

APPLICATION FOR  
MAJOR SITE PLAN APPROVAL

FOR

*255 TURNPIKE ROAD*  
*SOUTHBOROUGH, MA*

JUNE 8, 2016

PREPARED BY:  
MERRIKIN ENGINEERING, LLP  
CONSULTING ENGINEERS  
730 MAIN STREET, SUITE 2C  
MILLIS, MA 02054

PREPARED FOR:  
COMMCAN, INC.  
730 MAIN STREET, SUITE 2A  
MILLIS, MA 02054

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# APPLICATION FOR MAJOR SITE PLAN APPROVAL

# Planning Board Application for Major Site Plan Approval

I hereby apply for approval of a Site Plan Entitled: 255 Turnpike Road Site Plan of Land in Southborough, MA

Plans Prepared by: Merrikin Engineering, LLP

Address of Engineer: 730 Main Street, Suite 2C Millis, MA 02054

Telephone #: 508-376-8883

Cell #: 508-868-8353

Email Address: dan@me-llp.com

Description of Project: The applicant proposes to convert 2,100+/- s.f. of an existing commercial building at 255 Turnpike Road into a Registered Marijuana Dispensary.

Property Location: 255 Turnpike Road (Route 9)

Zoning District: Highway Business(BH) Residence A\*

Lot Number: Map 27, Parcel 6

Name of Record Owner: Unicorn Realty Trust 255 Turnpike Road Southborough, MA 01772

Signature of Record Owner (if different from applicant): [Signature]

Applicant's Name (printed): CommCan, Inc. 730 Main Street Millis, MA 02054

Applicant's Signature: [Signature]

Applicant's Telephone Number: 508-376-4600

Cell #: N/A

Applicant's Email Address: ellen@rosenfeld-law.com

(Please attach list of certified abutters which is obtained from the Assessor's office. Abutters are property owners within 300 feet of a site or property of contiguous ownership on either side, in back of, and directly across the street.)

\*(rear corner only)

Date of Hearing: \_\_\_\_\_

Time of Hearing: \_\_\_\_\_

## Distribution List (by Planning Office):

Board of Health

Fire Department

Town Clerk

Planning Board Members

Consulting Engineers

Board of Selectmen

Conservation Commission

Department of Public Works

Building Inspector

Police Department

Any material (in addition to that included with the Application Form) that will be referred to by the Applicant (or the Applicant's representatives) at any public hearing or public meeting must be submitted to the Planning Department at least **7** days prior to such hearing or meeting to ensure adequate and proper review by the Board and accessibility to the public. Any material submitted later than this deadline may, at the Board's discretion, constitute a constructive request by the Applicant for a continuation of the hearing if, in the opinion of the Board, the Board, Town staff, or the public have not had adequate time to appropriately consider such material. ***Applicants should note that this additional material includes amended plans, renderings, visual displays, models, etc., that may have been prepared after the Application Form was filed and are expected to be used by the Applicant during a public hearing presentation.***

Accepted September 21, 2015

# ATTACHMENT A: CERTIFIED ABUTTERS LIST



# Town of Southborough Board of Assessors Abutters List

Date: 02/12/2016  
Address: 255 TURNPIKE ROAD  
Parcel ID: 277/027.0-0000-0006.0  
Distance: 300 feet

Property Location	Owner of Record	Deed Information
250 TURNPIKE ROAD 277/027.0-0000-0002.A	BLDG MASS/LEX LLC C/O BLDG MGMT CO INC 417 FIFTH AVE, 4TH FLR NEW YORK, NY 10016	42198/350
258 TURNPIKE ROAD 277/027.0-0000-0004.0	EAGLE, LOUIS AND MORTON AND DAVID MARK TRS EAGLE REALTY NOMINEE TR 258 TURPIKE ROAD SOUTHBOROUGH, MA 01772	44804/157
251 TURNPIKE ROAD 277/027.0-0000-0013.0	DEAN REALTY INVESTMENT LLC 25 SEARS ROAD SOUTHBOROUGH, MA 01772	54183/296
0 TURNPIKE ROAD 277/027.0-0000-0014.0	DEAN REALTY INVESTMENT LLC 25 SEARS ROAD SOUTHBOROUGH, MA 01772	54183/296
257 TURNPIKE ROAD 277/027.0-0000-0041.0	DEERFOOT LLC 259 TURNPIKE ROAD SUITE 100 SOUTHBOROUGH, MA 01772	18561/221
1 KENLEY LANE 277/034.0-0000-0064.0	DIXON PHILIP P AND JILL A 1 KENLEY LANE SOUTHBOROUGH, MA 01772	52552/98
23 CLIFFORD STREET 277/034.0-0000-0076.0	ARDE SUDHAKAR 76 DEERFOOT ROAD SOUTHBOROUGH, MA 01772	52862/19
33 CLIFFORD STREET 277/035.0-0000-0001.0	BURGESS STEPHEN AND KATE 33 CLIFFORD ROAD SOUTHBOROUGH, MA 01772	54547/337

CERTIFIED COPY



Town of Southborough  
Board of Assessors  
Abutters List

Date: 02/12/2016  
Address: 255 TURNPIKE ROAD  
Parcel ID: 277/027.0-0000-0006.0  
Distance: 300 feet

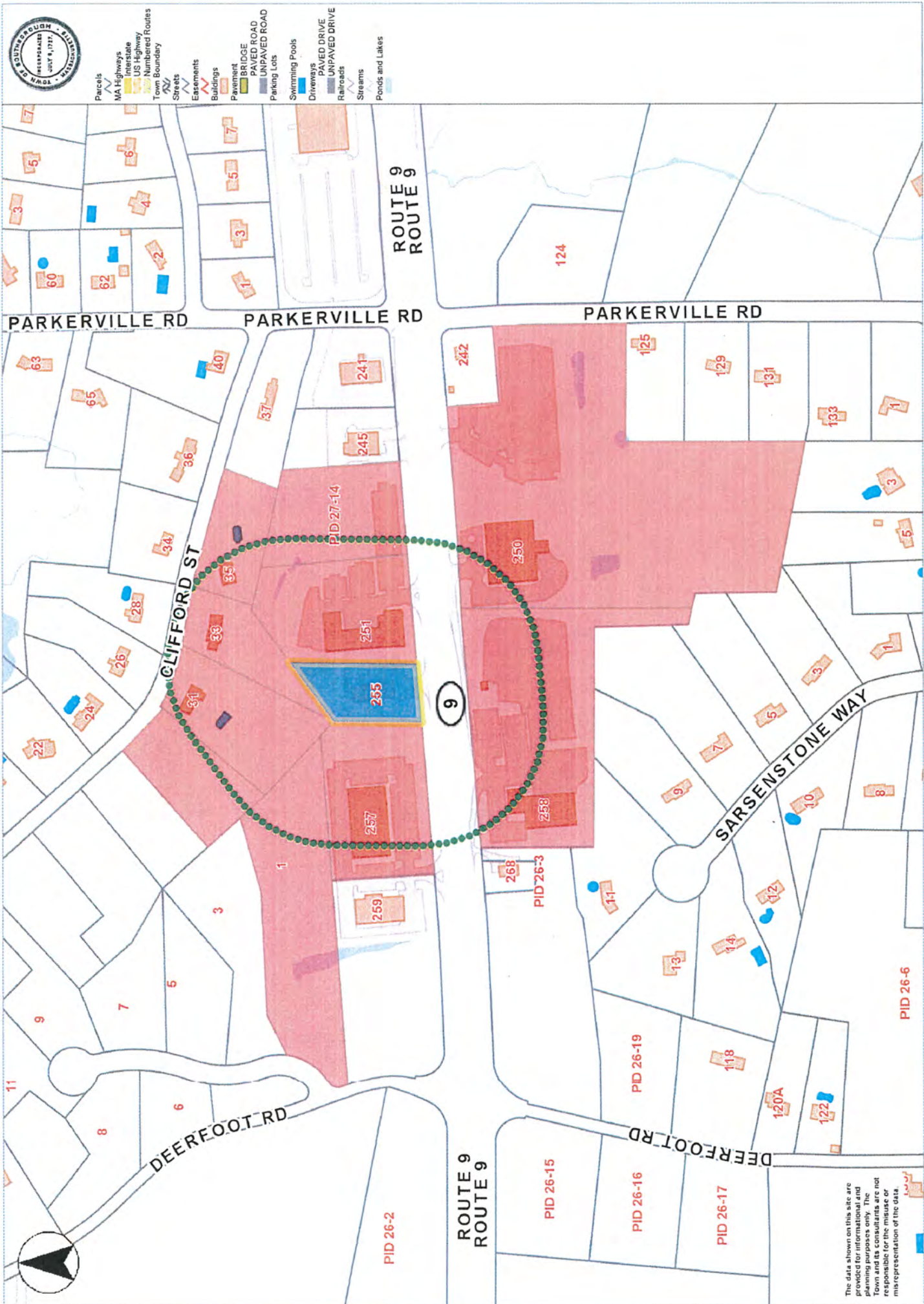
Property Location	Owner of Record	Deed Information
35 CLIFFORD STREET 277/035.0-0000-0050.0	GARGALIANOS STEVEN AND CHERIE 35 CLIFFORD STREET SOUTHBOROUGH, MA 01772	53610/100
31 CLIFFORD STREET 277/035.0-0000-0051.0	MILLER, WAYNE H AND CHERYL A 31 CLIFFORD STREET SOUTHBOROUGH, MA 01772	16015/271

This list contains the certified list of owners on record with the Town of Southborough. The Record Owner is the property owner as of July 1<sup>st</sup>.

*Cindy McLeod*  
Authorized Signature

CERTIFIED COPY





The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



ATTACHMENT B: “255 TURNPIKE  
ROAD SITE PLAN OF LAND IN  
SOUTHBOROUGH, MA” DATED JUNE 8,  
2016 PREPARED BY MERRIKIN  
ENGINEERING, LLP

ZONING TABLE		
Zoning Parameter	Required	Provided
Lot Area	43,560 s.f.	37,000 s.f.*
Lot Frontage	200 feet	140 ft.*
FAR	0.60 max.	0.1
Frontyard Setback	75' min.	59.3'±*
Lt. Sideyard Setback	50' min.	36'±*
Rt. Sideyard Setback	50' min.	38.4'±*
Rearyard Setback	50' min.	73.5'±

\* PRE-EXISTING NON-CONFORMING

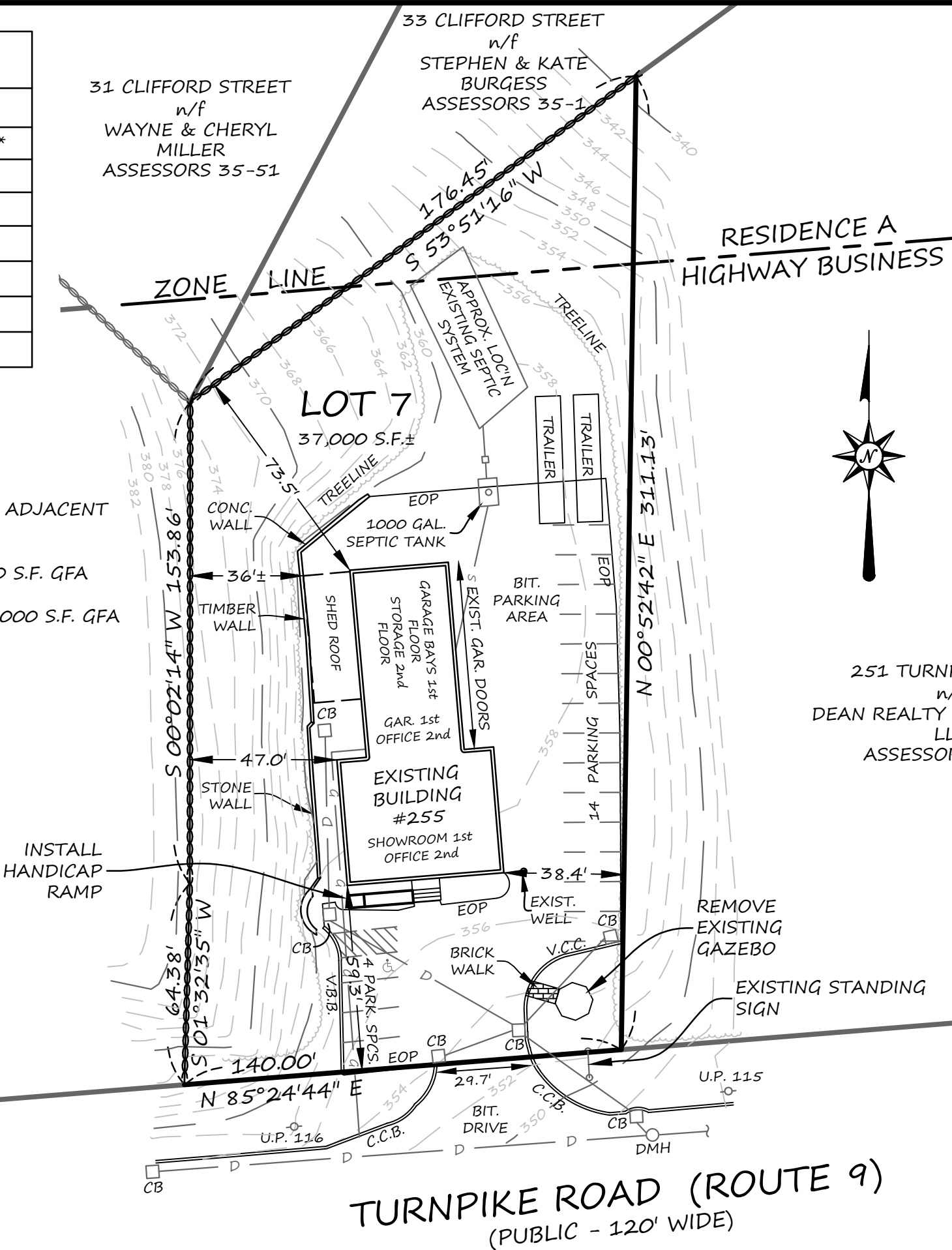
PARKING NOTES:

1. PARKING SPACES 9.5' WIDE x 18' DEEP.
2. HANDICAP SPACES 8' WIDE X 18' DEEP PLUS ADJACENT 8' WIDE ACCESS AISLE.
3. PARKING REQUIRED: 16 SPACES
  - 3.1. MEDICAL: 1ST FLOOR = 1 SPACE PER 200 S.F. GFA
    - 3.1.1. GFA = 1,800 S.F.
  - 3.2. OTHER: 2ND FLOOR = 3.5 SPACES PER 1,000 S.F. GFA
    - 3.2.1. GFA = 2,050 S.F.
4. PARKING PROVIDED: 18 SPACES

LEGEND & ABBREVIATIONS

- CB: CATCH BASIN
- DMH: DRAIN MANHOLE
- X" D — DRAIN PIPELINE
- X" S — SEWER PIPELINE
- U.P.: UTILITY POLE
- G.Y.: GUY WIRE
- 252 — EXISTING CONTOUR
- E.O.P. EDGE OF PAVEMENT
- C.C.B. SLOPED BIT. BERM
- V.B.B. VERTICAL BITUMINOUS BERM
- S.G.C. SLOPED GRANITE CURB
- V.G.C. VERTICAL GRANITE CURB
- V.C.C. VERTICAL CONCRETE CURB

257 TURNPIKE ROAD  
w/f  
DEERFOOT LLC  
ASSESSORS 27-41



APPLICANT:  
COMMCAN, INC.  
730 MAIN STREET  
MILLIS, MA 02054

OWNER:  
UNICORN REALTY TRUST  
255 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772

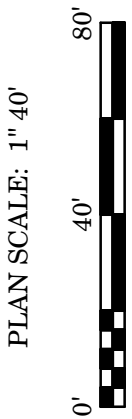
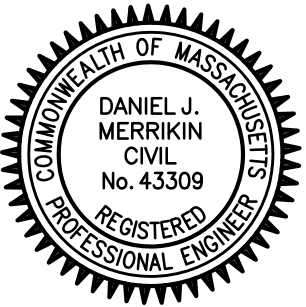
ASSESSORS PARCEL  
MAP 27, PARCEL 6

ZONING DISTRICT  
HIGHWAY BUSINESS  
RESIDENCE A

DEED REFERENCE  
DEED: BOOK 12215, PAGE 394

PLAN REFERENCE  
BOOK 320 NO 5 OF 1968

251 TURNPIKE ROAD  
w/f  
DEAN REALTY INVESTMENTS,  
LLC  
ASSESSORS 27-13



PLAN SCALE: 1" 40'

PLAN DATE: FEBRUARY 16, 2016

REVISION	DATE	BY
ADDED TOPO. DETAIL	2016-03-21	D.J.M.
ADDED TOPO. DETAIL	2016-06-08	D.J.M.

255 TURNPIKE ROAD

SITE  
PLAN OF LAND  
IN  
SOUTHBOROUGH, MA

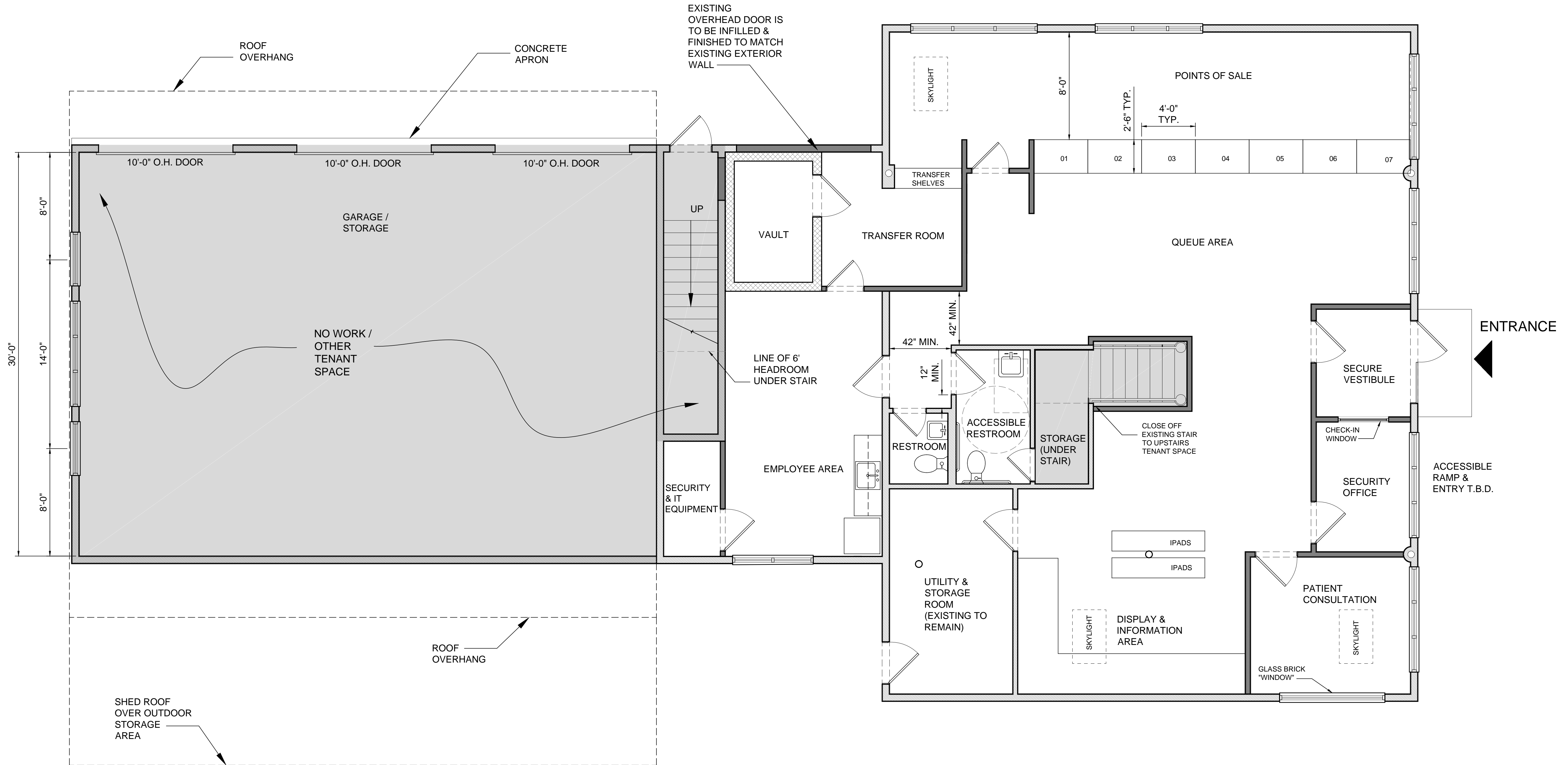


730 MAIN STREET, SUITE 2C  
MILLIS, MA 02054  
ph. 508-376-8883 fax 508-376-8823

354-D63

SHEET 1 OF 1

# ATTACHMENT C: PROPOSED FLOOR PLANS



1 MAIN FLOOR PLAN  
A1.0 SCALE: 1/4"=1'-0"

WALL LEGEND:	
	EXISTING WALL TO REMAIN
	NEW WALL CONSTRUCTION (2X4 STUDS @ 16" O.C. WITH 1/2" GYP. BOARD BOTH SIDES, TYPICAL)
	NEW VAULT WALL CONSTRUCTION (8" C.M.U., PAINTED)

DATE:  
JUNE 15, 2016

REVISIONS					



KEENAN + KENNY ARCHITECTS, LTD.  
88 Main Street  
Falmouth, MA 01940  
508-540-0075  
office@kandkarchitects.com


COMM CAN, INC.

SOUTHBOROUGH DISPENSARY

255 TURNPIKE ROAD  
SOUTHBOROUGH, MASSACHUSETTS 01772

SHEET TITLE

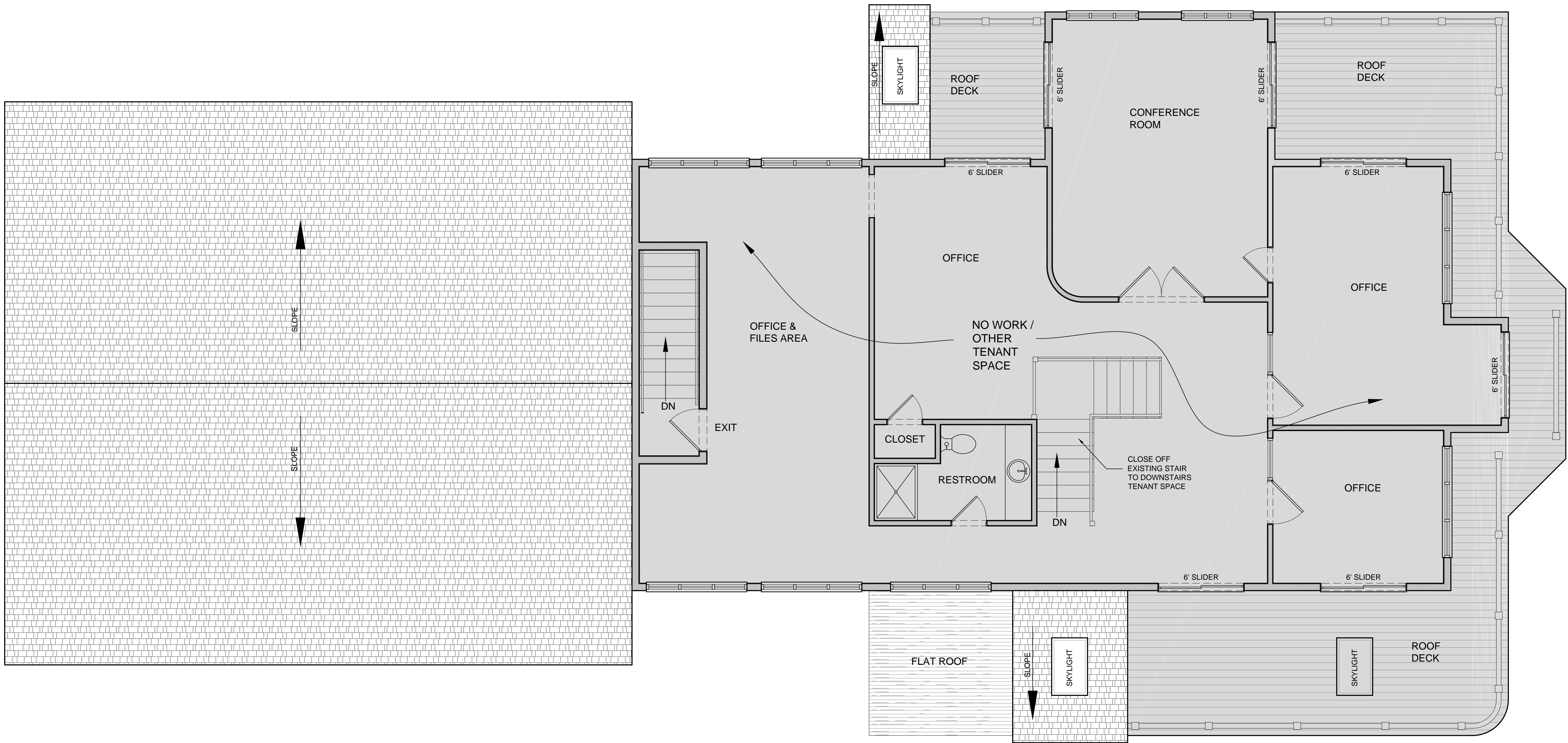
MAIN FLOOR PLAN



PROJECT NO.  
SouthboroughRMD

SCALE:  
AS NOTED

DRAWING NO.  
A1.0




1 SECOND FLOOR PLAN  
A1.0 SCALE: 1/4"=1'-0"

**WALL LEGEND:**

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION (2X4 STUDS @ 16" O.C. WITH 1/2" GYP. BOARD BOTH SIDES, TYPICAL)
- NEW VAULT WALL CONSTRUCTION (8" C.M.U., PAINTED)

REVISIONS				



**KEENAN + KENNY ARCHITECTS, LTD.**  
88 Main Street  
Falmouth, MA 01940  
508-540-0075  
office@kandkarchitects.com

**COMMCAN, INC.**  
**SOUTHBOROUGH DISPENSARY**  
255 TURNPIKE ROAD  
SOUTHBOROUGH, MASSACHUSETTS 01772

SHEET TITLE  
**SECOND FLOOR PLAN  
(NO PROPOSED CHANGES)**



PROJECT NO.  
SouthboroughRMD

SCALE:  
AS NOTED

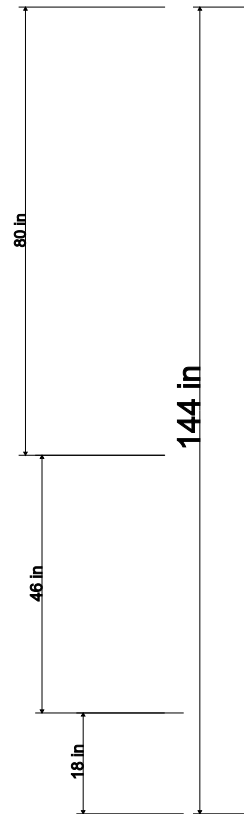
DRAWING NO.  
**A1.1**

# ATTACHMENT D: STANDING SIGN DETAIL



## 2 Sided Sign

Externally Illuminated  
4 Ground Spots  
2 Spots on Top



**WALPOLE**  
**Signarama**  
The way to grow your business.

458 High Plain St. Intersection Rts 1 & 27  
Walpole, MA 02081  
508-660-1231  
signaramawalpole.com  
sales@signarama-walpole.com



- Proof colors may vary from monitors & actual sign materials.
- A pdf proof is not a correct representation of printer output color.
- Resolution & Color from files provided by customer are the customers responsibility.
- Hard Proofs can be printed to ensure color satisfaction at a cost to be determined.
- Additional design charges may apply if customer does not proceed with all or part of project

PROOF 1	PROOF 2	PROOF 3	PROOF 4	PROOF 5
FREE	FREE	\$20.00	\$25.00	\$30.00

*This proof is for conceptual use - actual sizes / colors / proportions may slightly vary.*

**CLIENT  
APPROVAL**

- Client signature ensures all spellings & specifications for signage are correct.
- All errors are your responsibility once final approval is received.
- Additional charges apply if you wish to make changes once artwork has been printed, fabricated and/or installed.

Customer: CommCan

Date:

Approved By:

THIS ORIGINAL DESIGN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF SIGNARAMA, AND SUBJECT TO RETURN, ANY UNAUTHORIZED USE IS FORBIDDEN.

# ATTACHMENT E: LIGHTING PHOTOMETRICS PLAN AND CUT SHEETS

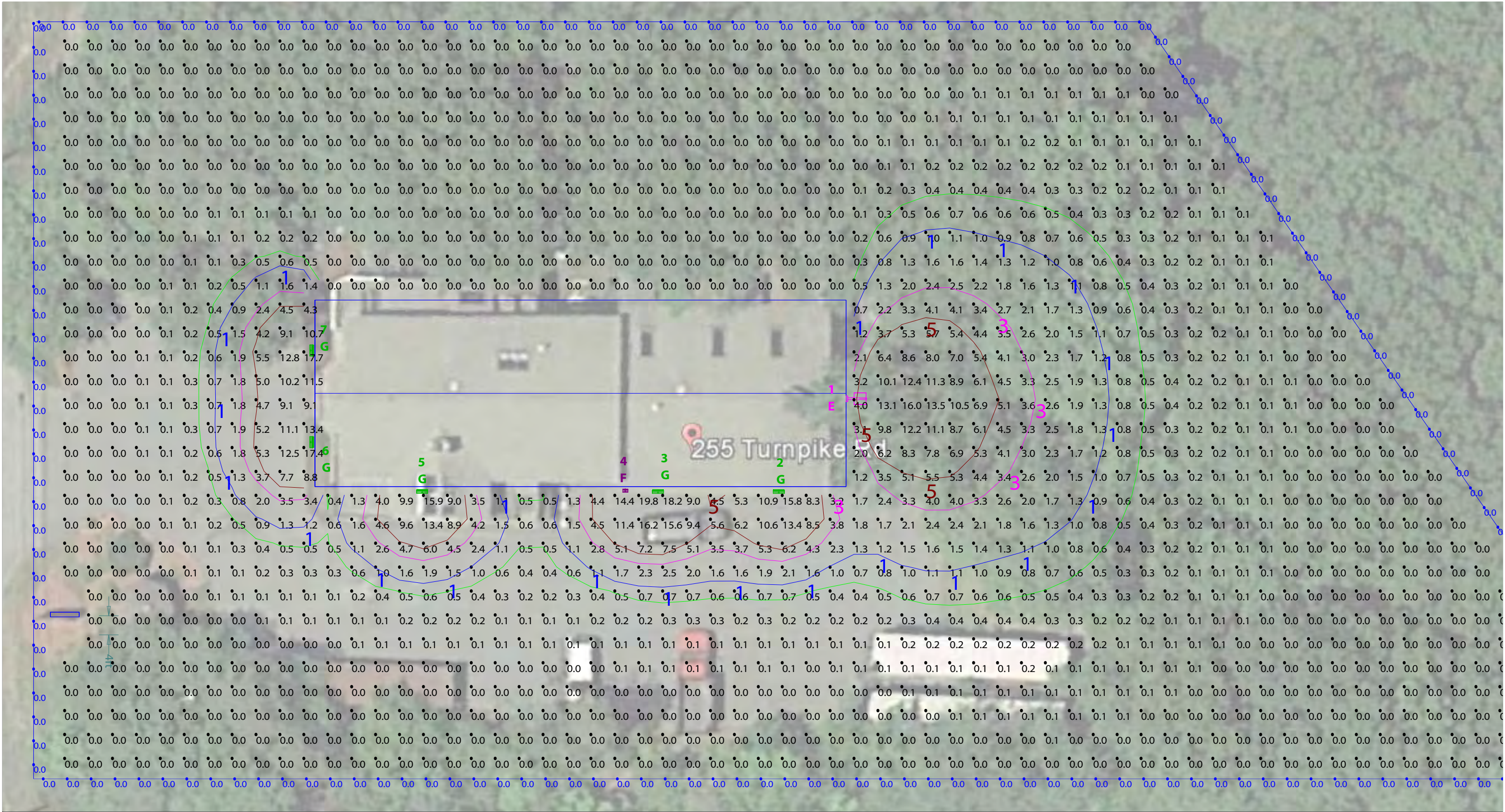




Scale: 1 inch= 30 Ft.

<div><div><div>RAB®</div><div>LIGHTING</div></div><div>170 Ludlow Avenue, Northvale, NJ 07647</div><div>888 722-1000 • RABWEB.COM</div></div>	<div>Prepared For:</div> <div>Holbrook Associated Warehouse</div> <div>PO Box 401</div> <div>Rockland, MA 02370</div>	<div>Job Name:</div> <div>255 Turnpike</div> <div>Southborough, MA</div> <div>Lighting Layout</div> <div>Version A</div>	Scale: as noted		<div>The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.</div> <div>RAB neither warranties, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.</div>
			Date:6/2/2016	CASE # : 00042285	
			Filename: 255 Turnpike Southborough Layout 00042285 A.AGI		
			Drawn By: A. Murphy		
Filename: Z:\Job Files\Holbrook Associated\Ferguson\Franklin 105316\255 Turnpike Southborough\Working Files\ REVISION 2\255 Turnpike Southborough Layout 00042285 A.AGI					





Scale: 1 inch= 20 Ft.

Background Image Provided by Google Earth



Prepared For:  
Holbrook Associated Warehouse  
PO Box 401  
Rockland, MA 02370

Job Name:  
255 Turnpike  
Southborough, MA  
Lighting Layout  
Version A

Scale: as noted

Date:6/2/2016 CASE # : 00042285

Filename: 255 Turnpike Southborough Layout 00042285 A.AGI

Drawn By: A. Murphy




Filename: Z:\Job Files\Holbrook Associated\Ferguson\Franklin 105316\255 Turnpike Southborough\Working Files\ REVISION 2\255 Turnpike Southborough Layout 00042285 A.AGI

The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

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Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts - Boundary Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	5	N.A.	Horizontal
CalcPts - Parking Area	Illuminance	Fc	0.82	19.8	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	5	5	Horizontal

Luminaire Schedule												
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	1	E	WPLED4T150	SINGLE	14349	14349	1.000	WPLED4T150	155.7	155.7	155.7	WPLED4T150 - Cool - ITL79629.I
	1	F	SLIM12	SINGLE	1532	1532	1.000	SLIM12	13.8	13.8	13.8	SLIM12 - Cool - ITL81604.IES
	5	G	SLIMFC57	SINGLE	3628	3628	1.000	SLIMFC57	56.7	56.7	283.5	SLIMFC57 - Cool - ITL78476.IES

Expanded Luminaire Location Summary							
LumNo	Label	Tag	X	Y	MTG HT	Orient	Tilt
1	WPLED4T150	E	211.589	158.658	18	0	0
2	SLIMFC57	G	194.043	139.301	10	270	0
3	SLIMFC57	G	168.792	139.301	10	270	0
4	SLIM12	F	161.943	139.646	8	270	0
5	SLIMFC57	G	119.495	139.321	10	270	0
6	SLIMFC57	G	96.48	149.564	10	180	0
7	SLIMFC57	G	96.48	168.733	10	180	0
Total Quantity: 7							



NOTES:

\* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

\* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

\* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

\* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

\* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



Prepared For:  
Holbrook Associated Warehouse  
PO Box 401  
Rockland, MA 02370

Job Name:  
255 Turnpike  
Southborough, MA  
Lighting Layout  
Version A

Scale: as noted

Date:6/2/2016CASE # : 00042285

Filename: 255 Turnpike Southborough Layout 00042285 A.AGI

Drawn By: A. Murphy

Filename: Z:\Job Files\Holbrook Associated\Ferguson\Franklin 105316\255 Turnpike Southborough\Working Files\ REVISION 2\255 Turnpike Southborough Layout 00042285 A.AGI

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Ultra high output, high efficiency 150 Watt LED wallpacks. Patent Pending airflow technology ensures long LED and driver lifespan. 5 Year Warranty.

Color: Bronze

Weight: 34.8 lbs

**Project:**  
255 Turnpike Southborough

**Type:**  
E

**Prepared By:**  
A. Murphy

**Date:**  
06/02/16

#### Driver Info

Type: Constant Current  
120V: 1.31A  
208V: 0.80A  
240V: 0.69A  
277V: 0.60A  
Input Watts: 156W  
Efficiency: 96%

#### LED Info

Watts: 150W  
Color Temp: 5000K  
Color Accuracy: 65 CRI  
L70 Lifespan: 100000  
Lumens: 14,349  
Efficacy: 92 LPW

## Technical Specifications

### Listings

#### UL Listing:

Suitable for wet locations.

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

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

#### Dark Sky Approved:

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

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
DLC Product Code: P0000174K

### LED Characteristics

#### Lifespan:

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

#### LEDs:

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

#### Color Consistency:

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

#### Color Stability:

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

#### Color Uniformity:

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

### Construction

#### IES Classification:

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

#### IP Rating:

Ingress Protection rating of IP66 for dust and water.

#### Ambient Temperature:

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

#### Cold Weather Starting:

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

#### Thermal Management:

Superior thermal management with external Air-Flow fins.

#### Housing:

Die-cast aluminum housing, lens frame and mounting arm

#### Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

#### Reflector:

Specular vacuum-metallized polycarbonate

#### Gaskets:

High-temperature silicone gaskets

#### Finish:

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

#### Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

#### For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

### Electrical

#### Drivers:

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

#### THD:

4.7% at 120V, 13.3% at 277V

#### Other

#### California Title 24:

See WPLED4T150/D10 or WPLED4T150/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

#### Patents:

The design of WPLED150 is protected by patents pending in US, Canada, China, Taiwan and Mexico.



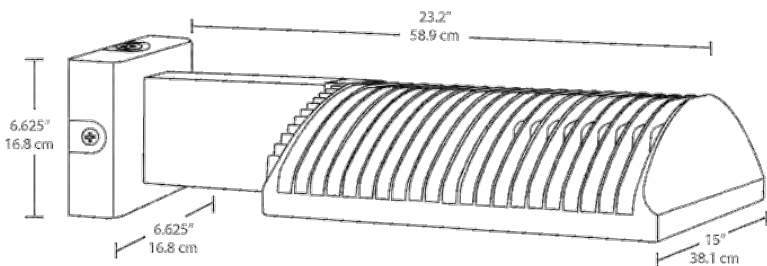
Technical Specifications (continued)

Optical

BUG Rating:

B1 U0 G3

Dimensions



Features

- High output, high efficiency LED
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Color Temp	Mount	Finish	Photocell	Dimming	Sensor	Bi-Level
WPLED									
	2T = Type II 3T = Type III 4T = Type IV	150 = 150W	= 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	= Standard FX = Flat Wall	= Bronze W = White	= No Photocell /PC = 120V Button /PC2 = 277 Button /PCS = 120V Swivel /PCS2 = 277V Swivel /PCT = 120-277V Twistlock	= No Dimming /D10 = Dimmable	/WS4 = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 150W)	= No Bi-Level /BL = Bi-Level



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

Color: Bronze

Weight: 4.5 lbs

**Project:**  
255 Turnpike Southborough

**Type:**  
F

**Prepared By:**  
A. Murphy

**Date:**  
06/02/16

#### Driver Info

Type: Constant Current  
120V: 0.12A  
208V: 0.08A  
240V: 0.07A  
277V: 0.06A  
Input Watts: 14W  
Efficiency: 87%

#### LED Info

Watts: 12W  
Color Temp: 5100K  
Color Accuracy: 67 CRI  
L70 Lifespan: 100000  
Lumens: 1,531  
Efficacy: 111 LPW

## Technical Specifications

### Listings

#### UL Listing:

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

#### ADA Compliant:

SLIM™ is ADA Compliant.

#### Dark Sky Approved:

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

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

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

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
DLC Product Code: P0000171M

### Construction

#### IP Rating:

Ingress Protection rating of IP66 for dust and water.

#### Cold Weather Starting:

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

#### Ambient Temperature:

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

#### Thermal Management:

Superior heat sinking with internal Air-Flow fins.

#### Housing:

Precision die-cast aluminum housing.

#### Mounting:

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

#### Recommended Mounting Height:

Up to 8 ft.

#### Lens:

Tempered glass lens.

#### Reflector:

Specular thermoplastic.

#### Gaskets:

High-temperature silicone

#### Finish:

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

#### Green Technology:

Mercury and UV free, and RoHS compliant.

### LED Characteristics

#### LED:

Multi-chip, long-life LED.

#### Lifespan:

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

#### Color Consistency:

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

#### Color Stability:

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

#### Color Uniformity:

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

### Electrical

#### Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 99%.

#### THD:

10.1% at 120V

### Other

#### HID Replacement Range:

The SLIM12 can be used to replace 70W MH based on delivered lumens.

#### California Title 24:

SLIM12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM12/PC for a model that complies as a commercial outdoor non-pole-mounted fixture  $\leq 30$  Watts.

Technical Specifications (continued)

Other

Patents:

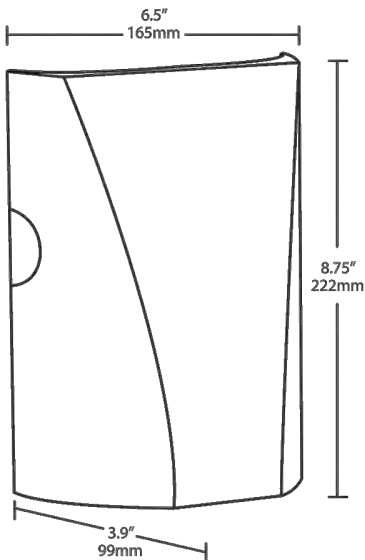
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

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

Ordering Matrix

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



37, 57 and 62 Watt SLIM Wallpacks are designed to cover the footprint of most traditional wallpacks. They are suitable for mounting heights from 20' to 30', and replace HID Wattages from 200W MH to 320W MH. These ultra-high efficiency fixtures are available in cutoff or full cutoff models.

Color: Bronze

Weight: 11.0 lbs

**Project:**  
255 Turnpike Southborough

**Type:**  
G

**Prepared By:**  
A. Murphy

**Date:**  
06/02/16

#### Driver Info

Type: Constant Current  
120V: 0.48A  
208V: 0.32A  
240V: 0.28A  
277V: 0.24A  
Input Watts: 57W  
Efficiency: N/A

#### LED Info

Watts: 57W  
Color Temp: 5000K  
Color Accuracy: 74 CRI  
L70 Lifespan: 100000  
Lumens: 4,163  
Efficacy: 74 LPW

## Technical Specifications

### Listings

#### UL Listing:

Suitable for wet locations. Wall Mount only.

#### Dark Sky Approved:

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

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

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

#### DLC Listed:

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

DLC Product Code: P0000171V

### Construction

#### Footprint:

Designed to replace RAB HID WP2 wallpacks, both in size and footprint template, so upgrading to LED is easy and seamless.

#### IP Rating:

Ingress Protection rating of IP66 for dust and water.

#### Cold Weather Starting:

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

#### Ambient Temperature:

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

#### Thermal Management:

Superior thermal management with internal Air-Flow fins.

#### Housing:

Precision die-cast aluminum housing and door frame.

#### Mounting:

Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.

#### Full Cutoff:

Full cutoff meets dark-sky requirements.

#### Recommended Mounting Height:

Up to 25 ft.

#### Lens:

Microprismatic diffusion glass lens reduces glare and has smooth and even light distribution.

#### Reflector:

Specular thermoplastic.

#### Gaskets:

The unique design of the tight-lock gasket ensures no water or environmental elements will ever get inside the SLIM.

#### Finish:

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

#### Green Technology:

Mercury and UV free, and RoHS compliant.

### LED Characteristics

#### LED:

Long-life, high-efficiency, micro-power, surface mount LEDs; binned and mixed for uniform light output and color.

#### Lifespan:

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

#### Correlated Color Temp. (Nominal CCT):

5000K

#### Color Stability:

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

#### Color Consistency:

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

### Electrical

#### Driver:

Two Drivers, Constant Current, Class 2, 100-277V, 50/60Hz, 720mA, 100-277VAC 0.8A, 6kV Surge Protection, Power Factor 99%.

#### THD:

13.7% at 120V

#### Other

#### HID Replacement Range:

The SLIMFC57 can be used to replace 250W MH based on delivered lumens.

## Technical Specifications (continued)

### Other

#### Accessories:

Available accessories include polyshield and wire guard. Click to see all accessories.

#### California Title 24:

See SLIMFC57/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

#### Patents:

The design of the SLIM™ is protected by patents pending in US, Canada, China, Taiwan and Mexico.

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

#### Country of Origin:

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

#### Buy American Act Compliant:

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

#### Recovery Act (ARRA) Compliant:

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

#### Trade Agreements Act Compliant:

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

#### GSA Schedule:

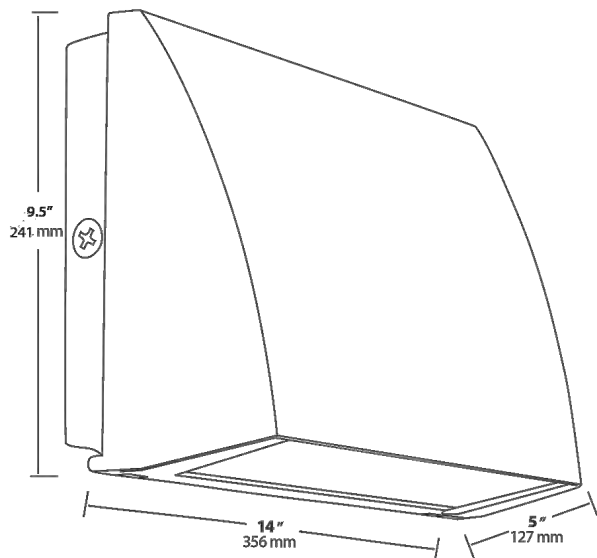
Suitable in accordance with FAR Subpart 25.4.

#### Optical

#### BUG Rating:

B1 U0 G0

### Dimensions



### Features

- Covers footprint of most traditional wallpacks
- Easy installation with hinged access, bubble level and multiple conduit entries
- Tight-lock gasket keeps elements out
- 100,000-hour LED lifespan
- 5-Year warranty

### Ordering Matrix

Family	Cutoff	Watts	Color Temp	Finish	Photocell	Bi-Level
SLIM						
	= Standard	62 = 62W	= 5000K (Cool)	= Bronze	= No Photocell	= No Bi-Level
	C = Cutoff	57 = 57W	Y = 3000K (Warm)	W = White	/PC = 120V Button	/BL = Bi-Level
	FC = Full Cutoff	37 = 37W	N = 4000K (Neutral)		/PC2 = 277V Button	
					/PCS = 120V Swivel	
					/PCS2 = 277V Swivel	