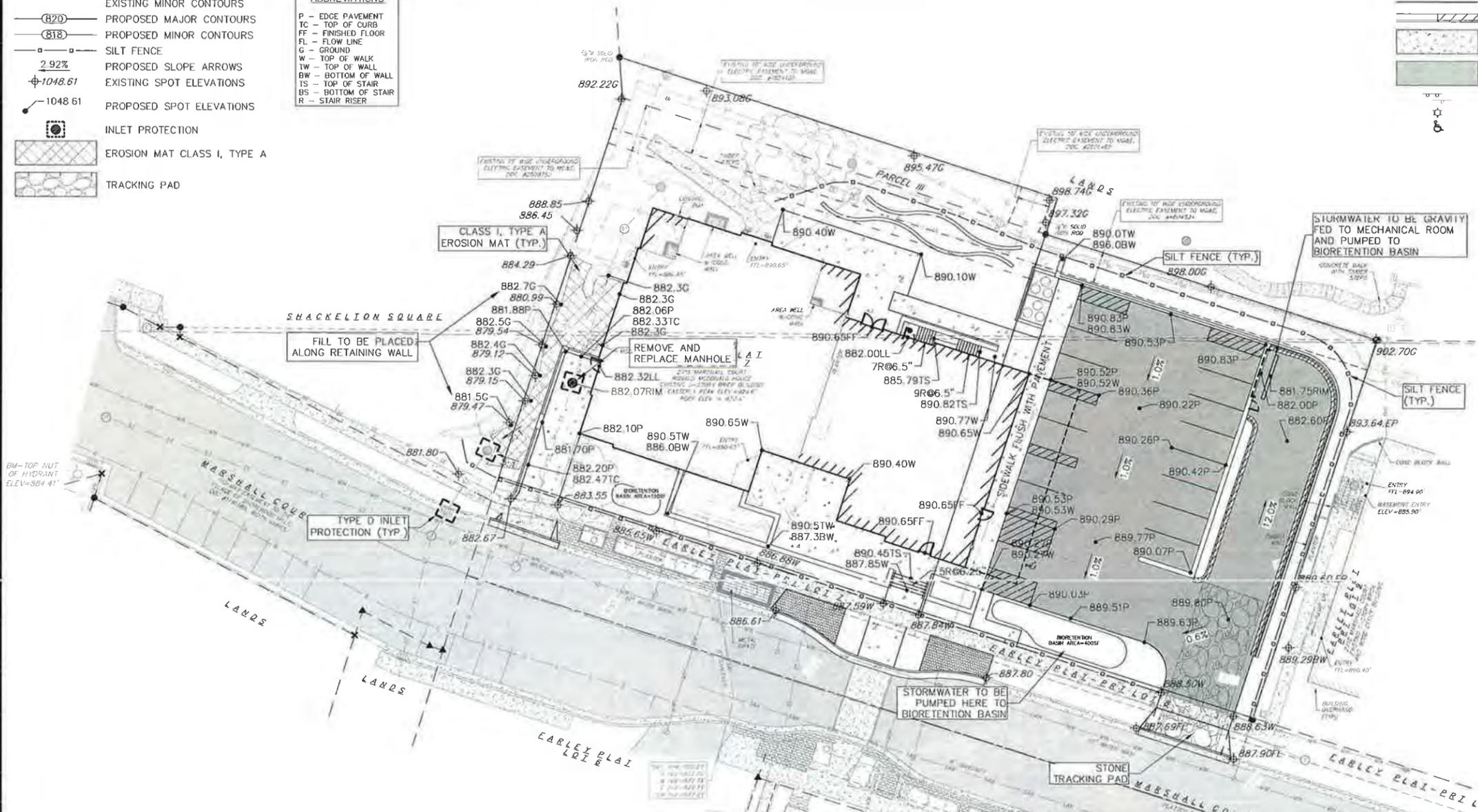
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- SILT FENCE
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- TRACKING PAD

ABBREVIATIONS

P	EDGE PAVEMENT
TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
G	GROUND
W	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
R	STAIR RISER

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP PARKING



DEMOLITION/EROSION CONTROL NOTES:

- CONTRACTOR SHALL KEEP ALL VILLAGE STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS MAINTAIN THROUGHOUT CONSTRUCTION
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION
- CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
- ANY DAMAGE TO THE VILLAGE PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH VILLAGE REQUIREMENTS

GENERAL NOTES:

- INSTALL A 50' L X 20' W X 1.5' D TRACKING PAD AT THE SITE ENTRANCE THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS
- INSTALL WI DOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND WI DOT TYPE A IN FIELD INLETS.
- UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE DESIGN ELEVATIONS UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM
- EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED
- RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED
- DIMENSIONS RELATING TO CURB ARE TO BACK OF CURB
- FINAL GRADES SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY
- CROSS-SLOPE OF SIDEWALKS SHALL BE 2% UNLESS OTHERWISE NOTED
- LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS
- LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER
- ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION RAMPS SHALL BE 8.33% MAX SLOPE

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - FARMERSVILLE
999 Park Place
Phone: (608) 826-5532 Fax: (608) 826-5530

Grading & Erosion Control Plan
Ronald McDonald House
2716 Marshall Court
City of Madison, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE:
1"=20' (22"x34")
1"=40' (11"x17")

DATE: 04/11/2016

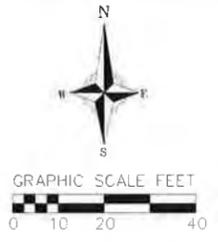
DRAFTER: JDOY

CHECKED: [Signature]

PROJECT NO.: 150220

SHEET: 3 OF 4

DWG. NO.:

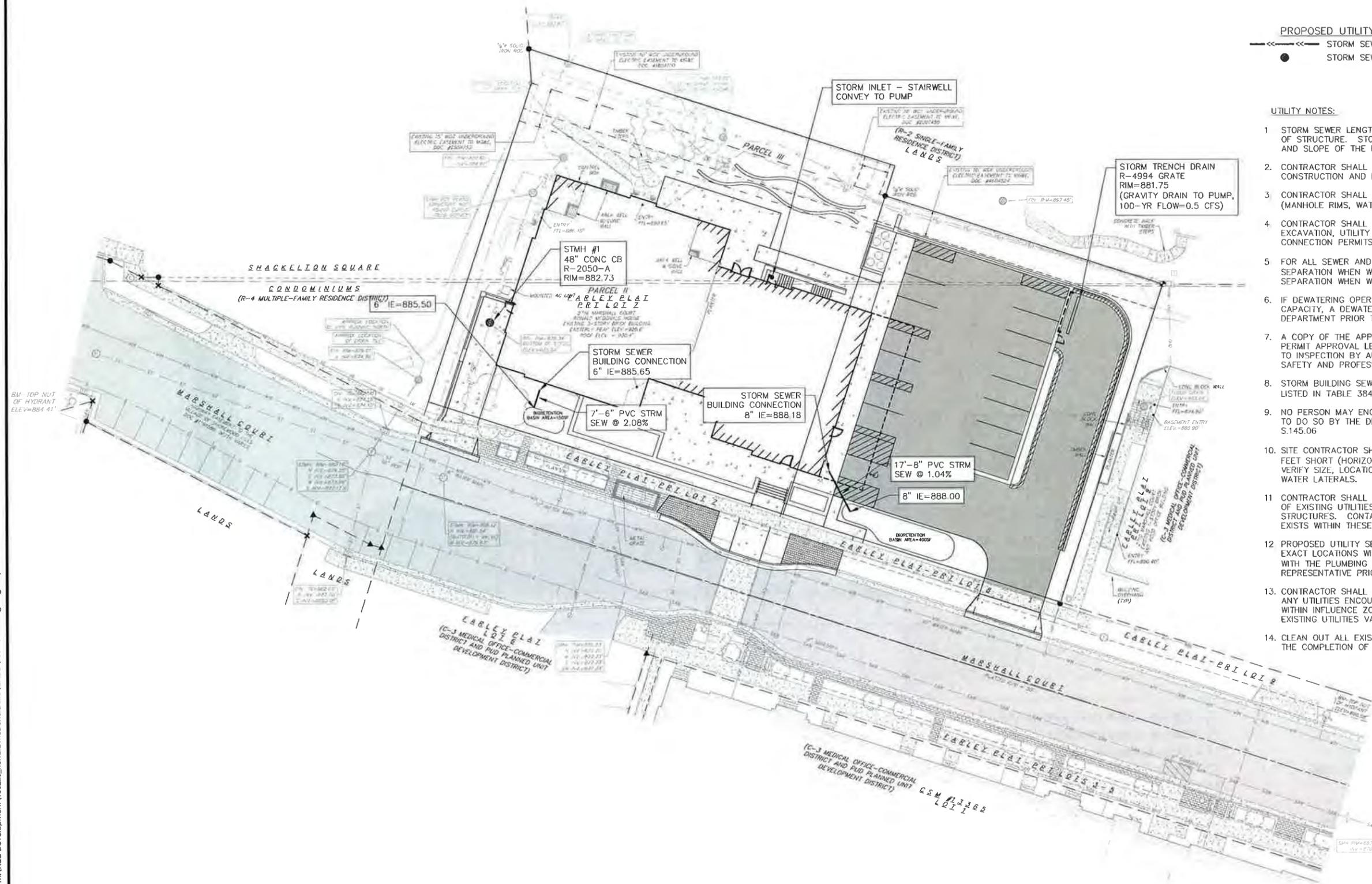


PROPOSED UTILITY LEGEND
--->>> STORM SEWER PIPE
● STORM SEWER FIELD INLET

ABBREVIATIONS
STMH - STORM MANHOLE
FI - FIELD INLET
CI - CURB INLET
CB - CATCH BASIN
EW - ENDWALL
SMH - SANITARY MANHOLE

UTILITY NOTES:

1. STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
10. SITE CONTRACTOR SHALL LEAVE STORM SEWER BUILDING CONNECTIONS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
11. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
12. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
14. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.



Utility Plan

Ronald McDonald House
2716 Marshall Court
City of Madison, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE
1"=20' (22"x34")
1"=40' (11"x17")

DATE
04/11/2016

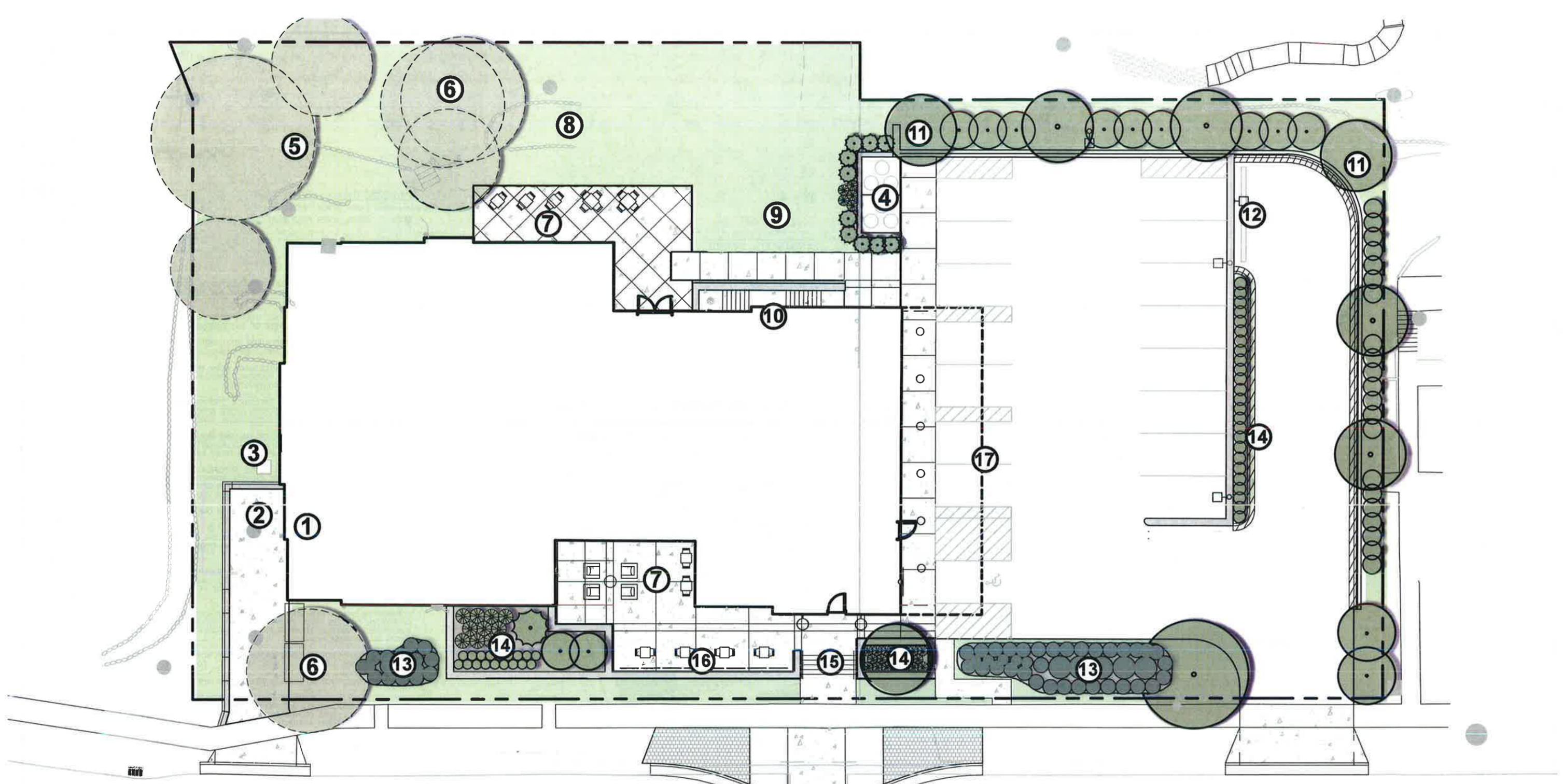
DRAFTER
.DOY

CHECKED

PROJECT NO.
150220

SHEET
4 OF 4

DWG. NO.



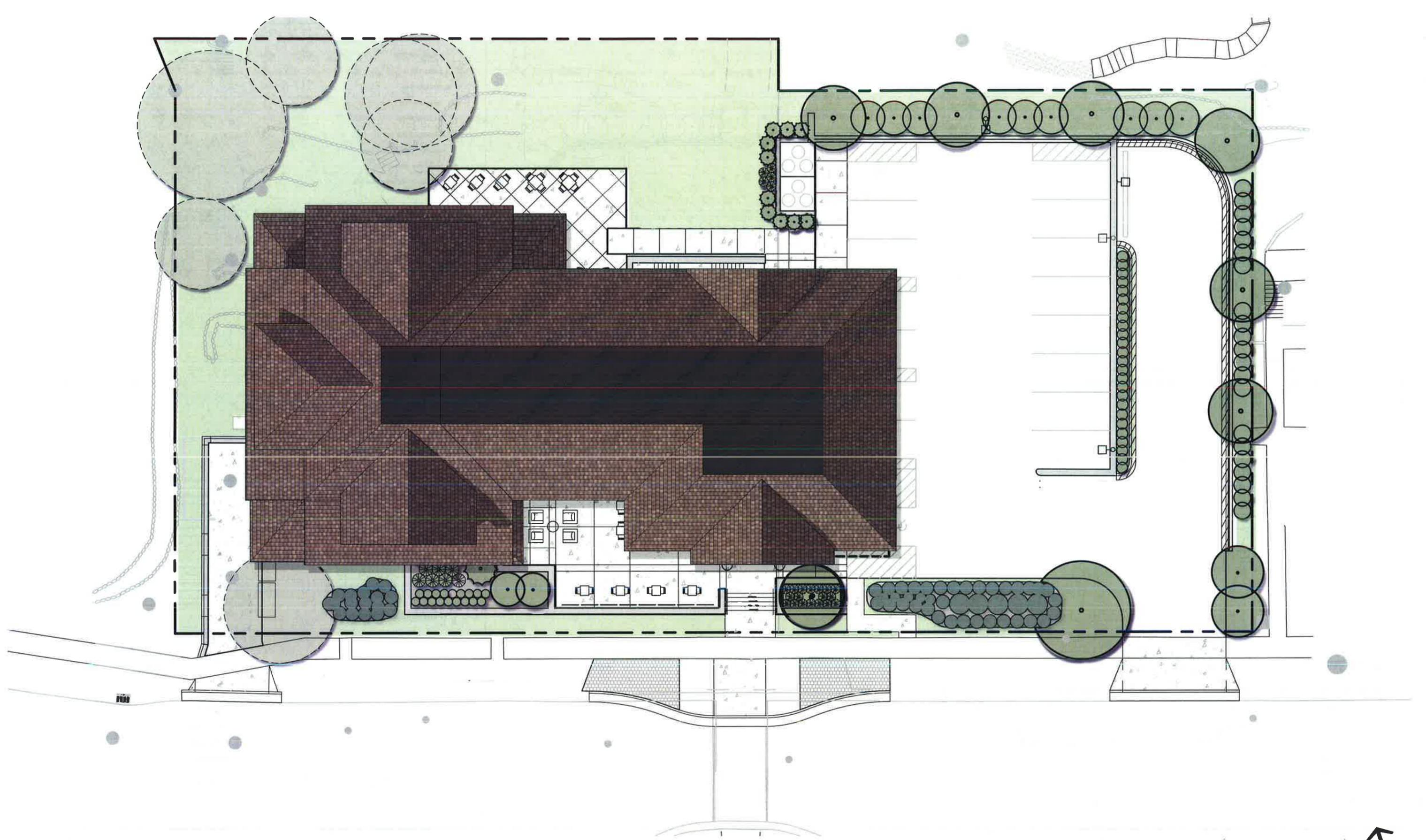
- | | |
|--|--|
| 1 - New, lower level service door | 10 - Egress stairs from garage below |
| 2 - Loading Dock | 11 - Cast in place concrete retaining wall with continuous guardrail |
| 3 - Relocated AC unit | 12 - Entry to garage below |
| 4 - New condensers behind new screen wall | 13 - Storm-water management area (bioinfiltration) |
| 5 - Existing play area remains | 14 - Plant bed |
| 6 - Existing trees remain | 15 - Concrete stairs |
| 7 - New outdoor concrete patio and seating | 16 - Natural stone retaining wall |
| 8 - Existing transformer remains | 17 - Limits of building above |
| 9 - New outdoor play area | |



RONALD MCDONALD HOUSE - LANDSCAPE PLAN

2716 MARSHALL COURT
 VILLAGE OF SHOREWOOD HILLS, WI
 MAY 3, 2016





0 5' 10' 20' 30' 40'



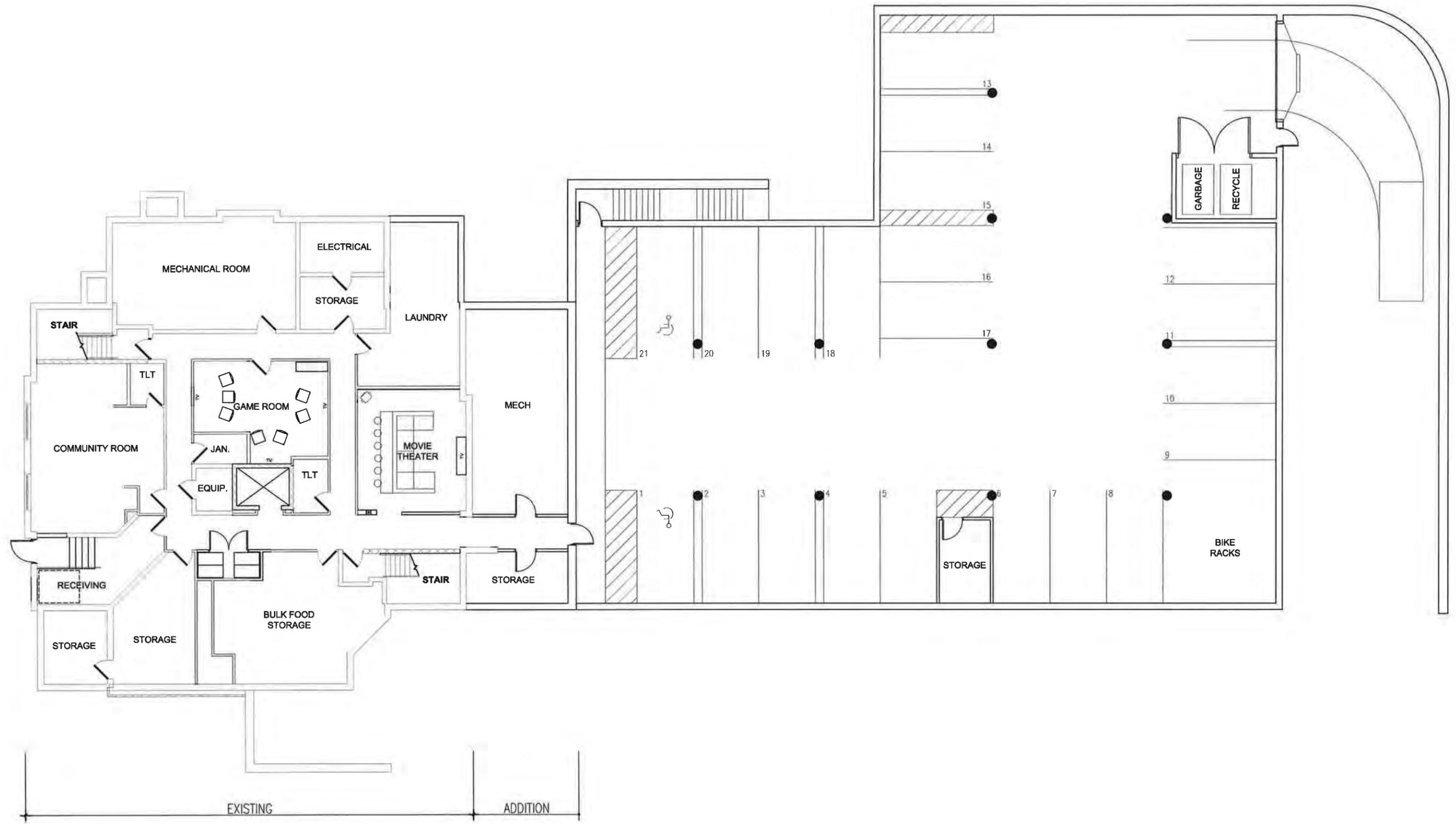
RONALD MCDONALD HOUSE - ROOF PLAN

2716 MARSHALL COURT
VILLAGE OF SHOREWOOD HILLS, WI
MAY 3, 2016

Flad Architects

vierbicher
planners engineers advisors





RONALD MCDONALD HOUSE - LOWER LEVEL

2716 MARSHALL COURT
 VILLAGE OF SHOREWOOD HILLS, WI
 MAY 3, 2016





RONALD MCDONALD HOUSE - LEVEL 1

2716 MARSHALL COURT
 VILLAGE OF SHOREWOOD HILLS, WI
 MAY 3, 2016

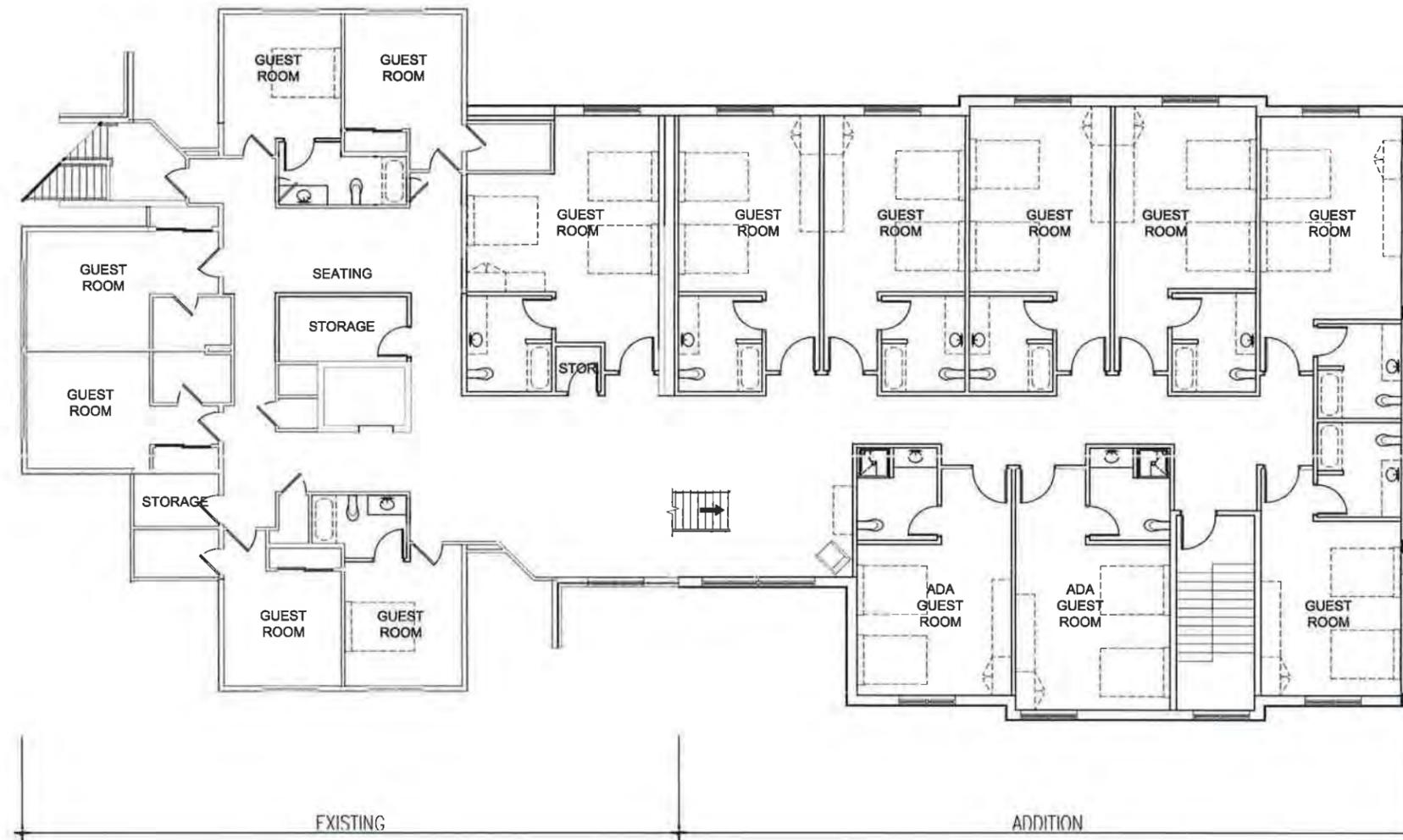




RONALD MCDONALD HOUSE - LEVEL 2

2716 MARSHALL COURT
 VILLAGE OF SHOREWOOD HILLS, WI
 MAY 3, 2016





RONALD MCDONALD HOUSE - LEVEL 3

2716 MARSHALL COURT
 VILLAGE OF SHOREWOOD HILLS, WI
 MAY 3, 2016





Halquist Stone: Chilton Brown



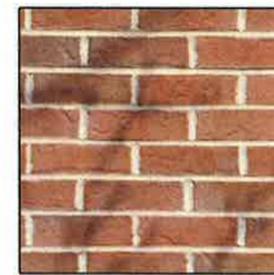
Kynar Aluminum: Dark Bronze



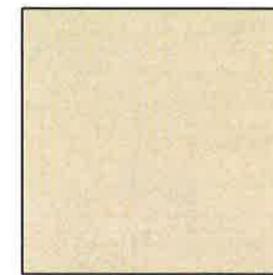
Heritage Cast Stone: Graham Finish



Timberline Shingles: Hickory



Brick: Matches Existing



Exterior Paint: SW7712 Townhouse Tan

① - Stamped inlay in concrete wall to mimic a stone wall (typical)

② - See cut sheet for guardrail



RONALD MCDONALD HOUSE - SOUTH ELEVATION

2716 MARSHALL COURT
 VILLAGE OF SHOREWOOD HILLS, WI
 MAY 3, 2016



Halquist Stone: Chilton Brown



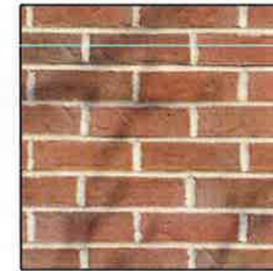
Kynar Aluminum: Dark Bronze



Heritage Cast Stone: Graham Finish



Timberline Shingles: Hickory



Brick: Matches Existing



Exterior Paint: SW7712 Townhouse Tan



RONALD MCDONALD HOUSE - WEST ELEVATION

2716 MARSHALL COURT
 VILLAGE OF SHOREWOOD HILLS, WI
 MAY 3, 2016





Halquist Stone: Chilton Brown



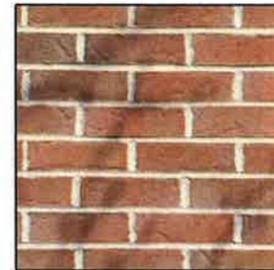
Kynar Aluminum: Dark Bronze



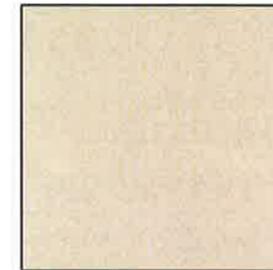
Heritage Cast Stone: Graham Finish



Timberline Shingles: Hickory



Brick: Matches Existing



Exterior Paint: SW7712 Townhouse Tan



RONALD MCDONALD HOUSE - NORTH ELEVATION

2716 MARSHALL COURT
 VILLAGE OF SHOREWOOD HILLS, WI
 MAY 3, 2016

Flad Architects

vierbicher
 planners engineers advisors



139'-0"
ROOF

121'-0"
LEVEL 3

110'-0"
LEVEL 2

100'-0"
MAIN LEVEL

88'-0"
LOWER LEVEL



Halquist Stone: Chilton Brown



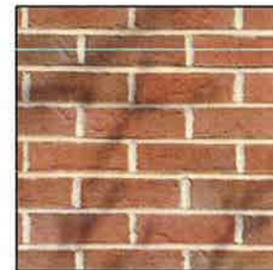
Kynar Aluminum: Dark Bronze



Heritage Cast Stone: Graham Finish



Timberline Shingles: Hickory



Brick: Matches Existing



Exterior Paint: SW7712 Townhouse Tan



RONALD MCDONALD HOUSE - EAST ELEVATION

2716 MARSHALL COURT
VILLAGE OF SHOREWOOD HILLS, WI
MAY 3, 2016

Flad Architects

vierbicher
planners engineers advisors





RONALD MCDONALD HOUSE - RENDERING

2716 MARSHALL COURT
VILLAGE OF SHOREWOOD HILLS, WI
MAY 3, 2016

Flad Architects

vierbicher
planners engineers advisors





RONALD MCDONALD HOUSE - RENDERING

2716 MARSHALL COURT
VILLAGE OF SHOREWOOD HILLS, WI
MAY 3, 2016

Flad Architects

vierbicher
planners engineers advisors

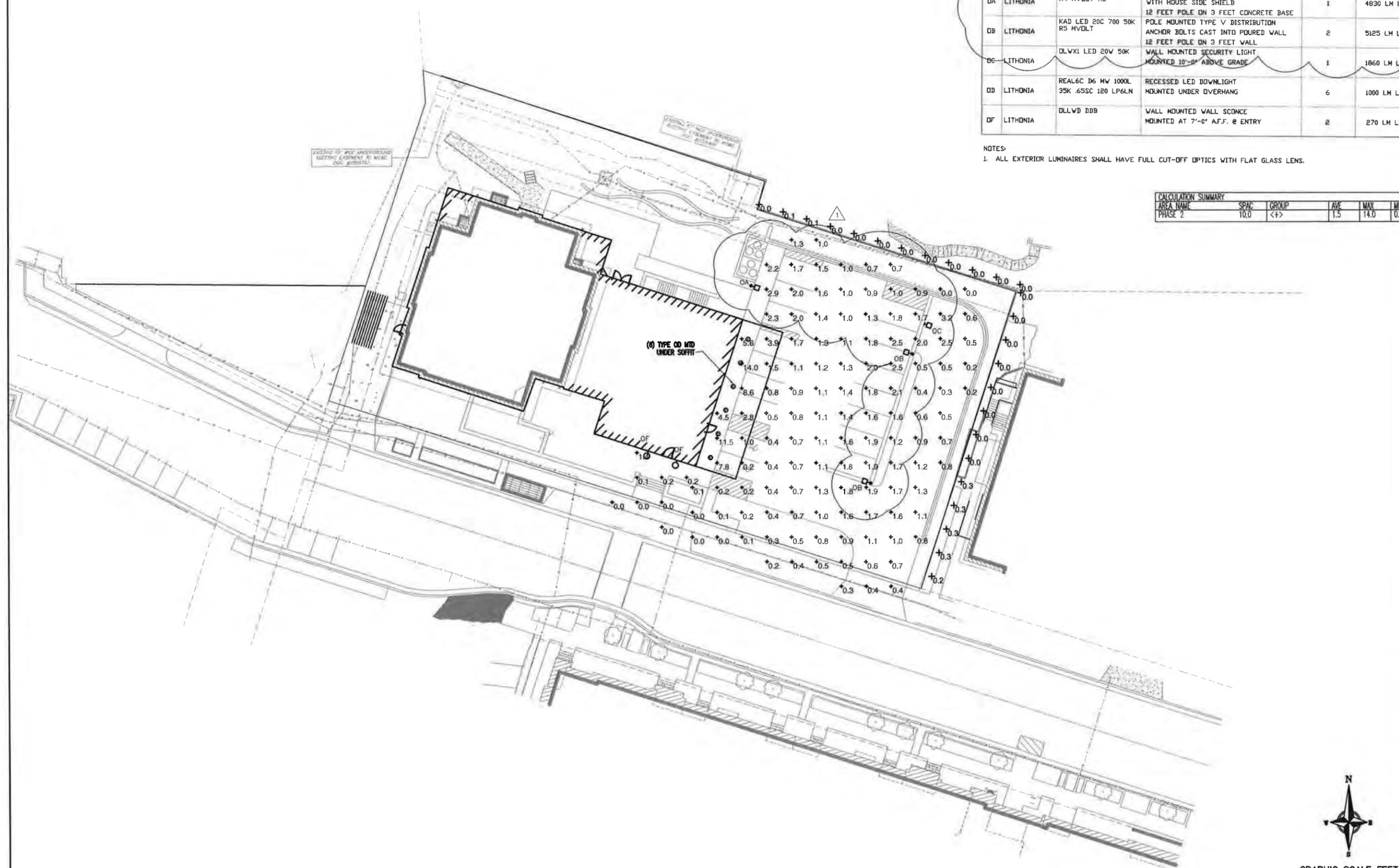




LUMINAIRE SCHEDULE					
TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	QUANTITY	LAMPS
DA	LITHONIA	KAD LED 20C 700 50K R4 HVOLT HS	POLE MOUNTED TYPE IV DISTRIBUTION WITH HOUSE SIDE SHIELD 12 FEET POLE ON 3 FEET CONCRETE BASE	1	4830 LM LED
DB	LITHONIA	KAD LED 20C 700 50K R5 HVOLT	POLE MOUNTED TYPE V DISTRIBUTION ANCHOR BOLTS CAST INTO POURED WALL 12 FEET POLE ON 3 FEET WALL	2	5125 LM LED
DC	LITHONIA	DLWX1 LED 20W 50K	WALL MOUNTED SECURITY LIGHT MOUNTED 10'-0" ABOVE GRADE	1	1860 LM LED
DD	LITHONIA	REAL6C D6 MW 1000L 35K .6SSC 120 LP6LN	RECESSED LED DOWNLIGHT MOUNTED UNDER OVERHANG	6	1000 LM LED
DF	LITHONIA	DLWD DBB	WALL MOUNTED WALL SCONCE MOUNTED AT 7'-0" A.F.F. @ ENTRY	2	270 LM LED

NOTES:
1. ALL EXTERIOR LUMINAIRES SHALL HAVE FULL CUT-OFF OPTICS WITH FLAT GLASS LENS.

CALCULATION SUMMARY					
AREA NAME	SPAC	GROUP	AVE	MAX	MIN
PHASE 2	10.0	<+>	1.5	14.0	0.00



Project

Ronald McDonald House
2716 Marshall Court
Madison, WI 53705

04/11/2016	MAXIMUM MOUNTING HEIGHT 15 FEET
04/01/2016	PRELIMINARY PLAN REVIEW
DATE	DESCRIPTION

PROJECT NO: _____
CAD DWG FILE: E0.1A SITE LIGHTING PHOTOMETRIC PLAN.DWG
DRAWN BY: [Signature]
CHK'D BY: [Signature]

SHEET TITLE
**SITE LIGHTING
PHOTOMETRIC PLAN**

E0.1A

SHEET SHEET INDEX OF TOTAL SHEETS

