

# MSP - HUXLEY ST.

1212 HUXLEY ST., MADISON, WI



Project Conceptual Illustration



Project Location

**Architecture :** **Dimension IV - Madison Design Group**  
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719  
p: 608.829.4444 www.dimensionivmadison.com

**Civil Engineering:** **C.J. Engineering**  
9205 W. Center St., Ste 214, Milwaukee, WI 53222  
p: (414) 443-1312 cj-engineering.com

**Landscape:** **raSmith**  
221 S. Second St., Milwaukee, WI 53204  
(262) 317-3372 rasmith.com

**DRAWING LIST:**

G0.1 Cover Sheet

Civil

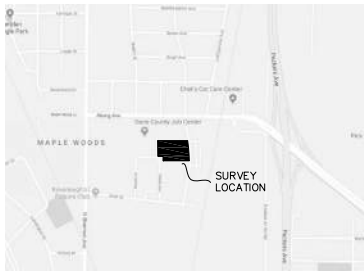
- Alta Survey
- C1.0 Site Plan
- C2.0 Site Grading Plan
- C3.0 Site Utility Plan
- C4.0 Site Details
- C5.0 Demo Plan
- L100 Preliminary Landscape Plan
- Site Lighting Plan

Architectural

- A0.1 Vicinity Aerial Map
- A0.2 Context Views
- A1.0 Parking Level Plan
- A1.1 Architectural Site Plan/1st Floor Plan
- A1.2 2nd Floor Plan
- A1.3 3rd & 4th Floor Plan
- A1.4 Roof Plan
- A1.5 Huxley St. Elevation
- A1.5 Huxley St Elevation BW
- A1.6 Overall South Elevation
- A1.6 Overall South Elevation BW
- A1.7 Family Bldg. Elevations
- A1.7 Family Bldg. Elevations BW
- A1.8 Sr. Bldg. Elevations 1
- A1.8 Sr. Bldg. Elevations 1 BW
- A1.9 Sr. Bldg. Elevations 2
- A1.9 Sr. Bldg. Elevations 2
- A1.10 3D view to NW

**LAND USE APPLICATION**

VICINITY MAP  
NOT TO SCALE



LEGAL DESCRIPTION:

LOT TWO (2), CERTIFIED SURVEY MAP NO. 1539  
RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS,  
PAGES 262, 263 AND 264 AS DOCUMENT NO. 1411327,  
IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SCHEDULE B-II EXCEPTIONS:

10. NOTE ON CERTIFIED SURVEY MAP NO. 1539: NO ACCESS  
PERMITTED TO STEPHEN STREET OR O'NEIL STREET FROM LOT  
2. SHOWN HEREON.

11. EASEMENTS AS NOTED ON CERTIFIED SURVEY MAP NO.  
1539. SHOWN HEREON.

12. GRANT OF RIGHT-OF-WAY TO MADISON GAS AND  
ELECTRIC COMPANY RECORDED FEBRUARY 18, 1975 IN  
VOLUME 556 OF RECORDS, PAGE 805 AS DOCUMENT NO.  
1420724.12. SHOWN HEREON.

PART OF  
OUTLOT 1  
BURK ASSASSOR'S  
PLAT NO. 1  
DANE COUNTY

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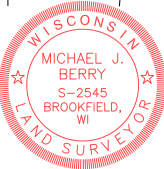
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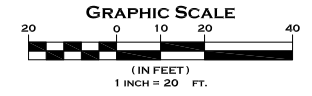
- MISCELLANEOUS NOTES
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.
2. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-961544-MAD, WITH A COMMITMENT DATE: MAY 22, 2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
4. NO ZONING INFORMATION PROVIDED BY INSURER AT THE TIME OF SURVEY.
5. THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 109,884 SQUARE FEET OR 2.5226 ACRES.
6. THE ADDRESS OF THE ABOVE DESCRIBED PROPERTY, 1212 HUXLEY STREET, AS SHOWN, WAS OBSERVED IN THE FIELD AT THE TIME OF SURVEY.
7. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
8. SUBJECT PROPERTY HAS DIRECT ACCESS TO HUXLEY STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.
9. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 46, OF WHICH 44 ARE REGULAR PARKING SPACES AND 2 ARE DESIGNATED DISABLED SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
10. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION (INSERT ZONING DESIGNATION); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. (INSERT RATE MAP NUMBER), WITH A DATE OF IDENTIFICATION OF (INSERT DATE), IN COMMUNITY NO. (INSERT COMMUNITY NUMBER), (THE INSERT MUNICIPALITY), WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
11. THERE (IS/IS NOT) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.
12. THERE IS NO INFORMATION AVAILABLE FROM THE CITY OF MADISON REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.
13. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OCCURRING ON OR ADJOINING THE PROPERTY AT TIME OF SURVEY.
14. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
15. THERE IS NO OBSERVED EVIDENCE OF DELINEATED WETLANDS EXISTING ON SUBJECT PROPERTY AT TIME OF SURVEY.
16. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
17. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF CERTIFIED SURVEY MAP NO. 1539 WHICH HAS A MEASURED BEARING OF N 00'29'14" E.
18. THERE IS NO EVIDENCE OF CEMETERIES, GRAVESTONES, OR BURIAL GROUNDS EXISTING ON SUBJECT PROPERTY AS DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
19. SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCONS & GEOD 12A).
20. SITE BENCHMARK - NORTHEAST FLANGE BOLT OF HYDRANT AS SHOWN HEREON, EL = 856.83

STEPHEN STEET (66' WIDE PUBLIC RIGHT-OF-WAY)

TO: MSP REAL ESTATE, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a, 7b, 7c, 8, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
AUG. 28, 2019 DATE
MICHAEL J. BERRY R.L.S. REGISTERED LAND SURVEYOR S-2545



Diggers Hotline logo with website www.DiggersHotline.com and contact info: DIAL 811 OR (800) 242-8511



SIGNIFICANT OBSERVATIONS:

- THERE ARE NO SIGNIFICANT OBSERVATIONS AFFECTING THE SURVEYED PROPERTY EXCEPT AS FOLLOWS:
[A] METAL FENCE CORNER EXTEND SOUTH OVER SOUTH PROPERTY LINE A DISTANCE OF 4.1 FEET AS SHOWN HEREON.
[B] METAL FENCE CORNER EXTENDS EAST OVER WEST PROPERTY LINE A DISTANCE OF 3.4 FEET AS SHOWN HEREON.
[C] METAL FENCE CORNER EXTENDS SOUTH OVER SOUTHERLY PROPERTY LINE A DISTANCE OF 0.7 FEET AS SHOWN HEREON.
[D] ASPHALT DRIVE CROSSES PROPERTY LINE AT A POINT 92.1 FEET NORTH OF THE SOUTHWESTERLY PROPERTY CORNER AS SHOWN HEREON.
[E] ASPHALT DRIVE EXTENDS EAST OVER WEST PROPERTY LINE A DISTANCE OF 4.4 FEET AS SHOWN HEREON.
[F] ASPHALT DRIVE CROSSES PROPERTY LINE AT A POINT 34.4 FEET SOUTH OF THE NORTHWESTERLY PROPERTY CORNER AS SHOWN HEREON.
[G] CORNER OF ASPHALT PARKING EXTENDS SOUTH OVER NORTH PROPERTY LINE A DISTANCE OF 5.5 FEET AS SHOWN HEREON.
[H] CORNER OF ASPHALT PARKING EXTENDS SOUTH OVER NORTH PROPERTY LINE A DISTANCE OF 2.8 FEET AS SHOWN HEREON.

LEGEND table with symbols for SANITARY SEWER, STORM SEWER, WATER MAIN, BURIED TELEPHONE LINE, BURIED ELECTRIC LINE, BURIED FIBER OPTIC LINE, OVERHEAD UTILITY LINES, CATV, COMBINATION SEWER, WOOD FENCE, METAL FENCE, EDGE OF TREES AND BRUSH, DOOR SILL ELEVATION, FIRE DEPARTMENT CONNECTION, ELECTRIC TRANSFORMER, ELECTRIC METER, ELECTRIC PEDESTAL, ELECTRIC BOX AT GRADE, TELEPHONE BOX AT GRADE, TELEPHONE PEDESTAL, TV PEDESTAL, GAS METER, AIR CONDITIONER, UTILITY POLE, WOOD SIGN, METAL SIGN, FLAG POLE, BOLLARD, SOLLARD LIGHT, YARD LIGHT, GUY WIRE, HYDRANT, WATER VALVE, GAS VALVE, MANHOLE, STORM MANHOLE, CATCH BASIN, CURB INLET, METAL LIGHT POLE, CONCRETE LIGHT POLE, WOOD LIGHT POLE, WALL BOX, FIBER OPTIC MARKER.

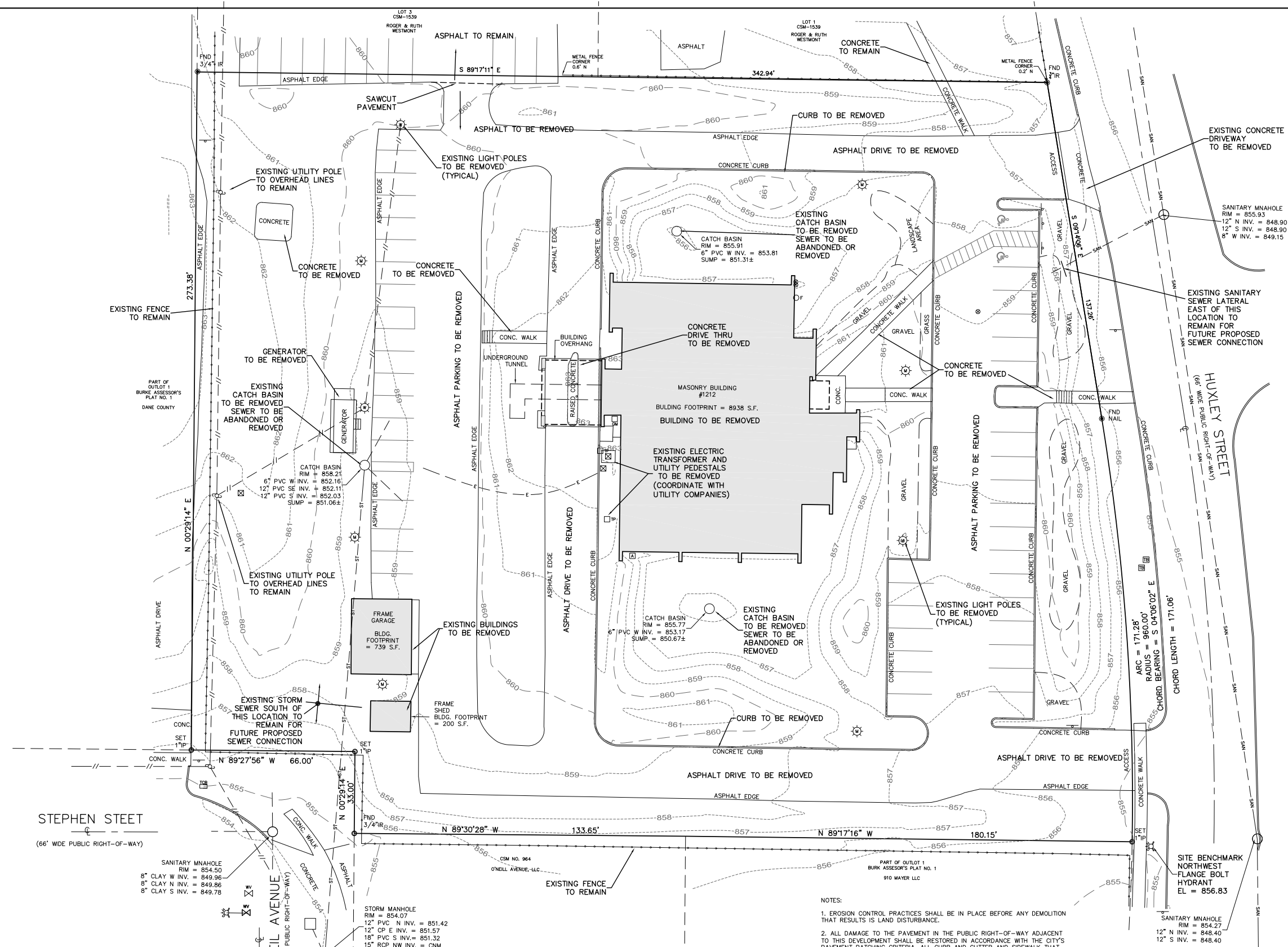
ALTA NSPS SURVEY W/ TOPOGRAPHY

FOR MSP HUXLEY 1212 HUXLEY ST MADISON WI.

Table with columns: DRAWN BY: CJT, CHECKED BY: MJB, CSE Job No.: 19-063, DATE: AUG. 21 2019, DRAWING No.: AL-0, SHEET 1 OF 1.



**THE HERITAGE**  
 1212 HUXLEY STREET MADISON, WISCONSIN



STEPHEN STEET  
 (66' WIDE PUBLIC RIGHT-OF-WAY)

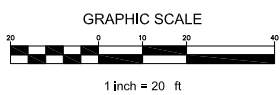
SANITARY MANHOLE  
 RIM = 854.50  
 8" CLAY W INV. = 849.96  
 8" CLAY N INV. = 849.86  
 8" CLAY S INV. = 849.78

STORM MANHOLE  
 RIM = 854.07  
 12" PVC N INV. = 851.42  
 12" CP E INV. = 851.57  
 18" PVC S INV. = 851.32  
 15" RCP NW INV. = CNM

SITE BENCHMARK  
 NORTHWEST  
 FLANGE BOLT  
 HYDRANT  
 EL = 856.83

ARC = 171.08'  
 RADIUS = 96.00'  
 CHORD BEARING = S 04°06'02" E  
 CHORD LENGTH = 171.06'

- NOTES:
1. EROSION CONTROL PRACTICES SHALL BE IN PLACE BEFORE ANY DEMOLITION THAT RESULTS IN LAND DISTURBANCE.
  2. ALL DAMAGE TO THE PAVEMENT IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA. ALL CURB AND GUTTER AND SIDEWALK THAT ADJUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE TO CITY REQUIREMENTS AND SPECIFICATIONS.
  3. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
  4. THE CONTRACTOR (OR OWNER'S REPRESENTATIVE) SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES THE EXISTING BUILDING BEING DEMOLISHED. PERMIT APPLICATION AND FEES ARE REQUIRED FOR EACH LATERAL TO BE PLUGGED.
  5. DEMO CONTRACTOR TO CREATE AND PROVIDE A RECYCLING PLAN TO THE CITY FOR REVIEW AND APPROVAL.
  6. SEE LANDSCAPE PLAN FOR EXISTING TREES TO REMAIN.



LEGEND			
— SAN —	SANITARY SEWER	⊠	ELECTRIC TRANSFORMER
— ST —	STORM SEWER	⊠	ELECTRIC METER
— W —	WATER MAIN	⊠	ELECTRIC PEDESTAL
— G —	BURIED GAS LINE	⊠	ELECTRIC BOX AT GRADE
— TEL —	BURIED TELEPHONE LINE	⊠	TELEPHONE BOX AT GRADE
— E —	BURIED ELECTRIC LINE	⊠	TELEPHONE PEDESTAL
— FO —	BURIED FIBER OPTIC LINE	⊠	TV PEDESTAL
— U —	OVERHEAD UTILITY LINES	⊠	GAS METER
— CATV —	BURIED CABLE TELEVISION LINES	⊠	AIR CONDITIONER
— COMB —	COMBINATION SEWER	⊠	UTILITY POLE
— WOOD FENCE —	WOOD FENCE	⊠	WOOD SIGN
— METAL FENCE —	METAL FENCE	⊠	METAL SIGN
— EDGE OF TREES AND BRUSH —	EDGE OF TREES AND BRUSH	⊠	FLAG POLE
— 194.31 05 —	DOOR SILL ELEVATION	⊠	WOOD LIGHT POLE
—	FIRE DEPARTMENT CONNECTION	⊠	WALK BOX
		⊠	BOLLARD LIGHT
		⊠	YARD LIGHT
		⊠	FIBER OPTIC MARKER
		⊠	GLY WIRE
		⊠	HYDRANT
		⊠	WATER VALVE
		⊠	GAS VALVE
		⊠	MANHOLE
		⊠	STORM MANHOLE
		⊠	CATCH BASIN
		⊠	CURB INLET
		⊠	METAL LIGHT POLE
		⊠	CONCRETE LIGHT POLE
		⊠	WOOD LIGHT POLE
		⊠	WALK BOX
		⊠	BOLLARD LIGHT
		⊠	YARD LIGHT
		⊠	FIBER OPTIC MARKER
		⊠	GLY WIRE

CJE NO.: 1937R2  
 OCTOBER 07, 2019



**THE HERITAGE**  
 HUXLEY STREET MADISON, WISCONSIN

CJE NO.: 1937R2  
 OCTOBER 07, 2019

**C1.0**

SHEET 1 OF \*

**SITE AREAS**

**PROPOSED DEVELOPMENT AREAS:**

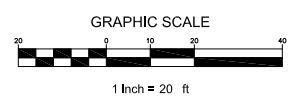
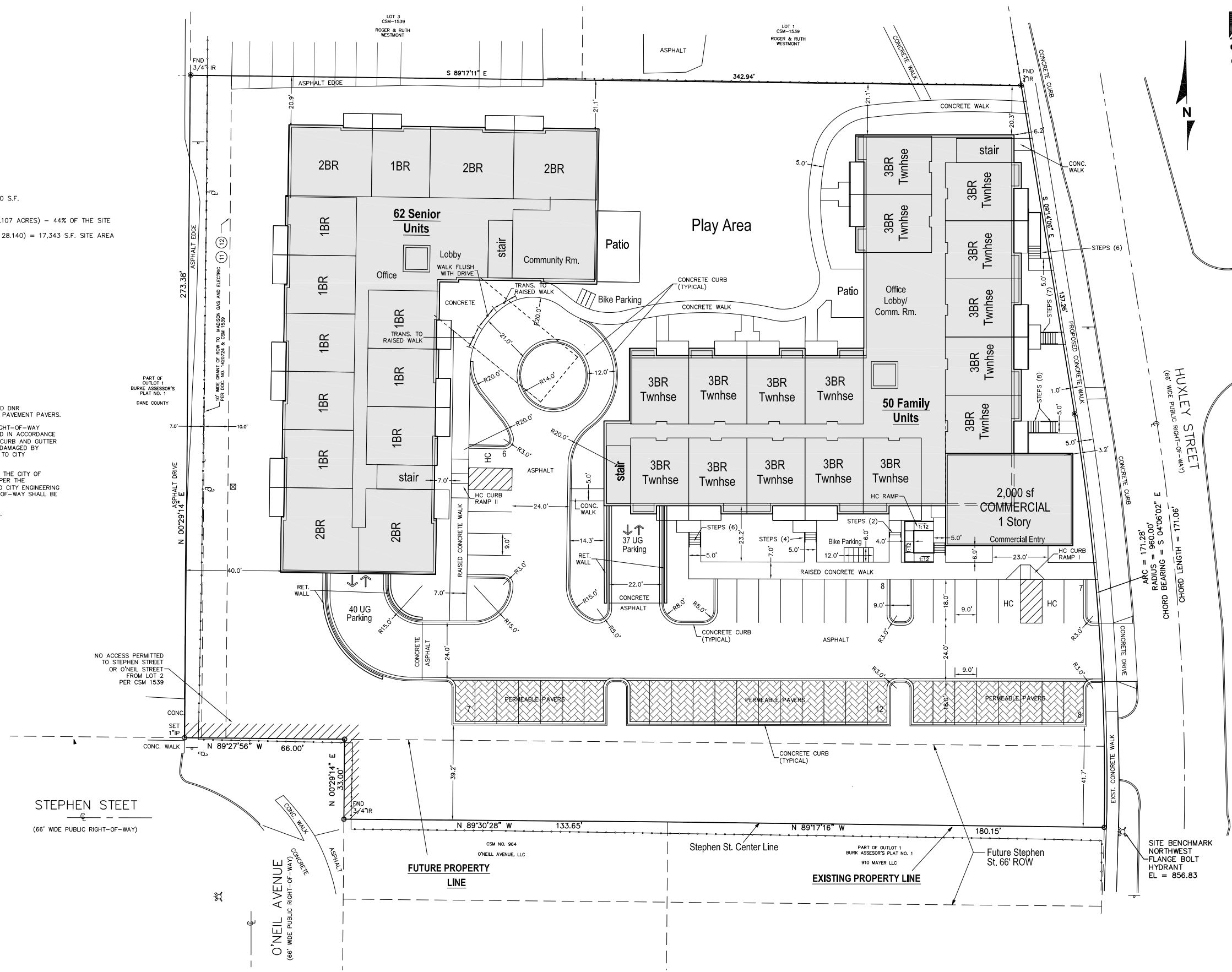
TOTAL SITE = 109,886 S.F. (2.523 ACRES)  
 BUILDING FOOTPRINT = 33,530 S.F.  
 PATIOS = 842 S.F.  
 CONC. WALKS = 5860 S.F.  
 (AND BIKE PARKING)  
 ASPHALT / CONCRETE DRIVES & PARKING = 16,890 S.F.  
 PAVERS = 4,555 S.F.  
 OPEN SPACE (LANDSCAPE AREA) = 48,209 S.F. (1.107 ACRES) - 44% OF THE SITE  
 USEABLE OPEN SPACE (AS DEFINED PER MAD. RD. 28.140) = 17,343 S.F. SITE AREA  
 (+ 9002 S.F. OF PATIOS AND BALCONIES)  
 TOTAL USABLE OPEN SPACE = 26,345 S.F.  
 REQUIRED OPEN SPACE = 26,240 S.F.

**SURFACE PARKING**

TOTAL = 48  
 45 REGULAR SPACES  
 3 HANDICAPPED SPACES  
 9 EXTERIOR BICYCLE PARKING SPACES

**NOTES:**

1. DISTURBED AREA = 103,480 S.F. (2.376 ACRES)
2. STORM WATER MANAGEMENT MEETING THE CITY AND DNR REQUIREMENTS IS PROVIDED BY THE USE OF POROUS PAVEMENT PAVERS.
3. ALL DAMAGE TO THE PAVEMENT IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA. ALL CURB AND GUTTER AND SIDEWALK THAT ADJUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE TO CITY REQUIREMENTS AND SPECIFICATIONS.
4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY CONTRACTOR.
5. SEE LANDSCAPE PLAN FOR THE BIKE RACK DETAIL.

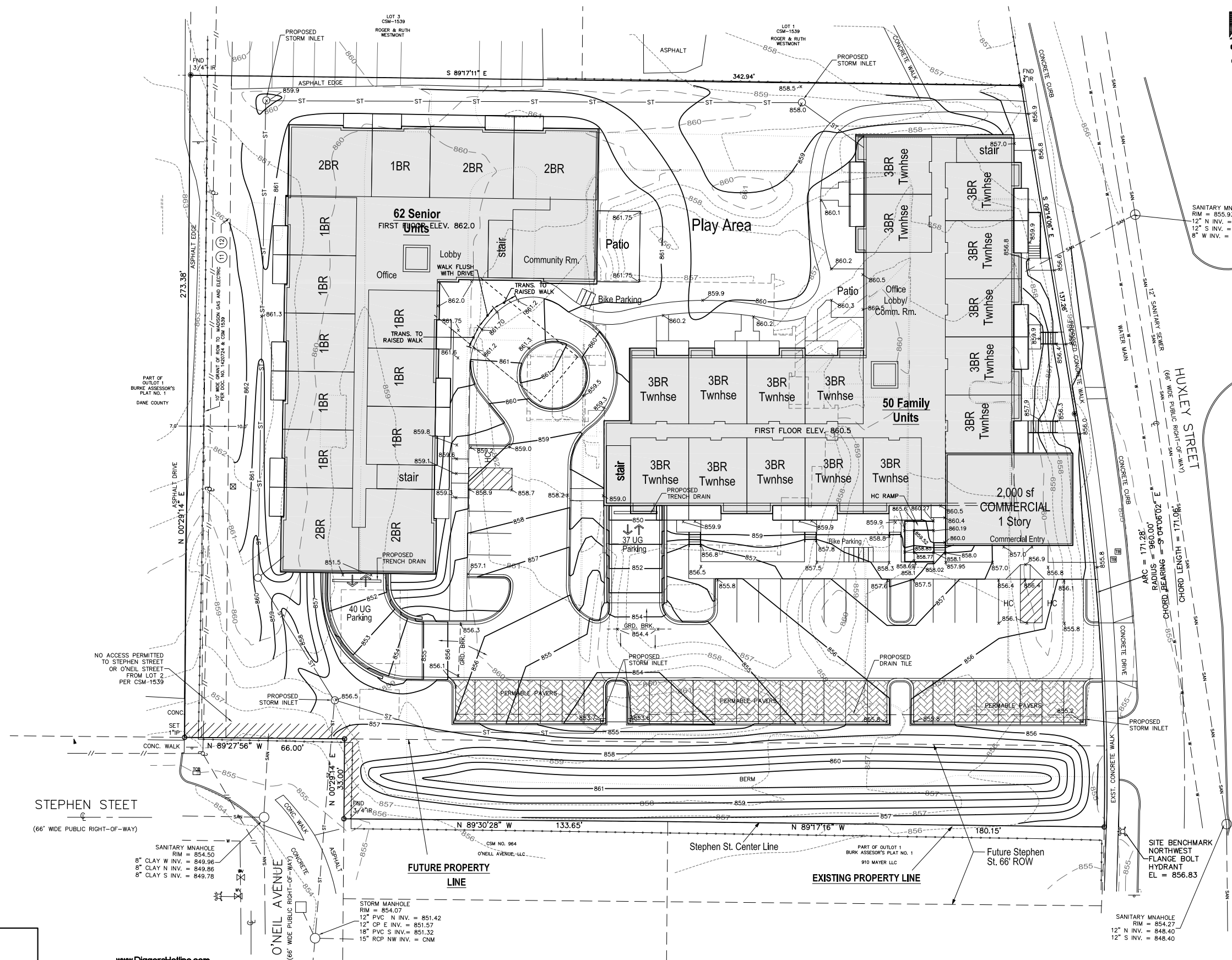


ARC = 171.28'  
 RADIUS = 960.00'  
 CHORD BEARING = S 04°06'02" E  
 CHORD LENGTH = 171.06'

STEPHEN STEET  
 (66' WIDE PUBLIC RIGHT-OF-WAY)

O'NEIL AVENUE  
 (66' WIDE PUBLIC RIGHT-OF-WAY)

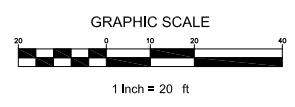
SITE BENCHMARK  
 NORTHWEST  
 FLANGE BOLT  
 HYDRANT  
 EL. = 856.83



- NOTES:**
1. DISTURBED AREA = 103,900 S.F. (2.385 ACRES)
  2. STORM WATER MANAGEMENT MEETING THE CITY AND DNR REQUIREMENTS IS PROVIDED BY THE USE OF POROUS PAVEMENT PAVERS.
  3. ALL PROPOSED SPOT GRADES SHOWN ALONG THE CURB OR WALK ARE AT BOTTOM OF CURB OR RAISED WALK.
  4. ALL CONCRETE WALKS UNLESS OTHERWISE SHALL BE AT A MAX. 1:20 SLOPES WITH A MAX. CROSS SLOPE OF 2%.
  5. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

LEGEND	
---856---	EXISTING CONTOUR
---860---	PROPOSED CONTOUR
x858.5	PROPOSED ELEVATION
---ST---	PROPOSED STORM SEWER

www.DiggeratHotline.com  
**DIGGERS HOTLINE**  
 DIAL 811 OR (800) 242-8511



SANITARY MNAHOLE  
 RIM = 855.93  
 12" N INV. = 848.90  
 12" S INV. = 848.90  
 8" W INV. = 849.15

ARC = 171.28'  
 RADIUS = 960.00'  
 CHORD BEARING = S 0°06'02" E  
 CHORD LENGTH = 171.06'

SITE BENCHMARK  
 NORTHWEST  
 FLANGE BOLT  
 HYDRANT  
 EL = 856.83

SANITARY MNAHOLE  
 RIM = 854.27  
 12" N INV. = 848.40  
 12" S INV. = 848.40

**HERITAGE SENIOR LIVING**  
 1212 HUXLEY STREET MADISON, WISCONSIN

CJE NO.: 1937R0  
 SEPTEMBER 30, 2019

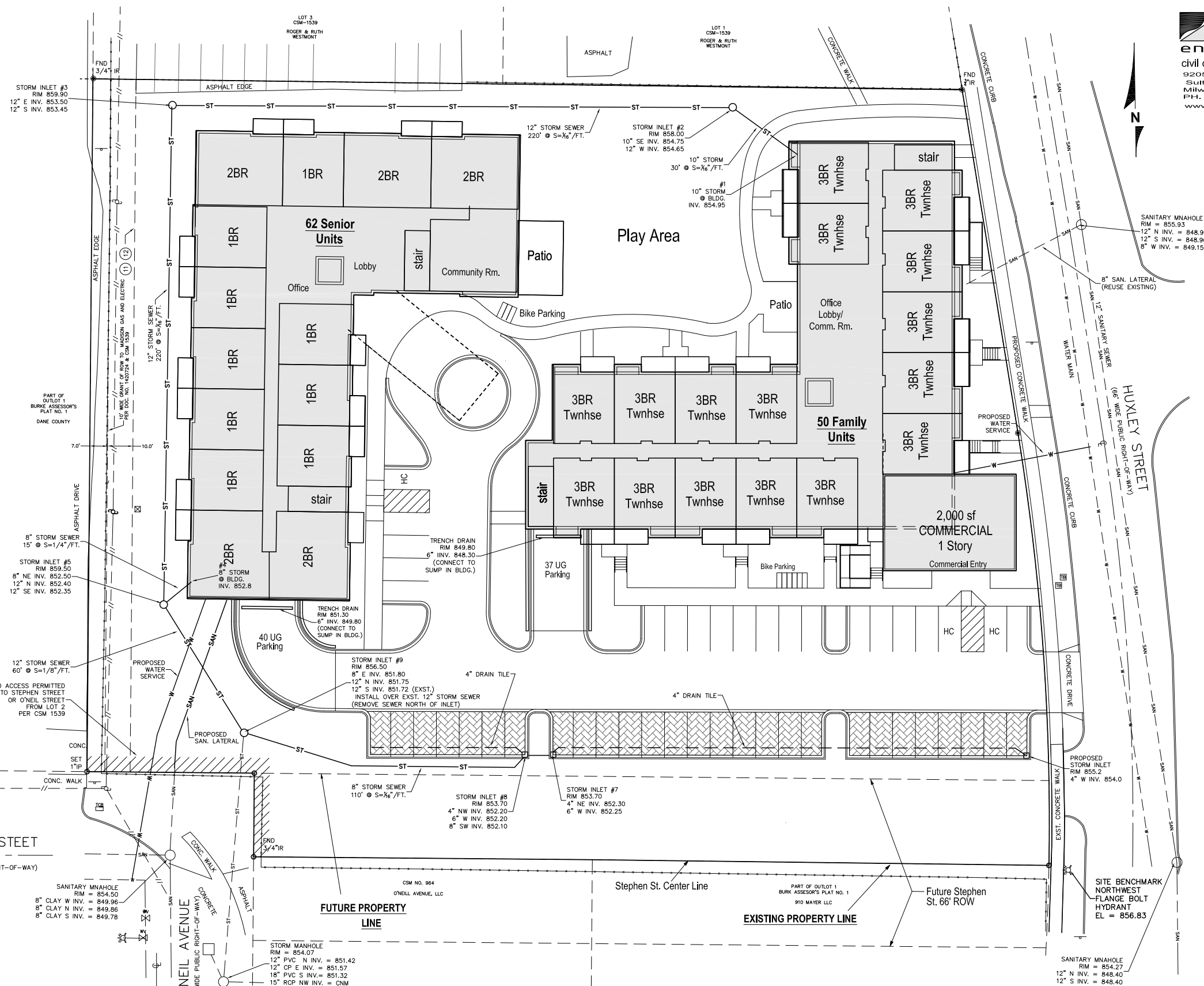
**SITE GRADING PLAN C2.0**



**THE HERITAGE**  
 1212 HUXLEY STREET MADISON, WISCONSIN

CJE NO.: 1937R2  
 OCTOBER 07, 2019

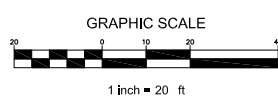
**SITE UTILITY PLAN C3.0**



- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MADISON REQUIREMENTS.
  2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
  3. EXACT SIZE AND LOCATION OF STORM, SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS TO BE VERIFIED BY PLUMBING CONSULTANT/CONTRACTOR. CONTACT CJ ENGINEERING WITH ANY DISCREPANCIES.
  4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
  5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
  6. ALL DAMAGE TO THE PAVEMENT IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA. ALL CURB AND GUTTER AND SIDEWALK THAT ADJUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE TO CITY REQUIREMENTS AND SPECIFICATIONS.
  7. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
  8. THE CONTRACTOR (OR OWNER'S REPRESENTATIVE) SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES THE EXISTING BUILDING BEING DEMOLISHED. PERMIT APPLICATION AND FEES ARE REQUIRED FOR EACH LATERAL TO BE PLUGGED.
  9. THE TRENCH DRAIN AT THE ENTRANCE TO THE UNDERGROUND PARKING WILL ENTER THE STORM SEWER IN THE BUILDING SINCE THE GRADE IS TOO LOW TO DRAIN BY GRAVITY TO THE SITE OR ROAD STORM SEWER. THE OUTLET SEWER FROM THIS SHALL BE CONNECTED TO THE SUMP IN THE BUILDING BY THE PLUMBER. THE FLOW DURING THE 100-YEAR STORM EVENT IS 120 GPM. THE PLUMBER SHALL PROVIDE PUMP SYSTEM CALCULATIONS TO THE CITY OF MADISON SHOWING THAT THE PUMP CAN HANDLE THIS RUNOFF.

LEGEND	
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
OH	OVER HEAD WIRE
E	BURIED ELECTRIC
U	UTILITY POLE

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 DIAL 811 OR (800) 242-8511



STEPHEN STEET  
 (66' WIDE PUBLIC RIGHT-OF-WAY)

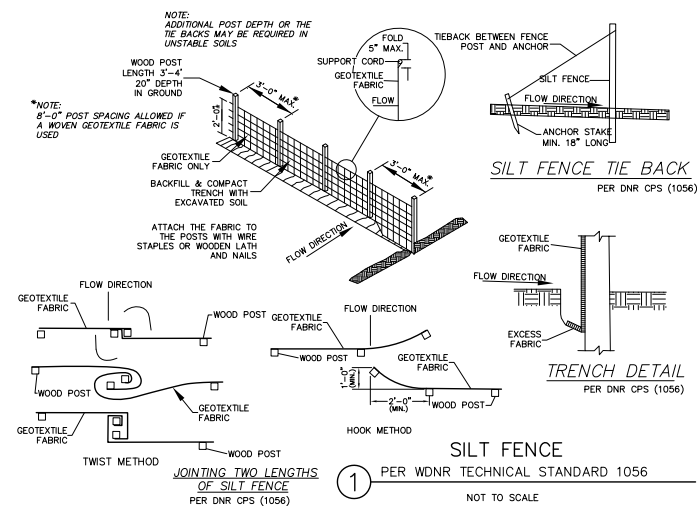
O'NEIL AVENUE  
 (66' WIDE PUBLIC RIGHT-OF-WAY)

FUTURE PROPERTY LINE  
 O'NEILL AVENUE, LLC

EXISTING PROPERTY LINE  
 PART OF OUTLOT 1  
 BURK ASSESSOR'S PLAT NO. 1  
 910 WATER, LLC

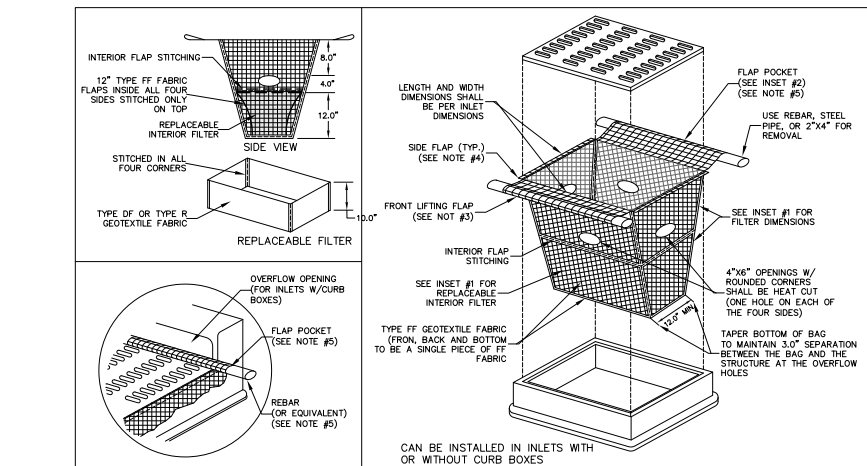
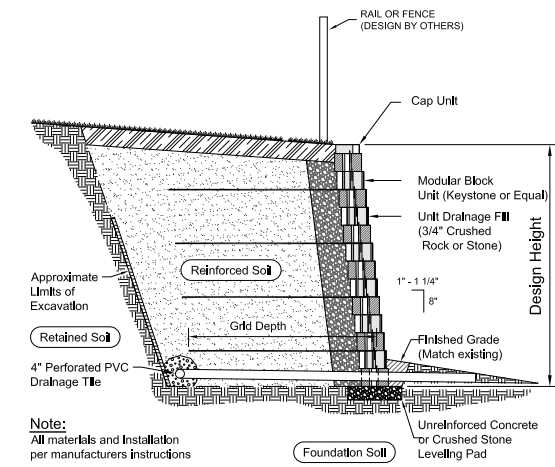
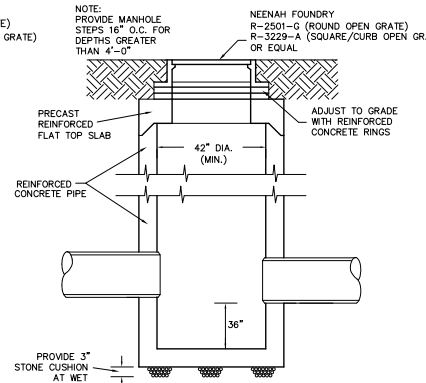
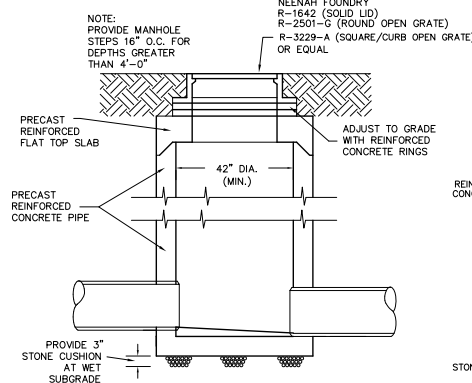
Future Stephen St. 66' ROW

SITE BENCHMARK  
 NORTHWEST  
 FLANGE BOLT  
 HYDRANT  
 EL = 856.83



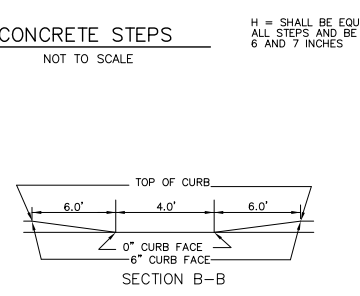
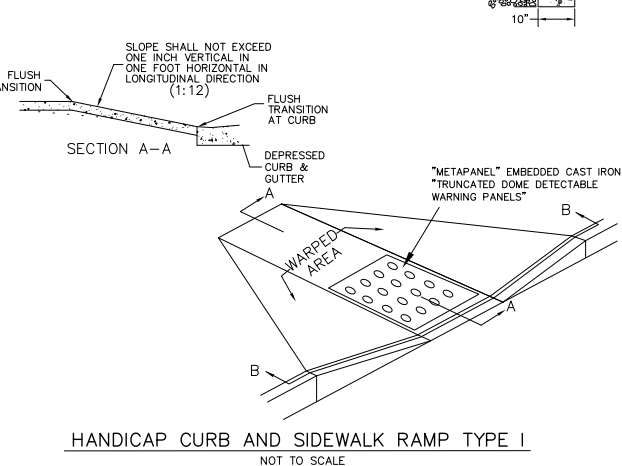
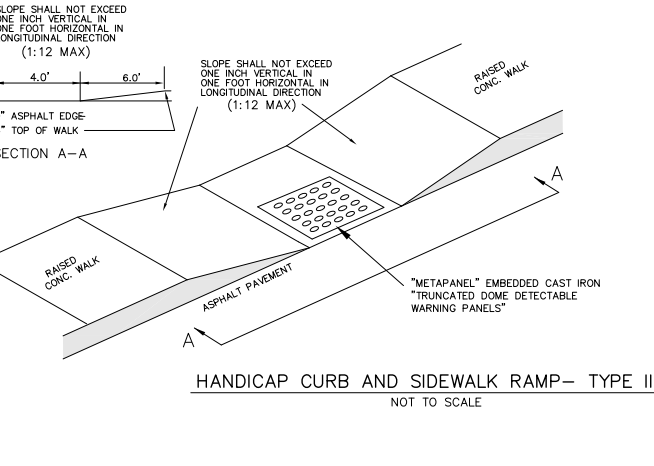
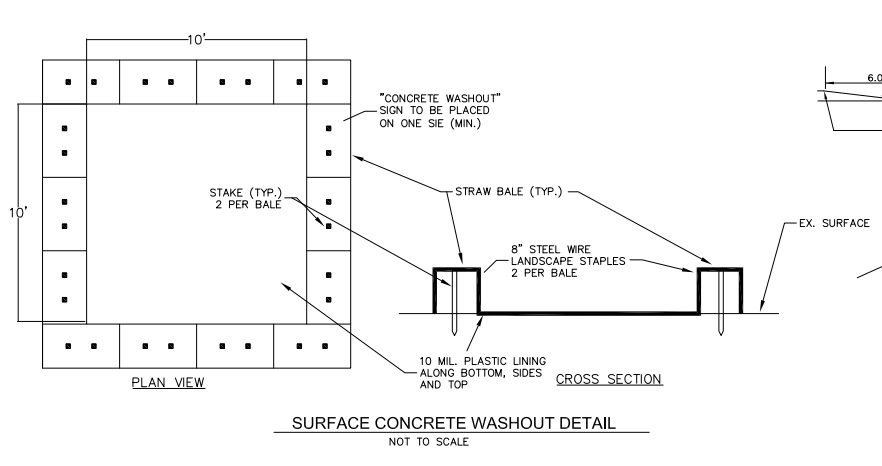
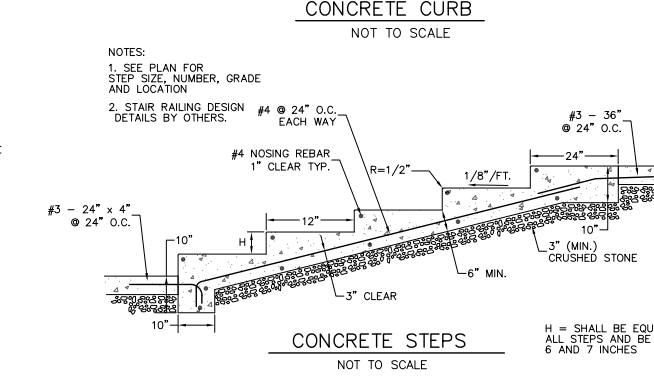
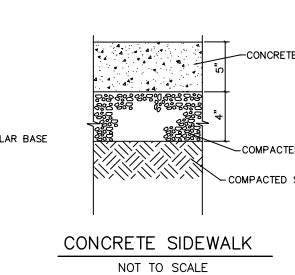
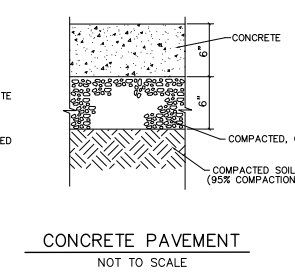
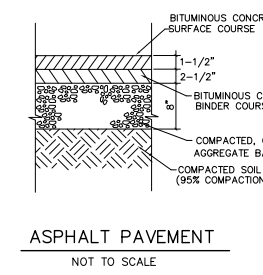
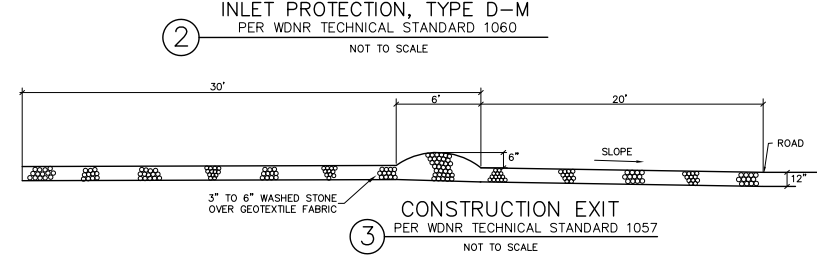
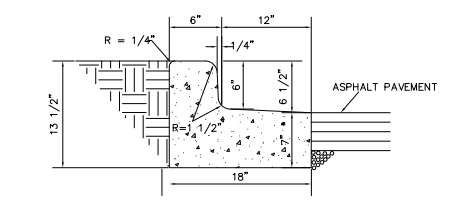
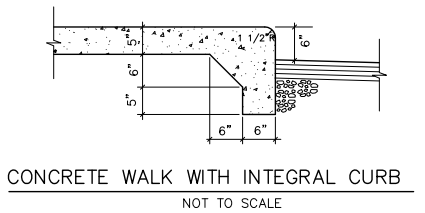
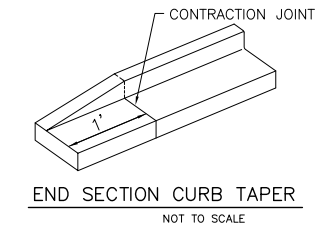
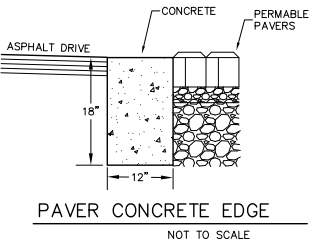
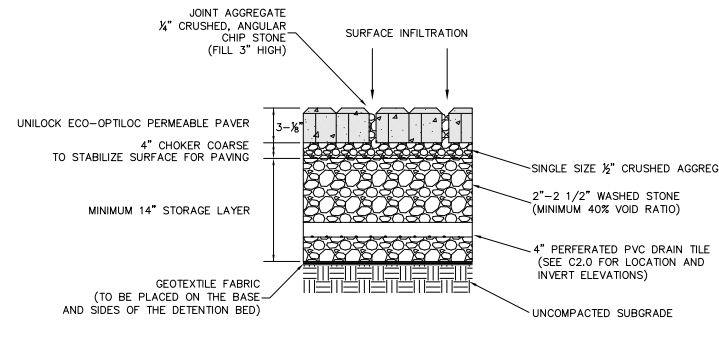
**SILT FENCE CONSTRUCTION SPECIFICATIONS**  
 PER DNR CPS (1056)

- Construction silt fence around the disturbed areas as shown on Erosion Control Plan, to prevent sediment from being washed into the drainage system.
- Locate posts per DNR CPS (1056).
- When joints are necessary, refer to DNR CPS (1056).
- Filter fabric to be of nylon, polyester, polypropylene or ethylene yarn with extra strength - 50 LB/lin. ft. (Minimum) - and with a flow rate of at least 0.3 gal./sq. ft./min. Fabric should contain ultraviolet ray inhibitors and stabilizers.
- The filter fabric shall be anchored by spreading at least 8 inches of fabric in a 4' x 6' trench.
- The filter fabric shall be stapled and/or nailed to the upslope side of the posts.
- Post to be 1 1/8" x 1 1/8" hickory or oak, 3 feet long, spaced a maximum of 3 feet apart.
- Use wire reinforcement in unstabilized minor swales, ditches or diversions.
- Use WisDOT approved silt fence.



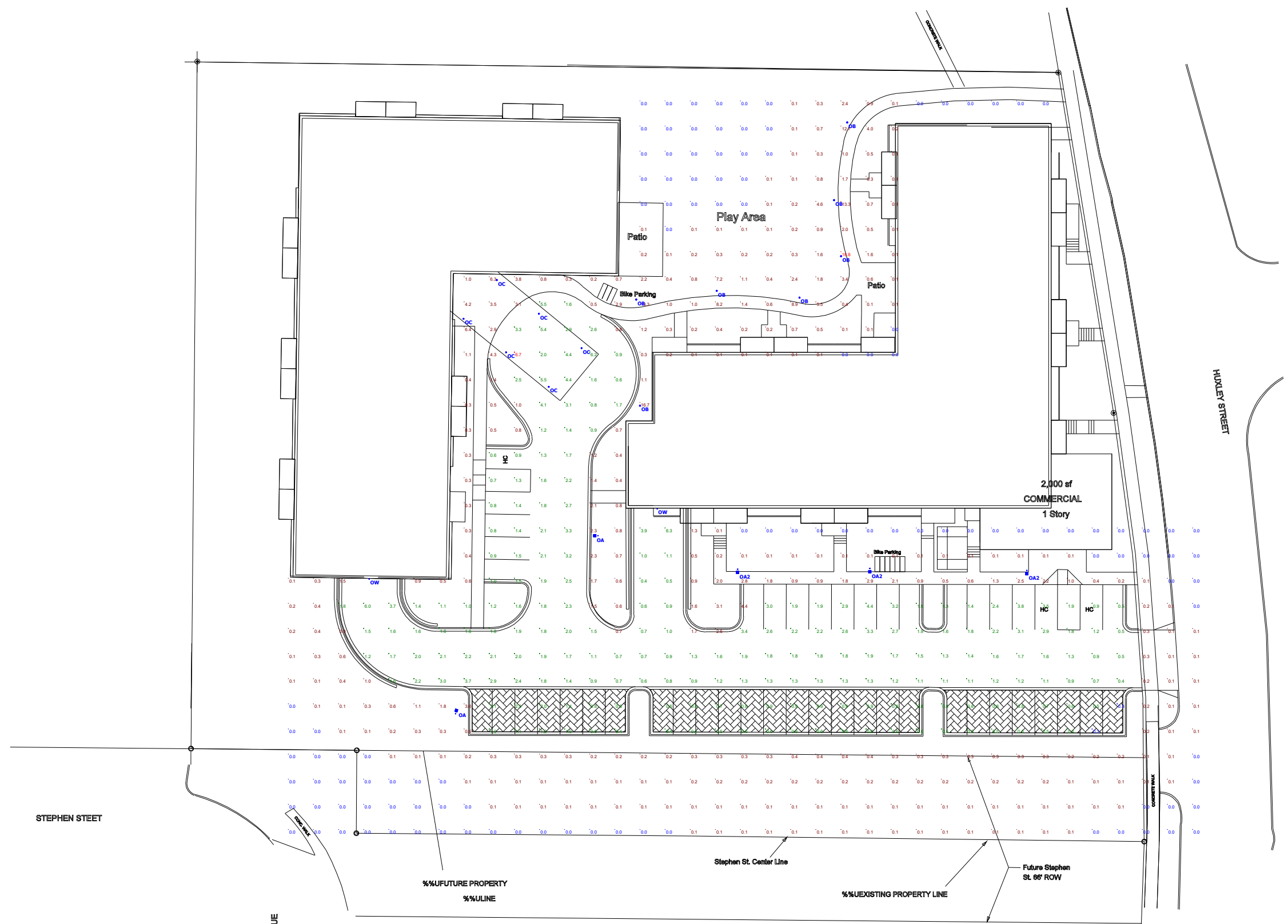
NOTES:  
 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GHT STRUCTURE WALL.  
 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.  
 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.  
 4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.  
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:  
 1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



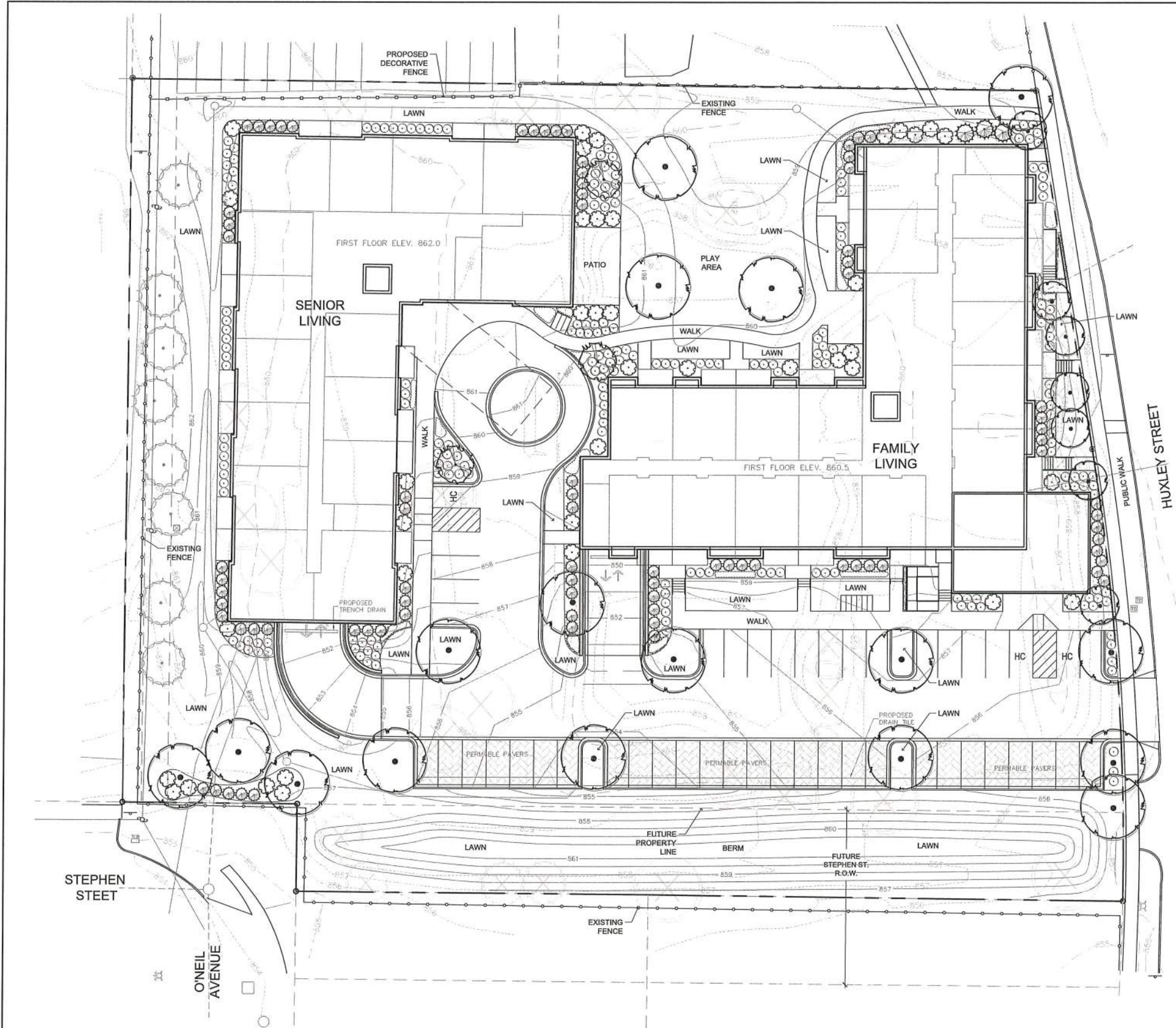
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
□	OA	2	RAB LIGHTING INC.	ALED3T78N	1490	1	75.9	23' (20' pole with 3' Base)
□	OA2	3	RAB LIGHTING INC.	ALED4T50N	1157	1	54.1	23' (20' pole with 3' Base)
○	OB	7	RAB LIGHTING INC. RC LIGHTING	BLED24N	129	1	23.3	42" Bollard
○	OC	6	RAB LIGHTING INC.	ND6R20D+NDLED6RD-80N-W-W	1855	1	20.486	12" AFG
□	OW	2	RAB LIGHTING INC. RC LIGHTING	SLIM18N	2555	1	21.3	10" AFG

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Calc Zone #1	+	1.0 fc	18.8 fc	0.0 fc	N/A	N/A	
Stat Zone #1	X	1.7 fc	6.7 fc	0.3 fc	22.3:1	5.7:1	












Plan View  
Scale - 1" = 20ft





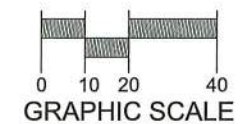
**PLANT SYMBOL KEY**

-  OVERSTORY TREES - 2 1/2" CAL. BB  
Maple, Hackberry, Honeylocust, Kentucky Coffeetree, Oak, Elm
-  ORNAMENTAL TREES - 1 1/2" CAL. BB  
Amelanchier, Ironwood, Eastern Redbud, Japanese Tree Lilac, Crabapple
-  EVERGREEN TREES - 6' HT. BB  
Red Cedar, Norway Spruce, White Spruce, White Cedar
-  EVERGREEN SHRUBS - 18" - 24" HT.  
Juniper, Yew
-  DECIDUOUS SHRUBS - 18" - 24" HT.  
Spruce, Alpine Currant, Dwarf Bush Honeysuckle, Diervilla, Lilac, Viburnum, Ninebark
-  ORNAMENTAL GRASSES - 1 GAL. PT  
Little Bluestem, Switchgrass, Prairie Dropseed, Feather Reed Grass
-  PERENNIALS - 1 GAL. PT  
Coneflower, Asstibe, Daylily, Hosta, Ferns, Wild Geranium, Black-Eyed-Susan
-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE REMOVED

**GENERAL LANDSCAPE NOTES**

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL EXISTING TREES ARE APPROXIMATE, LOCATIONS TAKEN FROM AERIAL IMAGE.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

THIS PLAN IS FOR MUNICIPAL REVIEW  
NOT FOR BIDDING  
OR CONSTRUCTION PURPOSES



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.



Know what's below.  
Call before you dig.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

DESCRIPTION	DATE

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

**raSmith**  
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI  
Mount Pleasant, WI | Naperville, IL | Irvine, CA

**THE HERITAGE  
HUXLEY STREET, MADISON, WI  
PRELIMINARY  
LANDSCAPE PLAN**

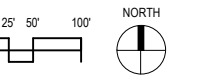
© COPYRIGHT 2019 R.A. Smith, Inc.
DATE: 10/08/2019
SCALE: 1" = 20'
JOB NO. 3190301
PROJECT MANAGER: LUKE HAAS, PLA
DESIGNED BY: LJH/NJW
CHECKED BY: LJH
<b>SHEET NUMBER</b> L100

I:\3190301\Draw\3190301-L101.dwg, Plan Sheet 36x24, 10/8/2019 2:56:50 PM, nlp



Imagery ©2019 Google, Map data ©2019 Google United States Terms Send feedback 200 ft

A0.1



MSP - HUXLEY ST.



View to South Along Huxley St. from SE Corner of Project Site



View to NE - Bus Transfer Station Along Huxley St.



View to NW of Southern Neighbor Along Huxley St.



View of SE Corner of Project Site Along Huxley St.



View to West of Existing Building from Huxley St.



Existing View from NE Corner of Project Site along Huxley St.



View of Aberg Ave. to West at Huxley St.



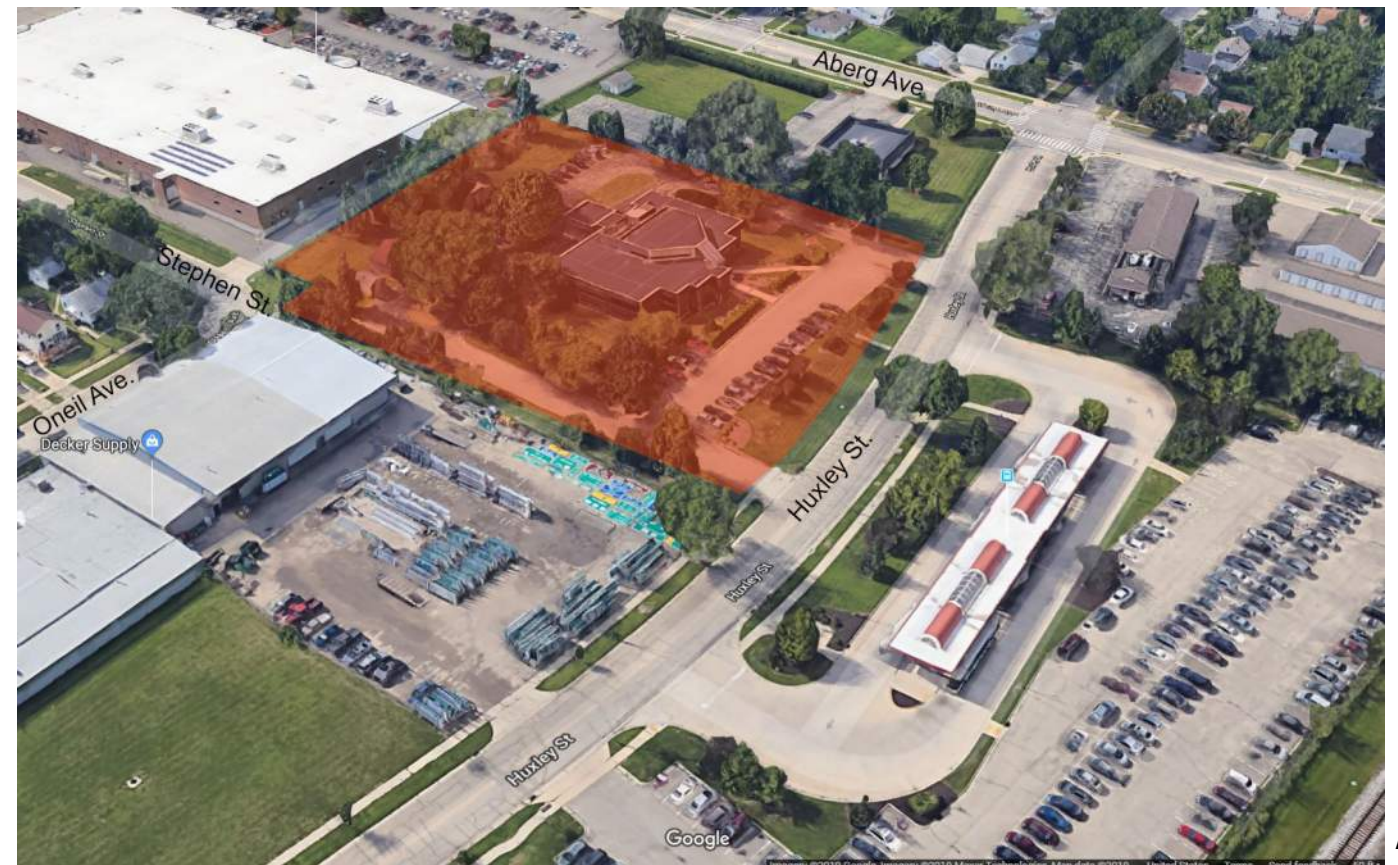
View of Aberg Ave. to East at Huxley St.



View along Stephen St. to East toward Project Site



View at Stephen St. & Oneil Ave to SW Corner of Project Site



Aerial View of Project Location looking NW



View of Project Site SW Corner from Stephen St. & Oneil Ave.



View along Oneil Ave from SW Corner of Project Site



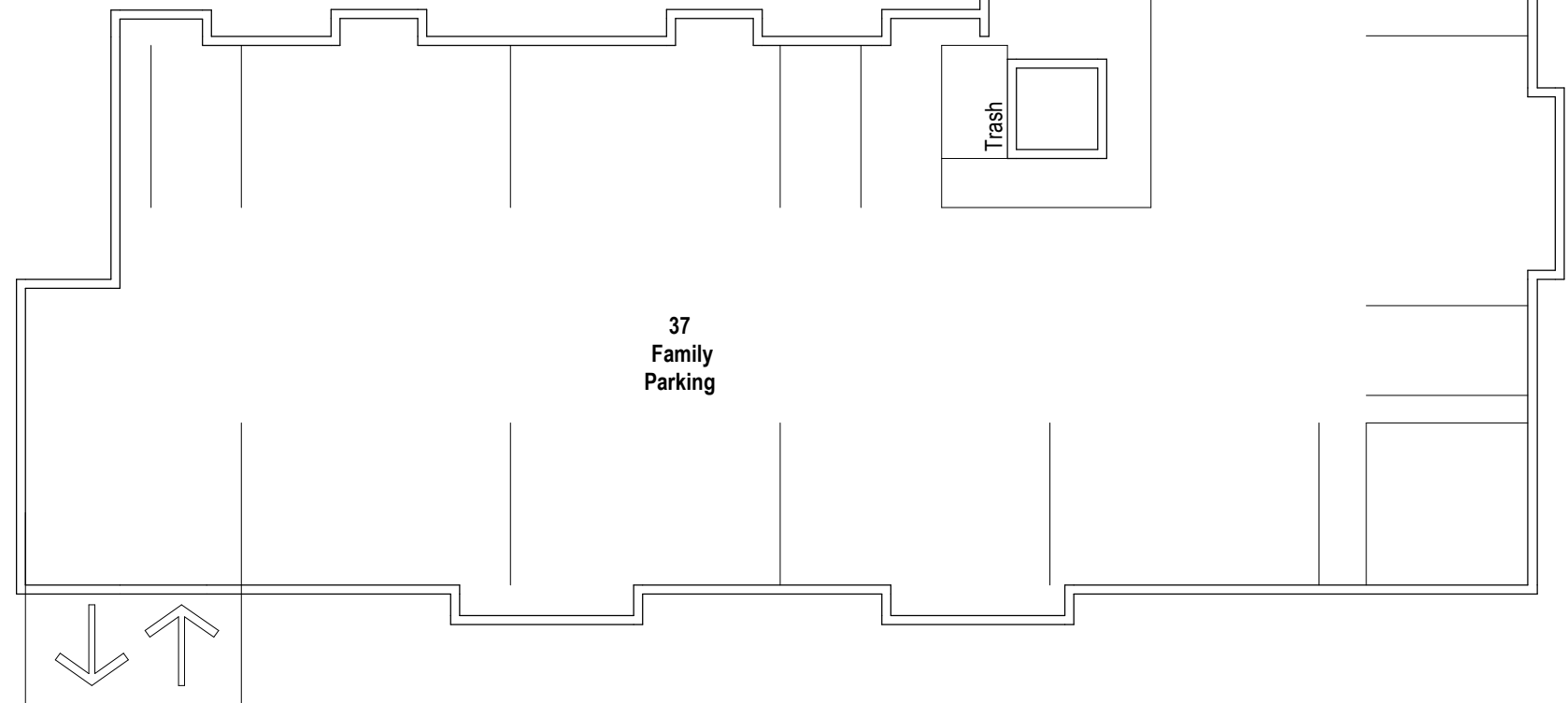
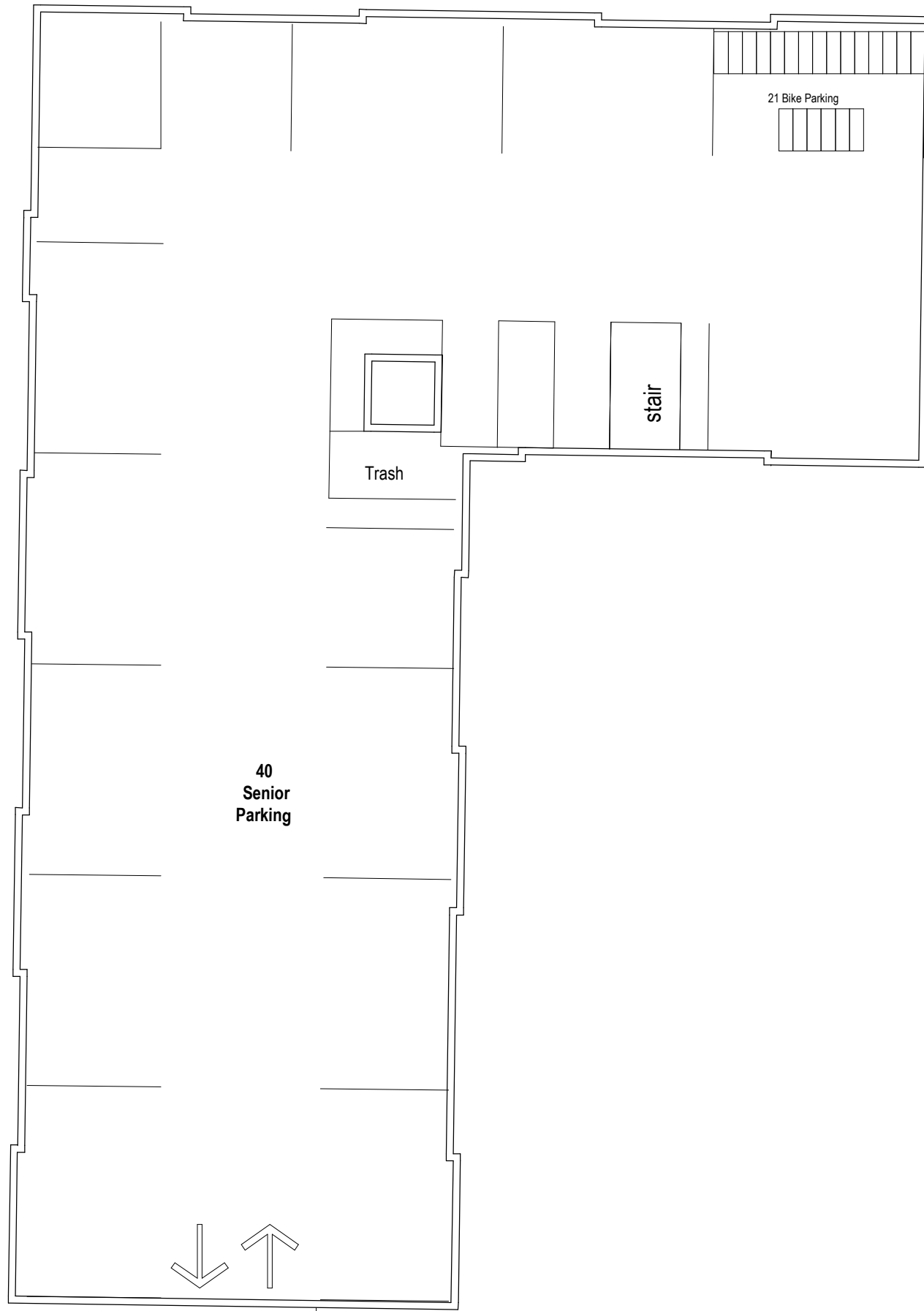
Madison Design Group  
architecture - interior design - planning  
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445 dimensionvmadison.com

A0.2

MSP - HUXLEY ST.

HUXLEY ST., MADISON, WI

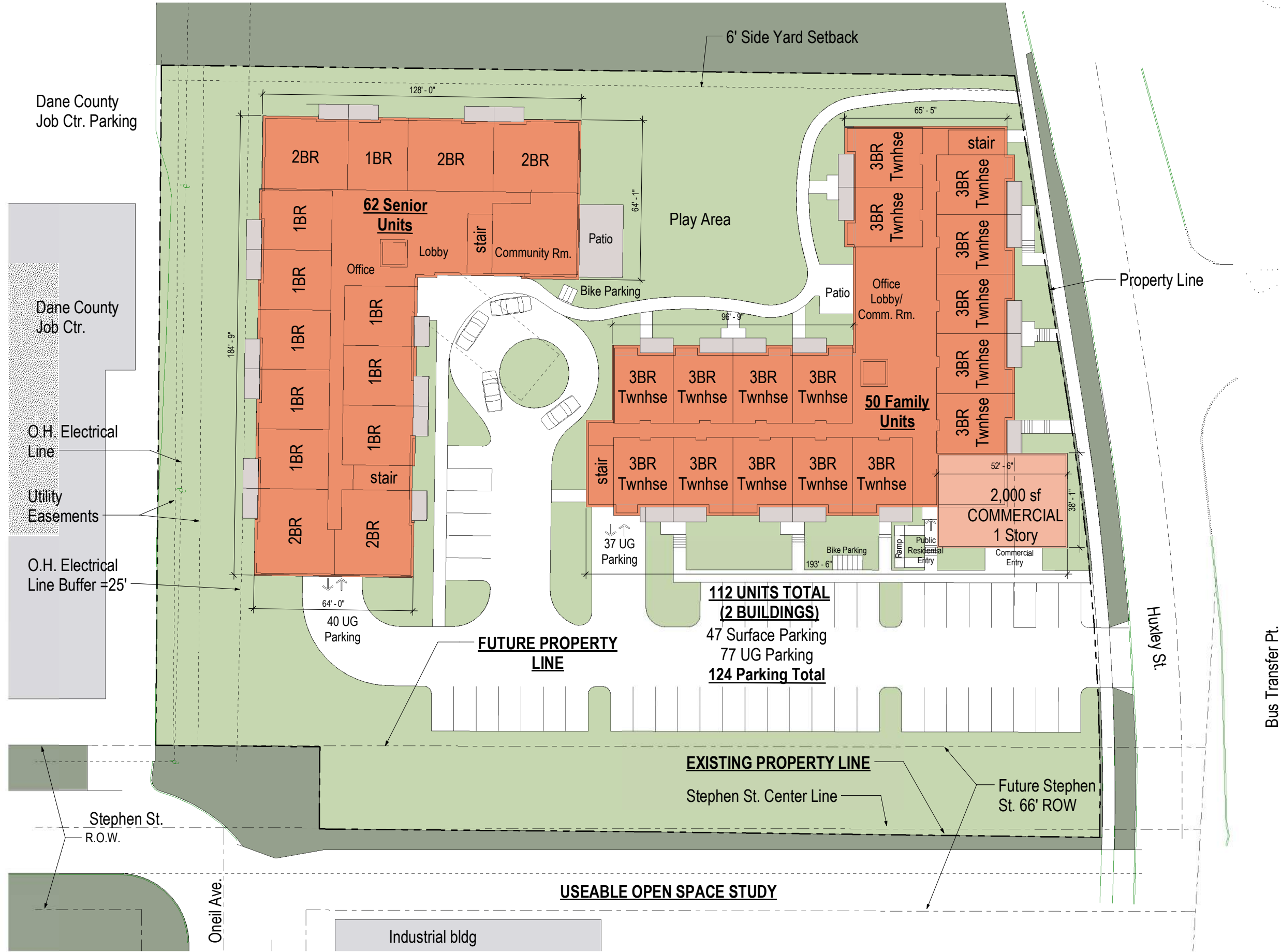
Context Views  
08 OCTOBER 2019  
19075



1 00-PARKING LEVEL  
1" = 10'-0"

A1.0  
0' 2.5' 5' 10'  
NORTH

MSP - HUXLEY ST.



**112 UNITS TOTAL  
(2 BUILDINGS)**  
 47 Surface Parking  
 77 UG Parking  
**124 Parking Total**

**1 ARCHITECTURAL SITE PLAN - GROUND FLOOR**  
 1" = 20'-0"



1 SECOND FLOOR PLAN  
1" = 10'-0"

A1.2  
NORTH  
0' 2.5' 5' 10'

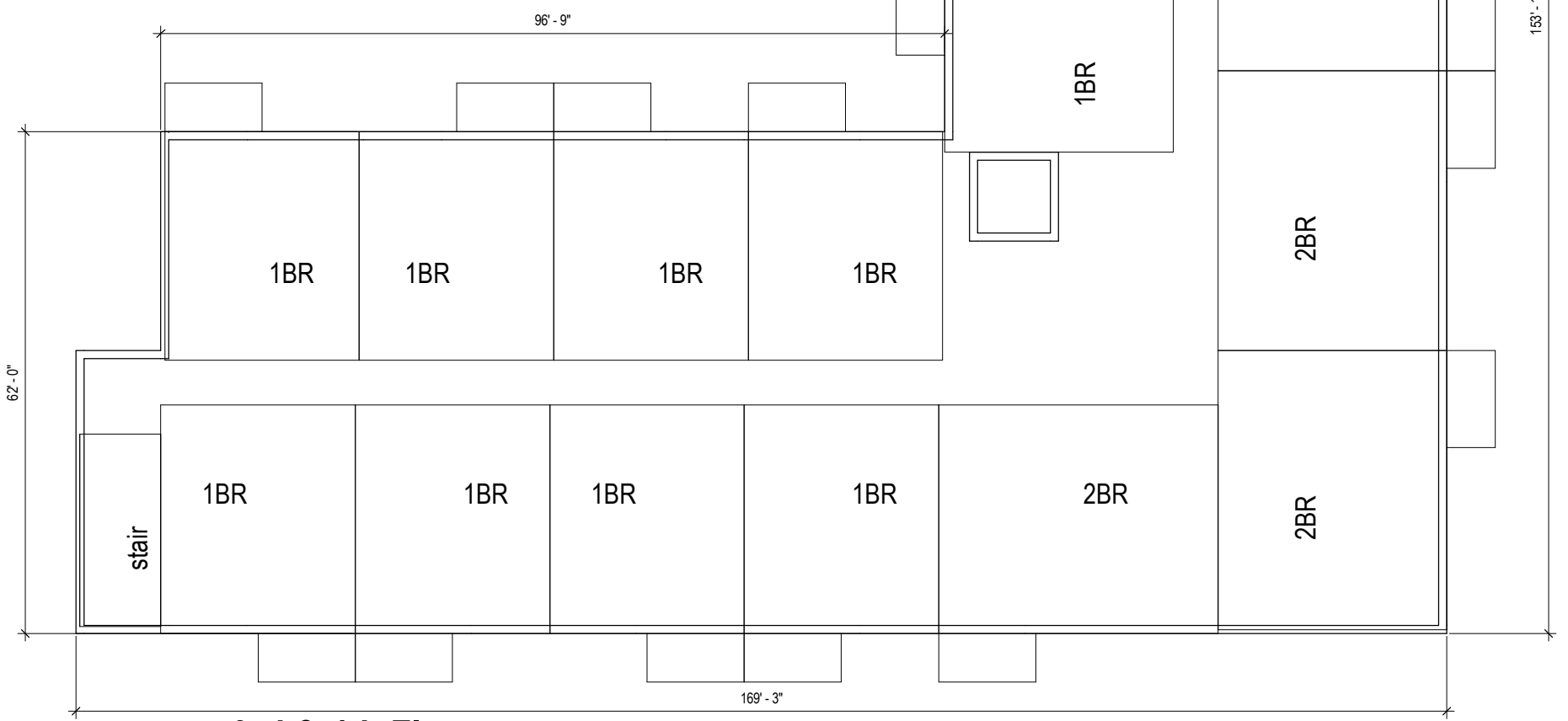
MSP - HUXLEY ST.



Floor	1	2	3	4	
1BR	9	10	20	20	59
2BR	5	8	12	12	37
3BR	16				16
<b>Total</b>	<b>30</b>	<b>18</b>	<b>32</b>	<b>32</b>	<b>112</b>

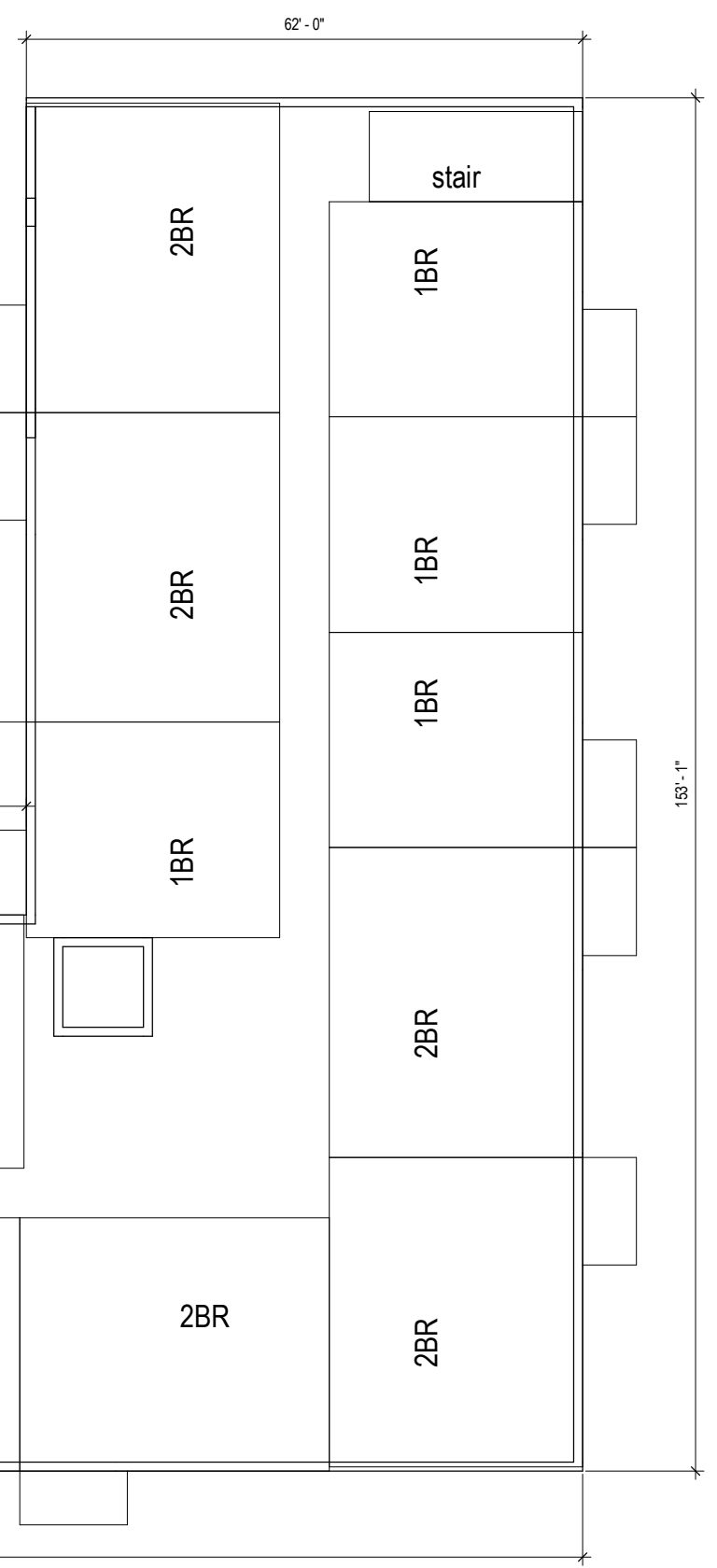
16 Units/Flr  
10@1BR  
6@2BR

16 Units/Flr  
9@1BR  
7@2BR



**3rd & 4th Floors  
Similar**

1 THIRD FLOOR PLAN  
1" = 10'-0"





Senior Building

2nd Flor Projections  
Below, Typical

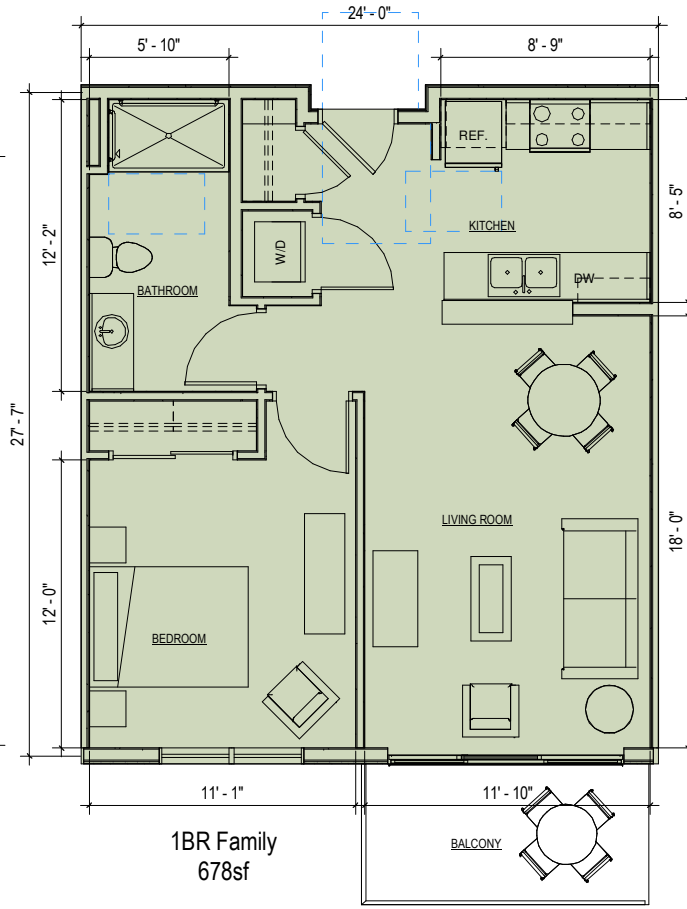
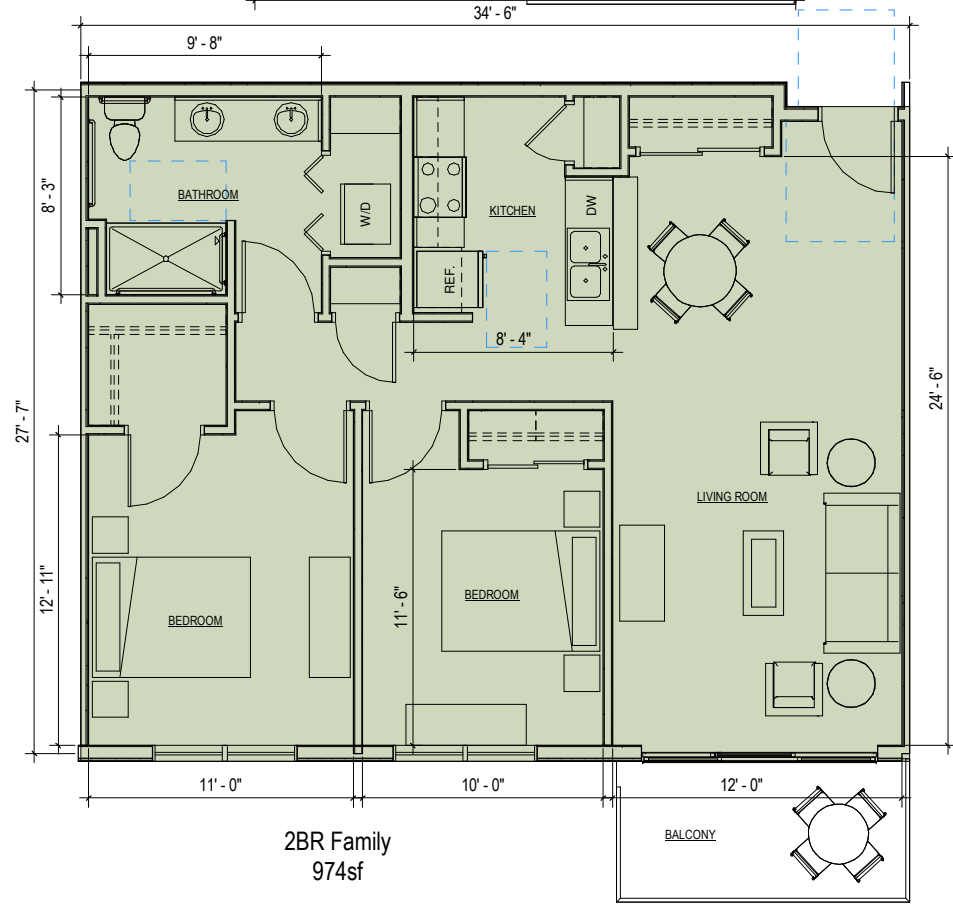
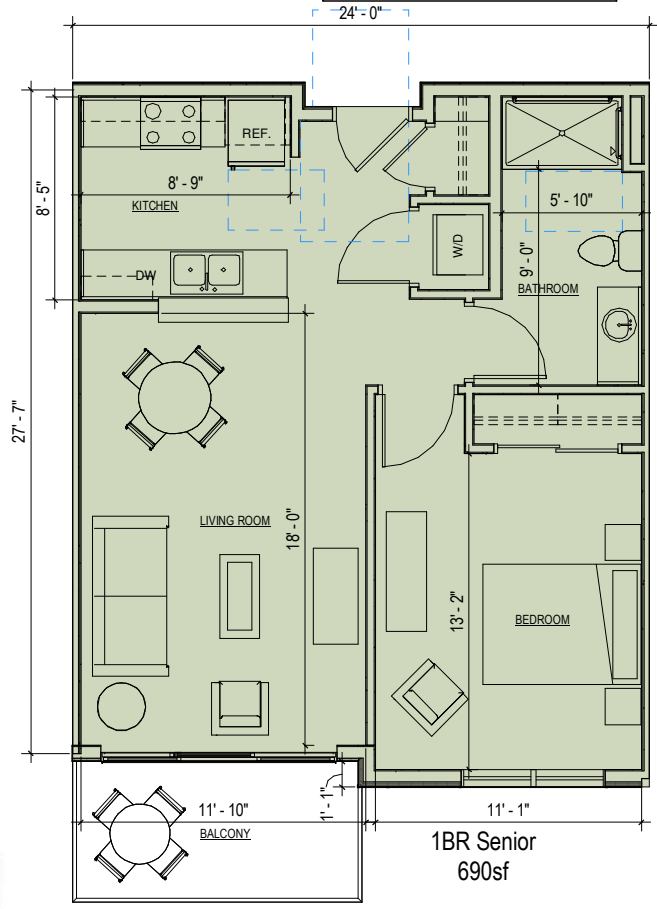
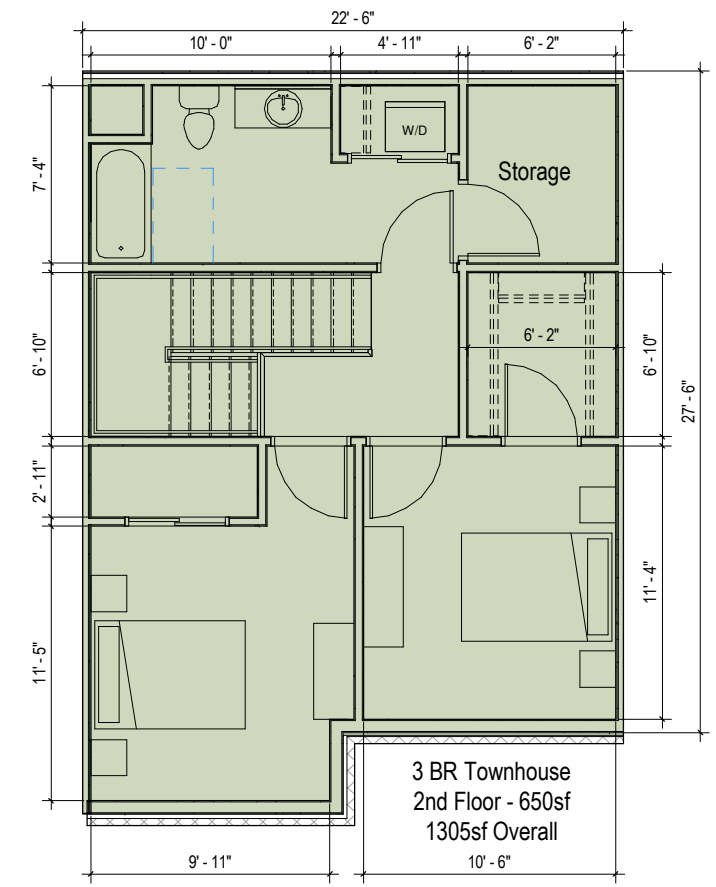
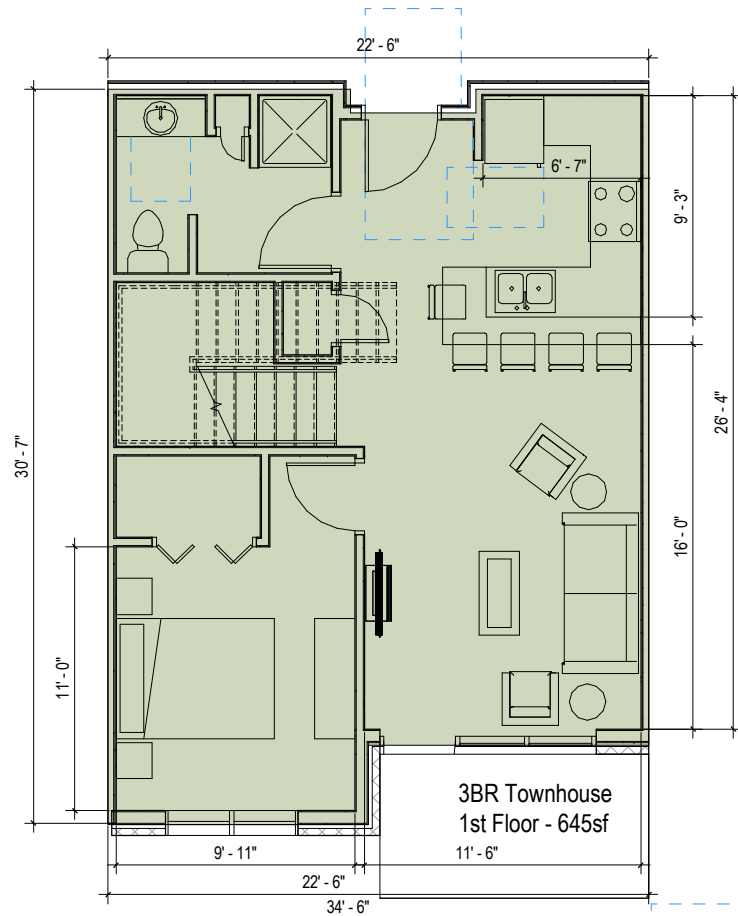
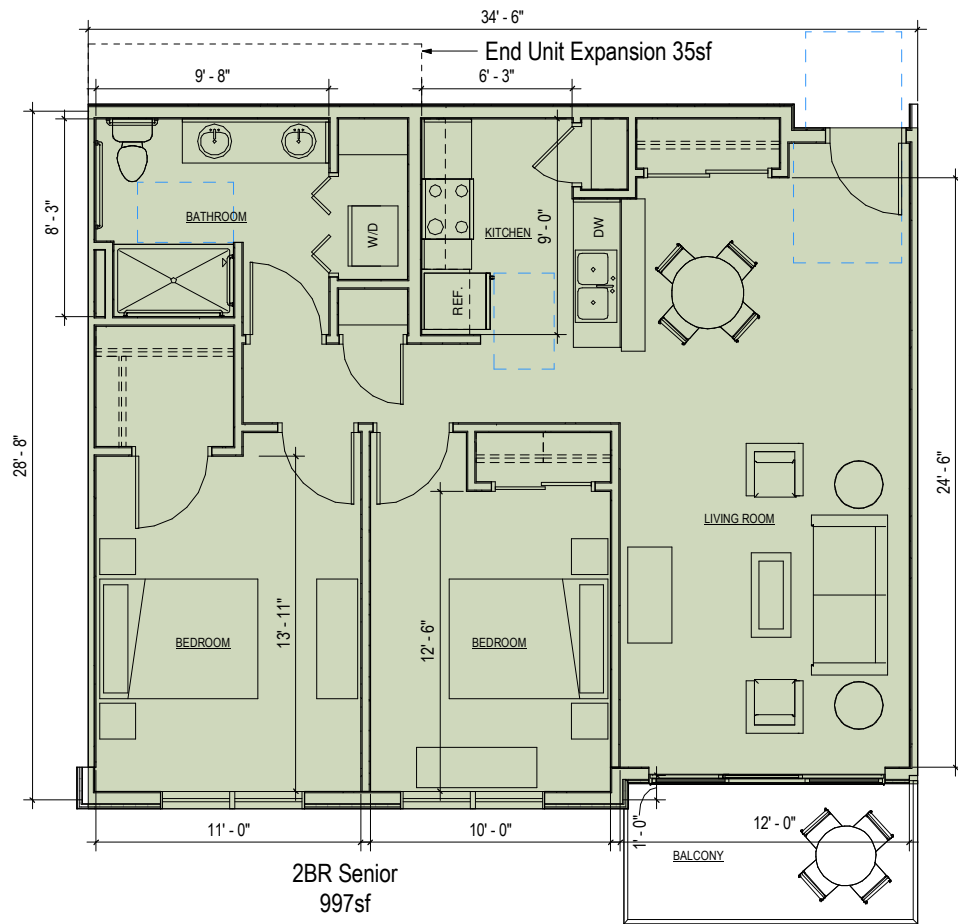
Family Building

1 ROOF PLAN  
1" = 10'-0"

A1.4  
NORTH  
0' 2.5' 5' 10'

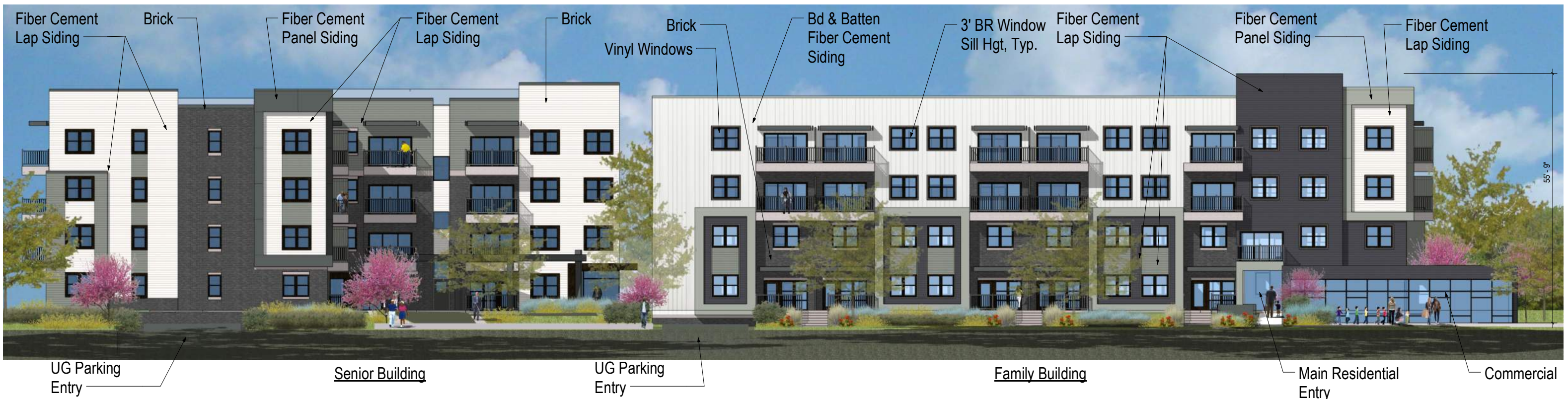
MSP - HUXLEY ST.



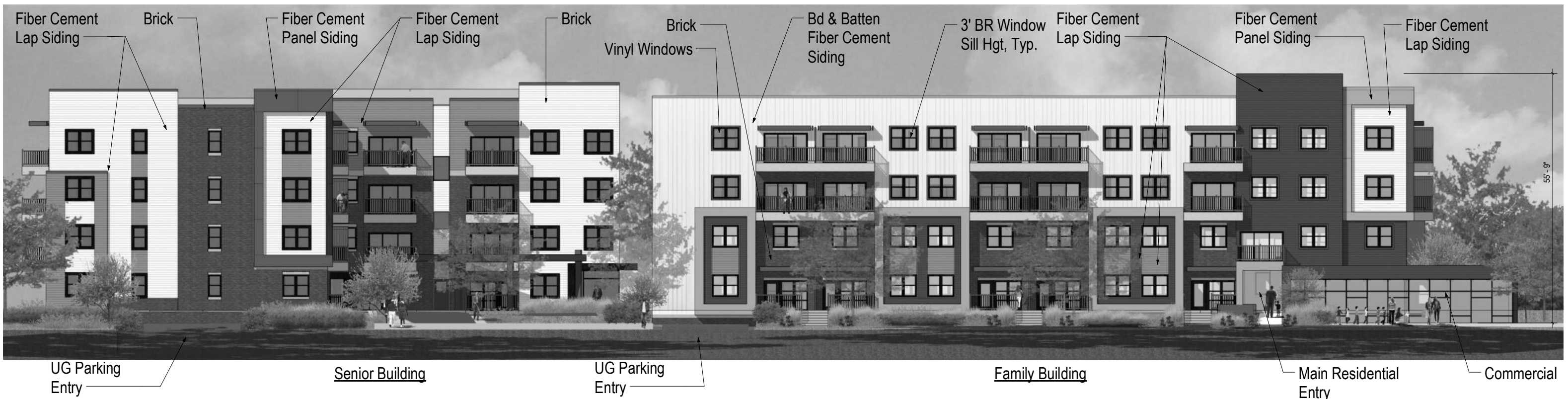




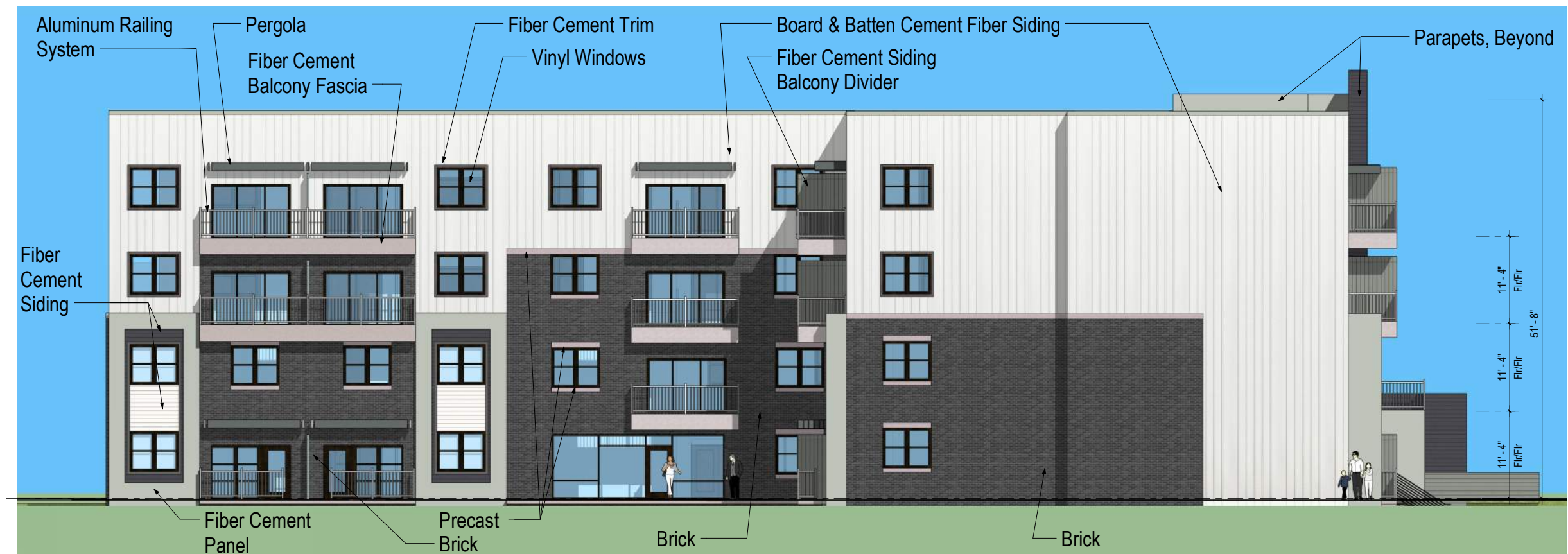




1 Huxley South Elevation Grey & Brick - White Corner  
3/32" = 1'-0"



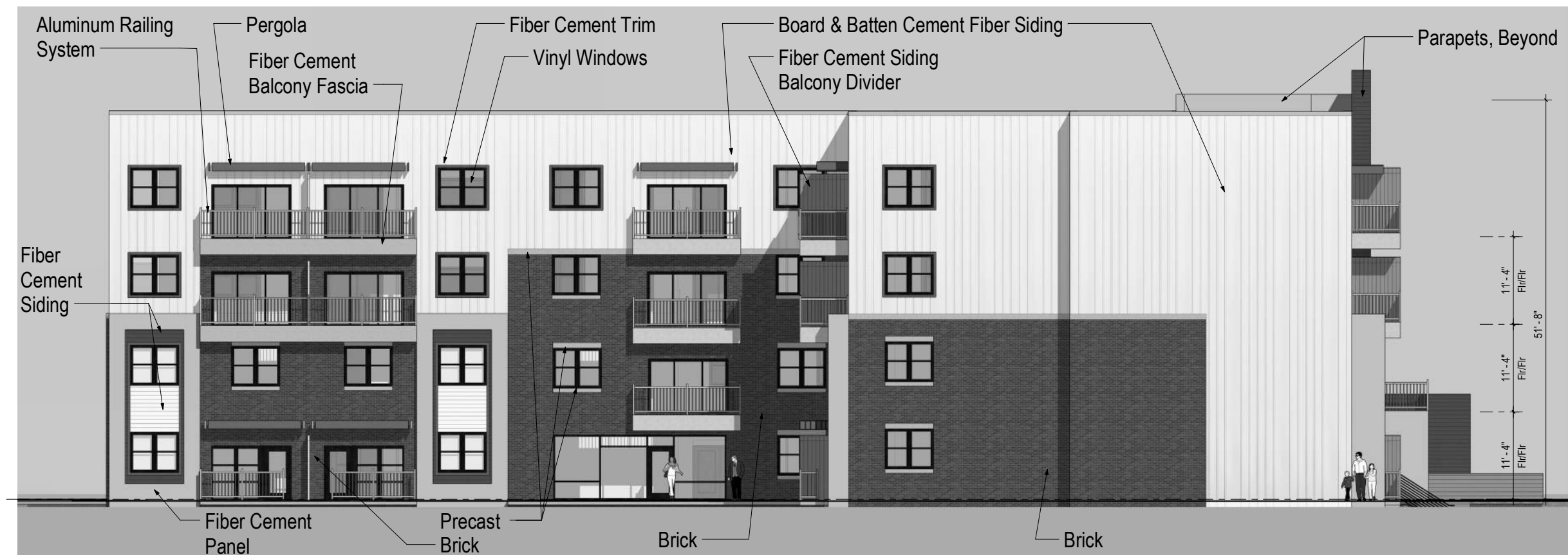
1 Huxley South Elevation Grey & Brick - White Corner  
3/32" = 1'-0"



1 Family Building - West Elevation  
1/8" = 1'-0"



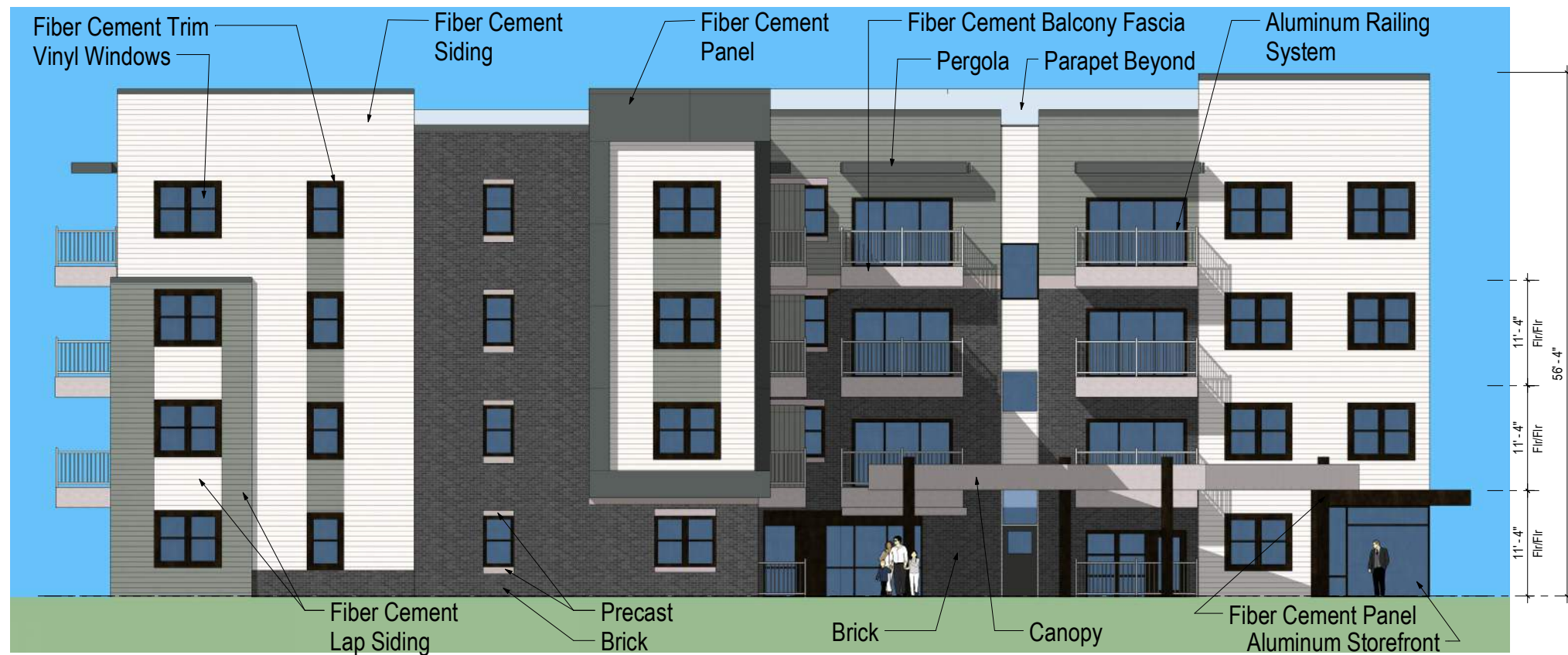
2 Family Building - North Elevation  
1/8" = 1'-0"



1 Family Building - West Elevation  
1/8" = 1'-0"



2 Family Building - North Elevation  
1/8" = 1'-0"

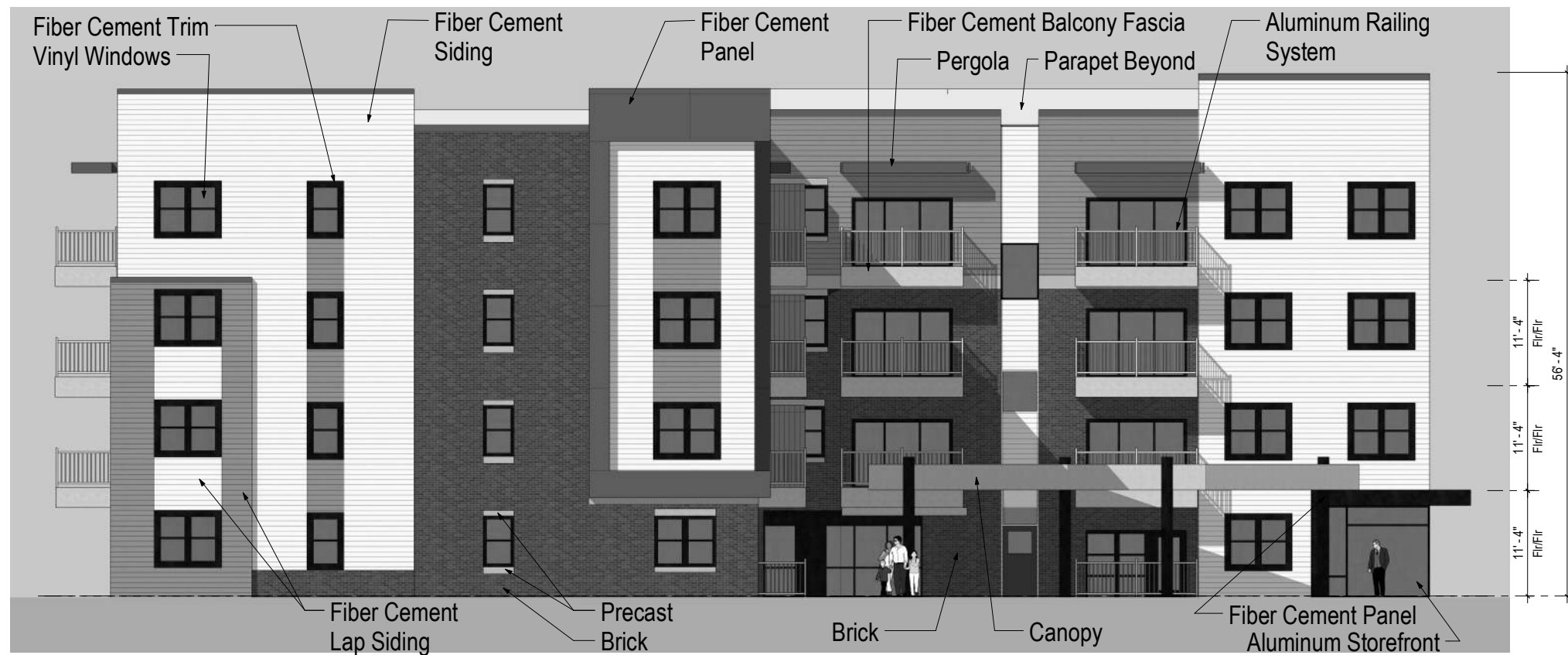


① Sr Building South Elevation  
1/8" = 1'-0"

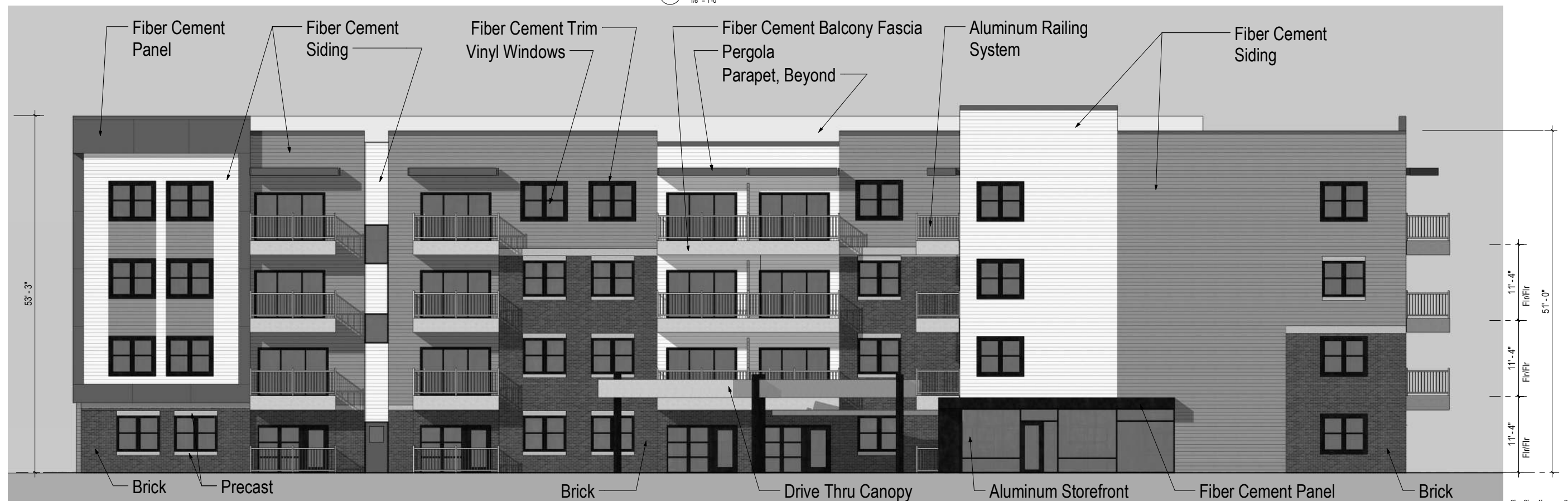


② Sr Building East Elevation  
1/8" = 1'-0"

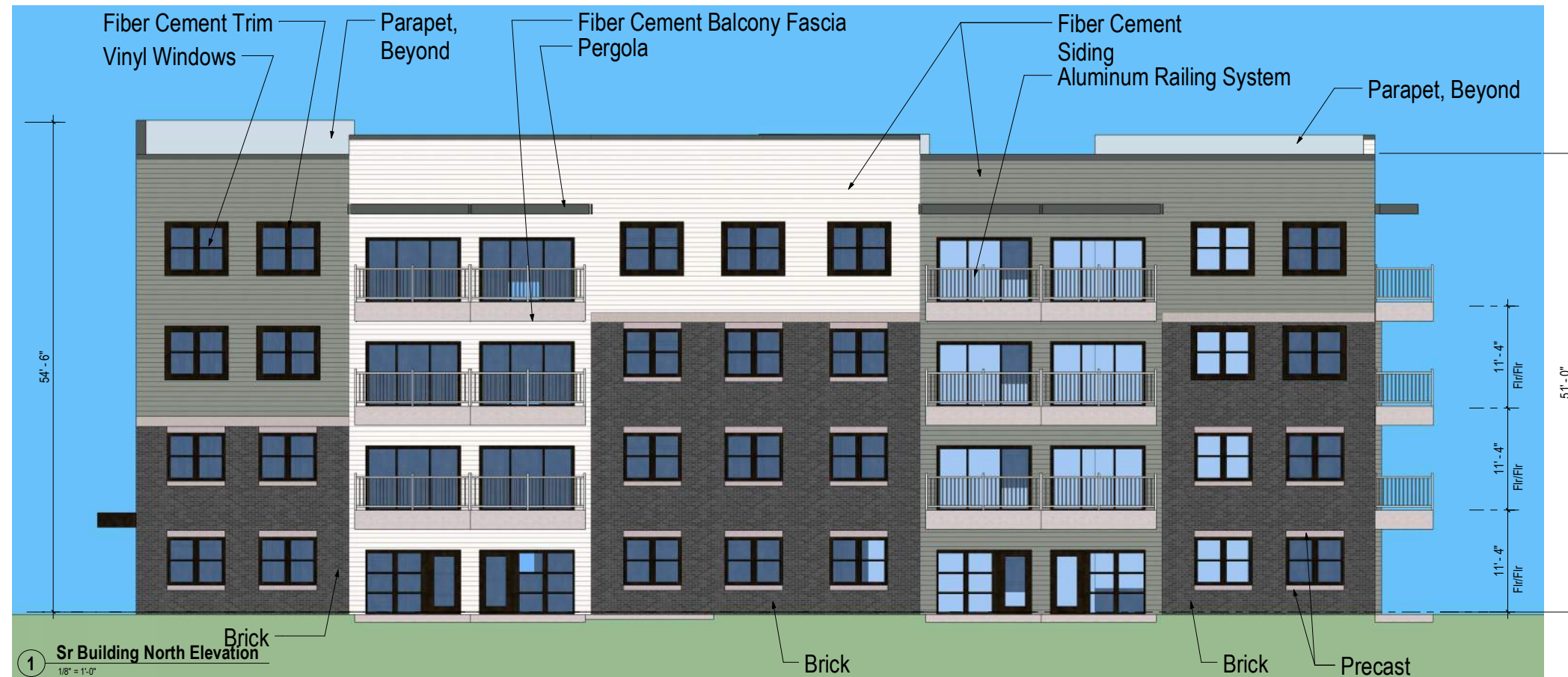




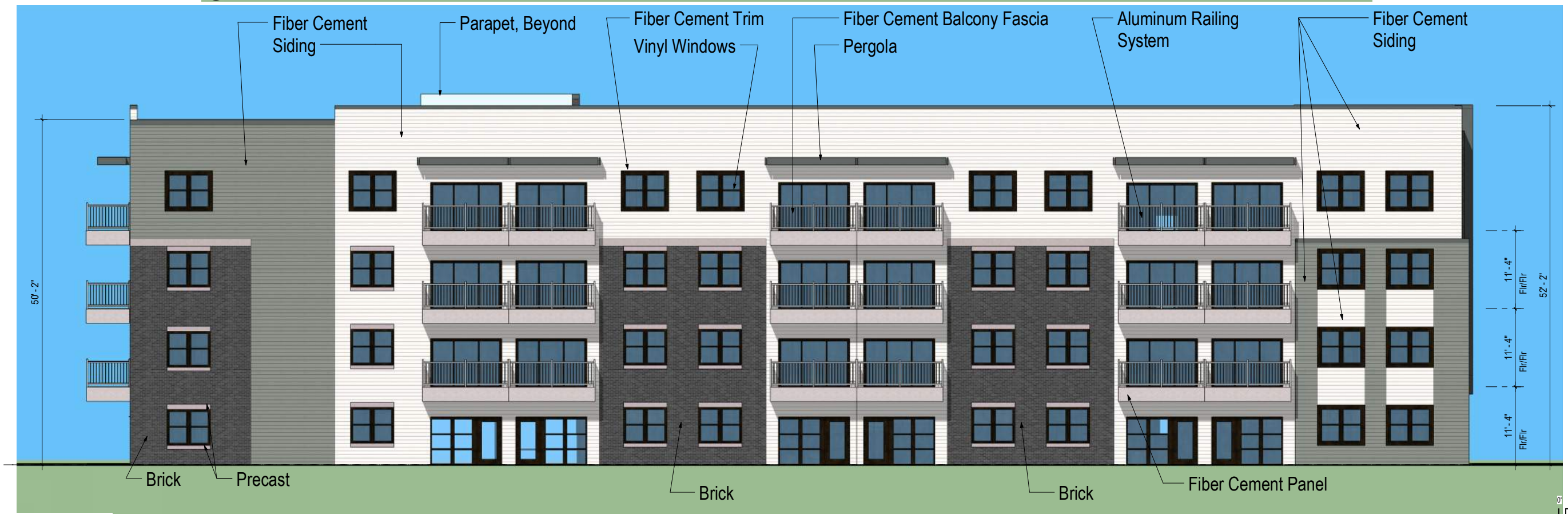
1 Sr Building South Elevation  
1/8" = 1'-0"



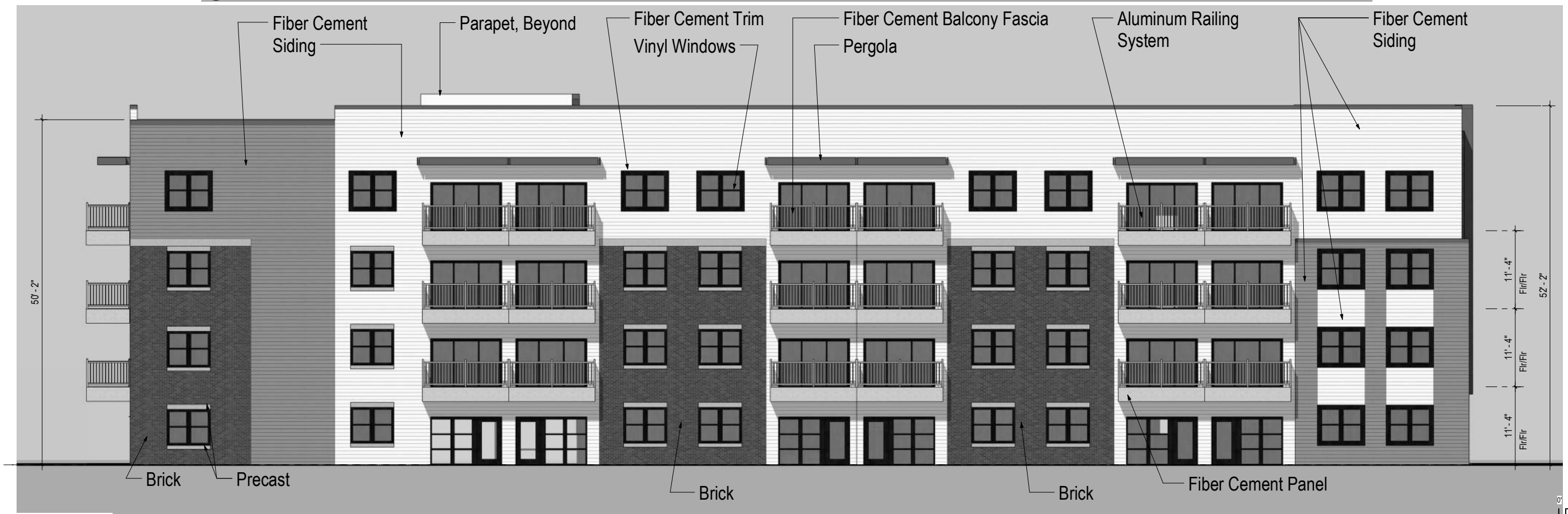
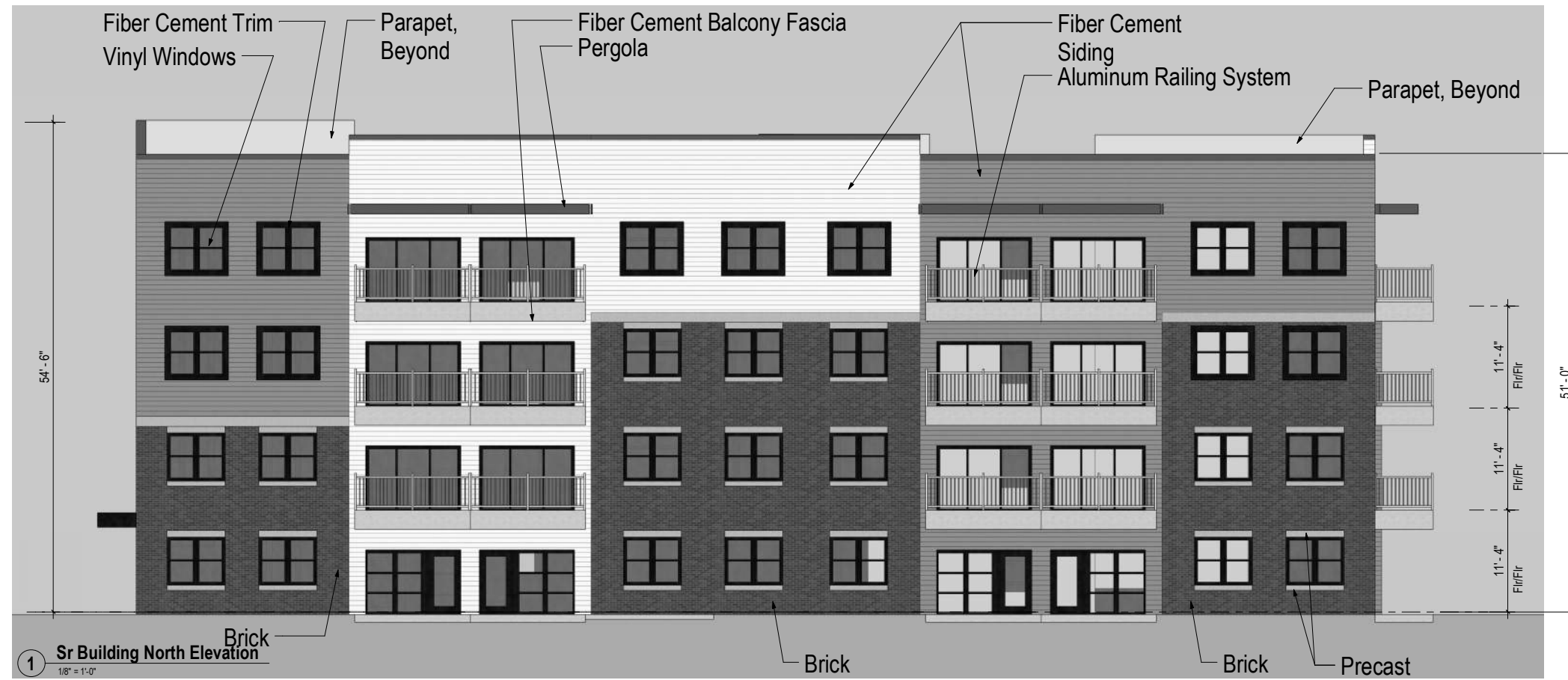
2 Sr Building East Elevation  
1/8" = 1'-0"



1 Sr Building North Elevation  
1/8" = 1'-0"



2 Sr Building West Elevation  
1/8" = 1'-0"





VIEW TO NORTH WEST from HUXLEY ST



VIEW TO NORTH WEST from HUXLEY ST



# CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address Huxley Street

Name of Project The Heritage

Owner / Contact MSP Real Estate, Inc.

Contact Phone 414-259-2108 Contact Email mhammond@msphousing.com

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

### Applicability

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

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

### Landscape Calculations and Distribution

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

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

Total square footage of developed area 76,686

Total landscape points required 1,279

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

Total square footage of developed area \_\_\_\_\_

Five (5) acres = 217,800 square feet

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

Remainder of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

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

Total square footage of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

**Tabulation of Points and Credits**

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			24	840
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	8	280		
Ornamental tree	1 1/2 inch caliper	15			3	45
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			3	30
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			245	735
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			82	328
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			125	250
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			145 LF	58
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
<b>Sub Totals</b>				280		2,286

**Total Number of Points Provided** 2,566

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



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

**Total Developed Area**

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

**Development Frontage Landscaping**

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

**Interior Parking Lot Landscaping**

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

**Foundation Plantings**

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

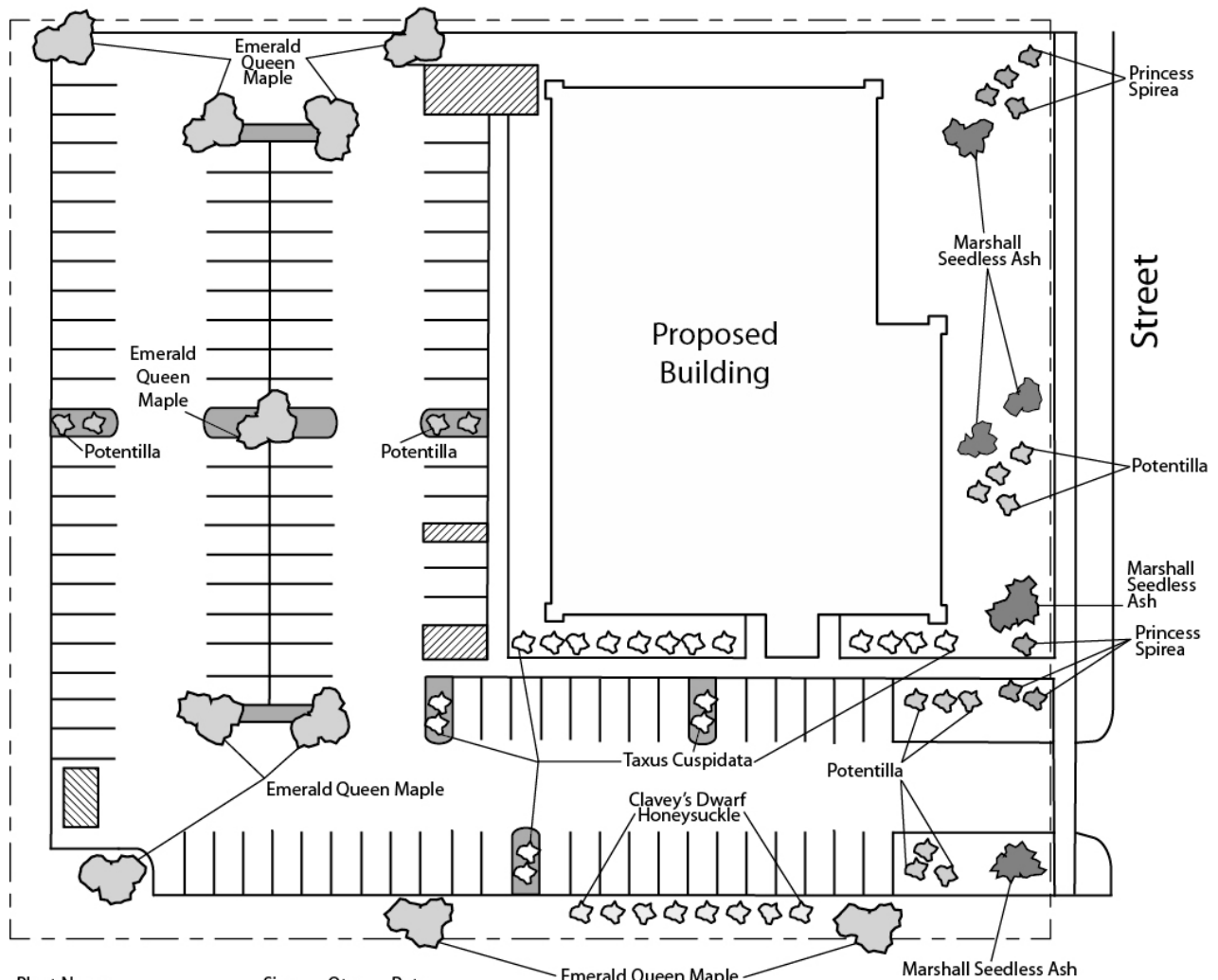
**Screening Along District Boundaries**

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

**Screening of Other Site Elements**

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

**Example Landscape Plan**



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

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



## LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

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

### **Applicability.**

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

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

### **Landscape Plan and Design Standards.**

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

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

### **Landscape Calculations and Distribution.**

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

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

### **Development Frontage Landscaping.**

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

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

### **Interior Parking Lot Landscaping.**

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

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

### **Foundation Plantings.**

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

### **Screening Along District Boundaries.**

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

### **Screening of Other Site Elements.**

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

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

### **Maintenance.**

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



Color: Bronze

Weight: 33.4 lbs

**Project:**  
MSP HERITAGE  
HUXLEY

**Type:**  
OA

**Prepared By:**

**Date:**

### Driver Info

Type	Constant Current
120V	0.66A
208V	0.41A
240V	0.35A
277V	0.30A
Input Watts	75.90W
Efficiency	N/A

### LED Info

Watts	78.00W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	8,941
Efficacy	117.8 LPW

## Technical Specifications

### Listings

#### UL Listing:

Suitable for wet locations as a downlight

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000179U

#### IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

#### Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

### LED Characteristics

#### Lifespan:

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

#### LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs

#### 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 of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Construction

#### IES Classification:

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

#### Ambient Temperature:

Suitable For use in 40°C (104°F)

#### Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

#### Thermal Management:

Superior heat sinking with external Air-Flow fins

#### Effective Projected Area:

EPA = 0.75

#### Lens:

Tempered glass lens

#### Housing:

Die-cast aluminum housing, lens frame and mounting arm

#### IP Rating:

Ingress Protection rating of IP66 for dust and water

#### Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

#### Reflector:

Specular vacuum-metallized polycarbonate

## Technical Specifications (continued)

### Construction

#### Gaskets:

High-temperature silicone gaskets

#### Finish:

Formulated for high durability and long-lasting color

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

### Electrical

#### Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

#### THD:

5.2% at 120V, 13.6% at 277V

#### Power Factor:

99.5% at 120V, 93.7% at 277V

#### Surge Protection:

4kV

### Other

#### Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

#### BAA Compliance:

Click [here](#) for BAA compliance.

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Equivalency:

Equivalent to 250W Metal Halide

#### Buy American Act Compliance:

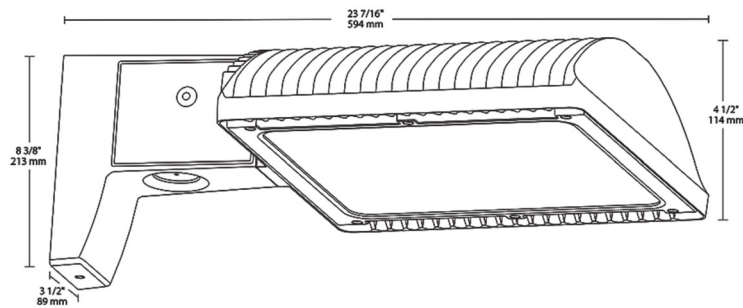
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Optical

#### BUG Rating:

B1 U0 G2

## Dimensions



## Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

## Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
<b>ALED</b>	<b>3T</b>	<b>78</b>		<b>N</b>				
	<b>4T</b> = Type IV <b>3T</b> = Type III <b>2T</b> = Type II	<b>50</b> = 50W <b>78</b> = 78W <b>105</b> = 105W <b>125</b> = 125W <b>150</b> = 150W	<b>Blank</b> = Pole mount <b>SF</b> = Slipfitter	<b>Blank</b> = 5000K (Cool) <b>N</b> = 4000K (Neutral) <b>Y</b> = 3000K (Warm)	<b>Blank</b> = Bronze <b>RG</b> = Roadway Gray <b>W</b> = White <b>K</b> = Black	<b>Blank</b> = 120-277V <b>/480</b> = 480V <b>/BL</b> = Bi-Level <b>/D10</b> = 0-10V Dimming	<b>Blank</b> = No Option <b>/LC</b> = Lightcloud® Controller <b>/PCS</b> = 120V Swivel Photocell <b>/PCS2</b> = 277V Swivel Photocell <b>/PCT</b> = 120-277V Twistlock Photocell <b>/PCS4</b> = 480V Swivel Photocell <b>/PCT4</b> = 480V Twistlock Photocell <b>/WS</b> = Multi-Level Motion Sensor <b>/WS2</b> = Multi-Level Motion Sensor 20 ft. <b>/WS4</b> = Multi-Level Motion Sensor 40 ft.	<b>Blank</b> = Standard <b>USA</b> = BAA Compliant



Color: Bronze

Weight: 32.0 lbs

**Project:**  
MSP HERITAGE  
HUXLEY

**Type:**  
OA2

**Prepared By:**

**Date:**

### Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.74W
Efficiency	91%

### LED Info

Watts	50.00W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	7,256
Efficacy	132.6 LPW

## Technical Specifications

### Listings

#### UL Listing:

Suitable for wet locations as a downlight

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000178X

#### IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

#### Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

### LED Characteristics

#### Lifespan:

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

#### LEDs:

Multi-chip, high-output, long-life LEDs

#### 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 of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Construction

#### IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

#### Effective Projected Area:

EPA = 0.75

#### IP Rating:

Ingress Protection rating of IP66 for dust and water

#### Ambient Temperature:

Suitable For use in 40°C (104°F)

#### Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

#### Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

#### Housing:

Die-cast aluminum housing, lens frame and mounting arm

#### Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

#### Reflector:

Specular vacuum-metallized polycarbonate

#### Gaskets:

High-temperature silicone gaskets

## Technical Specifications (continued)

### Construction

#### Finish:

Formulated for high durability and long-lasting color

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

### Electrical

#### Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

#### THD:

6.1% at 120V, 9.4% at 277V

#### Power Factor:

99.6% at 120V, 96% at 277V

#### Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

### Other

#### Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

#### BAA Compliance:

Click [here](#) for BAA compliance.

### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

### Equivalency:

Replaces 200W Metal Halide

### Buy American Act Compliance:

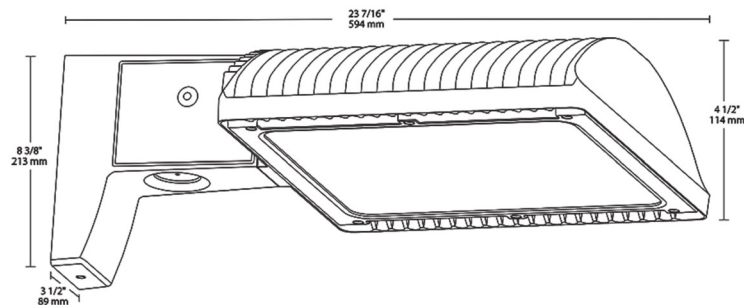
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Optical

#### BUG Rating:

B0 U0 G1

## Dimensions



## Features

66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

## Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
<b>ALED</b>	<b>4T</b>	<b>50</b>		<b>N</b>				
	<b>4T</b> = Type IV <b>3T</b> = Type III <b>2T</b> = Type II	<b>50</b> = 50W <b>78</b> = 78W <b>105</b> = 105W <b>125</b> = 125W <b>150</b> = 150W	<b>Blank</b> = Pole mount <b>SF</b> = Slipfitter	<b>Blank</b> = 5000K (Cool) <b>N</b> = 4000K (Neutral) <b>Y</b> = 3000K (Warm)	<b>Blank</b> = Bronze <b>RG</b> = Roadway Gray <b>W</b> = White <b>K</b> = Black	<b>Blank</b> = 120-277V <b>/480</b> = 480V <b>/BL</b> = Bi-Level Dimming <b>/D10</b> = 0-10V Dimming	<b>Blank</b> = No Option <b>/LC</b> = Lightcloud® Controller <b>/PCS</b> = 120V Swivel Photocell <b>/PCS2</b> = 277V Swivel Photocell <b>/PCT</b> = 120-277V Twistlock Photocell <b>/PCS4</b> = 480V Swivel Photocell <b>/PCT4</b> = 480V Twistlock Photocell <b>/WS</b> = Multi-Level Motion Sensor <b>/WS2</b> = Multi-Level Motion Sensor 20 ft. <b>/WS4</b> = Multi-Level Motion Sensor 40 ft.	<b>Blank</b> = Standard <b>USA</b> = BAA Compliant





LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 4 light pattern configurations including 360° (24W), 270°(18W), 180°(12W option) & 90°(12W standard).

Color: Bronze

Weight: 22.1 lbs

**Project:**  
MSP HERITAGE  
HUXLEY

**Type:**  
OB

**Prepared By:**  
[ ]

**Date:**  
[ ]

### Driver Info

Type	Constant Current
120V	0.26A
208V	0.18A
240V	0.15A
277V	0.14A
Input Watts	23.30W
Efficiency	N/A

### LED Info

Watts	24.00W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	2,577
Efficacy	110.6 LPW

## Technical Specifications

### Listings

#### UL Listing:

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

#### IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PJXRFB8V

### LED Characteristics

#### LEDs:

Long-life, high-efficiency, surface-mount LEDs

#### Lifespan:

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

#### Color Consistency:

5-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 of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

### Optical

#### BUG Rating:

B2 U3 G2

### Construction

#### Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

#### Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLEDR is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

#### Housing:

Die-cast aluminum with extruded aluminum post

#### Lens:

Frosted vandal resistant polycarbonate

#### Reflector:

Vacuum-metalized polycarbonate

### Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

#### Gaskets:

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

#### Anchor Bolt:

Anchor Bolt Dimension is available [here](#).

#### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

## Technical Specifications (continued)

### Other

#### Patents:

The design of BLED is protected by patents in US, Canada & China

#### Replacement:

Replaces up to 50W Metal Halide

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Electrical

#### Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV Surge Protection, 720mA, 120V: 0.26A, 208V: 0.18A, 240V: 0.15A, 277V: 0.14A

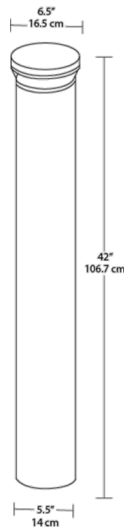
#### THD:

12.2% at 120V, 12.3% at 277V

### Power Factor:

98.7% at 120V, 91.7% at 277V

## Dimensions



## Features

- Patented base mount design for super sturdy installation
- Durable construction and frosted vandal-resistant polycarbonate lens
- 4 configurations to provide 360°(24W), 270°(18W), 180°(12W) or 90°(12W) lighting pattern
- Precision-engineered optics deliver maximum downward lighting without glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

## Ordering Matrix

Family	Wattage	Color Temp	Finish	Distribution	Voltage	Dimming	Backup
BLEDR	24	N	-				
	12 = 12W 18 = 18W 24 = 24W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White K = Black	Blank = Standard 180 = 180 degrees (12W only)	Blank = No Option (120-277V) /480 = 480V (24W only)	Blank = None (Standard) /D10 = 0-10V Dimming	Blank = No Battery Backup /E = Battery Backup (24W only) /EC = Battery Backup Cold Weather (24W only)



6" new construction LED downlight for ceilings with insulation  
Weight: 6.75 lbs

**Project:**  
MSP HERITAGE  
HUXLEY

**Type:**  
OC

**Prepared By:**

**Date:**

### Driver Info

Type	LED
120V	0.17A
208V	0.11A
240V	0.10A
277V	0.09A
Input Watts	20.486W
Efficiency	98%

### LED Info

Watts	20WW
Color Temp	4000K
Color Accuracy	82 CRI
L70 Lifespan	50,000
Lumens	1856
Efficacy	90.6 LPW

## Technical Specifications

### Listings

#### UL Listed:

Suitable for wet locations covered ceiling

#### ENERGY STAR V2.0:

This product is ENERGY STAR® Version 2.0 Certified.

### Construction

#### Housing:

Professional-grade, die-cast aluminum construction

#### Trim Ring:

White powder coated die cast trim ring

#### Trim Cone:

White round trim cone

#### Drop Ceiling Installation:

NDLED can be installed in drop ceiling tiles when using optional c-channel bars and following local construction codes

#### Aperture Size:

6" Trim Module

### Easy Installation:

The EZ-Connector makes installation easy

#### Junction Box:

Integral junction box with wiring capacity for Min 90°C supply conductors 4 in 4 out

#### Air Tight:

Housing certified Air Tight as per ASTM E283

#### IC Rating:

Suitable for direct contact with insulation

#### Insulation Contact (IC):

Allows direct contact with insulation or keep insulation 3" from fixture at all times

#### Ambient Temperature:

Suitable For use in 40°C (104°F)

#### Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

### Aperture Size:

6" Rough-In

### Mounting:

Housing includes nailer bars and butterfly brackets. Brackets also accommodate mounting with 1/4" to 1/2" bar stock, C channel or 1/2" conduit.

### Easy Installation:

The EZConnector makes installation easy

### Thermal Protector:

Thermal protector included. Disables power if temperature exceeds safe operation levels.

### Electrical

#### Dimming:

Dimmable. Requires rough-in with dimming driver.

## Technical Specifications (continued)

### Electrical

#### Dimming Driver:

0 - 10V (at 120-277V), TRIAC and ELV (at 120V only). [See dimmer compatibility guide here.](#)

#### Driver:

ELV, 0-10V and TRIAC Dimming, Constant Current, Class 2, 120V-277V, 50/60Hz, Power Factor 98%, THD ≤ 20%

### Optical

#### Optics:

80° beam spread with specular thermoplastic optics and Nanostructure lens technology for smooth light output and high efficiency

#### LED Characteristics

#### Color Consistency:

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

### Other

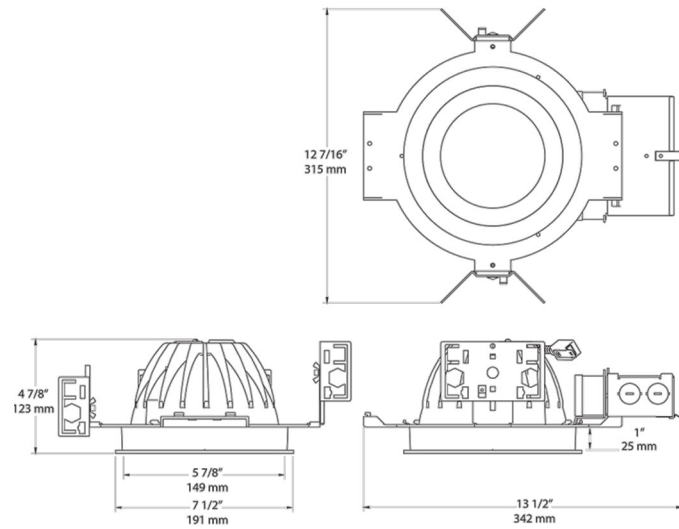
#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

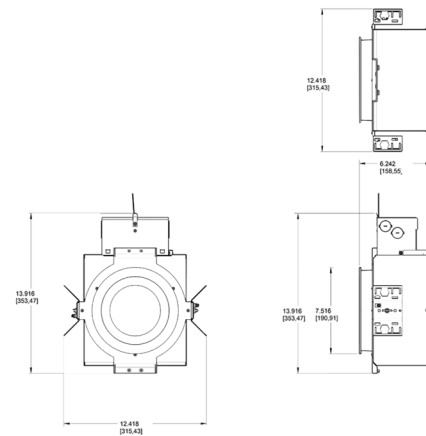
#### Equivalency:

Equivalent to 100W PAR

### Dimensions: NDLED6RD-80N-W-W



### Dimensions: NDIC6R20D





12, 18 and 26 Watt SLIM wall packs 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: 4.2 lbs

Project:

MSP HERITAGE  
HUXLEY

Type:

OW

Prepared By:

Date:

### Driver Info

Type	Constant Current
120V	0.12A
208V	0.08A
240V	0.07A
277V	0.06A
Input Watts	15.90W
Efficiency	75%

### LED Info

Watts	12.00W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000
Lumens	1,925
Efficacy	121.1 LPW

## Technical Specifications

### Listings

#### UL Listing:

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

#### ADA Compliant:

SLIM™ is ADA Compliant

#### IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

#### DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PGJBD3AQ

### Construction

#### IP Rating:

Ingress Protection rating of IP66 for dust and water

#### Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

#### Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

#### Housing:

Precision die-cast aluminum housing

#### Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

#### Recommended Mounting Height:

Up to 8 ft

#### Lens:

Tempered glass lens

#### Reflector:

Specular thermoplastic

#### Gaskets:

High-temperature silicone

#### Finish:

Formulated for high durability and long-lasting color

### Green Technology:

Mercury and UV free. RoHS-compliant components.

### 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

## Technical Specifications (continued)

### LED Characteristics

#### 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 C78.377-2017.

#### 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.

#### HID Replacement Range:

Replaces 70W Metal Halide

### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Optical

#### BUG Rating:

B1 U0 G0

### Electrical

#### Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.14A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

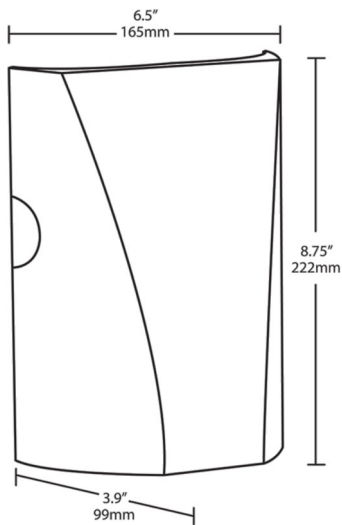
#### THD:

7.7% at 120V, 13.3% at 277V

#### Power Factor:

99.4% at 120V, 95.4% at 277V

### Dimensions



### Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

### Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	12	N			
	12 = 12W 18 = 18W 26 = 26W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = Standard (120-277V) /D10 = Dimmable	Blank = No Option /PC = 120V Button /PC2 = 277V Button /LC = Lightcloud® Controller