

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/03/2014	DCPREZ-2014-10673
Public Hearing Date	C.U.P. Number
04/29/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME 2500 RIMROCK LLC	PHONE (with Area Code) (608) 258-5580	AGENT NAME ALEXANDER COMPANY	PHONE (with Area Code) (608) 258-5580
BILLING ADDRESS (Number & Street) 145 E BADGER RD STE 200		ADDRESS (Number & Street) 145 E. BADGER ROADSUITE 200	
(City, State, Zip) MADISON, WI 53713		(City, State, Zip) Madison, WI 53713	
E-MAIL ADDRESS		E-MAIL ADDRESS mdm@alexandercompany.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
2500 Rimrock Rd					
TOWNSHIP MADISON	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-363-2230-0					

REASON FOR REZONE			CUP DESCRIPTION	
ZONING COMPLIANCE FOR STRUCTURES <i>PUD</i>				

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-2 Commercial District	PUD Planned Unit	1.246		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SJW3	SIGNATURE: (Owner or Agent) <i>Matthew D. Meier</i>
Applicant Initials: <i>MDM</i>	Applicant Initials: <i>MDM</i>	Applicant Initials: <i>MDM</i>		PRINT NAME: Matthew D. Meier

COMMENTS: PROPOSE A GENERAL PLAN DEVELOPMENT FOR PUD REZONE

DATE: 3-3-2014



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name 2500 Rimrock, LLC
 Address 145 E. Badger Road, Suite 200
Madison, WI 53713
 Phone (608) 258-5580
 Email mdm@alexandercompany.com

Agent's Name Matthew D. Meier
 Address 145 E. Badger Road, Suite 200
Madison, WI 53713
 Phone (608) 258-5580
 Email mdm@alexandercompany.com

Town: Madison Parcel numbers affected: 0709-363-2230-0

Section: 36 Property address or location: 2500 Rimrock Road, Madison, WI

Zoning District change: (To / From / # of acres) C-2 to PUD-GDP (1.246 Acres)

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: 100 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Please see the enclosed General Development Plan Submittal Narrative for 2500 Rimrock Road.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Math D. Ill

Date: 2-28-2014

GENERAL DEVELOPMENT PLAN SUBMITTAL NARRATIVE

2500 Rimrock Road

Applicant: 2500 Rimrock, LLC

Legal Description:

Lot Two (2), Certified Survey Map No. 13312 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on July 5, 2012 in Volume 86 of Certified Survey Maps, Pages 68 through 73, as Document No. 4887821, located in the Town of Madison, Dane County, Wisconsin

Tax Parcel Identification No.: 032/0709-363-2230-0

1.246 Acres or 54,311 Square Feet

Project Overview

The proposed building is part of the Novation Campus, a master-planned mixed-use urban infill redevelopment along Rimrock Road just south of the Beltline. To date, approximately 370,000 square feet of commercial space has been completed in the campus, either as office, specialty retail, or tech/lab space. Major employers include Meriter Health Services, Physician's Plus, Zimbrick Porsche, Audi, Mercedes and BMW dealerships, Great Wolf Lodge, Exact Sciences, AquaMost, Cardinal Health, Summit Credit Union, ITT Tech and many more. With the recent influx of employment and existing housing stock fully occupied, the proposed project would provide additional rental housing and neighborhood oriented services within close proximity to this employment base.

Centrally located within the campus, the proposed project will be located at the intersection of Novation Parkway/Moorland Rd. and Rimrock Rd., a signal-controlled intersection that represents the primary entrance to the Campus and a primary intersection for the Indian Springs neighborhood to the East. As such, this location provides the best opportunity for service retail to serve neighborhood residents and campus employees alike, while encouraging a walkable urban environment.

Plans call for a four-story building with commercial space on the first floor and 43 residential rental units on floors two through four, comprised of 38 one-bedroom units and 5 two-bedroom units. Parking will be provided primarily on-site behind the building with 68 surface spaces and one level of underground parking with 31 spaces. The subject site is also located on a Madison Metro Transit route. Subject to market demand, our goal is to attract neighborhood serving uses, such as a café, restaurant, deli, bakery, small market, music/dance/fitness uses, drycleaning/laundry or other similar uses for a portion of the space.

PUD zoning is requested to allow for greater flexibility from traditional zoning requirements while providing a higher design standard with the use of metal panels, higher use of glass and concrete

masonry. Traditional zoning impedes the achievement of the design and functionality characteristics of urban infill- higher density, pedestrian friendly design by siting the building closer to the street and ample signage.

The site is currently zoned C-2, which was designated prior to the completion of the most recent planning documents, and is geared more towards industrial uses. The attached Zoning Analysis matrix summarizes C-2, R-4 and PUD zoning and lists the areas that traditional zoning can be achieved and the areas that it cannot.

Parcels located within the Novation Campus II subdivision are subject to an approved overall SWMP for the campus. Parcels are required to provide oil and grease control for parking lots, stable outlet design and conveyance to the existing storm sewer infrastructure. Runoff rate control and total suspended solids (TSS) reduction for the parcels are handled by on-site regional facilities serving the campus. The campus is exempt from infiltration requirements.

Design Concept

The building serves as a marker not only to the corner of this intersection but also as a symbol of the diversity intended for the entire campus. A mix of retail, office and residential combined into a single expression and brought to the very corner of the site becomes a sign of the larger development. The eclectic yet cohesive color pallet, mix of materials, and more modern architectural form allows for individual expression and identity while always understood as part of a singular community.

The site plan and architecture work jointly to preserve and reinforce open space, landscape and pedestrian circulation. The building brought off the corner to allow for underground parking also allows for a strong outdoor patio space at the street intersection. Similarly, the residual space between building and ramp along the west side provides ample outdoor space for an additional retail patio. Along the north side of the building the massing and articulation are coordinated with the landscape design to allow for a clear stair entry to the residential lobby and two additional key sidewalk access points to the retail shops. Parking and vehicular circulation are integrated into the pedestrian circulation to allow for a strong green or open space connection jutting into the south end of the site. The building corner steps or terraces at the street intersection providing for spatial relief at the activated corner as well as outdoor terrace on the 3rd floor.

Dwelling Unit Types and Land Uses

-38 One-Bedroom and 5 Two-Bedroom Residential Units

-Indoor Sales and Service, Retail, Indoor Commercial Entertainment, Restaurant, Tavern, Training Facility (Dance, Art, Martial Arts, Exercise), Personal and Professional Service, Institutional Use (School, Church), Daycare Center, Office and Outdoor Market

Prohibited Land Uses

-Tattoo Parlor, Pawn Shop, Payday Loan Establishment, Sexually Orientated Businesses

Development Densities and Ratios

34.51 Units per Acre

Building Coverage: 24%

Open/ Green Space Ratio: 11%

Floor Area Ratio: 1.25

Hard Surface: 65%

Signage

Signage is a key consideration for the use of PUD zoning for this project because tenants will likely require signage that would not comply in C-2 or R-4 zoning as those zoning designations were not created with this type of multi-tenant mixed-use building in mind.

Signage areas are indicated on the enclosed elevation plans. The attached plan shows the maximum signage area. The wall-mounted "Tenant Signs" will be no more than 18 inches tall and the wall-mounted "Commercial Tenant or Residential Signage Area" (three areas) will be no more than 30 inches tall. All building mounted signage will be internally illuminated individual cut out letters, with the font being of the tenant's choice. The intent is to allow each commercial tenant to have a building mounted sign on up to two different exterior faces of the building. If requested by the Tenant and approved by the Landlord, the Tenant shall also have the option to add a blade sign.

A 4-foot by 8-foot monument sign is proposed at the corner of Rimrock Road and Novation Parkway. The lettering will be up to 6 inches for the building, and up to 4 inches for the tenants. In addition, leasing information will be provided on the sign with up to 4 inch lettering. A wayfinding sign no larger than 4-feet by 8-feet will be located at the parking lot entrance off of Novation Parkway. A sign located at the front residential entrance no larger than 6-feet by 6-feet will be allowed for the building address and leasing information.

Relationship to the Approved Town Land Use Plan

The Town Land Use Plan from June 1978 is dated and was not adopted by Dane County

Projected Timeline

GDP Approval: May 2014

SIP Approval: May/June 2014

Construction Start: May/June 2014

Construction Complete: November 2014

PUD VS. TRADITIONAL ZONING ANALYSIS

2500 Rimrock Road

	<u>C-2 Zoning (Current Zoning)</u>	<u>R-4</u>	<u>Project</u>
Requirements Met			
Front Setback (Rimrock)	42 Feet	42 Feet	42 Feet
Lot Coverage	60% Maximum	None	24%
Requirements Not Met			
Residential Units	Not a Permitted nor Conditional Use	Permitted Use	43 Apartment Units
Building Height Limit	50 Feet	4 Stories	55 Feet/4 Stories
Front Setback (Novation Parkway)	30 Feet	30 Feet	5 Feet
Dwelling Units Per Acre	N/A	21.78	34.51 (Based on 43 Units)
Off-Street Parking (Residential)*	N/A	1.5 per dwelling Unit	99 Total Project Parking Spaces
Off-Street Parking (Retail)*	Varies based on use	N/A	99 Total Project Parking Spaces

**Assuming 1.5 parking spaces per dwelling unit (65 spaces), 34 parking spaces would be available for commercial parking. That would leave 2.89 spaces per 1,000 square feet of commercial space (approximately 11,750 square feet of commercial space). The parking requirements for retail/office space vary based on the use.*

Type:
Job:
Catalog number:

Approvals:

Mtg. Fixture	Electrical Module See page 2	Finish	Options See pages 3 -4	Structural Options See pages 5-7
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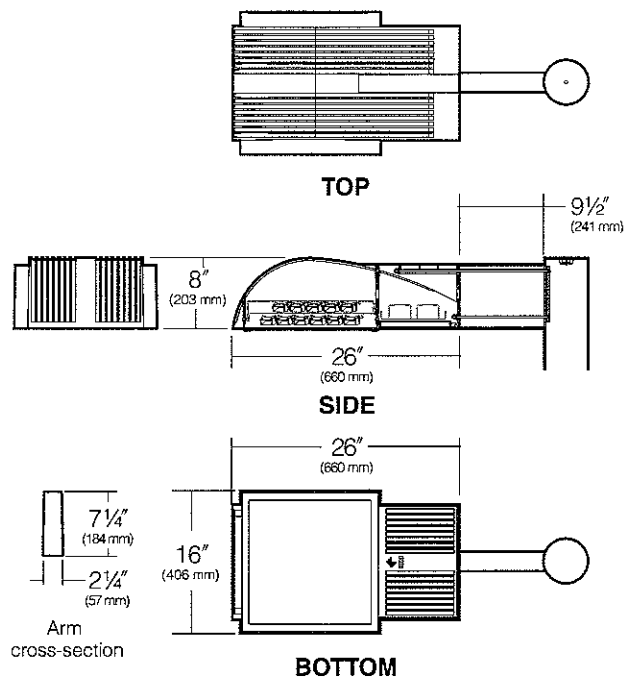
Select pole from Kim's Arms and Poles Selection Guide. If pole is provided by others indicate O.D. for arm fitting.

Date:
Page: 1 of 9

Specifications

STL-LED

80 Light Emitting Diodes
92 System Watts for 350mA
184 System Watts for 700mA
Maximum Weight = 55 lbs.



IP66 constructed sealed PicoPrism™ optical modules do not require a glass lens and offer improved optical performance. Contact factory if glass lens is required.

Housing: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling fins on top surfaces above the optical chamber and electrical compartment. A solid barrier wall separates the optical and electrical compartments, with gasketed wire penetrations. A double-thick wall with gussets is provided on the support arm mounting end. All hardware is stainless steel.

Frame: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with a 1" minimum thickness around the gasket flange for rigidity. Integral hinges with stainless steel pins provide no-tool mounting and removal from the housing. Two stainless steel thumb-latches are recessed into the front corners, concealed from normal view. Frame seals against the housing by a one-piece extruded silicone gasket with vulcanized end closure.

Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, thermal control device and surge protector. Electrical module attaches to housing with no-tool hinges and latches, accessible by opening the frame only. Driver is rated for -40°F starting

Optical Module: Precision, IP66 replaceable PicoPrism™ modules are positioned to achieve directional control toward desired task. The entire light engine fastens to the housing as a one-piece module

Dimming: Driver has a 0-10V dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. Note: Not compatible with current sourcing dimmers.

Support Arm: One-piece extruded aluminum with internal bolt guides. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. For mounting to round poles, arm is circular cut for precise mating to the pole diameter.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Listed to: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires. RoHS compliant. Meets Buy American provisions within ARRA.

Warranty: Kim Lighting warrants Structural LED products ("Product(s)") sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of ten (10) years for exterior housing paint finish(s), (iii) a period of six (6) years for LED Light Engines (PicoPrisms™ and, (iv) a period of five (5) years for LED power components (LED Driver, LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product. Occupancy sensors, Surge Protector, dimmers and relay wiring components are covered by the manufacturer's warranty.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.




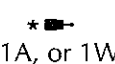



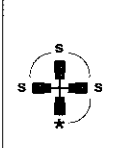
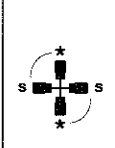
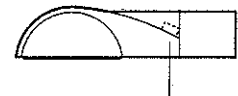


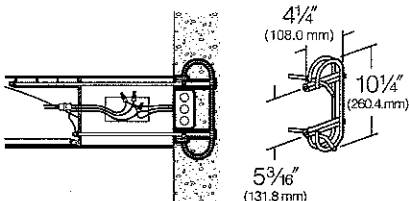
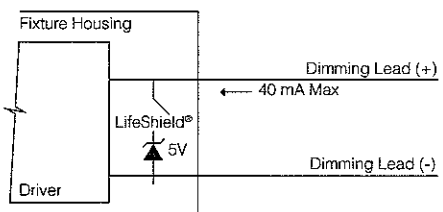
U.S. Patents D439,695; D440,704; D440,705;
D441,130; D465,302S; D674,965 S

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE

Type:
Job:



Optional Features

<p>Fusing Cat. No. <input type="checkbox"/> (see right) <input type="checkbox"/> No Option</p>	<p>Line Volts: 120V 208V 240V 277V 347V 480V Cat. No.: <input type="checkbox"/> SF <input type="checkbox"/> DF <input type="checkbox"/> DF <input type="checkbox"/> SF <input type="checkbox"/> SF <input type="checkbox"/> DF</p> <div style="text-align: right;">  Single Fuse </div>
<p>Photocell Control Cat. No. <input type="checkbox"/> A-25 <input type="checkbox"/> No Option</p>	<p>Fixture supplied with a fully gasketed receptacle above the electrical compartment for NEMA base photocell (by others). For multiple-fixture pole mountings with two or three fixtures, one fixture has a receptacle to operate the others. Four fixtures (250 watt or less) require one fixture with a receptacle. Four fixtures (400 watt) require two fixtures with receptacles.</p> <p style="text-align: center;">Mounting (see page 2)</p> <p style="text-align: center;">* Fixture with photocell receptacle s slave unit(s)</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  1A, or 1W </div> <div style="text-align: center;">  2B </div> <div style="text-align: center;">  2L </div> <div style="text-align: center;">  3T, 3Y </div> <div style="text-align: center;">  4C </div> <div style="text-align: center;">  4C </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <p>Allowable wattage per fixture:</p> <p>140W</p> </div> <div style="text-align: center;"> <p>140W</p> </div> <div style="text-align: center;"> <p>140W</p> </div> </div> <div style="text-align: right; margin-top: 20px;">  Photocell Receptacle </div>
<p>Neighbor Friendly Optic: Cat. No. <input type="checkbox"/> NFO <input type="checkbox"/> No Option</p>	<p>Integrated Neighbor Friendly Optic on each PicoPrism™ module to completely control unwanted backlight. Most effective with Type III and IV distributions.</p> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 20px;">   </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> TYPE III-NFO TYPE IV-NFO </div>
<p>Wall Mounting Cat. No. 1W Select from Mounting on page 2.</p>	<p>Modified support arm with side access to allow field splices within the arm, for poured concrete walls only. Fixture is mounted to wall using 3/8"-16 arm draw bolts threaded into the electro-zinc plated steel wall embedment bracket. Aluminum bearing plate provided to cover junction box, finished to match fixture. The wall embedment bracket provides 3/8"-16 bolt receptacles welded in a galvanized re-bar cage for casting into poured-in-place concrete walls. Bolt receptacles receive standard draw bolts inside fixture arm, or any 3/8"-16 bolt (by others).</p> <div style="text-align: right; margin-top: 20px;">  Wall mount using wall embedment bracket - J-box in wall (by others) </div>
<p>Wireless Control Cat. No. <input type="checkbox"/> WIH-M <input type="checkbox"/> No Option</p>	<p>In fixture WiHubb® wireless control module features on/off/variable and step dimming, SNAP protocol mesh network, AES-128 encryption detection, occupancy sensor interface and intuitive, user-friendly software. The most comprehensive and up to date information can be found at http://www.hubbell-automation.com/products/wihubb_infixture_module/.</p>
<p>0-10V Dimming Interface</p>	<p>Driver has a 0-10V dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. Note: Not compatible with current sourcing dimmers.</p> <div style="text-align: center; margin-top: 20px;">  Fixture Equivalent Circuit </div>

Type:
Job:

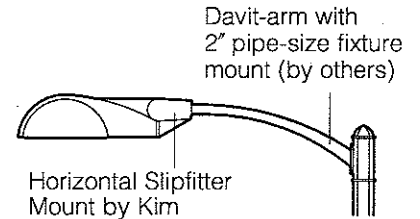


Optional Features

Horizontal Slipfitter Mount

- Cat. No. HSF
 No Option

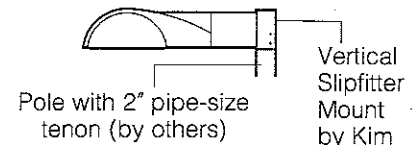
Replaces standard mounting arm with a slipfitter which allows fixture to be mounted to a horizontal pole davit-arm with 2" pipe-size mounting end (2 3/8" O.D.). Cast aluminum slipfitter with set screws providing ±5° vertical fixture adjustment. Bolts to housing from inside the electrical compartment using mounting holes for the standard support arm. Davit-arm must be field drilled at a set screw location to insure against fixture rotation. Finished to match fixture.



Vertical Slipfitter Mounts

- Cat. No. (See chart on right)
 No Option

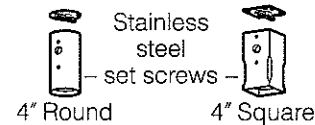
For Standard Fixtures: Allows fixture with standard support arm to be mounted to steel poles having a steel 2" pipe-size tenon (2 3/8" O.D. x 4 1/2" min. length). 4" round or square cast aluminum with flush cap, secured to pole tenon by four 3/8" stainless steel set point allen screws. Finished to match fixture and arm.



For existing pole installation or for use with poles provided by others.

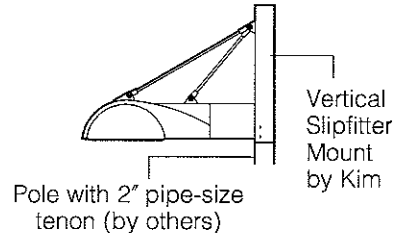
- Mounting Configuration
- 1A - single arm mount
 - 2B - 2 at 180°
 - 2L - 2 at 90°
 - 3T - 3 at 90°
 - 3Y - 3 at 120°
 - 4C - 4 at 90°

- Cat. No.
- VSF-1A
 - VSF-2B
 - VSF-2L
 - VSF-3T
 - VSF-3Y
 - VSF-4C



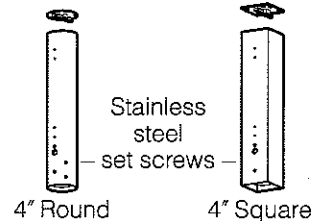
- Cat. No.
- SVSF-1A
 - SVSF-2B
 - SVSF-2L
 - SVSF-3T
 - SVSF-4C

For Fixtures with Structural Options: Allows fixture with structural options to be mounted to steel poles having a steel 2" pipe-size tenon (2 3/8" O.D. x 4 1/2" min. length). 4" round or square extruded aluminum with internal cast aluminum reinforcement, flush cap, secured to pole tenon by four 3/8" stainless steel set point allen screws. Finished to match fixture and arm.



- Mounting Configuration
- 1A - single arm mount
 - 2B - 2 at 180°
 - 2L - 2 at 90°
 - 3T - 3 at 90°
 - 3Y - 3 at 120°
 - 4C - 4 at 90°

- Cat. No.
- STRF-1A
 - STRF-2B
 - STRF-2L
 - STRF-3T
 - STRF-3Y
 - STRF-4C









- Cat. No.
- STSF-1A
 - STSF-2B
 - STSF-2L
 - STSF-3T
 - STSF-4C

NOTE: Not available for GS Gusset.

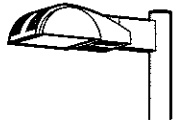
Support Arm:

NOTE: Refer to Kim's Arms and Poles Selection Guide for complete details.

Optional Support Arm **cannot be used with #13 Pole Mounted Structural Option.**

Arm Cat. No.:	AA01	AA03	AA05	AA07	AA09	AA11
Mounting:						
	Swept Solid Arm	Swept Hollow Arm	Upsweep Solid Arm	Upsweep Hollow Arm	Uplift Adjustable Aluminum Arm	Uplift Adjustable Stainless Steel Arm
1A	EPA for fixture	2.2	1.8	2.4	1.9	2.6
2B		4.4	3.6	4.8	3.8	5.2
2L	and arm:	2.8	2.4	3.0	2.5	3.2
3T		5.0	4.2	5.4	4.4	5.8
3Y		5.0	4.2	5.4	4.4	5.8
4C		5.3	4.5	5.7	4.7	6.1

Type:
Job:



Lumen Data

Pole Mounted Structural Options (Continued from page 7)

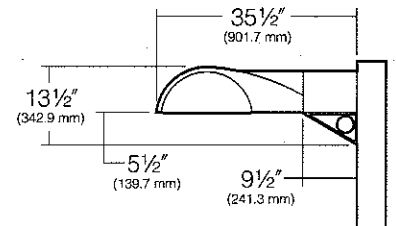
GS - Gusset: Cast aluminum gusset is field mounted to the fixture arm, and circular cut for precise mating to round poles.

Cat. No.

GS Structural option is finished to match fixture and arm.

Mounting: 1A 2B 2L 3T 3Y 4C

EPA: 2.45 4.9 3.1 5.55 5.55 5.85



Wall Mounted Structural Options

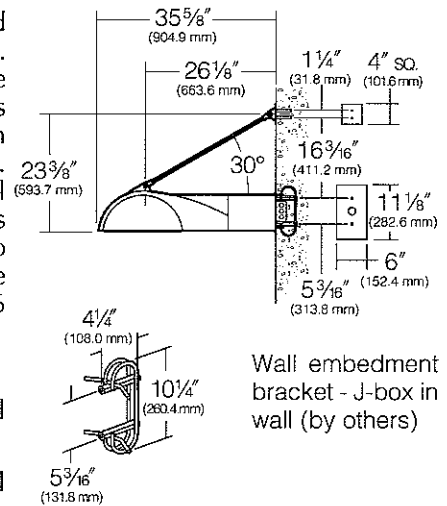
Cat. No. (See right)
 No Option

TS - Single Tension Rod: Rod has die-cast end brackets which fasten to die-cast aluminum cleats. Fixture cleat is factory mounted, and includes a silicone gasket. Wall cleat is mounted with two 10-32 stainless steel screws (anchors in wall by others), and includes an aluminum bearing plate. Rod diameter is .500". All fasteners are blackened stainless steel. The wall embedment bracket provides 3/8"-16 bolt receptacles welded in a galvanized re-bar cage for casting into poured-in-place concrete walls. Bolt receptacles receive standard draw bolts inside fixture arm, or any 3/8"-16 bolt (by others).

Cat. No.

TSP-W Structural option rod and clevis detail is finished to match fixture.

TSN-W Structural option rod is stainless steel with nickel plated clevis.

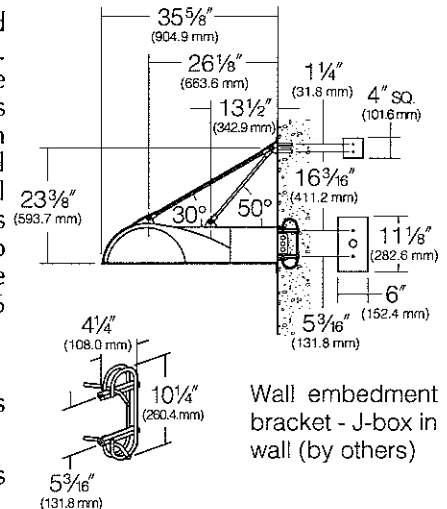


TD - Double Tension Rods: Rods have die-cast end brackets which fasten to die-cast aluminum cleats. Fixture cleats are factory mounted, and include silicone gaskets. Wall cleat is mounted with two 10-32 stainless steel screws (anchors in wall by others), and includes an aluminum bearing plate. Rod diameter is .500". All fasteners are blackened stainless steel. The wall embedment bracket provides 3/8"-16 bolt receptacles welded in a galvanized re-bar cage for casting into poured-in-place concrete walls. Bolt receptacles receive standard draw bolts inside fixture arm, or any 3/8"-16 bolt (by others).

Cat. No.

TDP-W Structural option rod and clevis details are finished to match fixture.

TDN-W Structural option rods are stainless steel with nickel plated clevis.

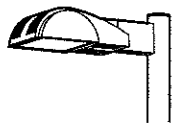


Wall Mounted Structural Options continued on next page.

Type:

Job:

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Lumen Data

Spectroradiometric			
	3000K Average	4200K Average	5100K Average
Correlated Color Temp. CCT (K)	2800K - 3175K	3800K - 4600K	4600K - 5600K
Color Rendering Index (CRI)	≤80	≤80	≤70
Power Factor	>.90	>.90	>.90

Projected Lumen Maintenance*		
mA	100,000 hrs	Calculated L70
350 mA	N/A	N/A
700 mA	86.90%	290,000 hrs

*Still awaiting independent third party verification

Electrical Drive Current					
350mA			700mA		
Volts - AC	Amps - AC	System Watts	Volts - AC	Amps - AC	System Watts
120	0.77	92	120	1.53	184
208	0.44	92	208	0.88	184
240	0.38	92	240	0.77	184
277	0.33	92	277	0.66	184
347	0.27	92	347	0.53	184
480	0.19	92	480	0.38	184

B.U.G. Rating for 350mA (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	B3 U0 G3	B3 U0 G3	B2 U0 G2	B2 U0 G2	B0 U0 G2	B0 U0 G2	B3 U0 G2	B3 U0 G3
4200K	B3 U0 G3	B3 U0 G3	B2 U0 G2	B2 U0 G2	B1 U0 G2	B0 U0 G2	B3 U0 G2	B3 U0 G3
5100K	B4 U0 G4	B3 U0 G3	B2 U0 G2	B2 U0 G2	B1 U0 G3	B0 U0 G3	B3 U0 G2	B3 U0 G3

Absolute Lumens for 350mA

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	7231	7175	7029	6205	7083	6398	7275	7091
4200K	8754	8686	8509	7511	8574	7745	8807	8584
5100K	9515	9441	9249	8164	9320	8419	9573	9330

B.U.G. Rating for 700mA (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	B4 U0 G4	B3 U0 G3	B3 U0 G3	B3 U0 G3	N/A	N/A	B4 U0 G2	B3 U0 G3
4200K	B4 U0 G4	B4 U0 G4	B3 U0 G4	B3 U0 G4	B1 U0 G4	B0 U0 G4	B4 U0 G2	B3 U0 G3
5100K	B4 U0 G4	B4 U0 G4	B3 U0 G4	B3 U0 G4	B1 U0 G4	B0 U0 G4	B4 U0 G2	B3 U0 G3

Absolute Lumens for 700mA

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	12962	12862	13448	11960	12753	11511	13597	12570
4200K	15600	15479	16185	14393	15262	13853	16364	15128
5100K	17055	16923	17695	15736	16780	15146	17891	16540

 LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's IES File Library. For custom optics and color temperature configurations, contact factory.