CENTERVILLE CITY PLANNING COMMISSION AGENDA

Public meetings will be held electronically via Zoom and live streamed on the Centerville City YouTube channel in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19, issued by Governor Herbert on March 18, 2020. Centerville City Utah YouTube Channel link: https://www.youtube.com/user/centervillecityutah/videos. *Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content*

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON AUGUST 12, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at http://centerville.novusagenda.com/agendapublic.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Christina Wilcox, Commissioner

Join Zoom Meeting
https://zoom.us/j/97789270540?pwd=aTBTMm84STIycnkrR3RnY3hsNytBZz09
Meeting ID: 977 8927 0540
Passcode: 254302

One tap mobile
+16699009128,,97789270540#,,,,,,0#,,254302# US (San Jose)
Dial by your location

+1 669 900 9128 US (San Jose)

D. COMMISSION BUSINESS

1. ADMINISTRATIVE DECISION - Public Hearing - Conditional Use Permit Extension - CenterPoint Theatre

   Outdoor performances during the summer and fall.

2. ADMINISTRATIVE DECISION - Final Site Plan - Bank of America

   782 West Parrish Lane (aka*: former Iggy's Building - Island Parcel*)

3. ADMINISTRATIVE DECISION - Conceptual Site Plan - Extreme Auto

   606 North 1000 West

4. LEGISLATIVE DECISION - PDO Amendment - Parrish Creek Business Park

   Tabled to August 26, 2020 at applicant's request.

5. Community Development Director's Report & City Council Update

   City Council Update:
   - Bell Rezone - Postponed by Applicant

   Next Planning Commission Meeting of 08/26/2020:
   - Grazie Rezone - A-L to R-L
   - Residential Buffering Standards of 12.51 Landscaping & Screening
   - Summerhill Lane Subdivision - potentially

   2020 Commission Goals:
   - Residential Buffering - Next PC Meeting
   - Transportation Element Amendments - begins September 2020

E. MINUTES REVIEW AND ACCEPTANCE

July 22, 2020

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report
8/12/2020

Item No. 1.

Short Title: ADMINISTRATIVE DECISION - Public Hearing - Conditional Use Permit Extension - CenterPoint Theatre

Initiated By:

Scheduled Time:

SUBJECT

Outdoor performances during the summer and fall.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 8-12-20 PC Staff Report - CUP Extension CPT
- 7-20-20 CPT CUP Extension Request Letter
- 6-24-20 PC Staff Report CPT CUP
- 7-20-20 CPT Updated Parking Map
- 6-24-20 PC Minutes

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801)292-8232

STAFF REPORT
AGENDA: ITEM 1

PROPERTY OWNER:	**REDEVELOPMENT AGENCY OF CENTERVILLE**
APPLICANT:	**CENTERPOINT LEGACY THEATRE** **c/o JANSEN DAVIS** **CENTERVILLE, UT 84014** **(jdavis@centerpointtheatre.org)**
PROPERTY LOCATION:	**525 N 400 W**
PARCEL SIZE:	**2.67 ACRES**
ZONING DISTRICT:	**PUBLIC FACILITY-HIGH, (PF-H)**
APPLICATION:	**CONDITIONAL USE PERMIT**

BACKGROUND

The applicant, Jansen Davis, has applied for an extension of the Conditional Use Permit he received June 24, 2020. The previous staff report and minutes are attached to the agenda item. The applicant wishes to extent the performance dates until October 26, 2020 due to continuing health regulations.

The applicant has provided a new parking map that creates an emergency lane completely surrounding the building. In addition to the FM Radio, a few speakers will be added to make the performance more accessible to all audience members.

APPLICANT NARRATIVE

This … is to request an extension for our Concert in the Park-ing Lot Series. The concerts have gone well. When we applied for our initial permit, it appeared that reopening the theatre to the general public by August was likely. Due to the recent concerns surrounding COVID-19, the time for reopening continues to be uncertain.

These concerts have been a great way to stay connected with our community and offer them our services in a safe environment.

We have worked with Centerville City officials to comply with the standards including safety protocols and noise ordinances.

All concert traffic is being managed off the public roadways. Parking has been altered to allow access for emergency vehicles. Walkways are also kept clear.

The concert was initially designed to be broadcast via a local FM frequency to each automobile. Some newer vehicle[s] require the motor to run in order to listen to the radio. We are supplementing with a sound system.

PLANNING STAFF RECOMMENDATIONS

Suggested motion for a Conditional Use Permit - I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit extension request for CenterPoint Legacy Theatre at 525 North 400 West subject to the following conditions:

1. This Conditional Use Permit shall apply only to the user space located at 525 North 400 West.
2. This Conditional Use Permit approval is for Recreation and entertainment, outdoor use.
3. All vehicles shall be parked within parking stalls and not in access lanes.
4. This Conditional Use Permit approval is for performances on Friday and Saturday nights, with possible Monday night performances.
5. All performances, noise, and lighting, shall be terminated by 10:00pm each night.
6. This permit shall expire on October 26, 2020.

Suggested Reasons for the Action (Findings):

a) The Planning Commission finds that the land use of recreation and entertainment, outdoors is a conditional use within the Public Facilities-High Zone [CZC 12.36 (Table of Uses)].
b) The use is consistent with the expectation of the City's General Plan [Section 12-480-5].
c) The Planning Commission finds that with the implemented conditions of approval, the criteria for issuance of the Conditional Use Permit have been satisfied, as described in the applicable staff reports.

CENTERPOINT
Legacy Theatre

July 20, 2020

Corvin M. Snyder, AICP
Community Development Director
Centerville City/ 801-292-8232

Cory,

This cover letter is to request an extension for our Concert in the Park-ing Lot Series. The concerts have gone well. When we applied for our initial permit, it appeared that reopening the theatre to the general public by August was likely. Due to the recent concerns surrounding COVID-19, the time for reopening continues to be uncertain.

These concerts have been a great way to stay connected with our community and offer them our services in a safe environment.

As this is a request for a continuance it is all basically the same as before with some minor adjustments below in **BOLD**. Paperwork, maps and affidavits are all the same as previous.

Thank you for your consideration and support.

Jansen Davis
Executive Director
CenterPoint Legacy Theatre

Event Title: **Continuation CPT's Concert in the Park-ing Lot Series**
Sub Title: Celebrating various Musicals over 100 years
2020 Drive Up Summer Concerts
Venue

- Outside in front of CenterPoint Theatre on the south side
- Stage near Leishman Hall entrance facing south
- Cars in assigned positions and rows facing north – this addresses distancing and safety
    - There will be 60 parking spots in a three-row configuration
    - **Parking positions have been adjusted from the map to create an emergency lane surrounding the building.**
- Audio = FM broadcast to car radios with some external sound system support
- Recorded background with live singers
- 45 minute concert

- We will begin one performance on each night and depending on the patron response will add up to 3 performances each night.

Pricing

- $20.00 per car (invited to donate via VENMO during the performance to support CPT).
- The ticket will be purchased online through our regular ticketing system.
- Ticket will be printed at home or saved to a cellphone and shown as each car enters the west vehicle staging areas.

Schedule

- **This is a request to allow CPT to continue these concerts through OCTOBER 26, 2020**
    - Previous DATES - June 26 & 27, July 3 & 4, 10 & 11, 17 & 18, 24 & 25, 31 & Aug 1, Aug 7 & 8 – Monday evening performances are possible for weather postponements.
- TIMES – 45 minute concerts – after 6:00 PM and before 10:00 PM – **Actual times may vary based on temperature and sunset**
- We would begin by selling one scheduled performance each night and expand as needed.
- All activity would end by 10:00 PM

Logistics and Staffing

- Traffic Control – SEE UPLOADED MAP
    - Traffic on the street is impacted even less than when regular productions are being presented.
    - Managing all entrances to parking lot with barricades
    - Stage cars for entry in West parking areas
        - Entrance to the staging area will be from the north driveway
        - Ticketing is checked here
        - Cars are ushered to parking positions before the Concert and when exiting by attendants
    - Restrooms on the main Lobby level will be available through the West Entrance
    - Cast & Crew
        - Cast
            - Size – 6-8 performers
            - Access outside stage through the Leishman Hall outside entrance
        - Technical Crew
            - Size – 2 members

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801)292-8232

STAFF REPORT
AGENDA: ITEM 2

PROPERTY OWNER:	**REDEVELOPMENT AGENCY OF CENTERVILLE**
APPLICANT:	**CENTERPOINT LEGACY THEATRE** **c/o JANSEN DAVIS** **CENTERVILLE, UT 84014** **(jdavis@centerpointtheatre.org)**
PROPERTY LOCATION:	**525 N 400 W**
PARCEL SIZE:	**2.67 ACRES**
ZONING DISTRICT:	**PUBLIC FACILITY-HIGH, (PF-H)**
APPLICATION:	**CONDITIONAL USE PERMIT**

BACKGROUND

The applicant, Jansen Davis, has applied for a Conditional Use Permit to hold an outdoor concert during the 2020 summer months to retain public interest in CenterPoint Theatre, while also maintaining Davis County Health Department regulations for large crowds. The concerts will take place Friday and Saturday evenings (with a Monday performance in case of rain delays) possibly starting at 6:00pm. There will be an FM radio broadcast to the cars, and all patrons will remain in their vehicles. The performances will last 45 minutes, and all performances will be over by the 10:00pm noise ordinance curfew.

The proposed use is Recreation and entertainment, outdoor. CenterPoint Legacy Theatre already has a permit for indoor entertainment, but must receive a Conditional Use Permit to take its performances out of doors.

CODE REQUIREMENTS

According to Centerville Zoning Coder 12.21.100(e) the following five items need to be met or reviewed before a Conditional Use Permit may be approved.

1. A conditional use permit may be issued only when the proposed conditional use is allowed where the conditional use will be located, or by another provision of this Title.

***Staff Response**: Recreation and entertainment, outdoor is a listed conditional use within the Public Facility-High zone where the CenterPoint Legacy Theatre is located.*

2. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the City as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this Title. Such conditions shall be expressly set forth in the approval authorizing a conditional use permit.

***Staff Response:** This is a temporary accessory use to the already existing Recreation and entertainment, indoor use that the CenterPoint Legacy Theatre operates. Very little construction would take place to build the proposed outdoor stage. The possible issues that might arise from this proposed use include, but are not limited to, noise, hours of operation, and possible disturbance of traffic in the area. Chief Child has been a part of the discussions for this conditional use and does not believe the concerts will cause any traffic issues. The applicant has addressed the noise issue, by stating that all performances will be finished before the noise curfew at 10:00pm.*

3. No conditional use permit shall be authorized unless the evidence presented establishes:
    a. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
    b. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and community;
    c. The proposed use will comply with regulations and conditions specified in this Title for such use; and
    d. The proposed use will comply with applicable provisions of the General Plan.

***Staff Response:** Staff finds that the proposed use will not be detrimental to the health, safety, or general welfare of anyone or any property in the vicinity. The particular location is desirable for this use as CenterPoint Legacy Theatre has all their equipment, parking, and restrooms on site and would not have to relocate any staff or equipment. The proposed use will comply with regulations and conditions of Title 12 in that the site already meets the regulations and conditions (i.e., parking, screening, landscaping, etc.) Lastly, enabling CenterPoint Legacy*

Theatre to operate during the COVID-19 health restrictions, will comply with the General Plan to "preserve and enhance commercial activity along Parrish Lane." [GP 12-480-5]

4. The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of this Subsection can be met.
5. The following factors should be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:
    a. The suitability of the specific property for the proposed use;
    b. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with the existing uses in the vicinity;
    c. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;
    d. The economic impact of the proposed facility or use on the surrounding area;
    e. The aesthetic impact of the proposed facility or use on the surrounding area;
    f. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
    g. The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
    h. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
    i. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
    j. The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

Staff Response: *The applicant has stated in their narrative that Centerville City Police will be coordinating traffic to the event. They have addressed potential noise and lighting issues by finishing the event prior to 10:00pm. South Davis Metro Fire has stated that as long as all access ways within the parking lot remain clear, there should be no issues with fire access. Staff also finds the economic and aesthetic impact would be minimal because this is a short-term use at an already functioning entertainment facility. Items a-c and g were addressed at the development of the site, and Staff finds that adequate measures were implemented at time of development.*

APPLICANT NARRATIVE

As CenterPoint Legacy Theatre (CPT) is in the business of presenting performing arts events to the general public, recent events and restrictions surrounding the outbreak of COVID-19 has prohibited regular business practices. CPT requests a temporary permit to offer an outdoor

concert series that brings our community together. We have worked with Centerville City (officials & police department) and the Davis [County] Health Department to create a safe environment for this event. As a concert, it is allowed under CZC 12.56. The location is in a commercial area, will not interrupt public transportation, will not conflict with any construction or development projects, interfere with any emergency vehicles and remains in compliance with all regulations and special public health recommendations. Please see attached documents for additional information.

PLANNING STAFF RECOMMENDATIONS

Suggested motion for a Conditional Use Permit - I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request for CenterPoint Legacy Theatre at 525 North 400 West subject to the following conditions:

1. This Conditional Use Permit shall apply only to the user space located at 525 North 400 West.
2. This Conditional Use Permit approval is for Recreation and entertainment, outdoor use.
3. All vehicles shall be parked within parking stalls and not in access lanes.
4. This Conditional Use Permit approval is for performances on Friday and Saturday nights, with possible Monday night performances.
5. All performances, noise, and lighting, shall be terminated by 10:00pm each night.
6. This permit shall expire on August 11, 2020.

Suggested Reasons for the Action (Findings):

a) The Planning Commission finds that the land use of recreation and entertainment, outdoors is a conditional use within the Public Facilities-High Zone [CZC 12.36 (Table of Uses)].
b) The use is consistent with the expectation of the City's General Plan [Section 12-480-5].
c) The Planning Commission finds that with the implemented conditions of approval, the criteria for issuance of the Conditional Use Permit have been satisfied, as described in the applicable staff report.

Entrance
Staging Area
Entrance
Exit
Exit
Exit
200 ft
Google Earth

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, June 24, 2020
7:00 p.m.

A quorum being present electronically via Zoom and live streamed on the Centerville City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT
Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Spencer Summerhays
Christina Wilcox
Becki Wright

MEMBER ABSENT
Mason Kjar

STAFF PRESENT
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

VISITORS
Jansen Davis, CPT Executive Director
Orlando Taylor

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Wright

ZONING MAP AMENDMENT – SUMMERHILL LANE DEVELOPMENT

Mackenzie Wood, Assistant Planner, explained that the Zoning Map Amendment for Summerhill Lane Development was postponed until July 8, 2020.

PUBLIC HEARING – CONDITIONAL USE PERMIT – CENTERPOINT THEATRE CONCERT IN THE PARK-ING LOT

CenterPoint Theatre requested a Conditional Use Permit to conduct concerts in the facility parking lot while public gathering restrictions are in place. The plans were reviewed by South Davis Metro Fire, Centerville Police Department, and Davis County Health Department. Performances would be planned for Friday and Saturday evenings, and would not go beyond 10:00 p.m. Ms. Wood stated Staff recommends approval with conditions included in the staff report.

Jansen Davis, CPT Executive Director, answered questions from the Planning Commission. Chair Hayman opened a public hearing at 7:20 p.m., and closed the public hearing seeing that no one electronically indicated a desire to comment.

Commissioner Wright **moved** to approve the Conditional Use Permit request for CenterPoint Legacy Theatre at 525 North 400 West subject to the following conditions and reasons for action. Commissioner Summerhays seconded the motion, which passed by unanimous vote (5-0).

Conditions:

1. This Conditional Use Permit shall apply only to the user space located at 525 North 400 West.
2. This Conditional Use Permit approval is for the Recreation and entertainment, outdoor use.
3. All vehicles shall be parked within parking stalls and not in access lanes.
4. This Conditional Use Permit approval is for performances on Friday and Saturday nights, with possible Monday night performances.
5. All performances, noise, and lighting, shall be terminated by 10:00 p.m. each night.
6. This permit shall expire on August 11, 2020.

Reasons for the Action:

a) The Planning Commission finds that the land use of recreation and entertainment, outdoors is a conditional use within the Public Facilities-High Zone [CZC 12.36 (Table of Uses)].
b) The use is consistent with the expectation of the City's General Plan [Section 12-480-5].
c) The Planning Commission finds that with the implemented conditions of approval, the criteria for issuance of the Conditional Use Permit have been satisfied, as described in the applicable staff report.

PUBLIC HEARING – BANK OF AMERICA CONCEPTUAL SITE PLAN

Cory Snyder, Community Development Director, explained the Conceptual Site Plan submitted for Bank of America (former Iggy's location). The owner desires to amend the approved site plan for the property with demolition of the existing building and construction of a new main building. Mr. Snyder mentioned Staff concerns, and said he was comfortable with Conceptual Site Plan approval with recommended directives.

Commissioner Wright asked if planned UDOT revisions to the Parrish Lane interchange and the Parrish Lane/Market Place Drive intersection were taken into account. Mr. Snyder said it was anticipated there would be some acquisition of land on Parrish Lane for the UDOT project, but exact amounts and locations were not known. He said the RDA would address those issues.

Orlando Taylor, representing the applicant, stated a storyboard would be provided, and spoke to other concerns raised by Mr. Snyder. Chair Hayman opened a public hearing at 7:41 p.m., and closed the public hearing seeing that no one electronically indicated a desire to comment. Commissioner Summerhays disclosed that the firm for which he works professionally does business in the same market as Mr. Taylor's firm (Gensler), but stated he was not aware of any current business between the two companies that would pose a conflict of interest.

Commissioner Daly **moved** to accept the Conceptual Site Plan Application, submitted by Deerwood Investments Utah LLC, for the proposed Bank of America development, located at 782 West Parrish Lane, subject to the following directives and reasons for action. Commissioner Summerhays seconded the motion, which passed by unanimous vote (5-0).

Directives:

1. The applicant's next step is to prepare and submit a Final Site Plan Application that complies with submittal provisions of CZC 12.21.110(e).
2. The Final Site Plan design and layout is to substantially conform with this Conceptual Site Plan Acceptance, or as amended by this acceptance or by the City at Final Site Plan Approval.
3. The Final Site Plan is to conform with the Conceptual Site Plan submittals presented to the Planning Commission and shall be corrected or amended as follows:
    a. Any mechanical equipment facilities or areas on the ground or on the roof must be screened from public view [see CZC 12.51.110(d) & (e)].
    b. Bank uses are required to have a minimum of three (3) stacked parking spaces for each drive-through lane [see CZC 12.52.(d)].
    c. The two-way drive isles need to be corrected from 24 feet to the Zoning Code required 25 feet in width [see CZC 12.52.310].
    d. The Final Site Plan shall address the required "storyboard" regarding the use of colors, materials, expected articulation parameters and design features [see CZC 12.63.040].
    e. The Final Site Plan submittal should address the expected "public amenities" [see CZC 12.63.040(b)].
    f. The Final Site Plan submittal is to address the style of the replacement lighting fixtures which are to be compatible with the existing fixture design and style.
4. The applicant shall consult with the City Engineer regarding the proposed re-grading plan and determine how storm water runoff should be managed either by existing facilities or whether an on-site basin is needed to meet current applicable regulations.
5. A sign permit is required prior to the erection, installation, or use of the proposed signs, which is a separate and distinct approval from any site plan approval.
6. The site is located within a redevelopment area enacted by the City and is subject to other provisions and restrictions defined by the Redevelopment Agency. Therefore, the proposed changes and alterations to this specific site must obtain approval from the Redevelopment Agency.
7. Lastly, these Conceptual Acceptance Directives are to help facilitate compliance with applicable City provisions regarding the proposed "Bank of America" development. However, there may be other applicable City regulations that have not been identified at this level of review. Consequently, there may be other standards or adjustments identified during a Final Site Plan review.

Reasons for the Action:

a) The Planning Commission finds that the Conceptual Site Plan has been reviewed in accordance with CZC 12.21.110(d).
b) The Planning Commission finds that the Conceptual Site Plan has been reviewed considering the applicable provisions of the Centerville Zoning Ordinance, as outlined in the applicable Planning Staff Report.
c) The Planning Commission finds that "Acceptance" of a Conceptual Site Plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed [see CZC 12.21.110(d)(5)].
d) Lastly, the Planning Commission finds that any conditions of acceptance are to be limited to conditions needed to conform the conceptual site plan to approval standards and ordinance requirements [see CZC 12.21.110(d)(4)].

ZONING CODE AMENDMENTS – CHAPTER 12.69 (MEDICAL CANNABIS FACILITIES)

Lisa Romney, City Attorney, stated the proposed Zoning Code Amendments were postponed to the July 8, 2020 meeting.

COMMUNITY DEVELOPMENT DIRECTOR REPORT AND COUNCIL REPORT

The Planning Commission is scheduled to meet next on July 8, 2020. Commissioner Wright suggested a presentation from the Centerville Tree Board at a future Planning Commission meeting.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the June 10, 2020 Planning Commission meeting were reviewed. Chair Hayman requested an amendment. Commissioner Wright **moved** to accept the minutes as amended. Commissioner Daly seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 7:56 p.m., Chair Haman **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

Leah Romero, City Recorder

July 8, 2020
Date Approved

Katie Rust, Recording Secretary

CENTERVILLE CITY, INC.
1848
CORPORATE SEAL

CENTERVILLE

Staff Backup Report
8/12/2020

Item No. 2.

Short Title: ADMINISTRATIVE DECISION - Final Site Plan - Bank of America

Initiated By:

Scheduled Time:

SUBJECT

782 West Parrish Lane (aka*: former Iggy's Building - Island Parcel*)

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 08-12-2020 PC Staff Report - Final Site Plan Bank of America
- BAC Final Site Plan Submittal
- BAC Storyboard Submittal
- BAC Civil Plan Submittal
- BAC Landscape Plan Submittal
- BAC Lighting Design Layout
- BAC Lighting Illumination
- BAC Lighting Fixture Specs

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 2

OWNER:	**DEERWOOD INVESTMENTS UTAH LLC** **3720 SOUTH SUSAN STREET #100** **SANTA ANA, CA 92704** **msalcedo@acpmanagement.com**
CONTACT:	**ORLANDO TAYOR** **orlando_taylor@gensler.com**
PARCEL:	**782 WEST PARRISH LANE** **(*AKA: FORMER IGGY'S BUILDING- ISLAND PARCEL*)**
ACREAGE:	**1.0 ACRES**
ZONING:	**COMMERCIAL – VERY HIGH (*C-VH*)**
APPLICATION:	**FINAL SITE PLAN APPROVAL (*SITE REDEVELOPMENT*)**

BACKGROUND
The owner, Deerwood Investments Utah LLC, desires to amend the approved site plan (*May of 2008*) for property located at 782 West Parrish Lane. The changes involve a significant alteration for the property to eliminate the former restaurant use and establish a proposed new bank use. Such alterations include the demolition existing building and then construct a new main building, reconfigure the parking and add a "drive-through" operation. Because such changes substantially alter the original final site plan approval and the conditions applied by such approval, the amendment is being re-submitted to the Planning Commission for review and decision regarding the changes to the site (*see CZC 12.21.110(k) for site plan amendment provisions and findings*).

PREVIOUS CONCEPTUAL SITE PLAN REVIEW & COMPLIANCE SUMMARY
This redevelopment project's Conceptual Site Plan was accepted by the Planning Commission on June 24, 2020. The following directives were provided with the authorized acceptance:

1) *The Applicant's next step is to prepare and submit a Final Site Plan Application that complies with submittal provisions of CZC 12.21.110(e).* ***Completed Jul 22, 2020***
2) *The Final Site Plan design and layout is to substantially conform with this Conceptual Site Plan Acceptance, or as amended by this acceptance or by the City at Final Site Plan Approval.* ***Final Site Substantially Complies***

3) *The Final Site Plan is to conform with the Conceptual Site Plan submittals presented to the Planning Commission and shall be corrected or amended as follows:*
   a. *Any mechanical equipment facilities or areas on the ground or on the roof must be screened from public view [see CZC12.51.110(d) & (e)].* ***Mostly Complies – see Sheet A09.00, Note 09 – Ground based utilities of Power, Gas Facilities, etc. not mentioned or depicted.***
   b. *Bank uses are required to have a minimum of three (3) stacked parking spaces for each drive-through lane [see CZC 12.52.(d)].* ***Complies – see Sheet A00.50, Note 10 – Site Plan***
   c. *The two-way drive isles need to be corrected from 24 feet to the Zoning Code required 25 feet in width (see CZC 12.52.310).* ***Complies – see Sheet C1.1 – Site Plan***
   d. *The Final Site Plan shall address the required "storyboard" regarding the use of colors, materials, expected articulation parameters and design features (see CZC 12.63.040).* ***Complies – see Final Site Plan Submittal Documents***
   e. *The Final Site Plan submittal should address the expected "public amenities" [see CZC 12.63.040(b)].* ***Complies – see Sheet L.1.1, Key Notes 13-17 – Landscape Plan***
   f. *The Final Site Plan submittal is to address the style of the replacement lighting fixtures and are to be compatible with the existing fixture design and style.* ***Complies – see Sheet L.1.1, Key Notes 12 and 13, Sheet C1.1, Keynote 19 – Site Plan, and Sheets of UTW-052, Exterior Lighting Design***
4) *The applicant shall consult with the City Engineer regarding the proposed re-grading plan and determine how storm water runoff should be managed either by existing facilities or whether an on-site basin is needed to meet current applicable regulations.* ***Complies – Developer and City Engineer have worked out the design details***
5) *A sign permit is required prior to the erection, installation, or use of the proposed signs, which is a separate and distinct approval from any site plan approval.* ***Requires Separate Permit from Zoning Administrator***
6) *The site is located within a redevelopment area enacted by the City and is subject to other provisions and restrictions defined by the Redevelopment Agency. Therefore, the proposed changes and alterations to this specific site must obtain approval from the Redevelopment Agency."* ***Ongoing – Applicant met with the RDA on July 07,2020 and will need to obtain an official sanction from the RDA.***
7) *Lastly, these Conceptual Acceptance Directives are to help facilitate compliance with applicable City provisions regarding the proposed "Bank of America" Development. However, there may be other applicable City regulations that have not been identified at this level of review. Consequently, there may be other standards or adjustments identified during a Final Site Plan review.* ***Further review needed - see Final Site Plan Regulatory Matters Below***

APPLICABLE FINAL SITE PLAN REGULATORY MATTERS

Staff believes that the Conceptual Site Plan Directives substantially cover the applicable development regulations to ensure zoning compliance during a Final Site Plan Review. However, there are a few matters that need to be reviewed and deemed acceptable by the Planning Commission.

Review of Parrish Lane Gateway Design Standards - Architecture (*CZC 12.63.040*)

Articulation (040a) – This section addresses the need to develop a human scale environment into the design of the building elevations and provide vertical/horizontal articulation for large buildings.

Colors & Materials (040c) – This section addresses the need to use quality building materials in the design of walls and fencing and the enhancement of the building with defined architectural features in the building's design.

The "storyboard" 'submittal" does not specifically address the articulation design language called out in the regulations or provide the expected feature element calculations. Staff acknowledges that this general articulation expectation primarily focuses on larger buildings. However, later in the ordinance, upgraded architectural elements are required in defined percentages. Despite the missing percentage calculations, the building does provide significant architectural features for the south and west elevations of the structure. The other elevations are not as substantial. The Planning Commission needs to decide if the Final Site Plan proposal meets the expected building design elements. The code language is provided below:

- *A building should reflect a human scale and be inviting to the public. Large buildings shall be "stepped", both vertically and horizontally, to break up the building mass and provide aesthetic relief.*
- *At least 25% of the primary façade shall have upgraded architectural features such as canopies, pillars, archways, and other treatments.*
- *At least 15% of a secondary facade (the façade facing a none-primary frontage) shall be of upgraded architectural features.*
- *At least 5% of all other facades shall be of upgraded architectural features.*

Public Amenities (040b)- – This section addresses the need to develop building features to enhance pedestrian and public spaces to create a more comfortable environment for users. During the conceptual review, staff questioned the site adequately provided substitute design elements. From staff's review, it appears that the applicant is redesigning the amenities located along the Parrish Lane Corridor in response to the following matters:

- As part of the applicant's meeting with the RDA, the Directors desired the applicant to consider the impact of the future double left turns from Parrish to Market Place Drive. Consequently, the majority, if not all, of the existing landscape wall and plantings will be removed to accommodate the reconfigured turning movements.
- In response to the potential Parrish Lane widening and the Conceptual Plan acceptance regarding "*public amenities*," the new design plan provides an alternative landscaping focal area. This focal area frames the connecting site pedestrian path to the public sidewalk system fronting Parrish Lane. Additionally, the design plan provides several light bollards along the pedestrian pathway.

The Planning Commission needs to decide if the Final Site Plan proposal meets the expected public amenities design elements. The code language is provided below:

- *Overhangs and canopies should be integrated into the building design so as to enhance pedestrian walkways.*
- *Comfortable and attractive amenities such as benches, tables, drinking fountains, trash receptacles, information kiosks, plazas, fountains, etc., should be provided for public enjoyment and comfort.*
- *Where necessary, bus shelters should be incorporated into the building and/or site design and meet the criteria of the State transit authority.*
- *All building access and site amenities should be accessible to the physically disabled and shall comply with applicable provisions of the Americans with Disabilities Act (ADA).*

PLANNING STAFF RECOMMENDATION TO THE PLANNING COMMISSION

[PROPOSED MOTION] *"I hereby motion for the Planning Commission to* ***APPROVE*** *the Final Site Plan Application, submitted by Deerwood Investments Utah LLC, for the proposed Bank of America development, located at 782 West Lane (aka: Former Iggy's Restaurant), subject to the following conditions:*

1) *This Final Site Plan Approval shall be subject to the compliance with the Final Site Plan documents (dated July 22,2020) and as submitted and presented (August 12, 2020) to the Planning Commission, or as amended in accordance with this approval or other applicable City Ordinances.*
2) *All ground mounted utility equipment shall be screened from view, as viewed from a public street.*
3) *As part of the building construction plan submittal, the plans shall comply with the building feature percentages of CZC 12.63.040(c), which shall be deemed acceptable by the City's Zoning Administrator. Any compliance disagreements shall go back to the Planning Commission for final resolution.*
4) *The Applicant's next step is to prepare and submit the final construction documents to the City Engineer for acceptance in accordance with the adopted City Specifications and Standards.*
5) *The applicant shall prepare and submit to the City Recorder the required bonding agreements for the changes to the public infrastructure and for the alterations of the on-site landscaping.*
6) *A sign permit is required prior to the erection, installation, or use of the proposed signs, which is a separate and distinct approval from this Final Site Plan approval.*
7) *The site is located within a redevelopment area enacted by the City and is subject to other provisions and restrictions defined by the Redevelopment Agency. Therefore, the proposed changes and alterations to this specific site must obtain a final approval from the Redevelopment Agency."*

SUGGESTED REASONS FOR THE ACTION:

a) *The Planning Commission finds that the Final Site Plan has been reviewed in accordance with CZC 12.21.110(e).*
b) *The Planning Commission finds that the Final Site Plan has been reviewed considering the applicable provisions of the Centerville Zoning Ordinance, as outlined in the*

applicable Planning Staff Reports of the related Conceptual Site and Final Site Plan submittals.

c) *Lastly, the Planning Commission finds that any conditions of this approval limited to conditions needed to conform the Final Site Plan to the applicable development standards and ordinance requirements [see CZC 12.21.110(f)]."*

BANK OF AMERICA

NEW RETAIL BANK BRANCH

BAC CENTERVILLE
BUILDING ID: UTW-052

FINAL SITE PLAN REVIEW
07/22/20

782 W PARRISH LN
CENTERVILLE, UT 84014

PROJECT NUMBER: 057.7202.950

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ABBREVIATIONS

A	
ACCES	ACCESSORY
ACOUS	ACOUSTIC(AL)
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
APPL	APPLIANCE
AUTO	AUTOMATIC
AVG	AVERAGE
B	
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BOLLD	BOLLARD
BRDLM	BROADLOOM
BU	BUILT UP
C	
CAB	CABINET
CEM	CEMENT(ITIOUS)
CER	CERAMIC
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COATG	COATING
COILG	COILING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CONTR	CONTRACT(OR)
COV	COVER
CPT	CARPET
D	
DBL	DOUBLE
DEPT	DEPARTMENT
DES	DESIGN(ED)
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DSCON	DISCONNECT
DWR	DRAWER
E	
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
EMBED	EMBEDDED(ING)
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXP JT	EXPANSION JOINT
EXPS	EXPOSE(D)
EXT	EXTERIOR
F	
FAB	FABRICATION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FE&C	FIRE EXTINGUISHER AND CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLDG	FOLDING
FLR	FLOOR(ING)
FPLC	FIREPLACE
FR	FIRE RATING(ED)
FRMG	FRAMING
FURN	FURNITURE
FWC	FABRIC WALL COVERING
FXD	FIXED
FXTR	FIXTURE
G	
GA	GAUGE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GL	GLASS
GR	GRAD(E)(ING)
GYP	GYPSUM
H	
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
I	
INFILTR	INFILTRATION
INFO	INFORMATION
INSTRUM	INSTRUMENT(ATION)

INSUL	INSULATION
INT	INTERIOR
INTLK	INTERLOCK(ING)
J	
JAN	JANITOR
K	
KIT	KITCHEN
L	
LAV	LAVATORY
LB	POUND
LOUVER	LOUVER
LT	LIGHT
LVLG	LEVELING
M	
MLE	MATCH EXISTING
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
N	
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
OPNG	OPENING(S)
OPR	OPERABLE
ORNA	ORNAMENTAL
OS	OCCUPANCY SENSOR
OVFL	OVERFLOW
OVHD	OVERHEAD
P	
PBD	PARTICLE BOARD
PEDTR	PEDESTRIAN
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PNL	PANEL
POLYST	POLYSTYRENE
PORT	PORTABLE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRTECN	PROTECTION
PTN	PARTITION
R	
RDR	READER
RECES	RECESS(ED)
RECPT	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REQD	REQUIRED
RESIS	RESIST(ANT)(IVE)
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
S	
SCR	SCRIBE
SECUR	SECURITY
SF	SQUARE FEET
SGL	SINGLE
SHORG	SHORING
SIM	SIMILAR
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)
T	
T&G	TONGUE AND GROOVE
THK	THICK
TLT	TOILET
TRAF	TRAFFIC
TRANS	TRANSPARENT
TRTD	TREATED
TYP	TYPICAL
U	
UNDRLAY	UNDERLAYMENT
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
V	
VEH	VEHICLE
VERT	VERTICLE
VIF	VERIFY IN FIELD
W	
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WT	WEIGHT
WTRPRF	WATERPROOFING

GRAPHIC SYMBOLS

CONSTRUCTION

- COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- 1 HR. RATED PARTITION
- 2 HR. RATED PARTITION
- 3 HR. RATED PARTITION
- 4 HR. RATED PARTITION
- SMOKE PARTITION
- EGRESS PATH PRIMARY
- EGRESS PATH SECONDARY
- MILLWORK
- MILLWORK ABOVE
- DETAIL NUMBER
- SHEET NUMBER
- DESCRIPTION OF SIMILAR OR OPPOSITE
- AREA TO BE DETAILED
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- SHEET NUMBER WHERE ELEVATION IS SHOWN
- INTERIOR AND EXTERIOR ELEVATION MARKER
- REVISION REFERENCE NUMBER
- REVISION CLOUD DENOTING AREA REVISED
- ROOM NAME
- ROOM NUMBER
- SHEET NOTE REFERENCE
- WALL TYPE REFERENCE
- ASSEMBLY DETAIL NOTE
- FIRE RATING
- DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- MILLWORK REFERENCE NUMBER (REFER TO MILLWORK SCHEDULE)
- ELEVATION DATUM REFERENCE
- FLOOR ELEVATION TRANSITION
- MATCH LINE SEE XXXX — MATCH LINE SYMBOL
- ALIGN WITH ESTABLISHED / ADJACENT SURFACES

WALL MOUNTED LIFE SAFETY EQUIPMENT AND DEVICES

- FIRE WARDEN STATION SYMBOL
- WALL MOUNTED FIRE ALARM STROBE SYMBOL
- FIRE ALARM PULL SYMBOL
- FEC — WALL MOUNTED, FIRE EXTINGUISHER CABINET
- WALL MOUNTED FIRE EXTINGUISHER
- WALL MOUNTED FIRE HOSE CABINET
- WALL MOUNTED FIRE VALVE
- WALL MOUNTED FIRE VALVE CABINET

SECTION INDICATIONS

- ACOUSTICAL CEILING TILE
- ALUMINUM
- BRICK
- CARPET
- CONCRETE
- CONCRETE MASONRY UNIT
- CUT STONE
- EARTH
- FABRIC WRAPPED PANEL
- GLASS
- GRAVEL
- GYPSUM PLASTER
- INSULATION (LOOSE OR BATT)
- INSULATION (RIGID)
- METAL
- PLASTIC
- PLYWOOD
- PRECAST PANELS
- SAND OR GROUT
- STONE
- WOOD (FINISHED)
- WOOD (CONTINUOUS MEMBER)
- WOOD (INTERRUPTED MEMBER)

GRAPHIC SYMBOLS CONT.

REFLECTED CEILING

- ACOUSTICAL CEILING AND GRID
- GYPSUM BOARD SOFFIT CEILING
- CEILING HEIGHT CHANGE SYMBOL
- FINISH CEILING HEIGHT SYMBOL
- GRID STARTPOINT SYMBOL
- CEILING FINISH TAG
- MS — MOTION SENSOR
- S — CEILING MOUNTED SPEAKER
- CEILING MOUNTED CAMERA
- CEILING MOUNTED SPRINKLER HEAD
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED STROBE LIGHT
- CEILING MOUNTED EXIT SIGNS
- WALL MOUNTED EXIT SIGNS - PARALLEL
- WALL MOUNTED EXIT SIGNS - PERPENDICULAR
- T — THERMOSTAT
- S — SPEAKER
- SECURITY CAMERA
- DOME SECURITY CAMERA
- WAP — WIRELESS APPLICATION PROTOCOL
- E — DENOTES EXISTING TO REMAIN
- R — DENOTES EXISTING TO BE RELOCATED
- ACCESS DOOR

LIGHT FIXTURES

- FLORESCENT LIGHT FIXTURE
- FLORESCENT LIGHT FIXTURE / EMERGENCY CIRCUIT
- EXISTING LIGHT FIXTURE TO BE REMOVED
- SURFACE MOUNTED LIGHT
- UNDER CABINET FLORESCENT FIXTURE
- FLORESCENT STRIP FIXTURE
- FLORESCENT PENDANT FIXTURE
- RECESSED DOWNLIGHT
- RECESSED ADJUSTABLE DOWNLIGHT
- RECESSED WALL WASHER
- TRACK LIGHTING
- SURFACE MOUNTED LIGHT FIXTURE
- WALL SCONCE
- $ — LIGHT SWITCH
- D $ — DIMMER SWITCH

MECHANICAL FIXTURES

- RETURN AIR
- SUPPLY AIR
- EXHAUST
- CIRCULAR DIFFUSER
- LINEAR DIFFUSER
- EXHAUST FAN

ELEVATION INDICATION

- GLASS SYMBOL
- MASONRY COURSING
- WOOD VENEER
- STONE

FINISH

- XXXX / AAAA — WALL FINISH TAG / BASE FINISH TAG
- EXTENT OF FINISH TYP.
- XXXX — WALL FINISH TAG
- XXXX — SPECIAL FINISH TAG
- XXXX — FLOOR FINISH TAG
- XXXX — CEILING FINISH TAG
- CHANGE IN FLOOR FINISH
- FLOOR FINISH PATTERN DIRECTION
- FLOOR TILE STARTPOINT SYMBOL

PROJECT INFORMATION

PROJECT NAME: BAC CENTERVILLE GU

PROJECT ADDRESS: 782 W 400 NORTH
CENTERVILLE, UT 84014

LEGAL DESCRIPTION: THE LAND IS DESCRIBED AS FOLLOWS:

SITUATED IN DAVIS COUNTY, STATE OF UTAH, TO-WIT:

LOT 1, CENTERVILLE GATEWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

THE ABOVE DESCRIBED PARCEL IS THE SAME LANDS DESCRIBED IN LANDMARK TITLE COMPANY'S TITLE COMMITMENT NO.: D-201 9-5787-2 (MAP), ISSUED FOR STEWART TITLE GUARANTY COMPANY, BEARING AN EFFECTIVE DATE OF: SEPTEMBER 27, 2019 AT 8:00 A.M.

PROJECT DESCRIPTION: PROJECT IS A GROUND UP BANK BUILDING

SCOPE OF WORK: SCOPE INCLUDES SITE WORK, EXTERIOR BUILDING COMPONENTS AND STRUCTURE, INTERIOR SPACES, NEW FINISHES, PARTITIONS, MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT. SITE WORK INCLUDES PARKING, LANDSCAPE, AND CIVIL WORK.

ZONING: C-H

PARCEL ID: 02238000 1

OCCUPANCY TYPE: B - BUSINESS

CONSTRUCTION TYPE: V-B

BUILDING HEIGHT: 20'-00" TOP OF HIGHEST PARAPET (1 STORY)

MAXIMUM ALLOWABLE AREA PER IBC 2018, TABLE 506.2:

ALLOWABLE AREA PER TABLE 506.2: 9,000 SF

SPRINKLER INCREASE: 36,000 SF FOR 1 STORY ABOVE GRADE.

BUILDING GROSS AREA:

CONDITIONED SPACE	3,876 SF
UNDER CANOPY, DRIVE-THRU	905 SF
TOTAL	4,781 SF

DEFERRED SUBMITTALS: SPRINKLERS
SIGNAGE

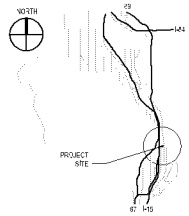
DEVELOPMENT SCHEDULE: CONSTRUCTION START: OCT. 2020
CONSTRUCTION END: MAR. 2021

JURISDICTION: CENTERVILLE CITY

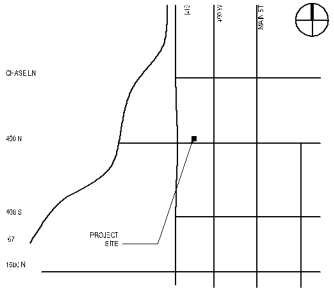
APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE *
2015 INTERNATIONAL RESIDENTIAL CODE *
2018 INTERNATIONAL PLUMBING CODE *
2018 INTERNATIONAL MECHANICAL CODE *
2018 INTERNATIONAL FUEL GAS CODE *
2017 NATIONAL ELECTRICAL CODE *
2015 INTERNATIONAL ENERGY CONSERVATION CODE *
2018 INTERNATIONAL EXISTING BUILDING CODE*
2018 INTERNATIONAL FIRE CODE *
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
(28 CFR PART 35,151 + 2004 ADAAG)
2009 ICC/ANSI A117.1

* WITH CENTERVILLE CITY AMENDMENTS

LOCATION MAP



VICINITY MAP



DRAWING INDEX

GENERAL

G0.00	COVER	06/03/20		
A00.00	DRAWING INDEX, PROJECT INFORMATION, VICINITY MAP, GRAPHIC SYMBOLS, & ABBREVIATIONS	06/03/20		
A00.50	SITE PLAN	06/03/20	A	07/10/20

3

CIVIL

C	CIVIL COVER SHEET	06/03/20		
C0.0	ALTA SURVEY	06/03/20		
C0.1	DEMOLITION PLAN	06/03/20		
C1.1	SITE PLAN	06/03/20		
C2.1	GRADING PLAN	06/03/20		
C3.1	UTILITY PLAN	06/03/20		

6

LANDSCAPE

L1.1	LANDSCAPE PLAN	06/03/20		
L3.1	LANDSCAPE & IRRIGATION DETAILS	06/03/20		

2

ARCHITECTURE

A02.01	CONSTRUCTION PLAN	06/03/20	*	07/10/20
A05.00	EXTERIOR ELEVATIONS	06/03/20		
A05.01	EXTERIOR ELEVATIONS	06/03/20		
A11.00	BUILDING SIGNAGE	06/03/20		
A11.01	SITE SIGNAGE	06/03/20		

4

16

BANK OF AMERICA

BAC CENTERVILLE
NEW RETAIL BANK
BRANCH
782 W PARRISH LN
CENTERVILLE, UT 84014

BUILDING ID: UTW-052
BULLETIN: 01 - 2020

Gensler

2001 East Washington St.
Suite 150
Phoenix, AZ 85004
United States

Tel 602.253.4900
Fax 602.253.4945

Date	Description
07.22.2020	FINAL SITE PLAN REVIEW

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
BAC CENTERVILLE

Project Number
057.7202.950

Description
DRAWING INDEX, PROJECT INFORMATION, VICINITY MAP, GRAPHIC SYMBOLS, & ABBREVIATIONS

Scale
As indicated

A00.00

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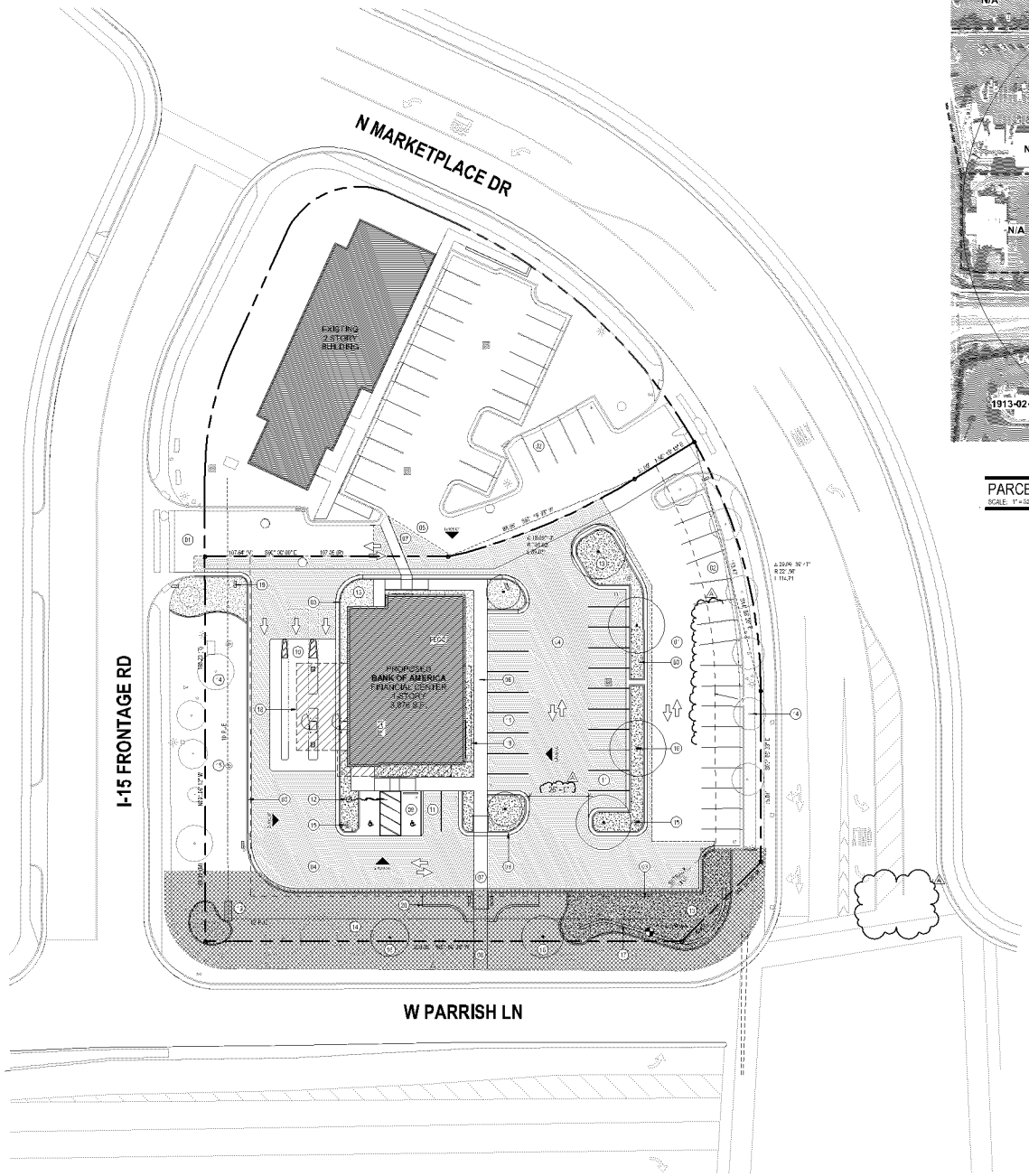
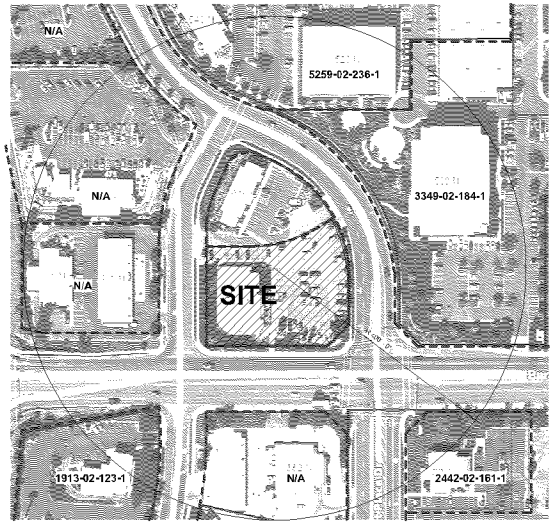
7/22/2020 3:49:29 AM RM:\057.7202.950_BAC Centerville GU \057.7202.950_BAC Centerville GU_R20.rvt



SITE PLAN (FOR REFERENCE ONLY)
SCALE: 1" = 20'-0"

01



PARCEL MAP
SCALE: 1" = 52'-0"

02

SHEET NOTES

S1 EXISTING ASPHALT PARKING / DRIVE SURFACE, TYPICAL OF SHADED AREA. SEE CIVIL DRAWINGS.
S2 EXISTING PARKING STALLS AT EXISTING ASPHALT. SEE TOTAL COUNT AT END OF ROW.
S3 NEW CONCRETE CURB AND GUTTER. SEE CIVIL DRAWINGS.
S4 NEW ASPHALT PARKING / DRIVE SURFACE, TYPICAL OF SHADED AREA. SEE CIVIL DRAWINGS.
S5 SAWCUT LINE BETWEEN EXISTING AND NEW ASPHALT. SEE CIVIL DRAWINGS.
S6 NEW CONCRETE SIDEWALK APPROXIMATELY 6" ABOVE PARKING SURFACE, TYPICAL AROUND 3 SIDES OF BUILDING. SEE CIVIL DRAWINGS.
S7 NEW FLUSH SIDEWALK PAVING BETWEEN ZERO CURB / RAMPS. SEE CIVIL DRAWINGS.
S8 NEW SIDEWALK CONNECTION TO EXISTING PARRISH LN SIDEWALK. SEE CIVIL DRAWINGS.
S9 NEW FLUSH CONCRETE SURFACE AT PAINTED ACCESSIBLE PARKING STALLS. ABLE CONNECTS DIRECTLY TO ZERO CURB AND RAMPS. SEE CIVIL DRAWINGS.
S10 NEW FLUSH CONCRETE DRIVE SURFACE WITH PAINTED LINES AT ATM ISLES. ISLES ACCOMODATE 3 STACKED 20' LONG QUEUING SPACES. SEE PAINTED OUTLINES. SEE ALSO CIVIL DRAWINGS.
S11 NEW STANDARD PARKING STALLS WITH PAINTED STRIPES. SEE CIVIL DRAWINGS.
S12 BAC STANDARDS FLAG POLE WITH LIGHT FIXTURE.
S13 LANDSCAPE PLANTER AREA, TYPICAL OF SAME HATCH PATTERN THROUGHOUT PLAN. SEE LANDSCAPE DRAWINGS.
S14 EXISTING TREE, TYPICAL OF SAME GRAY SYMBOL THROUGHOUT PLAN. SEE LANDSCAPE DRAWINGS.
S15 NEW LIGHT POLE PER BAC STANDARDS. INSTALLS ON CONCRETE PIER FOUNDATION. TYPICAL OF ~
S16 NEW TREE, TYPICAL IN NEW PLANTING BEDS. TYPICAL OF SAME BLACK SYMBOL THROUGHOUT PLAN. SEE LANDSCAPE DRAWINGS.
S17 EXISTING STONE SITE WALL
S18 LINE OF CANOPY OVERHEAD. SEE FLOOR PLAN.
S19 PROPOSED SITE SIGNAGE, TYPICAL OF SIMILAR INDICATIONS THROUGHOUT PLAN. SEE A14.01 FOR KEY PLAN AND SIGN DRAWINGS.
S20 LANDSCAPE AMENITY - SEE LANDSCAPE DRAWINGS FOR REFERENCE

GENERAL NOTES

A. PROPERTY LINES AND OTHER SITE INFORMATION IS BELIEVED TO BE ACCURATE BUT ACCURACY IS NOT GUARANTEED. INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES, AND TO BE USED FOR REFERENCE ONLY.

PARKING ANALYSIS:
STANDARD PARKING STALLS: 9'X18.5'
HANDICAP STALLS: 9'X20' - 2 PROVIDED
DRIVE AISLE WIDTH: MIN. 24' WIDTH

PARKING REQUIRED:
BANK: 2 SPACES, PLUS 1 PER 200 S.F.

TOTAL REQUIRED: 22 STALLS
TOTAL PROVIDED: 41 STALLS
2 H.C. STALLS

LEGEND

- BOLLARD ALONG LIT PATH
- (E) EXISTING CONSTRUCTION TO REMAIN
- PROPERTY LINE
- A1.1 SHEET NOTE
- ACCESSIBLE ROUTE
- PROPOSED SITE SIGNAGE LOCATION - SEE A14.01
- DEFINES AREA OF REQUIRED WORK - REFER TO CIVIL DRAWINGS
- DEFINES AREA UNDER CANOPY / OVERHEAD
- DEFINES AREA OF CONDITIONED SPACE
- APPROX. LOCATION OF FUTURE UDOT BACK OF SIDEWALK FROM WIDENING AND ACQUISITION

BANK OF AMERICA

BAC CENTERVILLE
NEW RETAIL BANK BRANCH
782 W PARRISH LN
CENTERVILLE, UT 84014

BUILDING ID: UTW-052
BULLETIN: 01 - 2020

Gensler
2001 East Washington St
Suite 150
Phoenix, AZ 85004
United States
Tel 602.253.4900
Fax 602.253.4945

Date	Description
A 07.10.20	CONCEPTUAL SITE REVIEW COMMENTS
07.22.2020	FINAL SITE PLAN REVIEW

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
BAC CENTERVILLE

Project Number
057.7202.950

Description
SITE PLAN

Scale
As indicated

A00.50

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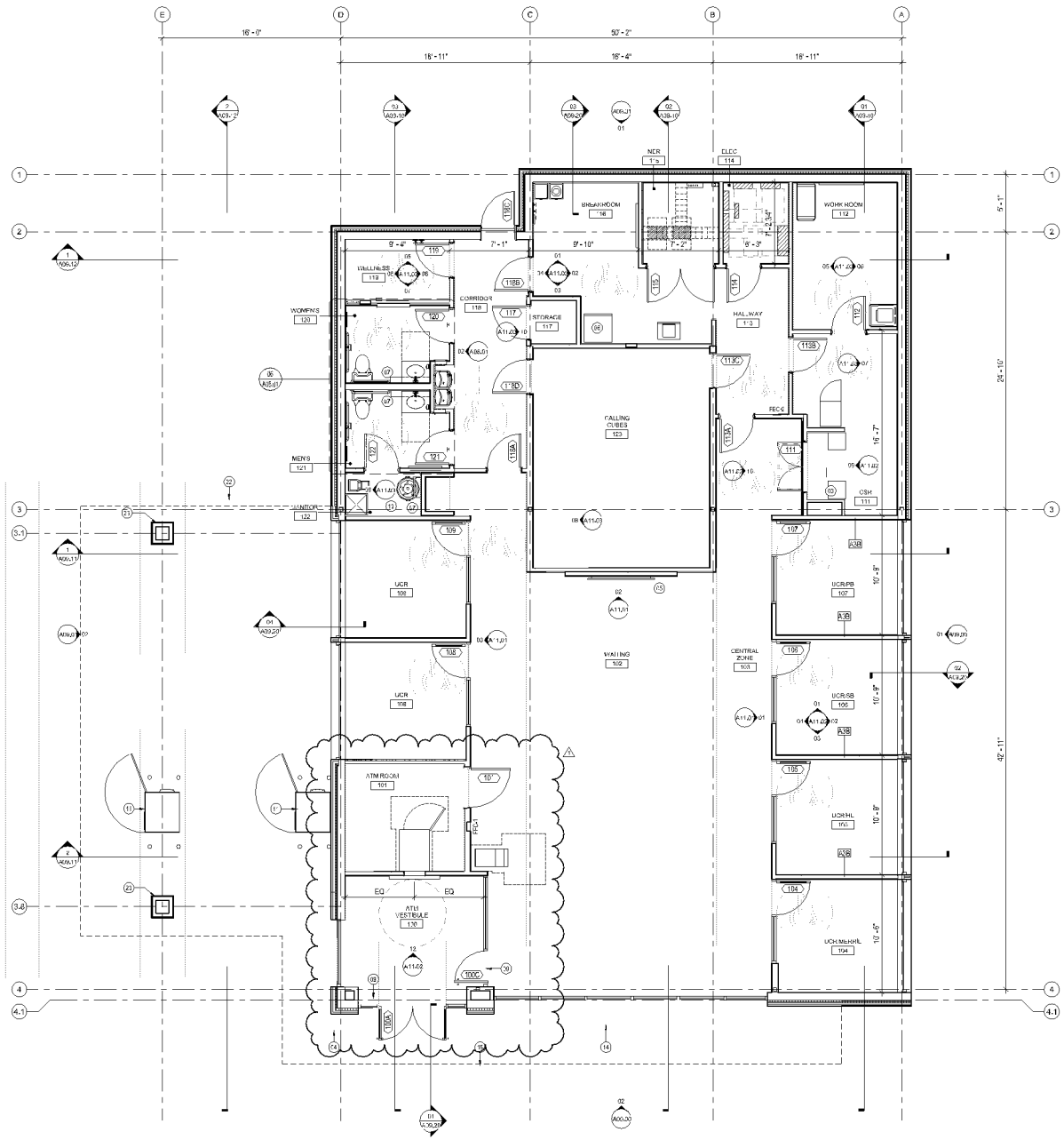

CONSTRUCTION PLAN

SCALE: 14" = 1'-0"

01

SHEET NOTES

03 INSTALL NEW ADA ACCESSIBLE 60X 0"SR LINE MILLWORK WITH KEYLAR APPLIED ON VERTICAL FACE OF MILLWORK. 60X 0"PROVIDE AND INSTALL. QC TO COORDINATE. REFER TO XXAXXXXX FOR ENGRAVED AND INSTALLED HIDDEN TELLER CUTSHEETS FOR REFERENCE ONLY.

04 PROVIDE A KNOX 1663 OR 3200 SERIES KEYBOX. KNOXBOX TO BE MOUNTED ADJACENT TO FIRE RISER ROOM DOOR 60" A.F.F. AND RECESSED INSTALLATION IS PREFERRED FOR ADDED SECURITY. PROVIDE KNOXBOX LOCKING DOG CAPS ON THE FIRE DEPT. CONNECTION TO THE FIRE RISER.

05 PROVIDE BLOCKING AS REQUIRED TO SUPPORT MEDIA WALL.

06 PROVIDE STUBUP WATERLINE CONNECTION. REFER TO PLUMBING DRAWINGS.

07 PROVIDE WATER RESISTANT GYP. BD. AT WET AREA.

08 TEMPERED AND CLEAR INTERIOR ALL-GLASS OFFICE FRONT. REFER TO SHEET XXX.XX FOR ADDITIONAL INFORMATION (TYP.)

09 INSTALL NEW TACTILE EXIT SIGN ON GLASS (INSIDE) AND INTERNATIONAL ACCESSIBILITY SIGN ON GLASS (OUTSIDE).

10 ADA ACCESSIBLE HYOSUNG HNA 7800 TC (CENT) TTW WALK UP ATM.

11 NH A 7800A (CENT) DRIVE THRU ISLAND ATM WITH TOPPER.

13 ROOF ACCESS LADDER.

14 2" X 4.5" ALUMINUM STOREFRONT SYSTEM AGAINST SERIES TL2/2/TL210 WITH STEEL REINFORCEMENT BY ARCADIA WITH 1" CLEAR TEMPERED INSULATED GLASS. COLOR: KYNAR 500 SERIES "PRESERVE WHITE."

15 LINE OF LOUVERED CANOPY ABOVE.

16 EXTERIOR WALL TO BE 7 5/8" PLASTER SYSTEM (3 COAT INTEGRAL COLOR) OVER METAL LATH OVER 2" POLYISO RIGID INSULATION OVER (2) LAYERS OF GRADE "D" BUILDING PAPER OVER FLUID APPLIED AIR & WATER BARRIER (W.R.GRACE PERMA-BARRIER VPL) OVER 1/2" DENSGLASS SHEATHING OVER 6" 16GA METAL STUD FRAMING OVER WALL VAPOR BARRIER OVER 5/8" GYPSUM BOARD.

22 LINE OF DRIVE THRU CANOPY ABOVE.

23 EXTERIOR COLUMNS TO BE 7/8" PLASTER SYSTEM (3 COAT INTEGRAL COLOR) OVER METAL LATH OVER (2) LAYERS OF GRADE "D" BUILDING PAPER OVER 1/2" DENSGLASS SHEATHING OVER 3-5/8" 20GA METAL STUD FRAMING WITH CENTERED STEEL COLUMN PER STRUCTURAL DRAWINGS.

GENERAL NOTES

A. FOR ADDITIONAL GENERAL NOTES, LEGENDS AND SCHEDULES REFER TO SHEET A00.00 AND A00.10

B. ALL PARTITIONS TO BE TYPE "A3B" UNLESS NOTED OTHERWISE. REFER TO WALL PARTITION TYPES.

C. UNLESS OTHERWISE NOTED, LOCATE HINGE SIDE OF ALL DOORS 4" FROM ADJACENT PERPENDICULAR PARTITION.

D. EXISTING POWER OUTLETS AND SWITCHES TO REMAIN, U.N.O. PROTECT DURING CONSTRUCTION.

E. VERIFY ALL FIELD DIMENSIONS.

F. SEE SHEET A12.01 FOR PARTITION DETAILS.

G. SEE SHEET A12.01 FOR MILLWORK DETAILS.

H. VERIFY ALL EQUIPMENT WITH VENDOR.

I. CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL WALL-MOUNTED EQUIPMENT AND ACCESSORIES.

J. USE THERMALLY BROKEN NAILS/SCREWS FOR ALL EXTERIOR ATTACHMENTS WHERE POLYISO RIGID INSULATION OCCURS.

K. ALL 2-SIRTS TO BE INSTALLED VERTICALLY. PROVIDE BLOCKING WHERE REQUIRED.

L. COMPLETE FINAL CLEAN.

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION
- NOT IN PROJECT SCOPE
- SCHEDULED FIRE EXTINGUISHER CABINET
- (E) EXISTING TO REMAIN
- NEW DOOR TAG (DOORS WITH NO TAG ARE EXISTING TO REMAIN)

BANK OF AMERICA

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Gensler

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Suite 150
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Tel 602.253.4900
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Date	Description
07.01.20	PDA SUBMITTAL
1 07.10.20	OWNER CHANGE
07.22.2020	FINAL SITE PLAN REVIEW

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
BAC CENTERVILLE

Project Number
057.7202.950

Description
CONSTRUCTION PLAN

Scale
As indicated

A02.01

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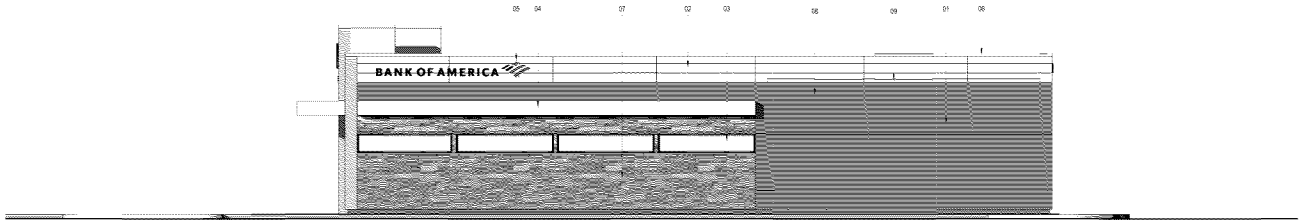
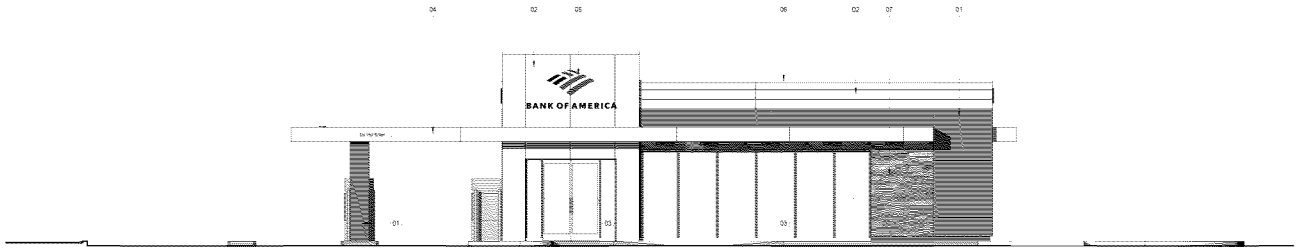


EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"

01



EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

02

SHEET NOTES

01 PREMIER STUCCO FINISH, PAINTED, PT-03 BENJAMIN MOORE CHARCOAL SLATE, FLAT, TYPICAL OF SAME PATTERNED AREA THROUGHOUT.

02 METAL PANEL RAINSCREEN SYSTEM, CT-03 CITADEL ARCTIC WHITE, SATIN.

03 ALUMINUM WINDOW SYSTEM: CLEAR TEMPERED INSULATED GLAZING, WITH KYNAR COATED FRAMING MEMBERS, APPROXIMATING WHITE.

04 METAL PANEL CANOPY FASCIA, CT-01 CITADEL CLEAR ANODIZED, SATIN.

05 PROPOSED BUILDING SIGNAGE. SEE A14.00 FOR DETAILS.

06 ALUMINUM COPING AT ROOF PARAPET / PERIMETER, COLOR TO MATCH CT-03 METAL PANELS.

07 STONE CLADDING SYSTEM, 'MODERN BRILLIANT WHITE STONE', RANDOM WIDTH RUNNING BOND, MANUFACTURER T.B.D.

08 LINE OF ROOFING SYSTEM SURFACE BEHIND PARAPET.

09 LINE OF ROOF TOP MECHANICAL UNITS, TYPICAL OF 4 IN A EAST-WEST ROW, ALL CONCEALED FROM PUBLIC WAY BY BUILDING PARAPET.

GENERAL NOTES

A. FOR FINISH SCHEDULE REFER TO AXX.XX
B. DIMENSIONS ON THIS SHEET ARE FROM FACE OF FINISH TO FINISH, U.N.O
C. FOR EXTERIOR STOREFRONT DETAILS, REFER TO SHEETS AXX.XX - AXX.XX
D. FOR DOOR DETAILS, HARDWARE, & SCHEDULE, REFER TO SHEETS AXX.XX.
E. SLAT PANELS TO BE EQUAL LENGTHS O.C BEST FIT POSSIBLE.
F. PLASTER TO BE PAINTED EXPT-1, U.N.O
G. REFER TO SHEETS AXX.XX & AXX.XX FOR ADDITIONAL MANUFACTURER INFORMATION REGARDING EXTERIOR SIDING SLATS AND ACM PANELS

BANK OF AMERICA

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201 East Washington St
Suite 750
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Date	Description
07/22/2020	FINAL SITE PLAN REVIEW

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
BAC CENTERVILLE

Project Number
057.7202.950

Description
EXTERIOR ELEVATIONS

Scale
3/16" = 1'-0"

A09.00

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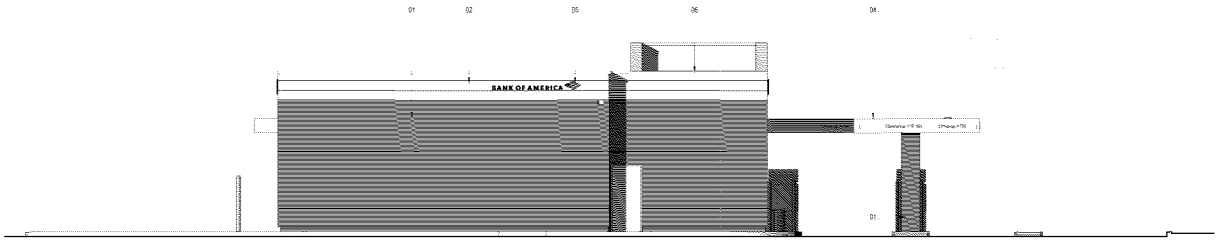
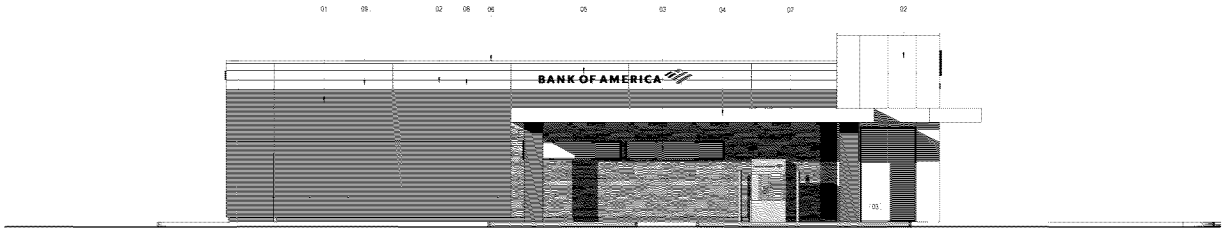


EXTERIOR ELEVATION - NORTH

SCALE 3/16" = 1'-0"

01



EXTERIOR ELEVATION - WEST

SCALE 3/16" = 1'-0"

02

SHEET NOTES

01 PREMIER STUCCO FINISH. PAINTED. PT-03 BENJAMIN MOORE CHARCOAL SLATE. FLAT. TYPICAL OF SAME PATTERNED AREA THROUGHOUT.

02 METAL PANEL RAINSCREEN SYSTEM. CT-03 CITADEL ARCTIC WHITE. SATIN.

03 ALUMINUM WINDOW SYSTEM. CLEAR TEMPERED INSULATED GLAZING. WITH KYNAR COATED FRAMING MEMBERS. APPROXIMATING WHITE.

04 METAL PANEL CANOPY FASCIA. CT-01 CITADEL CLEAR ANODIZED. SATIN.

05 PROPOSED BUILDING SIGNAGE. SEE A14.00 FOR DETAILS.

06 ALUMINUM COPING AT ROOF PARAPET / PERIMETER. COLOR TO MATCH CT-03 METAL PANELS.

07 STONE CLADDING SYSTEM. MODERN BRILLIANT WHITE STONE. RANDOM WIDTH RUNNING BOND. MANUFACTURER T.B.D.

08 LINE OF ROOFING SYSTEM SURFACE BEHIND PARAPET.

09 LINE OF ROOF TOP MECHANICAL UNITS. TYPICAL OF 4 IN AN EAST-WEST ROW. ALL CONCEALED FROM PUBLIC WAY BY BUILDING PARAPET.

GENERAL NOTES

A FOR FINISH SCHEDULE REFER TO AXX XX

B DIMENSIONS ON THIS SHEET ARE FROM FACE OF FINISH TO FINISH. U N O.

C FOR EXTERIOR STOREFRONT DETAILS, REFER TO SHEETS AXX XX - AXX XX

D FOR DOOR DETAILS, HARDWARE, & SCHEDULE, REFER TO SHEETS AXX XX

E SLAT PANELS TO BE EQUAL LENGTHS O C BEST FIT POSSIBLE

F PLASTER TO BE PAINTED EXPT-1. U N O

G. REFER TO SHEETS AXX.XX & AXX XX FOR ADDITIONAL MANUFACTURER INFORMATION REGARDING EXTERIOR SIDING SLATS AND ACM PANELS

BANK OF AMERICA

BAC CENTERVILLE

NEW RETAIL BANK BRANCH
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BUILDING ID: UTW-052
BULLETIN: 01 - 2020

Gensler

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Date	Description
07/22/2020	FINAL SITE PLAN REVIEW

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

BAC CENTERVILLE

Project Number

057.7202.950

Description

EXTERIOR ELEVATIONS

Scale

3/16" = 1'-0"

A09.01

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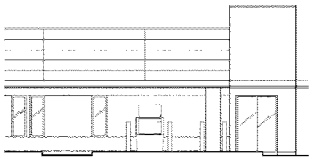
BANK OF AMERICA

Site Number: UTW-052-FC

Existing Photo



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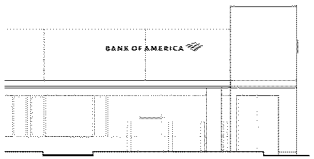

Existing

Asset Zone:	Sign
Asset Type:	Exterior
Sign Number:	002
Existing Sign Type:	...
Face Material:	...
Graphics Material:	...
Overall Height:	...
Face Height:	...
Face Width:	...
Illumination:	...
Electrical:	...
Wall Material:	...
Sign Comment:	Tertiary Signage

Proposed

Asset Type:	Exterior	**Overall Height:**	1'-4 1/4"
Sign Number:	002	**Overall Width:**	13'-6 3/8"
Sign Type:	KCCS-1ng	**Logo Height:**	0"
Description:	8 1/4" Inline Format - Color Day/Color Night - Channel Letters	**Letter Height:**	8 1/4"
		Illuminated:	Illuminated
Action:	New		
Comments:	Code sizing restrictions: Primary sign = 15% of wall, secondary sign = 5% of wall, and all remaining signs can have a combined 32 sq ft.		
Restoration Notes:	New electrical work required. Field verify available circuits and access prior to fabrication. Field verify dimensions of the sign & surrounding space shown in the proposed image. If the field verification indicates that the sign will not fit, or may appear substantially different than the proportions shown in the proposed image, an IFR should be submitted for modification by Monigle Associates prior to any manufacturing.		

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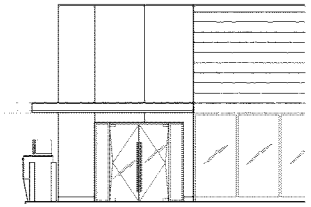
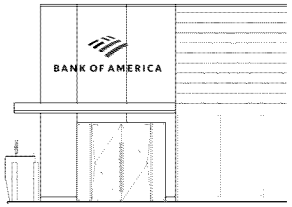
BANK OF AMERICA

Site Number: UTW-052-FC

Existing Photo



Proposed Photo



Existing

Asset Zone:	Sign
Asset Type:	Exterior
Sign Number:	003
Existing Sign Type:	...
Face Material:	...
Graphics Material:	...
Overall Height:	...
Face Height:	...
Face Width:	...
Illumination:	...
Electrical:	...
Wall Material:	...
Sign Comment:	Primary Signage

Proposed

Asset Type:	Exterior	**Overall Height:**	3'-9 7/8"
Sign Number:	003	**Overall Width:**	11'-4 7/8"
Sign Type:	GCCS-2ng	**Logo Height:**	0"
Description:	8 3/4" Stacked Format - Color Day/Color Night - Channel Letters	**Letter Height:**	8 3/4"
		Illuminated:	Illuminated
Action:	New		
Comments:	Code sizing restrictions: Primary sign = 15% of wall, secondary sign = 5% of wall, and all remaining signs can have a combined 32 sq ft.		
Restoration Notes:	New electrical work required. Field verify available circuits and access prior to fabrication. Field verify dimensions of the sign & surrounding space shown in the proposed image. If the field verification indicates that the sign will not fit, or may appear substantially different than the proportions shown in the proposed image, an IFR should be submitted for modification by Monigle Associates prior to any manufacturing.		

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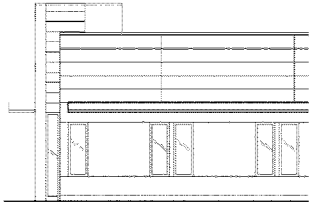
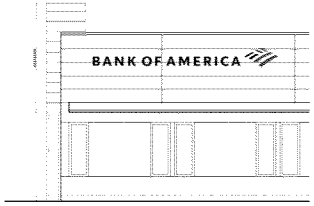
BANK OF AMERICA

Site Number: UTW-052-FC

Existing Photo



Proposed Photo



Existing

Asset Zone:	Sign
Asset Type:	Exterior
Sign Number:	004
Existing Sign Type:	...
Face Material:	...
Graphics Material:	...
Overall Height:	...
Face Height:	...
Face Width:	...
Illumination:	...
Electrical:	...
Wall Material:	...
Sign Comment:	Secondary Signage

Proposed

Asset Type:	Exterior	**Overall Height:**	1'-11 5/8"
Sign Number:	004	**Overall Width:**	19'-8 1/8"
Sign Type:	KCCS-3ng	**Logo Height:**	0"
Description:	12" Inline Format - Color Day/Color Night - Channel Letters	**Letter Height:**	1'
		Illuminated:	Illuminated
Action:	New		
Comments:	Code sizing restrictions: Primary sign = 15% of wall, secondary sign = 5% of wall, and all remaining signs can have a combined 32 sq ft.		
Restoration Notes:	New electrical work required. Field verify available circuits and access prior to fabrication. Field verify dimensions of the sign & surrounding space shown in the proposed image. If the field verification indicates that the sign will not fit, or may appear substantially different than the proportions shown in the proposed image, an IFR should be submitted for modification by Monigle Associates prior to any manufacturing.		

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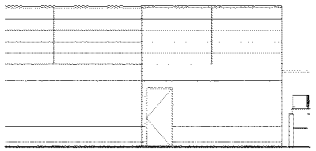
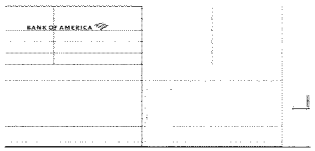
BANK OF AMERICA

Site Number: UTW-052-FC

Existing Photo



Proposed Photo



Existing

Asset Zone:	Sign
Asset Type:	Exterior
Sign Number:	005
Existing Sign Type:	...
Face Material:	...
Graphics Material:	...
Overall Height:	...
Face Height:	...
Face Width:	...
Illumination:	...
Electrical:	...
Wall Material:	...
Sign Comment:	Quaternary Signage

Proposed

Asset Type:	Exterior	**Overall Height:**	1'-0 1/4"
Sign Number:	005	**Overall Width:**	10'-3"
Sign Type:	KCCS-1.1ng	**Logo Height:**	0"
Description:	6 1/4" Inline Format - Color Day/Color Night - Channel Letters	**Letter Height:**	6 1/4"
		Illuminated:	Illuminated
Action:	New		
Comments:	Code sizing restrictions: Primary sign = 15% of wall, secondary sign = 5% of wall, and all remaining signs can have a combined 32 sq ft.		
Restoration Notes:	New electrical work required. Field verify available circuits and access prior to fabrication. Field verify dimensions of the sign & surrounding space shown in the proposed image. If the field verification indicates that the sign will not fit, or may appear substantially different than the proportions shown in the proposed image, an IFR should be submitted for modification by Monigle Associates prior to any manufacturing.		

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monigle

BANK OF AMERICA

BAC CENTERVILLE

NEW RETAIL BANK BRANCH

782 W PARRISH LN

CENTERVILLE, UT 84014

BUILDING ID: UTW-052

BULLETIN: 01 - 2020

Gensler

200 East Washington St
Suite 150
Phoenix, AZ 85004
United States

Tel 602.253.4900
Fax 602.253.4945

△ Date	Description
07.22.2020	FINAL SITE PLAN REVIEW

Seal/ Signature

NOT FOR CONSTRUCTION

Project Name

BAC CENTERVILLE

Project Number

057.7202.950

Description

BUILDING SIGNAGE

Scale

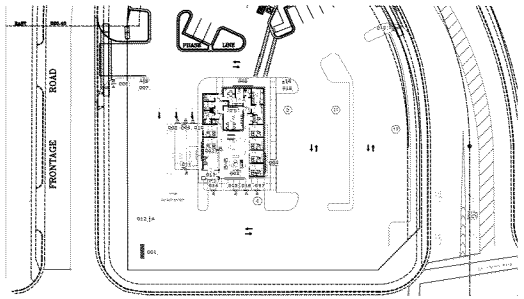
A14.00

© 2020 Gensler

7/21/2020 5:40:11 PM RM:\BB\057.7202.950_BAC Centerville GU\rvt\7202.950_BAC Centerville GU_R20.rvt

BANK OF AMERICA

Site Number: UTW-052-FC



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MATERIAL BOARD - SOUTHWEST ELEVATION PERSPECTIVE

BENJAMIN MOOR
CHARCOAL SLATE

Stucco Paint

MODERN BRILLIANT
WHITE STONE

Stone Cladding

CITADEL
ARTIC WHITE

Metal Panel

CITADEL
CLEAR ANODIZED

Canopy Metal Panel

MATERIAL BOARD - SOUTHEAST ELEVATION PERSPECTIVE

BENJAMIN MOOR
CHARCOAL SLATE

Stucco Paint

MODERN BRILLIANT
WHITE STONE

Stone Cladding

CITADEL
ARTIC WHITE

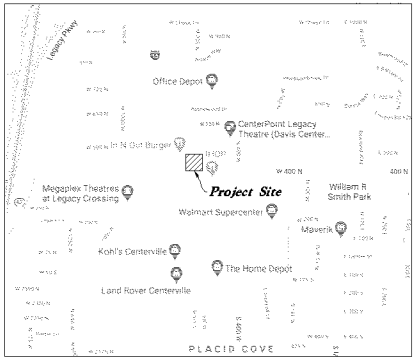
Metal Panel

CITADEL
CLEAR ANODIZED

Canopy Metal Panel

Bank of America - Centerville

782 West Parrish Lane
Centerville, Utah



Vicinity Map
Not to Scale

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	—OH—
Proposed Meter Box		Existing Water	—W—
Proposed Water Meter		Existing Secondary Water	—SW—
Proposed Combo Box		Existing Sewer	—S—
Proposed Fire Hydrant		Existing Storm Drain	—SD—
Proposed Water Valve		Existing Gas	—G—
Proposed Water Line	—W—	Existing Power	—P—
Proposed Sanitary Sewer	—S—	Existing Telephone	—T—
Proposed Storm Drain		Existing Fence	—X—
Proposed Conduit Line	—C—	Flowline	
Proposed Power Line	—P—	Centerline	—℄—
Proposed Gas Line	—G—	Existing Contour	
Proposed Fire Line	—F—	Existing Spot	4728.00(TN)
Proposed Secondary Water Line	—SW—	Existing Light Pole	
Proposed Roof Drain	—RD—	Existing Street Light	
Proposed Fence	—X—	Existing Building	
Ridge line	—R—	Existing Telephone Box	TB
Grade Break	—GB—	Existing Power Meter	PM
Proposed Contour	—78—	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sewout Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy			
Existing Utility Marker		Detail Number	
Existing Post		Sheet Number	

Civil Sheet Index

CV	Cover Sheet
	ALTA Survey
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C3.1	Utility Plan
L1.1	Landscape Plan
L3.1	Landscape & Irrigation Details

Basis of Bearings

The basis of bearings for this site is along the East side of this site between two found original subdivision nails and was assigned the URS State Plane North Zone bearing of South 0°14'27" West being rotated 0°21'00" Clockwise from the record plat.

Benchmark

Centerline Monument in Marketplace Drive North of Site
Elevation = 4259.43 (Assigned)

Legal Description

The Land is described as follows:

Situated in Davis County, State of Utah, to-wit:

Lot 1, Centerville Gateway Subdivision, according to the Official Plat thereof, on file and of record in the Davis County Recorder's Office.

The above described parcel is the same lands described in Landmark Title Company's Title Commitment No.: D-2019-157812 U/A#1, (issued to Stewart Title Guaranty Company) Bearing an effective date of: September 27, 2019 at 8:00 AM

REV.	DATE	DESCRIPTION

Designed by: EM
Drafted by: DM
Client Name:
Bank of America

19-214CV

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - Allensgreenway.com

Cover Sheet

Bank of America - Centerville
782 West Parrish Lane
Centerville, Utah

PROFESSIONAL ENGINEER
NO. 375845-2202
STATE OF UTAH
SHAUN L. WALLBERG
10/22/2020
DATE OF SEAL

22 Jul, 2020

SHEET NO.
CV

ZONING INFORMATION

NO ZONING REPORT PROVIDED.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY **DOES** PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING **FLOOD ZONE "X" W/ 2% ANNUAL CHANCE** AS DETERMINED BY OR SHOWN BY **FIRM COMMUNITY PANEL NO. 49011C0392E DATED 06/18/2007** AND **IS NOT** IN A SPECIAL FLOOD HAZARD AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED VIA THEIR **WEBSITE (WWW.FEMA.GOV).**

MISCELLANEOUS NOTES

N1 Property has direct access to 700 W and MARKET PLACE both public rights-of-way.

N2 The address of 782 W. PARRISH LANE was posted on property as of date of survey.

N3 The bearing of S00°06'32"E, as shown on the centerline of Market place, per found monuments, was used as the basis of bearings for this survey.

N4 The table below describes the type and number of parking stalls entirely within the property boundary. Stalls that are partially within the boundary are listed under the heading "partial". Partial stalls are not counted in the total.

PARKING

REGULAR (MARKED)	HANDICAP	COMPACT	TOTAL
69	3	0	72

N5 There was no observable evidence of earth moving work, building construction or building additions within recent months.

N6 There were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction or evidence of recent street or sidewalk construction repairs.

N7 There was no observable evidence of site use as a solid waste dump, sump, sanitary landfill or cemetery.

N8 The subject property is located at the intersection of 700 W and W Parrish lane.

N9 No evidence of potential wetlands was observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.

N10 This survey map correctly represents the facts at the time of the survey.

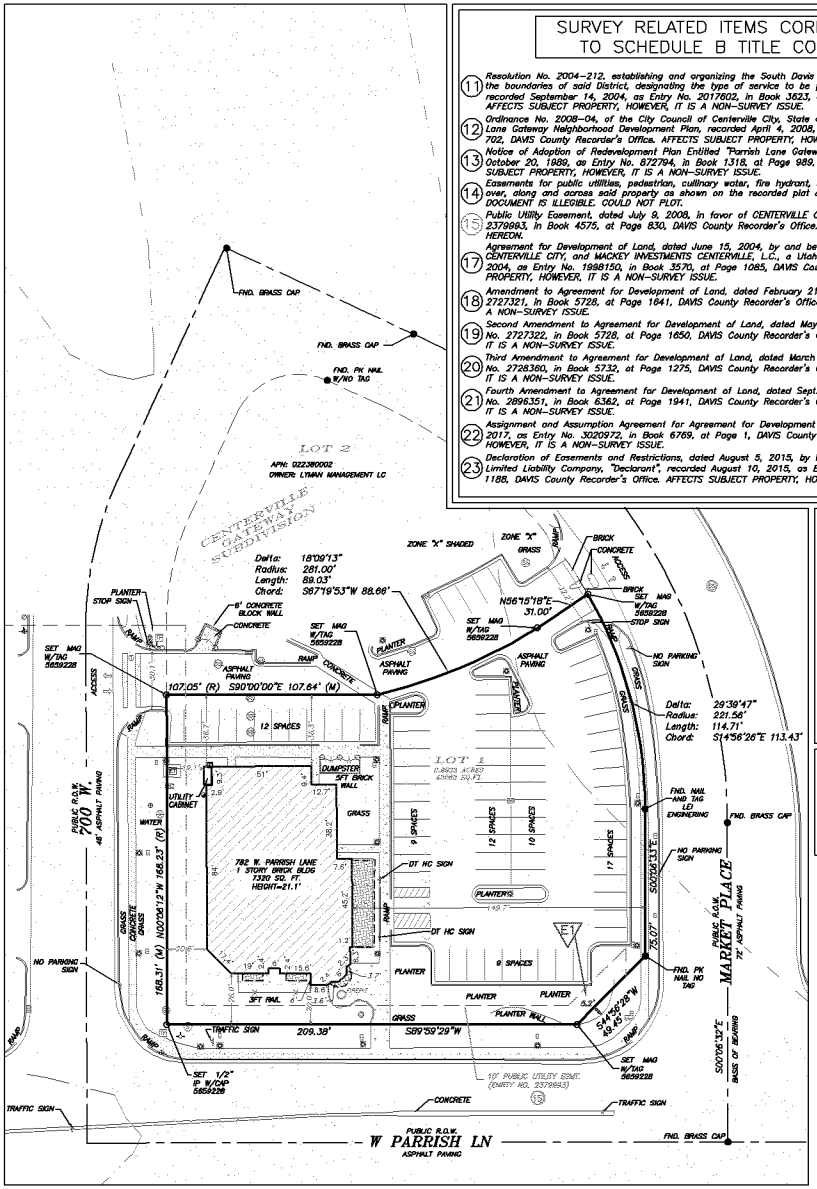
N11 There are discrepancies between the boundary lines of the property as shown on this survey map and as described in the legal description presented in the title commitment.

N12 The boundary lines of the property are contiguous with the boundary lines of all adjoining streets, highways, rights-of-way and easements, public or private, as described in their most recent respective legal descriptions of record with no gaps or gores. The parcels are contiguous along their common boundary line(s) with no gaps or gores.

N13 The subject property, APN: 022390001 owned by: Deerwood Investments Utah LLC, contains 43268 SQ. FT., or 0.9933 Acres, more or less.

N14 The Surveyor did not observe any equipment or action associated with the process of extracting mineral or drilling for oil, gas or any other hydrocarbons on the subject property at the time of survey.

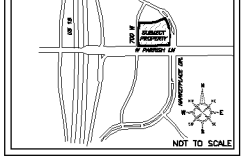
N15 The adjoining ownership information shown hereon was taken from the Assessor's Records.



SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

11. Resolution No. 2004-212, establishing and organizing the South Davis Recreation Special Service District, establishing the boundaries of said District, designating the type of service to be performed within the boundaries of the District, recorded September 14, 2004, as Entry No. 2017602, in Book 3523, at Page 1144, DAVIS County Recorder's Office. AFFECTS SUBJECT PROPERTY, HOWEVER, IT IS A NON-SURVEY ISSUE.
12. Ordinance No. 2008-04, of the City Council of Centerville City, State of Utah, adopting the Amendment to Parrish Lane Gateway Neighborhood Development Plan, recorded April 4, 2008, as Entry No. 2354751, in Book 4505, at Page 702, DAVIS County Recorder's Office. AFFECTS SUBJECT PROPERTY, HOWEVER, IT IS A NON-SURVEY ISSUE.
13. Notice of Adoption of Redevelopment Plan Entitled "Parrish Lane Gateway Neighborhood Development Plan", recorded October 20, 1989, as Entry No. 872794, in Book 1318, at Page 989, DAVIS County Recorder's Office. AFFECTS SUBJECT PROPERTY, HOWEVER, IT IS A NON-SURVEY ISSUE.
14. Easements for public utilities, pedestrian, culinary water, fire hydrant, shared access driveway and incidental purposes over, along and across said property as shown on the recorded plat of said subdivision. AFFECTS PROPERTY. DOCUMENT IS ILLEGIBLE. COULD NOT PLOT.
15. Public Utility Easement, dated July 9, 2008, in favor of CENTERVILLE CITY, recorded July 16, 2008, as Entry No. 2379993, in Book 4575, at Page 830, DAVIS County Recorder's Office. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
17. Agreement for Development of Land, dated June 15, 2004, by and between the REDEVELOPMENT AGENCY OF CENTERVILLE CITY, and MACKEY INVESTMENTS CENTERVILLE, L.C., a Utah Limited Liability Company, recorded June 28, 2004, as Entry No. 1998150, in Book 3570, at Page 1085, DAVIS County Recorder's Office. AFFECTS SUBJECT PROPERTY, HOWEVER, IT IS A NON-SURVEY ISSUE.
18. Amendment to Agreement for Development of Land, dated February 21, 2006, recorded March 18, 2013, as Entry No. 2727321, in Book 5728, at Page 1841, DAVIS County Recorder's Office. AFFECTS SUBJECT PROPERTY, HOWEVER, IT IS A NON-SURVEY ISSUE.
19. Second Amendment to Agreement for Development of Land, dated May 9, 2009, recorded March 18, 2013, as Entry No. 2727322, in Book 5728, at Page 1850, DAVIS County Recorder's Office. AFFECTS SUBJECT PROPERTY, HOWEVER, IT IS A NON-SURVEY ISSUE.
20. Third Amendment to Agreement for Development of Land, dated March 19, 2013, recorded March 22, 2013, as Entry No. 2728360, in Book 5732, at Page 1275, DAVIS County Recorder's Office. AFFECTS SUBJECT PROPERTY, HOWEVER, IT IS A NON-SURVEY ISSUE.
21. Fourth Amendment to Agreement for Development of Land, dated Sept. 21, 2015, recorded Sept. 30, 2015, as Entry No. 2896351, in Book 6362, at Page 1941, DAVIS County Recorder's Office. AFFECTS SUBJECT PROPERTY, HOWEVER, IT IS A NON-SURVEY ISSUE.
22. Assignment and Assumption Agreement for Agreement for Development of Land, dated May 4, 2017, recorded May 19, 2017, as Entry No. 3020972, in Book 6769, at Page 1, DAVIS County Recorder's Office. AFFECTS SUBJECT PROPERTY, HOWEVER, IT IS A NON-SURVEY ISSUE.
23. Declaration of Easements and Restrictions, dated August 5, 2015, by MACKEY INVESTMENTS CENTERVILLE, LC, a Utah Limited Liability Company, "Declarant", recorded August 10, 2015, as Entry No. 2885984, in Book 6326, at Page 1188, DAVIS County Recorder's Office. AFFECTS SUBJECT PROPERTY, HOWEVER, IT IS A NON-SURVEY ISSUE.

LOCATION MAP



UTILITY NOTE

Aboveground utilities shown were located per ALTA/NSPS Standards §5.C.iv based on observed evidence and may not be comprehensive. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. The extents of underground utility markings, if any, are shown hereon.

N
NW NE
W E
SW SE
S

30' 0 15' 30' 60'

1" = 30'

LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

SITUATED IN DAVIS COUNTY, STATE OF UTAH, TO-WIT:

LOT 1, CENTERVILLE GATEWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

THE ABOVE DESCRIBED PARCEL IS THE SAME LANDS DESCRIBED IN LANDMARK TITLE COMPANY'S TITLE COMMITMENT NO.: D-2019-157872 U/A#1, (ISSUED FOR STEWART TITLE GUARANTY COMPANY) BEARING AN EFFECTIVE DATE OF: SEPTEMBER 27, 2019 AT 8:00 AM.

STATEMENT OF ENCROACHMENTS

E1 ROCK PLANTER WALL EXTENDS OUTSIDE OF THE SUBJECT PROPERTY A MAXIMUM OF 5.2 FEET, MORE OR LESS, AS SHOWN.

SYMBOL LEGEND

A.C. PAD, AIR VALVE, AUTO-SPRINKLER, BENCHMARK, BORE HOLE, BUSH, CLEAN OUT, ELEC. METER, ELEC. PED., ELEC. TRANS., FIRE HYDRANT, FIRE RISER, FLAG POLE, GAS METER, GAS VALVE, GATE, GENERATOR, BARBED WIRE FENCE, RIGID CENTERLINE, STOCKADE FENCE, UNDERGROUND COMMUNICATIONS, UNDERGROUND SANITARY SEWER, GROUND LIGHT, GROUND ROD, GUARD POST, GUY ANCHOR, HANDICAPPED PARKING, IRON GRATE, LIGHT POLE, MAIL BOX, METER PACK, MONITOR WELL, MON. FOUND AS DESCRIBED, MON. SET TUBE AS DESCRIBED, PIPELINE MARKER, POWER MW, POWER POLE, PROPANE TANK, PULL BOX, RCP HEADWALL, ROAD SIGN, SANITARY SEWER MH, STORM SEWER MH, UNDERGROUND RAMP ACCESS, TELE. MH, TELE. PED., TRAFFIC SIGNAL LIGHT, TRAFFIC CONTROL BOX, TREE, CV. PED., UNDER. TELE. MARKER, UTILITY CABINET, UTILITY POLE, WATER METER, WATER MH, WATER VALVE, ADJ./PLAT LINE, EASEMENT LINE, SECTION LINE, SUBJECT BOUNDARY LINE, TRAV TRACKS, UNDER. GAS, UNDERGROUND ELECTRIC, UNDERGROUND STORM SEWER, OIL PIPE LINE, UNDER. WATER

LIST OF ABBREVIATIONS

FND. – FOUND
IP – IRON PIN
B/L – BUILDING LINE SETBACK
BLDG. – BUILDING
BLVD. – BOULEVARD
BRNG. – BEARING
C/L – CENTER LINE
CONC. – CONCRETE
DIA. – DIAMETER
DIST. – DISTANCE
ESMT. – EASEMENT
F.F.E. – FINISHED FLOOR ELEVATION
FL – FLOW LINE
GEN. – GENERATOR
G/R – GAS REGULATOR
HC – HANDICAPPED
M – MEASURED DIMENSION
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.O.E.M. – POINT OF MEASUREMENT
P.O.T. – POINT OF TERMINATION
PED. – PEDESTAL
PLTR. – PLANTER
R – RECORD DIMENSION
R.O.W. – RIGHT-OF-WAY
RD – ROOF DRAIN
RET. – RETAINING
SAN. – SANITARY
STAT. – STATUTORY
TR – TOP OF RIM
TRANS. – TRANSFORMER
TYP. – TYPICAL
U/C – UTILITY CABINET
U/G – UNDERGROUND
W-GAS – WITH UNDERGROUND SERVICE

ALTA/NSPS LAND TITLE SURVEY

FOR

IGGYS SPORTS GRILL

PARTNER PROJECT NUMBER 248584

PROPERTY ADDRESS: 782 W. PARRISH LANE, CENTERVILLE, UT 84014

ALTA SURVEY BASED AND RELIED ON LANDMARK TITLE COMPANY'S TITLE COMMITMENT NO.: D-2019-157872 U/A#1, (ISSUED FOR STEWART TITLE GUARANTY COMPANY) BEARING AN EFFECTIVE DATE OF: SEPTEMBER 27, 2019 AT 8:00 AM.

CERTIFICATION

TO: DEERWOOD INVESTMENTS UTAH LLC, A UTAH LIMITED LIABILITY COMPANY, BANK OF AMERICA, AND PARTNER ENGINEERING AND SCIENCE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 13, 14, 16, 17, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-29-2019.

DATE OF PLAT OR MAP:

JAMES M. POWERS, PLS, RPLS, CFedS
PLS No.: 5659228-2201
IN THE STATE OF: UTAH
DATE OF SURVEY: 10-29-2019
DATE OF LAST REVISION:

PRELIMINARY DRAWING FOR REVIEW

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RED PLAINS SURVEYING COMPANY

Survey Prepared By:
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Phoenix, AZ 85014
T 657-265-2756
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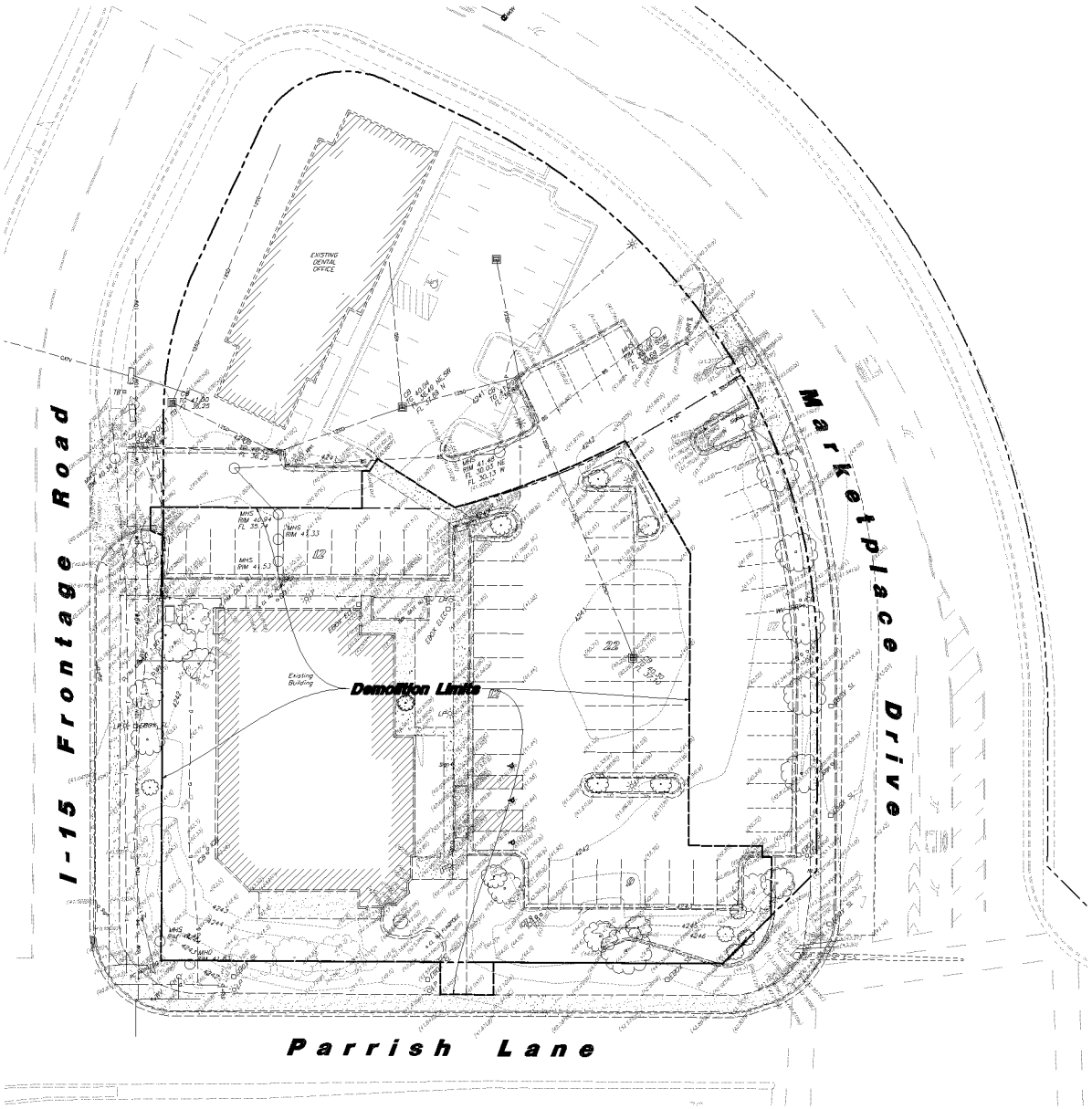
DWN. BY: MC RPS#: 19-346-01U



Scale: 1" = 20'

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (including removal of all footings and foundations.)
16. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
18. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTAH NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV.	DATE	DESCRIPTION

Designed by: EM
Drafted by: DM
Client Name:
Bank of America
19-21404

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - Millcreek/Sandy, Utah

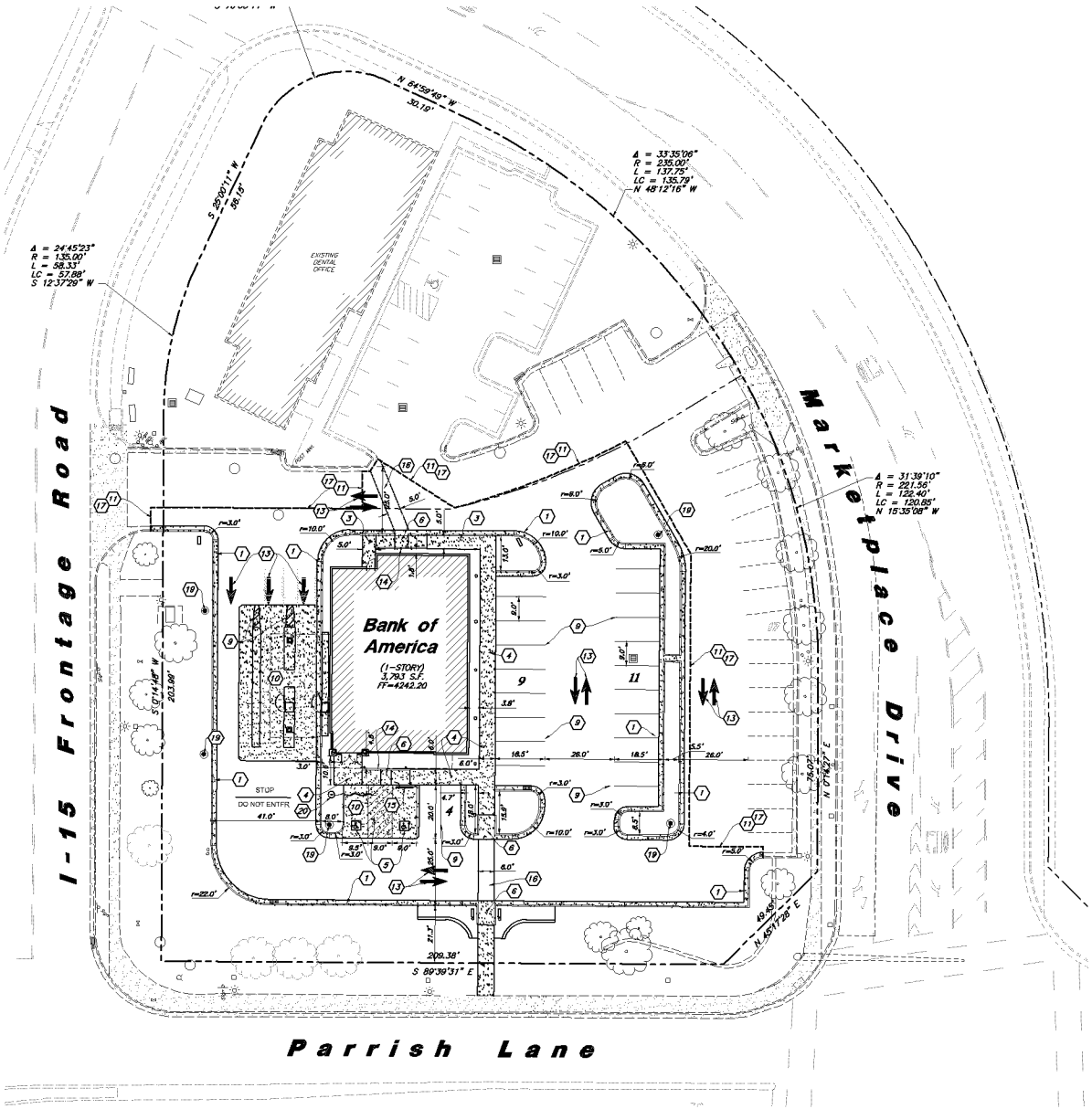
Demolition Plan

Bank of America - Centerville

782 West Parrish Lane
Centerville, Utah

22 Jul, 2020

SHEET NO.
CO.1



Site Data

Site Area = 43,557 s.f. (1.00 ac.)
Landscape Area Provided = 10,851 s.f. (24.9%)
Impervious Area Provided = 28,830 s.f. (66.2%)
Building Area = 3,876 s.f (8.9%)
Parking Required = 2 spaces plus 1/200 s.f. = 22 stalls
Parking Provided = 41 stalls (10.5/1,000)

Scale: 1" = 20'

20' 0 20' 40'

Site Construction Notes

1. Const. 24" Curb & Gutter (1 / C4.1)
2. Const. Asphalt Paving (x / C4.1)
3. Const. Conc. Sidewalk (x / C4.1)
4. Const. Thickened Edge Sidewalk (x / C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (x / x)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Details and Notes) (x / x)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (x / x)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (x / x)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (x / C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. 6" Curb Wall
15. Const. Cone Wheel Stop (x / x)
16. Const. Stamped Colored Conc.
17. Conn. & Match Existing Improvements
18. Const. Landscape Edging (Coordinate w/ Landscape Plan)
19. Const. Light Pole (See Elec. Plan)
20. Const. Flag Pole

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Survey or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

REV.	DATE	DESCRIPTION

Designed by: EM
Drafted by: DM
Client Name: Bank of America
19-2145P

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - Millwright@awa-inc.net

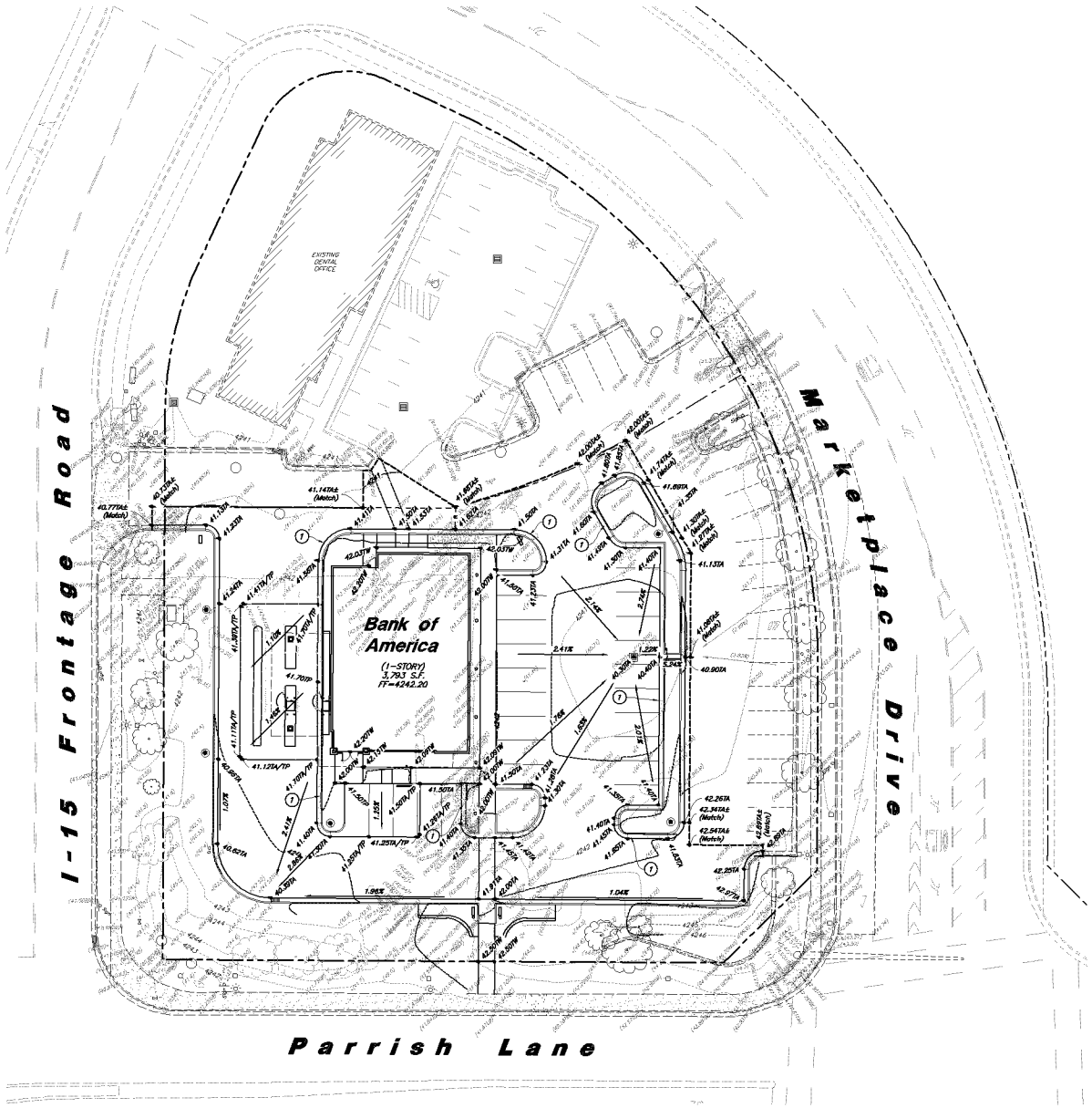
Site Plan

Bank of America - Centerville

782 West Parrish Lane
Centerville, Utah

22 Jul, 2020

SHEET NO.
C1.1



Scale: 1" = 20'

20' 0 20' 40'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by CSI Geotechnical, Inc. are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Study; Proposed Bank of America – Centerville, 782 Parrish Lane, Centerville, Utah"

    Project No.: 3053-001-20
    Dated: April 23, 2020
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
1. 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
2. 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.0% (2.08% Maximum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

REV.	DATE	DESCRIPTION

Designed by: EM
Drafted by: DM
Client Name:
Bank of America

19-214GF

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - Millwright@aw-inc.net

Grading Plan

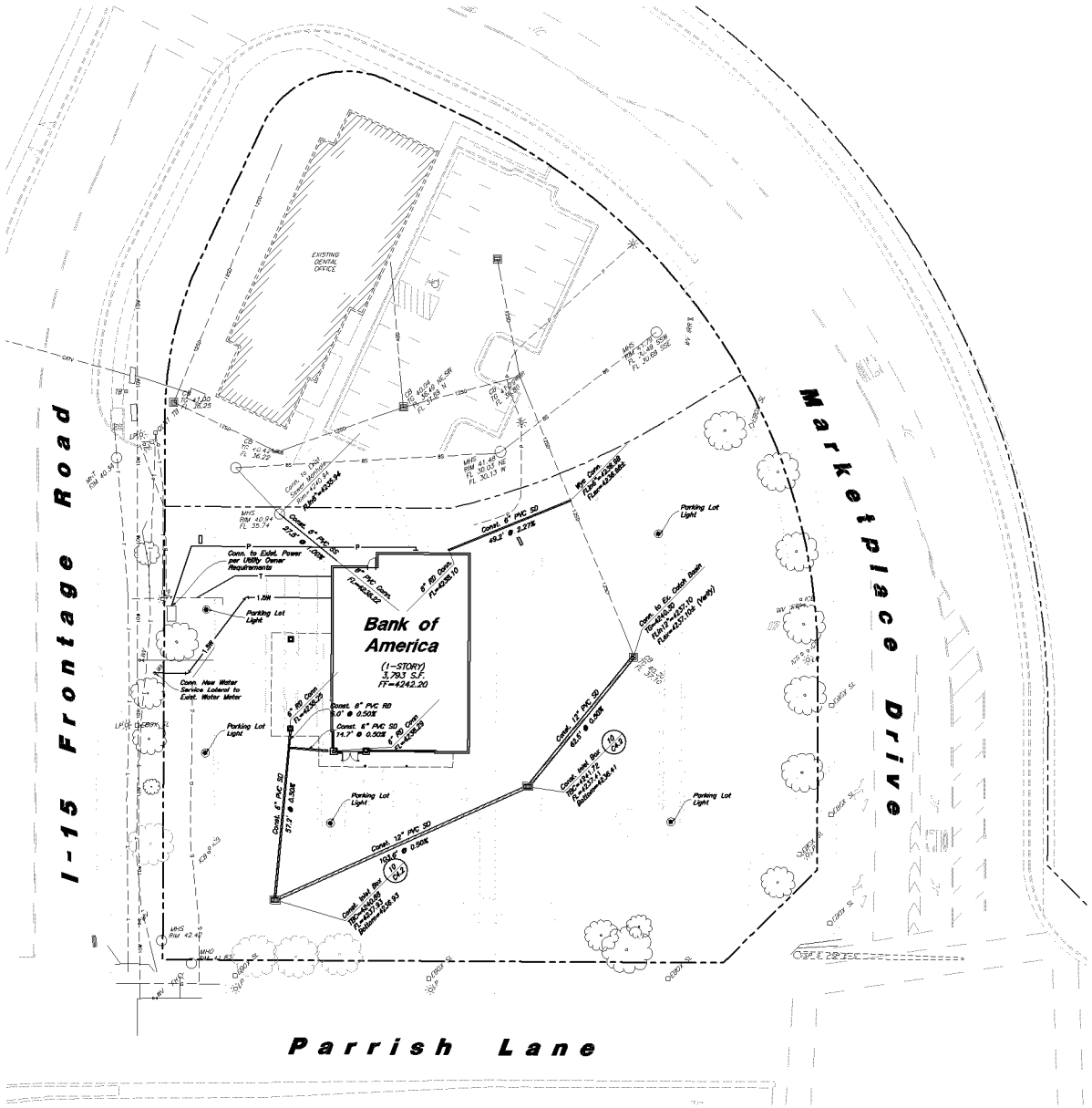
Bank of America - Centerville

782 West Parrish Lane
Centerville, Utah

REGISTERED PROFESSIONAL ENGINEER
NO. 327844-2202
DAVID C. WALLWORK
STATE OF UTAH

22 Jul, 2020

SHEET NO.
C2.1



Scale: 1" = 20'

20' 0 20' 40'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below of a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
(801) NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV.	DATE	DESCRIPTION

Designed by: EM
Drafted by: DM
Client Name:
Bank of America
19-214UT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – Allwengineering.net

Utility Plan

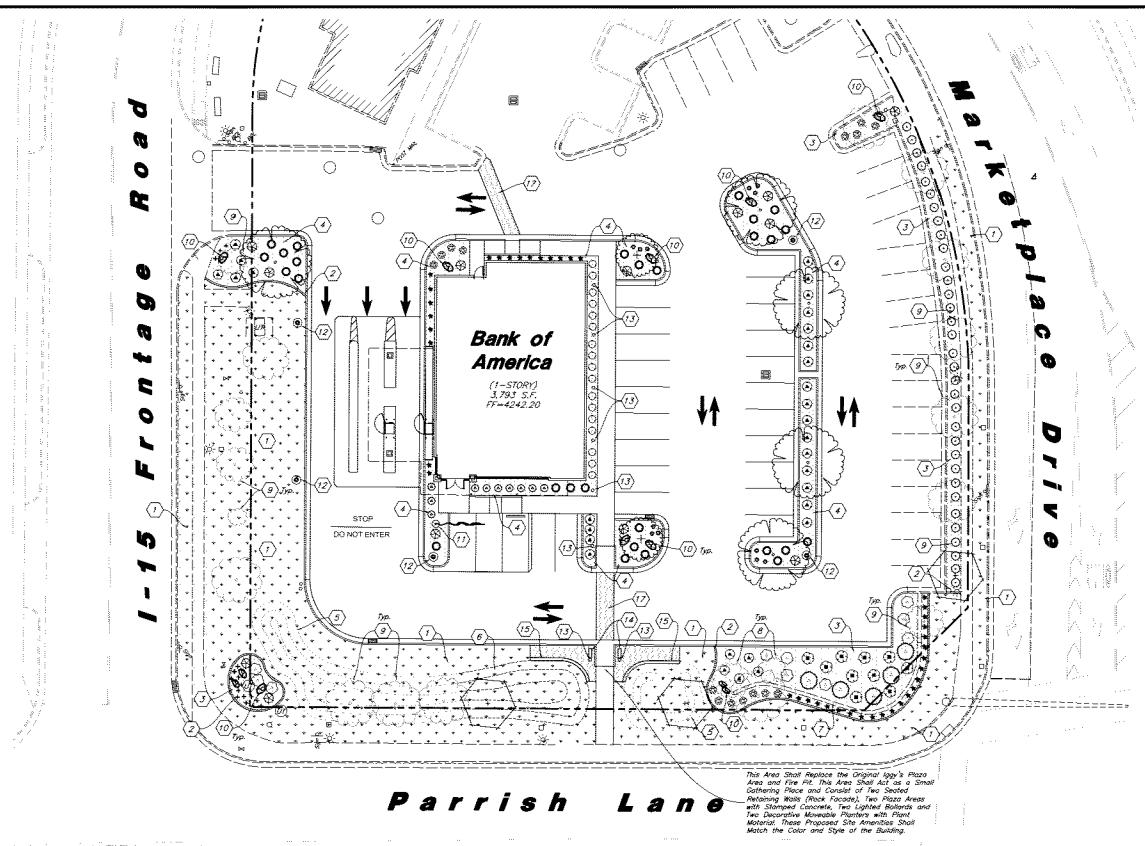
Bank of America - Centerville

782 West Parrish Lane
Centerville, Utah

REGISTERED PROFESSIONAL ENGINEER
NO. 375845-2202
STATE OF UTAH
SHELL WALLWERG
10/22/2020
STATE OF UTAH

22 Jul, 2020

SHEET NO.
C3.1



General Landscape Notes:

1. See Sheet L3.1 for Landscape Details.
2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip for Planting Areas and Spray for Lawn Areas.
3. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
4. All Areas Disturbed by Construction Shall be Landscaped and Not Left Undone.
5. Existing Lawn Berms Shall Remain and be Extended Along Parrish Lane to Screen Parking. Berm Shall be 3' High to Screen Headlights. A Planting Screen Shall be Added Along Market Place Drive.

Landscape Keynotes

1. Remove Dead Lawn and Install New Lawn
2. Install Landscape Concrete Curbing
3. Remove Existing Dead Plant Material and Install New Plant Material as Shown on Plan with Weed Barrier and Decorative Stone
4. Install New Shrub Planter with Weed Barrier and Decorative Stone
5. Existing Lawn Berm to Remain and Screen Parking Lot/Drive Thru
6. Lawn Berm to be Extended to Screen Parking Lot
7. Existing Wall to Remain and Continue Screening Parking Lot
8. Existing to Tree to Remain and be Protected
9. New Landscape Parking Screening
10. Install Landscape Boulder
11. New Flag Pole
12. New Light Pole
13. New Decorative Light Bollard; Bollard Color and Style to Match Building
14. New Moveable Decorative Planter with Colorful Plant Material; Planter Color and Style to Match Building
15. New 20" High Raised Concrete Retaining Wall with Concrete Cap and Rock Facade; Rock for Exposed Wall Facade Shall Match Rock Used on Existing Wall to the East (Grey Color)
16. New Concrete Plaza with Stamped Concrete; Pattern to Compliment Architecture on Building
17. New Concrete Crosswalk with Stamped Concrete; Pattern to Compliment Architecture on Building

UT – Existing/New Utility Box or Manhole

Scale: 1" = 20'

20' 0 20' 40'

Landscape Data

Site Area = 43,557 s.f. (1.00 ac.)
Landscape Area Required = 6,534 s.f. (15%)
Landscape Area Provided = 10,851 s.f. (25%) *
Existing/New Lawn Area = 5,193 s.f. (48%)
Existing/New Shrub Area = 5,658 s.f. (52%)
Trees Required = 13 Trees (13 Provided) **
Parking Lot Area = 18,206 s.f.
Parking Lot Landscape Required = 1,113 s.f. (7%)
Parking Lot Landscape Required = 1,113 s.f. (7%)
Parking Lot Landscape Provided = 1,809 s.f. (9.8%)
Frontage Road Trees Required = 25 Trees (25 Provided) ***
Parking Lot Landscape Provided = 1,809 s.f. (9.8%)

*** Landscape Area Doesn't Include Hardscape Areas**
**** Trees Required is based on the Required LS Area**
***** 1 Tree per 25 l.f. of Frontage**

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	5	Zelkova serrata 'Musashino' / Musashino Zelkova	2" Cal. / 8–10' Ht.	45' Ht. / 15' Spr.
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	5	Picea glauca 'Pendula' / Weeping White Spruce	6–8' Ht.	20' Ht. / 6' Spr.
ORNAMENTAL TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	2	Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	2" Cal. / 6–8' Ht.	20' Ht. / 12' Spr.
	3	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2" Cal. / 6–8' Ht.	25' Ht. / 18' Spr.
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	41	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	1 gal	12" Ht. / 12" Spr.
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	16	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	20" Ht. / 20" Spr.
	12	Penstemon eatonii / Firecracker Penstemon	1 gal	24" Ht. / 15" Spr.
DECIDUOUS SHRUB	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	10	Cornus sericea 'Ivory Halo' / Variegated Redtwig Dogwood	5 gal	48" Ht. / 48" Spr.
	10	Prunus x cistena / Purple Leaf Sand Cherry	5 gal	60" Ht. / 50" Spr.
	30	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal	36" Ht. / 30" Spr.
	15	Rosa x 'Meigalpio' / Red Drift Rose	5 gal	18" Ht. / 26" Spr.
	33	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal	36" Ht. / 36" Spr.
	28	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal	26" Ht. / 26" Spr.
EVERGREEN SHRUB	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	10	Berberis thunbergii 'Admiration' / Admiration Barberry	5 gal	24" Ht. / 24" Spr.
	13	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal	30" Ht. / 36" Spr.
	17	Taxus x media 'Dark Green Spreading' / Yew	5 gal	30" Ht. / 30" Spr.
LAWN	**QTY**	**BOTANICAL / COMMON NAME**	**TYPE**	**REMARKS**
	11,886 sf	Poa pratensis / Kentucky Bluegrass Blend	sod	Detail: 4/L3.1

MATERIAL SCHEDULE

Symbol	Comments	Details
	Decorative Stone – Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2" Dia. Fractured Stone From the Maguire Stoker Parson Pit; Submit Sample for Approval	4/L3.1
	4" x 6" Landscape Concrete Curbing – Install Flush to all Concrete Edges between Lawn and Planting Areas; Curbing Shall be Continuous; Adjust Curbing as Needed to Avoid Existing and New Utilities	4/L3.1
	Landscape Boulder – Boulders Shall be 3–4' in Diameter, Angular, and Match Decorative Stone Color; Boulders Shall be Recessed Into Ground and Washed Upon Completion of Installation; Submit Photo for Approval	5/L3.1

811 Know what's below. Call before you dig.

Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
15. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
16. No grading or soil placement shall be undertaken when soils are wet or frozen.
17. Existing topsoil shall be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing and imported topsoil and amend per soil test recommendations. Soil test shall be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil shall be installed in all landscaping areas.
18. Prior to placement of topsoil in all landscaping areas, remove all construction debris and trash. All subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
19. Provide an 8 inch depth of stockpiled or imported topsoil in all shrub areas. Parking islands shall be slightly bermed up in the middle and receive 12 inches of topsoil.
20. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
21. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
22. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
23. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over Dewitt Pro5 weed barrier or approved equal. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. All stone shall be washed after installation.
24. All deciduous trees shall be double staked per tree staking details as needed. Verify that all trees are straight. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree ties shall be V.I.T. Conche Ties #CT32.
25. Install landscape concrete curbing between lawn and planting areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
26. Provide a 4 inch depth of stockpiled or imported topsoil in all lawn areas.
27. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
28. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
29. All trees located in lawn areas shall have a 24 inch diameter tree ring with wood mulch.
30. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

REV.	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name: Bank of America
19-214LS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Landscape Plan

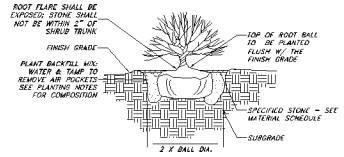
Bank of America – Centerville

782 West Parrish Lane
Centerville, Utah

State of Utah – Jared R. Mansell – No. TR0420-1301 – Registered Landscape Architect – 07/22/2020

22 Jul, 2020

SHEET NO.
L1.1

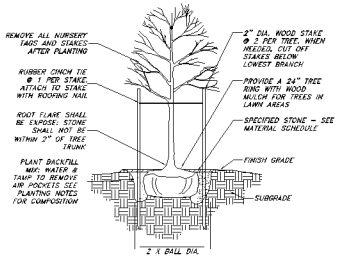


NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STAKES AFTER PLANTING.

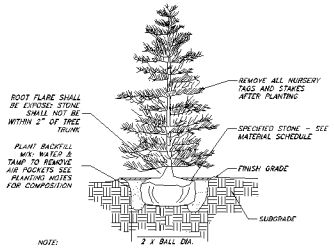
1 SHRUB PLANTING

Not to Scale



2 DECIDUOUS TREE PLANTING

Not to Scale

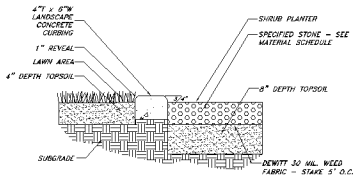


NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.

3 EVERGREEEN TREE PLANTING

Not to Scale

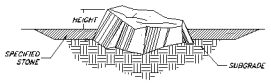


NOTE:

1. SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT OF CURBING AND SPECIFIED STONE.
2. CONTROL JOINTS SHALL BE PLACED AT 3' O.C.

4 LANDSCAPE CONCRETE CURBING

Not to Scale



NOTE:

1. USE CARE TO MINIMIZE MARRING & SCRATCHING
2. BURY (3) TWO INCHES OF BOULDER HEIGHT INTO SOIL, KEEPING BEST VISUAL SIDE ABOVE GROUND.

5 LANDSCAPE BOULDER

Not to Scale

REV	DATE	DESCRIPTION

Designed by: EM
Drafted by: DW
Client Name: Bank of America
19-2145

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Know what's below. Call before you dig.

Landscape Details

Bank of America - Centerville

782 West Parrish Lane
Centerville, Utah

State of Utah
Jared R. Mansell
No. TAA040-330
04/22/2020
Licensed Landscape Architect

22 Jul, 2020

SHEET NO.
L3.1

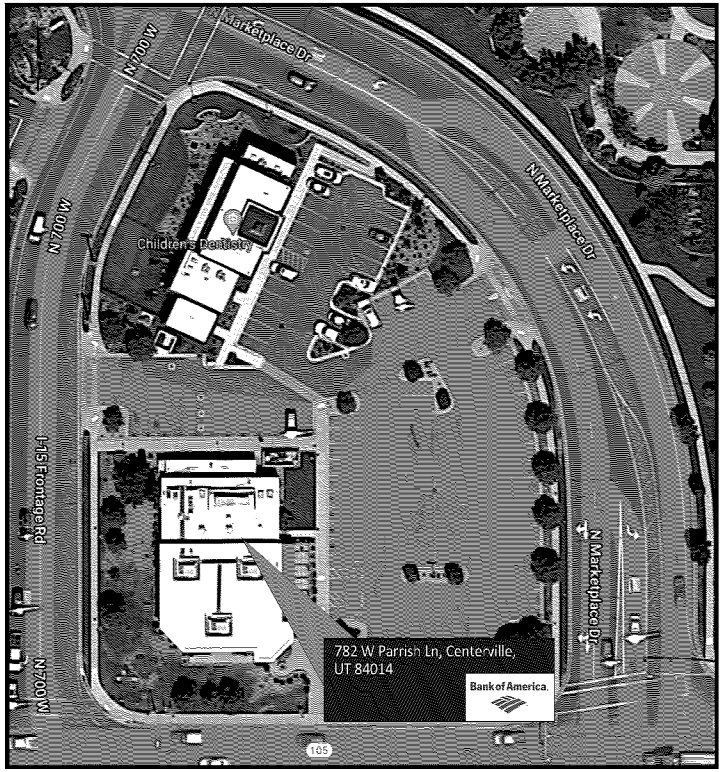
Bank of America®

EXTERIOR LIGHTING DESIGN

UTW-052
782 W Parrish Ln
Centerville, UT

DRAWING INDEX:

-	COVER SHEET
LU-1	GENERAL NOTES
LU-2	LUMINAIRE SCHEDULE
LU-3	OVERALL SITE PLAN
LU-4	FULL SITE PHOTOMETRICS PLAN AT GRADE
LU-5	FIXTURE REMOVAL PLAN
LU-6	DIMENSIONING PLAN
LU-7	LANDSCAPING PLAN
LU-8	ATM COMPLIANCE AREA PHOTOMETRICS PLAN - FOR BANK USE ONLY



VICINITY MAP

v1 200430

GMR
Facility Analysis † Engineering

1629 Smirl Drive, Suite 200, Heath, Texas 75032
www.gmr1.com
Office: (972) 771-6038

CONTRACTOR RESPONSIBILITY NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING, INCLUDING COORDINATION WITH THE LOCAL JURISDICTION AND ANY ASSOCIATED PERMIT FEES OR PROCESSING. CONTRACTOR SHALL NOTIFY GMR UPON RECEIPT OF PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING DOCUMENTS THAT ARE NOT INCLUDED IN THE LIGHTING DESIGN PACKAGE. THESE INCLUDE, BUT ARE NOT LIMITED TO, STAMPED ELECTRICAL DRAWINGS, STAMPED POLE BASE DRAWINGS, AND PROFESSIONAL SURVEYS.
3. SHOULD STAMPED PHOTOMETRIC DRAWINGS BE REQUIRED, CONTRACTOR SHALL ENGAGE LOCAL ENGINEER OR LIGHTING DESIGNER AS REQUIRED TO PROVIDE STAMP ON GMR PHOTOMETRIC DESIGN DOCUMENTS.
4. CONTRACTOR SHALL PROVIDE THE BANKING CENTER NOTIFICATION AT LEAST ONE WEEK IN ADVANCE OF VISITING SITES OR STARTING WORK.
5. CONTRACTOR SHALL VERIFY VOLTAGE REQUIREMENTS FOR FIXTURES PRIOR TO PLACEMENT OF FIXTURE ORDERS.
6. CONTRACTOR TO VERIFY LIGHTING CONTROLS PRIOR TO BEGINNING CONSTRUCTION. SEE LIGHTING CONTROL NOTES.
7. CONTRACTOR SHALL RECEIVE FORMAL APPROVAL FROM GMR ON ANY FIXTURE MODIFICATIONS OR VARIATIONS FROM THE LUMINAIRE SCHEDULE.
8. CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED FIXTURE MOUNTING CONDITIONS IN FIELD. ANY SPECIAL MOUNTING HARDWARE NEEDED FOR PROPOSED FIXTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL SUPPLY ALL NEW LIGHT POLES. NEW LIGHT POLES SHALL MATCH EXISTING CONDITIONS ON SITE FOR POLE TYPE AND PAINT COLOR.
10. CONTRACTOR SHALL ORDER ALL FIXTURES FROM BORDER STATES IN ACCORDANCE WITH BANK OF AMERICA NATIONAL ACCOUNT. CONTACT NATIONAL ACCOUNT QUOTES DEPARTMENT AT BOA@BORDERSTATES.COM OR 704-372-3040.
11. CONTRACTOR SHALL PERFORM ALL NECESSARY PATCHING OR REPAINTING FOR ADDED, REMOVED, OR REPLACED FIXTURES.
12. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS BACK TO EXISTING CONDITION INCLUDING PAVED AREAS, LANDSCAPED AREAS, ETC.
13. CONTRACTOR SHALL VERIFY AND DOCUMENT COMPLETED WORK DURING NIGHT HOURS. ALL FIXTURES MUST BE FUNCTIONAL DURING NIGHT HOURS PRIOR TO SCHEDULING A FINAL SURVEY WITH GMR.
14. CONTRACTOR SHALL PROVIDE BEFORE AND AFTER NIGHT TIME PHOTOS OF THE SITE.
15. CONTRACTOR SHALL RECEIVE A PUNCHLIST FROM GMR UPON FINAL SURVEY FOR ANY REMAINING ITEMS TO BE COMPLETED.

CONTROLS & ADDITIONAL NOTES:

LIGHTING CONTROL NOTES:

THE CONTRACTOR SHALL VERIFY THE CONTROLS FOR ALL EXTERIOR LIGHTING AND ATM/AHD INTERIOR LOBBIES ON THE SITE (EXCLUDING SIGNAGE) AND ADJUST ACCORDING TO THE FOLLOWING:

- IC3 CONTROL

  CONTRACTOR SHALL VERIFY THAT EXTERIOR LIGHTING CIRCUITS ARE CONTROLLED BY THE CORRECT IC3 CIRCUIT. WHERE EXTERIOR LIGHTING IS INCLUDED ON CONTROL CIRCUITS FOR INTERIOR SYSTEMS, INTERIOR LIGHTING, OR EXTERIOR SIGNAGE, CONTRACTOR SHALL ADJUST EXTERIOR LIGHTING TO THE CORRECT CONTROL CIRCUIT AS REQUIRED.

- PHOTOCELL CONTROL:

  CONTRACTOR SHALL REPLACE EXISTING PHOTOCELLS WITH NEW AND INSTALL IN A LOCATION BEST SUITED TO PROVIDE APPROPRIATE LIGHT EXPOSURE SUCH THAT EXTERIOR LIGHTS ARE ON DURING DARKNESS.

- TIME CLOCK CONTROL:

  CONTRACTOR SHALL VERIFY LOCATION OF TIME CLOCK. IF TIME CLOCK IS IN ELECTRICAL ROOM ALONG WITH IC3 CONTROLS, CONTRACTOR SHALL ADJUST CIRCUIT TO BE CONTROLLED BY IC3 EXTERIOR LIGHTING CONTROLS. IF TIME CLOCK IS IN A REMOTE LOCATION NOT IN CLOSE PROXIMITY TO THE IC3 CONTROLS, CONTRACTOR SHALL VERIFY TIME CLOCK IS SET PROPERLY AND LEAVE CIRCUIT ON TIME CLOCK CONTROL.

- MANUAL CONTROL:

  CONTRACTOR SHALL VERIFY THAT NO EXTERIOR LIGHTING IS CONTROLLED MANUALLY. IF ANY EXTERIOR LIGHTING IS ON A MANUALLY CONTROLLED CIRCUIT, CONTRACTOR SHALL ADJUST TO BE CONTROLLED BY PHOTOCELL OR IC3, WHICHEVER IS MOST ECONOMICALLY ACCOMPLISHED.

ADDITIONAL CONTRACTOR NOTES:

CONSTRUCTION COMPLETION VERIFICATION

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE VERIFICATION IN WRITING TO THE BANK OF AMERICA PJM THAT ALL WORK IS COMPLETE ACCORDING TO THE CONSTRUCTION DOCUMENTS, AND THAT ALL EXTERIOR LIGHTING IS FUNCTIONING DURING NIGHTTIME HOURS. COMPLETION PHOTOS, TAKEN AT NIGHT, SHALL BE PROVIDED IN THE FOLLOWING FORMAT:

PROVIDE A SINGLE DOCUMENT CONTAINING THE FOLLOWING:

- SITE PHOTOS FROM ALL SIDES OF BUILDING
- MINIMUM OF 3 PHOTOS OF EACH COMPLIANCE AREA (ATM(S), AFTER-HOUR DEPOSITORIES, ASSOCIATE ENTRY) FROM DIFFERENT ANGLES
- MINIMUM OF 2 PHOTOS OF ALL NON-COMPLIANCE AREAS FROM DIFFERENT ANGLES

FIXTURE CLARIFICATION NOTES:

1. OUT OF SCOPE - EXISTING FIXTURES TO REMAIN ON SITE WITHOUT MODIFICATION. NO ACTION REQUIRED UNLESS NOTED OTHERWISE.
2. REMOVE AND PATCH - EXISTING FIXTURES TO BE FULLY REMOVED AND ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
3. REPLACE EXISTING FIXTURE - EXISTING FIXTURE TO BE FULLY REMOVED AND REPLACED IN THE SAME LOCATION WITH A NEW FIXTURE. CONTRACTOR TO VERIFY IF POLE AND/OR POLE BASE IS SUFFICIENT FOR THE NEW FIXTURES. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
4. ADD NEW FIXTURE - NEW FIXTURES TO BE ADDED. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
5. ADD NEW POLE & FIXTURE - A NEW POLE AND FIXTURE TO BE ADDED. CONTRACTOR TO SPECIFY POLE TO MATCH EXISTING STYLE AND COLOR AND, IF NOT PROVIDED, POLE BASE DATA FOR NEW POLE LOCATIONS. CONTRACTOR TO VERIFY IF POLE AND POLE BASE IS SUFFICIENT FOR THE HEIGHT, LOCATION AND FIXTURE SPECIFIED.
6. GMR DOES NOT SPECIFY MOUNTING HARDWARE FOR ANY SPECIFIED FIXTURES. CONTRACTOR IS TO WORK WITH DISTRIBUTOR AND/OR MANUFACTURER ON A CASE BY CASE BASIS TO IDENTIFY AND ORDER REQUIRED MOUNTING HARDWARE.
7. CONTRACTOR TO VERIFY WHETHER EXISTING WIRING LOCATIONS OR THE ADDITION OF WIRING FOR NEW FIXTURE LOCATIONS IS SUFFICIENT FOR THE DESIGNATED FIXTURE LOCATION.
8. CONTRACTOR TO SPECIFY POLE COLOR AND TYPE PRIOR TO ORDERING.
9. ALL FIXTURES ARE ASSUMED BRONZE IN COLOR UNLESS NOTED OTHERWISE IN THE LUMINAIRE SCHEDULE. CONTRACTOR TO CONFIRM PRIOR TO ORDERING.

GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE TO THE ENGINEER. ALL SUCH CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING THE BID AND ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION SHALL BE GRANTED AFTER AWARDING A BID FOR ANY EQUIPMENT, MATERIAL OR LABOR REQUIRED TO REWORK OR OTHERWISE MODIFY EXISTING CONDITIONS.
2. THIS LIGHTING DESIGN IS BASED ON A COMBINATION OF STATE STANDARDS, THE BANK'S CURRENT SECURITY POLICY FOR EXTERIOR ATM AND AFTER-HOUR DEPOSITORIES AND BANK GUIDELINES FOR NON-SECURITY COMPLIANCE ZONES.
3. TRIM ALL TREES/LANDSCAPING TO MINIMIZE IMPEDING LIGHT FROM ANY LIGHT FIXTURES THAT IMPACT THE 60' RADIUS AROUND ALL ATMS AND A RADIUS OF 50' AROUND ALL AFTER-HOUR DEPOSITORIES. CONSIDERATION MUST BE GIVEN TO TREES/LANDSCAPING IN A STATE OF FULL FOLIAGE/BLOOM AND FUTURE GROWTH. ALL LANDSCAPING WORK WILL BE PERFORMED BY OTHERS WITH A SEPARATE PERMIT (IF REQUIRED).
4. ALL MOUNTING HEIGHTS ARE INTENDED TO THE BOTTOM OF THE FIXTURE.
5. CONTRACTOR TO FIELD VERIFY FIXTURE PLACEMENT DIMENSIONS PRIOR TO CONSTRUCTION.
6. DIMENSIONING PROVIDED IS FOR PROPOSED FIXTURE LOCATIONS ONLY, UNLESS OTHERWISE NOTED ON THE DRAWING.
7. THE CONTRACTOR SHALL ATTEMPT TO ELIMINATE THE USE OF EXPOSED CONDUIT WHERE POSSIBLE. IF EXPOSED CONDUIT IS NECESSARY, THE CONTRACTOR SHALL VERIFY USE WITH PROJECT MANAGER.
8. ALL EXISTING LIGHTS WILL BE REPLACED WITH LED LIGHTS AND ALL PROPOSED LIGHTS WILL ALSO BE LED, UNLESS OTHERWISE NOTED.
9. ALL FIXTURES ARE TO BE MOUNTED ABOVE FINISH GRADE.
10. UNLESS OTHERWISE NOTED, MATCH EXISTING POLE BASES.

SITE ABBREVIATIONS:

PL	=	PROPERTY LINE
AFG	=	ABOVE FINISHED GRADE
Fc	=	FOOTCANDLE
CBO	=	CONTROLLED BY OTHERS
AHD	=	AFTER HOUR DEPOSITORY

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

Bank of America®

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REVISION NO.	DESCRIPTION	REVISED BY
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2		
3	RLA / SLD XX	KRM

GMR
Facility Analysis + Engineering

Centerville
UTW-052
782 W Parrish Ln
Centerville, UT

GENERAL NOTES

DESIGN BY: BRW	DRAWN BY: BRW
REVIEWED BY: AWD	APPROVED BY: KRM

SHEET NO. LU-1

LUMINAIRE SCHEDULE **SEE FIXTURE CLARIFICATION NOTE #9 (NP) = NEW POLE (CBO) CONTROLLED BY OTHERS

SYMBOL	QTY	LABEL	FIXTURE ARRANGEMENT	TOTAL FIXTURE COUNT	NEW POLE COUNT	FIXTURE TYPE / MOUNTING / MANUFACTURER	BUG RATING	MOUNTING HEIGHT	MOUNTING ACCESSORIES	NOTES
	7	BD1	SINGLE	7	-	(BD) CPY250-A-DM-F-20W-UL-WH-40K / CANOPY MOUNT / CREE	B1-U0-G1	11' - 6'' AFG	-	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT
	2	BD1	SINGLE	2	-	(BD) CPY250-B-DM-F-C-UL-WH-40K / CANOPY MOUNT / CREE	B2-U0-G1	11' - 6'' AFG	-	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT
	10	DT1	SINGLE	10	-	(DT) LR6X-7L-40K / CANOPY MOUNT / CREE	B1-U0-G0	11' - 6'' AFG	GR8 TRIM RING & RC6 HOUSING REQUIRED	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT
	3	GX1 (NEW POLE)	DOUBLE (2@180°)	6	3	(GX) OSQ-A-NM-5SH-K-40K-UL-BZ / POLE MOUNT / CREE	B4-U0-G3	28' AFG	OSQ-DA-BZ	ADD NEW POLE AND FIXTURE
	2	HF1(NEW POLE)	SINGLE	2	2	(HF) OSQ-A-NM-4ME-K-40K-UL-BZ / POLE MOUNT / CREE	B3-U0-G3	28' AFG	OSQ-DA-BZ	ADD NEW POLE AND FIXTURE
	2	SA1	SINGLE	2	-	(SA) SEC-EDG-2S-WM-02-E-UL-BZ-350-40K / WALL MOUNT / CREE	B1-U0-G1	12' AFG	-	ADD NEW FIXTURE
	2	SE1	SINGLE	2	-	(SE) SEC-EDG-3M-WM-02-E-UL-BZ-350-40K / WALL MOUNT / CREE	B1-U0-G1	12' AFG	-	ADD NEW FIXTURE
	1	SJ1	SINGLE	1	-	(SJ) SEC-EDG-4M-WM-02-E-UL-BZ-700-40K / WALL MOUNT / CREE	B1-U0-G1	12' AFG	-	ADD NEW FIXTURE

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

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BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED
PINK = REPLACE WITH NEW POLE AT NEW HEIGHT

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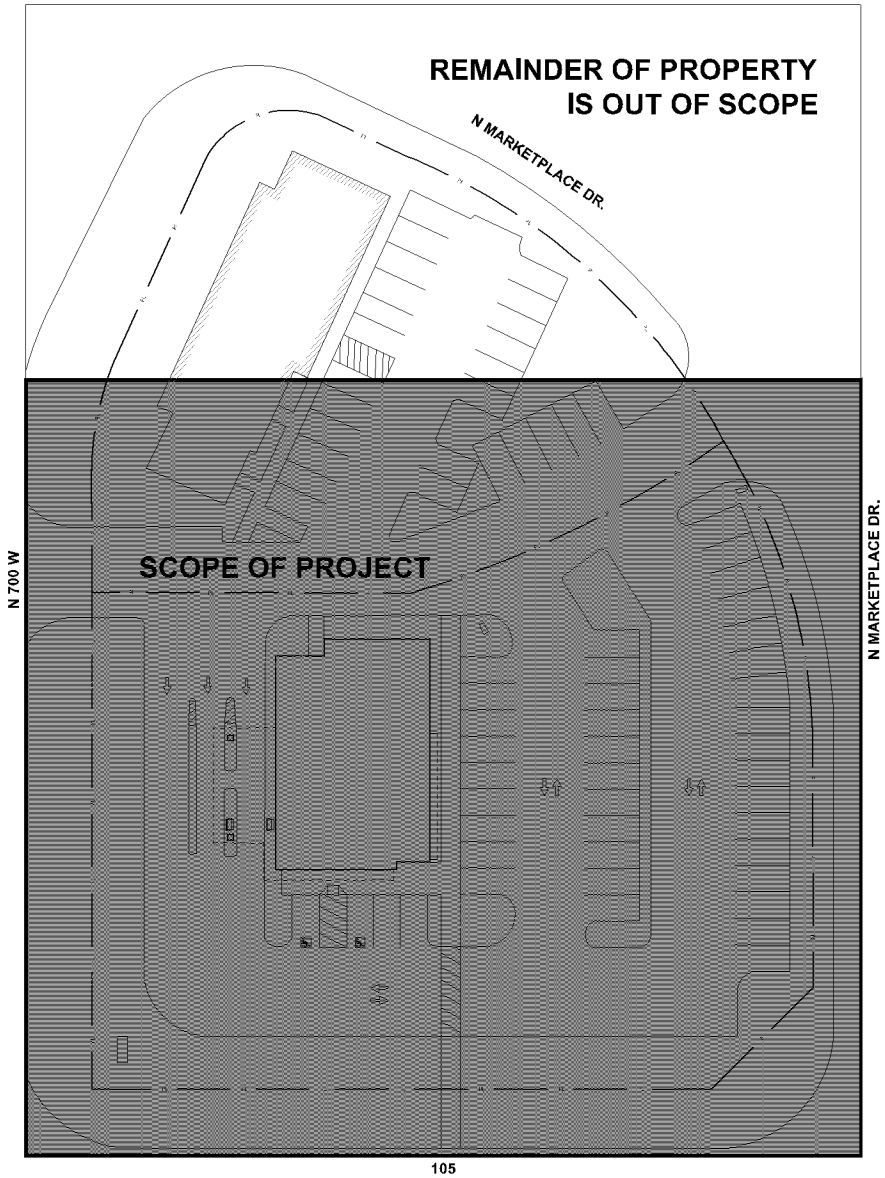
UTW-052
782 W Parrish Ln
Centerville, UT

LUMINAIRE SCHEDULE

DESIGN BY:	DRAWN BY:
BRW	BRW
REVIEWED BY: AWD	APPROVED BY: KRM

SHEET NO. **LU-2**



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= INDICATES NEW SECURITY FENCE
PL = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION

N.T.S.

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REVISION NO.	DESCRIPTION	REVISED BY
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3	REV / SHEET XX	KRM

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Facility Analysis + Engineering

Centerville
UTW-052
782 W Parrish Ln
Centerville, UT

OVERALL SITE PLAN

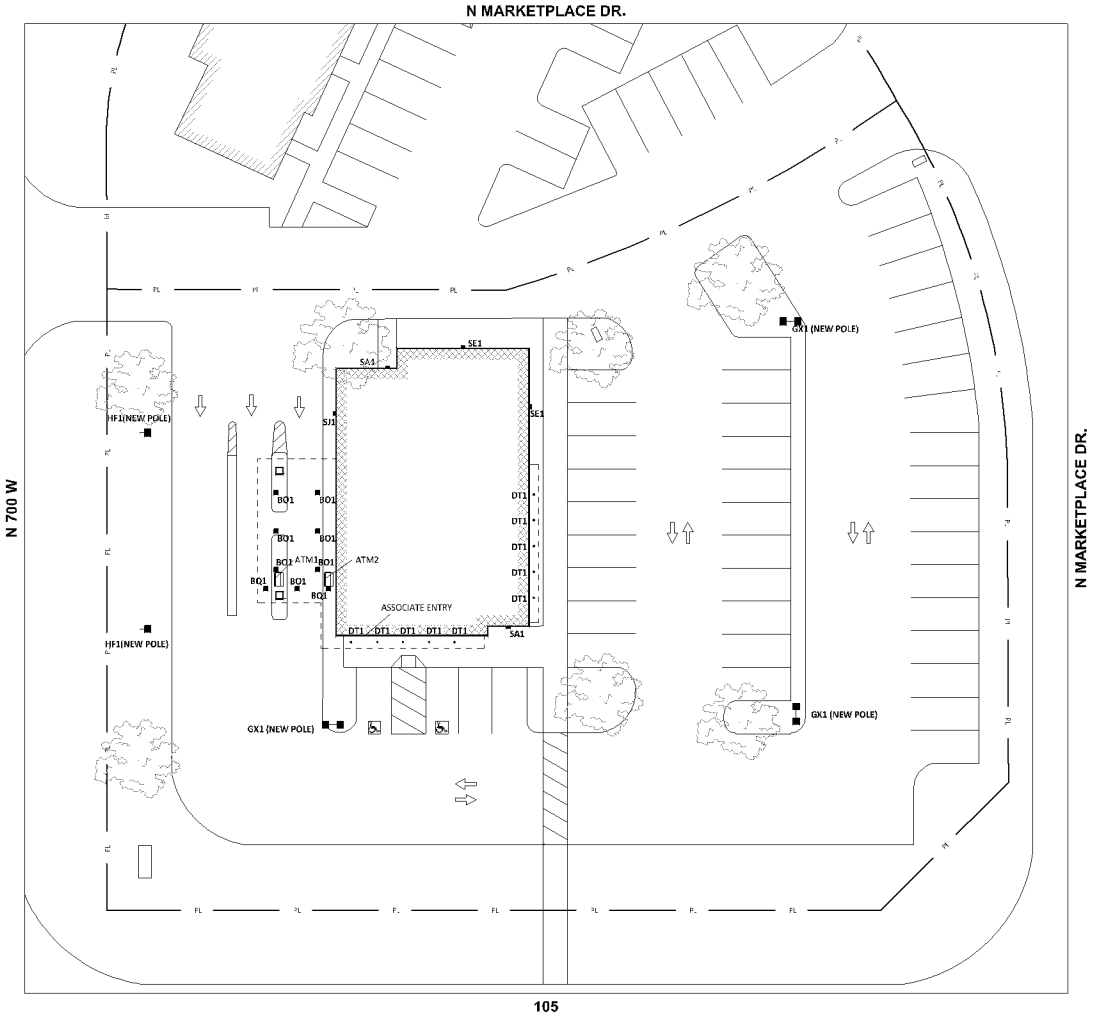
DESIGN BY:	DRAWN BY:
BRW	BRW
REVIEWED BY: AWD	APPROVED BY: KRM

SHEET NO. LU-3

N

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

QTY	LABEL	NOTES	MOUNTING HEIGHT
7	BO1	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	11' - 6" AFG
2	BQ1	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	11' - 6" AFG
10	DT1	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	11' - 6" AFG
3	GX1 (NEW POLE)	ADD NEW POLE AND FIXTURE	28' AFG
2	HF1(NEW POLE)	ADD NEW POLE AND FIXTURE	28' AFG
2	SA1	ADD NEW FIXTURE	12' AFG
2	SE1	ADD NEW FIXTURE	12' AFG
1	SJ1	ADD NEW FIXTURE	12' AFG



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= INDICATES NEW SECURITY FENCE
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SCALE: 3/4" = 1'-0"

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782 W Parrish Ln
Centerville, UT

SITE PLAN ENLARGEMENT

DESIGN BY: BRW	DRAWN BY: BRW
REVIEWED BY: AWD	APPROVED BY: KRM

SHEET NO. LU-3a

SITE NOTES:

EXISTING CONDITIONS:

1. EXISTING POLES - N/A
2. EXISTING POLE BASES - N/A
3. EXISTING DRIVE THRU CEILING - N/A

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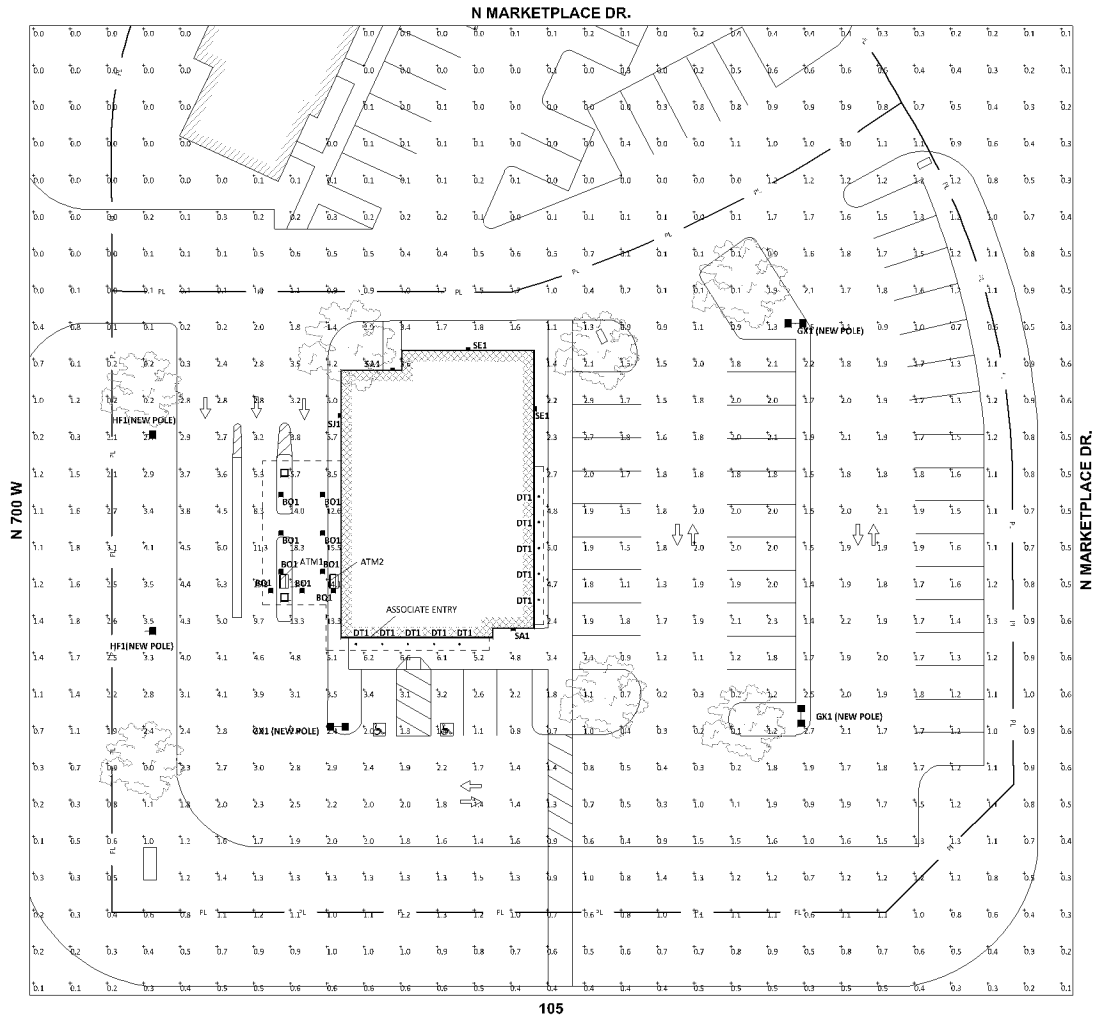
NOTES:

1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.
4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.



FULL SITE CALCS							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FULL SITE @ GRADE	Illuminance	Fc	1.43	18.3	0.0	N.A.	N.A.

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Centerville
UTW-052
782 W Parrish Ln
Centerville, UT

FULL SITE
PHOTOMETRICS PLAN

DESIGN BY:	DRAWN BY:
BRW	BRW
REVIEWED BY: AWD	APPROVED BY: KRM

SHEET NO. LU-4

SHEET INTENTIONALLY LEFT BLANK

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Centerville, UT

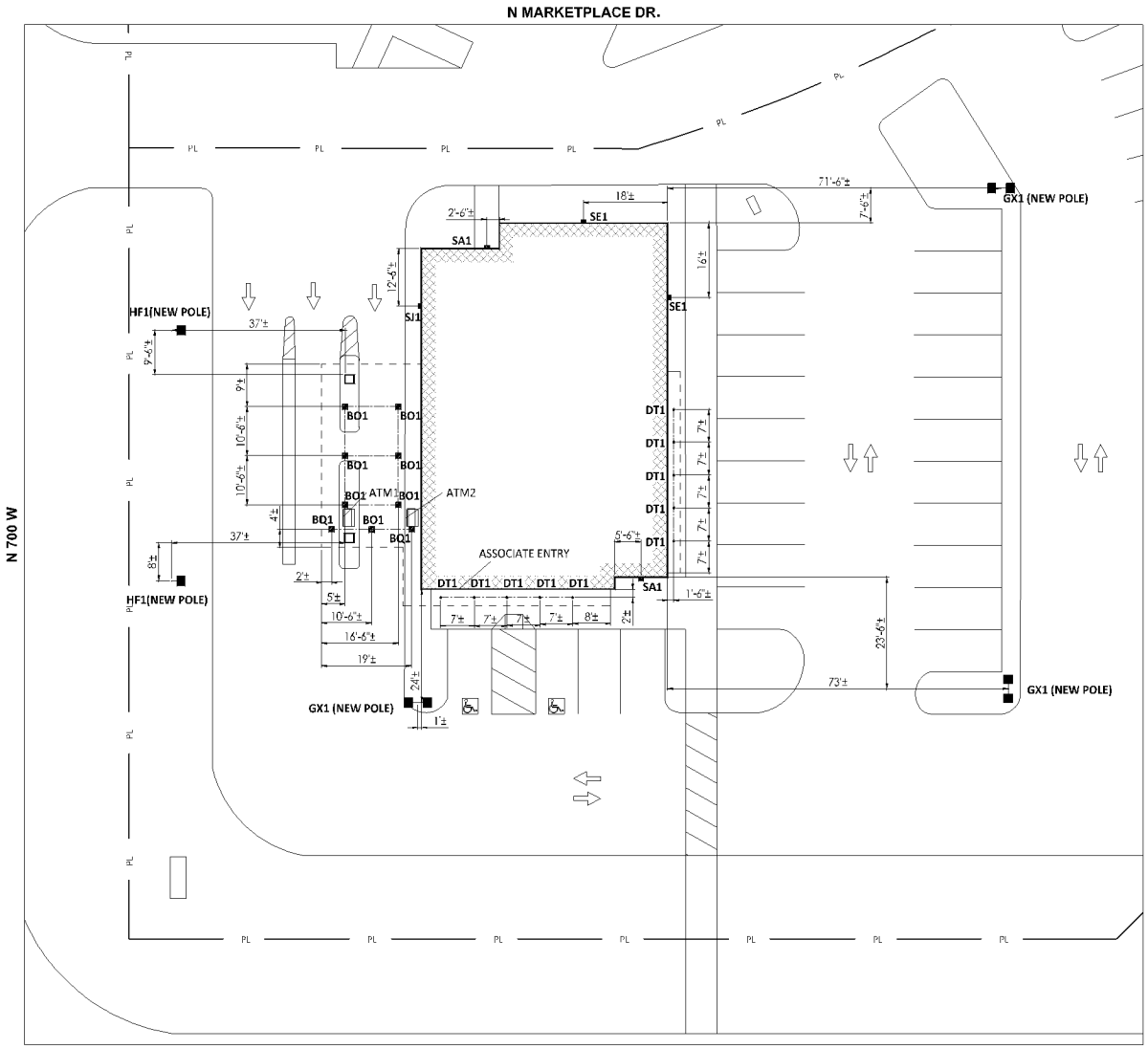
FIXTURE REMOVAL PLAN

DESIGN BY:	BRW	DRAWN BY:	BRW
REVIEWED BY:	AWD	APPROVED BY:	KRM

SHEET NO.

LU-5

QTY	LABEL	NOTES	MOUNTING HEIGHT
7	BO1	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	11' - 6" AFG
2	BQ1	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	11' - 6" AFG
10	DT1	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	11' - 6" AFG
3	GX1 (NEW POLE)	ADD NEW POLE AND FIXTURE	28' AFG
2	HF1(NEW POLE)	ADD NEW POLE AND FIXTURE	28' AFG
2	SA1	ADD NEW FIXTURE	12' AFG
2	SE1	ADD NEW FIXTURE	12' AFG
1	SJ1	ADD NEW FIXTURE	12' AFG



105

SITE NOTES:

EXISTING CONDITIONS:

1. EXISTING POLES - N/A
2. EXISTING POLE BASES - N/A
3. EXISTING DRIVE THRU CEILING - N/A

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

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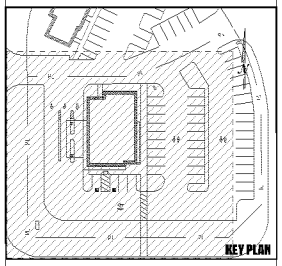

SCALE: 1" = 1'-0"

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2		
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Facility Analysis & Engineering

Centerville
UTW-052
782 W Parrish Ln
Centerville, UT

DIMENSIONING PLAN

DESIGN BY:	DRAWN BY:
BRW	BRW
REVIEWED BY: AWD	APPROVED BY: KRM

SHEET NO. LU-6

SHEET INTENTIONALLY LEFT BLANK

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1		
2		
3	RLA / SKU XX	KRM

GMR
Facility Analysis + Engineering

Centerville
UTW-052
782 W Parrish Ln
Centerville, UT

LANDSCAPING PLAN

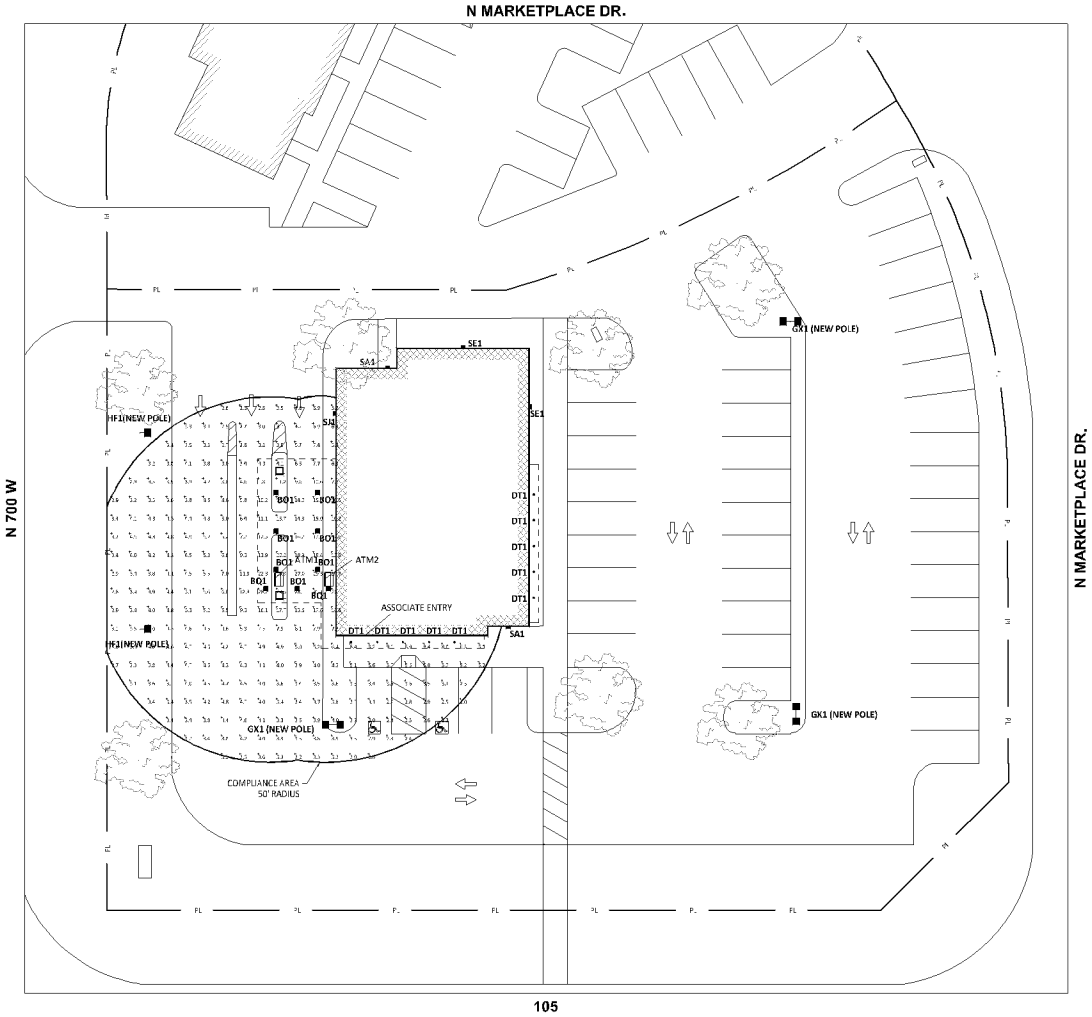
DESIGN BY:	BRW	DRAWN BY:	BRW
REVIEWED BY:	AWD	APPROVED BY:	KRM

SHEET NO.

LU-7

NOTES:

1. READINGS ARE MEASURED AT 36" (3') ABOVE GRADE.



Bank of America

BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED
PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
= INDICATES NEW SECURITY FENCE
PL = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION

SCALE: 3/4" = 1'-0"

v1 200430

REVISION NO.	DESCRIPTION	REVISED BY
1		
2		
3	RLA / SKU XX	KRM

GMR Facility Analysis + Engineering

Centerville
UTW-052
782 W Parrish Ln
Centerville, UT

ATM COMPLIANCE AREA PHOTOMETRICS PLAN

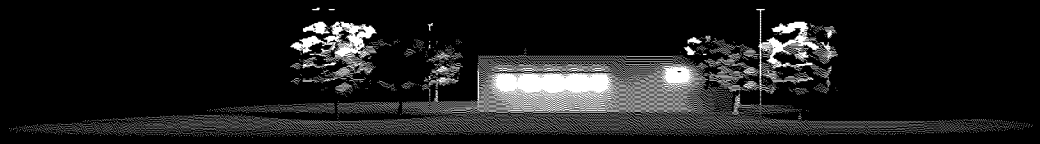
DESIGN BY:	DRAWN BY:
BRW	BRW
REVIEWED BY: AWD	APPROVED BY: KRM

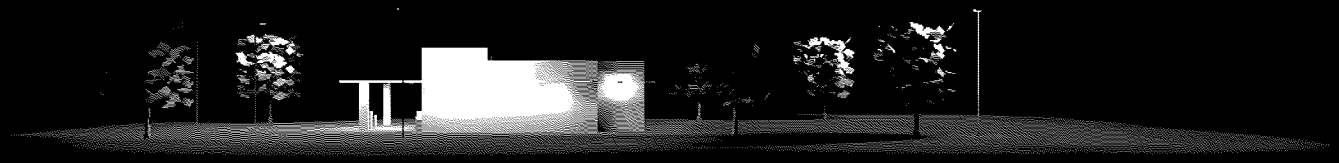
SHEET NO. LU-8

UNIT CALCS 50'							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL UNITS 50' @ 36''	Illuminance	Fc	6.24	31.1	2.0	3.12	15.55

N

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.





CPY Series

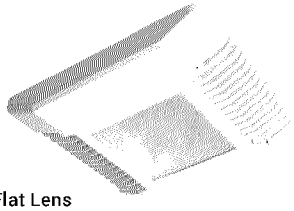
TYPE BO CPY250-A-DM-F-20W-UL-WH-40K

CPY250™ LED Canopy/Soffit Luminaire

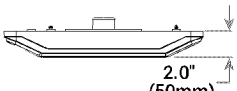
Product Description

The CPY250™ LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat drop glass lens.
Applications: Petroleum canopies, CNG fueling stations, low-medium bay general lighting, soffits

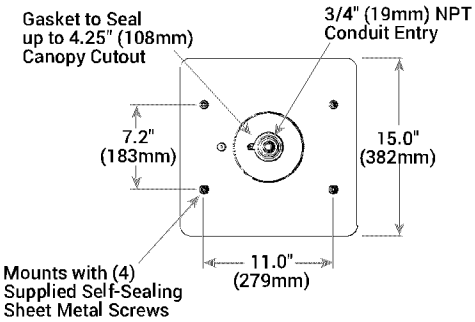
DM Mount GC TO SEE NOTES BELOW



Flat Lens



2.0" (50mm)
Flat Glass Lens



Performance Summary

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) Standard

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

IP66 Rated (Direct Mount only)

† See http://lighting.cree.com/warranty for warranty terms

GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Accessories

Field-Installed	
Direct Mount Luminaires	**Direct Mount Junction Box/Stem Kit**
Canopy Upgrade Kits	XA-BXCCJBOX – 6.0" (152mm) H x 3/4" (19mm) NPT Stem - Watertight - Rated for feed through 8 (4 in, 4 out) #12 AWC conductors
XA-BXCCMW – for use with Jet-Philips	**Direct Mount Beauty Plates**
XA-BXCCNW – for use with Elsco Franciscan	XA-BXCCBPW – Plate Only
XA-BXCCPW – for use with LSI Dakota or Masters	XA-BXCCBPB12W – Plate w/ 12" (305mm) Backer
XA-BXCCQW – for use with Whiteway Riviera or Rig-A-Lite	XA-BXCCBPB16W – Plate w/ 16" (406mm) Backer
XA-BXCCRW – for use with Elsco Merrit	
XA-BXCCSW – for use with LSI Richmond or Whiteway Civic	

* Must specify color

GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Weight
12.5 lbs (5.7kg)

GC TO VERIFY AND SPECIFY IF NOT UL

Ordering Information

Example: BXCC9047&

BXCC9047&						
Product	**Version**	**Mounting**	**Optic**	**Input Power**	**Voltage**	**Color Options**
CPY250	**A**	**DM** Direct	**F** Flat Lens	**20W**	**UL** Universal 120-277V	**WH** White

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Flat lens is 0.125" tempered Solite® glass
- Direct mount is suitable for use in single or double skin canopies with a minimum 4.0" (102mm) wide panels and a minimum 22 gauge, 0.030" (0.7mm) canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling of a single 2" to 4" (51mm to 102mm) round hole, is secured in place with self-sealing screws that provides a weathertight seal and includes 3/4" (19mm) conduit entry for direct wire feed
- Exclusive white Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion.
- **Weight:** 12.5 lbs. (5.7kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 6kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15mA
- **Operating Temperature Range:** -40˚C - +45˚C (plywood), -40˚C - +50˚C (sheet metal/ suspended)
  WARNING: Exceeding maximum operating temperature may result in thermal foldback

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations when ordered with DM mount
- Enclosure rated IP66 per IEC 60529 when ordered with DM mount
- Consult factory for CE Certified products
- 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA

Electrical Data*

System Watts 120-277V	System Watts 347-480V	Total Current					
		120V	208V	240V	277V	347V	480V
20	N/A	0.19	0.11	0.09	0.08	N/A	N/A

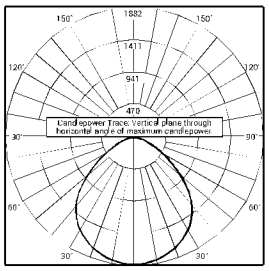
* Electrical data at 25˚C (77˚F)

Recommended CPY Series Lumen Maintenance Factors (LMF)[1]

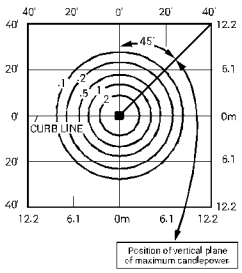
Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Projected[2] LMF	100K hr Projected[2] LMF
5˚C (41˚F)	1.05	1.00	0.93	0.87	0.81
10˚C (50˚F)	1.04	0.99	0.92	0.86	0.80
15˚C (59˚F)	1.02	0.97	0.91	0.84	0.79
20˚C (68˚F)	1.01	0.96	0.90	0.84	0.78
25˚C (77˚F)	1.00	0.95	0.89	0.83	0.77
30˚C (86˚F)	0.99	0.94	0.88	0.82	0.76

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing on sheet metal
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

FLAT LENS



RESTL Test Report #: PL03374-001
CPY250-A-**-F-C-UL-40K
Initial Delivered Lumens: 4,485



BXCC9047&
Mounting Height: 15' (4.6m)
Initial Delivered Lumens: 2,000
Initial FC at grade

Flat Lens Distribution

4000K	
Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2,000	B1 U0 G1

* Initial delivered lumens at 25˚C (77˚F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

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US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 **Canada: www.cree.com/canada** T (800) 473-1234 F (800) 890-7507

CPY250-B-DM-F-C-UL-XX-40K

CPY Series - Version B

CPY250® LED Canopy/Soffit Luminaire

GC TO SEE NOTES BELOW

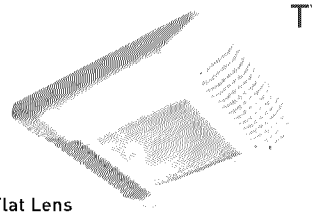
Product Description

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

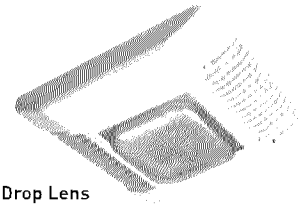
Applications: Petroleum canopies, CNG fueling stations, soffits

DM Mount

TYPE BQ



Flat Lens



Drop Lens

Performance Summary

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 20,080

Efficacy: Up to 151 LPW

CRI: Minimum 70 CRI

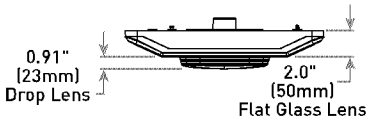
CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

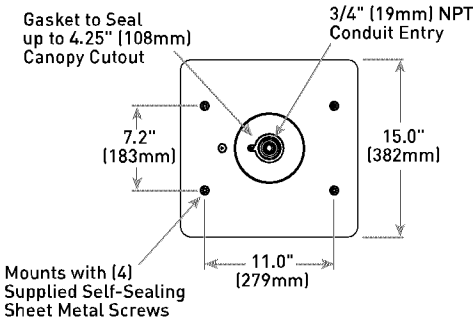
Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

IP66 Rated (Direct Mount only)

Class I, Division 2 Hazardous Location for select models

† See http://lighting.cree.com/warranty for warranty terms





Accessories

Field-Installed

Direct Mount Luminaires

Canopy Upgrade Kits (18 ga. steel)

XA-BXCCMW – for use with Jet-Philips, 21.60" (549mm) square
XA-BXCCNW – for use with Elsco Franciscan, 22.06" (560mm) square
XA-BXCCPW – for use with LSI Dakota or Masters, 22.50" (572mm) square
XA-BXCCQW – for use with Whiteway Riviera or Rig-A-Lite, 20.60" (523mm) square
XA-BXCCRW – for use with Elsco Merrit, 18.06" (459mm) square
XA-BXCCSW – for use with LSI Richmond or Whiteway Civic, 23.00" (584mm) L x 13.00" (330mm) W

Direct Mount Junction Box/Stem Kit

XA-BXCCJBOX – 6.0" (152mm) H x 3/4" (19mm) NPT Stem
- Watertight
- Rated for feed through 8 (4 in, 4 out) #12 AWC conductors

Direct Mount Beauty Plates

XA-BXCCBPW – 26.17" (665mm) Beauty Plate Only (18 ga. steel)
XA-BXCCBPB12W – 26.17" (665mm) Beauty Plate (18 ga. steel) w/12" (305mm) Backer Plate (16 ga. steel)
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 10.75" x 15" (183mm x 375mm)

XA-BXCCBPB16W – 26.17" (665mm) Beauty Plate (18 ga. steel) w/16" (406mm) Backer Plate (16 ga. steel)
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 12" x 15" (305mm x 375mm)

Pendant Mount Luminaires

Pendant Mount Kits

XA-PS12KIT* – 5" (127mm) pendant
XA-PS18KIT* – 11" (279mm) pendant
XA-PS22KIT* – 15" (381mm) pendant
- Includes two conduit fittings and 3/4-14 NPT pipe threaded on two ends

Hand-Held Remote

XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

GC TO REFERENCE PLANS FOR COLOR DESIGNATION

GC TO VERIFY AND SPECIFY IF NOT UL

* Must specify color

Weight
12.5 lbs. (5.7kg)

GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Ordering Information

Example: CPY250-B-DM-D-A-UL-SV

CPY250	B							
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**Voltage**	**Color Options**	**CCT**	**Options**
CPY250	**B**	**DM** Direct **HC** Hook & Cord **PD** Pendant	**D** 0.91" (23mm) Drop Lens **F** Flat Lens	**A** 60W **B** 96W **C** 31W **E** 145W **F** 85W	**UL** Universal 120-277V **UH** Universal 347-480V - Available with B, E & F input power designators only **34*** 347V - A & C input power designators only **48*** 480V - A & C input power designators only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**30K** 3000K **40K** 4000K **57K** 5700K	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified Input Power Designator **HZ Class I, Div. 2 Hazardous Location Certification** - Available with DM and PD mounts only - A & C input power designators are available for DM and PD mounts except PD mount with 34 & 48 voltages in Canada - Not available with K or PML options **K NSF 2 Certification** - Luminaires include NSF certification mark - Available with the DM mount only - Not available with the HZ or PML options **PML Programmable Multi-Level** - Available with UL voltage only - Refer to PML spec sheet for details

* 347 and 480V with A & C input power designators utilize a magnetic step-down transformer. For input power for 347 and 480V, refer to the Electrical Data table

Rev. Date: V13 10/03/2018

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Flat lens is 0.125" tempered Solite® glass
- Drop lens is 0.157" molded borosilicate glass
- Direct mount is suitable for use in single or double skin canopies with a minimum 4.0" (102mm) wide panels and a minimum 22 gauge, 0.030" (0.7mm) canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling of a single 2" to 4" (51mm to 102mm) round hole, is secured in place with self-sealing screws that provide a weathertight seal and includes 3/4" (19mm) conduit entry for direct wire feed
- Hook and cord mount includes a 3' (0.91m) cord out of the luminaire and is intended to hang from the single hook
- Standard pendant mount includes a mounting bracket and a J-Box for customer wiring and is intended to be mounted by 3/4 IP pendant (by others)
- Hazardous location pendant mount has a threaded hub which accepts 3/4" NPT conduit (by others) and secures with a 1/4"-20 set screw
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** 12.5 lbs. (5.7kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 6kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Operating Temperature Range:** Applications Requiring Class I, Division 2 Hazardous Location Ratings: -40°C to +25°C; A Input Power Designator: -40°C to +40°C (direct mount to plywood), -40°C to +45°C (direct mount to sheet metal/suspended); B & E Input Power Designators: -40°C to +35°C (plywood), -40°C to +40°C (sheet metal/suspended); C Input Power Designator: -40°C to +45°C (plywood), -40°C to +50°C (sheet metal/suspended); F Input Power Designator: -40°C to +40°C (plywood), -40°C to +45°C (sheet metal/suspended)
  WARNING: Exceeding maximum operating temperature may result in thermal foldback

CONTROLS

- Continuous dimming to 10% with 0-10V DC control protocol
- **10V Source Current:** 0.15mA
- Use only lighting controls with neutral connection or controls intended for use with LED fixtures
- Reference LED Dimming spec sheet for additional dimming information

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations when ordered with DM mount
- Suitable for damp locations when ordered with HC and PD mounts
- Suitable for wet locations when ordered with PD mount and HZ option
- Enclosure rated IP66 per IEC 60529 when ordered with DM mount
- Consult factory for CE Certified products
- 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Class I, Division 2 Hazardous Location rated when ordered with the DM or PD mount and the HZ option. A & C input power designators are available for DM and PD mounts except PD mount with 34 & 48 voltages in Canada. Not available with K or PML options. Rated for Groups A, B, C & D. Bears a T3C (160°C) temperature classification within a 25°C ambient
- NSF Certified when ordered with DM mount and K option. Not available with HZ or PML options. Refer to http://info.nsf.org/Certified/Food/ for additional details
- DLC and DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and Flat Lens (F)
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Input Power Designator	System Watts 120-277V	System Watts 347-480V; 347/480V	Total Current (A)					
			120V	208V	240V	277V	347V	480V
A	60	68	0.51	0.29	0.25	0.22	0.20	0.14
B	96	96	0.82	0.47	0.40	0.35	0.28	0.20
C	31	33	0.26	0.15	0.13	0.11	0.10	0.07
E	145	145	1.22	0.70	0.61	0.53	0.42	0.30
F	85	85	0.72	0.41	0.36	0.31	0.24	0.18

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

CPY Series - Version B Ambient Adjusted Lumen Maintenance[1]

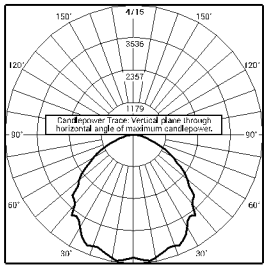
Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.03	1.00	0.96	0.93	0.90
10°C (50°F)	1.02	0.99	0.95	0.92	0.89
15°C (59°F)	1.02	0.99	0.95	0.92	0.89
20°C (68°F)	1.01	0.98	0.95	0.91	0.88
25°C (77°F)	1.00	0.97	0.94	0.90	0.87
30°C (86°F)	0.99	0.96	0.93	0.90	0.87

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing on sheet metal. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

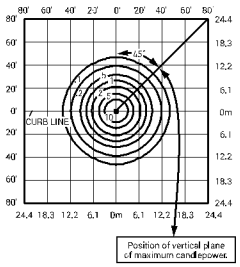
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/canopy-and-soffit/cpy-series

DROP LENS



CESTL Test Report #: PL08412-001A
CPY250-B-**-D-B-UL-**-57K
Initial Delivered Lumens: 12,403



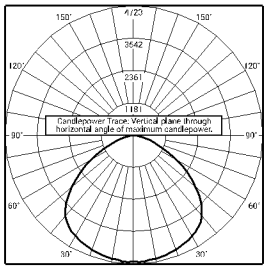
CPY250-B-**-D-B-UL-**-57K
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 12,860
Initial FC at grade

Drop Lens Distribution

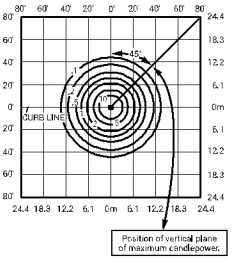
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,250	B3 U2 G1	7,600	B3 U2 G1	7,720	B3 U2 G1
B	11,850	B3 U2 G1	12,380	B3 U2 G1	12,860	B3 U2 G1
C	4,210	B2 U2 G1	4,420	B2 U2 G1	4,520	B2 U2 G1
E	19,100	B4 U3 G2	19,600	B4 U3 G2	20,080	B4 U3 G2
F	11,850	B3 U2 G1	12,380	B3 U2 G1	12,860	B3 U2 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

FLAT LENS



CESTL Test Report #: PL08165-001C
CPY250-B-**-F-B-UL-**-57K
Initial Delivered Lumens: 13,040



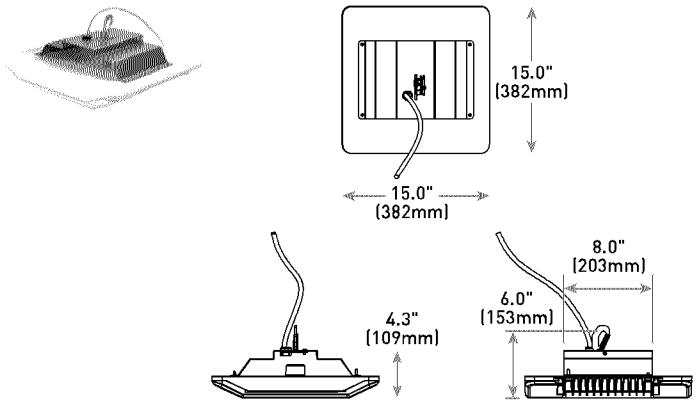
CPY250-B-**-F-B-UL-**-57K
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 12,860
Initial FC at grade

Flat Lens Distribution

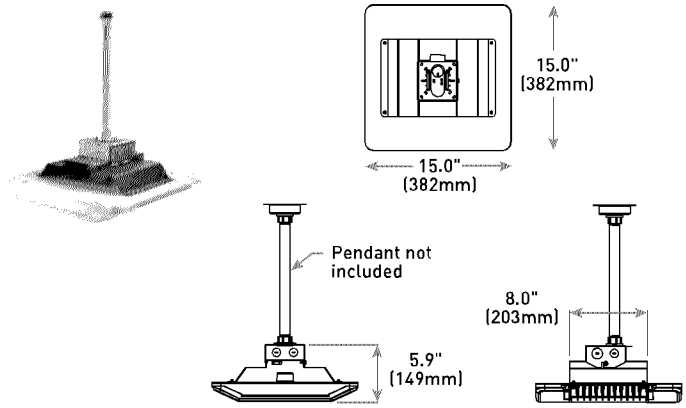
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,250	B3 U0 G1	7,600	B3 U0 G1	7,720	B3 U0 G1
B	11,850	B3 U0 G1	12,380	B3 U0 G1	12,860	B3 U0 G1
C	4,210	B2 U0 G1	4,420	B2 U0 G1	4,520	B2 U0 G1
E	19,100	B4 U0 G1	19,600	B4 U0 G1	20,080	B4 U0 G1
F	11,850	B3 U0 G1	12,380	B3 U0 G1	12,860	B3 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

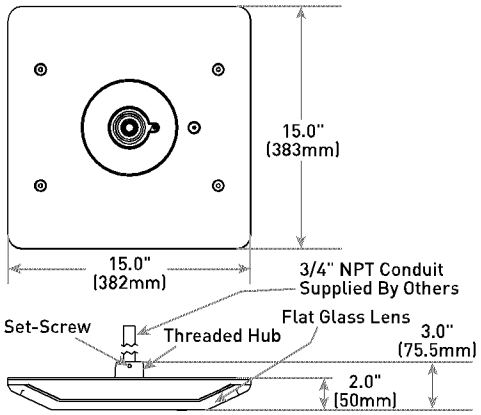
HC Mount



PD Mount



PD Mount w/HZ Option



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US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

TYPE: DT1

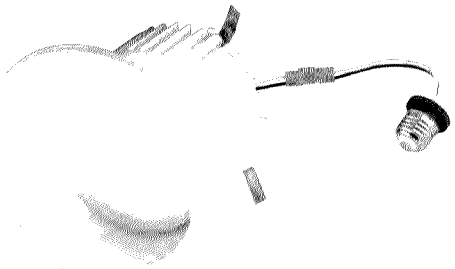
LR6X-7L-40K
GC TO SEE NOTES BELOW

LRX Series

LR6X™ LED Downlight – 6"

GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Rev. Date: V1 11/01/2019



Product Description

The LR6X™ downlight is an unparalleled combination of light quality and efficacy – bringing outstanding performance and value to the retrofit downlight space. Delivering up to 3000 lumens of exceptional 90+ CRI light while achieving up to 89 lumens per watt, this breakthrough performance is achieved by combining the high efficacy with an integrated driver and thermal management design. The LR6X™ downlight is available in warm or neutral color temperatures, three lumen packages, and offers a variety of trim options.

Applications: Commercial new construction and retrofit

Performance Summary

Utilizes Cree TrueWhite® Technology

Initial Delivered Lumens: 650L - 3,000L

Input Power: 7.5 - 34 watts

CRI: 90+

R9: >54

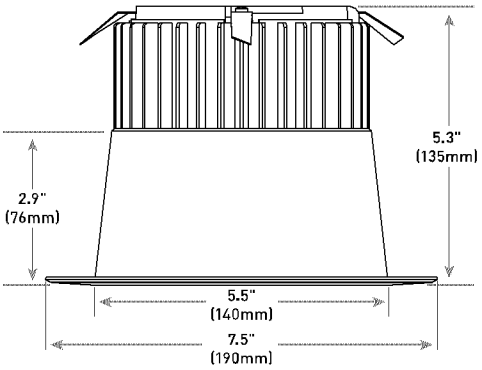
CCT: 2700K, 3000K, 3500K, 4000K

Limited Warranty†: 10 years

L_{70} Lifetime: > 100,000 hours at 35°C

Dimming: Dimmable to 5%

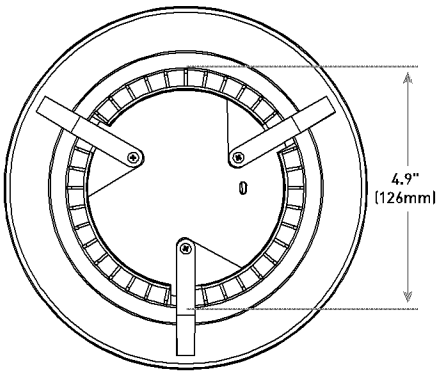
† See http://creelighting.com/warranty for warranty terms



Housing & Trims

Reference Housing & Trim documents for more details

Housings	CONTRACTOR TO DESIGNATE	
120V GU24 Base Recessed Housings H6-GU24 - Architectural new construction RC6-GU24 - New construction RR6-GU24 - Retrofit **120V GU24 Base Recessed "Pan" Conversion Kit** C6-GU24 C6-120V-LSA - Less socket adapter **120V GU24 Base Surface Mount Housings** SC6-GU24 - Textured white finish SC6-BL-GU24 - Textured black finish	**120V GU24 Base Cord Mount Housings** SC6-CM-GU24 - Textured white finish SC6-CM-BL-GU24 - Textured black finish **120V GU24 Base Wall Mount Housings** SC6-WM-GU24 - Textured white finish SC6-WM-BL-GU24 - Textured black finish 277V Recessed Housings H6-277V - Architectural new construction RC6-277V - New construction RR6-277V - Retrofit	**277V Recessed "Pan" Conversion Kit** C6-277V-LSA - Less socket adapter **277V Surface Mount Housings** SC6-277V - Textured white finish SC6-BL-277V - Textured black finish **277V Cord Mount Housings** SC6-CM-277V - Textured white finish SC6-CM-BL-277V - Textured black finish **277V Wall Mount Housings** SC6-WM-277V - Textured white finish



Trims	
LXT6AB Diffused Anodized trim with White Flange **LXT6BB** Flat black reflector/flange	**8" Adapter** **GR8** - Optional goof ring accomidations existing housings with apertures from 6.25" (159mm) to 8.5" (216mm) in diameter

Ordering Information

Example: LR6X-7L-27K

LR6X				
Series	**Initial Delivered Lumens**	**CCT**	**Voltage**	**Base Type**
LR6X	**7L** 7.5W, 650 lumens – 87 LPW **10L** 12W, 1,050 lumens – 88 LPW **18L** 20.5W, 1,800 lumens – 88 LPW **24L** 27W, 2,400 lumens – 89 LPW **30L** 34W, 3,000 lumens – 88 LPW	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K	**Blank** 120-277 Volts GC TO VERIFY VOLTAGE	**Blank** E26, GU24, 277 Connector MUST BE GU24-E26 IN CA CONTRACTOR TO DESIGNATE

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

LR6X™ LED Downlight – 6"

Product Specifications

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

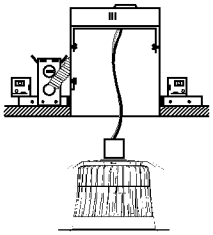
CONSTRUCTION & MATERIALS
- Durable aluminum housing protects the light source. Adjustable flip clips provide robust retention for flush ceiling fit
- Thermal management system uses integral heat sink to conduct heat away from LEDs for optimal performance. LED junction temperatures stay below specified maximum even when installed in with worst case installations
- Suitable for insulated and non-insulated ceilings
- One-piece aluminum lower reflector redirects light while also conducting heat away from LEDs. It creates a comfortable visual transition from the lens to the ceiling plane and easily accommodates LXT6 snap-in trims

OPTICAL SYSTEM
- Unique combination of reflective and refractive optical components achieves a uniform, comfortable appearance while eliminating pixelation, hot spots and minimizing glare
- Components work together to optimize distribution, balancing the delivery of high illuminance levels on horizontal surfaces with an ideal amount of light on walls and vertical surfaces. This increases the perception of spaciousness
- Deep set polycarbonate diffusing lens shields direct view of LEDs and provides greater visual cut-off

ELECTRICAL SYSTEM
- Integral, high-efficiency driver and power supply
- **Power Factor:** > 0.9 (120V)
- **Total Harmonic Distortion:** < 20% (120V)
- **Input Voltage:** 120V - 277V Universal, 50/60Hz
- 120V is dimmable to 5% with most incandescent dimmers
- 277V is dimmable to 5% with most trailing edge dimmers
- Reference https://www.creelighting.com for recommended dimmers
- **Operating Temperature Range:** -25˚C - +35˚C (-13˚F - +95˚F); For 24L and 30L : -25°C - +30°C (-13°F - +86°F)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Classified
- Suitable for wet locations for covered ceilings only
- ENERGY STAR® certified. Please refer to https://www.energystar.gov/productfinder/product/certified-lightfixtures/ results
- Meets CA Title 24 JA8 Requirements, and CA Title 20 Appliance Regulations. Refer to https://cacertappliances.energy.ca.gov/Pages/ApplianceSearch.aspx for additional information
- Meets FCC Part 15, Subpart B, Class B standards for conducted and radiated emissions
- RoHS Compliant. Consult factory for additional details
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

INSTALLATION
- Designed to easily install in standard 6" (152mm)downlight housings with minimum housing height of 6.5" (165mm) and diameter of 5.75" - 6.25" (146mm - 159mm)
- Quick install system utilizes a unique retention feature. Simply attach socket to LR6X. Move light to ready position and slide into housing



NOTE: Reference www.creelighting.com/lighting for detailed installation instructions
* Reference www.creelighting.com/lighting for a list of compatible housings

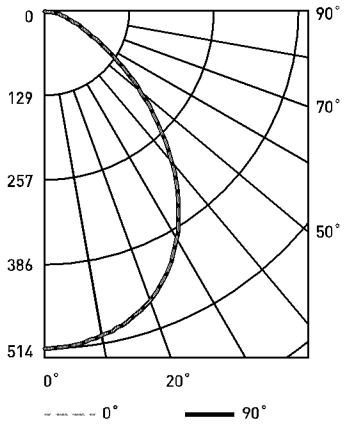
CREE LIGHTING

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

LR6X™ LED Downlight – 6"

Photometry

LR6-10L-35K-GU24 BASED ON CESTL REPORT TEST #: PL06010-001
Fixture photometry has been conducted in accordance with IESNA LM-79-08. IESNA LM-79-08 specifies the entire luminaire as the source resulting in a fixture efficiency of 100%.



Coefficients of Utilization-Zonal Cavity Method				
RC %:	80			
RW %:	70	50	30	10
RCR: 0	119	119	119	119
1	111	107	103	100
2	103	96	90	85
3	95	86	79	74
4	88	78	70	65
5	82	71	63	57
6	77	65	57	51
7	72	60	52	46
8	67	55	47	42
9	63	51	44	39
10	60	48	40	36

Effective Floor Cavity Reflectance: 20%

Average Luminance Table (cd/m²)				
	Horizontal Angle			
		0°	45°	90°
Vertical Angle	45°	13,215	13,215	13,215
	55°	8,204	8,204	8,204
	65°	5,541	5,541	5,541
	75°	3,834	3,834	3,834
	85°	1,165	1,165	1,165

Zonal Lumen Summary			
Zone	Lumens	% Lamp	Luminaire
0-30	403	N/A	41.9%
0-40	605	N/A	62.9%
0-60	854	N/A	88.7%
0-90	962	N/A	100%
0-180	962	N/A	100%

Reference https://www.creelighting.com/products/indoor/retrofit-downlights/lrx-series for detailed photometric data

Application Reference

Open Space						
Spacing	Lumen Package	Lumens	Wattage	LPW	w/ft²	Average fc
4x4	7L	650	7.5	87	0.45	38
	10L	1,050	12	88	0.72	62
	18L	1,800	20.5	88	1.23	106
	24L	2,400	27	89	1.62	142
	30L	3,000	34	88	2.04	177
6x6	7L	650	7.5	87	0.21	18
	10L	1,050	12	88	0.34	29
	18L	1,800	20.5	88	0.57	50
	24L	2,400	27	89	0.76	66
	30L	3,000	34	88	0.95	83
8x8	7L	650	7.5	87	0.11	10
	10L	1,050	12	88	0.18	16
	18L	1,800	20.5	88	0.31	27
	24L	2,400	27	89	0.41	36
	30L	3,000	34	88	0.51	45
10x10	7L	650	7.5	87	0.08	6
	10L	1,050	12	88	0.12	10
	18L	1,800	20.5	88	0.21	17
	24L	2,400	27	89	0.27	23
	30L	3,000	34	88	0.34	29

Open Space: 50' Wide x 40' Long x 10' Ceiling, 80/50/20 Reflectances, 2.5 workplane. LLF: 1.0 Initial.

Corridor Space						
Spacing	Initial Delivered Lumens	Lumens	Wattage	LPW	w/ft²	Average fc
4' OC	7L	650	7.5	87	0.31	14
	10L	1,050	12	88	0.50	22
	18L	1,800	20.5	88	0.85	38
	24L	2,400	27	89	1.13	50
	30L	3,000	34	88	1.42	63
6' OC	7L	650	7.5	87	0.21	9
	10L	1,050	12	88	0.34	15
	18L	1,800	20.5	88	0.58	26
	24L	2,400	27	89	0.77	34
	30L	3,000	34	88	0.96	43
8' OC	7L	650	7.5	87	0.15	6
	10L	1,050	12	88	0.24	10
	18L	1,800	20.5	88	0.41	17
	24L	2,400	27	89	0.54	23
	30L	3,000	34	88	0.68	29
10' OC	7L	650	7.5	87	0.13	6
	10L	1,050	12	88	0.20	9
	18L	1,800	20.5	88	0.34	15
	24L	2,400	27	89	0.45	21
	30L	3,000	34	88	0.57	26

Corridor: 6' Wide x 100' Long x 10' Ceiling, 80/50/20 Reflectances, Light levels on the ground. LLF: 1.0 Initial.

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GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

OSQ-DA-XX &
OSQ-A-NM-5SH-K-40K-UL-XX

GC TO SEE NOTES BELOW

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

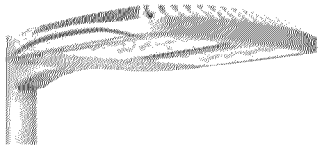
TYPE GX

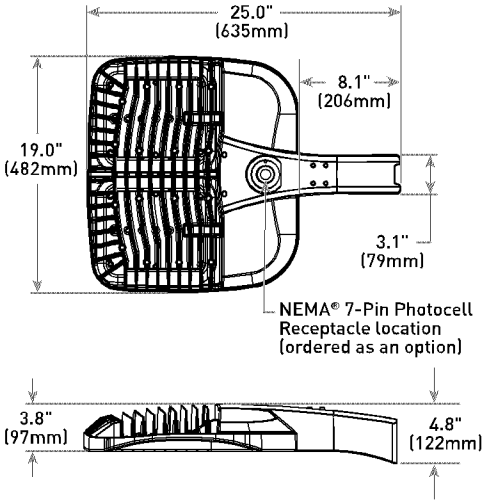
Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

DA Mount





Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://lighting.cree.com/warranty for warranty terms

Weight
26.5 lbs. (12kg)

Accessories

Field-Installed	
Backlight Shield OSQ-BLSMF – Front facing optics OSQ-BLSMR – Rotated optics	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required **Bird Spikes** OSQ-MED-BRDSPK

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

COLOR TO MATCH FIXTURE

GC TO VERIFY AND SPECIFY IF NOT UL

GC TO REFERENCE PLANS FOR COLOR DESIGNATION

Mount (Luminaire must be ordered separately)*			
OSQ-			
OSQ-AA Adjustable Arm **OSQ-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black	**BZ** Bronze **WH** White

* Reference EPA and pole configuration suitability data beginning on page 7

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	**A**	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **4ME*** Type IV Medium **3ME*** Type III Medium **Symmetric** **5ME** Type V Medium **25D** 25° Flood **5SH** Type V Short **40D** 40° Flood **60D** 60° Flood **WSN** Wide Sign **15D** 15° Flood	**B** 86W **K** 130W **Z** 53W	**30K** 3000K **40K** 4000K **57K** 5700K	**UL** Universal 120-277V **UH** Universal 347-480V - Available with B & K Input Power Designators only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F** **Fuse** - When code dictates fusing, use time delay fuse - Available for U.S. applications only **PML** **Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2** **Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q6/Q5/Q4/Q3/Q2/Q1** **Field Adjustable Output** - Must select Q9, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 9-10 for power and lumen values - Available with B & K Input Power Designators only - Not available with PML or PML2 options **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Photocell and shorting cap by others **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 10 for optic directionality **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 10 for optic directionality

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

Rev. Date: V18 01/17/2019

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Includes 18" (340mm) 18/5 or 16/5 cord exiting the luminaire. When ordered with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 26.5 lbs. (12kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to https://www.designlights.org/search/ for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to http://darksky.org/fsa/fsa-products/ for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
B	86	0.73	0.43	0.37	0.32	0.25	0.19
K	130	1.09	0.65	0.56	0.49	0.38	0.28
Z	53**	0.46	0.26	0.22	0.19	N/A	N/A

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%
** Available with UL voltage only

OSQ Series Ambient Adjusted Lumen Maintenance[1]

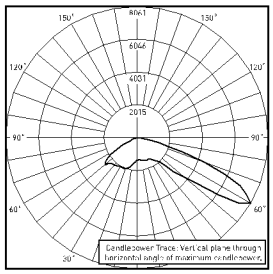
Ambient	Optic	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Projected[2]/ Calculated[3] LMF	100K hr Projected[2]/ Calculated[3] LMF
5°C (41°F)	Asymmetric	1.04	1.02	1.01	1.00[3]	0.99[3]
	Symmetric	1.05	1.04	1.03	1.03[2]	1.02[2]
10°C (50°F)	Asymmetric	1.03	1.01	1.00	0.99[3]	0.98[3]
	Symmetric	1.04	1.03	1.02	1.01[2]	1.00[2]
15°C (59°F)	Asymmetric	1.02	1.00	0.99	0.98[3]	0.97[3]
	Symmetric	1.02	1.02	1.01	1.00[2]	0.99[2]
20°C (68°F)	Asymmetric	1.01	0.99	0.98	0.97[3]	0.96[3]
	Symmetric	1.01	1.01	1.00	0.99[2]	0.98[2]
25°C (77°F)	Asymmetric	1.00	0.98	0.97	0.96[3]	0.95[3]
	Symmetric	1.00	0.99	0.98	0.98[2]	0.97[2]

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

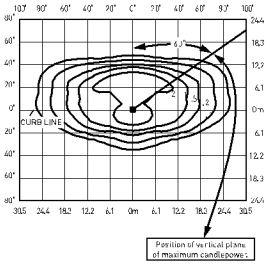
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/area/osq-series

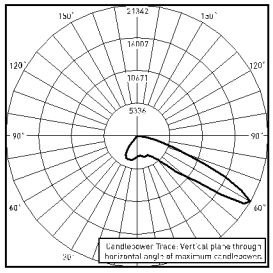
2ME



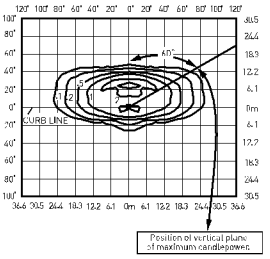
RESTL Test Report #: PL08877-001
OSQ-A-**-2ME-B-30K-UL
Initial Delivered Lumens: 10,381



OSQ-A-**-2ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade



CESTL Test Report #: PL07700-001A
OSQ-A-**-2ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,822



OSQ-A-**-2ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 8,779
Initial FC at grade

Type II Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G1	6,896	B2 U0 G1	7,031	B2 U0 G1

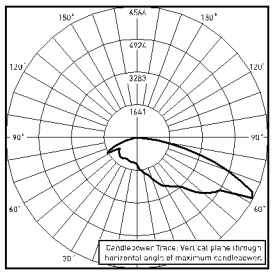
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Type II Medium w/BLS Distribution

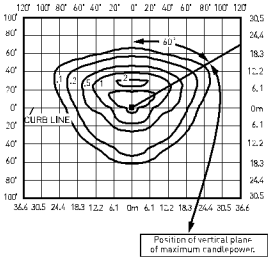
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	8,251	B2 U0 G2	8,779	B2 U0 G2	8,950	B2 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	13,286	B2 U0 G2
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	5,402	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

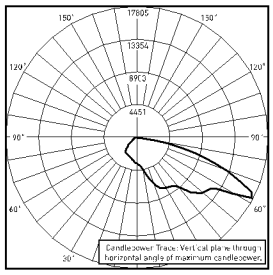
3ME



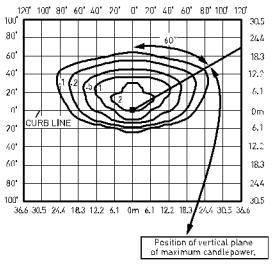
RESTL Test Report #: PL08876-001A
OSQ-A-**-3ME-B-30K-UL
Initial Delivered Lumens: 10,421



OSQ-A-**-3ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade



CESTL Test Report #: PL07699-001A
OSQ-A-**-3ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,601



OSQ-A-**-3ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 9,019
Initial FC at grade

Type III Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	10,738	B3 U0 G3	11,424	B3 U0 G3	11,648	B3 U0 G3
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	7,031	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Type III Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	8,477	B1 U0 G2	9,019	B1 U0 G2	9,196	B1 U0 G2
K	12,649	B2 U0 G2	13,389	B2 U0 G2	13,650	B2 U0 G2
Z	5,117	B1 U0 G1	5,444	B1 U0 G1	5,551	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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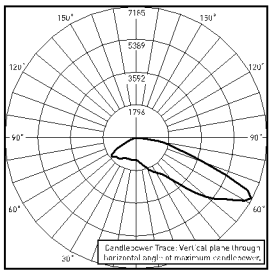
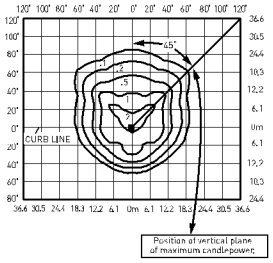
4ME



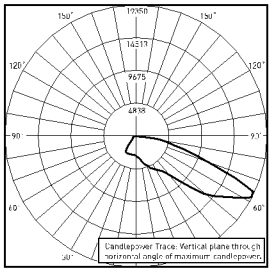
RESTL Test Report #: PL08878-001A
OSQ-A-**-4ME-B-30K-UL
Initial Delivered Lumens: 10,230



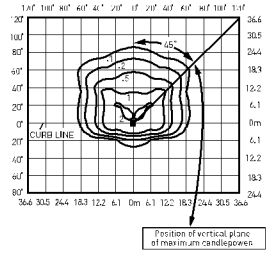
OSQ-A-**-4ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade

Type IV Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	7,031	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tiltt



CESTL Test Report #: PL07692-001A
OSQ-A-**-4ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,793

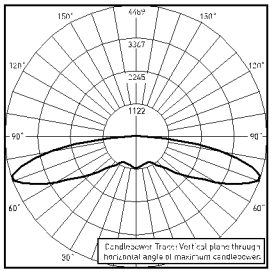


OSQ-A-**-4ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 8,779
Initial FC at grade

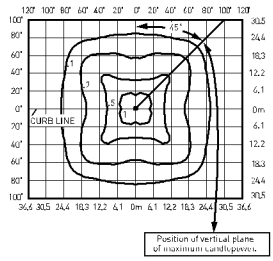
Type IV Medium w/BLS Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	8,251	B1 U0 G2	8,779	B1 U0 G2	8,950	B1 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	13,286	B2 U0 G2
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	5,402	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5ME



RESTL Test Report #: PL08534-001B
OSQ-A-**-5ME-B-40K-UL
Initial Delivered Lumens: 10,519

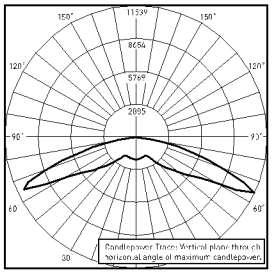


OSQ-A-**-5ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 10,867
Initial FC at grade

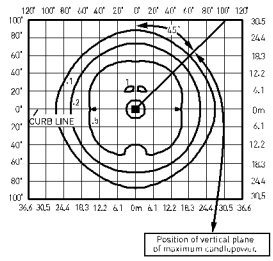
Type V Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,232	B4 U0 G3	10,867	B4 U0 G3	11,056	B4 U0 G3
K	15,063	B4 U0 G4	15,999	B4 U0 G4	16,277	B4 U0 G4
Z	5,257	B3 U0 G3	6,086	B3 U0 G3	6,192	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5SH



CESTL Test Report #: PL10754-001A
OSQ-A-**-5SH-U-40K-UL
Initial Delivered Lumens: 25,679



OSQ-A-**-5SH-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,478
Initial FC at grade

Type V Short Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	10,806	B4 U0 G2	11,478	B4 U0 G2	11,678	B4 U0 G2
K	15,909	B4 U0 G3	16,897	B4 U0 G3	17,191	B4 U0 G3
Z	5,552	B3 U0 G1	6,428	B3 U0 G2	6,539	B3 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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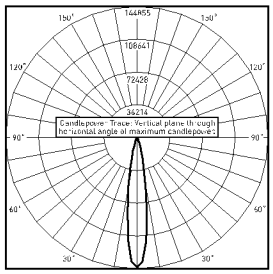
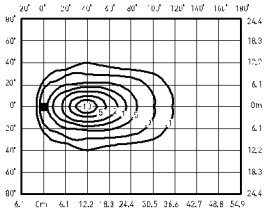
15D



CESTL Test Report #: PL07689-001A
OSQ-A-**-15D-U-30K-UL
Initial Delivered Lumens: 23,254

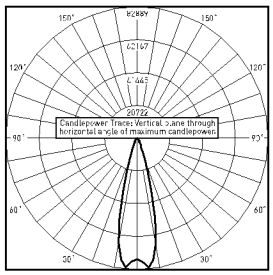


OSQ-A-**-15D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

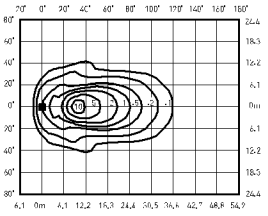
15° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

25D



CESTL Test Report #: PL07687-001A
OSQ-A-**-25D-U-30K-UL
Initial Delivered Lumens: 23,265

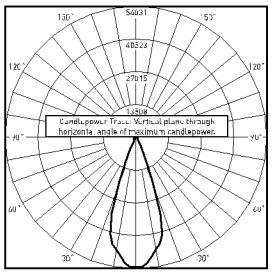


OSQ-A-**-25D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

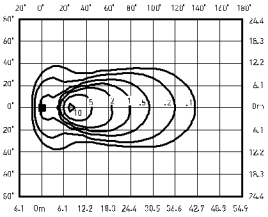
25° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

40D



CESTL Test Report #: PL07697-001A
OSQ-A-**-40D-U-30K-UL
Initial Delivered Lumens: 22,943



OSQ-A-**-40D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

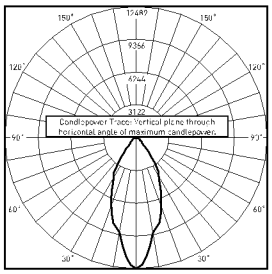
40° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

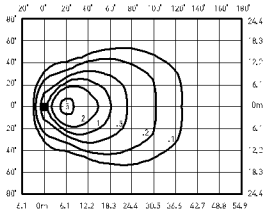
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/area/osq-series

60D



CESTL Test Report #: PL08100-001B
OSQ-A-**-60D-B-30K-UL
Initial Delivered Lumens: 10,079

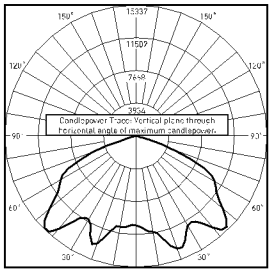


OSQ-A-**-60D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

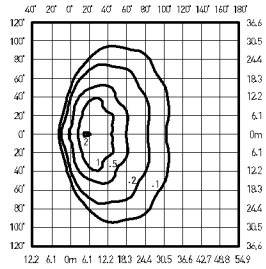
60° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

WSN



CESTL Test Report #: PL07695-001A
OSQ-A-**-WSN-U-30K-UL
Initial Delivered Lumens: 23,116



OSQ-A-**-WSN-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

Wide Sign Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 26.5 lbs. (12kg)					
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
0.74	1.48	1.19	1.93	1.63	2.38

Adjustable Arm Mount – OSQ-AA Weight: 26.5 lbs. (12kg)							
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Tenon Configuration (0°-80° Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0° Tilt							
0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
10° Tilt							
0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.98
20° Tilt							
1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
30° Tilt							
1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
45° Tilt							
1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
60° Tilt							
2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
70° Tilt							
2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
80° Tilt							
2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
Tenon Configuration (90° Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90° Tilt							
2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180° Twin
PB-3A* – 180° Triple
PB-4A*(90) – 90° Quad
PB-4A*(180) – 180° Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90° Twin
PD-2A4(180) – 180° Twin
PD-3A4(90) – 90° Triple
PD-4A4(90) – 90° Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-AA mount
WM-4 – L-Shape for OSQ-AA mount
WM-DM – Plate for OSQ-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90° Twin
PT-2(180) – 180° Twin
PT-3(90) – 90° Triple
PT-3(120) – 120° Triple
PT-4(90) – 90° Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-AA mount

‡ Refer to the Bracket and Tenons spec sheet for more details

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
B, K & Z	N/A	✓	N/A	N/A	N/A
3" Round					
B, K & Z	N/A	✓	N/A	N/A	N/A
4" Square					
B, K & Z	✓	✓	✓	N/A	✓
4" Round					
B, K & Z	✓	✓	✓	✓	✓
5" Square					
B, K & Z	✓	✓	✓	N/A	✓
5" Round					
B, K & Z	✓	✓	✓	✓	✓
6" Square					
B, K & Z	✓	✓	✓	N/A	✓
6" Round					
B, K & Z	✓	✓	✓	✓	✓

Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – Designator B

Q Option Setting	CCT	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH & Floods	2ME w/ BLS	3ME w/ BLS	4ME w/BLS	Standard	Premium
Q9 (Full Power)	30K	86	10,738	10,232	10,806	8,251	8,477	8,251	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		11,424	10,867	11,478	8,779	9,019	8,779	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		11,648	11,056	11,678	8,950	9,196	8,950		
Q6	30K	77	9,449	9,004	9,509	7,261	7,460	7,261	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		10,053	9,563	10,101	7,726	7,937	7,726	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		10,250	9,729	10,277	7,876	8,092	7,876		
Q5	30K	72	8,913	8,492	8,969	6,848	7,036	6,848	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		9,482	9,020	9,527	7,287	7,486	7,287	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		9,668	9,176	9,693	7,429	7,633	7,429		
Q4	30K	62	7,731	7,367	7,780	5,941	6,103	5,941	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		8,225	7,824	8,264	6,321	6,494	6,321	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		8,387	7,960	8,408	6,444	6,621	6,444		
Q3	30K	53	6,550	6,241	6,592	5,033	5,171	5,033	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		6,969	6,629	7,002	5,355	5,502	5,355	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		7,105	6,744	7,124	5,460	5,610	5,460		
Q2	30K	45	5,476	5,218	5,511	4,208	4,323	4,208	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		5,826	5,542	5,854	4,477	4,600	4,477	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		5,940	5,639	5,956	4,565	4,690	4,565		
Q1	30K	34	4,188	3,990	4,214	3,218	3,306	3,218	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		4,455	4,238	4,476	3,424	3,517	3,424	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		4,543	4,312	4,554	3,491	3,586	3,491		

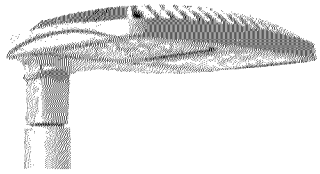
Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

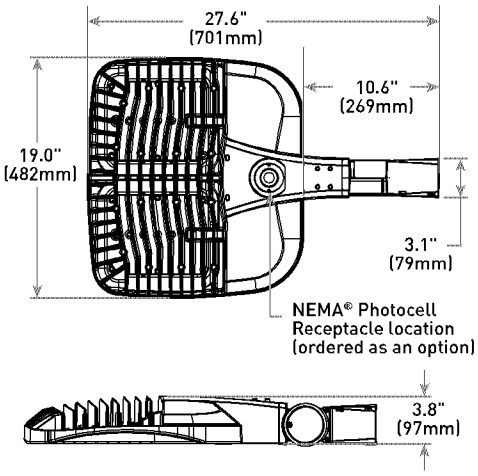
Q Option Power & Lumen Data – Designator K

Q Option Setting	CCT	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH & Floods	2ME w/BLS	3ME w/BLS	4ME w/BLS	Standard	Premium
Q9 (Full Power)	30K	130	16,022	15,063	15,909	12,312	12,649	12,312	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		16,959	15,999	16,897	13,032	13,389	13,032	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		17,291	16,277	17,191	13,286	13,650	13,286		
Q6	30K	117	14,099	13,255	14,000	10,835	11,131	10,835	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		14,924	14,079	14,869	11,468	11,782	11,468	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		15,216	14,324	15,128	11,692	12,012	11,692		
Q5	30K	110	13,298	12,502	13,204	10,219	10,499	10,219	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		14,076	13,279	14,025	10,817	11,113	10,817	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		14,352	13,510	14,269	11,027	11,330	11,027		
Q4	30K	93	11,536	10,845	11,454	8,865	9,107	8,865	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		12,210	11,519	12,166	9,383	9,640	9,383	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		12,450	11,719	12,378	9,566	9,828	9,566		
Q3	30K	80	9,773	9,188	9,704	7,510	7,716	7,510	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		10,345	9,759	10,307	7,950	8,167	7,950	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		10,548	9,929	10,487	8,104	8,327	8,104		
Q2	30K	67	8,171	7,682	8,114	6,279	6,451	6,279	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		8,649	8,159	8,617	6,646	6,828	6,646	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		8,818	8,301	8,767	6,776	6,962	6,776		
Q1	30K	51	6,249	5,875	6,205	4,802	4,933	4,802	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		6,614	6,240	6,590	5,082	5,222	5,082	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		6,743	6,348	6,704	5,182	5,324	5,182		

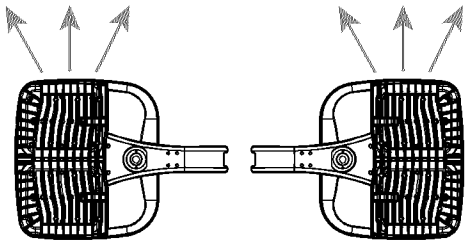
AA Mount



Weight
26.5 lbs. (12kg)



RR/RL Configuration



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GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

OSQ-DA-XX &
OSQ-A-NM-4ME-K-40K-UL-XX

GC TO SEE NOTES BELOW

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

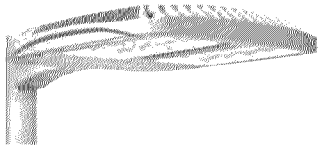
TYPE HF

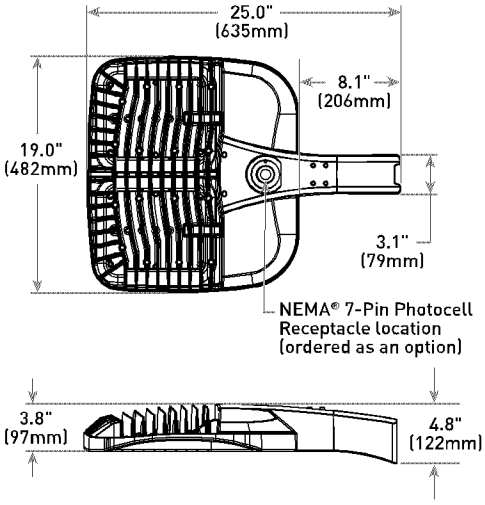
Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

DA Mount





Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://lighting.cree.com/warranty for warranty terms

Weight
26.5 lbs. (12kg)

Accessories

Field-Installed	
Backlight Shield OSQ-BLSMF – Front facing optics OSQ-BLSMR – Rotated optics	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required **Bird Spikes** OSQ-MED-BRDSPK

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

COLOR TO MATCH FIXTURE

GC TO VERIFY AND SPECIFY IF NOT UL

GC TO REFERENCE PLANS FOR COLOR DESIGNATION

Mount (Luminaire must be ordered separately)*			
OSQ-			
OSQ-AA Adjustable Arm **OSQ-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black	**BZ** Bronze **WH** White

* Reference EPA and pole configuration suitability data beginning on page 7

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	**A**	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **4ME*** Type IV Medium **3ME*** Type III Medium **Symmetric** **5ME** Type V Medium **25D** 25° Flood **5SH** Type V Short **40D** 40° Flood **60D** 60° Flood **WSN** Wide Sign **15D** 15° Flood	**B** 86W **K** 130W **Z** 53W	**30K** 3000K **40K** 4000K **57K** 5700K	**UL** Universal 120-277V **UH** Universal 347-480V - Available with B & K Input Power Designators only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F** **Fuse** - When code dictates fusing, use time delay fuse - Available for U.S. applications only **PML** **Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2** **Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q6/Q5/Q4/Q3/Q2/Q1** **Field Adjustable Output** - Must select Q9, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 9-10 for power and lumen values - Available with B & K Input Power Designators only - Not available with PML or PML2 options **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Photocell and shorting cap by others **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 10 for optic directionality **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 10 for optic directionality

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

Rev. Date: V18 01/17/2019

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Includes 18" (340mm) 18/5 or 16/5 cord exiting the luminaire. When ordered with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 26.5 lbs. (12kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to https://www.designlights.org/search/ for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to http://darksky.org/fsa/fsa-products/ for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
B	86	0.73	0.43	0.37	0.32	0.25	0.19
K	130	1.09	0.65	0.56	0.49	0.38	0.28
Z	53**	0.46	0.26	0.22	0.19	N/A	N/A

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%
** Available with UL voltage only

OSQ Series Ambient Adjusted Lumen Maintenance[1]

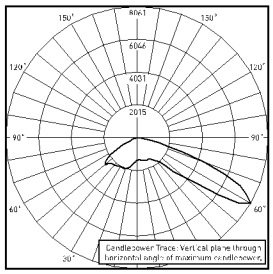
Ambient	Optic	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Projected[2]/ Calculated[3] LMF	100K hr Projected[2]/ Calculated[3] LMF
5°C (41°F)	Asymmetric	1.04	1.02	1.01	1.00[3]	0.99[3]
	Symmetric	1.05	1.04	1.03	1.03[2]	1.02[2]
10°C (50°F)	Asymmetric	1.03	1.01	1.00	0.99[3]	0.98[3]
	Symmetric	1.04	1.03	1.02	1.01[2]	1.00[2]
15°C (59°F)	Asymmetric	1.02	1.00	0.99	0.98[3]	0.97[3]
	Symmetric	1.02	1.02	1.01	1.00[2]	0.99[2]
20°C (68°F)	Asymmetric	1.01	0.99	0.98	0.97[3]	0.96[3]
	Symmetric	1.01	1.01	1.00	0.99[2]	0.98[2]
25°C (77°F)	Asymmetric	1.00	0.98	0.97	0.96[3]	0.95[3]
	Symmetric	1.00	0.99	0.98	0.98[2]	0.97[2]

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

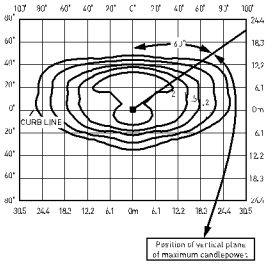
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/area/osq-series

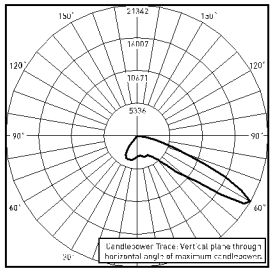
2ME



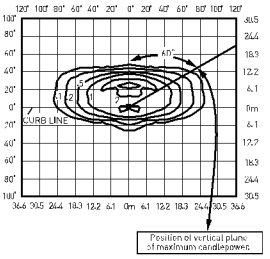
RESTL Test Report #: PL08877-001
OSQ-A-**-2ME-B-30K-UL
Initial Delivered Lumens: 10,381



OSQ-A-**-2ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade



CESTL Test Report #: PL07700-001A
OSQ-A-**-2ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,822



OSQ-A-**-2ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 8,779
Initial FC at grade

Type II Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G1	6,896	B2 U0 G1	7,031	B2 U0 G1

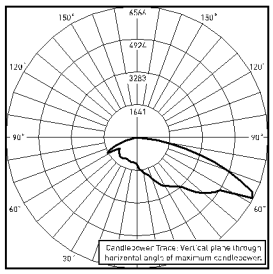
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Type II Medium w/BLS Distribution

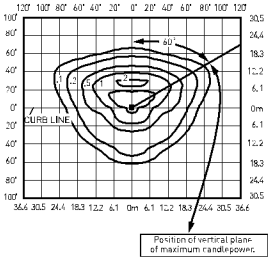
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	8,251	B2 U0 G2	8,779	B2 U0 G2	8,950	B2 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	13,286	B2 U0 G2
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	5,402	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

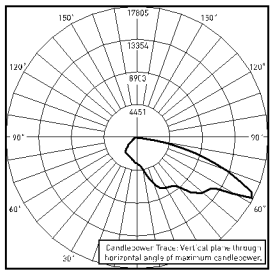
3ME



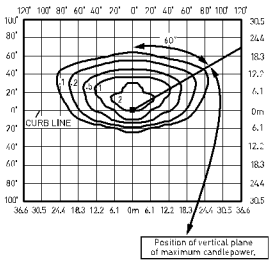
RESTL Test Report #: PL08876-001A
OSQ-A-**-3ME-B-30K-UL
Initial Delivered Lumens: 10,421



OSQ-A-**-3ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade



CESTL Test Report #: PL07699-001A
OSQ-A-**-3ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,601



OSQ-A-**-3ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 9,019
Initial FC at grade

Type III Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	10,738	B3 U0 G3	11,424	B3 U0 G3	11,648	B3 U0 G3
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	7,031	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Type III Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	8,477	B1 U0 G2	9,019	B1 U0 G2	9,196	B1 U0 G2
K	12,649	B2 U0 G2	13,389	B2 U0 G2	13,650	B2 U0 G2
Z	5,117	B1 U0 G1	5,444	B1 U0 G1	5,551	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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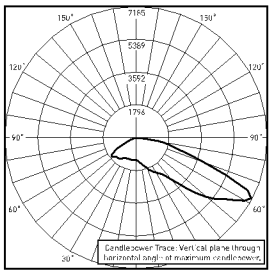
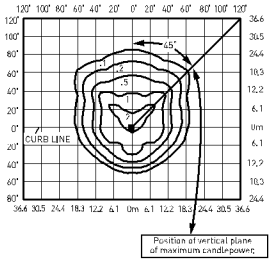
4ME



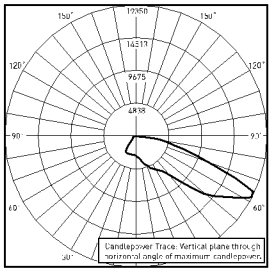
RESTL Test Report #: PL08878-001A
OSQ-A-**-4ME-B-30K-UL
Initial Delivered Lumens: 10,230



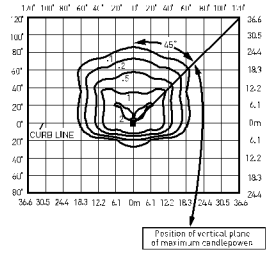
OSQ-A-**-4ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade

Type IV Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	7,031	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tiltt



CESTL Test Report #: PL07692-001A
OSQ-A-**-4ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,793



OSQ-A-**-4ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 8,779
Initial FC at grade

Type IV Medium w/BLS Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	8,251	B1 U0 G2	8,779	B1 U0 G2	8,950	B1 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	13,286	B2 U0 G2
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	5,402	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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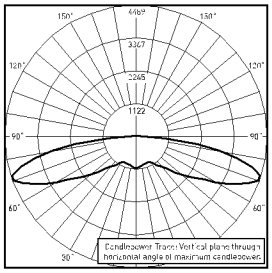
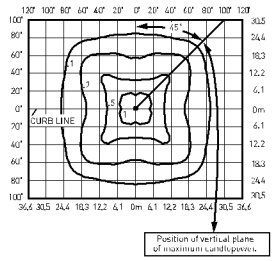
5ME



RESTL Test Report #: PL08534-001B
OSQ-A-**-5ME-B-40K-UL
Initial Delivered Lumens: 10,519

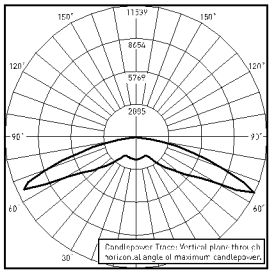


OSQ-A-**-5ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 10,867
Initial FC at grade

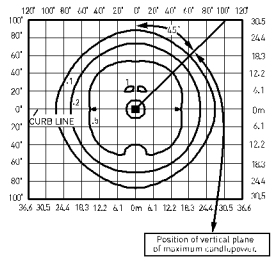
Type V Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,232	B4 U0 G3	10,867	B4 U0 G3	11,056	B4 U0 G3
K	15,063	B4 U0 G4	15,999	B4 U0 G4	16,277	B4 U0 G4
Z	5,257	B3 U0 G3	6,086	B3 U0 G3	6,192	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5SH



CESTL Test Report #: PL10754-001A
OSQ-A-**-5SH-U-40K-UL
Initial Delivered Lumens: 25,679



OSQ-A-**-5SH-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,478
Initial FC at grade

Type V Short Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	10,806	B4 U0 G2	11,478	B4 U0 G2	11,678	B4 U0 G2
K	15,909	B4 U0 G3	16,897	B4 U0 G3	17,191	B4 U0 G3
Z	5,552	B3 U0 G1	6,428	B3 U0 G2	6,539	B3 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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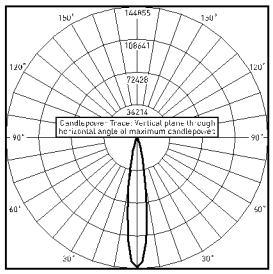
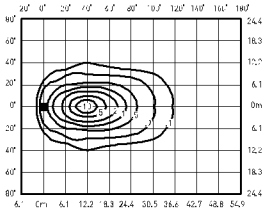
15D



CESTL Test Report #: PL07689-001A
OSQ-A-**-15D-U-30K-UL
Initial Delivered Lumens: 23,254

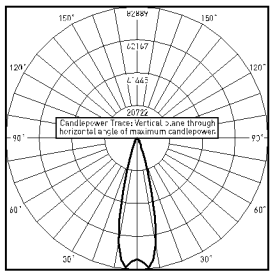


OSQ-A-**-15D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

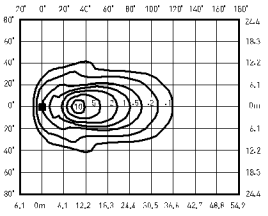
15° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

25D



CESTL Test Report #: PL07687-001A
OSQ-A-**-25D-U-30K-UL
Initial Delivered Lumens: 23,265

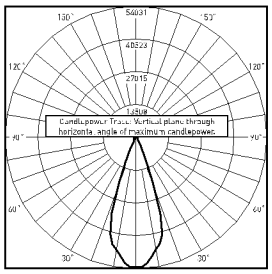


OSQ-A-**-25D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

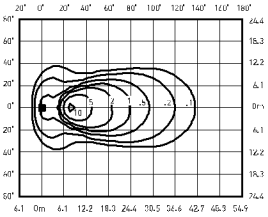
25° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

40D



CESTL Test Report #: PL07697-001A
OSQ-A-**-40D-U-30K-UL
Initial Delivered Lumens: 22,943



OSQ-A-**-40D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

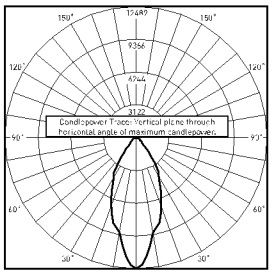
40° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

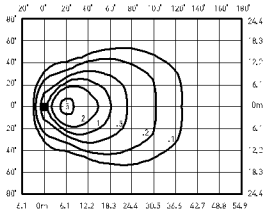
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/area/osq-series

60D



CESTL Test Report #: PL08100-001B
OSQ-A-**-60D-B-30K-UL
Initial Delivered Lumens: 10,079

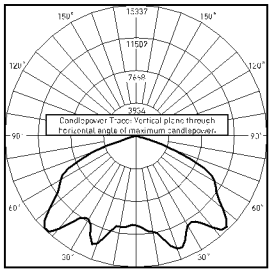


OSQ-A-**-60D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

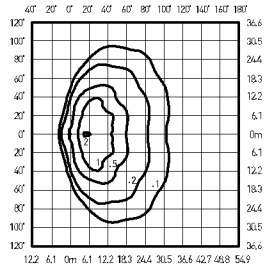
60° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

WSN



CESTL Test Report #: PL07695-001A
OSQ-A-**-WSN-U-30K-UL
Initial Delivered Lumens: 23,116



OSQ-A-**-WSN-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

Wide Sign Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	11,678
K	15,909	16,897	17,191
Z	5,552	6,428	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 26.5 lbs. (12kg)					
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
0.74	1.48	1.19	1.93	1.63	2.38

Adjustable Arm Mount – OSQ-AA Weight: 26.5 lbs. (12kg)							
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Tenon Configuration (0°-80° Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0° Tilt							
0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
10° Tilt							
0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.98
20° Tilt							
1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
30° Tilt							
1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
45° Tilt							
1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
60° Tilt							
2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
70° Tilt							
2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
80° Tilt							
2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
Tenon Configuration (90° Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90° Tilt							
2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180° Twin
PB-3A* – 180° Triple
PB-4A*(90) – 90° Quad
PB-4A*(180) – 180° Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90° Twin
PD-2A4(180) – 180° Twin
PD-3A4(90) – 90° Triple
PD-4A4(90) – 90° Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-AA mount
WM-4 – L-Shape for OSQ-AA mount
WM-DM – Plate for OSQ-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90° Twin
PT-2(180) – 180° Twin
PT-3(90) – 90° Triple
PT-3(120) – 120° Triple
PT-4(90) – 90° Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-AA mount

‡ Refer to the Bracket and Tenons spec sheet for more details

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
B, K & Z	N/A	✓	N/A	N/A	N/A
3" Round					
B, K & Z	N/A	✓	N/A	N/A	N/A
4" Square					
B, K & Z	✓	✓	✓	N/A	✓
4" Round					
B, K & Z	✓	✓	✓	✓	✓
5" Square					
B, K & Z	✓	✓	✓	N/A	✓
5" Round					
B, K & Z	✓	✓	✓	✓	✓
6" Square					
B, K & Z	✓	✓	✓	N/A	✓
6" Round					
B, K & Z	✓	✓	✓	✓	✓

Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – Designator B

Q Option Setting	CCT	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH & Floods	2ME w/ BLS	3ME w/ BLS	4ME w/BLS	Standard	Premium
Q9 (Full Power)	30K	86	10,738	10,232	10,806	8,251	8,477	8,251	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		11,424	10,867	11,478	8,779	9,019	8,779	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		11,648	11,056	11,678	8,950	9,196	8,950		
Q6	30K	77	9,449	9,004	9,509	7,261	7,460	7,261	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		10,053	9,563	10,101	7,726	7,937	7,726	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		10,250	9,729	10,277	7,876	8,092	7,876		
Q5	30K	72	8,913	8,492	8,969	6,848	7,036	6,848	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		9,482	9,020	9,527	7,287	7,486	7,287	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		9,668	9,176	9,693	7,429	7,633	7,429		
Q4	30K	62	7,731	7,367	7,780	5,941	6,103	5,941	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		8,225	7,824	8,264	6,321	6,494	6,321	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		8,387	7,960	8,408	6,444	6,621	6,444		
Q3	30K	53	6,550	6,241	6,592	5,033	5,171	5,033	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		6,969	6,629	7,002	5,355	5,502	5,355	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		7,105	6,744	7,124	5,460	5,610	5,460		
Q2	30K	45	5,476	5,218	5,511	4,208	4,323	4,208	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		5,826	5,542	5,854	4,477	4,600	4,477	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		5,940	5,639	5,956	4,565	4,690	4,565		
Q1	30K	34	4,188	3,990	4,214	3,218	3,306	3,218	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		4,455	4,238	4,476	3,424	3,517	3,424	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		4,543	4,312	4,554	3,491	3,586	3,491		

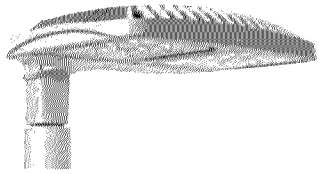
Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

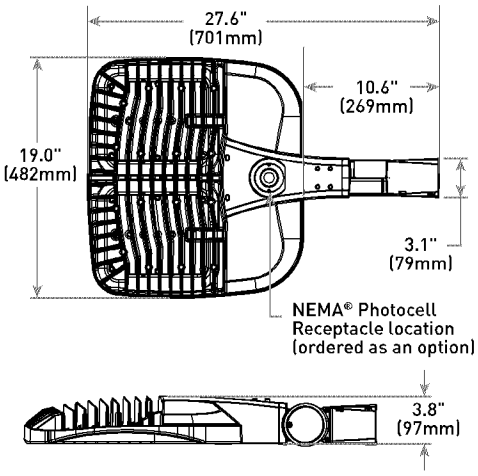
Q Option Power & Lumen Data – Designator K

Q Option Setting	CCT	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH & Floods	2ME w/BLS	3ME w/BLS	4ME w/BLS	Standard	Premium
Q9 (Full Power)	30K	130	16,022	15,063	15,909	12,312	12,649	12,312	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		16,959	15,999	16,897	13,032	13,389	13,032	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		17,291	16,277	17,191	13,286	13,650	13,286		
Q6	30K	117	14,099	13,255	14,000	10,835	11,131	10,835	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		14,924	14,079	14,869	11,468	11,782	11,468	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		15,216	14,324	15,128	11,692	12,012	11,692		
Q5	30K	110	13,298	12,502	13,204	10,219	10,499	10,219	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		14,076	13,279	14,025	10,817	11,113	10,817	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		14,352	13,510	14,269	11,027	11,330	11,027		
Q4	30K	93	11,536	10,845	11,454	8,865	9,107	8,865	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		12,210	11,519	12,166	9,383	9,640	9,383	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		12,450	11,719	12,378	9,566	9,828	9,566		
Q3	30K	80	9,773	9,188	9,704	7,510	7,716	7,510	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		10,345	9,759	10,307	7,950	8,167	7,950	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		10,548	9,929	10,487	8,104	8,327	8,104		
Q2	30K	67	8,171	7,682	8,114	6,279	6,451	6,279	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		8,649	8,159	8,617	6,646	6,828	6,646	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		8,818	8,301	8,767	6,776	6,962	6,776		
Q1	30K	51	6,249	5,875	6,205	4,802	4,933	4,802	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K		6,614	6,240	6,590	5,082	5,222	5,082	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		6,743	6,348	6,704	5,182	5,324	5,182		

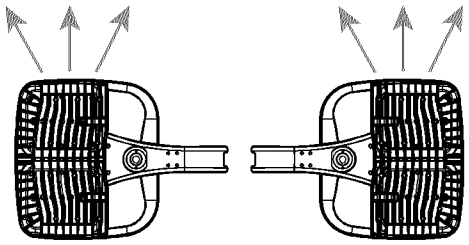
AA Mount



Weight
26.5 lbs. (12kg)



RR/RL Configuration



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US: lighting.cree.com T (800) 236-6800 F (262) 504-5415 **Canada: www.cree.com/canada** T (800) 473-1234 F (800) 890-7507

Cree Edge™ Series

TYPE SA

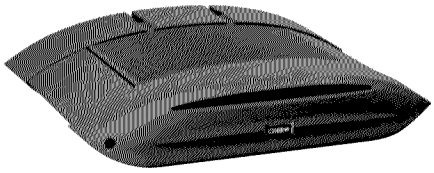
LED Security Wall Pack Luminaire

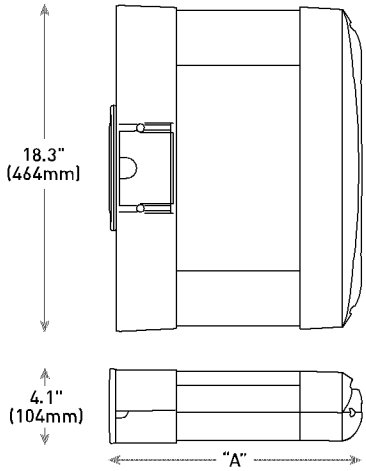
CONTRACTOR TO SEE NOTES BELOW

Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.

Applications: General area and security lighting





Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://lighting.cree.com/warranty for warranty terms

CONTRACTOR TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Accessories

Field-Installed		
Bird Spikes XA-BRDSPK	**Beauty Plate** WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

CONTRACTOR TO VERIFY AND SPECIFY IF NOT UL

CONTRACTOR TO REFERENCE PLANS FOR COLOR DESIGNATION

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		WM		E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** **04** **06** **08** **10** **12**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA -Available with 20-80 LEDs **700** 700mA -Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to PML spec sheet for availability with PML options - Available for U.S. applications only - When code dictates fusing, use time delay fuse **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications with 0° tilt - Available only with 20 LEDs and UL voltage - May only be combined with F option with 525mA drive current - Not available with other options **P Photocell** - Must specify UL or 34 voltage **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications
- Housing is rugged aluminum
- Furnished with low copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Allows mounting for uplight or downlight
- Designed and approved for easy through-wiring
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimensions and Weight Chart on page 1

ELECTRICAL SYSTEM

- **Input Voltage:** 120–277V or 347–480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight J-Box with leads (wire nuts) for easy power hook up
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20LED (525 & 700 mA) and 40-120 LED: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529 when ordered without P, PML or ML options
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified with select SKUs. Refer to https://www.designlights.org/search/ for most current information
- Meets Buy American requirements within ARRA
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Cree Edge™ Series Ambient Adjusted Lumen Maintenance[1]

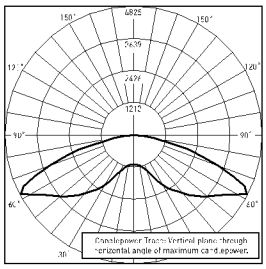
Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

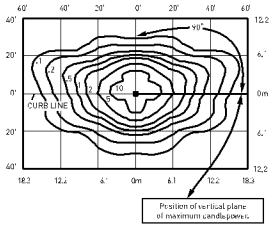
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/wall-mount/cree-edge-series-5

2M



RESTL Test Report #: PL10270-004B
ARE-EDG-2M-**-06-E-UL-525-40K
Initial Delivered Lumens: 10,053

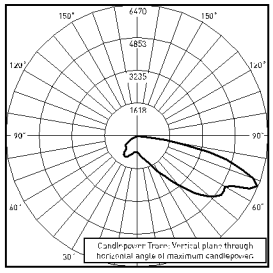


SEC-EDG-2M-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 12,425
Initial FC at grade

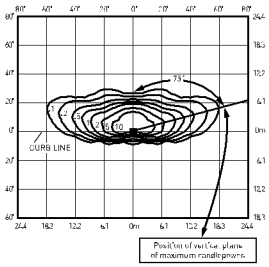
Type II Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,501	B1 U0 G1	2,551	B1 U0 G1
04	5,003	B1 U0 G1	5,102	B1 U0 G1
06	7,418	B2 U0 G2	7,565	B2 U0 G2
08	9,891	B2 U0 G2	10,087	B2 U0 G2
10	12,334	B2 U0 G2	12,578	B2 U0 G2
12	14,801	B3 U0 G3	15,094	B3 U0 G3
525mA				
02	3,550	B1 U0 G1	3,624	B1 U0 G1
04	7,099	B2 U0 G2	7,248	B2 U0 G2
06	10,527	B2 U0 G2	10,748	B2 U0 G2
08	14,037	B3 U0 G3	14,331	B3 U0 G3
700mA				
02	4,189	B1 U0 G1	4,275	B1 U0 G1
04	8,379	B2 U0 G2	8,549	B2 U0 G2
06	12,425	B2 U0 G2	12,678	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

2MB



RESTL Test Report #: PL10023-003B
ARE-EDG-2MB-**-06-E-UL-525-40K
Initial Delivered Lumens: 7,784



SEC-EDG-2MB-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 9,359
Initial FC at grade

Type II Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,884	B0 U0 G1	1,921	B0 U0 G1
04	3,768	B1 U0 G1	3,843	B1 U0 G1
06	5,588	B1 U0 G1	5,698	B1 U0 G1
08	7,450	B1 U0 G2	7,598	B1 U0 G2
10	9,291	B1 U0 G2	9,475	B1 U0 G2
12	11,149	B1 U0 G2	11,370	B1 U0 G2
525mA				
02	2,674	B0 U0 G1	2,730	B0 U0 G1
04	5,348	B1 U0 G1	5,460	B1 U0 G1
06	7,930	B1 U0 G2	8,096	B1 U0 G2
08	10,573	B1 U0 G2	10,794	B1 U0 G2
700mA				
02	3,156	B0 U0 G1	3,220	B0 U0 G1
04	6,311	B1 U0 G1	6,440	B1 U0 G1
06	9,359	B1 U0 G2	9,549	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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Photometry

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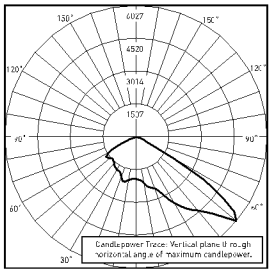
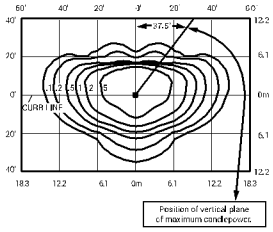
2S



ITL Test Report #: 79175
SEC-EDG-2S-**-06-E-UL-700-40K
Initial Delivered Lumens: 11,704



SEC-EDG-2S-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 13,232
Initial FC at grade

Type II Short Distribution

LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,664	B1 U0 G1	2,716	B1 U0 G1
04	5,327	B2 U0 G2	5,433	B2 U0 G2
06	7,900	B2 U0 G2	8,056	B2 U0 G2
08	10,533	B3 U0 G3	10,742	B3 U0 G3
10	13,135	B3 U0 G3	13,395	B3 U0 G3
12	15,762	B3 U0 G3	16,074	B3 U0 G3
525mA				
02	3,780	B1 U0 G1	3,859	B1 U0 G1
04	7,560	B2 U0 G2	7,719	B2 U0 G2
06	11,211	B3 U0 G3	11,446	B3 U0 G3
08	14,948	B3 U0 G3	15,261	B3 U0 G3
700mA				
02	4,461	B1 U0 G1	4,552	B1 U0 G1
04	8,923	B2 U0 G2	9,104	B2 U0 G2
06	13,232	B3 U0 G3	13,501	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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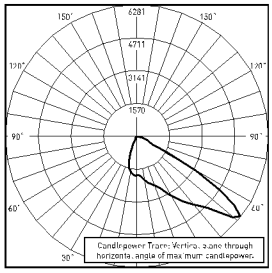
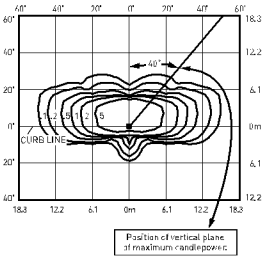
2SB



CSA Test Report #: 6454
ARE-EDG-2SB-**-06-E-UL-700-40K
Initial Delivered Lumens: 9,202



SEC-EDG-2SB-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 10,166
Initial FC at grade

Type II Short Distribution w/BLS

LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,046	B0 U0 G1	2,087	B0 U0 G1
04	4,093	B1 U0 G1	4,174	B1 U0 G1
06	6,069	B1 U0 G1	6,190	B1 U0 G1
08	8,093	B1 U0 G1	8,253	B1 U0 G1
10	10,091	B2 U0 G2	10,291	B2 U0 G2
12	12,110	B2 U0 G2	12,350	B2 U0 G2
525mA				
02	2,904	B1 U0 G1	2,965	B1 U0 G1
04	5,809	B1 U0 G1	5,930	B1 U0 G1
06	8,613	B1 U0 G1	8,794	B1 U0 G1
08	11,484	B2 U0 G2	11,725	B2 U0 G2
700mA				
02	3,428	B1 U0 G1	3,497	B1 U0 G1
04	6,855	B1 U0 G1	6,995	B1 U0 G1
06	10,166	B2 U0 G2	10,373	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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Photometry

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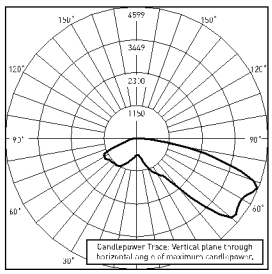
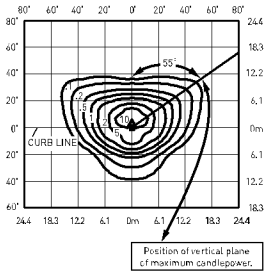
3M



RESTL Test Report #: PL09405-001A
ARE-EDG-3M-**-06-E-UL-525-40K
Initial Delivered Lumens: 9,460



SEC-EDG-3M-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 11,779
Initial FC at grade

Type III Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,371	B1 U0 G1	2,418	B1 U0 G1
04	4,743	B1 U0 G1	4,837	B1 U0 G1
06	7,033	B2 U0 G2	7,172	B2 U0 G2
08	9,377	B2 U0 G2	9,563	B2 U0 G2
10	11,693	B3 U0 G3	11,925	B3 U0 G3
12	14,032	B3 U0 G3	14,310	B3 U0 G3
525mA				
02	3,365	B1 U0 G1	3,436	B1 U0 G1
04	6,731	B2 U0 G2	6,872	B2 U0 G2
06	9,981	B3 U0 G3	10,190	B3 U0 G3
08	13,307	B3 U0 G3	13,586	B3 U0 G3
700mA				
02	3,972	B1 U0 G1	4,053	B1 U0 G1
04	7,944	B2 U0 G2	8,105	B2 U0 G2
06	11,779	B3 U0 G3	12,019	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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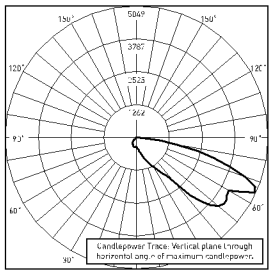
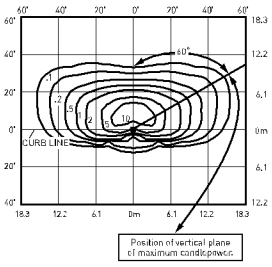
3MB



RESTL Test Report #: PL10023-001B
ARE-EDG-3MB-**-06-E-UL-525-40K
Initial Delivered Lumens: 7,602



SEC-EDG-3MB-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 8,714
Initial FC at grade

Type III Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,754	B0 U0 G1	1,789	B0 U0 G1
04	3,508	B1 U0 G1	3,578	B1 U0 G1
06	5,202	B1 U0 G2	5,305	B1 U0 G2
08	6,936	B1 U0 G2	7,074	B1 U0 G2
10	8,650	B1 U0 G2	8,821	B1 U0 G2
12	10,380	B1 U0 G3	10,585	B1 U0 G3
525mA				
02	2,489	B0 U0 G1	2,542	B0 U0 G1
04	4,979	B1 U0 G2	5,083	B1 U0 G2
06	7,383	B1 U0 G2	7,538	B1 U0 G2
08	9,844	B1 U0 G2	10,050	B1 U0 G3
700mA				
02	2,938	B1 U0 G1	2,998	B1 U0 G1
04	5,876	B1 U0 G2	5,996	B1 U0 G2
06	8,714	B1 U0 G2	8,891	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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Photometry

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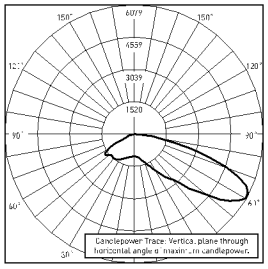
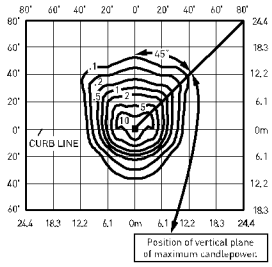
4M



RESTL Test Report #: PL10270-001B
ARE-EDG-4M-**-06-E-UL-525-40K
Initial Delivered Lumens: 10,483

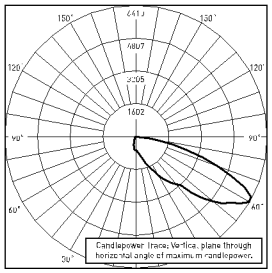


SEC-EDG-4M-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 12,425
Initial FC at grade

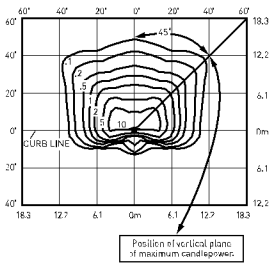
Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,501	B1 U0 G1	2,551	B1 U0 G1
04	5,003	B2 U0 G1	5,102	B2 U0 G1
06	7,418	B2 U0 G2	7,565	B2 U0 G2
08	9,891	B2 U0 G2	10,087	B2 U0 G2
10	12,334	B3 U0 G3	12,578	B3 U0 G3
12	14,801	B3 U0 G3	15,094	B3 U0 G3
525mA				
02	3,550	B1 U0 G1	3,624	B1 U0 G1
04	7,099	B2 U0 G2	7,248	B2 U0 G2
06	10,527	B2 U0 G2	10,748	B2 U0 G2
08	14,037	B3 U0 G3	14,331	B3 U0 G3
700mA				
02	4,189	B1 U0 G1	4,275	B1 U0 G1
04	8,379	B2 U0 G2	8,549	B2 U0 G2
06	12,425	B3 U0 G3	12,678	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

4MB



RESTL Test Report #: PL01023-002B
ARE-EDG-4MB-**-06-E-UL-525-40K
Initial Delivered Lumens: 7,985



SEC-EDG-4MB-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 9,359
Initial FC at grade

Type IV Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,884	B0 U0 G1	1,921	B0 U0 G1
04	3,768	B1 U0 G1	3,843	B1 U0 G1
06	5,588	B1 U0 G1	5,698	B1 U0 G2
08	7,450	B1 U0 G2	7,598	B1 U0 G2
10	9,291	B1 U0 G2	9,475	B1 U0 G2
12	11,149	B1 U0 G2	11,370	B1 U0 G2
525mA				
02	2,674	B0 U0 G1	2,730	B0 U0 G1
04	5,348	B1 U0 G1	5,460	B1 U0 G1
06	7,930	B1 U0 G2	8,096	B1 U0 G2
08	10,573	B1 U0 G2	10,794	B1 U0 G2
700mA				
02	3,156	B1 U0 G1	3,220	B1 U0 G1
04	6,311	B1 U0 G2	6,440	B1 U0 G2
06	9,359	B1 U0 G2	9,549	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

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Cree Edge™ Series

TYPE SE

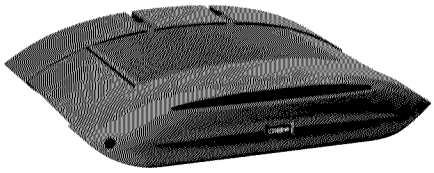
LED Security Wall Pack Luminaire

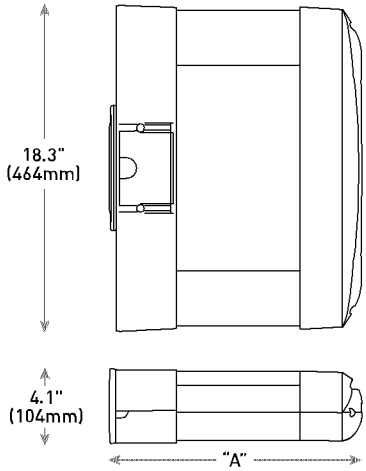
CONTRACTOR TO SEE NOTES BELOW

Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.

Applications: General area and security lighting





Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://lighting.cree.com/warranty for warranty terms

CONTRACTOR TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Accessories

Field-Installed		
Bird Spikes XA-BRDSPK	**Beauty Plate** WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

CONTRACTOR TO VERIFY AND SPECIFY IF NOT UL

CONTRACTOR TO REFERENCE PLANS FOR COLOR DESIGNATION

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		WM		E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** **04** **06** **08** **10** **12**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA -Available with 20-80 LEDs **700** 700mA -Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to PML spec sheet for availability with PML options - Available for U.S. applications only - When code dictates fusing, use time delay fuse **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications with 0° tilt - Available only with 20 LEDs and UL voltage - May only be combined with F option with 525mA drive current - Not available with other options **P Photocell** - Must specify UL or 34 voltage **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications
- Housing is rugged aluminum
- Furnished with low copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Allows mounting for uplight or downlight
- Designed and approved for easy through-wiring
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimensions and Weight Chart on page 1

ELECTRICAL SYSTEM

- **Input Voltage:** 120–277V or 347–480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight J-Box with leads (wire nuts) for easy power hook up
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20LED (525 & 700 mA) and 40-120 LED: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529 when ordered without P, PML or ML options
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified with select SKUs. Refer to https://www.designlights.org/search/ for most current information
- Meets Buy American requirements within ARRA
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Cree Edge™ Series Ambient Adjusted Lumen Maintenance[1]

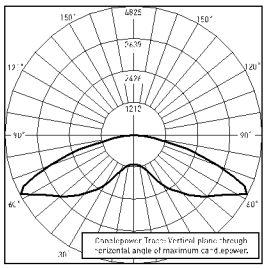
Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

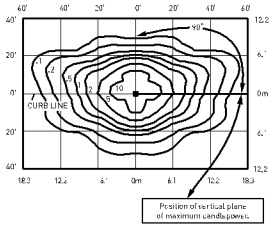
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/wall-mount/cree-edge-series-5

2M



RESTL Test Report #: PL10270-004B
ARE-EDG-2M-**-06-E-UL-525-40K
Initial Delivered Lumens: 10,053

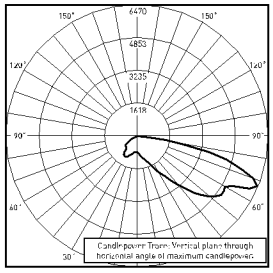


SEC-EDG-2M-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 12,425
Initial FC at grade

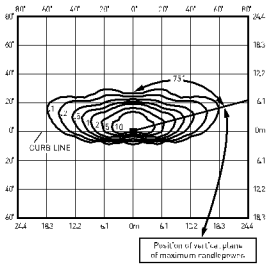
Type II Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,501	B1 U0 G1	2,551	B1 U0 G1
04	5,003	B1 U0 G1	5,102	B1 U0 G1
06	7,418	B2 U0 G2	7,565	B2 U0 G2
08	9,891	B2 U0 G2	10,087	B2 U0 G2
10	12,334	B2 U0 G2	12,578	B2 U0 G2
12	14,801	B3 U0 G3	15,094	B3 U0 G3
525mA				
02	3,550	B1 U0 G1	3,624	B1 U0 G1
04	7,099	B2 U0 G2	7,248	B2 U0 G2
06	10,527	B2 U0 G2	10,748	B2 U0 G2
08	14,037	B3 U0 G3	14,331	B3 U0 G3
700mA				
02	4,189	B1 U0 G1	4,275	B1 U0 G1
04	8,379	B2 U0 G2	8,549	B2 U0 G2
06	12,425	B2 U0 G2	12,678	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

2MB



RESTL Test Report #: PL10023-003B
ARE-EDG-2MB-**-06-E-UL-525-40K
Initial Delivered Lumens: 7,784



SEC-EDG-2MB-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 9,359
Initial FC at grade

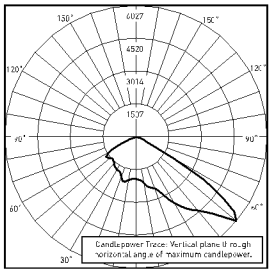
Type II Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,884	B0 U0 G1	1,921	B0 U0 G1
04	3,768	B1 U0 G1	3,843	B1 U0 G1
06	5,588	B1 U0 G1	5,698	B1 U0 G1
08	7,450	B1 U0 G2	7,598	B1 U0 G2
10	9,291	B1 U0 G2	9,475	B1 U0 G2
12	11,149	B1 U0 G2	11,370	B1 U0 G2
525mA				
02	2,674	B0 U0 G1	2,730	B0 U0 G1
04	5,348	B1 U0 G1	5,460	B1 U0 G1
06	7,930	B1 U0 G2	8,096	B1 U0 G2
08	10,573	B1 U0 G2	10,794	B1 U0 G2
700mA				
02	3,156	B0 U0 G1	3,220	B0 U0 G1
04	6,311	B1 U0 G1	6,440	B1 U0 G1
06	9,359	B1 U0 G2	9,549	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

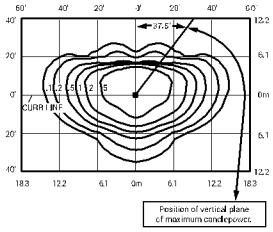
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/wall-mount/cree-edge-series-5

2S



ITL Test Report #: 79175
SEC-EDG-2S-**-06-E-UL-700-40K
Initial Delivered Lumens: 11,704



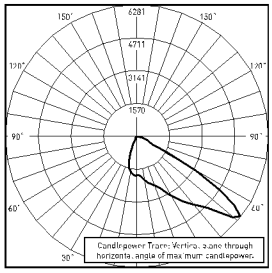
SEC-EDG-2S-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 13,232
Initial FC at grade

Type II Short Distribution

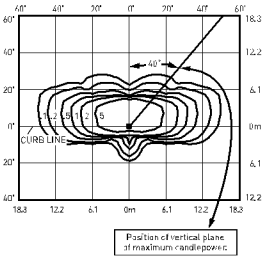
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,664	B1 U0 G1	2,716	B1 U0 G1
04	5,327	B2 U0 G2	5,433	B2 U0 G2
06	7,900	B2 U0 G2	8,056	B2 U0 G2
08	10,533	B3 U0 G3	10,742	B3 U0 G3
10	13,135	B3 U0 G3	13,395	B3 U0 G3
12	15,762	B3 U0 G3	16,074	B3 U0 G3
525mA				
02	3,780	B1 U0 G1	3,859	B1 U0 G1
04	7,560	B2 U0 G2	7,719	B2 U0 G2
06	11,211	B3 U0 G3	11,446	B3 U0 G3
08	14,948	B3 U0 G3	15,261	B3 U0 G3
700mA				
02	4,461	B1 U0 G1	4,552	B1 U0 G1
04	8,923	B2 U0 G2	9,104	B2 U0 G2
06	13,232	B3 U0 G3	13,501	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

2SB



CSA Test Report #: 6454
ARE-EDG-2SB-**-06-E-UL-700-40K
Initial Delivered Lumens: 9,202



SEC-EDG-2SB-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 10,166
Initial FC at grade

Type II Short Distribution w/BLS

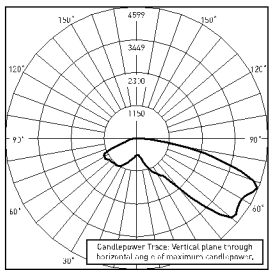
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,046	B0 U0 G1	2,087	B0 U0 G1
04	4,093	B1 U0 G1	4,174	B1 U0 G1
06	6,069	B1 U0 G1	6,190	B1 U0 G1
08	8,093	B1 U0 G1	8,253	B1 U0 G1
10	10,091	B2 U0 G2	10,291	B2 U0 G2
12	12,110	B2 U0 G2	12,350	B2 U0 G2
525mA				
02	2,904	B1 U0 G1	2,965	B1 U0 G1
04	5,809	B1 U0 G1	5,930	B1 U0 G1
06	8,613	B1 U0 G1	8,794	B1 U0 G1
08	11,484	B2 U0 G2	11,725	B2 U0 G2
700mA				
02	3,428	B1 U0 G1	3,497	B1 U0 G1
04	6,855	B1 U0 G1	6,995	B1 U0 G1
06	10,166	B2 U0 G2	10,373	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

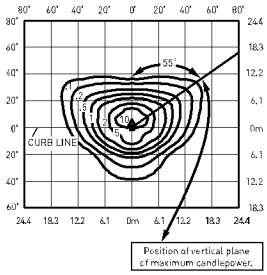
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/wall-mount/cree-edge-series-5

3M



RESTL Test Report #: PL09405-001A
ARE-EDG-3M-**-06-E-UL-525-40K
Initial Delivered Lumens: 9,460

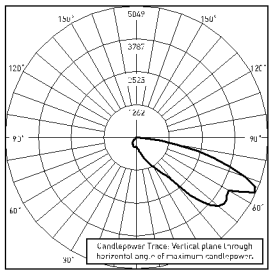


SEC-EDG-3M-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 11,779
Initial FC at grade

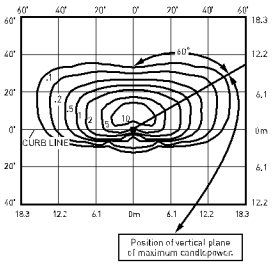
Type III Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,371	B1 U0 G1	2,418	B1 U0 G1
04	4,743	B1 U0 G1	4,837	B1 U0 G1
06	7,033	B2 U0 G2	7,172	B2 U0 G2
08	9,377	B2 U0 G2	9,563	B2 U0 G2
10	11,693	B3 U0 G3	11,925	B3 U0 G3
12	14,032	B3 U0 G3	14,310	B3 U0 G3
525mA				
02	3,365	B1 U0 G1	3,436	B1 U0 G1
04	6,731	B2 U0 G2	6,872	B2 U0 G2
06	9,981	B3 U0 G3	10,190	B3 U0 G3
08	13,307	B3 U0 G3	13,586	B3 U0 G3
700mA				
02	3,972	B1 U0 G1	4,053	B1 U0 G1
04	7,944	B2 U0 G2	8,105	B2 U0 G2
06	11,779	B3 U0 G3	12,019	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

3MB



RESTL Test Report #: PL10023-001B
ARE-EDG-3MB-**-06-E-UL-525-40K
Initial Delivered Lumens: 7,602



SEC-EDG-3MB-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 8,714
Initial FC at grade

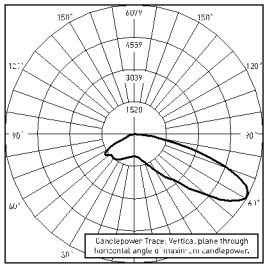
Type III Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,754	B0 U0 G1	1,789	B0 U0 G1
04	3,508	B1 U0 G1	3,578	B1 U0 G1
06	5,202	B1 U0 G2	5,305	B1 U0 G2
08	6,936	B1 U0 G2	7,074	B1 U0 G2
10	8,650	B1 U0 G2	8,821	B1 U0 G2
12	10,380	B1 U0 G3	10,585	B1 U0 G3
525mA				
02	2,489	B0 U0 G1	2,542	B0 U0 G1
04	4,979	B1 U0 G2	5,083	B1 U0 G2
06	7,383	B1 U0 G2	7,538	B1 U0 G2
08	9,844	B1 U0 G2	10,050	B1 U0 G3
700mA				
02	2,938	B1 U0 G1	2,998	B1 U0 G1
04	5,876	B1 U0 G2	5,996	B1 U0 G2
06	8,714	B1 U0 G2	8,891	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

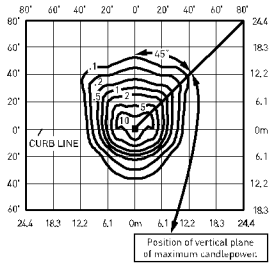
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/wall-mount/cree-edge-series-5

4M



RESTL Test Report #: PL10270-001B
ARE-EDG-4M-**-06-E-UL-525-40K
Initial Delivered Lumens: 10,483



SEC-EDG-4M-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 12,425
Initial FC at grade

Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,501	B1 U0 G1	2,551	B1 U0 G1
04	5,003	B2 U0 G1	5,102	B2 U0 G1
06	7,418	B2 U0 G2	7,565	B2 U0 G2
08	9,891	B2 U0 G2	10,087	B2 U0 G2
10	12,334	B3 U0 G3	12,578	B3 U0 G3
12	14,801	B3 U0 G3	15,094	B3 U0 G3
525mA				
02	3,550	B1 U0 G1	3,624	B1 U0 G1
04	7,099	B2 U0 G2	7,248	B2 U0 G2
06	10,527	B2 U0 G2	10,748	B2 U0 G2
08	14,037	B3 U0 G3	14,331	B3 U0 G3
700mA				
02	4,189	B1 U0 G1	4,275	B1 U0 G1
04	8,379	B2 U0 G2	8,549	B2 U0 G2
06	12,425	B3 U0 G3	12,678	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

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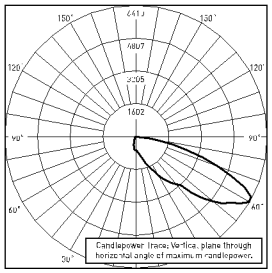
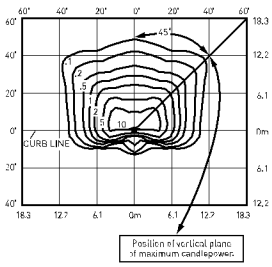


RESTL Test Report #: PL01023-002B
ARE-EDG-4MB-**-06-E-UL-525-40K
Initial Delivered Lumens: 7,985



SEC-EDG-4MB-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 9,359
Initial FC at grade

Type IV Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,884	B0 U0 G1	1,921	B0 U0 G1
04	3,768	B1 U0 G1	3,843	B1 U0 G1
06	5,588	B1 U0 G1	5,698	B1 U0 G2
08	7,450	B1 U0 G2	7,598	B1 U0 G2
10	9,291	B1 U0 G2	9,475	B1 U0 G2
12	11,149	B1 U0 G2	11,370	B1 U0 G2
525mA				
02	2,674	B0 U0 G1	2,730	B0 U0 G1
04	5,348	B1 U0 G1	5,460	B1 U0 G1
06	7,930	B1 U0 G2	8,096	B1 U0 G2
08	10,573	B1 U0 G2	10,794	B1 U0 G2
700mA				
02	3,156	B1 U0 G1	3,220	B1 U0 G1
04	6,311	B1 U0 G2	6,440	B1 U0 G2
06	9,359	B1 U0 G2	9,549	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

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Cree Edge™ Series

TYPE SJ

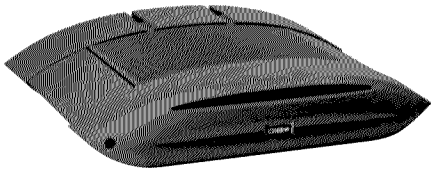
LED Security Wall Pack Luminaire

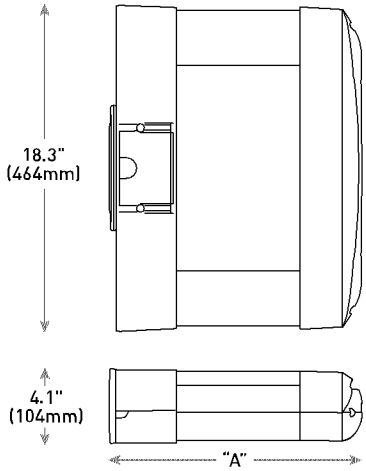
CONTRACTOR TO SEE NOTES BELOW

Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.

Applications: General area and security lighting





Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://lighting.cree.com/warranty for warranty terms

CONTRACTOR TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Accessories

Field-Installed		
Bird Spikes XA-BRDSPK	**Beauty Plate** WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

CONTRACTOR TO VERIFY AND SPECIFY IF NOT UL

CONTRACTOR TO REFERENCE PLANS FOR COLOR DESIGNATION

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		WM		E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** **04** **06** **08** **10** **12**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA -Available with 20-80 LEDs **700** 700mA -Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to PML spec sheet for availability with PML options - Available for U.S. applications only - When code dictates fusing, use time delay fuse **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications with 0° tilt - Available only with 20 LEDs and UL voltage - May only be combined with F option with 525mA drive current - Not available with other options **P Photocell** - Must specify UL or 34 voltage **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications
- Housing is rugged aluminum
- Furnished with low copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Allows mounting for uplight or downlight
- Designed and approved for easy through-wiring
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimensions and Weight Chart on page 1

ELECTRICAL SYSTEM

- **Input Voltage:** 120–277V or 347–480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight J-Box with leads (wire nuts) for easy power hook up
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20LED (525 & 700 mA) and 40-120 LED: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529 when ordered without P, PML or ML options
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified with select SKUs. Refer to https://www.designlights.org/search/ for most current information
- Meets Buy American requirements within ARRA
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Cree Edge™ Series Ambient Adjusted Lumen Maintenance[1]

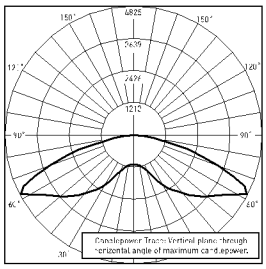
Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

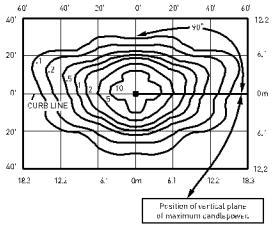
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/wall-mount/cree-edge-series-5

2M



RESTL Test Report #: PL10270-004B
ARE-EDG-2M-**-06-E-UL-525-40K
Initial Delivered Lumens: 10,053

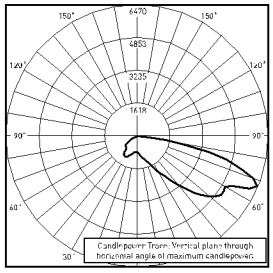


SEC-EDG-2M-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 12,425
Initial FC at grade

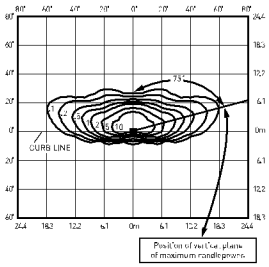
Type II Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,501	B1 U0 G1	2,551	B1 U0 G1
04	5,003	B1 U0 G1	5,102	B1 U0 G1
06	7,418	B2 U0 G2	7,565	B2 U0 G2
08	9,891	B2 U0 G2	10,087	B2 U0 G2
10	12,334	B2 U0 G2	12,578	B2 U0 G2
12	14,801	B3 U0 G3	15,094	B3 U0 G3
525mA				
02	3,550	B1 U0 G1	3,624	B1 U0 G1
04	7,099	B2 U0 G2	7,248	B2 U0 G2
06	10,527	B2 U0 G2	10,748	B2 U0 G2
08	14,037	B3 U0 G3	14,331	B3 U0 G3
700mA				
02	4,189	B1 U0 G1	4,275	B1 U0 G1
04	8,379	B2 U0 G2	8,549	B2 U0 G2
06	12,425	B2 U0 G2	12,678	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

2MB



RESTL Test Report #: PL10023-003B
ARE-EDG-2MB-**-06-E-UL-525-40K
Initial Delivered Lumens: 7,784



SEC-EDG-2MB-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 9,359
Initial FC at grade

Type II Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,884	B0 U0 G1	1,921	B0 U0 G1
04	3,768	B1 U0 G1	3,843	B1 U0 G1
06	5,588	B1 U0 G1	5,698	B1 U0 G1
08	7,450	B1 U0 G2	7,598	B1 U0 G2
10	9,291	B1 U0 G2	9,475	B1 U0 G2
12	11,149	B1 U0 G2	11,370	B1 U0 G2
525mA				
02	2,674	B0 U0 G1	2,730	B0 U0 G1
04	5,348	B1 U0 G1	5,460	B1 U0 G1
06	7,930	B1 U0 G2	8,096	B1 U0 G2
08	10,573	B1 U0 G2	10,794	B1 U0 G2
700mA				
02	3,156	B0 U0 G1	3,220	B0 U0 G1
04	6,311	B1 U0 G1	6,440	B1 U0 G1
06	9,359	B1 U0 G2	9,549	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

Photometry

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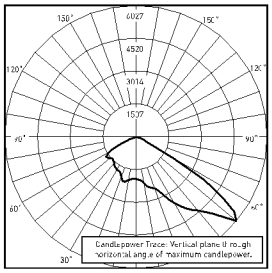
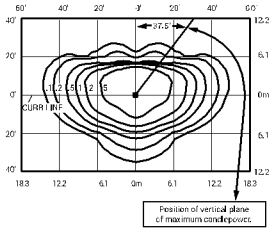
2S



ITL Test Report #: 79175
SEC-EDG-2S-**-06-E-UL-700-40K
Initial Delivered Lumens: 11,704



SEC-EDG-2S-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 13,232
Initial FC at grade

Type II Short Distribution

LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,664	B1 U0 G1	2,716	B1 U0 G1
04	5,327	B2 U0 G2	5,433	B2 U0 G2
06	7,900	B2 U0 G2	8,056	B2 U0 G2
08	10,533	B3 U0 G3	10,742	B3 U0 G3
10	13,135	B3 U0 G3	13,395	B3 U0 G3
12	15,762	B3 U0 G3	16,074	B3 U0 G3
525mA				
02	3,780	B1 U0 G1	3,859	B1 U0 G1
04	7,560	B2 U0 G2	7,719	B2 U0 G2
06	11,211	B3 U0 G3	11,446	B3 U0 G3
08	14,948	B3 U0 G3	15,261	B3 U0 G3
700mA				
02	4,461	B1 U0 G1	4,552	B1 U0 G1
04	8,923	B2 U0 G2	9,104	B2 U0 G2
06	13,232	B3 U0 G3	13,501	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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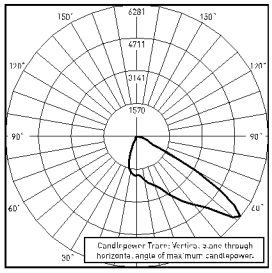
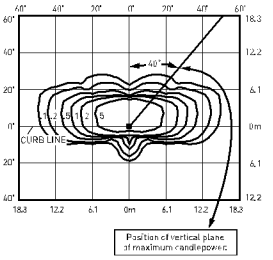
2SB



CSA Test Report #: 6454
ARE-EDG-2SB-**-06-E-UL-700-40K
Initial Delivered Lumens: 9,202



SEC-EDG-2SB-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 10,166
Initial FC at grade

Type II Short Distribution w/BLS

LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,046	B0 U0 G1	2,087	B0 U0 G1
04	4,093	B1 U0 G1	4,174	B1 U0 G1
06	6,069	B1 U0 G1	6,190	B1 U0 G1
08	8,093	B1 U0 G1	8,253	B1 U0 G1
10	10,091	B2 U0 G2	10,291	B2 U0 G2
12	12,110	B2 U0 G2	12,350	B2 U0 G2
525mA				
02	2,904	B1 U0 G1	2,965	B1 U0 G1
04	5,809	B1 U0 G1	5,930	B1 U0 G1
06	8,613	B1 U0 G1	8,794	B1 U0 G1
08	11,484	B2 U0 G2	11,725	B2 U0 G2
700mA				
02	3,428	B1 U0 G1	3,497	B1 U0 G1
04	6,855	B1 U0 G1	6,995	B1 U0 G1
06	10,166	B2 U0 G2	10,373	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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Photometry

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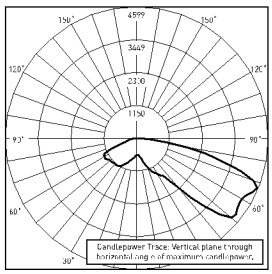
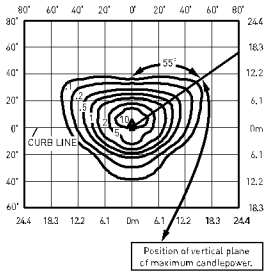
3M



RESTL Test Report #: PL09405-001A
ARE-EDG-3M-**-06-E-UL-525-40K
Initial Delivered Lumens: 9,460



SEC-EDG-3M-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 11,779
Initial FC at grade

Type III Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,371	B1 U0 G1	2,418	B1 U0 G1
04	4,743	B1 U0 G1	4,837	B1 U0 G1
06	7,033	B2 U0 G2	7,172	B2 U0 G2
08	9,377	B2 U0 G2	9,563	B2 U0 G2
10	11,693	B3 U0 G3	11,925	B3 U0 G3
12	14,032	B3 U0 G3	14,310	B3 U0 G3
525mA				
02	3,365	B1 U0 G1	3,436	B1 U0 G1
04	6,731	B2 U0 G2	6,872	B2 U0 G2
06	9,981	B3 U0 G3	10,190	B3 U0 G3
08	13,307	B3 U0 G3	13,586	B3 U0 G3
700mA				
02	3,972	B1 U0 G1	4,053	B1 U0 G1
04	7,944	B2 U0 G2	8,105	B2 U0 G2
06	11,779	B3 U0 G3	12,019	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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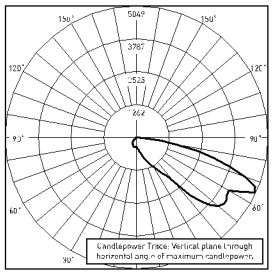
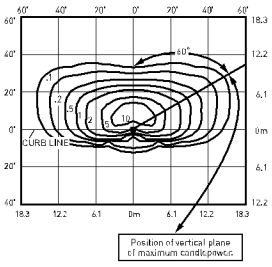
3MB



RESTL Test Report #: PL10023-001B
ARE-EDG-3MB-**-06-E-UL-525-40K
Initial Delivered Lumens: 7,602



SEC-EDG-3MB-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 8,714
Initial FC at grade

Type III Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,754	B0 U0 G1	1,789	B0 U0 G1
04	3,508	B1 U0 G1	3,578	B1 U0 G1
06	5,202	B1 U0 G2	5,305	B1 U0 G2
08	6,936	B1 U0 G2	7,074	B1 U0 G2
10	8,650	B1 U0 G2	8,821	B1 U0 G2
12	10,380	B1 U0 G3	10,585	B1 U0 G3
525mA				
02	2,489	B0 U0 G1	2,542	B0 U0 G1
04	4,979	B1 U0 G2	5,083	B1 U0 G2
06	7,383	B1 U0 G2	7,538	B1 U0 G2
08	9,844	B1 U0 G2	10,050	B1 U0 G3
700mA				
02	2,938	B1 U0 G1	2,998	B1 U0 G1
04	5,876	B1 U0 G2	5,996	B1 U0 G2
06	8,714	B1 U0 G2	8,891	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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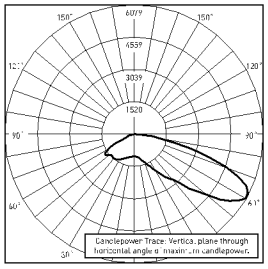
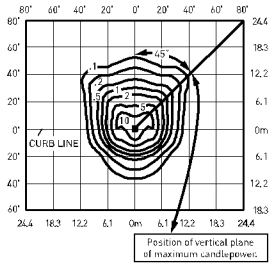
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/wall-mount/cree-edge-series-5

4M



RESTL Test Report #: PL10270-001B
ARE-EDG-4M-**-06-E-UL-525-40K
Initial Delivered Lumens: 10,483



SEC-EDG-4M-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 12,425
Initial FC at grade

Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,501	B1 U0 G1	2,551	B1 U0 G1
04	5,003	B2 U0 G1	5,102	B2 U0 G1
06	7,418	B2 U0 G2	7,565	B2 U0 G2
08	9,891	B2 U0 G2	10,087	B2 U0 G2
10	12,334	B3 U0 G3	12,578	B3 U0 G3
12	14,801	B3 U0 G3	15,094	B3 U0 G3
525mA				
02	3,550	B1 U0 G1	3,624	B1 U0 G1
04	7,099	B2 U0 G2	7,248	B2 U0 G2
06	10,527	B2 U0 G2	10,748	B2 U0 G2
08	14,037	B3 U0 G3	14,331	B3 U0 G3
700mA				
02	4,189	B1 U0 G1	4,275	B1 U0 G1
04	8,379	B2 U0 G2	8,549	B2 U0 G2
06	12,425	B3 U0 G3	12,678	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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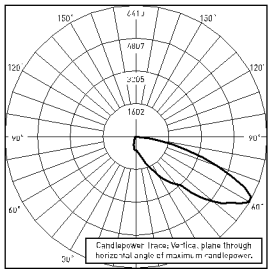
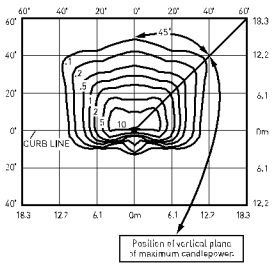
4MB



RESTL Test Report #: PL01023-002B
ARE-EDG-4MB-**-06-E-UL-525-40K
Initial Delivered Lumens: 7,985



SEC-EDG-4MB-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 9,359
Initial FC at grade

Type IV Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,884	B0 U0 G1	1,921	B0 U0 G1
04	3,768	B1 U0 G1	3,843	B1 U0 G1
06	5,588	B1 U0 G1	5,698	B1 U0 G2
08	7,450	B1 U0 G2	7,598	B1 U0 G2
10	9,291	B1 U0 G2	9,475	B1 U0 G2
12	11,149	B1 U0 G2	11,370	B1 U0 G2
525mA				
02	2,674	B0 U0 G1	2,730	B0 U0 G1
04	5,348	B1 U0 G1	5,460	B1 U0 G1
06	7,930	B1 U0 G2	8,096	B1 U0 G2
08	10,573	B1 U0 G2	10,794	B1 U0 G2
700mA				
02	3,156	B1 U0 G1	3,220	B1 U0 G1
04	6,311	B1 U0 G2	6,440	B1 U0 G2
06	9,359	B1 U0 G2	9,549	B1 U0 G2

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CENTERVILLE

Staff Backup Report
8/12/2020

Item No. 3.

Short Title: ADMINISTRATIVE DECISION - Conceptual Site Plan - Extreme Auto

Initiated By:

Scheduled Time:

SUBJECT

606 North 1000 West

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 08-12-2020 PC Staff Report - Conceptual Site Plan Extreme Auto Service
- Extreme Auto Service Conceptual Site Plan Submittal
- Extreme Auto Service Application Letter

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 4

APPLICANT: **EXTREME AUTO SERVICE**
c/o JUSTIN MANNING
606 NORTH 1000 WEST
CENTERVILLE, UTAH 84014
(Justin@extremeautoservice.com))

PROPERTY: **606 NORTH 1000 WEST**

PROPERTY OWNER: **JED R. TAYLOR**
606 NORTH 1000 WEST
CENTERVILLE, UTAH 84014
(taylorcontracting@gmail.com)

ACREAGE: **1.84 ACRES**

ZONING: **INDUSTRIAL HIGH (I-H)**

APPLICATIONS: **CONCEPTUAL SITE PLAN ACCEPTANCE**

RECOMMENDATION: **CONSIDER WHETHER TO GRANT CONCEPTUAL SITE PLAN ACCEPTANCE**

BACKGROUND

The applicant, Mr. Manning, desires to convert the existing site for the purposes of relocating his business operation involving the Vehicle, Sales and Vehicle, Repair. Currently, the site does not have an approved operating business or land use. Generally, the site appears to be unkept and filled with abandoned vehicles, equipment, and miscellaneous materials and debris. The applicant desires to clean up the site and significantly remodel the existing buildings to accommodate his business.

According to City records, the site was likely previously developed when the County performed the "*land use approvals*." There are NO records on

City file for developing the site. However, the Business License files show several licensing (1977 to 2008) of uses such as Taylor Contractors, a sign manufacturing company, a transport company, and former auto repair business. It appears from these records that the last use known was closed in 2008.

Additionally, the site appears to have been altered or modified in manner that is not compliant with existing or past development regulations (*e.g. parking backing onto a public street, missing street fronting landscaping, operation of a salvage yard, etc.*). Hence, such alterations and uses are NOT legally recognized by the City. Nonetheless, the applicant may seek an alternative option by submitting to the Board of Adjustment to have the Board determine if there are legal nonconformities for these matters present for the site - *see CZC 12.22.110 and CZC 12.20(d)6.*

Consequently, staff believes that to reuse the site, it will require the applicant to comply with CZC 12.22.080 – Other Nonconformity. Since the buildings will be significantly remodeled for the new businesses, a new "*certificate of occupancy*" will need to be obtained for the proposed alteration and reuse of the existing buildings. This will require the applicant to bring the site into compliance, not only with the elimination/removal of unauthorized activities or uses, but also applicable building codes and with the required parking lot and parking stall regulations, along with compliance with the landscaping regulations – *see CZC 12.22.080(c).*

CONCEPTUAL SITE PLAN REVIEW - CZC 12.12.110.d

CMC -General Plan - Section 12.480.6

The Centerville City General Plan indicates the area of development is within the West Centerville Neighborhood and the Centerville City Business Park District. The goal for the area is "…to maintain and eventually upgrade the conditions and appearance of the buildings and yard areas, while being sensitive to the needs of existing business and property owners" [CMC 12.480.6(1)]. In addition, the objectives encourage the economic viability, and the enhancement of architectural standards and themes for businesses located within the business park.

> ***Staff Comments***: In reviewing the proposal, staff believes that to eliminate unauthorized alterations and uses significantly improves the problematic conditions of the property. Additionally, the reconfiguration of the parking improves the circulation and placement of the parking through better organization and layout. Staff generally believes that the proposed site plan amendment takes a step forward in meeting the goals and objectives of the General Plan.

Table of Uses – CZC 12.36.040

"Vehicle and Equipment Repair in an allowable permitted use in I-H zone. However, Vehicle, Sales Used, New, or Limited are allowable conditional uses, and will need a CUP approval used by the Commission, along with a Final Site Plan Approval.

Applicable Commercial Development Standards (*includes needed review of nonconformities*)

According to CZC 12.22.080, all existing sites with non-conformities with regards to site landscaping, screening, or other issues, shall be brought into conformance upon the occurrence of any "*new certificate of occupancy.*" Thus, the following tables and narratives also addresses both the development standards and nonconformity requirements identified by staff to be applicable to the expansion.

Landscaping and Screening– CZC 12.51.

Required Landscaping Summary CZC 12.51			
Guidelines	**Standard**	**Proposed**	**Compliance**
Total Area Landscaping	10%	14%	YES
Total Required Trees	1 Tree per 500 square feet of ***required*** landscaping	None Shown (16 Trees Required)	NO
Trees for Street Frontage	1 per 25 linear feet	None Shown	NO
Building Foundation Landscaping	50%	Foundation Plantings Shown	YES
Total Interior Parking Lot Landscaping	5%	Slightly Short	Likely
	For every six ***required*** stalls: 1 tree	9 Trees	NO
	For every six ***required*** stalls: 2 shrubs	18 Shrubs	
Landscape Architectural Approval	Xeriscaping Proposed	Missing Required Designer CZC 12.51.070(b)	NO
Ground Mounted Utility Screening	Must be screened from Public Street View	None Depicted	NO

Staff Comments: Most, if not all, of the above listed shortcomings can be resolved through preparation and installation of the required landscaping plan by to be prepared by a licensed landscape architect that is qualified in Xeriscaping Design.

Off Street Parking and Loading– CZC 12.52

Parking requirement	Calculation	Stalls Needed	Provided	Compliance
Vehicle and Equipment Repair	1 space per 250 sq. ft. of gross floor area	46	51 stalls	YES
Vehicle Sales New or Used	Adds 1 space for every 10 vehicles displayed	4		

Signs - CZC 12.54

The applicant's submittal provides exhibits depicting the proposed sign plan for the building. The signs will need to comply with CZC 12.54-Signs and submit and obtain the required separate sign permit. Although the applicant desires to move an existing pole sign from his current location of business to this new site, current ordinances DO NOT allow for the transfer of a non-conforming "*pole sign*" from another location – *see CZC 12.54.160(a).* For this site, all signing is limited as follows:

12.54.140 Signs in Industrial Zones

1. *Signs Permitted. In addition to the signs permitted in all zones, the following signs shall be allowed in Industrial zones, subject to the conditions and restrictions herein set forth. Such signs may include any lawful commercial or non-commercial message.*

    1. *Wall Signs. The regulations of CZC 12.54.110(b)(1) shall apply.*
    2. *Low-profile Signs. The regulations of CZC 12.54.110(b)(3) shall apply. No more than one low-profile sign shall be allowed per required street frontage for any property in an industrial zone.*

OTHER APPLCABLE DEVELOPMENT MATTERS

Adequate Public Facilities – CZC 12.55.050 & 100

"The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.

Staff Comments: The applicant will need to coordinate with the City Engineer and Public Works Director to prepare the civil plans for providing or upgrading needed utility services for the property. Stormwater Management has been a focus during the Development Review Committees meetings with the applicant.

Driveway Access - CZC 12.52.090

"Driveway Dimensions. Minimum driveway dimensions shall be as follows:

- *For access to five or fewer spaces: 12 feet.*
- *For access to six or more spaces: 12 feet for one-way traffic; 25 feet for two-way traffic.*
- *Driveway width shall not exceed 35 feet."*

Staff Comments: The applicant will need City Engineer and Public Work Director approval for the proposed access points for the site.

Development Phasing Plan – CZC 12.21.110(f).2

"The entire site shall be developed at one time unless a phased development plan is approved by the approving authority. A phased development plan shall show:

- *The planned development of the entire site; and*
- *The timing and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements."*

Staff Comments: The applicant is requesting a phasing approval for the site. However, it appears to be primarily focused on separating the uses of the two (2) existing buildings. However, the necessary installation of improvements, parking, landscaping, and stormwater management need to be evaluated to ensure that "*each phase*" can be independently supported and that the existing violations (*see below*) are corrected, prior to allowing the site to be developed in phases.

Enforcement of Existing Zoning Violations – CZC 12.23.070

"The City may deny or withhold all permits, certificates, or other forms of authorization pertaining to any land or improvements when an uncorrected violation exists pursuant to this Title or to a condition or qualification of a permit, certificate, approval or other authorization previously granted by the City Council, Planning Commission, Board of Adjustment, or other City officer. The City may, instead of withholding or denying an authorization, grant such authorization subject to the condition that the violation be corrected. The provisions of this Section shall apply regardless of whether the original applicant or owner or current applicant or owner is responsible for the violation in question."

- Abandoned, Wrecked or Junk Vehicles – CZC 12.55.040 - *"Abandoned, wrecked, and junk vehicles shall be prohibited as provided in CMC 7.4 (Weed Control and Cleaning of Real Property) and CMC 14 (Traffic Code)."*

- Storage of Trash and Debris Prohibited – CZC 12.55.180 - *"No yard or other open space shall be used for the accumulation of trash, debris, or abandoned equipment and no land shall be used for such purposes, except as authorized by and in compliance with the provisions of this Title."*

  Staff Comments: As part of the Final Site Plan submittal, the applicant will need to provide the methods and timing involved to bring the site into compliance with these two above mentioned ordinance violations in order to gain a Final Site Plan Approval, or the Commission can withhold granting any Final Approval.

PLANNING STAFF RECOMMENDATIONS TO PLANNING COMMISSION

OPTION #1 – TABLE ACTION AND REQUEST ADDITIONAL INFORMATION

PROPOSED ACTION: **"***I hereby make a motion for the Planning Commission to TABLE the conceptual site plan to have the submitted application address the following items:*

a) *Further address the shortcomings and missing elements regarding the landscaping requirements, as described in the related Planning Staff Report.*
b) *Consult with the City Engineer/Public Works Director and obtain written comments regarding the expected needs for public facility services (e.g. storm water management) and site access allowances.*
c) *Further address the "site phasing" request by describing or depicting the planned timing and sequencing of improvements to be completed with each phase.*
d) *Further address the current zoning violations and provide the methods and timing involved to bring the site into compliance with the mentioned violations of the Planning Staff Report.*

OPTION #2 – CONCEPTUAL SITE PLAN ACCEPTANCE ACTION

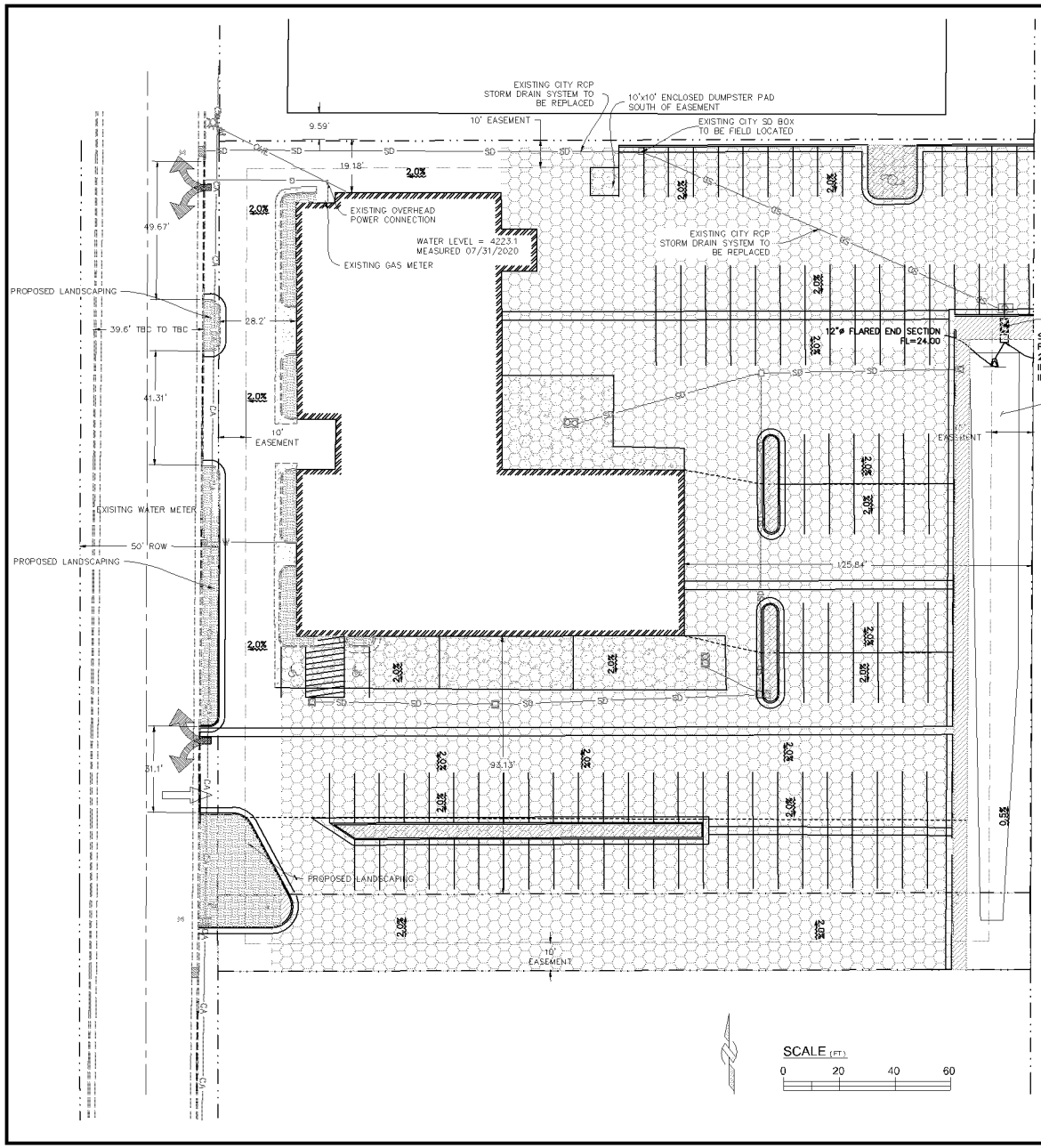
PROPOSED ACTION: **"***I hereby make a motion for the Planning Commission to TABLE the conceptual site plan to have the submitted application address the following items*

1. *The applicant shall submit a final site plan application meeting the submittal standards listed in CZC 12.21.110.e of the Zoning Ordinance.*

2. *In conjunction with the Final Site Plan submittal, the applicant shall prepare and submit a Conditional Use Application for Vehicle Sales, Used or New, that meets the submittal standards of CZC 12.21.100(d).*
3. *The final site plan submittal shall also address the following:*
    a. *Provide a landscaping plan that addresses the following:*
        - *Provide the total on-site tree requirements*
        - *Provide the required Street Frontage Trees*
        - *Provide the required 50% building foundation landscaping*
          Provide the required 5% internal parking lot landscaping
        - *Provide final area and site percentage tabulation.*
        - *The Landscaping Plan is to be designed and prepared by a certificated Landscape Architect with adequate experience in Xeriscaping Design.*
    b. *The applicant shall coordinate with the City Engineer and Public Works Director to prepare the civil plans for providing or upgrading needed utility services for the property, which shall be provided with the Final Site Plan submittal.*
    c. *The applicant shall obtain City Engineer and Public Work Director approval for the proposed access points for the site.*
    d. *The applicant shall prepare and submit a phased development site plan which shall show:*
        - *The planned development of the entire site; and*
        - *The timing and sequencing of improvements to be completed with each phase*
    e) *As part of the Final Site Plan submittal, the applicant shall provide or depict the methods and timing involved to bring the site into compliance with mentioned Zoning Ordinance violations described in the Planning Staff Report.*

SUGGESTED REASONS FOR THE ACTION:

a) *The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed in accordance with applicable regulations.*
b) *The Planning Commission finds that all existing sites with non-conformities with regards to site landscaping, screening, or other issues, shall be brought into conformance upon the occurrence of a new certificate of occupancy, as described in CZC 12.22.080(c).*
c) *The Planning Commission finds that according to CZC 12.23.070, the City may deny or withhold all permits, certificates, or other forms of authorization pertaining to any land or improvements when an uncorrected violation exists or instead of withholding or denying an authorization, grant such authorization subject to the condition that the violation be corrected*
d) *The Planning Commission finds that, with the stated Directives of Acceptance, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan and Conditional Use Application.*



DETENTION POND
STORAGE REQUIRED 5,510 FT^3
DETENTION PROVIDED 5,971 FT^3

RELEASE RATE = 0.2 CFS/ACRE

PARKING

REQUIREMENTS	SPACES			
VEHICLE REPAIR OFFICE AND SHOP	10,000 SF	1/250 SF	=	40 STALLS
VEHICLE SALES OFFICE	492 SF	1/250 SF	=	2 STALLS
	40 CARS FOR SALE	1/10 CARS	=	4 STALLS
WAREHOUSE STORAGE	5,000 SF	1/1,000 SF	=	5 STALLS
TOTAL STALLS REQUIRED			=	51 STALLS

LANDSCAPING

REQUIRED FOR SITE	8,827 SF
EXISTING	892 SF
PROPOSED	11,766 SF
REQ'D FOR PARKING (%5)	2,788 SF
TOTAL PARKING AREA	55,761 SF
INTERNAL ISLAND	2,714 SF

NOTICE TO CONTRACTORS

IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CONTACT "BLUE STAKES" UTILITY LOCATION CENTER AT 1-800-662-4111, AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITIES.

NOTES:

AREA USED FOR PARKING LANDSCAPING REQUIREMENT

PARKING INTERNAL LANDSCAPING

PROPERTY LINES

EASEMENTS

Rev.	By	Date	Remarks

JUSTING MANNING & JED TAYLOR

EXTREME AUTO SITE IMPROVEMENTS
610 NORTH 1000 WEST
CENTERVILLE, UT
SITE IMPROVEMENTS

BINGHAM ENGINEERING
SALT LAKE CITY - (801) 532-2520
OGDEN - (801) 399-1662

Dsn: Drw: Chk: Rvw:

Sht. C-2 of 1

Print Date: 08/03/2020 Created:01/01/01 Proj. #

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P:\5444 - Manning Site Plan\5444proj\dwg\5444 Model rev1.dwg steve

To: Centerville City Date: 7/31/2020

From: Justin Manning Business operator in Centerville for 24 years.

Re Property Located: 606 N 1000 W

This must not fall on deaf ears! At least 50 people (my employees and their family members) depend on proper attention, expeditious timing, and mutually acceptable compromises to improve this property and building.

In the normal small business world such as mine, especially in a COVID year, being creative to survive, including making do with what will work is a must. The distressed building and property listed above, with reasonable improvements, will fit my businesses very well, plus be close proximity for our customers to find us.

My companies were pushed to make quick relocation plans (after 20 years in the same location) in February when a build-up with our current landlord (Merrill Sheriff) reached a breaking point for both of us. The issue was due to the required parking that I need to operate and grow, which he could not accommodate. I now have between 30 to 120 days from the end of July 2020 to relocate to the new property and I need the City to work with me as much as possible on this distressed property.

I realize the property needs to be cleaned up from Jed Taylors years in business as an Excavation Contractor. He realizes it's time to retire from business and is aware that there is a lot of clean up. This includes assessing and getting value out of equipment that represents his life's work. I also realize that the city would prefer to have it meet all the technical building code standards but under tile 12.22.070 this is a building legally established before the effective date of the Title.

With my company and its efforts, we have helped, since February, with the daunting and overwhelming task of organizing, clearing, selling, getting cars running, and otherwise disposing of what seems like a drop in the bucket. That said we have made some good headway and have things in the works to speed clearing the property up.

Intended use of property

The original use of this property was Design Arts (Manufacturing, displaying and selling)

My businesses moving into this building are Auto Repair and Service. The history on the property shows LW Miller trucking repair and service, then a body shop Mark's Auto. The original use was displaying and selling and our dealership business does the same.

The argument could go in numerous directions regarding close enough or not to "the then-existing use"

"12.22.070

(c) Lot with Building. If a nonconforming lot contains a building legally established before the effective date of this Title, then the owner may continue the then-existing use of such building and may expand the building in any way that does not increase the degree of nonconformity. An increase in building size shall not be deemed to increase the degree of nonconformity of the lot unless the building increases any encroachment into a required setback. Remodeling of a building within an existing footprint or expansion in compliance with this Section shall not require a variance to lot requirements but shall be reviewed by the Zoning Administrator as though the lot conforms to the requirements of this Title."

We are asking this unique project to be humanized and reasonable instead of the push for us to just conform to what is being asked. We will be ensuring that the building is vastly improved and will likely be one of the better in the neighborhood when approaching and entering. I get making things nice and we need it to be so, as it represents the first impression of my business.

What would create a possible irreversible hardship on my business and the families it represents, would be to hinder this effort with unreasonable demands. We will work diligently to make a distressing situation (property and forced move) into something nice so we can continue and start operations of business at this location by September 2020.

Exception Requests

1 - Approving stucco asap as a great alternative to a metal building and that its appearance, in our opinion, is nicer than painted concrete and cinder block. We will ensure the stucco is kept up and maintained during our duration in this location.

2 - So it does not create a hardship by making clients think we are out of business, we need to extend or reissue the Amended Conditional Use permit that was issued April 25, 2003, for Pole Sign relocation to the new property, allowing us to create business awareness to I-15 traffic. (see copy of issued conditional use permit)

3 - Expediting the approval process on all permits in a COVID year so my business can start operating partially by September on the new to us property.

4 - Reasonable landscaping accommodations for an industrial park.

Respectfully,

Justin Manning 801-628-9140

CENTERVILLE

Staff Backup Report
8/12/2020

Item No.

Short Title: July 22, 2020

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- July 22, 2020 Planning Commission Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, July 22, 2020
7:00 p.m.

A quorum being present electronically via Zoom and live streamed on the Centerville City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT
Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Mason Kjar
Spencer Summerhays
Christina Wilcox
Becki Wright

STAFF PRESENT
Cory Snyder, Community Development Director
Brant Hanson, City Manager
Lisa Romney, City Attorney
Leah Romero, City Recorder

STAFF ABSENT
Mackenzie Wood, Assistant Planner

TREE BOARD
Joy Chambers, Chair
Grant Chavez
Anne Linton
Gary Smith
Gary Woodward
Scott Zeidler

PLEDGE OF ALLEGIANCE Commissioner Daly

TREE BOARD DISCUSSION

Tree Board Chair Joy Chambers and members of the Tree Board introduced themselves and spoke of the value of having trees in a community. Anne Linton emphasized benefits of five-foot park strips over three-foot park strips when planting trees. Gary Woodward added that serpentine sidewalks also provide more space for growing trees. Grant Chavez commented there are groups in Salt Lake County that send volunteers upon request to harvest residential fruit trees to share with others in the community. Gary Smith reported that the Tree Board had compiled a list of trees recommended for residential planting and submitted a draft ordinance to the City Council for consideration. Joy Chambers commented that some cities recognize the cyclical nature of trees in residential neighborhoods and budget for removal and replacement of aged residential trees. Scott Zeidler explained what it means to qualify as a Tree City USA.

The Tree Board answered questions from the Planning Commission. Chair Hayman suggested a Tree Board page on the City website would be helpful for development situations. Cory Snyder, Community Development Director, explained current park strip requirements for new development. The group discussed City versus property owner maintenance responsibility of park strip trees, and possible changes to City ordinance. Chair Hayman suggested the Tree Board identify areas of the City where serpentine sidewalks might be appropriate. Joy Chambers said the Tree Board was working on a page for the City website. Mr. Snyder explained that the width of rights of way (park strip and sidewalk) was limited by City street width requirements.

Commissioner Summerhays spoke of conflicting opinions within the City, and the difficulty in achieving consensus regarding trees and park strips. Mr. Snyder explained some of the conflicts with utility infrastructure in park strips. Commissioner Wright spoke of creating a culture of supporting trees in the community. Commissioner Summerhays suggested a cost difference analysis for tree removal versus tree root maintenance and sidewalk grinding. Scott Zeidler commented that lifted tree roots are often a result of the tree seeking more water than is available in a park strip. He stated park strips are an imperfect planting area for trees, contributing to the cyclical nature of park strip tree populations. With the rising cost of secondary water, he questioned whether park strips would be a sustainable zone for horticulture in the future. Commissioner Wright suggested it would be helpful to know how much money other cities allocate for trees and how the funds are allocated. The Planning Commission thanked the Tree Board for meeting with them.

SOUTH MAIN STREET CORRIDOR DISCUSSION & PLANNING COMMISSION 2020/2021 GOALS

Referring to 2020/2021 Planning Commission goals, Mr. Snyder commented that significant community engagement occurred with the South Main Street Corridor (SMSC) Plan process, and expressed concern that dragging out the process might remove some of the perception of transparency. He emphasized the December 1, 2020 deadline for completing the update of the Transportation Plan element of the General Plan. Lisa Romney, City Attorney, commented that a complete update to the Subdivision Ordinance would be ready for review by the end of the year. Chair Hayman directed Staff to prioritize the Transportation Plan to meet the December deadline.

COMMUNITY DEVELOPMENT DIRECTOR REPORT AND COUNCIL UPDATE

The Planning Commission was scheduled to meet next on August 12, 2020. Mr. Snyder updated the Commission on recent decisions of the City Council.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the July 8, 2020 Planning Commission meeting were reviewed. Commissioner Summerhays **moved** to accept the minutes. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:34 p.m., Chair Hayman **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

_____ _____
Leah Romero, City Recorder Date Approved

_____
Katie Rust, Recording Secretary