

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: 2.8.12
UDC MEETING DATE: 2.15.12

Action Requested
☐ Informational Presentation
☒ Initial Approval and/or Recommendation
☒ Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 636 W. Wilson St. & 633/639 W. Doty St.
ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
LT McGRATH, LLC ENGBERG ANDERSON, INC
c/o LANCE T. McGRATH c/o MARC SCHELLPFEFFER
& Paul Cuta

CONTACT PERSON: LANCE T. McGRATH
Address: 3849 CARIBOU RD
VERONA, WI 53593
Phone: 608.345.3975
Fax: —
E-mail address: LTMCGRATHLLC@GMAIL.COM

TYPE OF PROJECT:

(See Section A for:)

- ☒ Planned Unit Development (PUD)
☐ General Development Plan (GDP)
☒ Specific Implementation Plan (SIP)
☐ Planned Community Development (PCD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Residential Development (PRD)
☐ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
☐ School, Public Building or Space (Fee may be required)
☐ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
☐ Planned Commercial Site

(See Section B for:)

- ☐ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- ☐ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- ☐ Comprehensive Design Review* (Fee required)
☐ Street Graphics Variance* (Fee required)
☐ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

LT McGRATH, LLC

3849 Caribou Rd
Verona, WI 53593
608-345-3975
ltmcgrathllc@gmail.com

February 8, 2012

Mr. Brad Murphy
Director of Planning
Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

**RE: LETTER OF INTENT – 640 WEST APARTMENTS
REZONING FROM R-4 and M-1 TO PUD-SIP**

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for Staff, Plan Commission and Common Council consideration and approval.

Project: 640 West Apartments
640 W. Wilson St. Madison, WI 53703

Owner/Developer: LT McGrath, LLC
c/o Lance T. McGrath, P.E
3849 Caribou Rd.
Verona, WI 53593
1-608-345-3975
ltmcgrathllc@gmail.com

Architect: Engberg Anderson, Inc
1 North Pinckney St.
Madison, WI 53703
Contacts: Marc Schellpfeffer
marcs@engberganderson.com
Paul Cuta
paulc@engberganderson.com
1-608-250-0100

**Landscape Architect/
Civil Eng.** SAA Design Group
717 John Nolen Drive
Madison, WI 53703
Contact: Patrick Hannon
phannon@saa-madison.com
1-608-255-0800

LOCATION:

The project is located on a 29,844 sf site that is located where W. Doty and W. Wilson Streets dead-end at the bicycle path. The site includes an 18-foot wide easement for the bicycle path so the net useable space is approximately 21,900 sf. The site consists of three different parcels - a Certified Survey Map (CSM) will be prepared to combine these into one lot. The current street addresses are 636 W. Wilson and 633/639 W. Doty St. As part of this application we are requesting that the new address for the combined site be changed to 640 W. Wilson St. The site is relatively flat and is currently used as a gravel parking lot. There are no structures currently on the site. Vehicular access to the site is from the end of W. Wilson St.

PROJECT:

640 West Apartments will consist of 4 residential levels over 2 levels of parking. The lower level of parking will be below grade and the upper level will be at grade - so in effect it is a 5 story building. A total of 60 residential units will be created, consisting of 1 and 2 Bedroom units. 72 parking stalls will be created providing a parking ratio of 1.2 stalls per unit. The proposed use is consistent with the "Draft Downtown Plan" which calls out this site as a residential use and 5 story building height. There are several buildings of similar scale in close proximity to the proposed project (4th Ward Lofts, Findorff Office Headquarters, National Conference of Bar Examiners, etc...).

NEIGHBORHOOD INPUT:

The project is located in the Bassett Neighborhood District. The Alder and Neighborhood leaders have been notified of the project. A steering committee has been formed and to date several meetings have been held including one large public notice meeting.

ARCHITECTURE:**Site**

The building site is significant in many respects as it marks the boundary of the City grid and Basset Neighborhood as it meets the edge of the once active rail corridor, now energized as an active bicycle/pedestrian arterial. The building is taking advantage of its location along the bike path to provide access by bicycle to the building at both the north and south ends of the site. Within the grade level and lower levels of the building there are 90 bike parking stalls. The building establishes a "front door" condition on West Wilson Street but recognizes the through block condition requiring consideration of a pedestrian scale and character along West Doty Street.

Massing/Form

The building massing aligns itself with the predominant geometry of the rail corridor as one would expect with buildings of significant scale along a rail corridor in an urban setting. Elements of the mass are then either eroded to provide additional scale elements and character to the overall form or are projected to reinforce the predominant façade of Wilson Street in one instance and the bend of the rail corridor in the other condition. The Wilson Street condition is represented with a significant colored plane that is intended to signify the terminus of West Wilson Street as one approaches from the East while also reinforcing the buildings identity in the larger context. The colored plate form turns its edge to cap the building massing along the rail corridor, delineating a strong edge to the building against the city sky. This edge reinforces the interest and energy of the building and city edge as it meets the corridor boundary and is viewed from both Proudfit Street to the South and West Washington Avenue to the North. The articulation of the Basset Neighborhood side of the building is intended to be much more subdued and utilizes projected bays on levels 2-4 to reduce the scale of the long elevation and reference elements of the neighborhood vernacular. The north end of the building steps down to a two story form to further reduce the scale as the building abuts West Doty Street and the existing bike/pedestrian connection. Each unit has exterior space in the form of exterior porches and balconies. These elements vary in scale and are both projected and carved into the mass to further provide human scale, visual interest and identity for residents.

Materials

The building is proposed as predominantly masonry that is eroded to expose nested planes and solids rendered in either lap seam clapboard siding or standing seam metal panel. These materials are chosen both for their contextual reference to the neighborhood but also to what was historically consistent with significant buildings along rail corridors in an urban context. The materials are intended to be referential yet fresh or of today's vernacular while reinforcing scale, texture, light and shadow. The masonry proposed is a dark brick ranging from deep browns and grays to rich purple tones and vibrancy of iron spot. This dark color is compatible, complementary and sympathetic to the other more recent buildings on the East side of the rail corridor without being excessively homogeneous. The standing seam panel is proposed as a warm light gray with some modeling consistent with a galvalume finish. The seams are proposed in a vertical alignment to reinforce the vertical forms and assist in the juxtaposition of form in the predominantly horizontal massing of the overall structure. The colored elements of the building are proposed as a vibrant orange to copper color that introduces energy to the building while remaining compatible with adjacent building materials and forms. Clapboard siding is proposed as a dark warm grey cement board panel that is monochromatic with the primary building palette and is recessive in nature.

LANDSCAPE/SITE DESIGN:

The southeast portion of the site contains an entry plaza area that doubles as a fire access lane and loading area. Scored and colored concrete pavement, broken by planting areas, tie in with the planter wall and site walls near the building's main entry. An informal stone path provides access to the open space on the eastern portion of the site for residents without creating a "cut through" between Doty Street and Wilson Street.

A series of bands, composed of plant material and river stone, carry the rhythm started in the plaza through to the open space on the east side of the building. A band of river stone, shaded by an informal grouping of trees, conveys the building's roof water to a bio filtration area.

A combination of native and introduced varieties of plant material are used throughout the site and were chosen for adaptability, seasonal interest and a variety of textures to compliment the building and adjacent properties.

SUSTAINABILITY AND ENERGY EFFICIENCY:

Sustainability is synonymous with infill development. Infill projects like 640 West create high quality housing opportunities close to work/educational centers and promote the use of mass-transit, pedestrian and bicycle transportation. This dramatically lessens sprawl and the impact on our infrastructure and municipal services.

Another project goal is to make this a very energy efficient building. We have been working with Focus on Energy to realize this goal. We will incorporate many energy star features and the mechanical/electrical/plumbing systems will be designed to meet a high level of energy efficiency not typically seen in apartment projects.

TRASH AND SNOW REMOVAL:

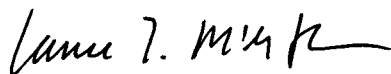
Trash and snow removal from the building will be privately contracted. A separate trash collection room with garbage and recycling containers will be located in the upper parking level directly adjacent to the garage entrance door for residents to dispose of their trash and recycling. The trash removal contractor will be able to collect these containers without impeding the flow of traffic.

SCHEDULE:

Our PUD-SIP application is being submitted on February 8, 2012 which will have us before City Council On April 17, 2012. We intend to start construction around June 1, 2012 with the intent of having the building ready for occupancy on June 1, 2013.

Please feel free to contact me if additional information is needed.

Sincerely,



Lance T. McGrath, P.E.
LT McGrath, LLC

640 West Apartments

SIP ZONING TEXT PLANNED UNIT DEVELOPMENT DISTRICT

February 8, 2012

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

I. Statement of Purpose

This Planned Unit Development District is established to allow for the construction of a 60-unit residential apartment building on four levels over two levels of structured parking on a 29,844 sq. ft. site, located in the Bassett Neighborhood - immediately west of the Capitol Square business district.

II. Permitted Uses

- A. Multi-family residential uses as shown on the approved plans;
- B. Professional offices in the home;
- C. Accessory uses directly associated with those permitted uses;

III. Lot Area

- A. 29,844 sq. ft., as stated in Exhibit A, attached hereto.

IV. Height, Yard, Usable Open Space and Landscaping Requirements

- A. As provided on the approved PUD plans.

V. Accessory Off-Street Parking & Loading

- A. Accessory off-street parking and loading zone will be provided as shown on the approved plans.
- B. No residential parking permits shall be issued for this property.

VI. Lighting

- A. Site lighting will be provided as shown on the approved plans.

VII. Signage

- A. Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, and a comprehensive signage package shall be approved by the Urban Design Commission.
- B. Temporary Construction/Marketing Signage that does not conform with the Chapter 31 of the Madison General Ordinances will be allowed on the building during construction to promote the project, developer and contractors. This signage will be removed upon receipt of a certificate of occupancy, with the exception of leasing signage which will be removed within 6 months of receipt of a certificate of occupancy.

VIII. Family Definition

- A For the purposes of this Planned Unit Development the family will be as defined in Chapter 28.03(2) of Madison General Ordinances for the R-6 District.

IX. Family Professional Office in a Home Definition

- A A professional office in a home shall mean the office or studio in the residence of a person engaged in a recognized professional specialty and including the fields of religion, architecture, engineering, law, medicine, personal health services and practice and instruction in the liberal or fine arts, provided that such use shall comply with all the conditions of a home occupation in MGO Section 28.04(26) except as otherwise noted herein. Mechanical equipment customarily appurtenant to said profession may be used provided no external manifestations thereof are apparent at the property line.

X. Railroad

- A. This building is located adjacent to an existing railroad corridor and may experience noise and vibration from the operation of existing railroad traffic and future commuter rail services.

XI. Alterations and Revisions

- A. No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

EXHIBIT A
LEGAL DESCRIPTION

Legal Description Provided:

PARCEL I: Part of Lots Three (3) and Sixteen (16), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the monument locating the center of Section 23, Township 7 North, Range 9 East; thence South 70° 57' 55" East, 493.07 feet; thence South 43° 59' 52" East, 331.26 feet to the point of beginning of this description; thence South 44° 08' 31" East, 263.25 feet; thence South 45° 58' 41" West, 53.68 feet; thence North 33° 10' 35" West, 118.47 feet; thence North 34° 47' 43" West, 95.30 feet; thence Northwesterly 52.84 feet along the arc of a curve to the left having a radius of 2184.66 feet and a long chord bearing North 41° 48' 23" West 52.84 feet; thence North 45° 49' 36" East, 13.51 feet to the point of beginning.

PARCEL II: Lot Four (4), Block Twenty-seven (27) Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, EXCEPT that part used for railroad purposes. and That part of Lot Five (5), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County

PARCEL III: Lot Fifteen (15), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

640 WEST APARTMENTS

640 West Wilson St.
Madison, WI 53703

PROJECT



URBAN DESIGN COMMISSION AND PLAN COMMISSION SUBMITTAL NOT FOR CONSTRUCTION

640 WEST APARTMENTS

640 West Wilson St.
Madison, WI 53703

LT McGrath, LLC
Lance McGrath
3849 Canbou Rd.
Verona, WI 53593
Project No 112157.00

	Civil/Landscape	Architectural	Structural
CONSULTANTS	SAA Design Group, Inc. 717 John Nolen Drive Madison, Wisconsin 53713 Ph 608-255-0800 Fx 608-255-7750	Engberg Anderson 1 North Pickney Street Madison, Wisconsin 53703 Ph 608-250-0100 Fx 608-250-0200	Pierce Engineers, Inc. 10 West Mifflin Street Suite 205 Madison, Wisconsin 53703 Ph 608-256-7304 Fx 608-256-7306
	<div>Site Survey (by others)</div> <div>C101 - Demolition and Erosion Control Plan</div> <div>C201 - Grading and Utility Plan</div> <div>C301 - Site Plan</div> <div>C302 - Fire Access Plan</div> <div>C401 - Landscape Plan</div> <div>C501 - Site Details</div> <div>C502 - Site Details</div> <div>C601 - Site Photometrics</div> <div>- Lighting Cutsheets (attached to set)</div>	<div>T1 - Title Sheet</div> <div>A001 - Building Information and Existing Conditions</div> <div>A101 - Basement, Grade, and Second Level Plans</div> <div>A102 - Third - Fifth Level Plans</div> <div>A401 - Building Elevations</div> <div>A402 - Signage Diagrams and Photo Montages</div>	
DRAWINGS			
SITE LOCATION MAP			

Issued For:		
No.	Description	Date
01	City of Madison Submittal	02-08-2012

URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL
SUBMITTED FEBRUARY 8, 2012 FOR:
FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
APRIL 9, 2012 PLAN COMMISSION MEETING
NOT FOR CONSTRUCTION

Drawn by mds
Checked by MDS
File 2157CitySubmittal-SheetLayouts.dwg

Title Sheet

T1

Architectural Survey

Legal Description Provided:

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PARCEL III: Lot Fifteen (15), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

Center of Section 17
City of Madison
Brass Cap in Concrete

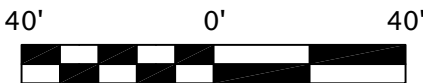
Match Point

SANITARY MANHOLE
RIM ELEV.= 856.85'
INVERT= 848.18'

Benchmark 1: top nut
Hydrant-N.E. of parcel
Elevation=860.65'

STORM INLET
RIM ELEV.=857.54'

STORM INLET
RIM ELEV.=857.37'



13,238 S.F.
0.30 Acres

ORIGINAL PLAT
(PRITCHETTES)
BLOCK 27

TOTAL AREA SURVEYED
29,844 S.F.
0.69 Acres

Benchmark 2: top nut
Hydrant-(200' N.E. of parcel)
Elevation=858.65'

STORM MANHOLE
RIM ELEV.=856.65'
INV. ELEV.=851.1'

SANITARY MANHOLE
RIM ELEV.= 856.81'
INVERT 8" VP MAIN= 847.38'
INVERT LATERAL= 848.16'

STORM INLET
RIM ELEV.=855.84'
INV. ELEV.=853.3'

SANITARY MANHOLE
RIM ELEV.= 857.63'
INVERT= 848.18'

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries and any or all of the following if they exist: visible structures, apparent easements, roadways and visible encroachments. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property.

Dated this 30th Day of January, 2011: Paul A. Spetz, S 2525

NOTES:

1. Size and location of Public and Private Utilities are based on Field markings and Maps provided by the City of Madison. All effort has been made to accurately portray these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to excavations (811). Inverts of pipes shown are to be considered approximate due to the fact that they are not fully visible, and inverts in manholes are either field measured or verified from Utility maps.

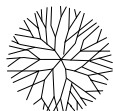
2. Project Benchmark is the Brass Cap Monument, marking the Center of Section 23, T7N, R9E, USGS NAVD 88 Datum, Monument Published Elevation=859.48'; Site Benchmark 1 is the top nut of a Hydrant Northeast of parcel, on the SE side of W. Doty Street, Elevation=860.65'; Site Benchmark 2, is the top nut of a Hydrant, NE. of parcel located on the N.W. side of W. Wilson Street, Elevation 858.65'.

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	171.33'	1452.39'	N 83°58'31" W	171.23'	06°45'32"
C2	52.69'	2184.66'	N 42°13'10" W	52.69' (52.84')	01°22'55"

BEARINGS ARE REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE, NAD 83 (91)

GRID NORTH

- UTILITY POLE
- ELECTRIC TRANSFORMER
- LIGHT POLE OR STOP LIGHT POLE
- WATER GATE VALVE OR GAS VALVE BOX
- STREET SIGN
- MANHOLE
- HYDRANT
- WATER
- GAS UNDERGROUND
- STORM SEWER
- FIBER OPTIC
- SANITARY SEWER
- ATC UNDERGROUND
- ELECTRIC UNDERGROUND
- OVERHEAD WIRES



TREE-DECIDUOUS (Diameter Breast Height)

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- IRON PIPE FOUND (1" Dia. unless Noted)
- 3/4"x18" SOLID IRON ROD SET
1.50lbs./LINEAL FOOT.
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

640 West Wilson St.
Madison, WI 53703

LT McGrath, LLC
Lance McGrath
3849 Caribou Rd.
Verona, WI 5359

Project No 112157.00

Issued For

No.	Description	Date
01	City of Madison Submittal	02-08-2012

FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING

URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL

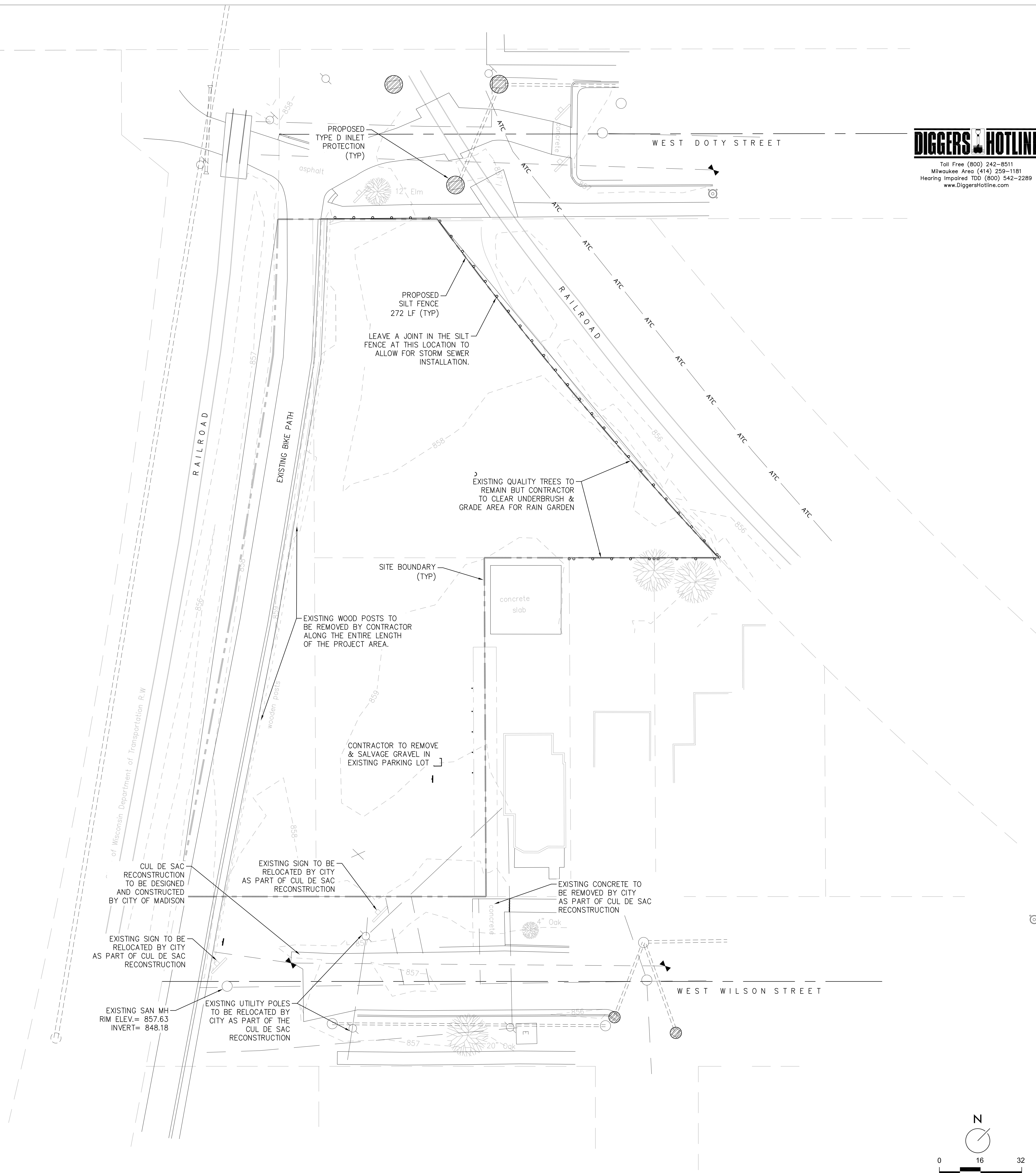
SUBMITTED FEBRUARY 8, 2012 FOR:

FEBRUARY 15, 2012 URBAN DESIGN COMMISSION
APRIL 9, 2012 PLAN COMMISSION MEETING

Drawn by PJH
Checked by JAL
File P-DEMO.dwg

Demolition and Erosion Control Plan

C101



640 WEST APARTMENTS

640 West Wilson St.
Madison, WI 53703

LT McGrath, LLC
Lance McGrath
3849 Canibus Rd.
Verona, WI 53593

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01	City of Madison Submittal	02-08-2012

URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL

SUBMITTED FEBRUARY 8, 2012 FOR:

FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING

APRIL 9, 2012 PLAN COMMISSION MEETING

Drawn by MF
Checked by JAL
File P-SG.dwg

Grading and Utility Plan

ANTICIPATED CONSTRUCTION SCHEDULE:

1. INSTALL INLET PROTECTION AS DETAILED ON THE DEMOLITION PLAN. CONTRACTOR SHALL INSTALL SILT FENCE AS NEEDED IF DEEMED NECESSARY.
2. REMOVE EXISTING ITEMS AS DETAILED IN THE DEMOLITION PLAN.
3. CONSTRUCT BUILDING AND UTILITIES AS PRESCRIBED IN THE PLAN.
4. GRADE AREA IMMEDIATELY ADJACENT TO THE NEW BUILDING FOR PAVEMENT AND SIDEWALK CONSTRUCTION.
5. CONSTRUCT PAVEMENT, CURB & SIDEWALK.
6. RESTORE DISTURBED AREAS WITH TEMPORARY SEEDING ON SOUTHWEST SIDE OF PARCEL. FINAL RESTORATION MAY BE COMPLETED ALONG NORTHWEST, SOUTH AND SOUTHWEST PROPERTY LINES.
7. TOPSOIL, SEED AND MULCH/EROSION MAT ALL DISTURBED AREAS.
8. INSTALL RAIN GARDEN AND LANDSCAPING PLANTS.
9. REMOVE EROSION CONTROL ITEMS ONCE THE SITE HAS BEEN STABILIZED.

*SEEDING AND STABILIZATION INFORMATION & DEADLINES ARE AS FOLLOWS:

-CONTRACTOR TO USE HWY MIX #20 AT A RATE OF 2.5 LBS/1000 SF
-CONTRACTOR TO APPLY FERTILIZER AT A RATE OF 2 LBS/1000 SF

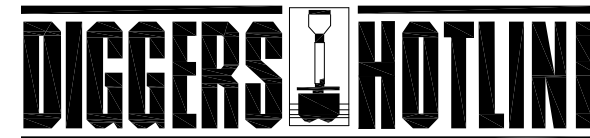
AFTER SEPTEMBER 15TH, A COOL WEATHER SEEDING COVER CROP MUST BE APPLIED (I.E. OATS @ 2 LBS/1000 SF)

AFTER OCTOBER 15TH, A DORMANT SEEDING COVER CROP MUST BE APPLIED (I.E. WINTER WHEAT @ 2 LBS/1000 SF)

AFTER NOVEMBER 15TH, A DORMANT SEEDING MUST BE APPLIED WITH AN ACCEPTABLE SOIL STABILIZER. (POLYACRYLAMIDE)

SPOT ELEVATION ABBREVIATIONS:

P = PAVEMENT
C = CONCRETE
EP = EXISTING PAVEMENT
EC = EXISTING CONCRETE
EW = EXISTING SIDEWALK
FS = FINISHED SURFACE
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
TC = TOP OF CURB
TW = TOP OF WALL
BW = BOTTOM OF WALL
IE = INVERT ELEVATION



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

NOTES:

1. PLACE EROSION MAT-CLASS 1 TYPE B ON ALL SLOPES STEEPER THAN 5 TO 1.
2. CONTRACTOR SHALL PLACE TYPE D INLET PROTECTION IN THE PROPOSED OUTLET STRUCTURE UPON FINAL INSTALLATION.

UTILITY NOTES:

THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF:

- "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" (SSSWCW) LATEST EDITION

- STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (WISDOT) LATEST EDITION

- CONTRACTOR SHALL OBTAIN A CURRENT COPY OF THE CITY OF MADISON'S STANDARD SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION, INCLUDING ALL SUPPLEMENTAL SPECIFICATIONS AND OTHER REVISIONS TO DATE, UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS.

WITHIN THE RIGHT-OF-WAY OR UNDERNEATH PAVEMENTS OR BUILDINGS, GRANULAR TRENCH BACKFILL MUST BE USED TO FILL THE TRENCH. ALL OTHER AREAS MAY UTILIZE EXCAVATED TRENCH SPILL FOR BACKFILL PROVIDING THAT THE MATERIAL IS FREE OF ORGANIC MATERIAL AND STONES LARGER THAN 6" IN DIAMETER.

A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES.

SANITARY SEWER:

MAIN:

- 8" & 12" - POLYVINYL CHLORIDE (PVC) ASTM D 3034, SDR-35 (BURY DEPTH 16' OR LESS)
- 8" & 12" - POLYVINYL CHLORIDE (PVC) ASTM D 3034, SDR-18 (BURY DEPTH 22' TO 16')

LATERALS:

- 6" - POLYVINYL CHLORIDE (PVC) SDR-35 AND LAID AT A MIN. 1/8" PER FOOT.

WATER DISTRIBUTION SYSTEM:

MAIN:

- DUCTILE IRON (D.I.) AWWA C-151 CLASS 52 WITH CABLE BOND CONDUCTORS, FURNISHED AND INSTALLED PER CHAPTER 8.180 (WSWS) OR

- POLYVINYL CHLORIDE (PVC) AWWA C-900, FURNISHED AND INSTALLED PER CHAPTER 8.20.0 (WSWS)

- ALL WATER MAIN JOINTS SHALL BE RESTRAINED.

LATERALS:

- 6" - PVC AWWA, C-900, CL150, SDR 18 OR DUCTILE IRON AWWA C-151, CLASS-52
- 2" & SMALLER - HIGH DENSITY POLYETHYLENE (HDPE) AWWA C-901, SDR 11

- WATER LATERAL AND HYDRANT TEES SHALL BE ANCHORED.

STORM SEWER:

- STORM SEWER SPECIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO THE FOLLOWING SPECIFICATIONS:

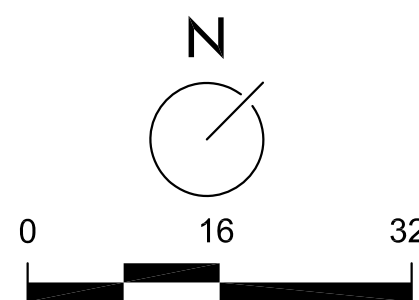
- 12" DIA - CLASS V RCP
- 15" DIA - CLASS IV RCP
- 18+" DIA - CLASS III RCP

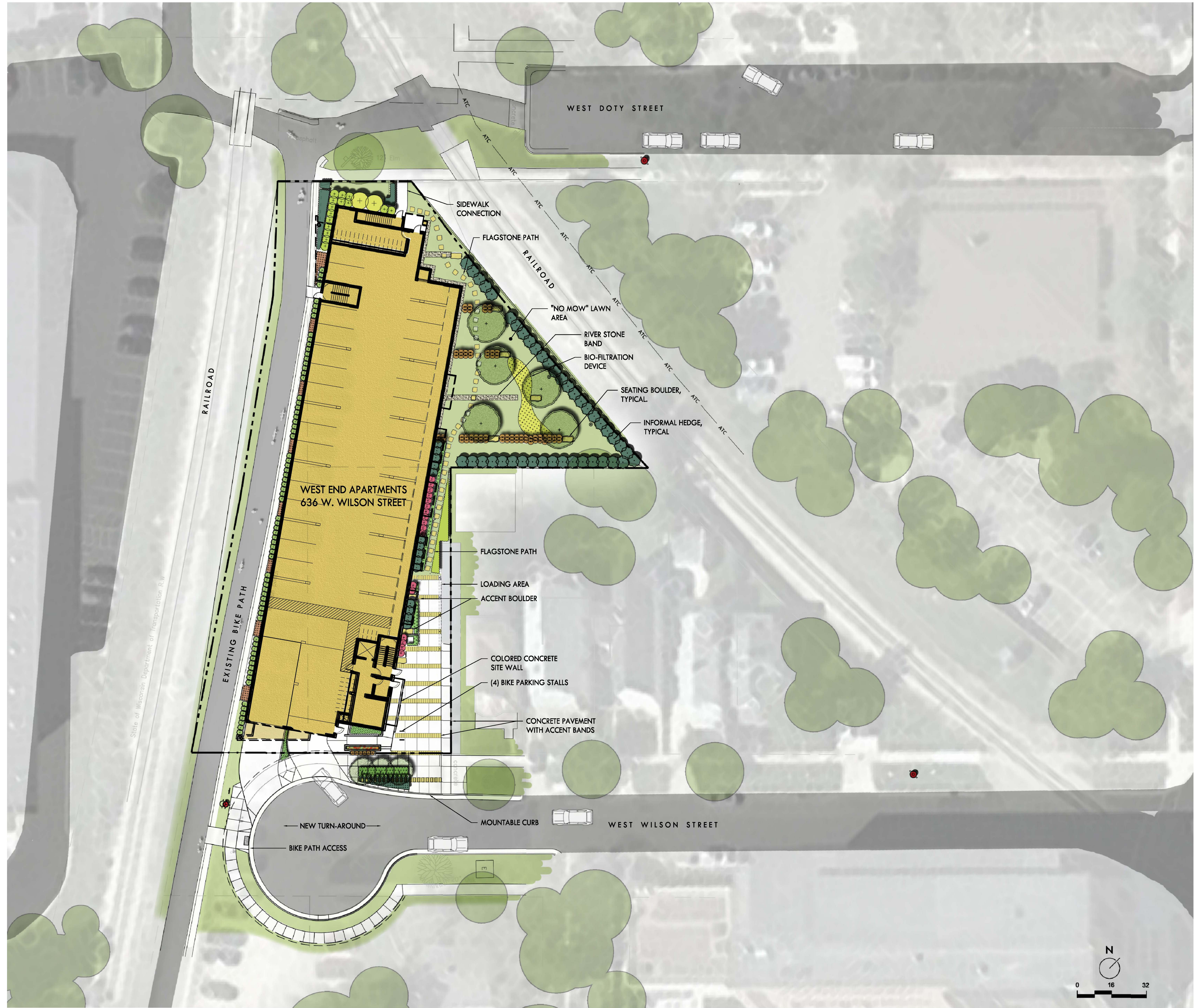
- STORM SEWER SPECIFIED AS HDPE SHALL BE CORRUGATED HDPE, SMOOTH INTERIOR.

- STORM SEWER PIPE: REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C-76, POLYETHYLENE MATERIAL SHALL CONFORM TO ASTM D3350. AN APPROVED RUBBER GASKET JOINT SHALL BE USED FOR EITHER OPTION. JOINTS FOR RCP SHALL CONFORM TO ASTM D-471. JOINTS FOR HDPE SHALL CONFORM TO ASTM F-477.

- ALL PERFORATED DRAIN TILE SHALL BE PLASTIC WITHOUT A FILTER SOCK.

- AT EACH POINT WHERE A STORM SEWER "DAYLIGHTS", A MARKER POST EQUIVALENT TO THOSE SPECIFIED BY WISDOT, SHALL BE INSTALLED AT THE END TO MARK THE LOCATION.



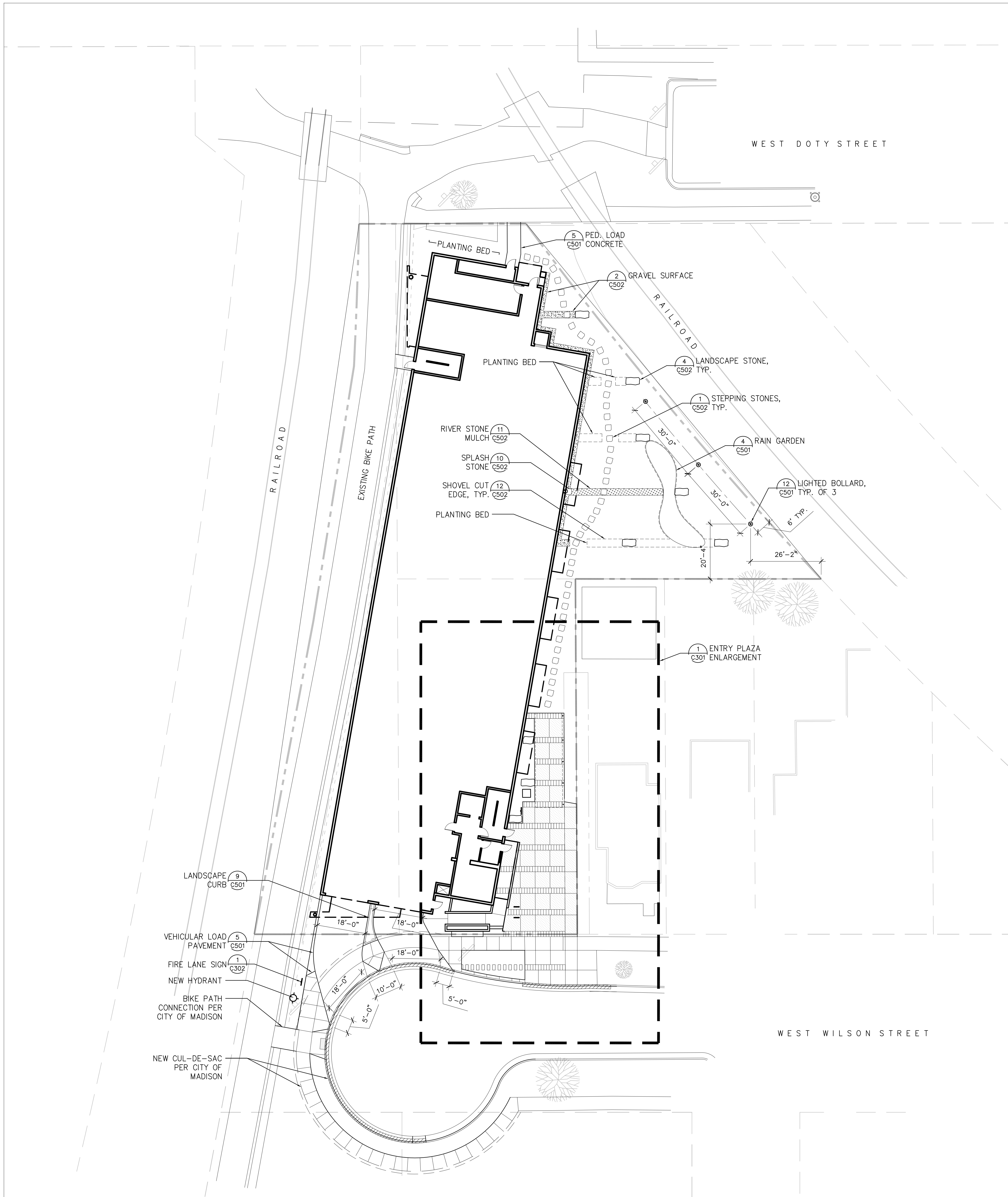


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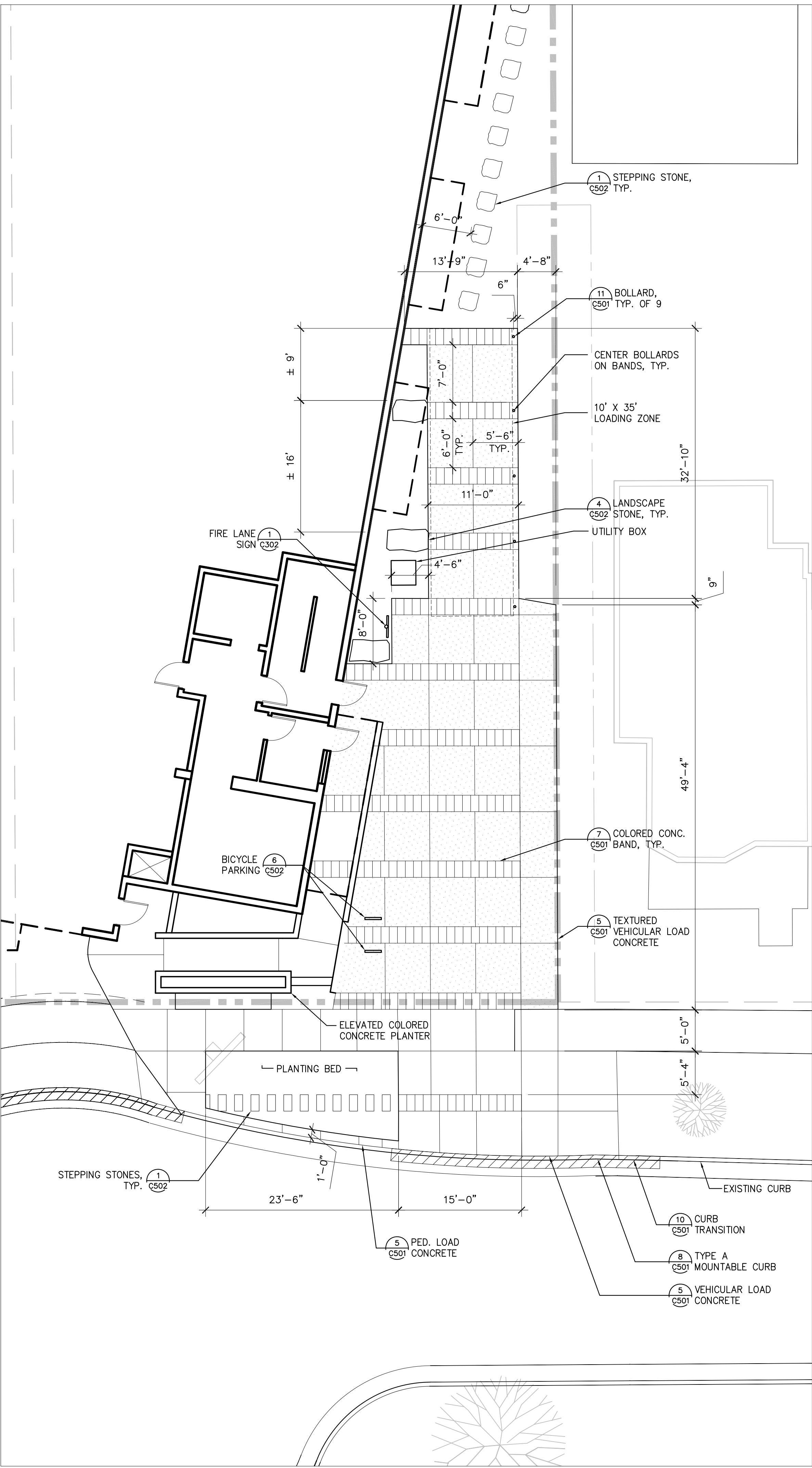
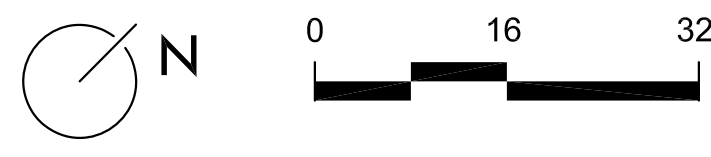
No.	Description	Date
01	City of Madison Submittal	02-08-2012

URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL
SUBMITTED FEBRUARY 8, 2012 FOR:
FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
APRIL 9, 2012 PLAN COMMISSION MEETING

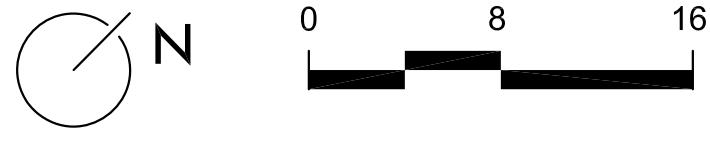
Drawn by	PJH
Checked by	JAL
File	P-SP_color.dwg



1 SITE PLAN
SCALE 1/16" = 1'-0"



2 ENTRY PLAZA ENLARGEMENT
SCALE 1/8" = 1'-0"



SITE STATISTICS	
SITE AREA	29,844 SF
EXISTING IMPERVIOUS SURFACES	28,352 SF
EXISTING ISR	0.95
PROPOSED IMPERVIOUS SURFACES	22,210 SF
PROPOSED ISR	0.74
USABLE OPEN SPACE (INCLUDES 4,023 SF OF BALCONY)	10,988 SF

640 WEST APARTMENTS
640 West Wilson St.
Madison, WI 53703

LT McGrath, LLC
Lance McGrath
3849 Caribou Rd.
Verona, WI 53593
Project No 112157.00

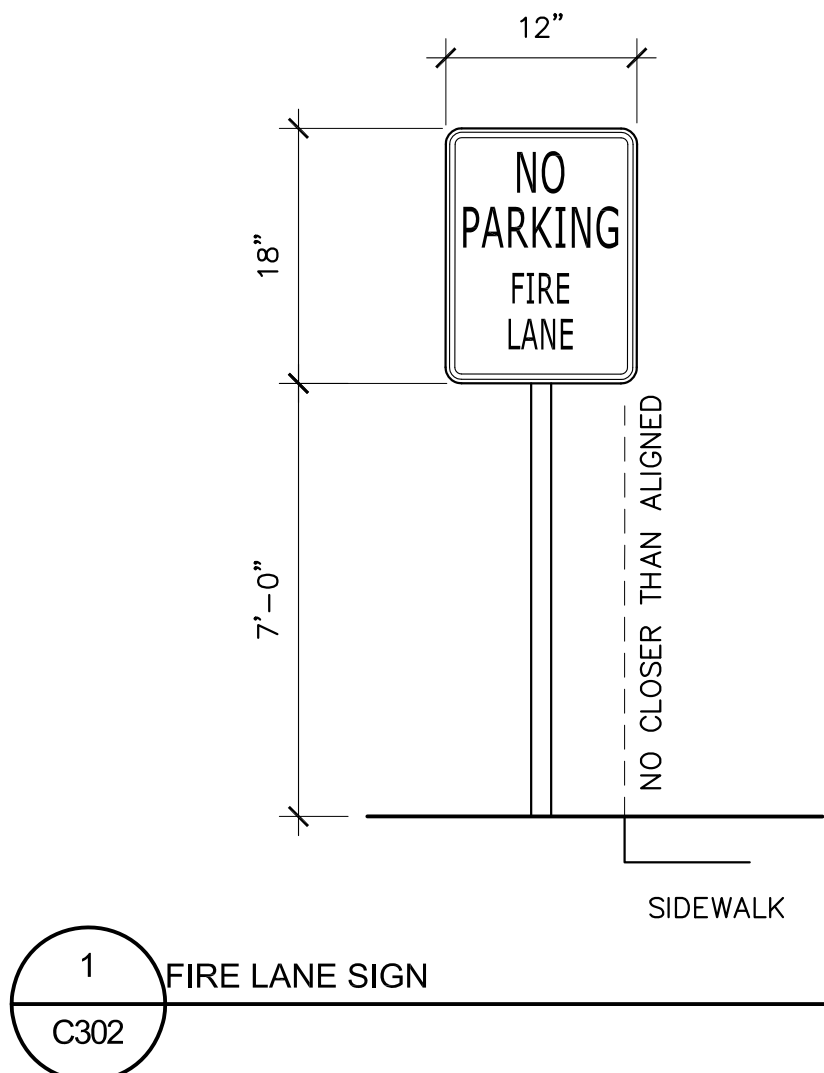
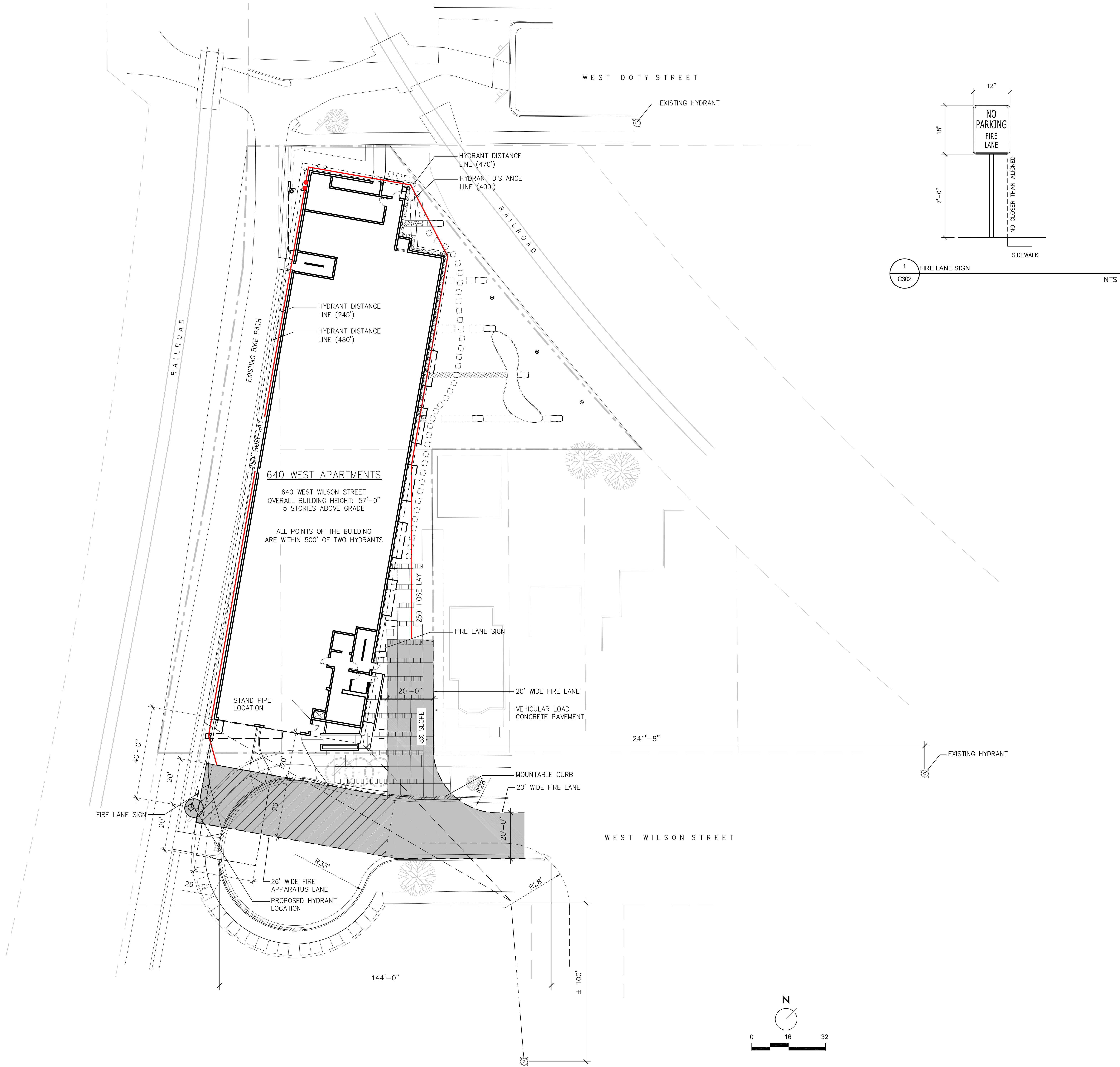
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Checked by JAL
File P-SP.dwg

Site Plan

C301



640 WEST APARTMENTS

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Madison, WI 53703

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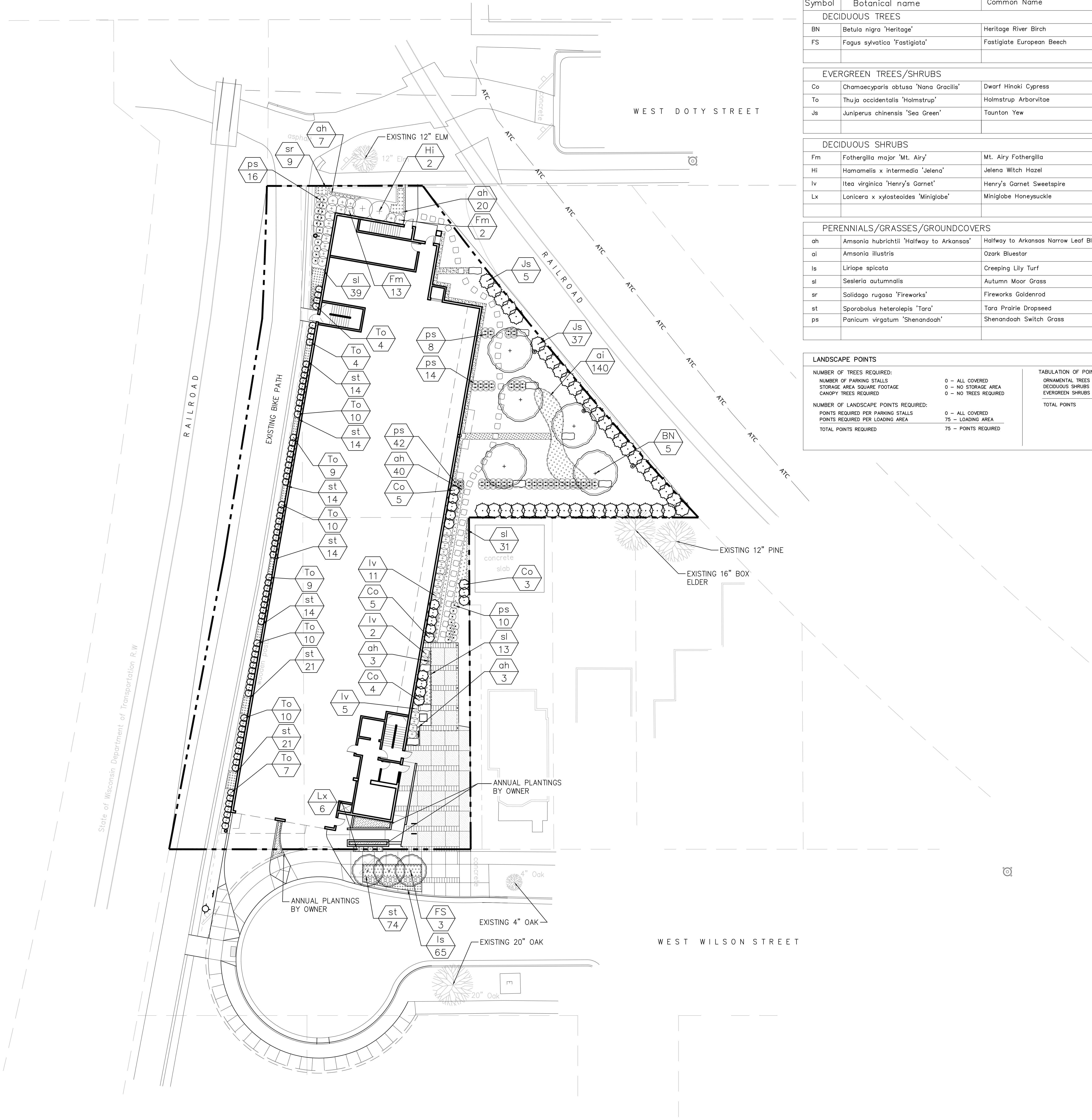
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Fire Access Plan



LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments
DECIDUOUS TREES						
BN	Betula nigra 'Heritage'	Heritage River Birch	2.5" CAL.	B&B	5	MULTI-STEM
FS	Fagus sylvatica 'Fastigiata'	Fastigiata European Beech	3" CAL.	B&B	3	

EVERGREEN TREES/SHRUBS						
Co	Chamaecyparis obtusa 'Nana Gracilis'	Dwarf Hinoki Cypress	5 Gal.	CG	17	
To	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	5 Gal.	CG	73	
Js	Juniperus chinensis 'Sea Green'	Taunton Yew	5 Gal.	CG	42	

DECIDUOUS SHRUBS						
Fm	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	5 Gal.	CG	15	
Hi	Hamamelis x intermedia 'Jelena'	Jelena Witch Hazel	5 Gal.	CG	2	
lv	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	5 Gal.	CG	18	
Lx	Lonicera x xylosteoides 'Miniglobe'	Miniglobe Honeysuckle	3 Gal.	CG	6	

PERENNIALS/GRASSES/GROUNDCOVERS						
ah	Amsonia hubrichtii 'Halfway to Arkansas'	Halfway to Arkansas Narrow Leaf Blue Star	1 Gal.	CG	73	
ai	Amsonia illustris	Ozark Bluestar	1 Gal.	CG	140	
ls	Liriope spicata	Creeping Lily Turf	1 Gal.	CG	65	
sl	Sesleria autumnalis	Autumn Moor Grass	1 Gal.	CG	83	
sr	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	1 Gal.	CG	9	
st	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 Gal.	CG	186	
ps	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gal.	CG	90	

LANDSCAPE POINTS		
NUMBER OF TREES REQUIRED:		
NUMBER OF PARKING STALLS	0 - ALL COVERED	
STORAGE AREA SQUARE FOOTAGE	0 - NO STORAGE AREA	
CANOPY TREES REQUIRED	0 - NO TREES REQUIRED	
NUMBER OF LANDSCAPE POINTS REQUIRED:		
POINTS REQUIRED PER PARKING STALLS	0 - ALL COVERED	
POINTS REQUIRED PER LOADING AREA	75 - LOADING AREA	
TOTAL POINTS REQUIRED	75 - POINTS REQUIRED	
TABULATION OF POINTS PROVIDED:		
ORNAMENTAL TREES	15pts	8 120
DECIDUOUS SHRUBS	2pts	41 82
EVERGREEN SHRUBS	3pts	132 396
TOTAL POINTS		598 pts

Engberg
Anderson

MILWAUKEE • MADISON • TUCSON

SAA DESIGN GROUP

SAA Design Group, Inc.
717 John Nolen Drive
Madison, WI 53713
Ph. 608.255.0800
Ft. 608.255.7750
www.saa-madison.com

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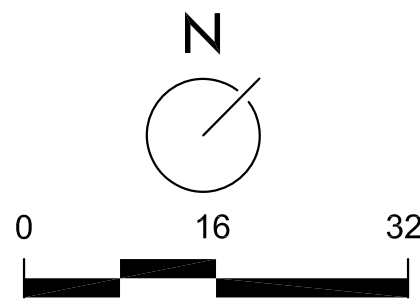
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File	P-LS.dwg

Landscape Plan



C401

Deciduous Trees



Heritage River Birch

- Multi stem
- Fall color, attractive bark
- Filtered shade



Fastigate European Beech

- Columnar
- Fall color, attractive bark
- Specimen tree



Evergreen Shrubs



Dwarf Hinoki Cypress

- Informal hedge
- Evergreen
- Unique texture



Holmstrup Arborvitae

- Dense, arching branches
- Evergreen
- Drought tolerant, very adaptable



Sea Green Juniper

- Informal hedge
- Evergreen
- Drought tolerant, very adaptable

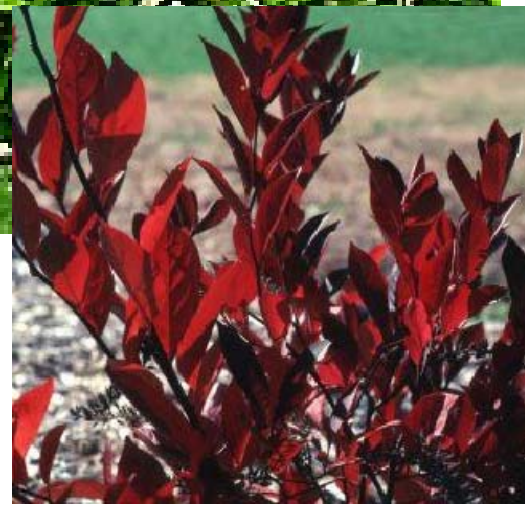


Deciduous Shrubs



Henry's Garnet Sweetspire

- Upright habit
- Informal hedge
- Fall color, fruit



Mt. Airy Fothergilla

- Multi-season plant
- Mass plantings
- Flowering, fall color



Jelena Witch Hazel

- Specimen plant
- Fall color
- Winter flowers

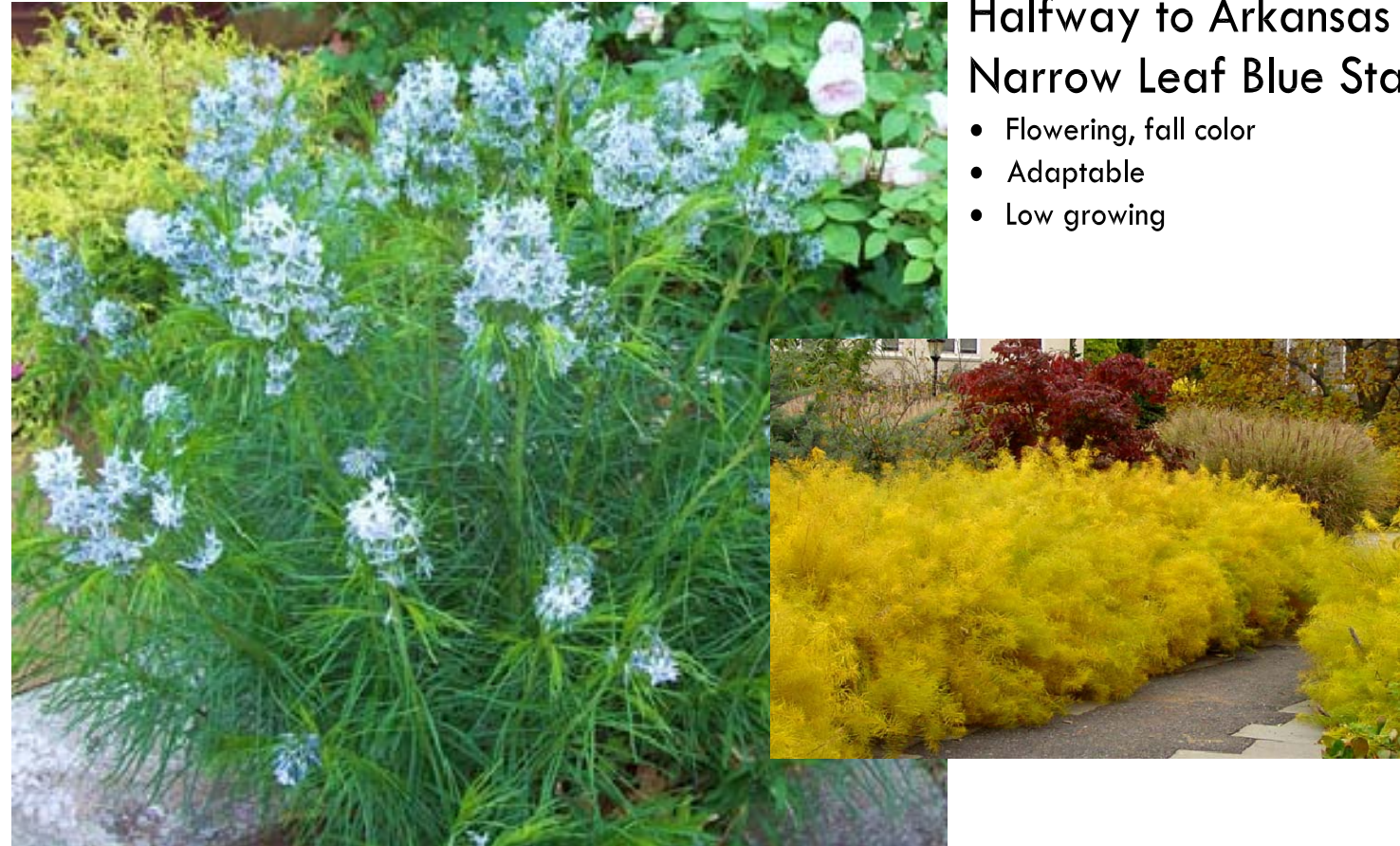


Mini-Globe Honeysuckle

- Low growing
- Compact habit
- Flowering



Grasses and perennials



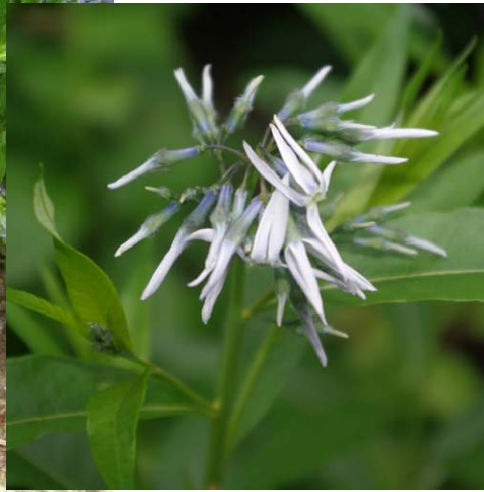
Halfway to Arkansas Narrow Leaf Blue Star

- Flowering, fall color
- Adaptable
- Low growing



Ozark Blue Star

- Flowering, fall color
- Adaptable
- Bio-filtration plant



Creeping Lily Turf

- Flowering
- Semi-evergreen
- Groundcover



Autumn Moor Grass

- Multi-season interest
- Fall color
- Compact form



Fireworks Goldenrod

- Multi-season interest
- Flowering
- Mass planting



Tara Prairie Dropseed

- Multi-season interest
- Fall color
- Compact form



Shenandoah Switch Grass

- Multi-season interest
- Fall color
- Upright form



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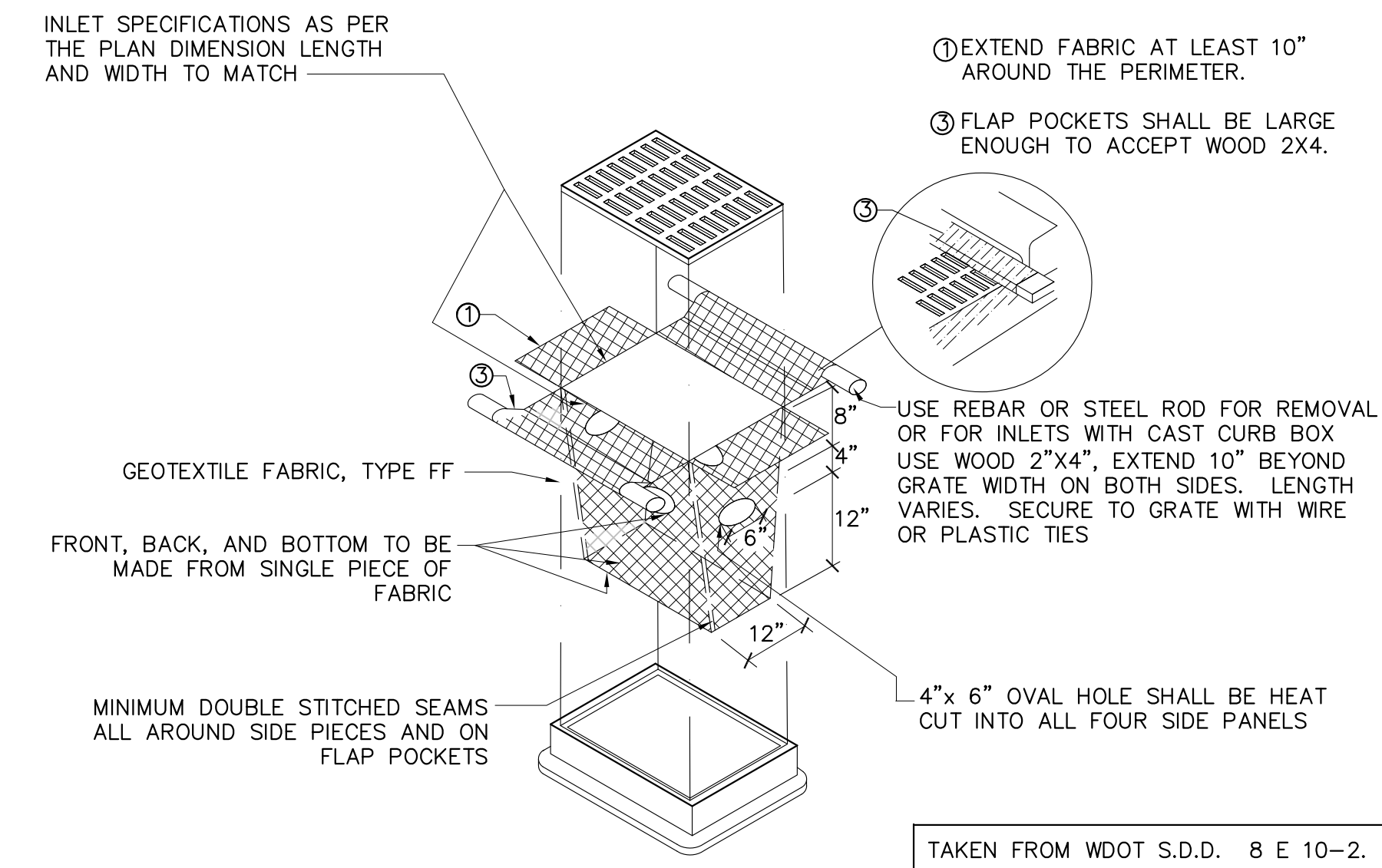
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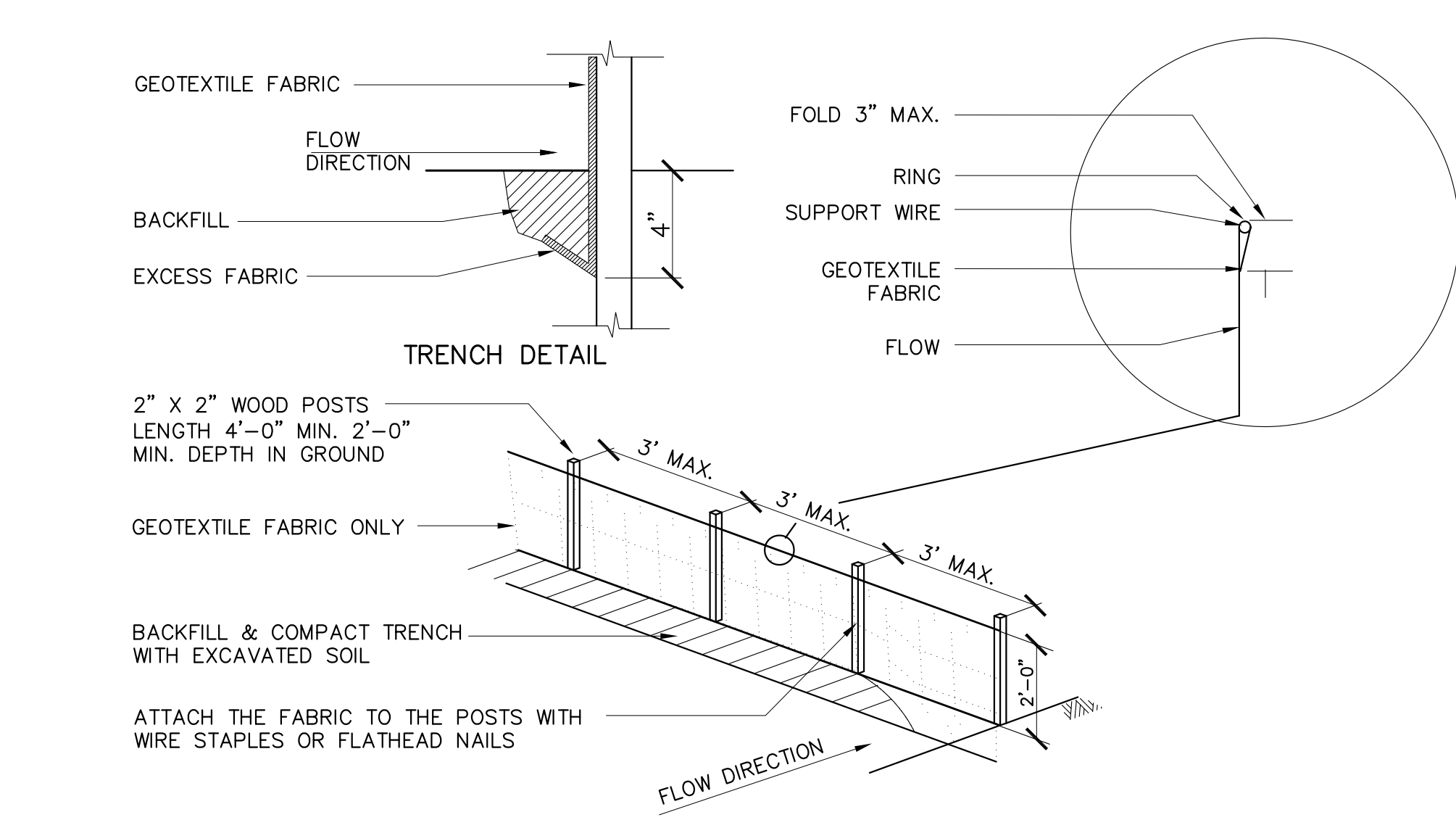
APRIL 9, 2012 PLAN COMMISSION MEETING

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File P-LS.dwg

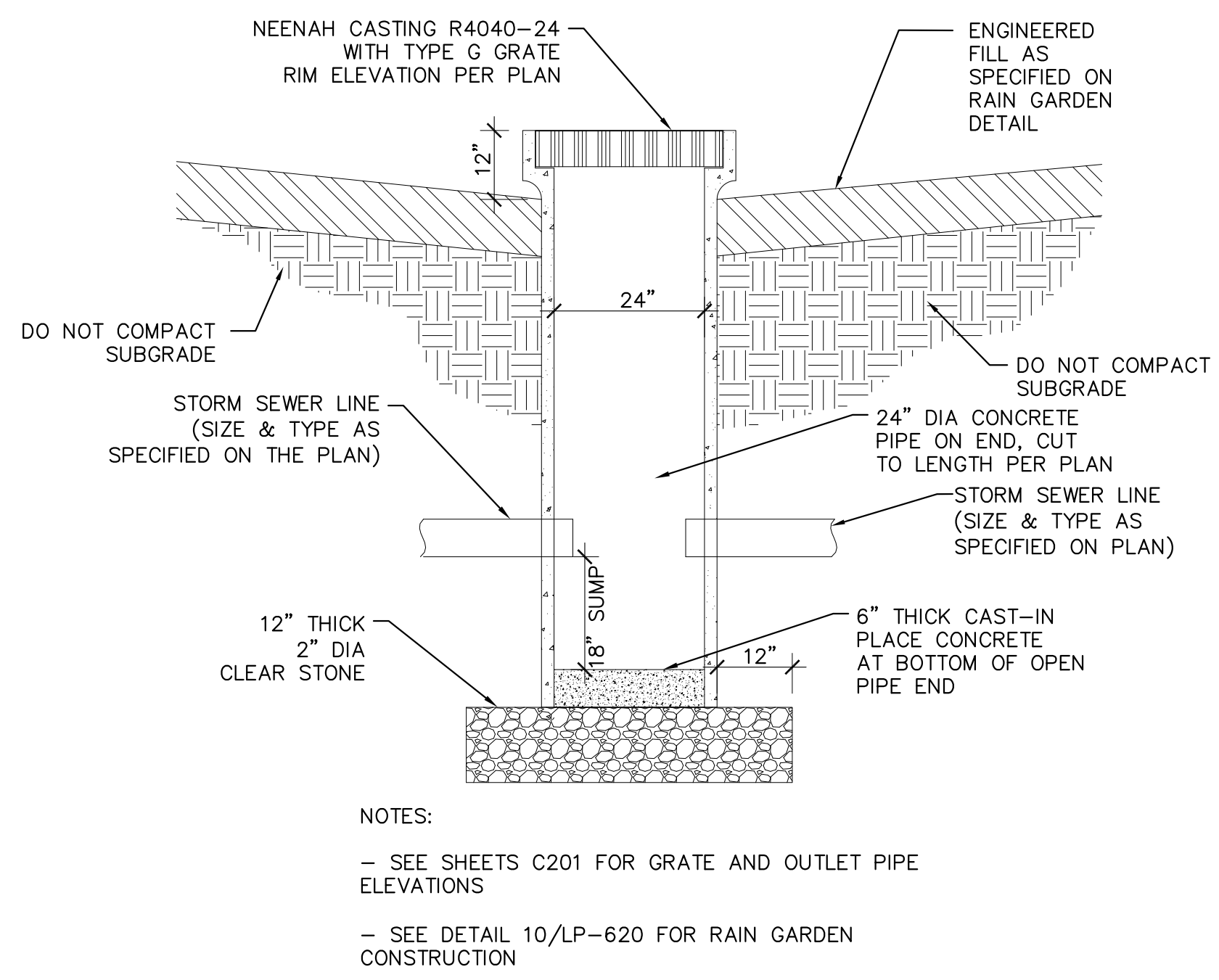
Landscape Plan



1 INLET PROTECTION TYPE "D" NTS



2 SILT FENCE NTS



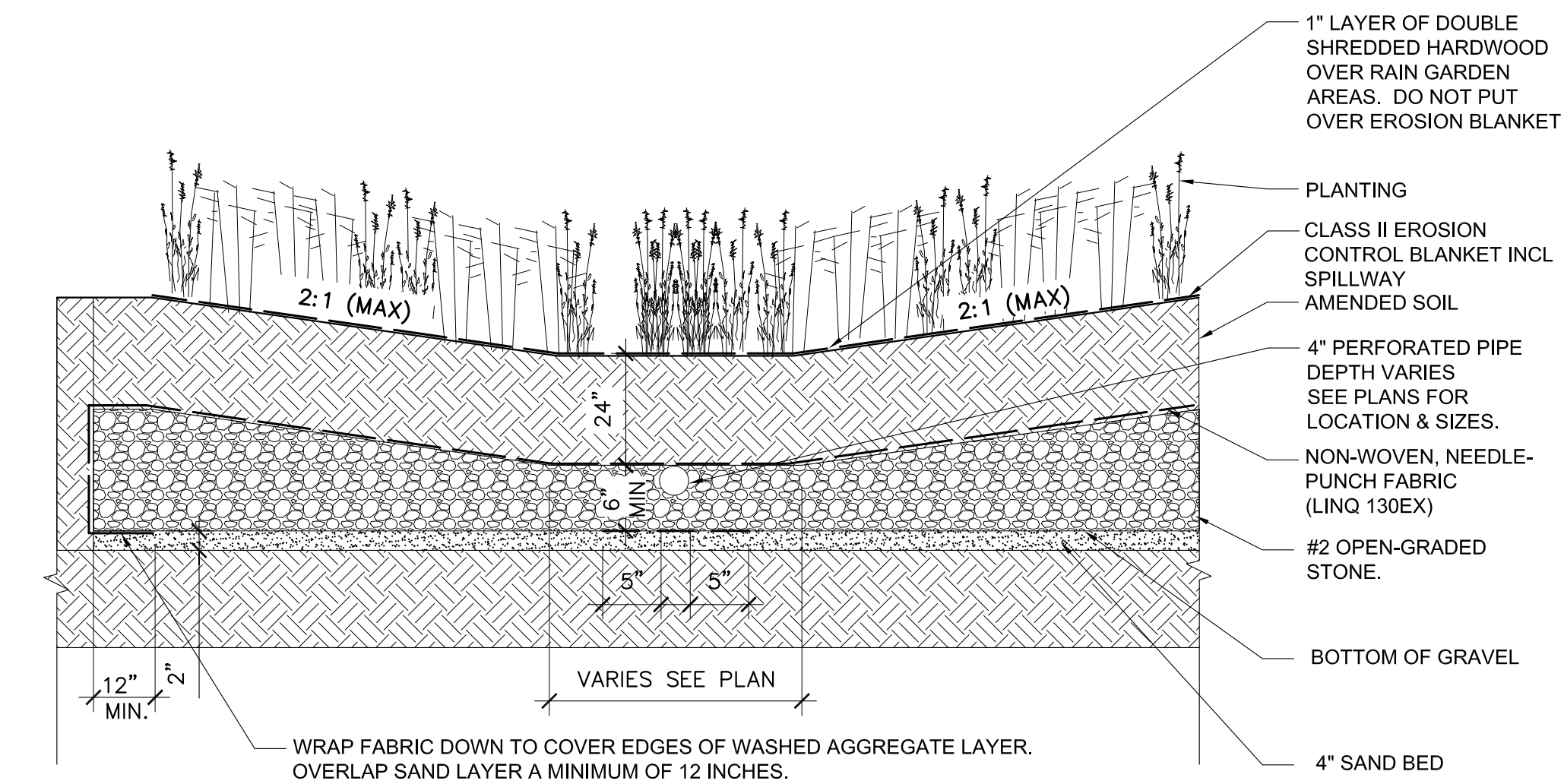
3 RAIN GARDEN OUTLET STRUCTURE NTS

RAIN GARDEN GENERAL NOTES:

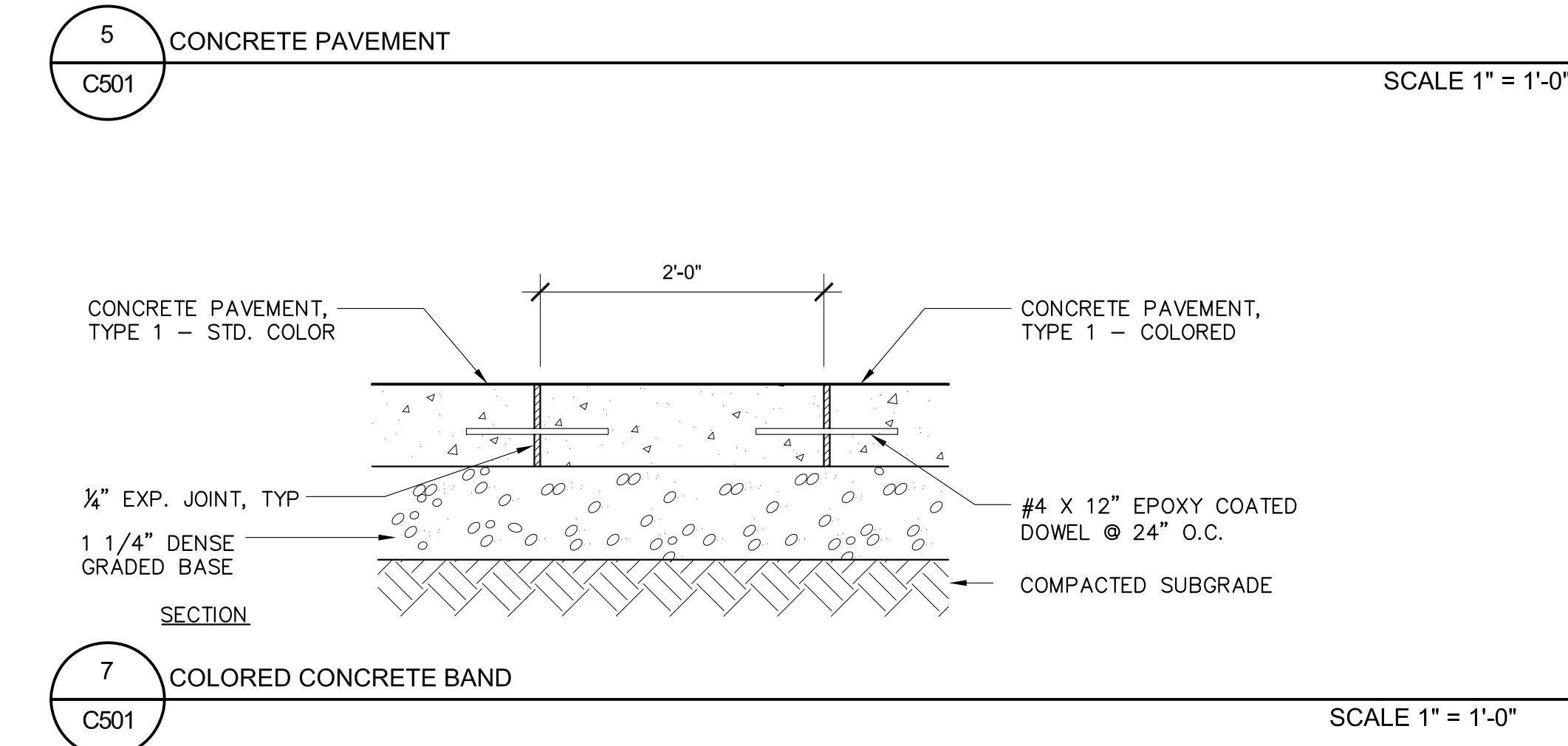
- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE RAIN GARDEN DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 75% ASTM C33 SAND AND 25% CERTIFIED COMPOST (S-100). FILL BIO-SWALE AREA 2-3" ABOVE SURROUNDING FINISH GRADE TO ACCOMMODATE SETTLING OF RAIN GARDEN MATERIAL.
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES.
- FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
- ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
- RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
- RAIN GARDEN AREAS SHALL BE HAND OR BACK HOE LAID. EQUIPMENT SHALL NOT BE DRIVEN ON SOIL MIX DURING OR AFTER INSTALLATION.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

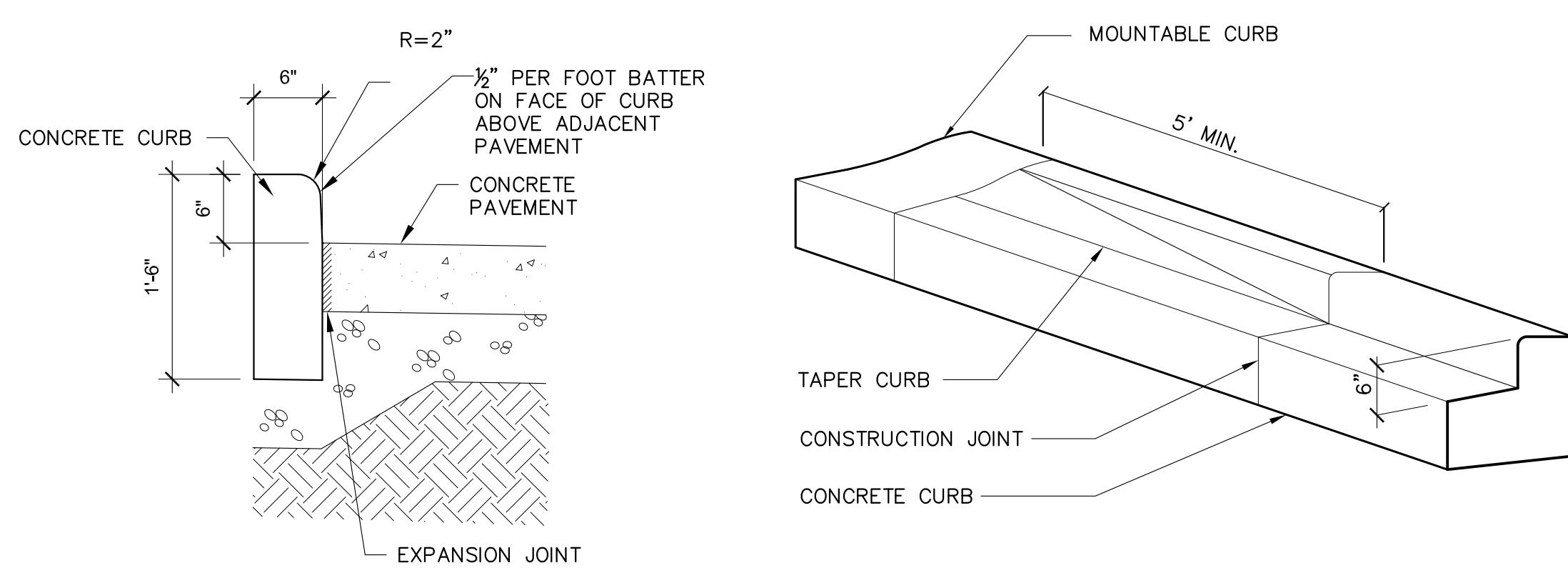
THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



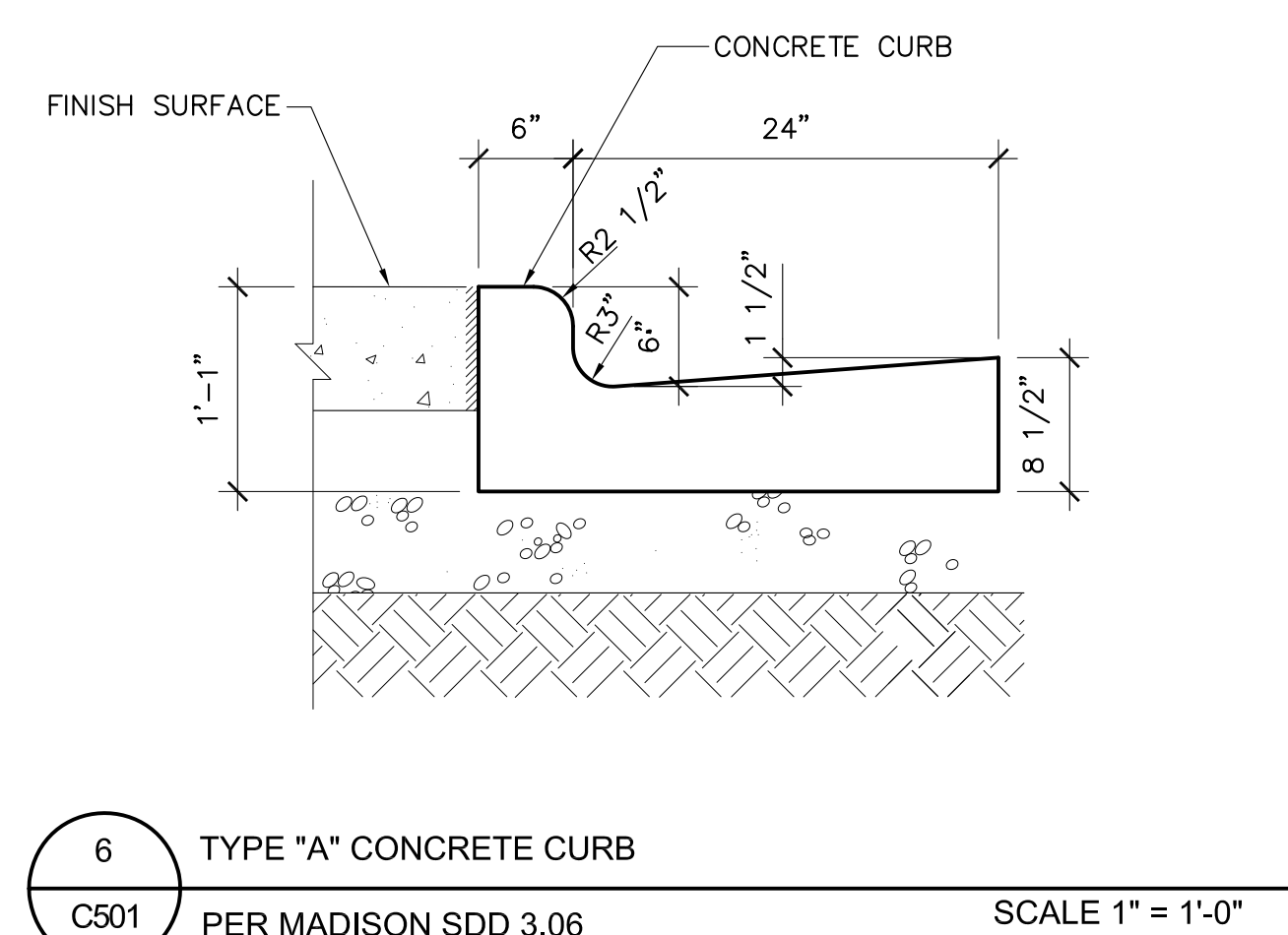
4 RAIN GARDEN NTS



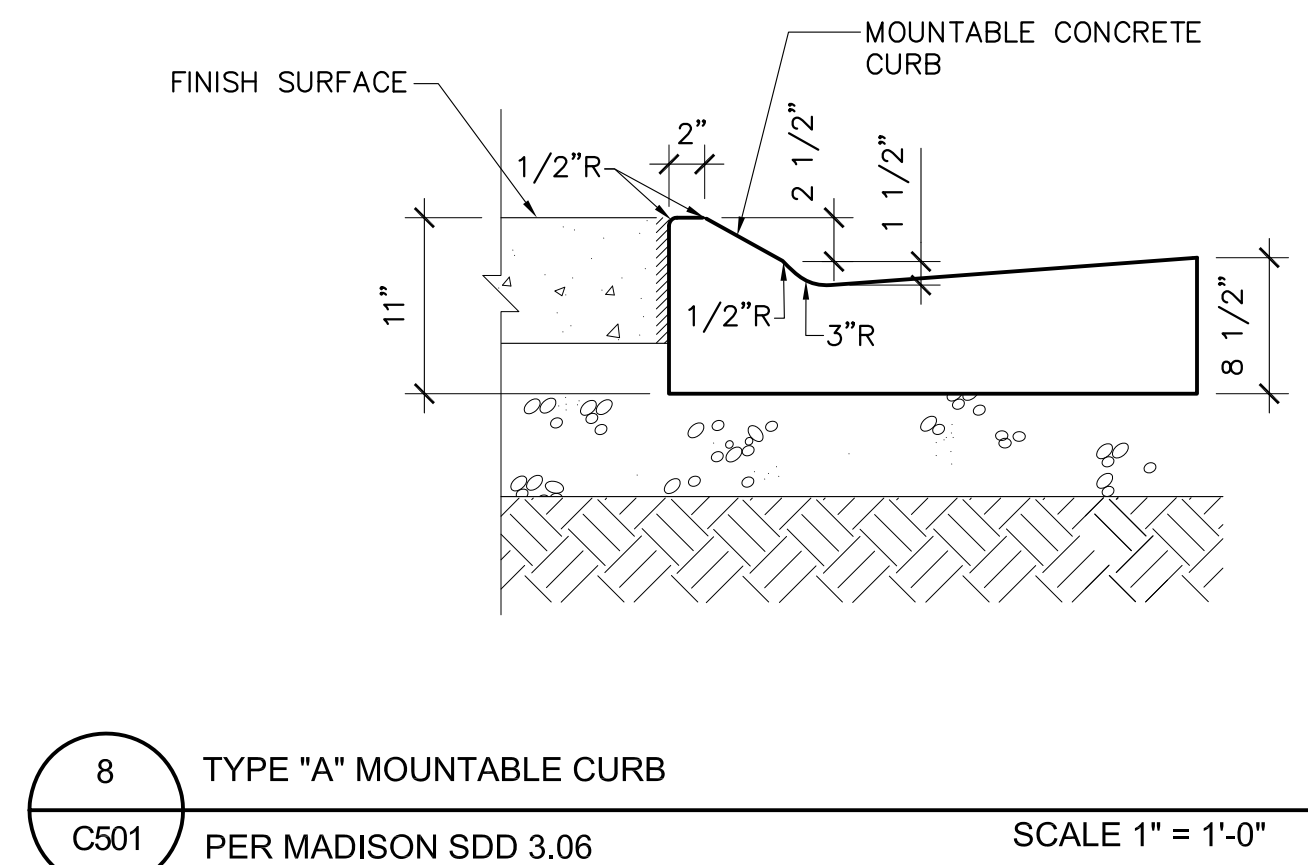
5 CONCRETE PAVEMENT SCALE 1" = 1'-0"



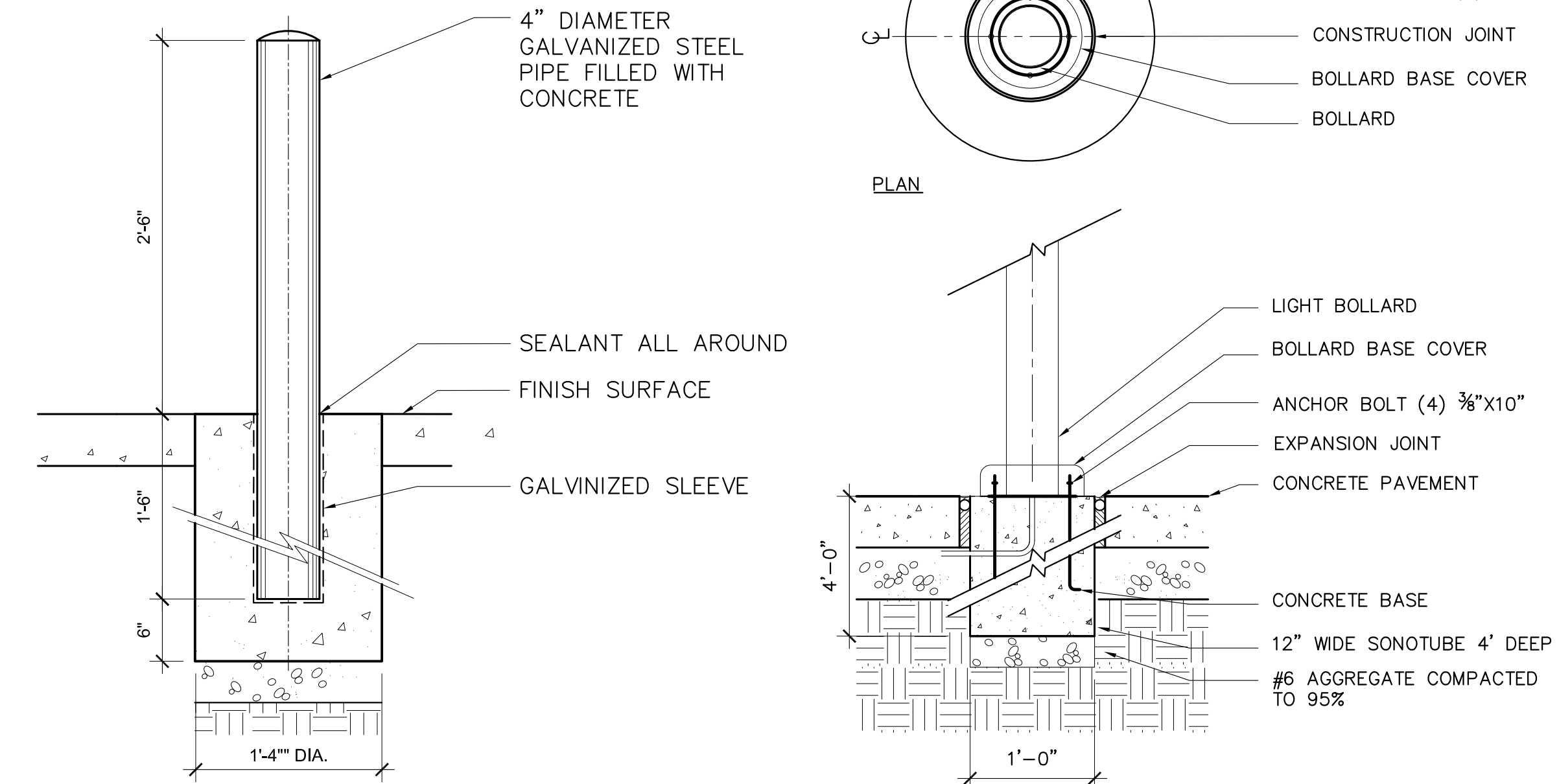
6 LANDSCAPE CURB SCALE 1" = 1'-0"



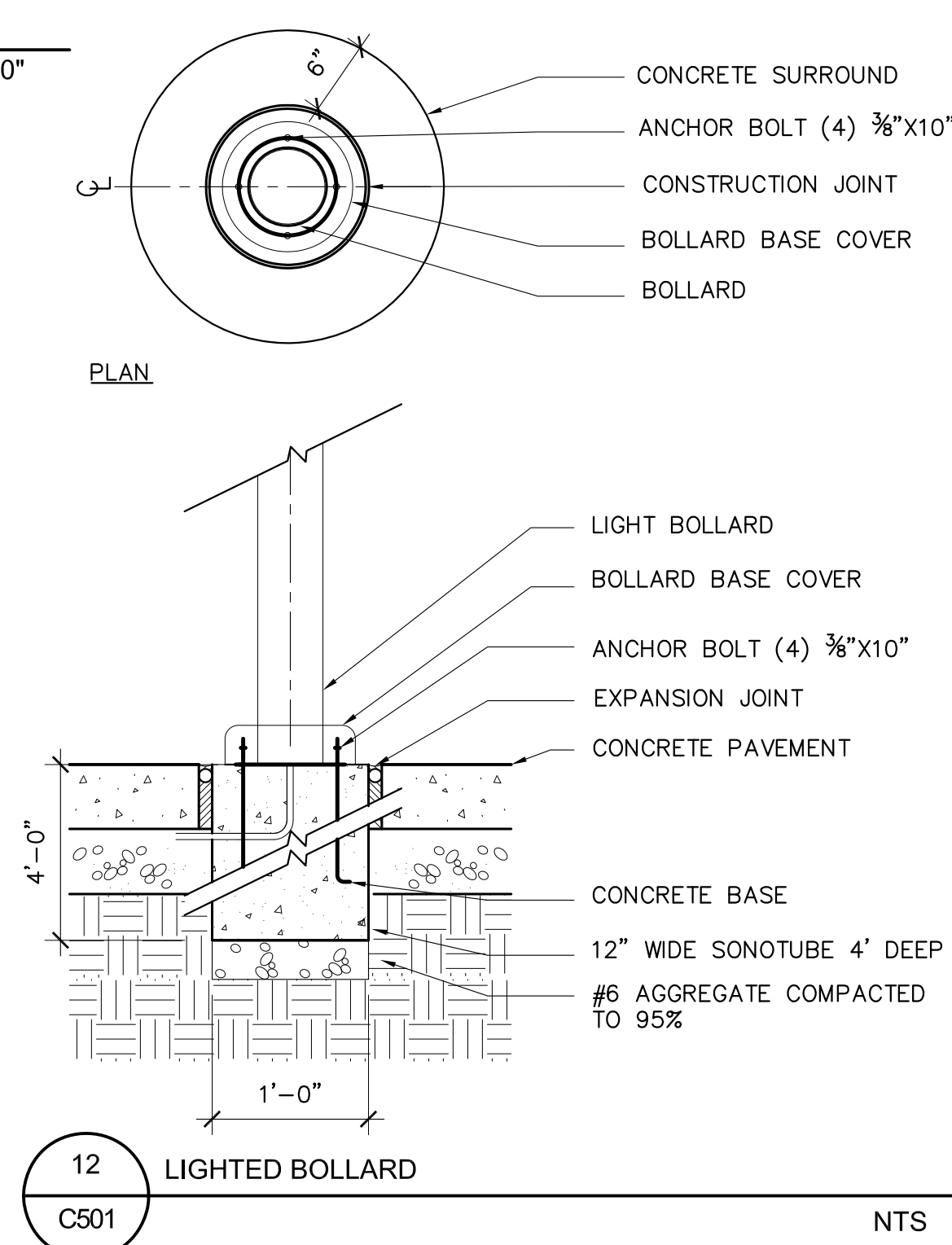
7 TYPE "A" CONCRETE CURB SCALE 1" = 1'-0"



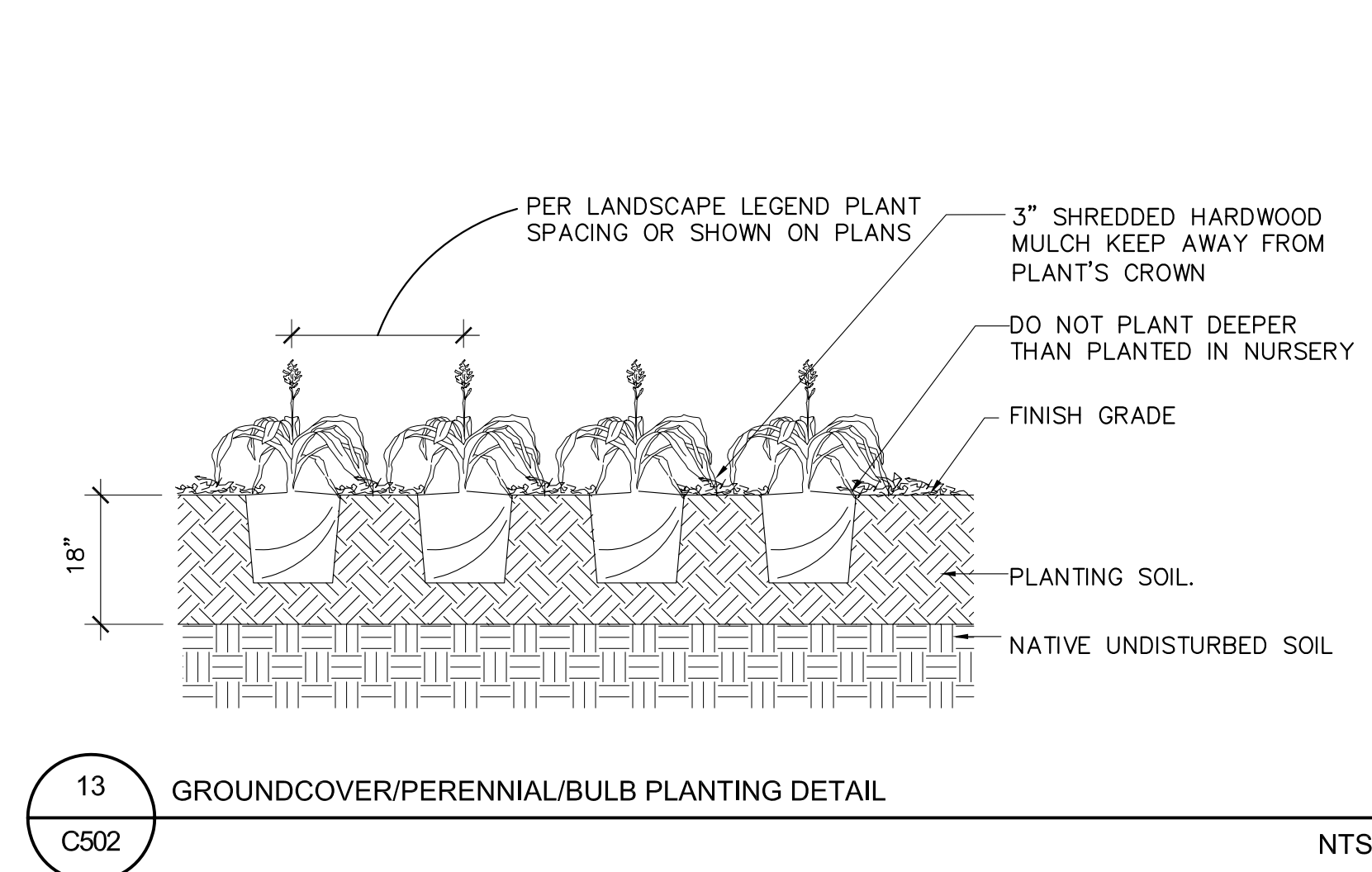
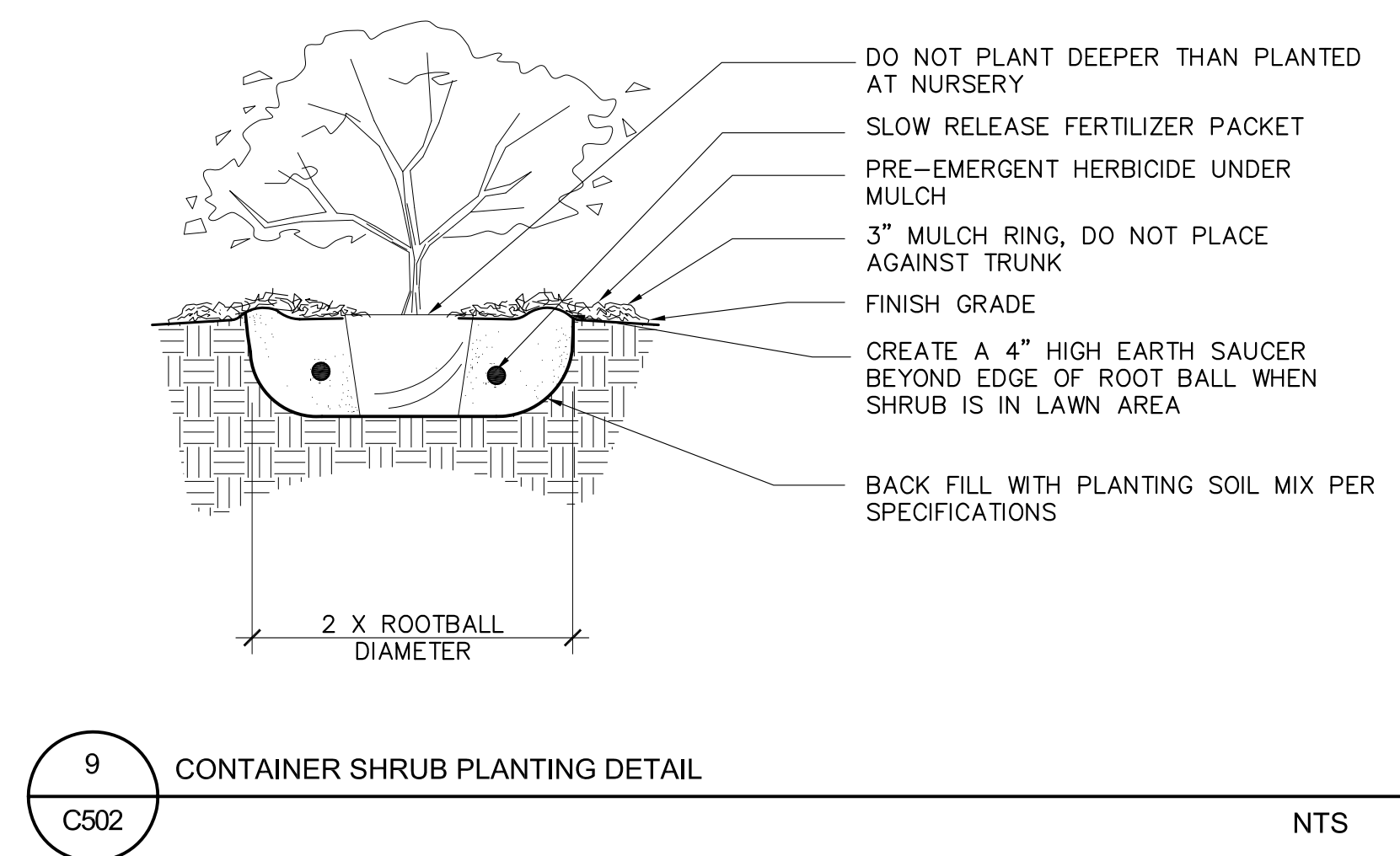
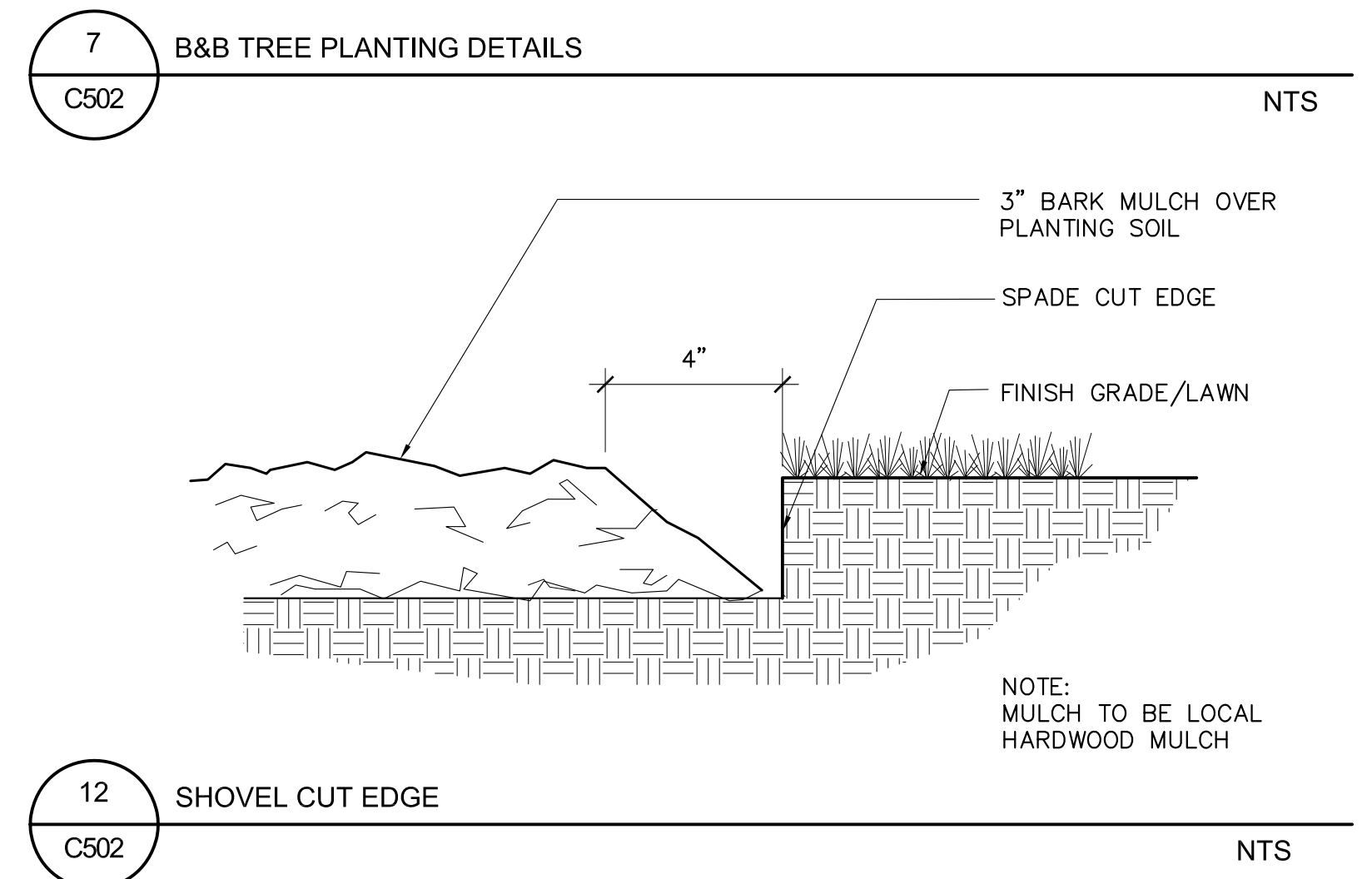
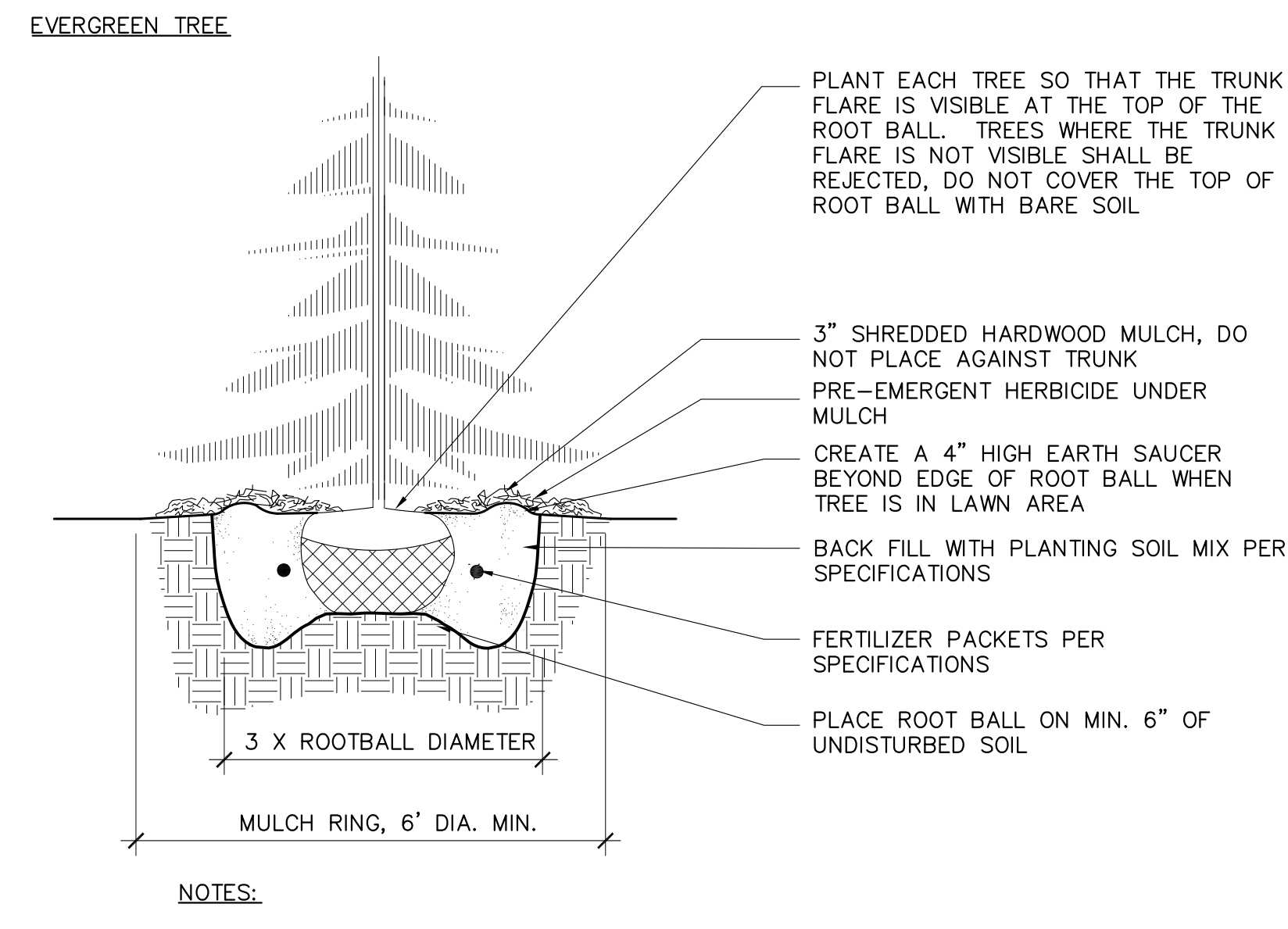
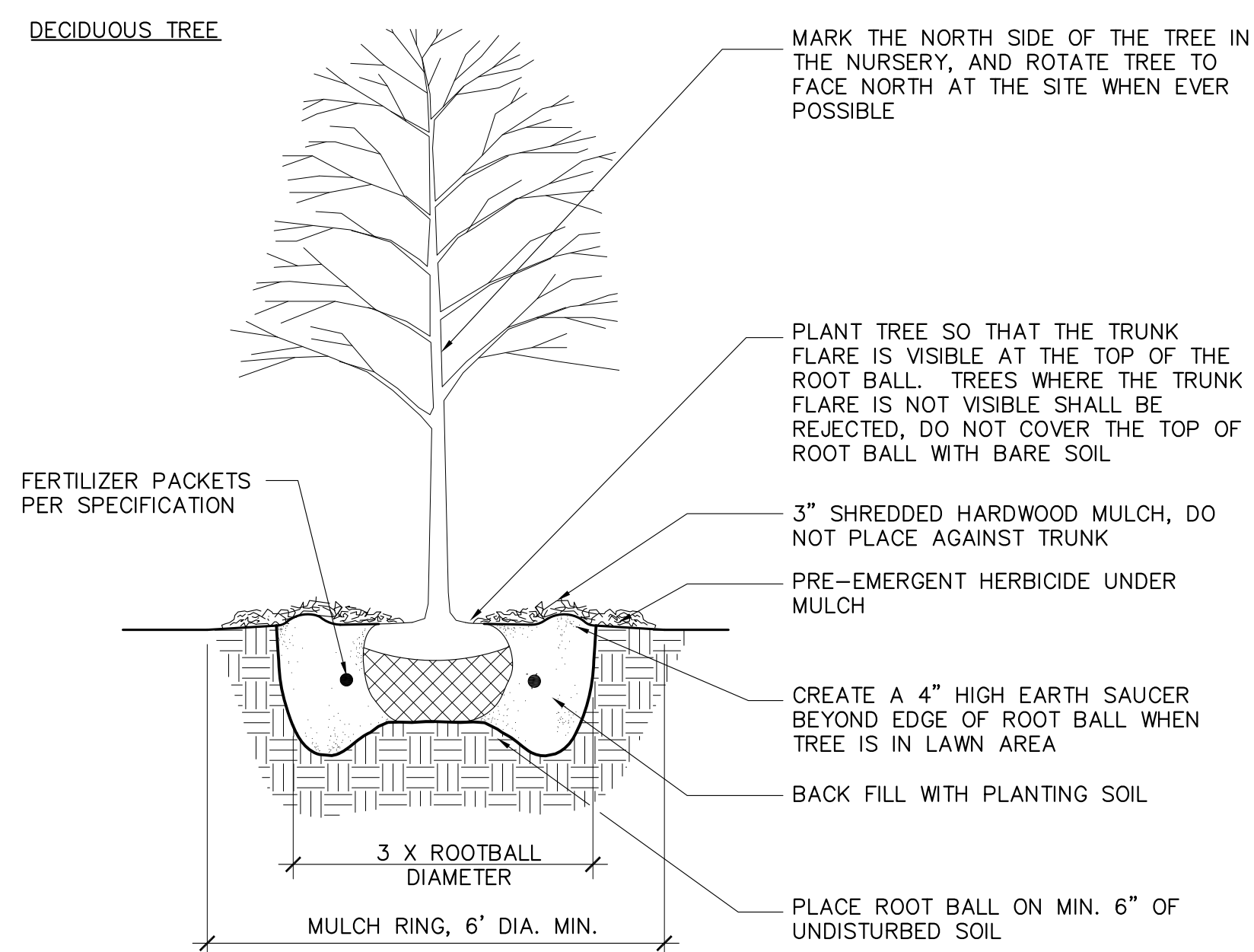
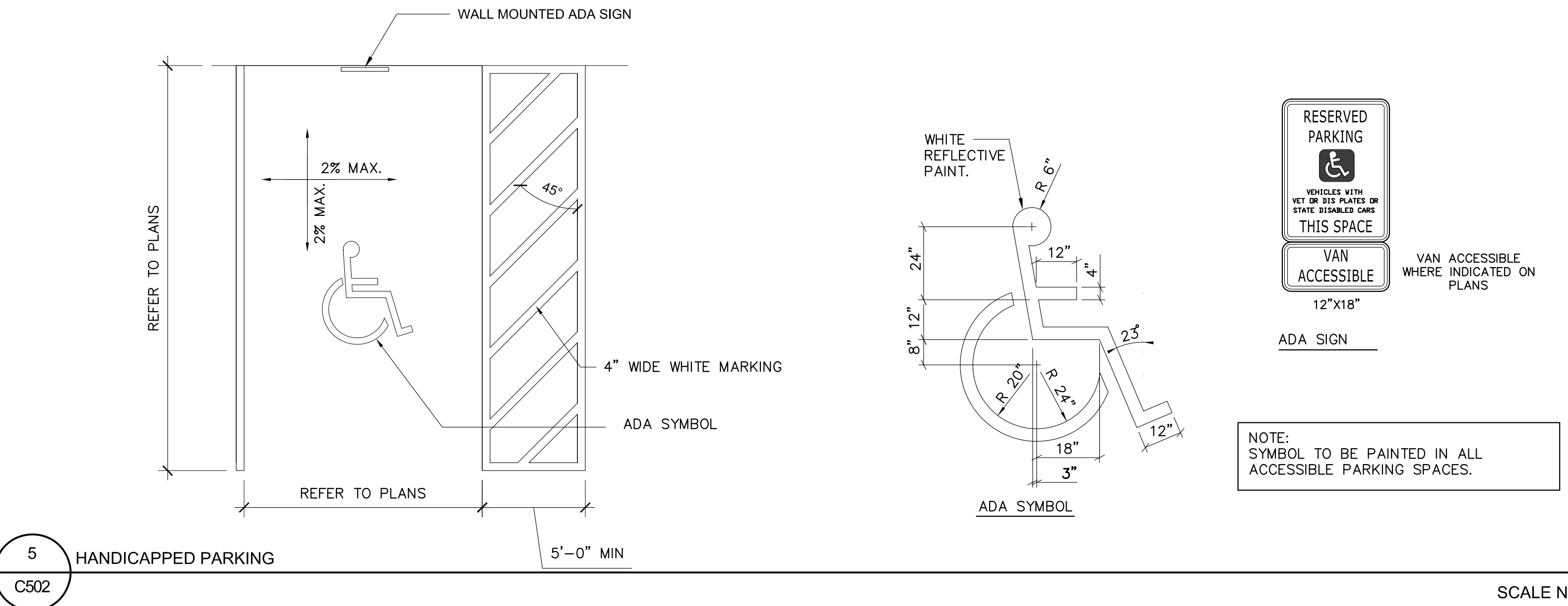
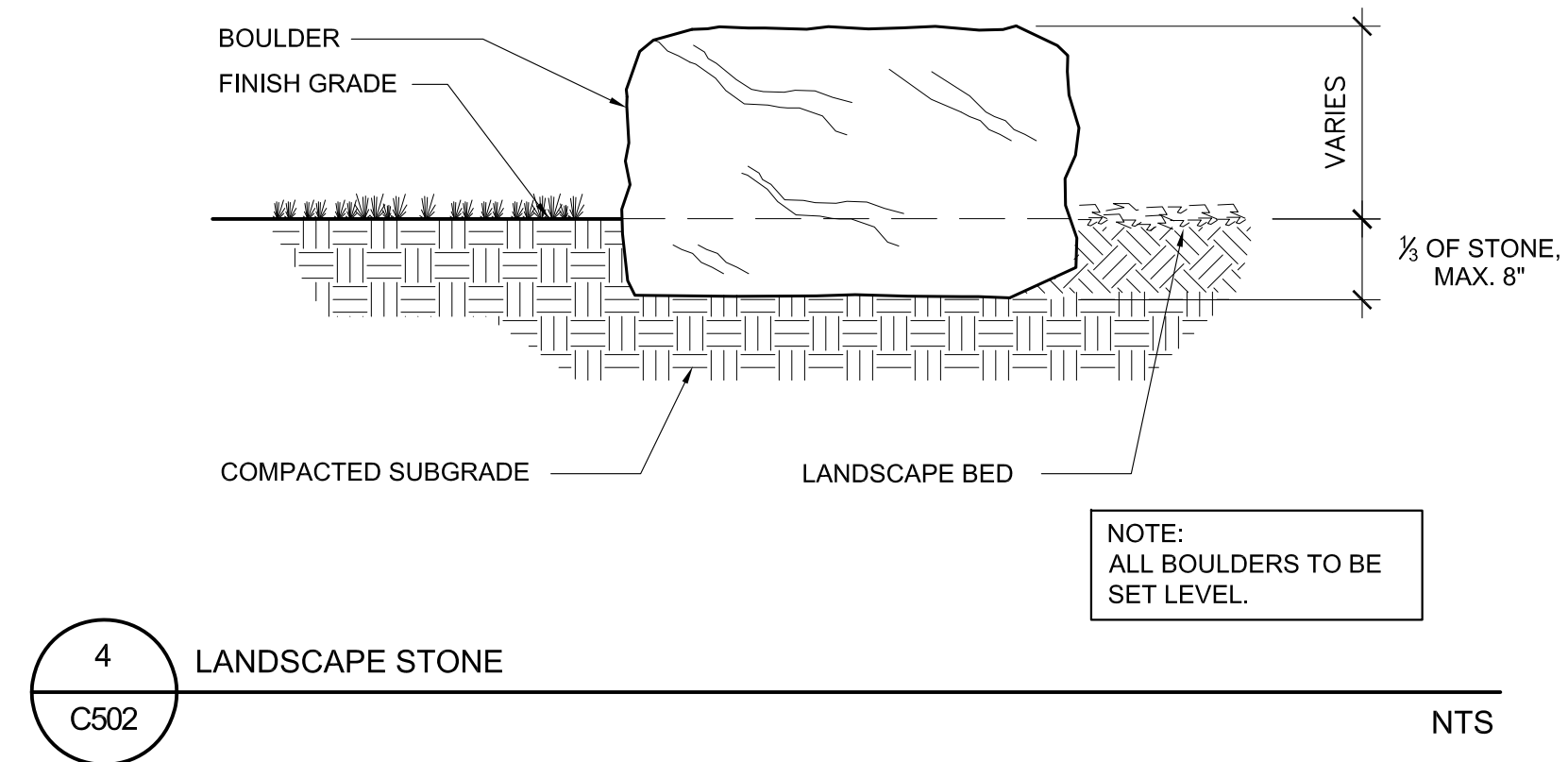
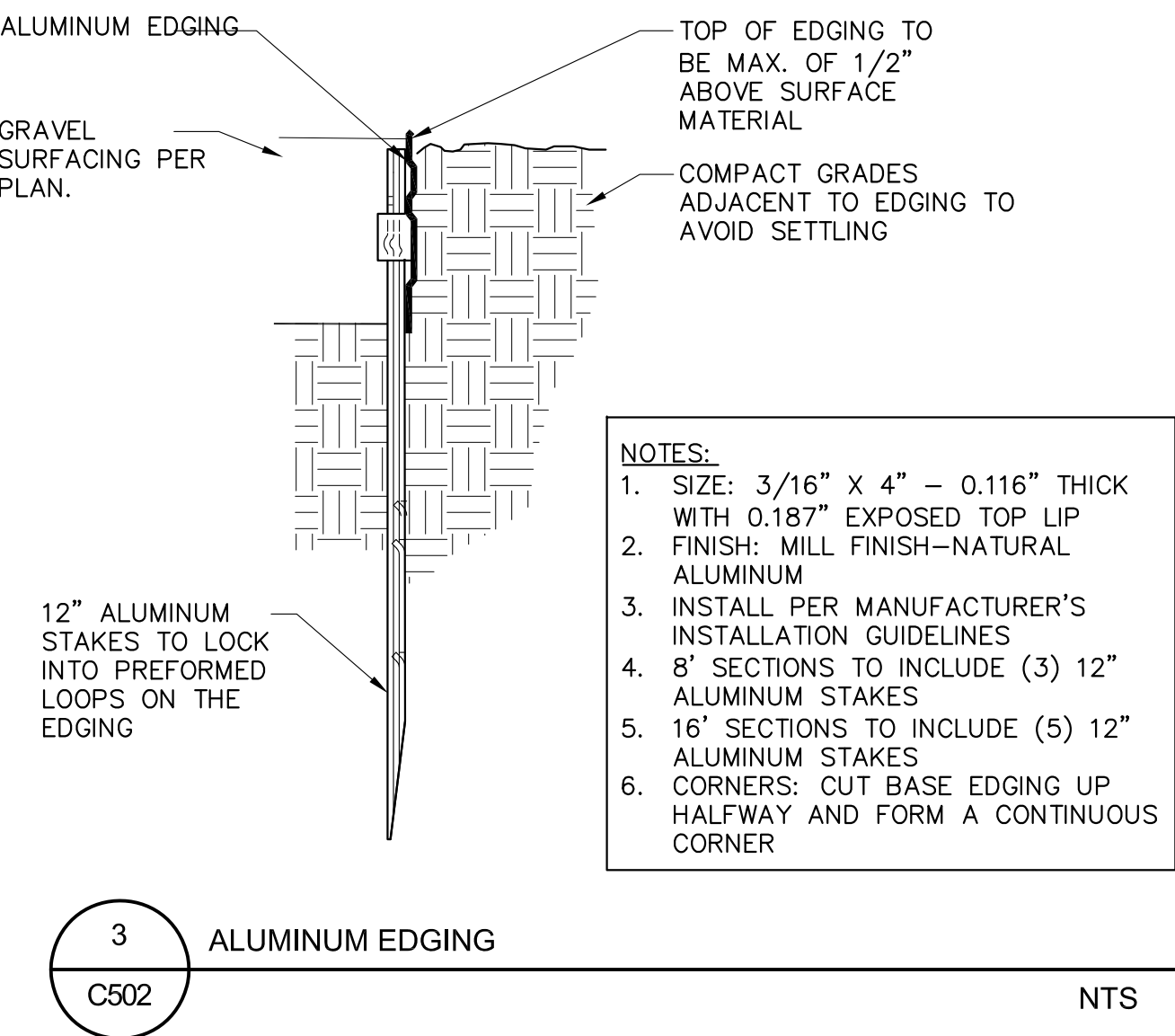
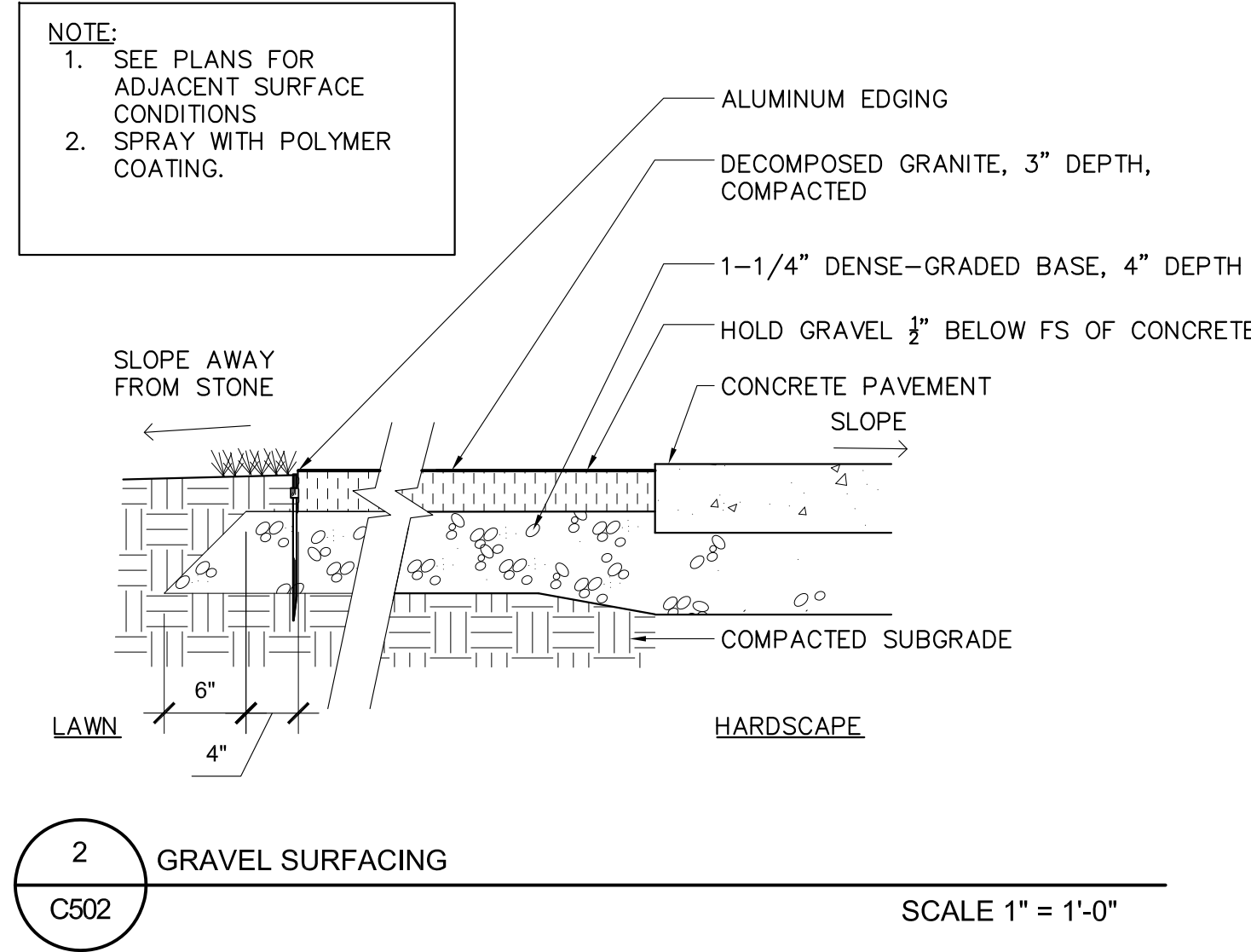
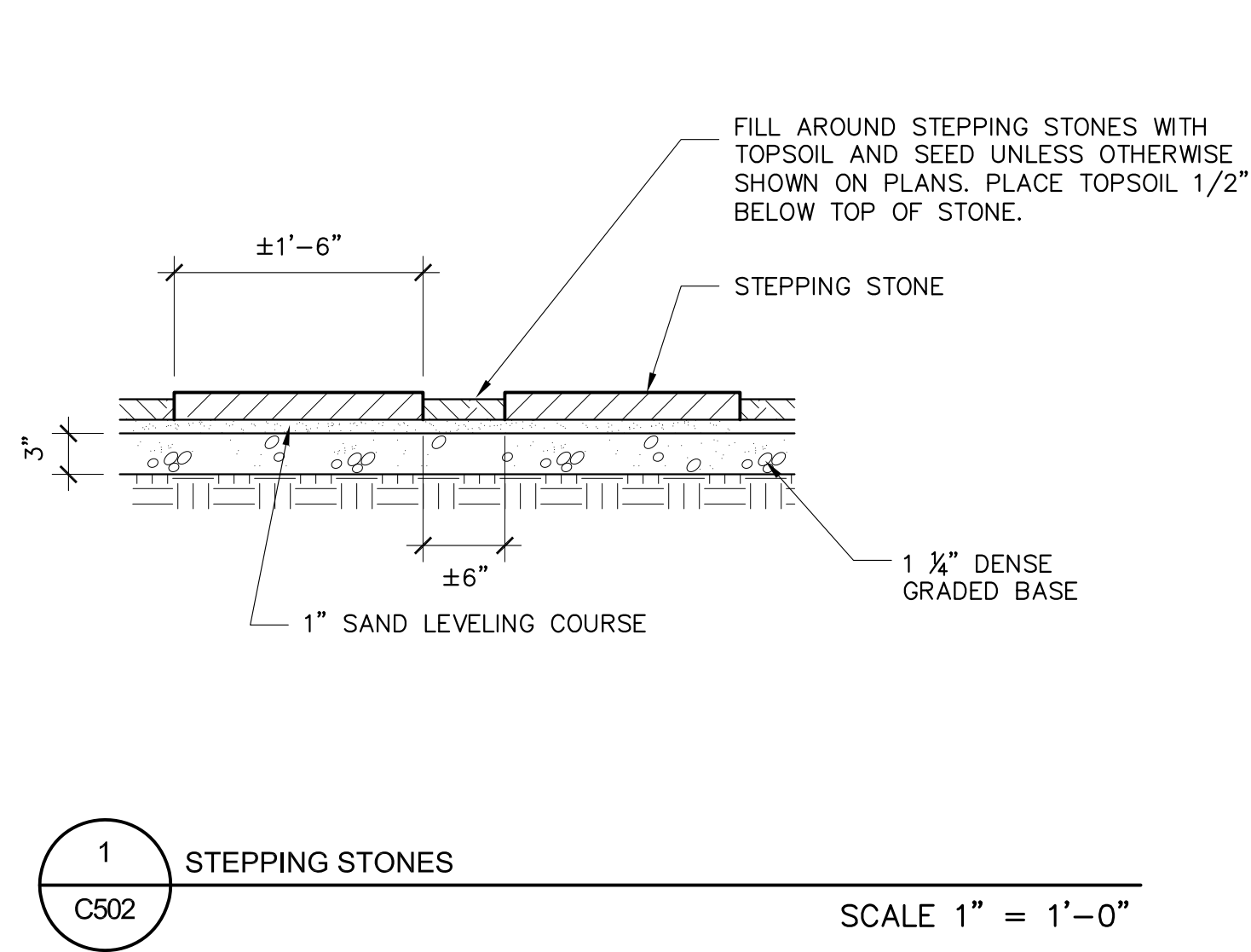
8 TYPE "A" MOUNTABLE CURB SCALE 1" = 1'-0"

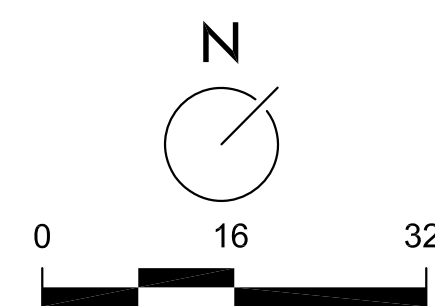


9 BOLLARD NTS



10 LIGHTED BOLLARD NTS



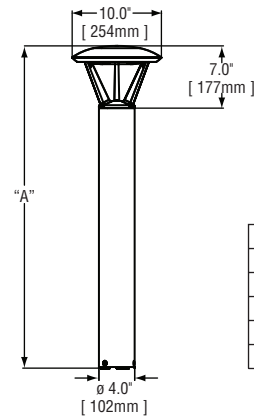


AREA SUMMARY SCHEDULE					
AREA NAME	NO	DIMENSIONS	LUMS / <MS>	WATTS / SQ FT	QTY
Silo	OUT	332.50x305.10ft	<S > (3) <F > (1) <C2 > (4) S (5) <W > (7) <R2 > (2) W/L3 (2)	0.02	1

C601



Notes:



Model	Dim. "A"
Landscape-12	13"
Landscape-18	18"
Pathway	36"
Pathway	42"
Pedestrian	96"

Product	Family	Optic	Mounting	# of LEDs (x 10)	LED Series	Voltage	Color Options	Factory-Installed Options
Please type additional options in manually on the lines provided above.								
PWY	EDG Pathway Light	3M ¹ Type III Medium	P0 ² P1 ³ P3 ⁴ P4 ⁵ P8 ⁶	02 ⁷	C	UL Universal 120–277V UH ⁸ Universal 347–480V 12 120V 27 277V 34 ⁹ 347V	SV Silver BK Black WH White BZ Bronze PB Platinum Bronze	43K 4300K Color Temperature ⁹ 525 525mA Drive Current ¹⁰ F Fuse ^{11,12} HL Hi/Low (175/350/525, dual circuit input) ^{13,14} TL Two-Level (175/525 w/ integrated sensor control) ^{13,14} TL2 Two-Level (0/350 w/ integrated sensor control) ^{13,14} TL3 Two-Level (0/525 w/ integrated sensor control) ^{13,14}

Footnotes

- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. IESNA Type III Medium distribution</p> <p>2. 13" landscape fixture</p> <p>3. 18" landscape fixture</p> <p>4. 3' pathway fixture (bollard)</p> <p>5. 42" pathway fixture (bollard)</p> <p>6. 8' pedestrian fixture</p> <p>7. Actual number of LEDs provided is 18</p> | <p>8. Available with 3, 4 and 8 mounting options</p> <p>9. Color temperature per fixture; minimum 70 CRI</p> <p>10. Driver operates at 525mA instead of the standard 350mA providing a higher lumen output and a shorter life</p> <p>11. Not available when UH voltage is selected</p> | <p>12. When code dictates fusing use time delay fuse</p> <p>13. Refer to multi-level spec sheet for availability and additional information</p> <p>14. Available with 1, 3, 4 and 8 mounting options</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

LED PERFORMANCE SPECS

# of LEDs	Initial Delivered Lumens – Type III Medium @ 6000K	B	U	G	Initial Delivered Lumens – Type III Medium @ 4300K	B	U	G	System Watts 120–277V	Total Current @ 120V	Total Current @ 230V	Total Current @ 277V	System Watts 347–480V*	Total Current @ 347V	Total Current @ 480V	L ₇₀ Hours** @ 25° C (77° F)
350mA (Standard) Fixture Operating at 25° C (77° F)																
18	1,344 (02)	1	2	1	1,179 (02)	1	2	1	24	0.20	0.11	0.10	30	0.10	0.14	150,000
525mA Fixture Operating at 25° C (77° F)																
18	1,748 (02)	1	2	1	1,533 (02)	1	2	1	38	0.32	0.18	0.16	44	0.13	0.15	92,000

* Utilizes magnetic step-down transformer when 525mA drive current or multi-level options are selected

** For recommended lumen depreciation data see TD-13

*** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-07BugRatingsAddendum.pdf

NOTE: All data subject to change without notice.

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Meets Buy American requirements within the ARRA.



General Description

Extruded aluminum housing fastens to a die-cast aluminum base with four 1/4"-20 flat head stainless steel screws. Standard cast aluminum top with molded clear acrylic lens, polycarbonate lens available. Top mounted LEDs for superior optical performance and light control. Five year limited warranty on fixture.

Electrical

Fixture lit by 18W high power, cool white, 6000K (+/- 500k per full fixture), minimum 70 CRI, long life LED sources. 120-277V 50/60 Hz, Class 1 LED drivers are standard. 347-480V 50/60 Hz driver is optional. LED drivers have power factor >90% at full load. Integral weather-tight J-box with leads (wire nuts) for easy power hook-up. Surge protection tested in accordance with IEEE C62.41.2 and ANSI standard 62.41.2.

Testing & Compliance

UL listed in the U.S. and Canada for wet locations. Consult factory for CE Certified products. RoHS compliant. International Dark-Sky Association approved.

Finish

Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable bronze powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and platinum bronze powder topcoats are also available. The finish is covered by our 10 year limited warranty.

Fixture and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117.

Patents

U.S. and international patents granted and pending. BetaLED is a division of Ruud Lighting, Inc. For a listing of Ruud Lighting, Inc. patents, visit www.uspto.gov.

Field-Installed Accessories**Retro-Fit Kit**

Used for replacement of existing bollards.

XA-XBPRSV
XA-XBP8RBK
XA-XBP8RWH
XA-XBP8RBZ
XA-XBP8RPB

Photometrics

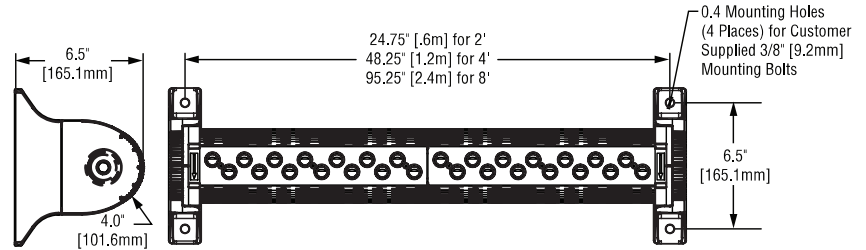
NOTE: All data subject to change without notice.

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Made in the U.S.A. of U.S. and imported parts.
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BetaLED Catalog #: FLD - OL - 40 - - - D - - - - -

**Notes:**

Product	Family	Optic	Mounting/ Length in ft	# of LEDs (/ft)	LED Series	Voltage	Color Options	Drive Current	Factory-Installed Options
FLD	OL	40 ¹	<input type="checkbox"/> D2 ² <input type="checkbox"/> D4 ² <input type="checkbox"/> D8 ²	<input type="checkbox"/> 07 <input type="checkbox"/> 14	D	<input type="checkbox"/> UL Universal 120–277V <input type="checkbox"/> UH Universal 347–480V	<input type="checkbox"/> BK Black <input type="checkbox"/> BZ Bronze <input type="checkbox"/> PB Platinum Bronze <input type="checkbox"/> SV Silver (Standard) <input type="checkbox"/> WH White	<input type="checkbox"/> 700 700mA (Standard) <input type="checkbox"/> 525 525mA <input type="checkbox"/> 350 350mA	Please type additional options in manually on the lines provided above. <input type="checkbox"/> 40K 4000K Color Temperature ³ <input type="checkbox"/> 35K 3500K Color Temperature ³ <input type="checkbox"/> DIM 0–10V Dimming ^{4,5,6}

Footnotes

- Distribution similar to flood (40°)
- D = Direct Rotatable; 2 = 2' (.6m), 4 = 4' (1.2m), 8 = 8' (2.4m)
- Color temperature per light bar; 70 CRI, 5700K standard; 4000K and 3500K; minimum 80 CRI optional
- Control by others
- Refer to [dimming spec sheet](#) for availability and additional information
- Can't exceed specified drive current; consult factory if exceeding drive current is necessary

LED PERFORMANCE SPECS												
# of LEDs /ft		Initial Delivered Lumens – 40° Flood Optic @ 5700K	Initial Delivered Lumens – 40° Flood Optic @ 4000K	System Watts 120–480V	Total Current @ 120V	Total Current @ 208V	Total Current @ 240V	Total Current @ 277V	Total Current @ 347V	Total Current @ 480V	L ₇₀ Hours* @ 25° C (77° F)	50K Hours Lumen Maintenance Factor* @ 15° C (59° F)
350mA Fixture Operating at 25° C (77° F)												
2ft (.6m)	07	1,271 (07)	1,115 (07)	19	0.16	0.11	0.08	0.09	0.07	0.07	> 150,000	94%
	14	2,492 (14)	2,186 (14)	35	0.28	0.18	0.18	0.16	0.11	0.09	> 150,000	
4ft (1.2m)	07	2,542 (07)	2,229 (07)	35	0.28	0.18	0.18	0.16	0.11	0.09	> 150,000	
	14	4,983 (14)	4,371 (14)	64	0.54	0.28	0.28	0.25	0.15	0.19	> 150,000	
8ft (2.4m)	07	5,083 (07)	4,459 (07)	64	0.54	0.28	0.28	0.25	0.15	0.19	> 150,000	
	14	9,966 (14)	8,742 (14)	126	1.10	0.58	0.58	0.53	0.26	0.36	> 150,000	
525mA Fixture Operating at 25° C (77° F)												
2ft (.6m)	07	1,855 (07)	1,627 (07)	25	0.21	0.11	0.11	0.09	0.08	0.09	> 150,000	93%
	14	3,638 (14)	3,191 (14)	50	0.41	0.22	0.22	0.20	0.12	0.15	144,000	
4ft (1.2m)	07	3,711 (07)	3,255 (07)	50	0.41	0.22	0.22	0.20	0.12	0.15	> 150,000	
	14	7,275 (14)	6,382 (14)	94	0.81	0.41	0.41	0.37	0.28	0.21	144,000	
8ft (2.4m)	07	7,421 (07)	6,510 (07)	94	0.81	0.41	0.41	0.37	0.25	0.21	> 150,000	
	14	14,551 (14)	12,764 (14)	187	1.61	0.81	0.81	0.73	0.55	0.41	144,000	
700mA (Standard) Fixture Operating at 25° C (77° F)												
2ft (.6m)	07	2,338 (07)	2,051 (07)	37	0.32	0.23	0.17	0.18	0.11	0.09	136,000	91%
	14	4,584 (14)	4,021 (14)	66	0.55	0.33	0.29	0.26	0.20	0.15	122,000	
4ft (1.2m)	07	4,676 (07)	4,102 (07)	66	0.55	0.33	0.29	0.26	0.20	0.15	136,000	
	14	9,169 (14)	8,043 (14)	126	1.09	0.64	0.54	0.48	0.37	0.27	122,000	
8ft (2.4m)	07	9,353 (07)	8,204 (07)	126	1.09	0.64	0.54	0.48	0.37	0.27	136,000	
	14	18,338 (14)	16,086 (14)	251	2.17	1.26	1.08	0.96	0.54	0.54	122,000	

* For recommended lumen maintenance factor data see [TD-13](#)

General Description

Slim low profile design. Luminaire is constructed from rugged extruded aluminum housing and die cast end caps for superior heat dissipation and durability. Integral weather-tight LED driver compartment and high performance aluminum heatsinks. Rugged die cast mounting pads provide for solid and secure luminaire mounting. Optional field installable extruded aluminum arms to space luminaire up to 18" (457mm) away from the mounting surface.

Luminaire body is rotatable 360 degrees in 5 degree increments for proper aiming and uniform illumination. Rotation is clearly marked with index marks on end caps.

Electrical

Modular design accommodates varied lighting output from high power, white, 5700K (+/- 500K per light bar), minimum 70 CRI, long life LED sources. Optional 4000K (+/- 100K per light bar) and 3500K (+/- 100K per light bar), both with minimum 80 CRI LED sources are also available. 120–277V 50/60 Hz, Class 1 LED drivers are standard. 347–480V 50/60 HZ option is available. LED drivers have power factor >90% and THD <20% at full load. Units provided with integral 10V surge protection. 36" (914mm) outdoor rated flexible power cord is provided for electrical connection. Surge protection tested in accordance with IEEE/ANSI C62.41.2.

Finish

Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, black, white, and platinum bronze powder topcoats are also available. The finish is covered by our 10 year limited warranty. Fixture and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117.

Patents

U.S. and international patents granted and pending. BetaLED is a division of Ruud Lighting, Inc. For a listing of Ruud Lighting, Inc. patents, visit www.uspto.gov.

Testing & Compliance

UL listed in the US and in Canada for wet locations and enclosure classified IP66 per IEC 60529. Consult factory for CE Certified products. RoHS Compliant.

**Field-Installed Accessories**

9" (229mm) Extension Arm
Spaces luminaire center 9"
(229mm) away from the
mounting surface

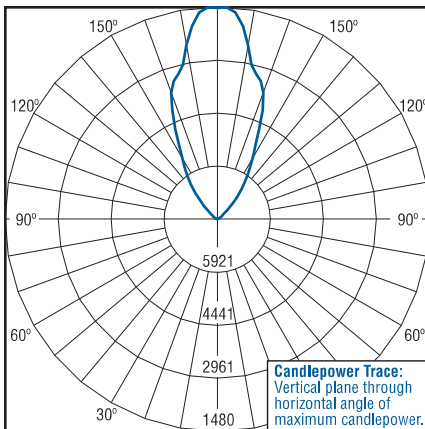
- ☐ XA-XFR9SV
- ☐ XA-XFR9WH
- ☐ XA-XFR9BK
- ☐ XA-XFR9PB
- ☐ XA-XFR9BZ

12" (305mm) Extension Arm
Spaces luminaire center 12"
(305mm) away from the
mounting surface

- ☐ XA-XFR12SV
- ☐ XA-XFR12WH
- ☐ XA-XFR12BK
- ☐ XA-XFR12PB
- ☐ XA-XFR12BZ

18" (457mm) Extension Arm
Spaces luminaire center 18"
(457mm) away from the
mounting surface

- ☐ XA-XFR18SV
- ☐ XA-XFR18WH
- ☐ XA-XFR18BK
- ☐ XA-XFR18PB
- ☐ XA-XFR18BZ

Photometrics

Independent Testing Laboratories certified test. Report No. ITL68434. Candlepower trace of 5700K, 2' (.6m) linear flood luminaire with 14 LEDs per foot. 40° flood optic with 4,588 initial delivered lumens operating at 700mA. **All published luminaire photometric testing performed to IESNA LM-79-08 standards.**



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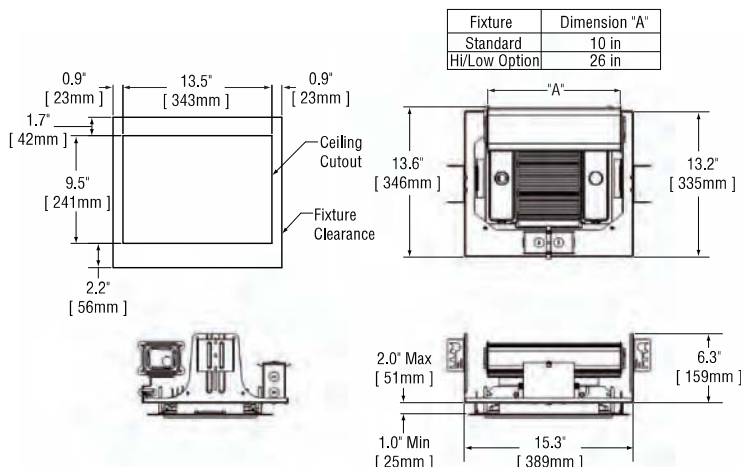
SFT-227-5M-RM-03 BetaLED® Recessed Soffit Luminaires – IC Rated

Rev. Date: 11/11/10

BetaLED Catalog #: SFT - 227 - 5M - RM - 03 - C - UL - - -



Notes:



Product	Family	Optic	Mounting	# of LEDs (x 10)	LED Series	Voltage	Color Options	Factory-Installed Options
SFT	227	5M ¹	RM ²	03	C	UL Universal 120–277V	<input type="checkbox"/> WH White <input type="checkbox"/> SV Silver <input type="checkbox"/> BK Black <input type="checkbox"/> BZ Bronze <input type="checkbox"/> PB Platinum Bronze	Please type additional options in manually on the lines provided above. <input type="checkbox"/> 43K 4300K Color Temperature ³ <input type="checkbox"/> F Fuse <input type="checkbox"/> HL Hi/Low (175/350/525, dual circuit input) ^{4,5} For remodel option, see remodel spec sheet

Footnotes

1. IESNA Type V Medium distribution
2. Recessed soffit mount for new construction
3. Color temperature per fixture; minimum 70 CRI
4. Refer to table for physical size change in driver housing length
5. Sensor not included

LED PERFORMANCE SPECS

# of LEDs	Initial Delivered Lumens – Type V Medium @ 6000K	B	U	G	Initial Delivered Lumens – Type V Medium @ 4300K	B	U	G	System Watts 120–277V	Total Current @ 120V	Total Current @ 230V	Total Current @ 277V	L ₇₀ Hours* @ 25° C (77° F)
		Rating**	Rating**										
350mA (Standard) Fixture Operating at 25° C (77° F)													
30	2,792 (03)	2	1	1	2,449 (03)	2	1	1	39	0.33	0.19	0.17	141,000

* For recommended lumen depreciation data see [TD-13](#)

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-07BugRatingsAddendum.pdf

* For recommended lumen depreciation data see [TD-13](#)

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-07BugRatingsAddendum.pdf

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General Description

High performance energy efficient LED down light, designed for use in drop ceilings or new construction applications with 16" to 24" on center building construction. Heavy gauge steel recessed mounting frame features 1-1/2" deep aperture throat to accommodate most standard ceiling thicknesses, and a universal mounting brackets that accept 1/2" EMT conduit, C-channel mounting bars or flat bar hangers with 5" vertical adjustment from either above or below the ceiling. An oversized junction box is listed for eight #12 AWG feed through wires.

Luminaire sides are rugged cast aluminum with high performance extruded aluminum heat sink specifically designed for high power LED. It is factory assembled to the trim plate and wired to the driver.

Driver compartment is constructed of anodized extruded aluminum with stainless steel end panels for exceptional thermal performance. Driver is factory wired to the luminaire optical housing and features a quick connect power harness.

Five year limited warranty on luminaire.

Electrical

Modular design accommodates varied lighting output from high power, white, 6000K (+/- 500k per full fixture), minimum 70 CRI, long life LED sources. 120-277V 50/60 Hz, Class 1 LED drivers are standard. LED drivers have power factor >90% and THD <20% at full load.

Electrical Continued

Luminaire is Type IC in accordance with Article 410 of the NEC and UL 1598. It is suitable for direct contact with insulation.

Luminaire is listed for eight #12 AWG, 90C rated through branch circuit wires.

Meets FCC Title 47 CFR Part 18, Non-Consumer EMI and RFI emission levels.

Finish

Exclusive Colorfast DeltaGuard® finish on all cast aluminum components features an E-Coat epoxy primer with an ultra-durable white powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, black, white and platinum bronze powder topcoats are also available. Clear anodized finish on extruded aluminum heat sink. The finish is covered by our 10 year limited warranty.

Fixture and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117.

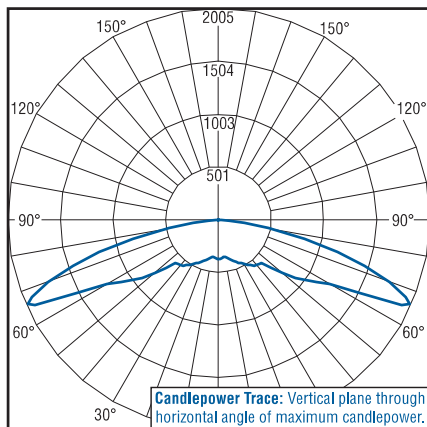
Testing & Compliance

UL listed in the U.S. and Canada for wet locations under covered ceilings. Consult factory for CE certified product. RoHS compliant. International Dark-Sky Association approved.

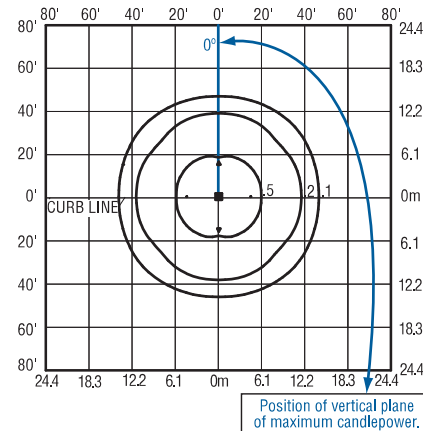
Patents

U.S. and international patents granted and pending. BetaLED is a division of Ruud Lighting, Inc. For a listing of Ruud Lighting, Inc. patents, visit www.uspto.gov.

Photometrics



Independent Testing Laboratories certified test. Report No. ITL63473. Candlepower trace of 6000K, 120 LED Type V Medium recessed soffit luminaire with 5,202 initial delivered lumens operating at 350mA. **All published luminaire photometric testing performed to IESNA LM-79-08 standards.**



Isofootcandle plot of 6000K, 30 LED Type V Medium recessed soffit luminaire at 15' A.F.G. Luminaire with 2,792 initial delivered lumens operating at 350mA. Initial FC at grade.

Field-Installed Accessories

☐ **Mounting C Channel - 30" Long**
XA-MC30

☐ **Mounting C Channel - 14" Long**
XA-MC14

☐ **Mounting C Channel - 22" Long**
XA-MC22

☐ **Mounting Brackets**
XA-MB4

☐ **Remote Motion Sensor Kit**
Used to control a single or series of fixtures as On/Off controller or Hi/Low controller with HL option (rated for up to 800 watts @ 120V or 1200 watts @ 277V)

☐ **XA-OMS108-UWL**
Up to 8' mounting height

☐ **XA-OMS120-UWL**
Up to 20' mounting height

☐ **XA-OMS140-UWL**
Up to 40' mounting height

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DESCRIPTION

The patent pending Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

SPECIFICATION FEATURES

Construction

Slim, low profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 10W and 20W. The large housing is available in the 30W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied lever-lock connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 10W models operate in -40°C to 40°C [-40°F to 104°F]. 20W and 30W models operate in -30°C to 40°C [-22°F to 104°F]. Crosstour luminaires

maintain greater than 70% of initial light output after 50,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 10W, 120V 50/60 Hz., 20W and 30W, 120-277V 50/60Hz.

Finish

Crosstour is protected with a Super TGIC carbon bronze or summit white polyester powder coat paint. SuperTGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Crosstour features a five-year limited warranty.



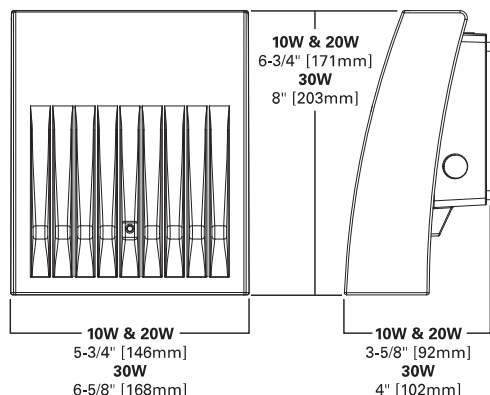
XTOR CROSSTOUR LED

WALL / SURFACE MOUNT
POST / BOLLARD MOUNT
LOW LEVEL MOUNT
INVERTED MOUNT

SustainabLEDesign

DESIGNLIGHTS
CONSORTIUM

DIMENSIONS



CERTIFICATION DATA

UL/cUL Wet Location Listed
IP66 Ingress Protection Rated
ADA Compliant
LM79 / LM80 Compliant
ROHS Compliant
ARRA Compliant
DLC Qualified Models
Lighting Facts® Approved
Title 24 Compliant
NOM Compliant Models

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area:
(Sq. Ft.)
XTOR1A/XTOR2A=0.34
XTOR3A = 0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

ORDERING INFORMATION

SAMPLE NUMBER: XTOR2A-N-WT-PC1

Series XTOR1A =Small Door, 10W ¹ XTOR2A =Small Door, 20W ² XTOR3A =Large Door, 30W ²	LED Kelvin Color ³ ____ = Bright White (Standard) 5000K N = Neutral Warm White, 3500K	Housing Color ____ = Carbon Bronze (Standard) WT = Summit White	Options (specify voltage) ⁴ PC1 =Photocontrol 120 V PC2 =Photocontrol 208-277 V	Accessories ⁵ WG/XTOR =Wireguard (fits both)

Notes:
¹ 120V only XTOR1A not available in 3500K.
² Design Lights Consortium™ qualified (down mount only).
 Consult Design Lights Consortium website for all applications.
³ PC2 only available in 20W and 30W models.
⁴ PC1 and PC2 photo controls are factory installed. PC2 not available on XTOR1A models.
⁵ Order WG/XTOR wire guard separately.

STOCK ORDERING INFORMATION

10W Series	20W Series	30W Series
XTOR1A = 10W, 5000K, Carbon Bronze	XTOR2A = 20W, 5000K, Carbon Bronze	XTOR3A = 30W, 5000K, Carbon Bronze
XTOR1A-WT = 10W, 5000K, Summit White	XTOR2A-N = 20W, 3500K, Carbon Bronze	XTOR3A-N = 30W, 3500K, Carbon Bronze
XTOR1A-PC1 = 10W, 5000K, 120V PC, Carbon Bronze	XTOR2A-WT = 20W, Summit White	XTOR3A-WT = 30W, Summit White
	XTOR2A-PC1 = 20W, 120V PC, Carbon Bronze	XTOR3A-PC1 = 30W, 120V PC, Carbon Bronze



5-DAY QUICK SHIP ORDERING INFORMATION

10W Series	20W Series	30W Series
XTOR1A-WT-PC1 = 10W, 5000K, Summit White, 120V PC	XTOR2A-PC2 = 20W, 5000K, 208-277V PC, Carbon Bronze	XTOR3A-PC2 = 30W, 5000K, 208-277V PC, Carbon Bronze
	XTOR2A-WT-PC1 = 20W, 5000K, Summit White, 120V PC	XTOR3A-WT-PC1 = 30W, 5000K, Summit White, 120V PC
	XTOR2A-WT-PC2 = 20W, 5000K, Summit White, 208-277V PC	XTOR3A-WT-PC2 = 30W, 5000K, Summit White, 208-277V PC
	XTOR2A-N-WT = 20W, 3500K, Summit White	XTOR3A-N-WT = 30W, 3500K, Summit White
	XTOR2A-N-PC1 = 20W, 3500K, 120V PC, Carbon Bronze	XTOR3A-N-PC1 = 30W, 3500K, 120V PC, Carbon Bronze
	XTOR2A-N-PC2 = 20W, 3500K, 208-277V PC, Carbon Bronze	XTOR3A-N-PC2 = 30W, 3500K, 208-277V PC, Carbon Bronze
	XTOR2A-N-WT-PC1 = 20W, 3500K, Summit White, 120V PC	XTOR3A-N-WT-PC1 = 30W, 3500K, Summit White, 120V PC
	XTOR2A-N-WT-PC2 = 20W, 3500K, Summit White, 208-277V PC	XTOR3A-N-WT-PC2 = 30W, 3500K, Summit White, 208-277V PC

LUMENS - CRI / CCT TABLE

LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A	XTOR3A-N
Delivered Lumens	719	1361	947	2243	1600
CCT (Kelvin)	5000	5000	3500	5000	3500
Color Rendering Index (CRI)	68	67	86	69	84

CURRENT DRAW

	XTOR1A	XTOR2A	XTOR3A
120V	.13A	0.2A	0.3A
208V	--	0.1A	0.15A
240V	--	0.15A	0.15A
277V	--	0.15A	0.15A

DESCRIPTION

Westwood 715 and 715-2 are ultra-compact wall fixtures for use with PAR30 metal halide lamps. Both models are provided with a remote ballast/housing assembly and are suitable for use with 120, 208, 240, 277 or 347V line voltage (specify). Model 715 provides downlight or uplight by way of the 180° rotational fixture head. Model 715-2 provides combination uplight and downlight. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

A ... Material

Housing and hood are precision-machined from corrosion-resistant 6061-T6 aluminum billet. Mounting canopy is constructed from corrosion-resistant silicone aluminum.

B ... Finish

Fixtures are double protected by a chromate conversion undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

C ... Hood

Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. The flush lens design sheds water and minimizes debris collection on the uplight position.

D ... Gasket

Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

E ... Lens

Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

F ... Mounting & Adjustability

Both models mount over a standard 4" J-box and connect to a remote metal halide ballast/housing assembly (provided). Model 715 provides downlight or uplight by way of the 180° rotational fixture head. Model 715-2 provides combination uplight and downlight. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

G ... Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

H ... Socket

Ceramic socket with 250° C Teflon® coated lead wires and medium base.

I ... Ballast

Remote core & coil ballast is standard (120/208/240/277/347V). Maximum remote mounting distance for a core & coil ballast is 50'. Remote electronic ballast (120/277V) is available as an option by adding the prefix "EL" to the ballast/mounting code. Maximum remote mounting distance for an electronic ballast depends upon the ballast manufacturer and may require the use of special low capacitance wire, separate conduit runs for lead wires, or other special installation requirements. See ballast manufacturer's installation instructions or contact the factory for remote mounting distance and installation requirements.

J ... Lamp

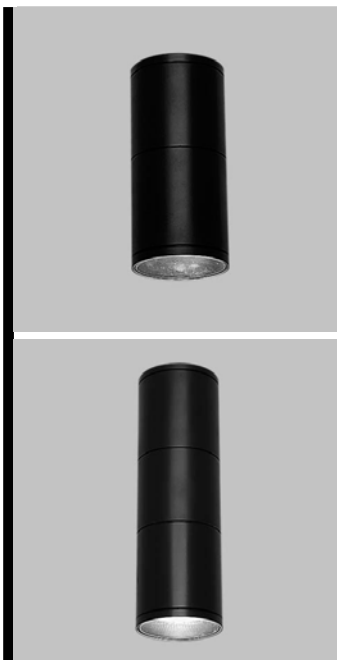
Not included. Available from Lumière as an accessory - see reverse side of this page.

K ... Labels & Approvals

UL and cUL listed, standard wet label. IP65 rated. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made.

L ... Warranty

Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



WESTWOOD

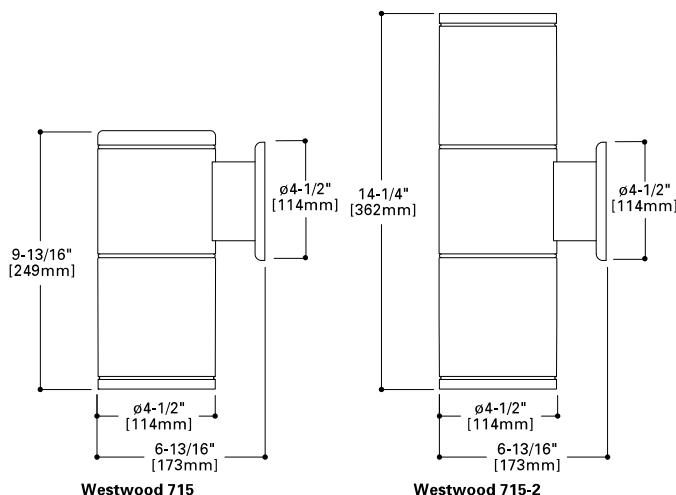
715

715-2

70W (max.) PAR30

Metal Halide

IP65



Westwood 715

Westwood 715-2

Westwood 715/715-2

Lamp=
CDM70PAR30L/M/SP
(M98)
CBCP=48,000

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
25'0"	77	4'0"
20'0"	120	3'6"
15'0"	213	2'6"
12'0"	333	2'0"
10'0"	480	1'6"
8'0"	749	1'6"

**Westwood 715/715-2**

Lamp=
CDM39PAR30L/SP
(M130KL-39)
CBCP=42,000

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
25'0"	67	4'0"
20'0"	105	3'6"
15'0"	187	2'6"
12'0"	292	2'0"
10'0"	420	1'6"
8'0"	657	1'6"

**Westwood 715/715-2**

Lamp=
CDM70PAR30L/M/FL
(M98)
CBCP=7000

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
25'0"	11	19'0"
20'0"	18	15'0"
15'0"	31	11'6"
12'0"	49	9'0"
10'0"	70	7'6"
8'0"	110	6'0"

**Westwood 715/715-2**

Lamp=
CDM39PAR30L/FL
(M130KL-39)
CBCP=6500

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
25'0"	10	12'6"
20'0"	16	10'0"
15'0"	29	7'6"
12'0"	45	6'0"
10'0"	65	5'0"
8'0"	101	4'0"

**LAMP INFORMATION**

Lamp	ANSI Code	Watts	Beam Spread	CBCP	°K	Life (hrs.)	Base	Volts
CDM70PAR30L/M/SP	M98	70	10°	48,000	3000	6000	medium	120-347
CDM70PAR30L/M/FL	M98	70	30°	7000	3000	6000	medium	120-347
CDM39PAR30L/SP	M130KL-39	39	10°	42,000	3000	9000	medium	120-347
CDM39PAR30L/FL	M130KL-39	39	30°	6500	3000	9000	medium	120-347

NOTE: Inferior quality lamps may adversely affect the performance of this product. Use only name brand lamps from reputable lamp manufacturers.

NOTES AND FORMULAS

- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.
- Bare lamp data shown. Consult lamp manufacturers to obtain detailed specifications for their lamps.

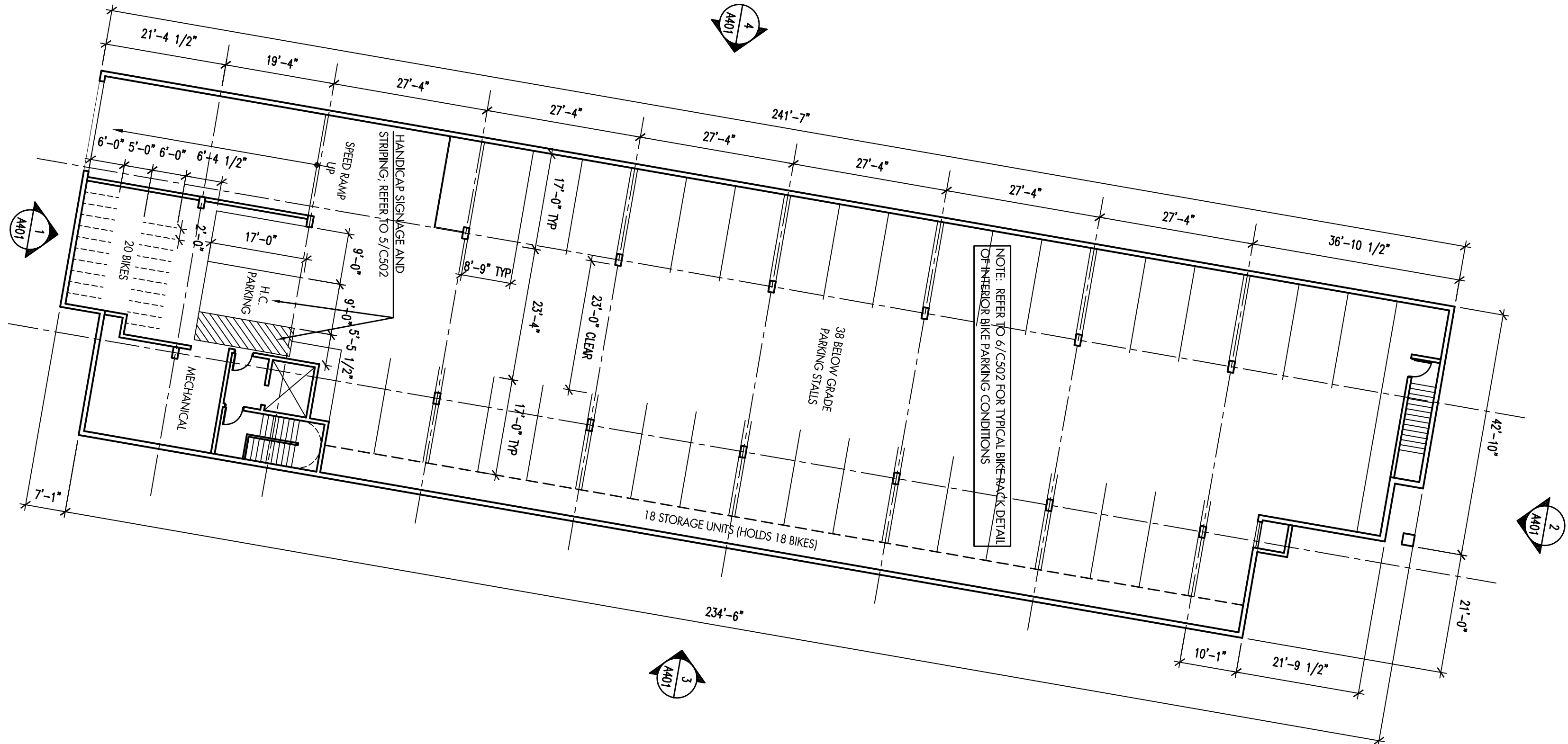
ORDERING INFORMATION

Series	Source	Voltage	Finish	Accessories
715 =PAR30 Metal Halide Up/Down Westwood Wall Fixture	Metal Halide MH39PAR30 =39W Metal Halide PAR30, Medium Base MH70PAR30 =70W Metal Halide PAR30, Medium Base	120 =120V 277 =277V 208 =208V 240 =240V 347 =347V	Painted BK =Black BZ =Bronze CS =City Silver VE =Verde WT =White	Filters F71-30 =Peach Dichroic Filter, 3.95" Dia F72-30 =Amber Dichroic Filter, 3.95" Dia F73-30 =Green Dichroic Filter, 3.95" Dia F74-30 =Medium Blue Dichroic Filter, 3.95" Dia F75-30 =Yellow Dichroic Filter, 3.95" Dia F76-30 =Red Dichroic Filter, 3.95" Dia F77-30 =Dark Blue Dichroic Filter, 3.95" Dia F78-30 =Light Blue Dichroic Filter, 3.95" Dia F79-30 =Neutral Density Dichroic Filter, 3.95" Dia F80-30 =Magenta Dichroic Filter, 3.95" Dia F22-30 =Red Color Filter, 3.95" Dia F33-30 =Blue Color Filter, 3.95" Dia F44-30 =Green Color Filter, 3.95" Dia F55-30 =Yellow Color Filter, 3.95" Dia F66-30 =Mercury Vapor Color Filter, 3.95" Dia Optical Lenses LSL-30 =Linear Spread Lens (elongate standard beam spread), 3.95" Dia OSL-30 =Overall Spread Lens (increase beam spread), 3.95" Dia DIF-30 =Diffused Lens (provide even illumination), 3.95" Dia Optical Louver LVR-30 =Hex Cell Louver (reduce glare), 3.95" Dia Lamps MHP3070-SP = 70W PAR30 Metal Halide Spot MHP3070-FL = 70W PAR30 Metal Halide Flood

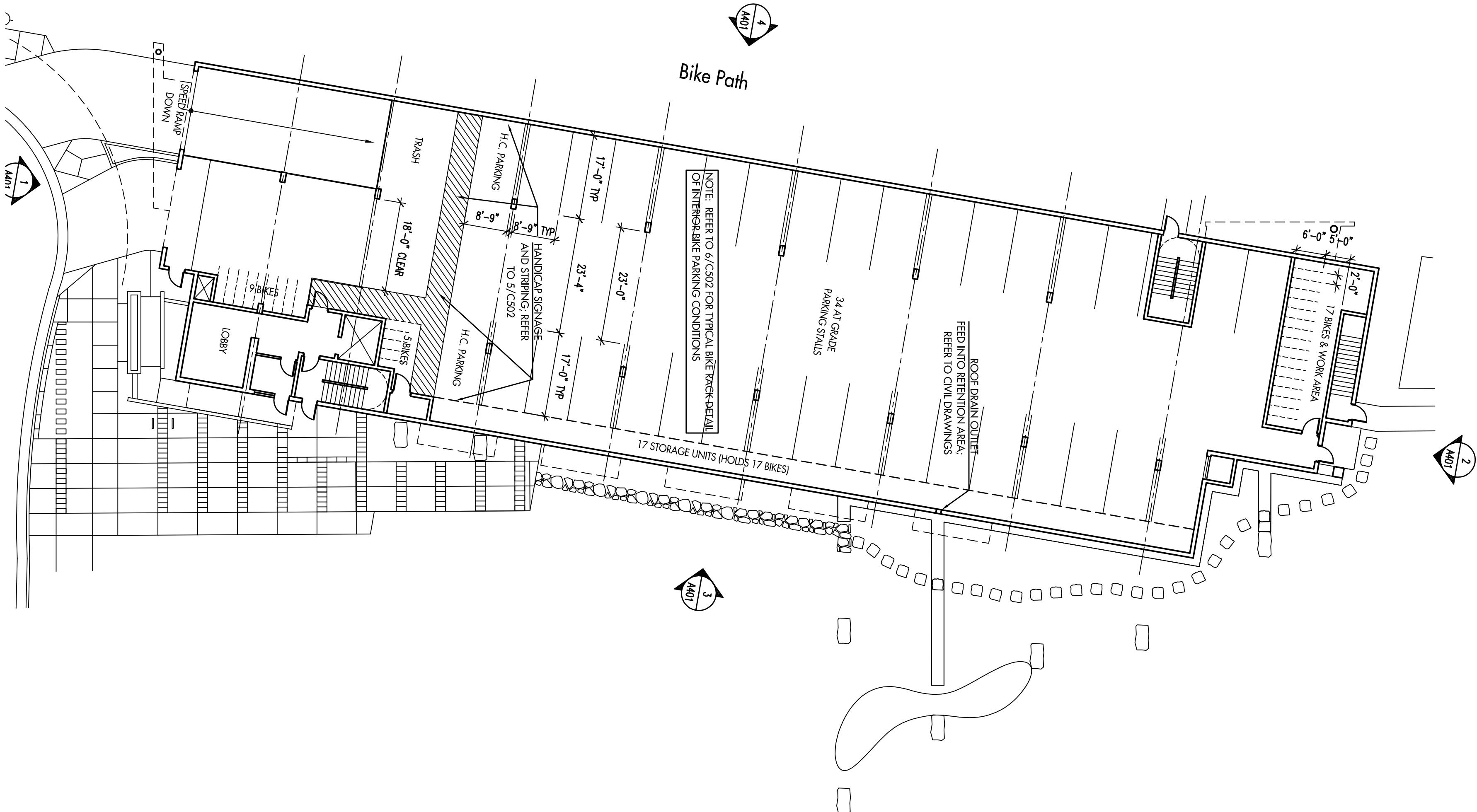
- Notes: 1 Includes one remote HID ballast and housing (WR style).
2 Includes two remote HID ballasts and housings (WR style).
* Lamp not included.
* Consult your Cooper Lighting representative for additional options and finishes.

URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL
SUBMITTED FEBRUARY 8, 2012 FOR:
FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
APRIL 9, 2012 PLAN COMMISSION MEETING

NOT FOR CONSTRUCTION



1 BASEMENT LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

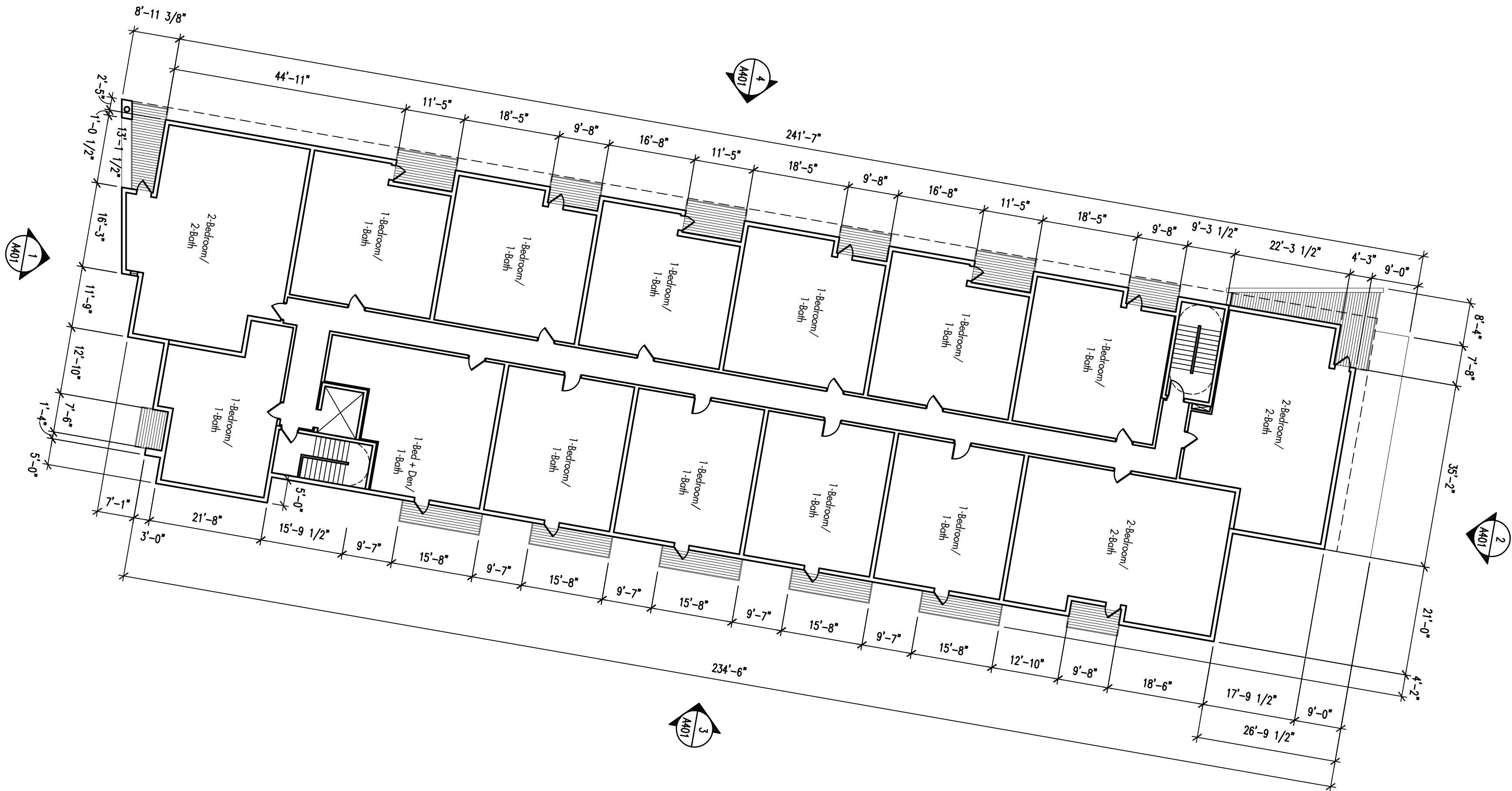


2 GRADE LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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5 FIFTH LEVEL FLOOR PLAN
SCALE: 1/16"=1'-0"



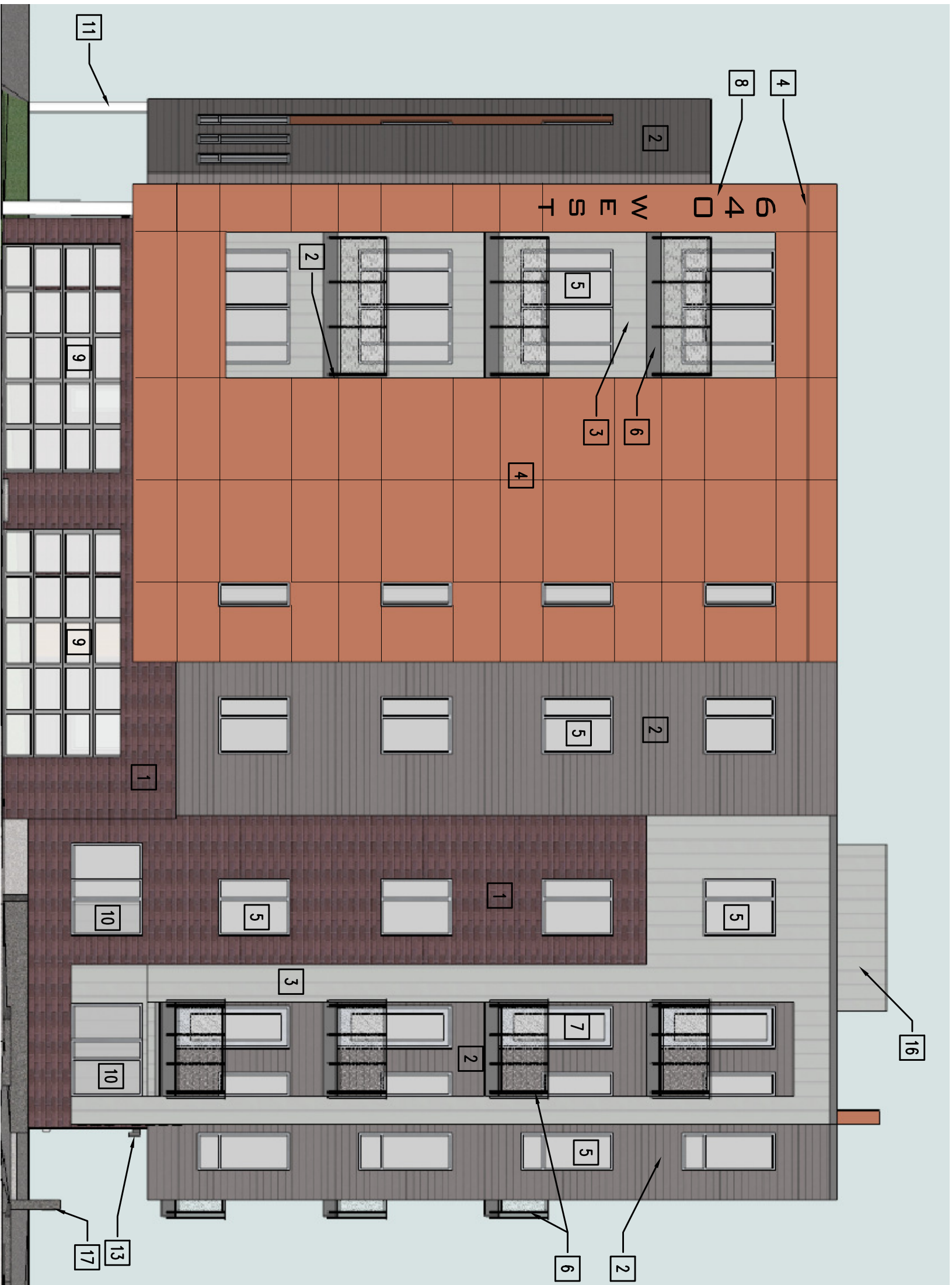
4 FOURTH LEVEL FLOOR PLAN
SCALE: 1/16"=1'-0"



3 THIRD LEVEL FLOOR PLAN
SCALE: 1/16"=1'-0"

ELEVATION KEYED NOTES:

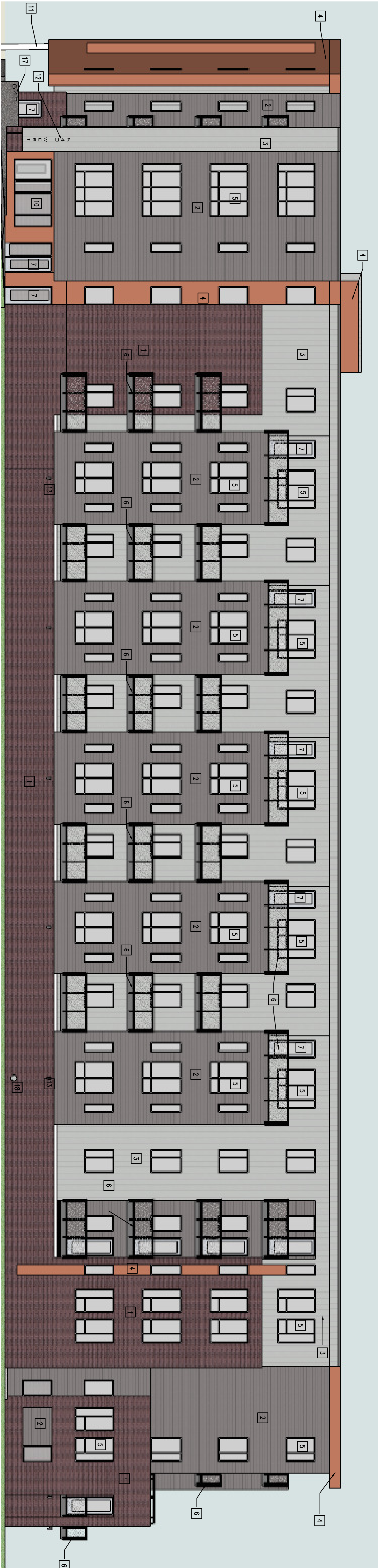
- 1 MASONRY VENEER
- 2 6" SMOOTH FACED CEMENT LUMP BOARD STONE - CHARCOAL COLOR
- 3 1.5" VERTICAL STANDING SEAM METAL PANEL - "BALNAULKE" FINISH
- 4 1.25" DEEP METAL WALL PANEL - BURNT ORANGE COLOR
- 5 WINE WINDOWS
- 6 TYPICAL DECK CONSTRUCTION, PRE-FINISHED ALUMINUM GRAB RAIL SYSTEM FACE MOUNTED TO TREATED WOOD DECK STRUCTURE WITH COMPOSITE TREAD BOARDS
- 7 INSULATED PRE-FINISHED ALUMINUM DOORS WITH FULL INSULATED LITES
- 8 16" ALUMINUM LETTERS ON 3" STAIN-OFFS WITH INTEGRATED BACKLIGHT
- 9 ALUMINUM SECTIONAL OVERHEAD DOORS WITH TRANSPARENT PANEL LITES
- 10 INSULATED PRE-FINISHED ALUMINUM WINDOWS
- 11 PAINTED STEEL COLUMN
- 12 6" ALUMINUM LETTERS ON 3" STAIN-OFFS WITH INTEGRATED BACKLIGHT
- 13 BUILDING EXTERIOR LIGHTING, WILL ALSO HAVE SMALL EXTERIOR LIGHT AT EACH BALCONY
- 14 PAINTED INSULATED HOLLOW METAL DOOR AND FRAME
- 15 ALUMINUM LOUVER
- 16 1.5" VERTICAL STANDING SEAM METAL PANEL - "BALNAULKE" FINISH ON ELEVATOR OPERATOR
- 17 9" ALUMINUM NUMBERS ON 1/2" STAIN-OFFS
- 18 ROOF DRAIN OUTLET TO FEED INTO RETENTION AREA, REFERS TO CIVIL DRAWINGS



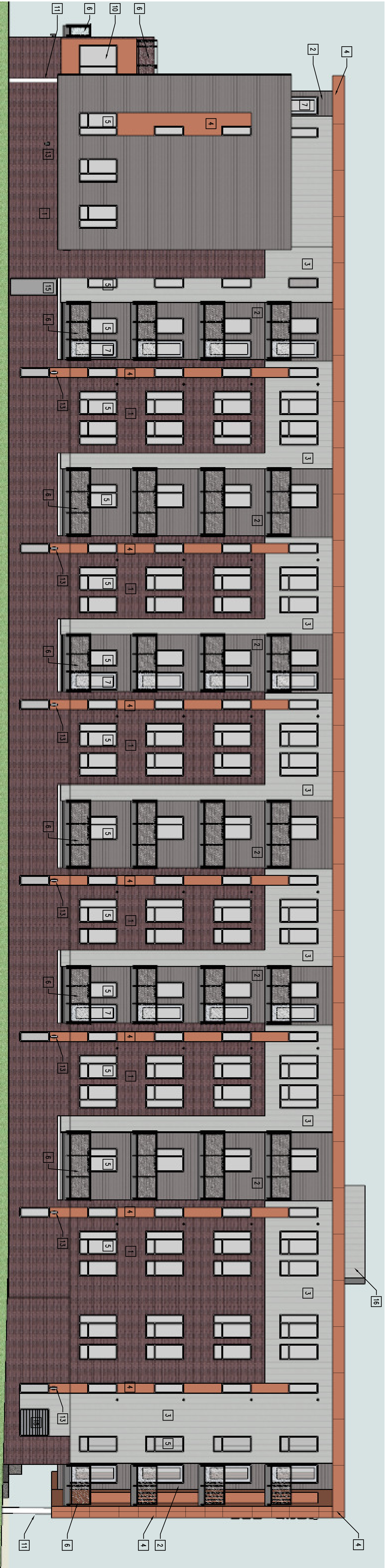
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

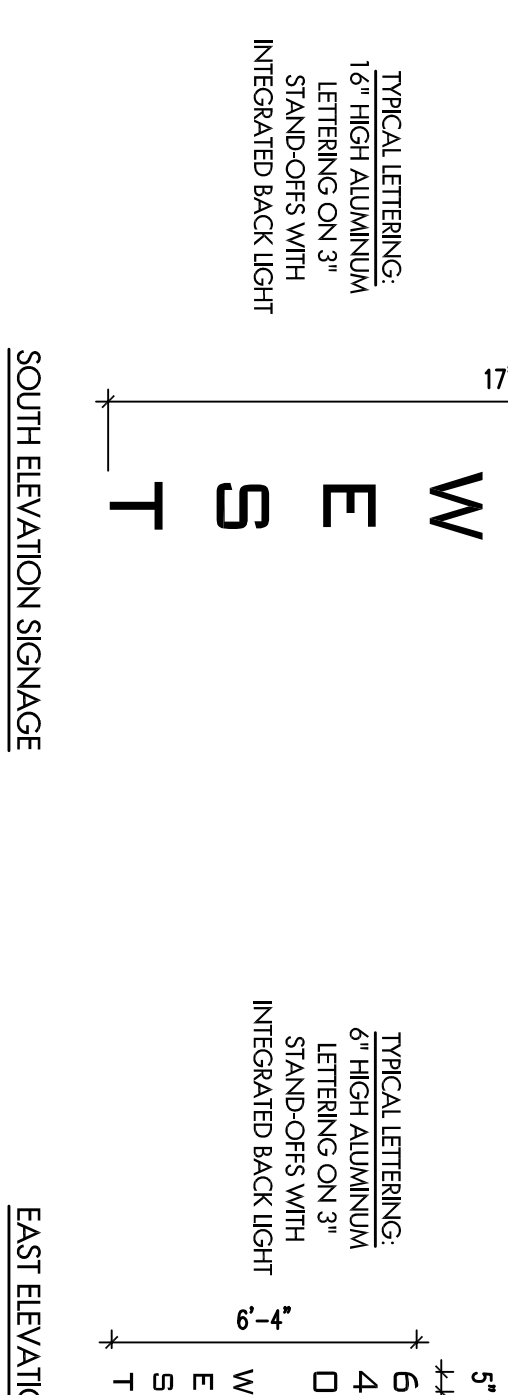


3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION



SCALE: 1/4" = 1'-0"



A402
SCALE: NONE



A402
SCALE: NONE



AA02
SCALE: NONE



A402
SCALE: NONE