



# TYPE II APPLICATION – LAND USE

File #: VAR 22-0003  
DR 222-0010 (PRE 22-0020)

**TYPES – PLEASE CHECK ONE:**

- Design review
- Tentative Plan for Partition
- Tentative Plan for Subdivision
- Type II Major Modification
- Variance <sup>2</sup> requested: Required Loading, Glazing percentage
- Other: (Explain) \_\_\_\_\_

**APPLICANT INFORMATION:**

APPLICANT: Scott Edwards Architecture, Kathy Johnson  
 ADDRESS: 2525 E. Burnside St., Portland, OR 97214  
 EMAIL ADDRESS: kjohnson@seallp.com  
 PHONE: 503.896.3617 MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_  
 OWNER (if different from above): Virginia Garcia Memorial Health Center - Brian Jackson, owner's rep. PHONE: 503.310.8707  
 ADDRESS: Virgina Garcia: 3305 NW Alociek Dr., Hillsboro, OR 97124 / Brian Jackson: 13545 NW Logie Trail Rd. Hillsboro, OR 97124  
 ENGINEER/SURVEYOR: \_\_\_\_\_ PHONE: brian@bcjardited.com  
 ADDRESS: \_\_\_\_\_

**GENERAL INFORMATION:**

PROJECT NAME: Virginia Garcia Memorial Health Clinic Newberg Wellness Center PROJECT LOCATION: 2251 E. Hancock St.  
 PROJECT DESCRIPTION/USE: Medical/dental office PROJECT VALUATION: \$12M  
 MAP/TAX LOT NO. (i.e. 3200AB-400): MAP 3 2 20AB #00500, 00702 ZONE: C-2 SITE SIZE: 41,223 SQ. FT.  ACRE   
 COMP PLAN DESIGNATION: MIXED USE TOPOGRAPHY: \_\_\_\_\_  
 CURRENT USE: Medical/dental office, office  
 SURROUNDING USES:  
 NORTH: COMMERCIAL/RETAIL SOUTH: RETAIL  
 EAST: VACANT WEST: COMMERCIAL RETAIL/PARKING

**SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED**

General Checklist:  Fees  Public Notice Information  Current Title Report  Written Criteria Response  Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

- Design Review .....p. 12
- Partition Tentative Plat .....p. 14
- Subdivision Tentative Plat .....p. 17
- Variance Checklist .....p. 20

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

[Signature] 10/24/22  
 Applicant Signature Date

KATHY JOHNSON  
Print Name

Brian C Jackson 10/24/2022  
 Owner Signature Date  
[Signature]  
 Print Name

## **GENERAL INFORMATION**

### **Type II Development Permit Process**

**Overview:** Type II Permit applications are reviewed administratively using a process in which City staff apply clear and objective standards that do not allow limited discretion. Notice is provided to property owners within 500 ft of the site so that they may provide input into the process. The noticing comment period is limited to 14 days in which written comments may be filed. The applicant or any person that comments in writing is able to appeal the staff decision to the Planning Commission. During the 14 day notice period, anyone may request that a Type II Subdivision decision be converted to a Type III process and that a hearing be held before the Planning Commission. Type II Decisions may take from 30 to 120 days.

#### **Type II Permits Include:**

- Design review for commercial, industrial and multi-family projects
- Manufactured home parks and mobile home parks.
- Partitions
- Subdivisions except those meeting the criteria in NDC § 15.235.030(A)
- Variances

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#### **Pre-Application Conference:**

Please call to schedule a time for a pre-application meeting (optional) prior to submitting an application. The (Development Review Meetings) or pre-application meetings are held every Wednesday. This meeting provides the opportunity to get advance information from Planning, Engineering, and Building divisions all at once. It is likely to save you time and effort later. The non-refundable pre-application conference fee is \$105, payable prior to the conference.

#### **Submit Type II Application**

- ◆ Pay fees
- ◆ Complete application form(s)
- ◆ Submit plans and other required information

#### **Processing**

- ◆ Staff will perform a completeness check of the application and notify applicant of any information that is missing or incomplete. Processing time 0 to 30 days.
- ◆ Staff will route the application to affected agencies and City departments Processing time 14 to 20 days
- ◆ Applicant will provide copies of mailed and posted notices to the City for review, mail the approved notice to property owners within 500 ft. of the site, post the site, and provide staff with an affidavit verifying that the notice was mailed and posted. Processing Time: 14 to 20 days.
- ◆ Subdivision Conversion to Type III Review. During the 14 day comment period, anyone may request that a subdivision application be converted to a Type III review process. If this occurs, the subdivision will be reviewed by the Planning Commission at their next available meeting. Processing Time: 30 to 60 days.
- ◆ If all comments are addressed and no changes are required, then an approval letter is sent to the applicant and those providing comment. Processing Time: 14 to 20 days.



**PLEASE NOTE THAT THE REQUIRED VARIANCE INFORMATION IS INCLUDED IN THE DESIGN REVIEW DOCUMENT PACKAGE**

**DESIGN REVIEW CHECKLIST**

The following items must be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.

FEES

**PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list of all properties within 500’.

**CURRENT TITLE REPORT** (~~within 60 days old~~) **TITLE REPORT DATED OCTOBER, 2021 WAS APPROVED FOR SUBMITTAL BY ASHLEY SMITH**

**SUBMIT one original and three copies 8-1/2" x 11" or 11" x 17" reproducible document together with 20 copies of the following information. In addition, submit two (2) full size copies of all plans.**

**WRITTEN CRITERIA RESPONSE** – Address the criteria listed on page 12.

**SITE DEVELOPMENT PLAN.** Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1":10', 1":20' or other multiples of 10). Include the following information in the plan set (information may be shown on multiple pages):

- Existing Site Features: Show existing landscaping, grades, slopes, wetlands and structures on the site and for areas within 100' of the site. Indicate items to be preserved and removed.
- Drainage & Grading: Show the direction and location of on and off-site drainage on the plans. This shall include site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project. Provide an engineered grading plan if necessary. A preliminary storm water report is required (see Public works Design and Construction standards).
- Utilities: Show the location of and access to all public and private utilities, including sewer, water, storm water and any overhead utilities.
- Public Improvements: Indicate any public improvements that will be constructed as part of the project, including sidewalks, roadways, and utilities.
- Access, Parking, and Circulation: Show proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points from adjacent streets. Provide dimensions for parking aisles, back-up areas, and other items as appropriate. Indicate where required bicycle parking will be provided on the site along with the dimensions of the parking spaces.
- Site Features: Indicate the location and design of all on-site buildings and other facilities such as mail delivery, trash disposal, above ground utilities, loading areas, and outdoor recreation areas. Include appropriate buffering and screening as required by the code.
- Exterior Lighting Plan: Show all exterior lighting, including the direction of the lighting, size and type of fixtures, and an indication of the amount of lighting using foot candles for analysis.
- Landscape Plan: Include a comprehensive plan that indicates the size, species and locations of all planned landscaping for the site. The landscape plan should have a legend that indicates the common and botanical names of plants, quantity and spacing, size (caliper, height, or container size), planned landscaping materials, and description of the irrigation system. Include a calculation of the percentage of landscaped area.
- ADA Plan Compliance: Indicate compliance with any applicable ADA provisions, including the location of accessible parking spaces, accessible routes from the entrance to the public way, and ramps for wheelchairs.
- Architectural Drawings: Provide floor plans and elevations for all planned structures.
- Signs and Graphics: Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features if applicable.
- Other: Show any other site elements which will assist in the evaluation of the site and the project.

**TRAFFIC STUDY**

A traffic study shall be submitted for any project that generates in excess of forty (40) trips per p.m. peak hour. This requirement may be waived by the Director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the

Director for projects below forty (40) trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service.

PLEASE NOTE THAT THE REQUIRED VARIANCE INFORMATION  
IS INCLUDED IN THE DESIGN REVIEW DOCUMENT PACKAGE

VARIANCE CHECKLIST

The following information shall be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division staff regarding additional requirements for your project.

FEES

PUBLIC NOTICE INFORMATION – Draft of mailer notice and sign; mailing list to all properties within 500’.

CURRENT TITLE REPORT – ~~(within 60 days old)~~ TITLE REPORT DATED OCTOBER, 2021 WAS APPROVED FOR SUBMITTAL BY ASHLEY SMITH

SUBMIT one original and three copies 8-1/2" x 11" or 11" x 17" reproducible document together with 20 copies of the following information. In addition, submit two (2) full size copies of all plans.

WRITTEN CRITERIA RESPONSE – Address the criteria listed on page 19.

WRITTEN STATEMENT – Prepare a written statement of the precise nature of the variance that is being requested and the reason that you cannot meet the applicable code requirement.

SITE PLAN. Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch. Include the following information in the plan set (information may be shown on multiple pages):

- All existing and proposed streets
- Property lines and any easements
- Existing and proposed uses, structures, driveways and sidewalks
- Off-street parking and loading areas
- Landscaping
- Any other information that helps illustrate the proposal



## § 15.215.040 - TYPE II VARIANCE CRITERIA

**DEFINITION:** A variance is an exception to provisions of this code where strict or literal interpretation of the ordinances contained herein would result in practical difficulty and unnecessary physical hardship.

**GENERAL REQUIREMENTS:** Variances may be used to allow modification to specific standards contained in this code if the approval authority finds the applicant has satisfactorily documented compliance with the approval criteria. If a variance request is approved, the approval authority may attach conditions to the final decision in order to mitigate adverse impacts which might result from the approval.

The following regulations may not be varied:

- The uses permitted in the land use district.
- Definitions.
- Restrictions on the use or development that contain the word "prohibited."
- Signs.

### **Provide a written response that specifies how your project meets the following criteria:**

- (A) That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this code.
- (B) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zoning district.
- (C) That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.
- (D) That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.
- (E) That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

**Have you met the criteria for a variance? Use these questions to help you determine whether your application meets the above criteria.**

- 1) What code requirement and code section applies to the proposed variance (i.e: setback, lot coverage, height, etc.)?
- 2) What is the reason for the variance?
- 3) What difficulty or hardship would result from complying with the standard in the code?
- 4) How is your situation unique or exceptional and how is this different from other properties that have the same zoning (i.e: unusual lot shape, steep topography, stream on the property, etc.)?
- 5) What type of impacts would granting the variance have on the neighboring properties?
- 6) Are you aware of any concerns previously voiced by the neighbors and if so what are they?
- 7) What can you offer to minimize or mitigate the requested variance (i.e: landscaping, screening, public improvements, etc.)?



Fidelity National Title  
Client Services Group  
900 SW 5<sup>th</sup> Ave, Mezzanine  
Portland, OR 97204  
O: 503-227-5478 F: 503-274-5472  
csrequest@fnf.com

Tuesday, October 18, 2022

The enclosed radius search was created using data purchased from GeoAdvantage and Yamhill County. This data is derived from county tax records and is deemed reliable, but is not guaranteed. Fidelity National Title cannot be held liable for any additions, deletions, or errors in this search.

This research was completed on the date stated above.

Thank you.

Enclosures:

- Data summary of parcels to be notified
- Map of subject parcel, radius, and parcels to be notified
- County assessor maps for parcels to be notified
- Labels

Parcel #	56370	Owner	Virginia Garcia Memorial Health Center
Ref Parcel	R3220AB00500	Owner Address	PO Box 6149 Aloha OR 97007
Site Address	2251 E Hancock St Unit 107	Market Total Value	\$1,743,640.00
Lot Size	0.95 Acres (41,382 SqFt)	Assessed Total Value	\$1,441,381.00
Building Area	0 SqFt	Year Built	
School District	Newberg School District	Sale Date	03/24/2022
Zoning	C-2 Community Commercial	Sale Price	\$2,855,000.00
Bedrooms		Subdivision	
Bathrooms		Land Use	204 - Commercial - Partially exempt
Legal	See Metes & Bounds		



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel Reference List



**Fidelity National Title**  
PORTLAND

ParcelID	Tax Account	Owner	Site Address
305093	R3220AB00301	Casey Fred L Trustee For	0 E Hancock St Newberg 97132
377675	R3220AB00202	Total Concept Development LLC	2401 E Hancock St Unit C-5 Newberg 97132
388798	R3220AB01201	Sfp-F LLC	110 Sitka Ave Newberg 97132
396324	R3220AD01200	Daniel & Randall Matthiesen	151 N Elliott Rd Newberg 97132
396333	R3220AD01300	McA Investments LLC	2400 E Hancock St Newberg 97132
396342	R3220AD01400	James Sheehan	2410 E Hancock St Newberg 97132
396351	R3220AD01500	2500 Hancock Street Newberg LLC	2500 E Hancock St Newberg 97132
421145	R3220AB00203	Mind Your Molars LLC	2502 E Portland Rd Newberg 97132
429003	R3220AB00701	Goodwill Industries Of The	2210 E Portland Rd Newberg 97132
429012	R3220AB00702	Goodwill Industries Of The	0 E Portland Rd Newberg 97132
492646	R3220AB01102	Stuart Lindquist	120 N Everest Rd Newberg 97132
508168	R3220AB01203	Psdm Properties LLC	2300 E Hancock St Newberg 97132
508171	R3220AB01204	Psdm Properties LLC	Newberg 97132
510535	R3220AB01104	Raudsepp, Karl A Trustee	Newberg 97132
517402	R3220AB00401	Yamhill County	2318 E Portland Rd Newberg 97132
557626	R3220AA01101	Hancock Street LLC	Newberg 97132
56290	R3220AA01000	Elliott Road Self Storage LLC	317 N Elliott Rd Newberg 97132
56307	R3220AB00100	SW Center LLC	2508 E Portland Rd Newberg 97132
56334	R3220AB00300	Casey Fred L Trustee For	2418 E Portland Rd Newberg 97132
56352	R3220AB00400	Autozone Inc	2320 E Portland Rd Newberg 97132
56389	R3220AB00600	Mark Nyman	2316 E Portland Rd Unit D Newberg 97132
56405	R3220AB00700	Goodwill Industries Of The	2310 E Portland Rd Newberg 97132
56432	R3220AB00800	Lewis Audio & Video Inc	2112 E Portland Rd Newberg 97132
56441	R3220AB01000	John Niemeyer	2100 E Portland Rd Newberg 97132
56539	R3220AB01200	Sfp-F LLC	Newberg 97132
56600	R3220AB01500	First Baptist Church Of Newberg	1619 E 2nd St Newberg 97132
56637	R3220AB01600	Slate Properties LLC	2201 E 2nd St Newberg 97132
56664	R3220AB01700	1733 Morrison LLC	2205 E 2nd St Newberg 97132
56673	R3220AB01800	1733 Morrison LLC	2301 E 2nd St Unit 119 Newberg 97132
56682	R3220AB01900	1733 Morrison LLC	0 St Paul Hwy Newberg 97132
56708	R3220AB02000	2401 E 2nd Avenue LLC	2401 E 2nd St Newberg 97132



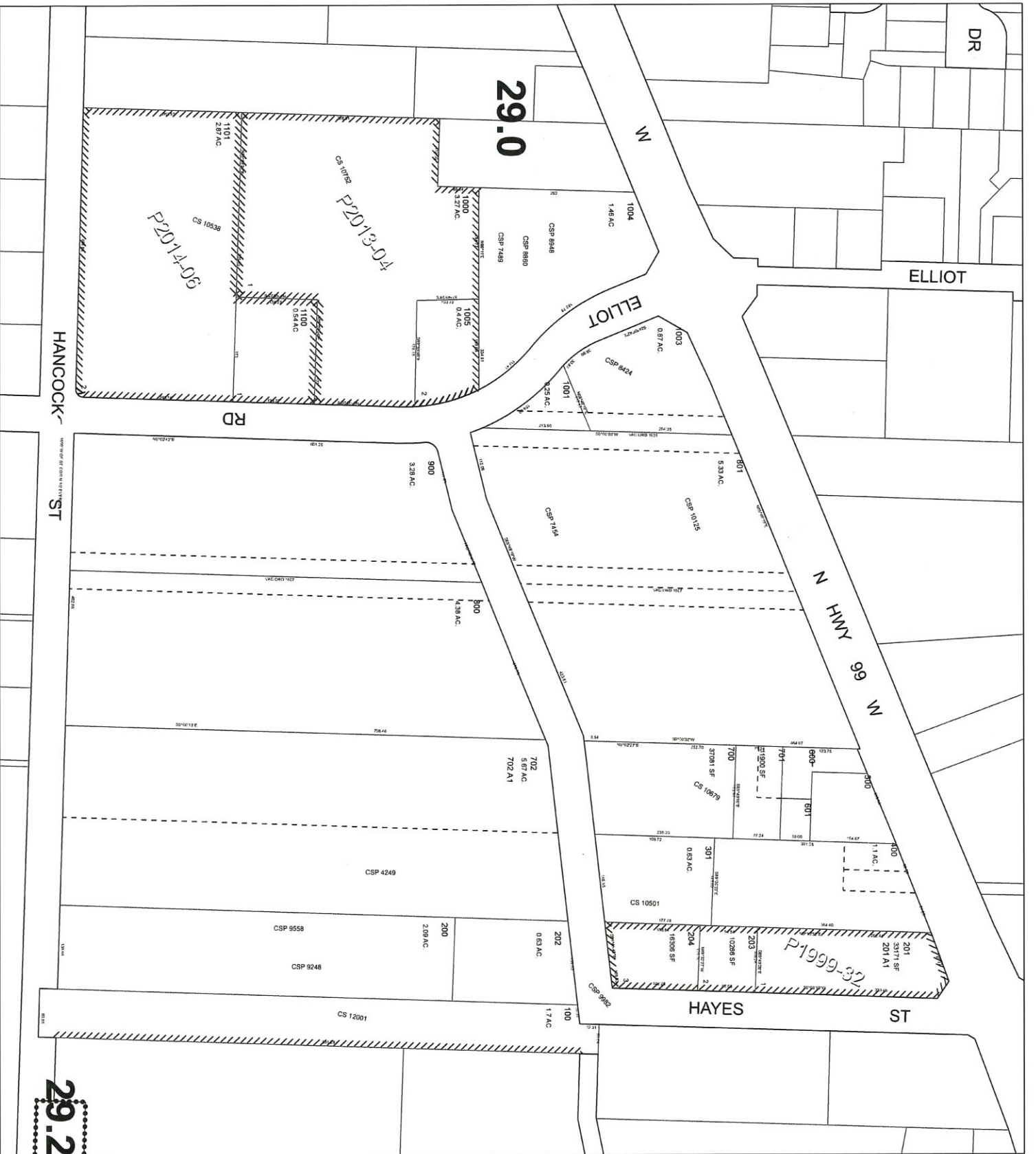




ASSESSMENT & TAX  
CARTOGRAPHY

NE 1/4 N.E. 1/4 SEC. 20 T.3S. R.2W. W.1  
YAMHILL COUNTY OREGON  
1" = 100'

CANCELLED TAXLOTS:  
201 A1  
201 A2  
1002  
901  
302  
301  
101



DATE PRINTED: 7/10/2014

7/10/2014

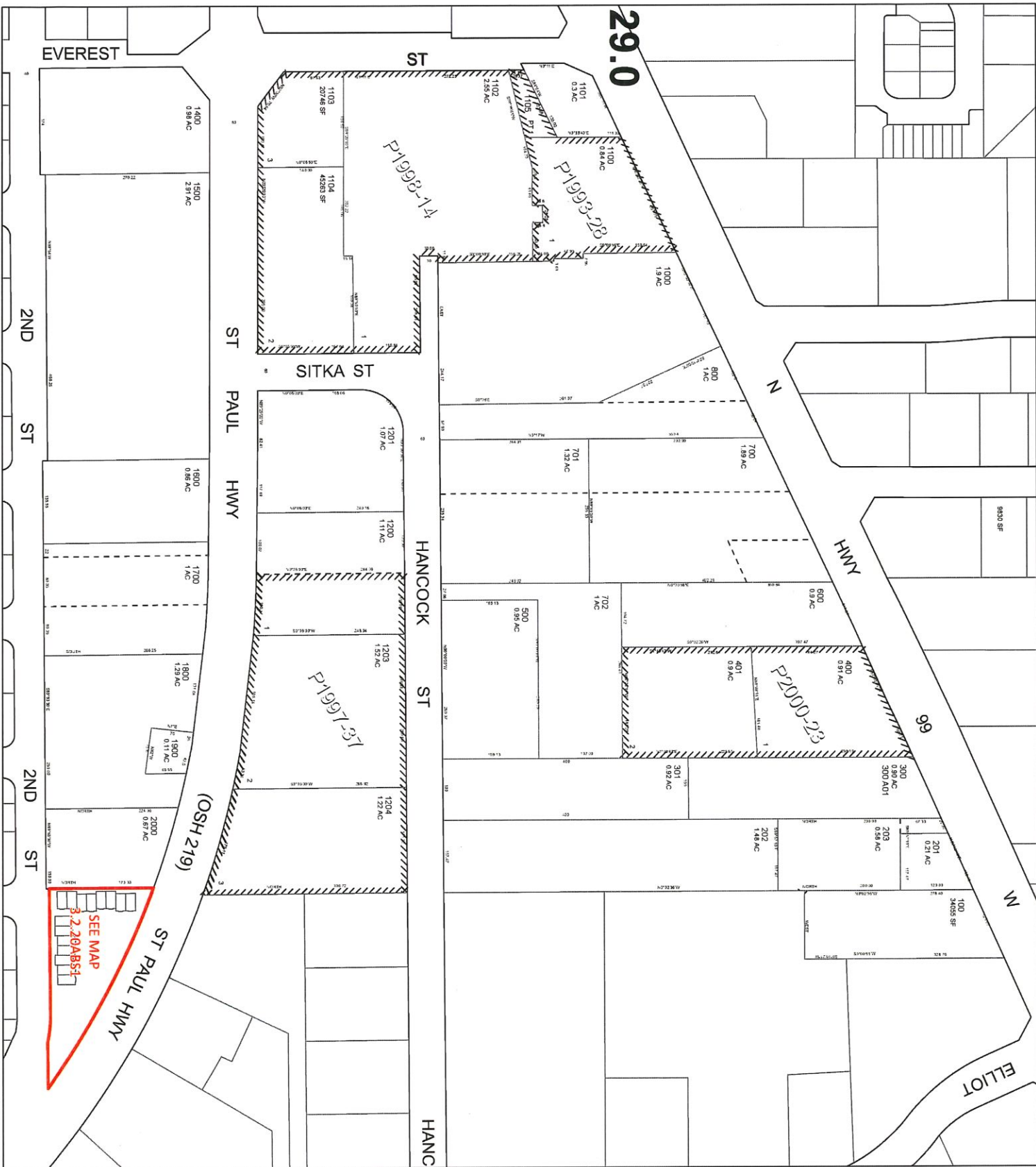
This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.





ASSESSMENT & TAX  
CARTOGRAPHY

N.W. 1/4 N.E. 1/4 SEC. 20 T. 3S. R. 2W. W.  
YAMHILL COUNTY OREGON  
1" = 100'



CANCELLED TAXLOTS:  
1101 A01  
2100  
2001  
2000  
500  
700  
302  
200  
1202

DATE PRINTED:

12/14/2018

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

305093  
R3220AB00301  
Casey Fred L Trustee For  
PO Box 188  
Newberg OR 97132

377675  
R3220AB00202  
Total Concept Development LLC  
Attn: Myrah Richard & Nilles Jean  
Newberg OR 97132

388798  
R3220AB01201  
Sfp-F LLC  
Attn: Property Tax Accounting  
Bend OR 97708

396324  
R3220AD01200  
Daniel Matthiesen  
131 N Elliott Rd  
Newberg OR 97132

396333  
R3220AD01300  
Mca Investments LLC  
35101 SW Ladd Hill Rd  
Wilsonville OR 97070

396342  
R3220AD01400  
James Sheehan  
209 E 9th St  
Newberg OR 97132

396351  
R3220AD01500  
2500 Hancock Street Newberg LLC  
2012 NW Victoria Dr  
McMinnville OR 97128

421145  
R3220AB00203  
Mind Your Molars LLC  
1574 Coburg Rd  
Eugene OR 97401

429003  
R3220AB00701  
Goodwill Industries Of The  
1943 SE 6th Ave  
Portland OR 97214

429012  
R3220AB00702  
Goodwill Industries Of The  
1943 SE 6th Ave  
Portland OR 97214

492646  
R3220AB01102  
Stuart Lindquist  
PO Box 42135  
Portland OR 97242

508168  
R3220AB01203  
Psdm Properties LLC  
Wilco Farmers  
Mt Angel OR 97362

508171  
R3220AB01204  
Psdm Properties LLC  
Wilco Farmers  
Mt Angel OR 97362

510535  
R3220AB01104  
Karl Raudsepp  
20825 NE Big Fir Ln  
Dundee OR 97115

517402  
R3220AB00401  
Yamhill County  
535 NE 5th St  
McMinnville OR 97128

557626  
R3220AA01101  
Hancock Street LLC  
Attn: Eldred Management Company  
LLC  
Santa Barbara CA 93150

56290  
R3220AA01000  
Elliott Road Self Storage LLC  
20255 SW Avery Ct  
Tualatin OR 97062

56307  
R3220AB00100  
SW Center LLC  
42749 Camp Morrison Dr  
Scio OR 97374

56334  
R3220AB00300  
Casey Fred L Trustee For  
PO Box 188  
Newberg OR 97132

56352  
R3220AB00400  
Autozone Inc  
PO Box 2198  
Memphis TN 38101

56389  
R3220AB00600  
Mark Nyman  
30470 SW Parkway Ave Suite A  
Wilsonville OR 97070

56405  
R3220AB00700  
Goodwill Industries Of The  
1943 SE 6th Ave  
Portland OR 97214

56432  
R3220AB00800  
Lewis Audio & Video Inc  
2112 E Portland Rd  
Newberg OR 97132

56441  
R3220AB01000  
John Niemeyer  
15 82nd Dr Ste #210  
Gladstone OR 97027

56539  
R3220AB01200  
Sfp-F LLC  
PO Box 5350  
Bend OR 97708

56600  
R3220AB01500  
First Baptist Church Of Newberg  
619 NE 2nd St  
Newberg OR 97132

56637  
R3220AB01600  
Slate Properties LLC  
20155 NE Overlook Dr  
Dundee OR 97115

56664  
R3220AB01700  
1733 Morrison LLC  
C/O Venerable Group LLC  
Portland OR 97232

56673  
R3220AB01800  
1733 Morrison LLC  
C/O Venerable Group LLC  
Portland OR 97232

56682  
R3220AB01900  
1733 Morrison LLC  
C/O Venerable Group LLC  
Portland OR 97232

56708  
R3220AB02000  
2401 E 2nd Avenue LLC  
Lopiparo Group LLC  
Portland OR 97212



## Preliminary Report

Fidelity National Title - Oregon  
900 SW 5th Avenue, Portland, OR 97204

Escrow Officer: Paula Kingsley  
Email: Paula.Kingsley@fnf.com  
Phone: 503-222-2424  
File No.: 45142128362

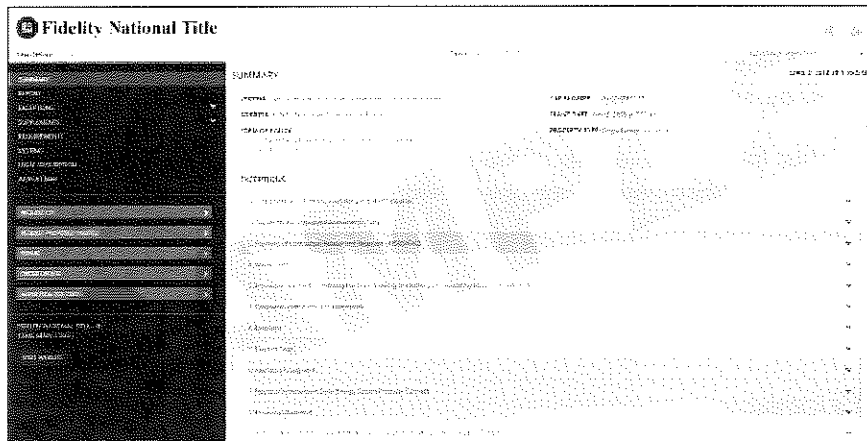
Property Address: 2251 E. Hancock Street, Newberg, OR 97132

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# Fidelity National Title<sup>®</sup>

Company of Oregon

## PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a/an Florida corporation.

**Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.**

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

*Countersigned*

A handwritten signature in black ink, appearing to read "Kaleen M. Hussen".



**Fidelity National Title**  
Company of Oregon

900 SW 5th Avenue, Portland, OR 97204  
(503)222-2424 FAX (503)227-2274

**PRELIMINARY REPORT**

**ESCROW OFFICER:** Paula Kingsley  
Paula.Kingsley@fnf.com  
503-222-2424

**ORDER NO.:** 45142128362

**TITLE OFFICER:** Deborah Clark  
deborah.clark@titlegroup.fntg.com  
(503)472-6101

**TO:** Fidelity National Title Company of Oregon  
900 SW 5th Avenue  
Portland, OR 97204

**ESCROW LICENSE NO.:** 901000243

**OWNER/SELLER:** Sima Enterprises, LLC

**BUYER/BORROWER:** Virginia Garcia Memorial Health Center

**PROPERTY ADDRESS:** 2251 E. Hancock Street, Newberg, OR 97132

**EFFECTIVE DATE:** October 11, 2021, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006	\$ 2,855,000.00	\$ 3,662.00
Owner's Standard (Short Term Rate)		
Government Lien Search		\$ 25.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Sima Enterprises, LLC, an Oregon limited liability company

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF NEWBERG, COUNTY OF YAMHILL, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**EXHIBIT "A"**  
Legal Description

A tract of land in Section 20, Township 3 South, Range 2 West, Willamette Meridian, City of Newberg, Yamhill County, Oregon, and being part of that tract of land described in Deed from Siamak Eghlidi to Powell Built Homes, Inc., and recorded in Instrument No. 199707832, Yamhill County Deed Records, and being more particularly described as follows:

Beginning at the Northeast corner of said Powell Built Homes, Inc. tract, which is on record as being West 11.00 chains (726.00 feet) and North 4.91 chains (324.06 feet) from the Southeast corner of the Northwest one-quarter of the Richard Everest Conation Land Claim; thence South 00°14'14" West 137.09 feet, along the East line of said tract, to an iron rod and the true point of beginning; thence West 259.29 feet to an iron rod; thence South 00°15'54" West 159.13 feet to an iron rod on the North margin of Hancock Street; thence East 259.37 feet, along said margin, to the East line of said Powell tract; thence North 00°14'14" East 159.13 feet, along said line, to the true point of beginning.



**AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:**

**GENERAL EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

**SPECIFIC ITEMS AND EXCEPTIONS:**

6. Unpaid Property Taxes are as follows:

Fiscal Year: 2021-2022  
Amount: \$11,970.63, plus interest, if any  
Levy Code: 29.0  
Account No.: 56370  
Map No.: R3220AB 00500

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

7. Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Exemption: 307.130-Literary/Charitable/Science  
Tax Account No.: 56370

8. Rights of the public to any portion of the Land lying within the area commonly known as Hancock Street.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Owners of adjoining property  
Purpose: Utilities  
Recording Date: January 21, 2000  
Recording No: 200000868  
Affects: See document for specifics

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Newberg  
Purpose: Utilities  
Recording Date: February 25, 2000  
Recording No: 200002553  
Affects: See document for specifics

11. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,100,000.00  
Dated: May 25, 2021  
Trustor/Grantor: Sima Enterprises, LLC, an Oregon limited liability company  
Trustee: First American Title Company  
Beneficiary: Oregon Community Credit Union  
Loan No.: 1205000112  
Recording Date: May 28, 2021  
Recording No: 202111036

12. An assignment of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein

Amount: \$1,100,000.00  
Assigned to: Oregon Community Credit Union  
Assigned By: Sima Enterprises, LLC  
Recording Date: May 28, 2021  
Recording No: 202111037

13. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

14. The Company has on file a copy of the Operating Agreement for Sima Enterprises, LLC, dated March 3, 2021. A copy of any amendments subsequent to the date of said Operating Agreement should be furnished for review prior to closing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

15. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:

- a) The rights of tenants holding under unrecorded leases or tenancies
- b) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.
- c) Any facts which would be disclosed by an accurate survey of the Land

**ADDITIONAL REQUIREMENTS/NOTES:**

- A. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.

- B. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- C. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- D. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Virginia Garcia Memorial Health Center

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- E. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- F. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Virginia Garcia Memorial Health Center, an Oregon non-profit corporation

- G. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

H. Recording Charge (Per Document) is the following:		
County	First Page	Each Additional Page
Yamhill	\$81.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

Note: Please send any documents for recording to the following address:  
Portland Title Group  
Attn: Recorder  
1433 SW 6th Ave.  
Portland, OR. 97201

Please email your release to the following email address: [or-ttc-yamhillrecording@ticortitle.com](mailto:or-ttc-yamhillrecording@ticortitle.com)

- I. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.
- J. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

K. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS:

Fiscal Year:	July 1st through June 30th
Taxes become a lien on real property, but are not yet payable:	July 1st
Taxes become certified and payable (approximately on this date):	October 15th
First one third payment of taxes is due:	November 15th
Second one third payment of taxes is due:	February 15th
Final payment of taxes is due:	May 15th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply. If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.



## EXHIBIT ONE

### 2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
  - the occupancy, use, or enjoyment of the Land;
  - the character, dimensions or location of any improvement erected on the land;
  - the subdivision of land; or
  - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
  - created, suffered, assumed or agreed to by the Insured Claimant;
  - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
  - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
  - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
  - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - a fraudulent conveyance or fraudulent transfer, or
    - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
  - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

#### SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

### 2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
  - the occupancy, use, or enjoyment of the Land;
  - the character, dimensions or location of any improvement erected on the land;
  - the subdivision of land; or
  - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
  - created, suffered, assumed or agreed to by the Insured Claimant;
  - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
  - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - a fraudulent conveyance or fraudulent transfer, or
    - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
  - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

#### SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

## WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.  
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**

<http://www.fbi.gov>

**Internet Crime Complaint Center:**

<http://www.ic3.gov>

## FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

### **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### **Other Online Specifics**

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

### **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

### **Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

### **Accessing and Correcting Information; Contact Us**

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer





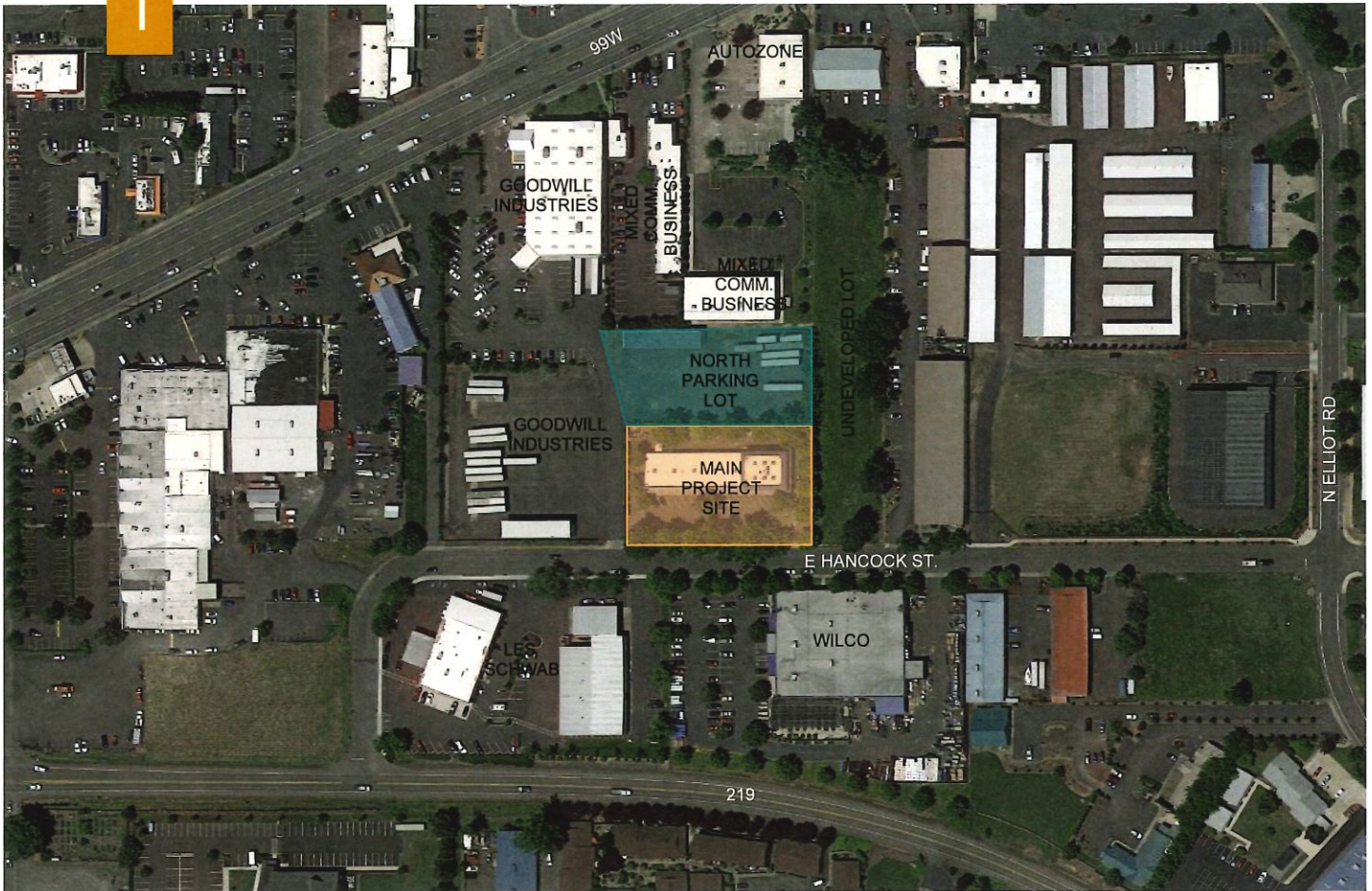
VIRGINIA GARCIA MEMORIAL HEALTH CENTER  
NEWBERG WELLNESS CENTER  
DESIGN REVIEW APPLICATION

SEPTEMBER 6, 2022

## TABLE OF CONTENTS

- 1 | SITE AND ZONING INFORMATION
- 2 | PROJECT DESCRIPTION
- 3 | DESIGN DRAWINGS
- 4 | APPENDIX





## 1| SITE AND ZONING INFORMATION

### MAIN PROJECT SITE

Address: 2251 E Hancock St, Newberg, OR 97132

Tax Lot: MAP 3 2 20AB #00500

Property Owner: Virginia Garcia Memorial Health Center

Zoning: C-2 Community Commercial

Existing Use: Medical Office

Proposed Use: Medical Office

Total Site Size: 41,223 sf

Existing Building Size: 13,107 sf

### NORTH PARKING LOT

Tax Lot: MAP 3 2 20AB 00702

Property Owner: Goodwill Industries of the Columbia Willamette

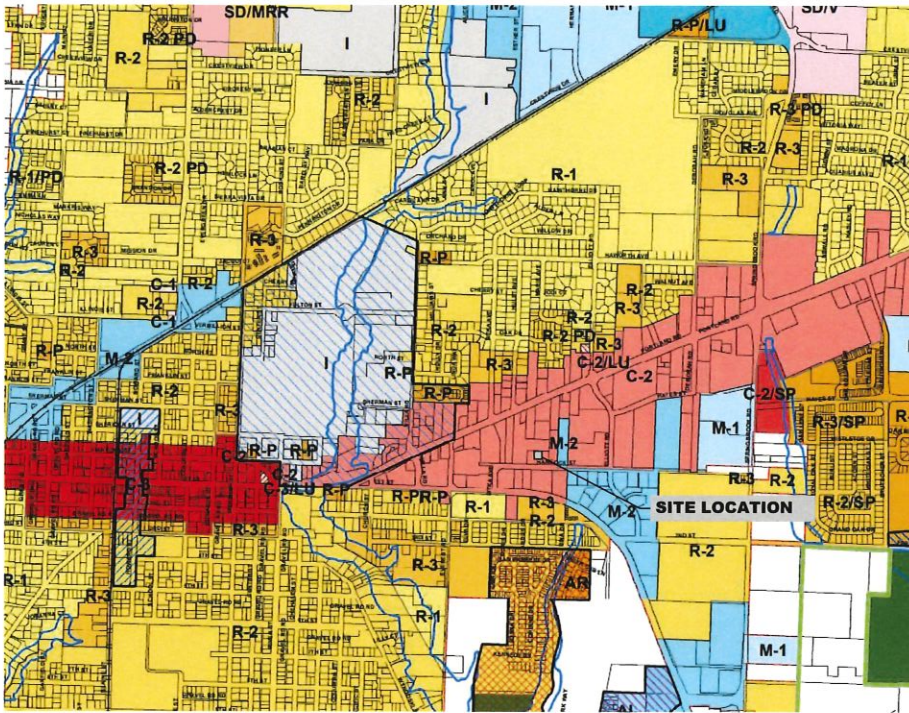
Zoning: C-2 Community Commercial

Existing Use: Parking

Proposed Use: Parking

Total Site Size: 43,563 sf





## ZONING

Zoning:	Both project sites are C-2 Community Commercial
Adjacent Site Zoning:	Both project sites are surrounded by C-2 Community Commercial
Setbacks:	Front yard setback - 10' min. Side yard setback - none
Landscape Coverage:	Required: 15% Provided: 25% North Lot          Provided: 17% Main Lot
Height Limitation:	No building height limitation because neither abut residential
Expected Land Use Review:	Type II, major building addition
Off- Street Parking:	Medical/dental office 3.5 spaces per 1,000 gsf Required: 77 min; 92 max          Provided: 86

Note: Building parking is split between the main project site and the north parking lot site. The north parking will be a long-term shared access agreement between land owners. Agreement between owners and the City of Newberg are ongoing at the time of the submittal. We are requesting for Design Review to commence prior to agreement finalization. Agreement by all three parties will need to be finalized prior to Design Review approval.

No designated employee parking is provided.

Bicycle Parking:	1 space for every 10,000 gsf Required: 3          Provided: 4 Short Term
Mailed Notice:	Mailed notice required for Type II at least 14 days prior to decision rendered.
Loading Berths:	Required: 2          Provided: 1 Note: See appendix for loading berth variance request.
Glazing Requirements:	40% on the ground floor facade facing public street; 36% provided Note: See appendix for glazing requirement variance. 20% on other ground floor facades not facing public street: Provided: North elevation 25%, East elevation 28%; West elevation 25%



## 2| PROJECT DESCRIPTION

### EXISTING SITE - MAIN PROJECT SITE

The site was purchased by long term tenant Virginia Garcia Memorial Health Center in 2021 in hopes to expand the health, dental and wellness services they provide to the community.

The main building site has a long rectangular multi-tenant building, parking to the south, drive aisle on the east and west side and parking to the north. There are existing trees on the north, east and west side of the site. Trash enclosure is located on the west side of the site.

It is unknown when the existing building was built but presumably in the early 90s. The building has a colorful band of green mansard roofs and concrete pilasters that differentiate it from other buildings of the type.



Currently, the building has four tenants, moving west to east:

- VGMHC Medical Office
- County Mental Health Office
- VGMHC Dental Office
- Newberg WIC
- 2nd Floor - VGMHC Offices







## EXISTING SITE - NORTH PARKING LOT

The north parking is owned by Goodwill Industries and Virginia Garcia Memorial Health Center will be leasing under a long-term lease. The site is fairly flat and is currently paved.

The site has a small lean-to structure that would be demolished as part of the new project plans.



## THE NEIGHBORS

The surrounding neighbors consist of commercial and retail uses. All buildings are set back off the main street frontage. Hancock Street, the frontage along the southern boundary of the site, is not a major transit street and has low pedestrian traffic with intermittent pedestrian walkways.

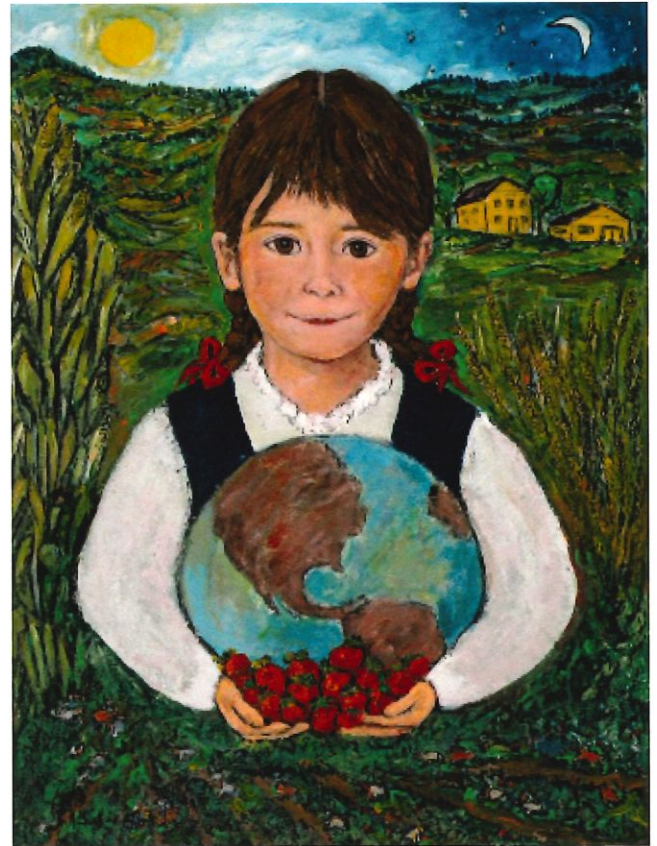




# VIRGINIA GARCIA MEMORIAL HEALTH CENTER

The mission of the Virginia Garcia Memorial Health Center, a non-profit, is to provide high quality, comprehensive, and culturally appropriate primary health care to the communities of Washington and Yamhill counties with a special emphasis on migrant and seasonal farmworkers and others with barriers to receiving health care.

- | We believe that health care is a human right and that treating the whole person results in a healthier outcome.
- | We are committed to providing a safe, culturally competent environment where our patient's diversity is celebrated and everyone is welcome.
- | We value our community and work every day to understand the needs of our patients through partnerships and innovative approaches to health care.
- | We strive to create an environment for our staff that encourages partnership. We understand that the work we do today ensures the health of our patients tomorrow.

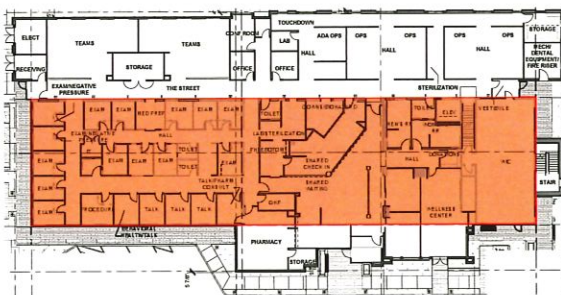


## NEWBERG WELLNESS CENTER - INTERIOR

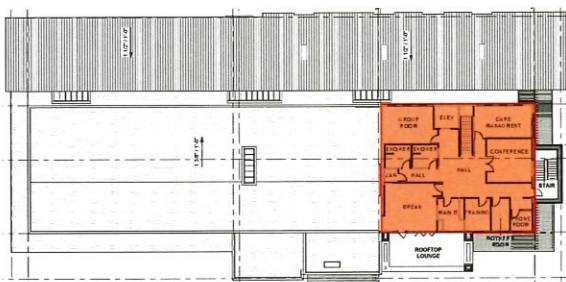
The project is to expand the existing building to accommodate the community needs for medical office, dental office and wellness. The existing building is 13,107 GSF. With the new addition the building will be 22,131 GSF. WIC Newberg, the east tenant, will remain in the building for the foreseeable future. The County Mental Health tenant, one of the middle tenants, will be vacating the building prior to construction start. Building expansion is expected to be about 9,024 GSF with primary expansion on the north and south sides of the building and the new stair tower on the east side of the site. Drive aisle and parking on the north, east and west are expected to be removed as part of this project.

Overall project program:

- | Medical office - 15 exam rooms, 1 procedure room and 5 talk rooms
- | Dental office - 9 dental operatories, sterilization and x-ray
- | Pharmacy
- | Lab services
- | Multi-purpose wellness center
- | Support spaces



New First Floor - existing building highlighted



New Second Floor - existing building highlighted



# NEWBERG WELLNESS CENTER - DESIGN INSPIRATION

The direction given to the design team was to deliver a design that would connect to the Latinx community, the primary demographic of people served at this facility. To make this visual and design connection we have taken inspiration from the mid-century Mexican modernist designs of Luis Barragan and Ricardo Legorreta which pairs simple modern forms in saturated color with traditional materials like stone, stucco and heavy timber.

The work of Barragan is recognizable for its typical composition of low block forms, the use of bold colors, the connection of interior spaces to exterior landscape, the use of natural daylight, and the use of grids.

The work of Legorreta is typified by solid geometric shapes, the dramatic use of light and shadow, super saturated color, and perforated walls with gridded openings.

## LEGORRETA

- Interplay of Light and Shadow
- Solid Geometric Shapes
- Striking Color Combinations of Earth Tones

## BARRAGAN

- Solid Forms
- Bold Color
- Heavy Timber
- Grids
- Natural Light
- A Composition of Low Box Forms
- Connection to the Exterior and Landscape



Barragan - Casa



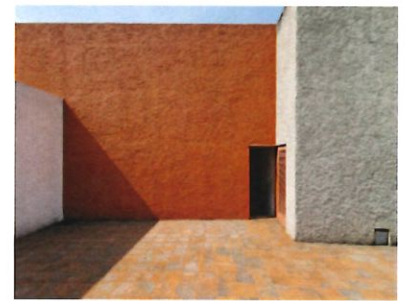
Barragan - Chapel of Capuccinas



Barragan - Jardin Del Pedregal



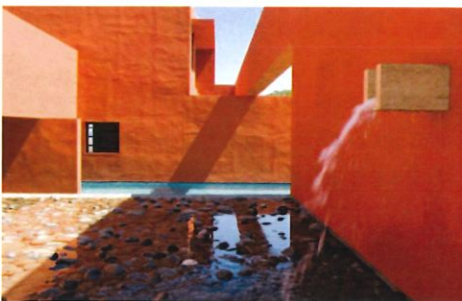
Barragan - Casa



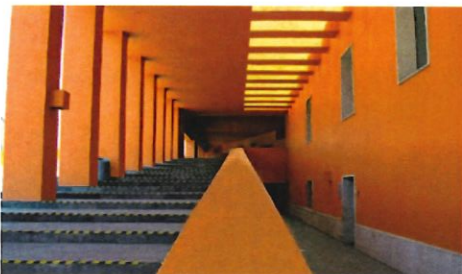
Barragan - Casa



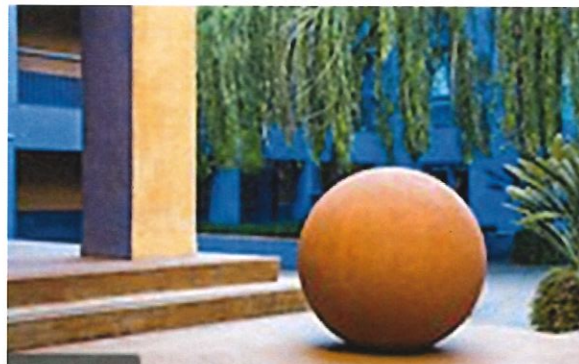
Legorreta - Camino Real Hotel



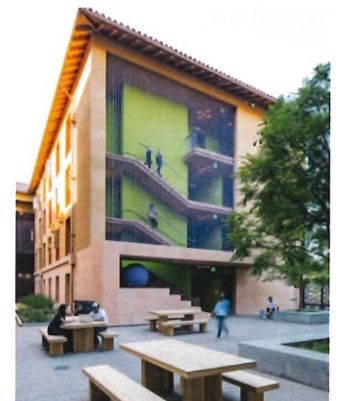
Legorreta - House Adrenaline



Legorreta - Centro Nacional De Las Artes



Legorreta - Stanford University



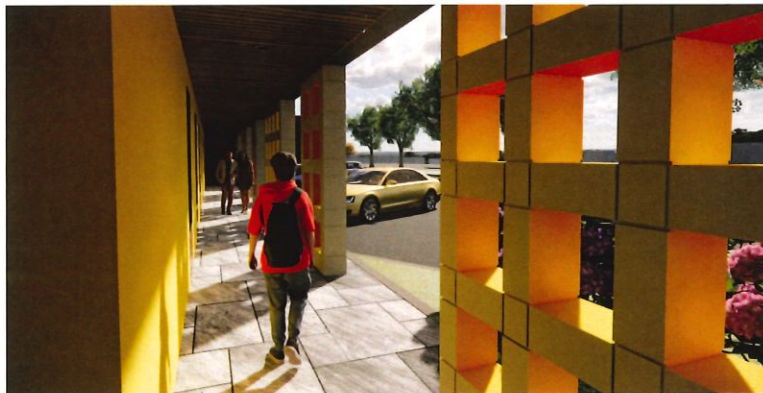
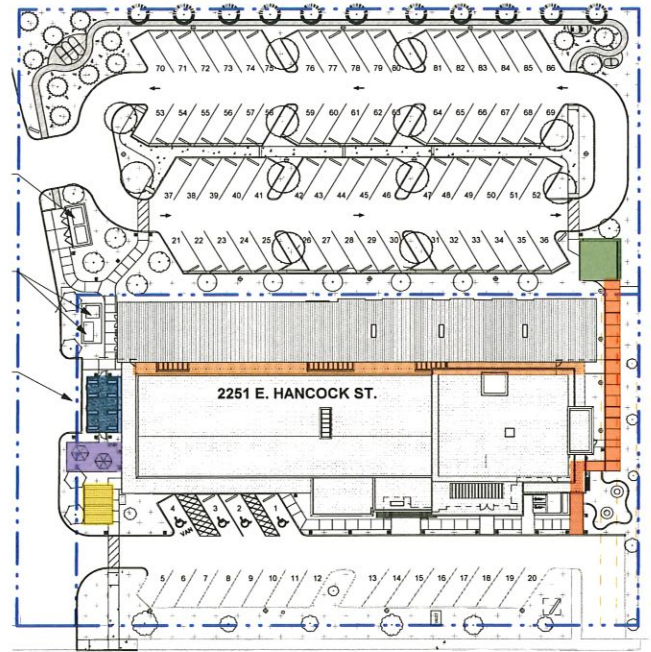
Legorreta - Stanford University



# NEWBERG WELLNESS CENTER - EXTERIOR DESIGN

The main south elevation of the building design is composed of a collection of colored box forms ranging from tan color for the base building to a rich rust color for the pharmacy, wellness center and stair tower masses and a vibrant gold for the main entry. The collection of forms is connected to an arcade running around the west, south and east sides of the building. The arcades are punctuated by gridded screens that act as filters for the sun as well as provide colorful accents to the base building. This gives the design a bold and upbeat character while tying the design to the modernist inspiration and the vibrant Latinx culture. Above the main blocks is the mass of the wellness center punctuated by an outdoor terrace at the second floor that connects to the staff break area.

The west side of the lot strings together a series of outdoor programmed spaces along the arcade. On the north end is the west entry into "the Street" shown in orange, the main internal east/west circulation spine of the building. At the north end of the site outboard of the arcade is the community garden with raised beds for fresh food. To the south is an outdoor plaza with tables and seating for lunch breaks, stopping points for patients, or outdoor community outreach events like food drives. At the south end is a small pavilion for long term bike parking with a covered area for a bicycle repair tools for the community.



The east side of the building is dominated by the mass of the stair tower and arcade. Outboard of the building runs "the Boulevard", a wide heavily trafficked exterior walkway flanked by landscape. At the north end of the Boulevard is a trellised entry pavilion leading visitors from the north parking lot to the building entries on the south. This connects into a walking path to the north with future exercise equipment. At the south end of the Boulevard is a landscaped child play area with simple raised berms, a water feature and a bench.

The north elevation functions as a secondary front as it faces the north parking lot. The mass is a long bar punctuated with bands of windows and pops of color. The main goal is to pull the visitors around the building to the front entries using the Boulevard.





# NEWBERG WELLNESS CENTER - SITE

## BUILDING ENTRANCES AND MASSING

The existing building is set back from Hancock street. With the new addition, the building will still be set back from the primary street but will be more prominent. There will be three major entries oriented to the primary street - the main clinic entry into the waiting room for VGMHC, a secondary exit for entry into the wellness center for VGMHC and the main clinic entry into the waiting room for Newberg WIC.

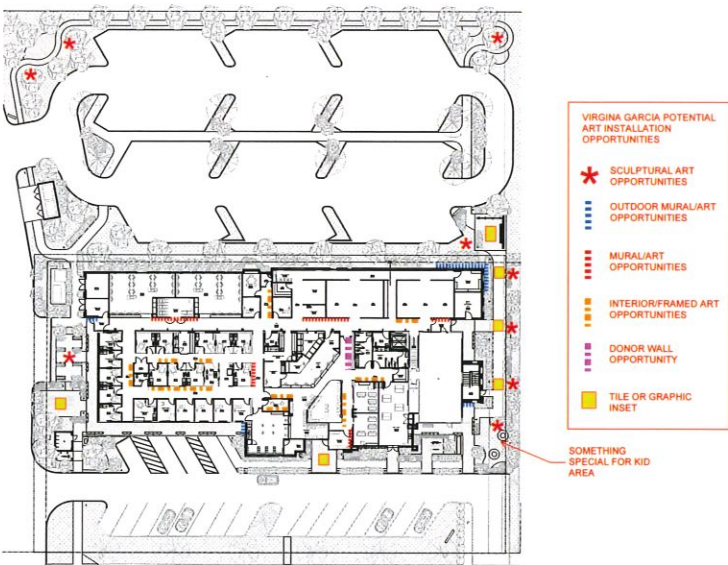
The building massing has multiple levels of height. The west side of the south facade is 1 story while the east side of the south facade is 2 story. Between the story change and the articulation of the building entries the massing is broken down to be pedestrian friendly.

## ART AND MURALS

This project will emphasize culturally appropriate art that enhances the built environment and creates community. We have delineated several areas for potential art installations. Although we will likely not be able to place art at each location, we will be looking at each of the locations closely as we continue design.

As for murals our priority location is in the upper northeast corner of the building. We have an extensive wayfinding challenge of getting building visitors to park in the north parking lot and having to traverse the east walkway to get to the south side front door. Using a culturally appropriate mural will help emphasize wayfinding and provide interest on the north elevation which is muted compared to the south elevation.

Murals will be permitted through City of Newberg.



## WINDOWS ON THE GROUND FLOOR FACADE ON PRIMARY STREET - SOUTH ELEVATION

Moving from west to east, the first block of rooms is the medical clinic. We have maximized the glazing to meet the needs of the clinic and to maintain structural integrity of the existing south wall. We have provided natural light at the end of the hallway with a nice large window. We have also created large window openings at the procedure room and talk rooms. Between conflicts of wall mounted equipment and balancing the patient privacy we feel we have maximized the square footage in this area.

The next space to the east is the pharmacy space. Security of the space is the utmost importance since they will be storing narcotics. We have provided four punched openings high up in the wall to allow for natural light while maintaining security to the space.

The next space to the east is the waiting room. We have maximized the glazing with a full storefront glazed wall while maintaining the entry portal.

The next space to the east is the wellness center. We have a significant amount of glazing in the room but still want to provide patient privacy. In particular, we have a solid wall around the teaching kitchen so that people can learn basic cooking skills out of the view of the public.

The next space to the east is the Newberg WIC space. They are an existing tenant and we are proposing to leave the glazing as currently constructed.

The last space to the east is the new stair tower. We have provided punched openings at the stairs in line with the architectural language for the building.

Because of the use of the spaces along the south elevation, we feel we have maximized the glazing within programmatic reason but are falling short of the required 40%. Please see the variance paperwork in the appendix.

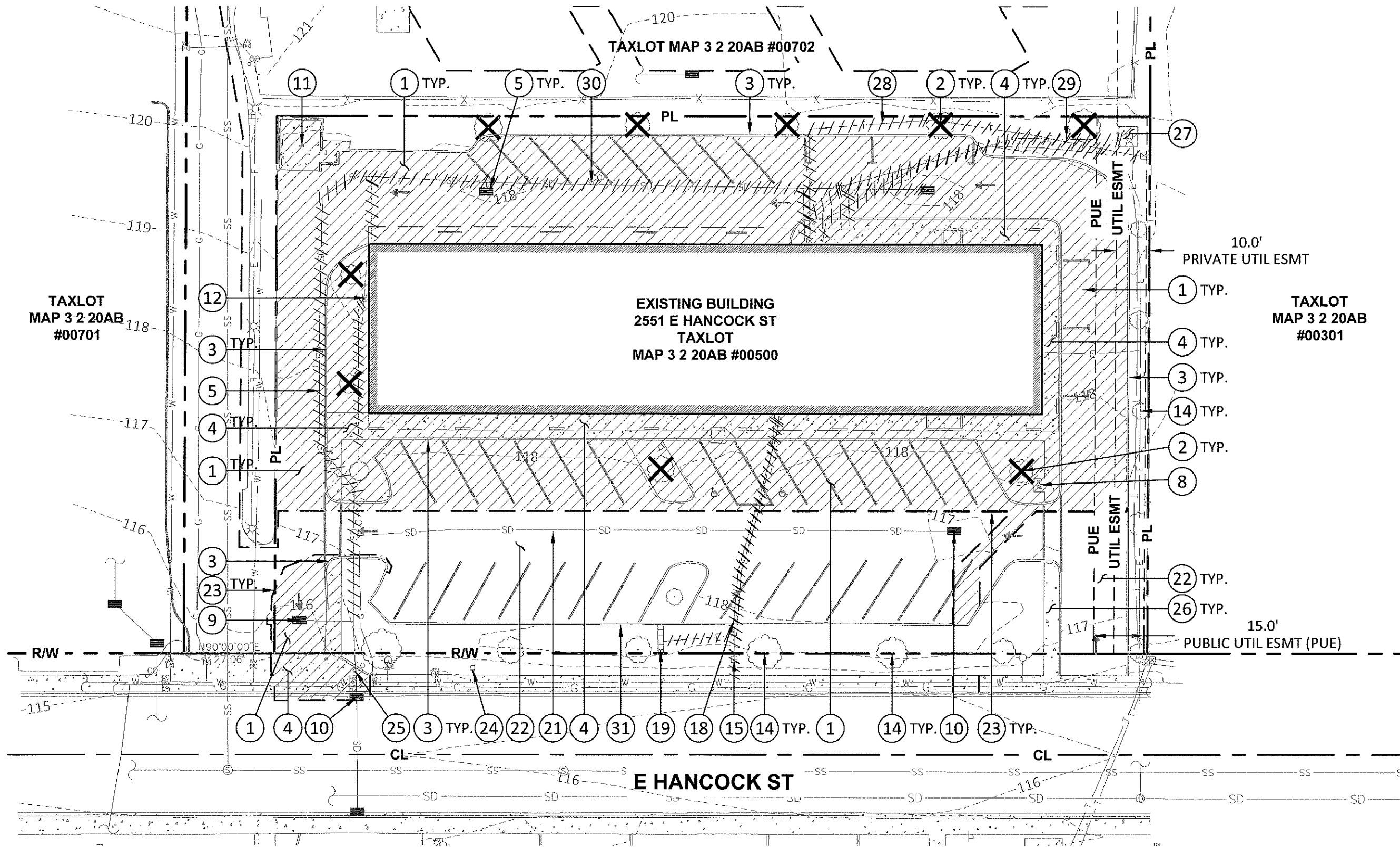
### 3| DESIGN DRAWINGS

- | Cover
- | C1.0 Main Site - Existing Conditions and Demolition Plan
- | C1.1 Main Site - Demolition Plan Notes
- | C2.0 Main Site - Civil Site, Grading, Utility Plan
- | C2.1 Main site - Construction notes
- | C1.0A North Lot - Existing Conditions and Demolition Plan
- | C1.1A North Lot - Demolition Plan Notes
- | C2.0A North Lot - Civil Site, Grading, Utility Plan
- | C2.1A North Lot - Construction Notes
- | A1.0 Overall Site Plan
- | A1.1 North Parking Lot Plan
- | A1.2 Main Site Plan
- | A2.1 First Floor Plan
- | A2.2 Second Floor Plan
- | A2.3 Roof Plan
- | A3.1 North and South Elevations
- | A3.2 East and West Elevations
- | A7.1 Site Structures
- | A7.2 Site Structures
- | A7.3 Site Structures
- | A7.4 Site Structures
- | A7.5 Site Structures
- | A7.6 Signage Details
- | L1.01 Materials Plan - South
- | L1.02 Materials Plan - North
- | L2.01 Preliminary Grading Plan - South
- | L2.02 Preliminary Grading Plan - North
- | L3.00 Planting Schedule & Notes
- | L3.02 Planting Plan - South
- | L3.03 Planting Plan - North
- | E1.0 Site Plan - Lighting - North
- | E1.1 Site Plan - Lighting - South
- | E1.2 Site Plan - Lighting - North - Photometrics
- | E1.3 Site Plan - Lighting - South - Photometrics









**PLAN VIEW**

SCALE: 1" = 30'

**VIRGINIA GARCIA NEWBERG CLINIC**

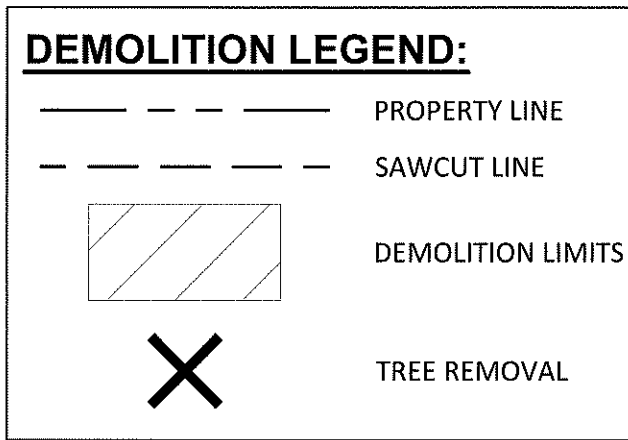
21162 09/06/22

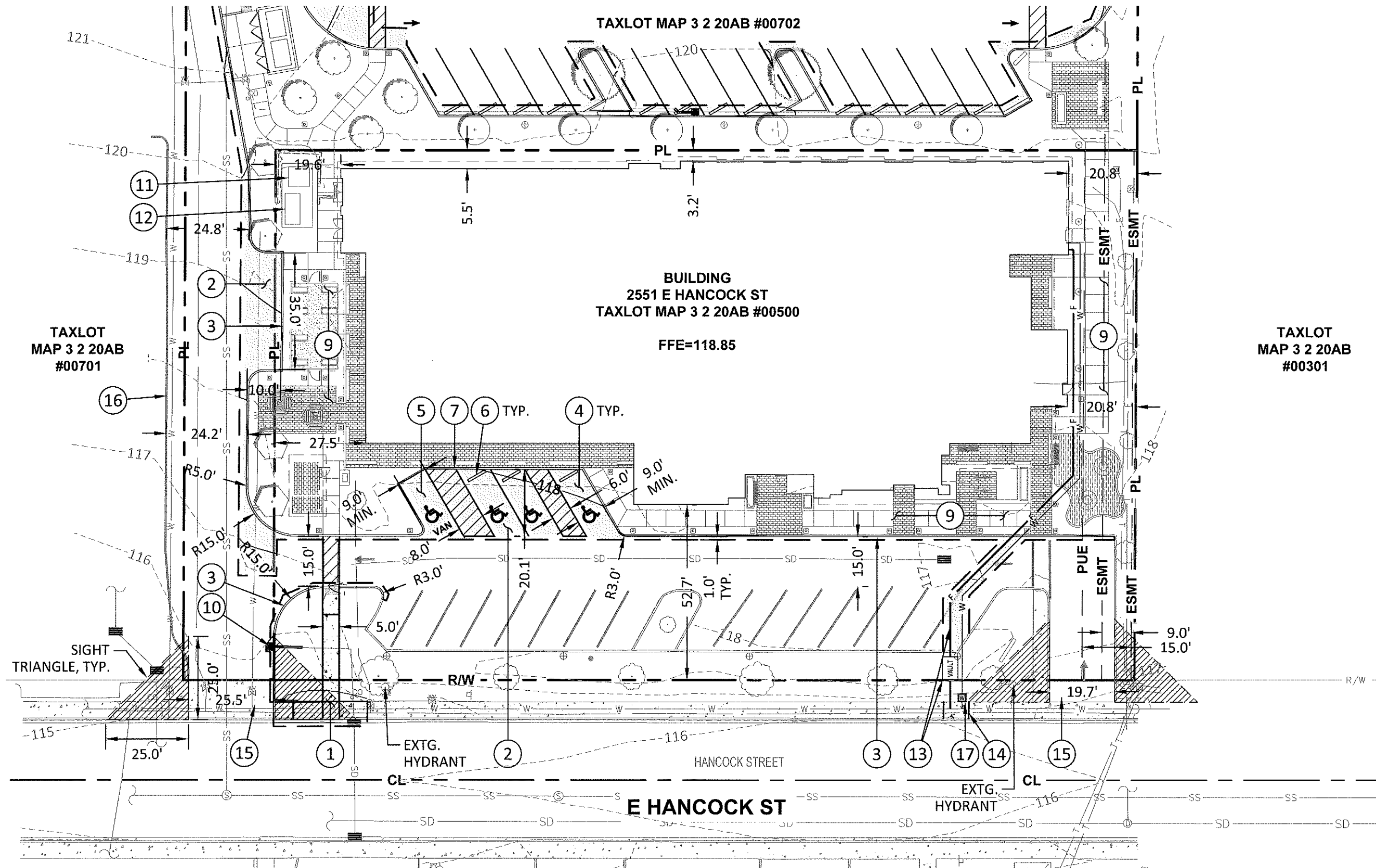
**Harper Houf Peterson Righellis Inc.**  
ENGINEERS, ARCHITECTS, PLANNERS  
 265 SE Spokane Street, Suite 200, Portland, OR 97202  
 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

**Scott Edwards Architecture**

## **DEMOLITION NOTES:**

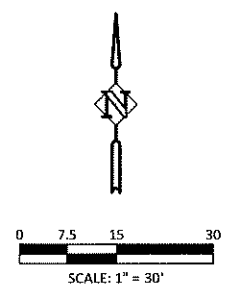
- ① REMOVE EXISTING ASPHALT SECTION.
- ② REMOVE EXISTING TREE.
- ③ REMOVE EXISTING CURB.
- ④ REMOVE EXISTING SIDEWALK SECTION.
- ⑤ EXISTING CATCH BASIN AND STORM LINES TO BE REMOVED.
- ⑧ REMOVE EXISTING SHARED-USE MAILBOX.
- ⑨ REMOVE EXISTING CATCH BASIN.
- ⑩ EXISTING CATCH BASIN TO REMAIN. PROTECT IN PLACE.
- ⑪ EXISTING TRASH ENCLOSURE TO BE DEMOLISHED.
- ⑫ EXISTING GAS METER TO BE RELOCATED. COORDINATE WITH PLUMBING AND NW NATURAL.
- ⑭ EXISTING TREE TO REMAIN. PROTECT IN PLACE.
- ⑮ EXISTING 1.5" WATER METER TO BE REMOVED. COORDINATE WITH CITY OF NEWBERG.
- ⑱ EXISTING WATER SERVICE LINE TO REMAIN. PROTECT IN PLACE.
- ⑲ REMOVE EXISTING MONUMENT SIGN.
- ⑳ EXISTING STORM LINE TO REMAIN. PROTECT IN PLACE.
- ㉑ EXISTING ASPHALT TO REMAIN. PROTECT IN PLACE.
- ㉒ SAWCUT LIMITS.
- ㉓ EXISTING SIGN TO REMAIN. PROTECT IN PLACE.
- ㉔ EXISTING CLEANOUT AND STORM LINE TO REMAIN. PROTECT IN PLACE.
- ㉕ EXISTING SIDEWALK TO REMAIN. PROTECT IN PLACE.
- ㉖ REMOVE EXISTING TRANSFORMER AND CONCRETE PAD. CONTRACTOR TO COORDINATE WITH PGE PRIOR TO REMOVAL.
- ㉗ REMOVE EXISTING COMMUNICATIONS LINE. CONTRACTOR TO COORDINATE WITH FRANCHISE OWNER PRIOR TO REMOVAL.
- ㉘ REMOVE EXISTING UNDERGROUND POWER LINE. CONTRACTOR TO COORDINATE WITH PGE PRIOR TO REMOVAL.
- ㉙ REMOVE EXISTING STORM CLEANOUT
- ㉚ EXISTING CURB TO REMAIN. PROTECT IN PLACE.





**PLAN VIEW**

SCALE: 1" = 30'

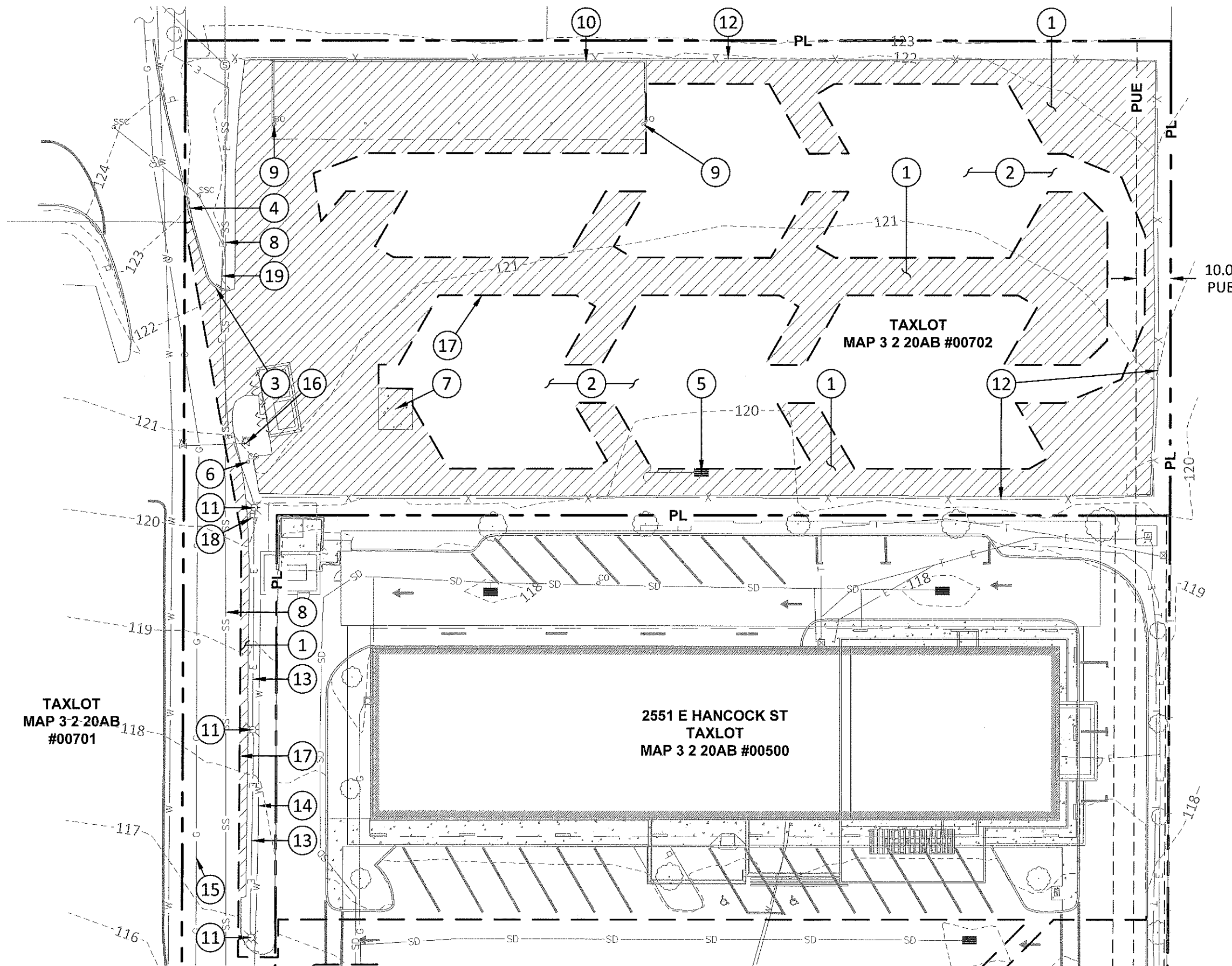


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265 SE Spokane Street, Suite 200, Portland, OR 97202  
 phone: 503.221.1131 www.hhrp.com fax: 503.221.1171

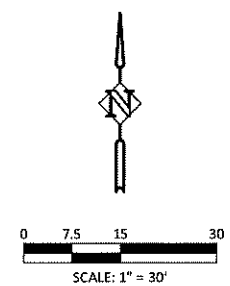
**Scott Edwards Architecture**

## CONSTRUCTION NOTES:

- ① CONCRETE SIDEWALK SECTION.
- ② ASPHALT PAVEMENT SECTION.
- ③ CONSTRUCT STANDARD CONCRETE CURB.
- ④ CONSTRUCT ACCESSIBLE PARKING STALL SIGNING AND STRIPING.
- ⑤ CONSTRUCT VAN ACCESSIBLE PARKING STALL SIGNING AND STRIPING.
- ⑥ INSTALL CONCRETE WHEEL STOP.
- ⑦ CONSTRUCT FLUSH CURB.
- ⑨ PEDESTRIAN & LANDSCAPE AREAS, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- ⑩ INSTALL TRAPPED CATCH BASIN. CONNECT TO EXISTING STORM LEAD.
- ⑪ PROPOSED ELECTRICAL TRANSFORMER.
- ⑫ PROPOSED GENERATOR.
- ⑬ PROPOSED FIRE SERVICE TAP, BACKFLOW, VAULT, AND D.I.P FIRE SERVICE TO BUILDING.
- ⑭ REPAIR EXISTING PUBLIC SIDEWALK.
- ⑮ EXISTING DRIVEWAY TO REMAIN.
- ⑯ EXISTING DRIVE AISLE PAVEMENT STRIPING TO REMAIN.
- ⑰ NEW 1.5" WATER SERVICE AND METER PER CITY STANDARD DRAWING 309. COORDINATE WITH CITY OF NEWBERG.



TAXLOT  
MAP 3 2 20AB  
#00301



**HP** Harper  
Houf Peterson  
Righellis Inc.  
ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS  
205 SE Spokane Street, Suite 200, Portland, OR 97202  
phone: 503.221.1131 www.hpr.com fax: 503.221.1171

**C1.0A** NORTH LOT - EXISTING CONDITIONS AND DEMOLITION  
PLAN

**PLAN VIEW**  
SCALE: 1" = 30'

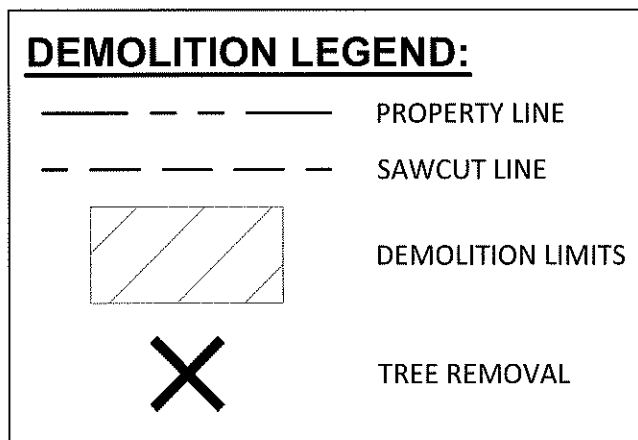
**VIRGINIA GARCIA NEWBERG CLINIC**  
21162 09/06/22

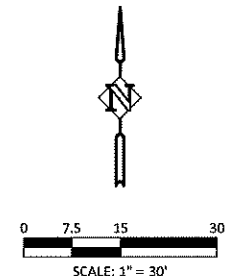
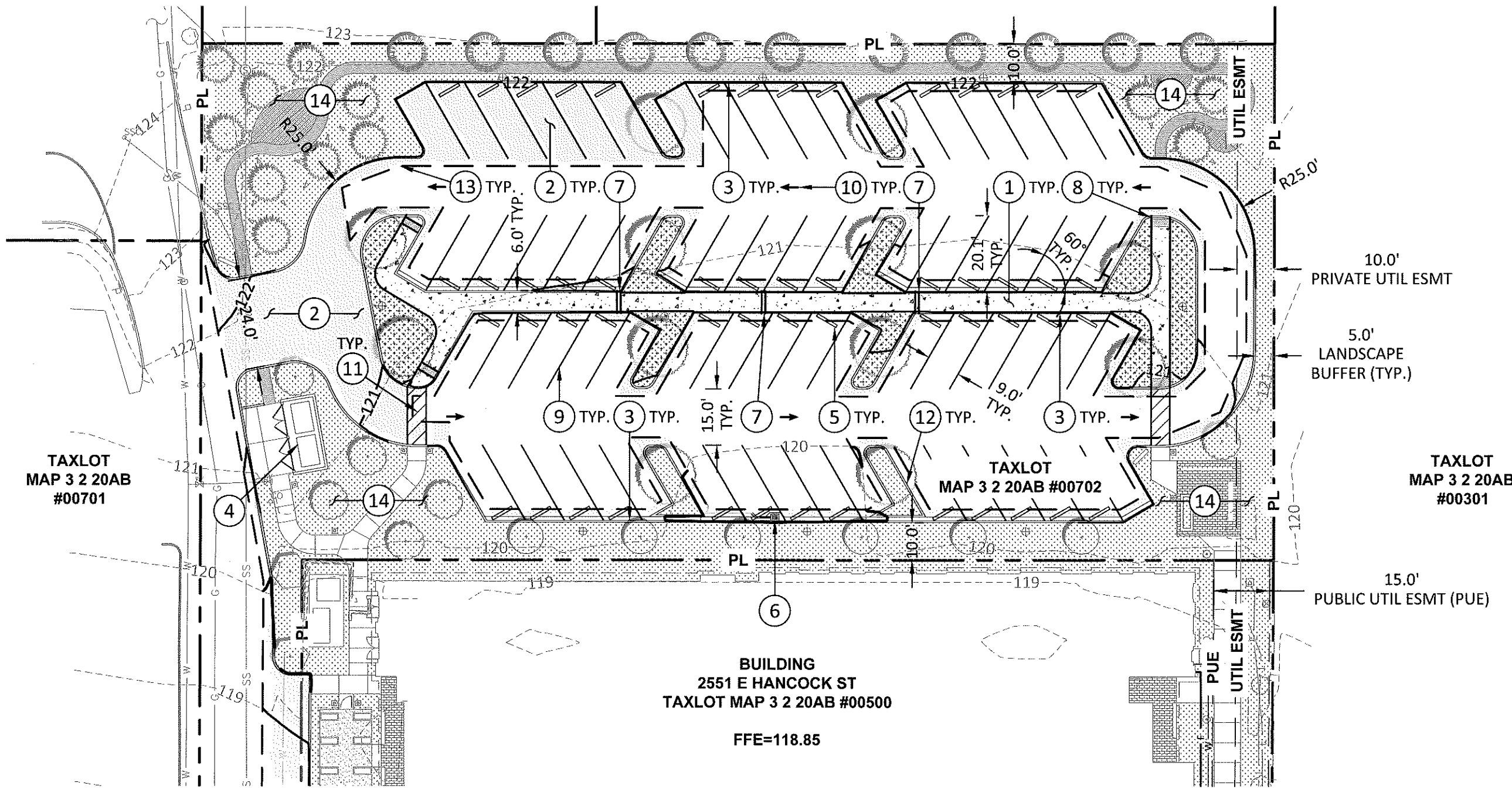
**Scott  
Edwards  
Architecture**



## DEMOLITION NOTES:

- ① REMOVE EXISTING ASPHALT SECTION.
- ② EXISTING ASPHALT TO REMAIN. PROTECT IN PLACE.
- ③ REMOVE EXISTING CURB.
- ④ EXISTING CURB TO REMAIN. PROTECT IN PLACE.
- ⑤ REMOVE EXISTING CATCH BASIN. PRESERVE EXISTING STORM LINE FOR FUTURE CONNECTION.
- ⑥ EXISTING CLEANOUT AND STORM LINE TO REMAIN. PROTECT IN PLACE.
- ⑦ REMOVE EXISTING CONCRETE SECTION.
- ⑧ EXISTING SANITARY LINE TO REMAIN. PROTECT IN PLACE.
- ⑨ REMOVE EXISTING BOLLARD.
- ⑩ REMOVE EXISTING STRUCTURE.
- ⑪ REMOVE EXISTING LIGHT POST.
- ⑫ REMOVE EXISTING FENCE.
- ⑬ REMOVE EXISTING UNDERGROUND POWER LINE.
- ⑭ EXISTING WATER LINE TO REMAIN. PROTECT IN PLACE.
- ⑮ EXISTING GAS LINE TO REMAIN. PROTECT IN PLACE.
- ⑯ EXISTING WATER VALVE TO REMAIN. PROTECT IN PLACE.
- ⑰ SAWCUT LIMITS.
- ⑱ REMOVE EXISTING SIGN.
- ⑲ EXISTING UNDERGROUND POWER LINE TO REMAIN. PROTECT IN PLACE.





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 Houf Peterson  
 Righellis Inc.  
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 phone: 503.221.1131 www.hhpri.com fax: 503.221.1171

**C2.0A** NORTH LOT - CIVIL SITE, GRADING, UTILITY PLAN

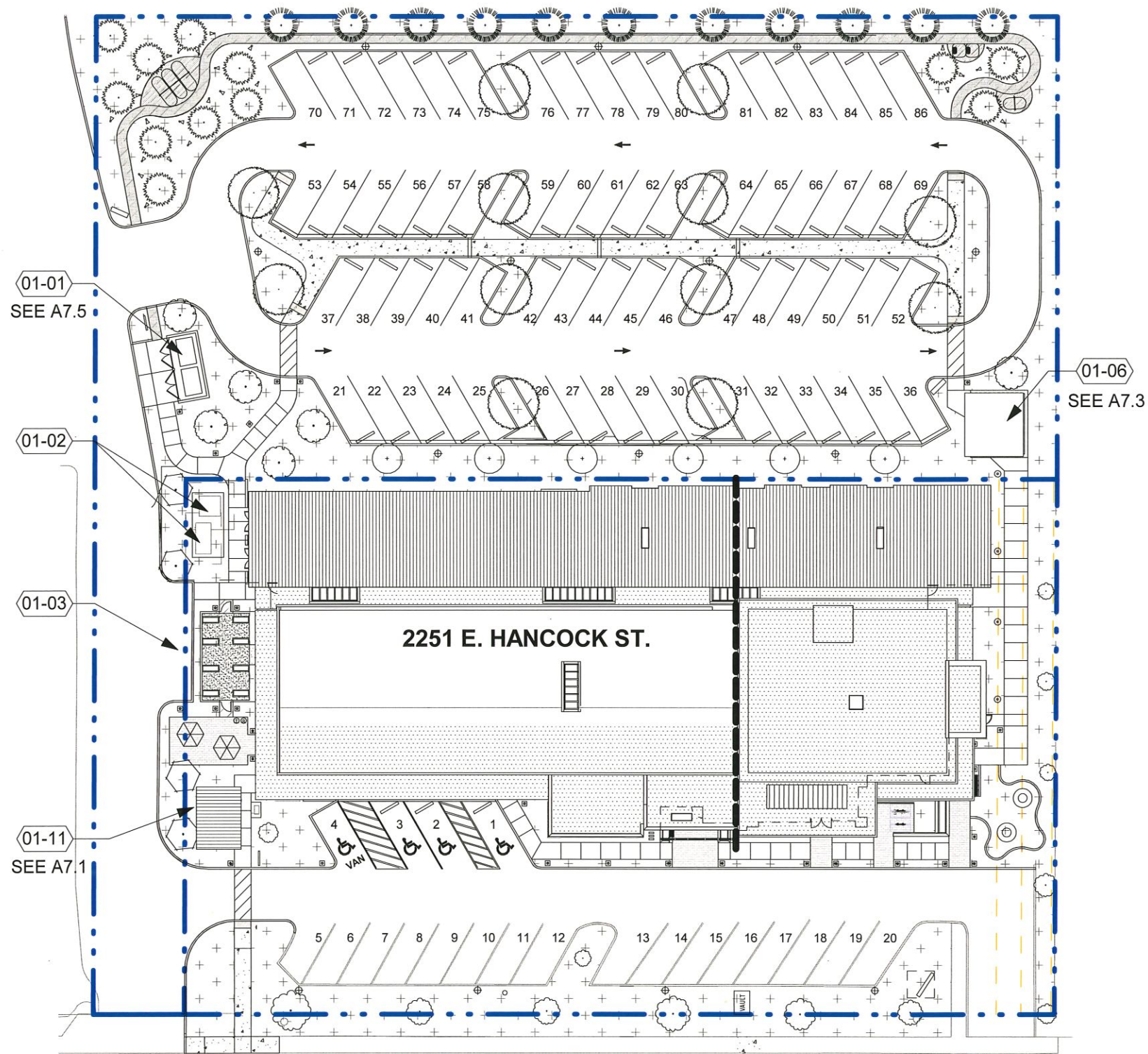
**PLAN VIEW**  
 SCALE: 1" = 30'

**VIRGINIA GARCIA NEWBERG CLINIC**  
 21162 09/06/22

Scott  
 Edwards  
 Architecture

## **CONSTRUCTION NOTES:**

- ① CONCRETE SIDEWALK SECTION.
- ② ASPHALT PAVEMENT SECTION.
- ③ CONSTRUCT STANDARD CONCRETE CURB.
- ④ PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- ⑤ INSTALL CONCRETE WHEEL STOP.
- ⑥ CONSTRUCT TRAPPED CATCH BASIN. CONNECT TO EXISTING STORM LEAD.
- ⑦ CONSTRUCT CONCRETE DRAINAGE FLOW-THROUGH CHANNEL UNDER SIDEWALK.
- ⑧ CONSTRUCT PEDESTRIAN CURB RAMP.
- ⑨ CONSTRUCT STANDARD PARKING STALL STRIPING.
- ⑩ CONSTRUCT WHITE TRAFFIC ARROW SYMBOL.
- ⑪ CONSTRUCT WHITE CROSS-HATCH CROSSWALK STRIPING.
- ⑫ CONSTRUCT LANDSCAPE ISLAND WITH DRAINAGE FLOW-THROUGH SCUPPER.
- ⑬ SAWCUT LIMITS.
- ⑭ PEDESTRIAN & LANDSCAPE AREAS, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



## PARKING CALCULATION

3.5 PARKING SPACES PER 1,000 SF REQUIRED

TOTAL BUILDING AREA = 22,131 SF

22 X 3.5 = 77  
77 TOTAL SPACES REQUIRED

MAX PARKING SPACES ALLOWED = 1 1/5 x  
MINIMUM REQUIRED

77 X 1.2 = 92.4  
92 MAXIMUM SPACES ALLOWED

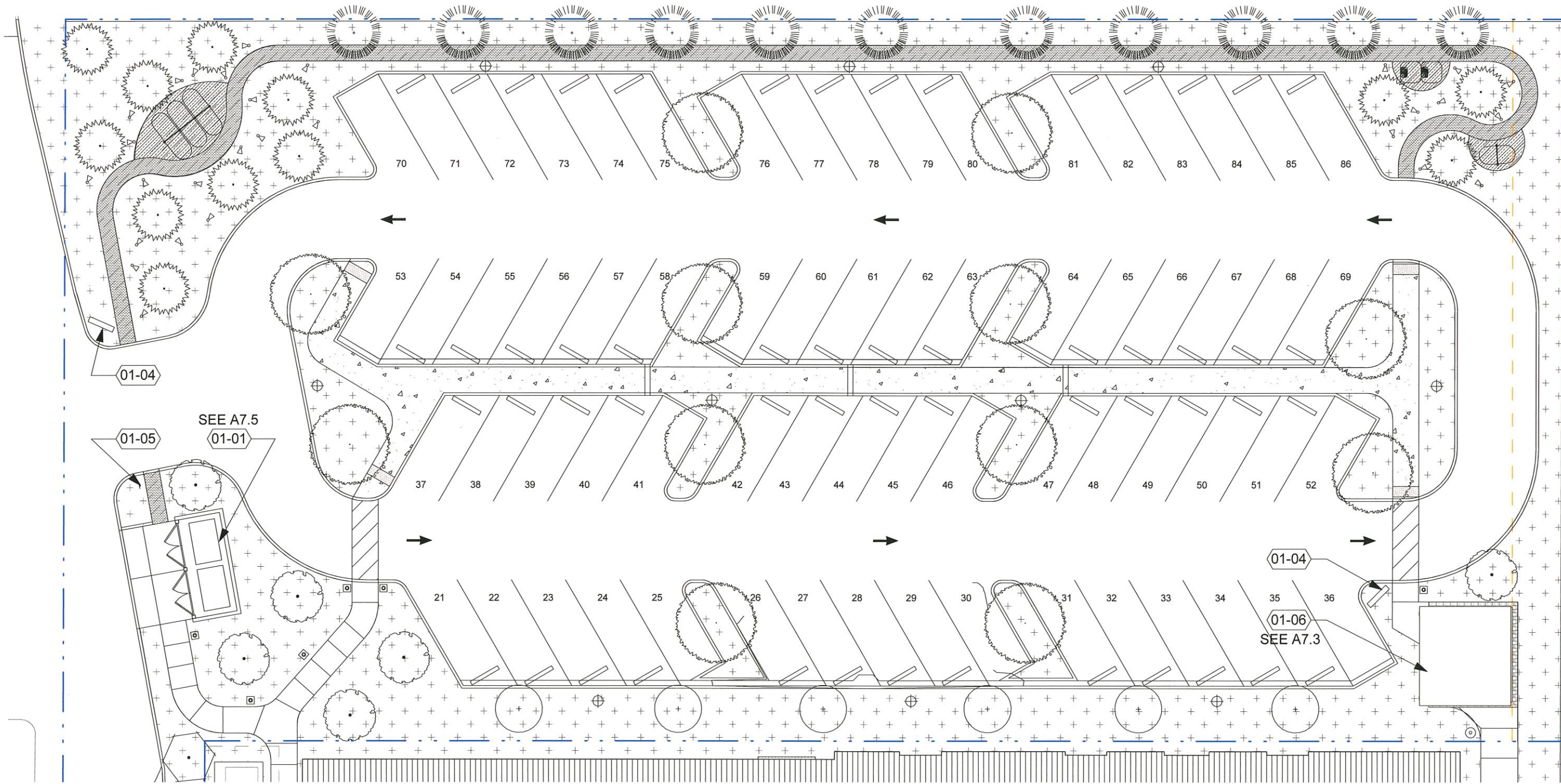
20 (E) + 66 = 86 PROVIDED

## KEYNOTES 07-02

- 01-01 TRASH ENCLOSURE WITH ACCESS FROM SERVICE DRIVE
- 01-02 TRANSFORMER AND GENERATOR
- 01-03 LOADING BERTH
- 01-04 MONUMENT SIGN
- 01-05 DIRECTIONAL SIGNAGE
- 01-06 SITE ENTRY PAVILION
- 01-07 NEW CURB AND LANDSCAPING
- 01-08 COMMUNITY GARDEN BEDS
- 01-09 OUTDOOR SEATING AREA
- 01-10 MAILBOXES
- 01-11 LONG-TERM BIKE PARKING - 4 SPACES
- 01-12 ACCESSIBLE ROUTE
- 01-13 NEW PARKING AND STRIPING - SEE CIVIL
- 01-14 MAIN BUILDING ENTRY
- 01-16 KIDS' PLAY AREA
- 01-17 WATER FEATURE
- 01-19 SHORT-TERM BIKE PARKING - 4 SPACES
- 01-20 EXISTING PARKING TO REMAIN
- 01-21 EXISTING FIRE HYDRANT

E. HANCOCK ST.





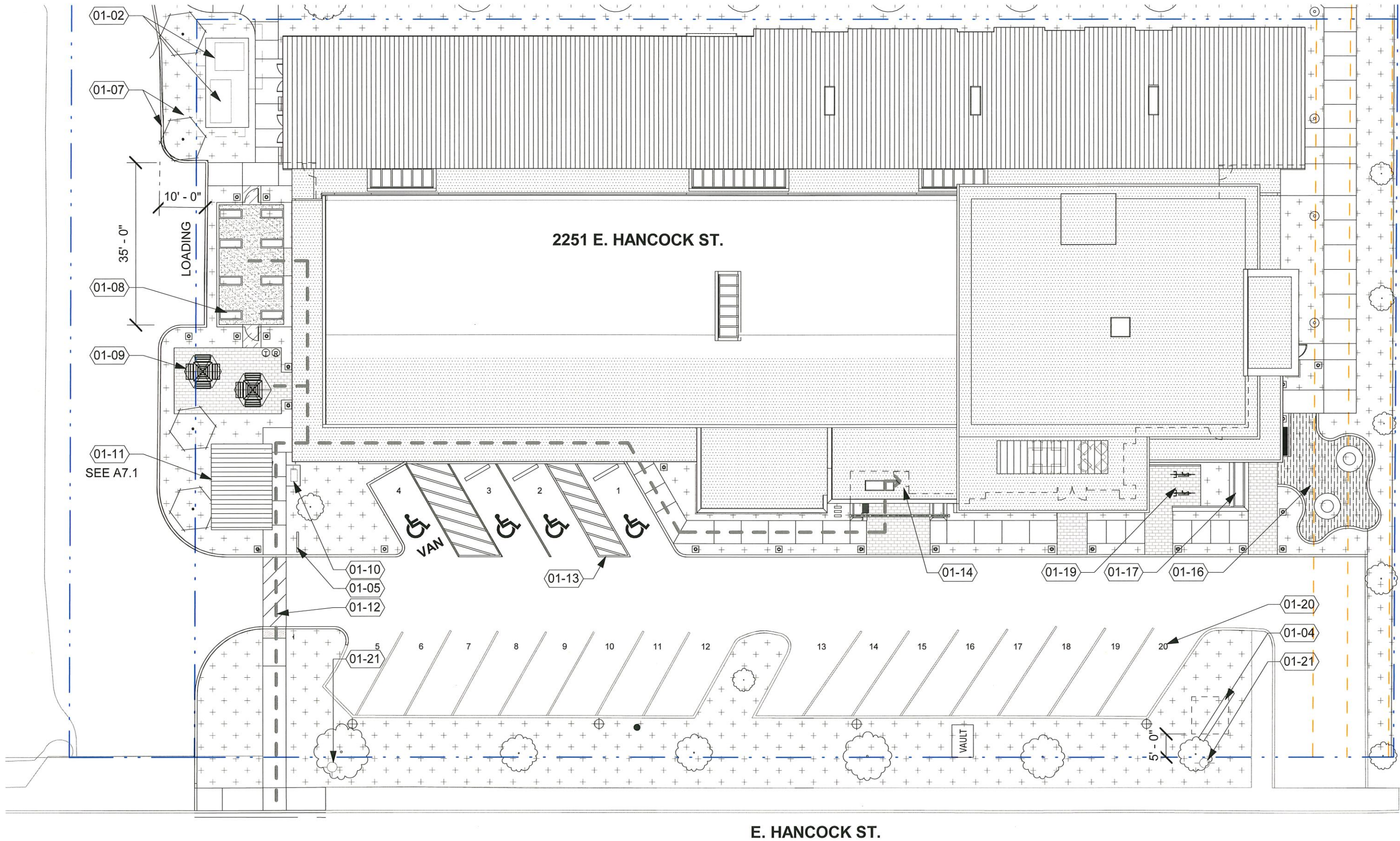
**NORTH PARKING LOT PLAN**  
**A1.1**



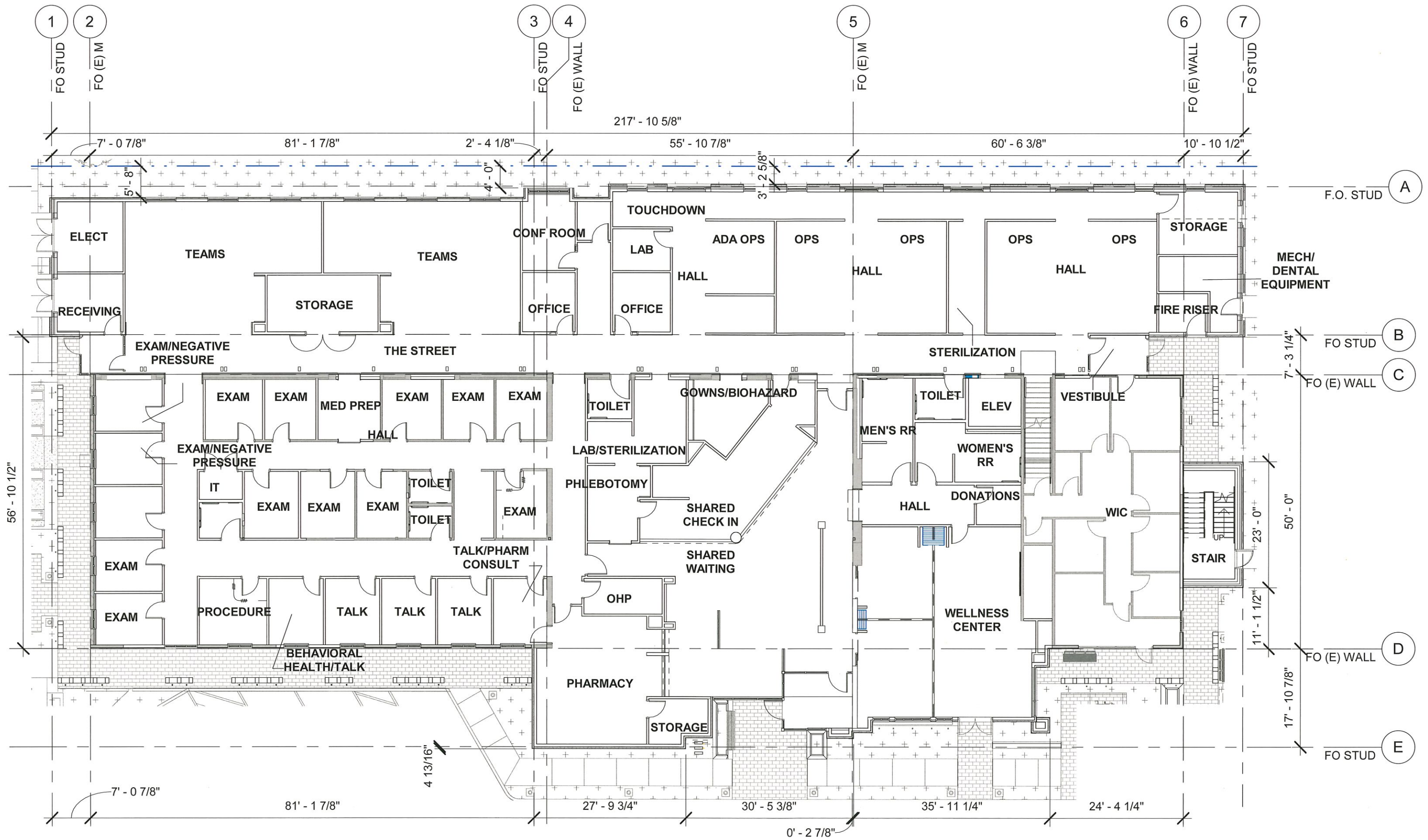
**VIRGINIA GARCIA NEWBERG CLINIC**  
 21162 09/06/22



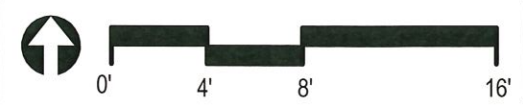








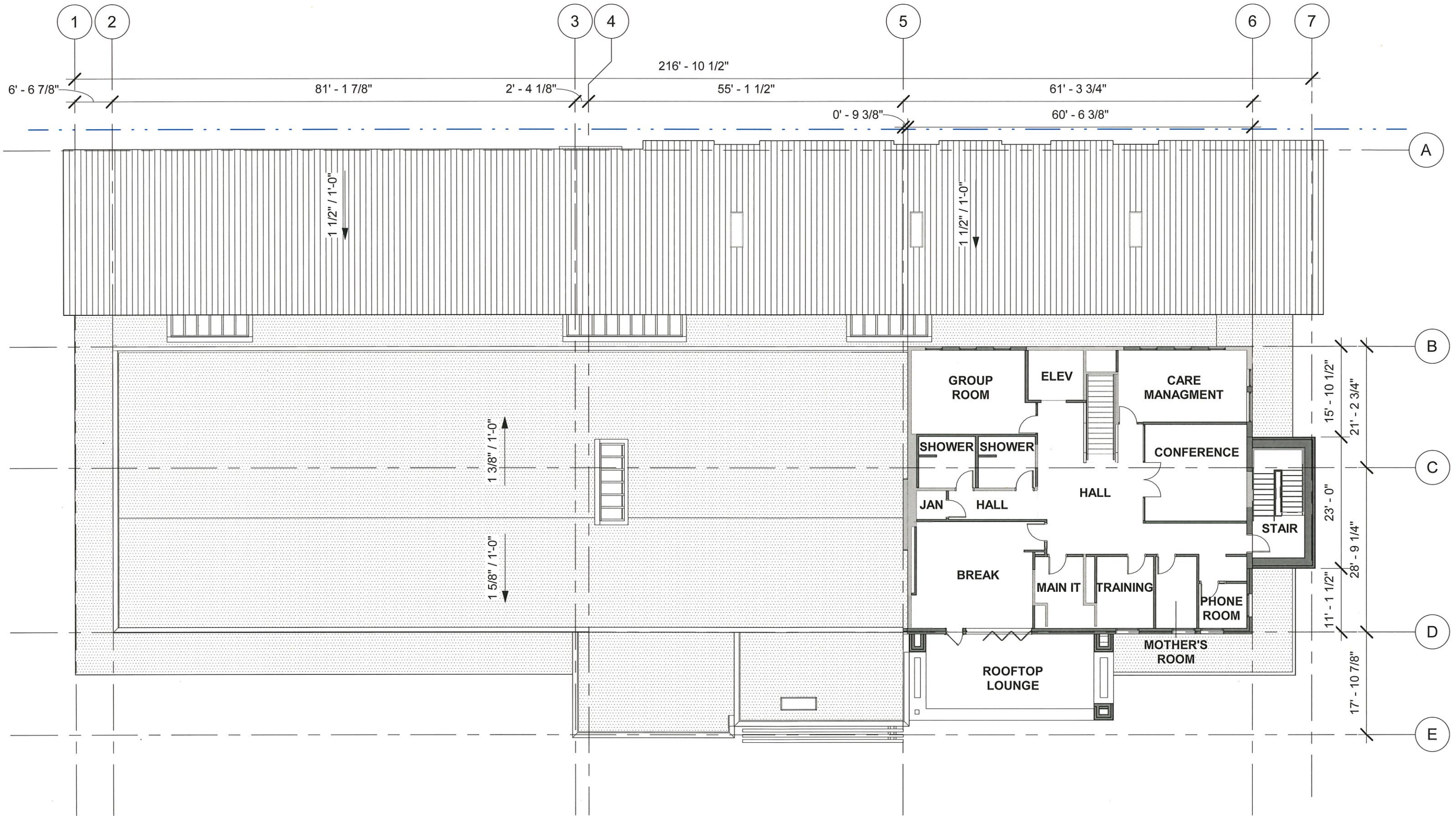
FIRST FLOOR PLAN  
A2.1



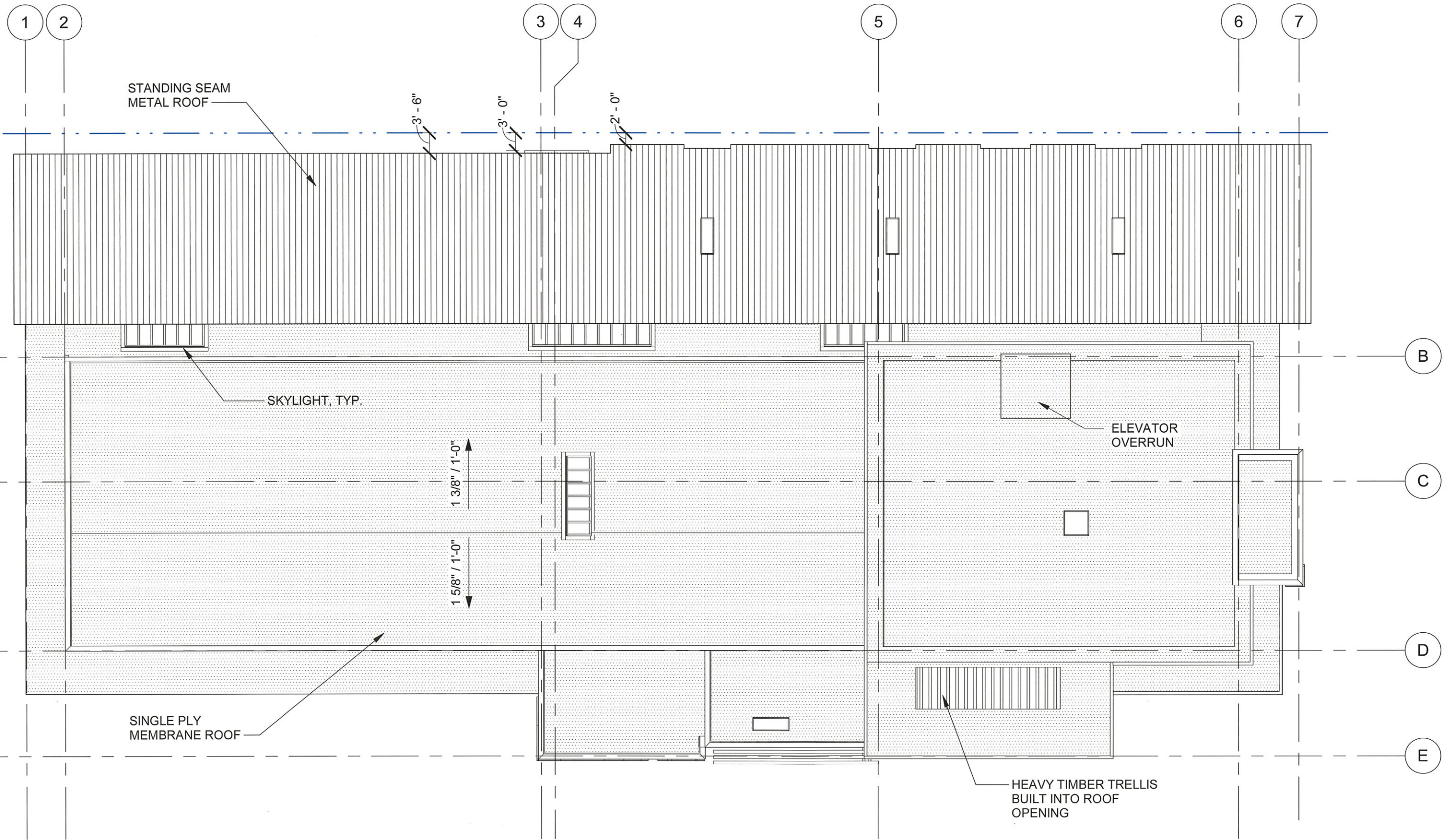
VIRGINIA GARCIA NEWBERG CLINIC  
21162 09/06/22



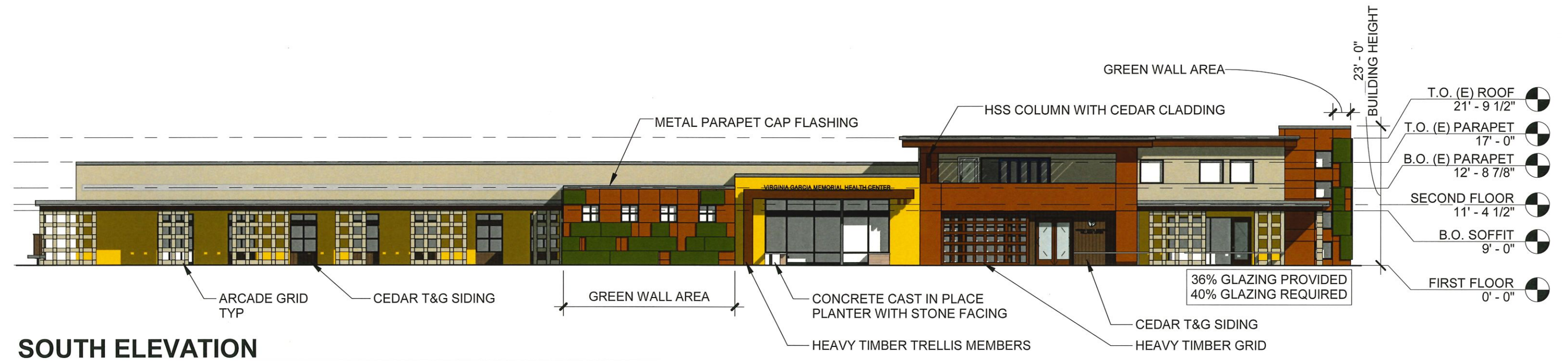
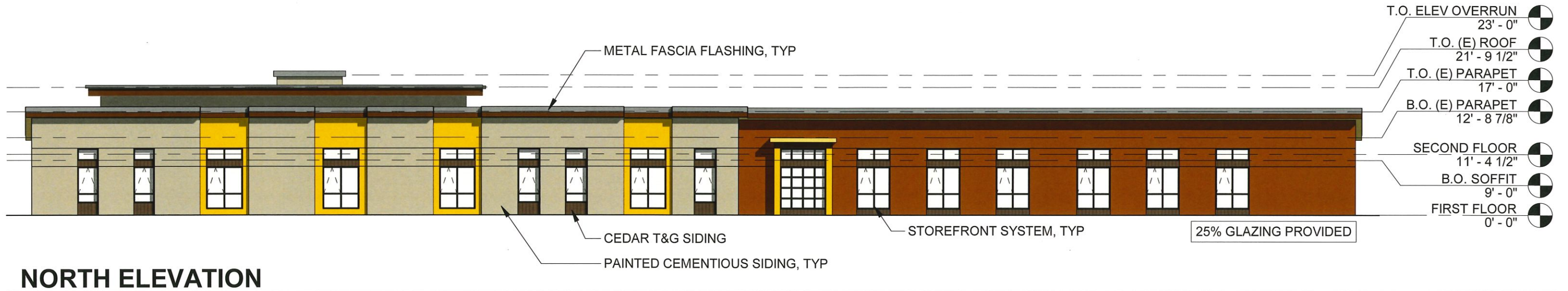


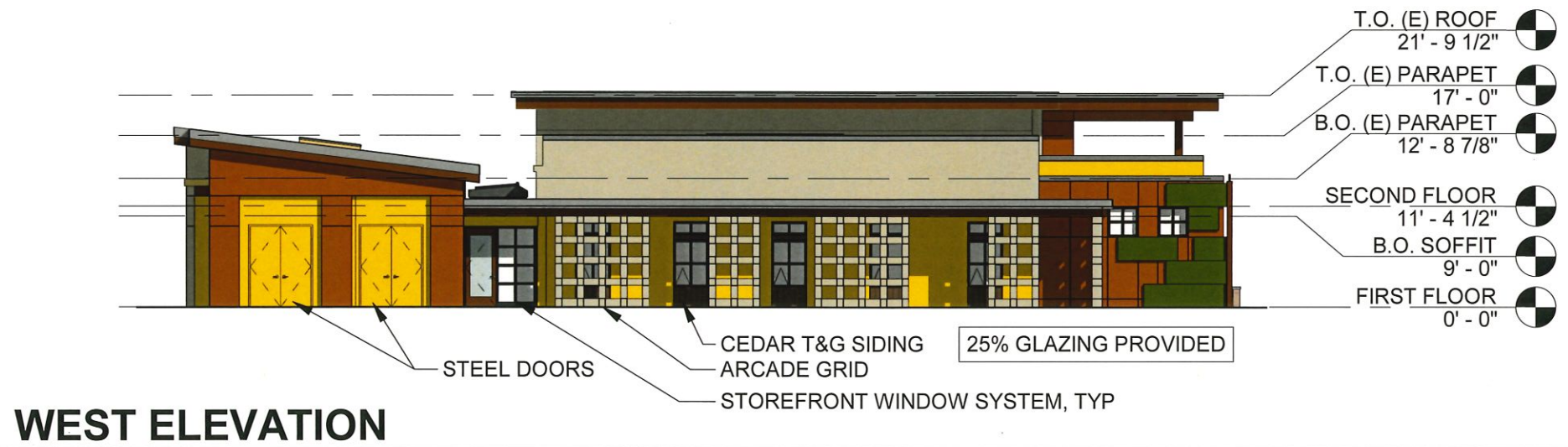
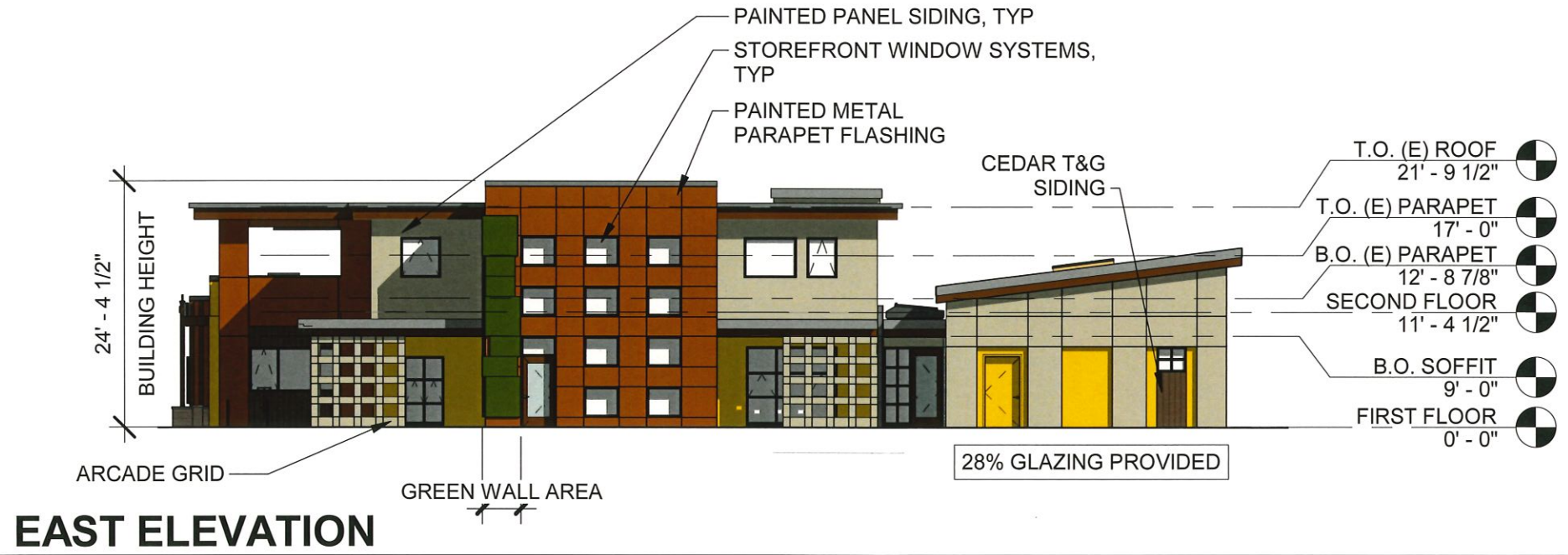




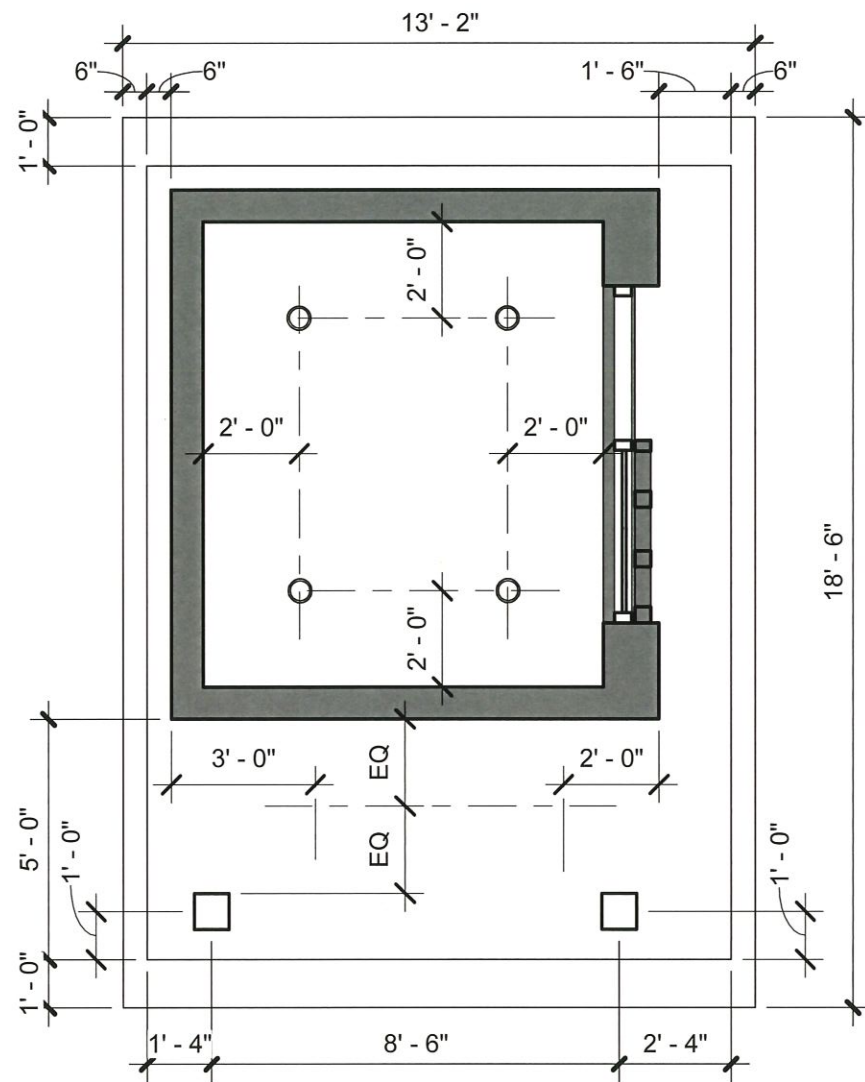




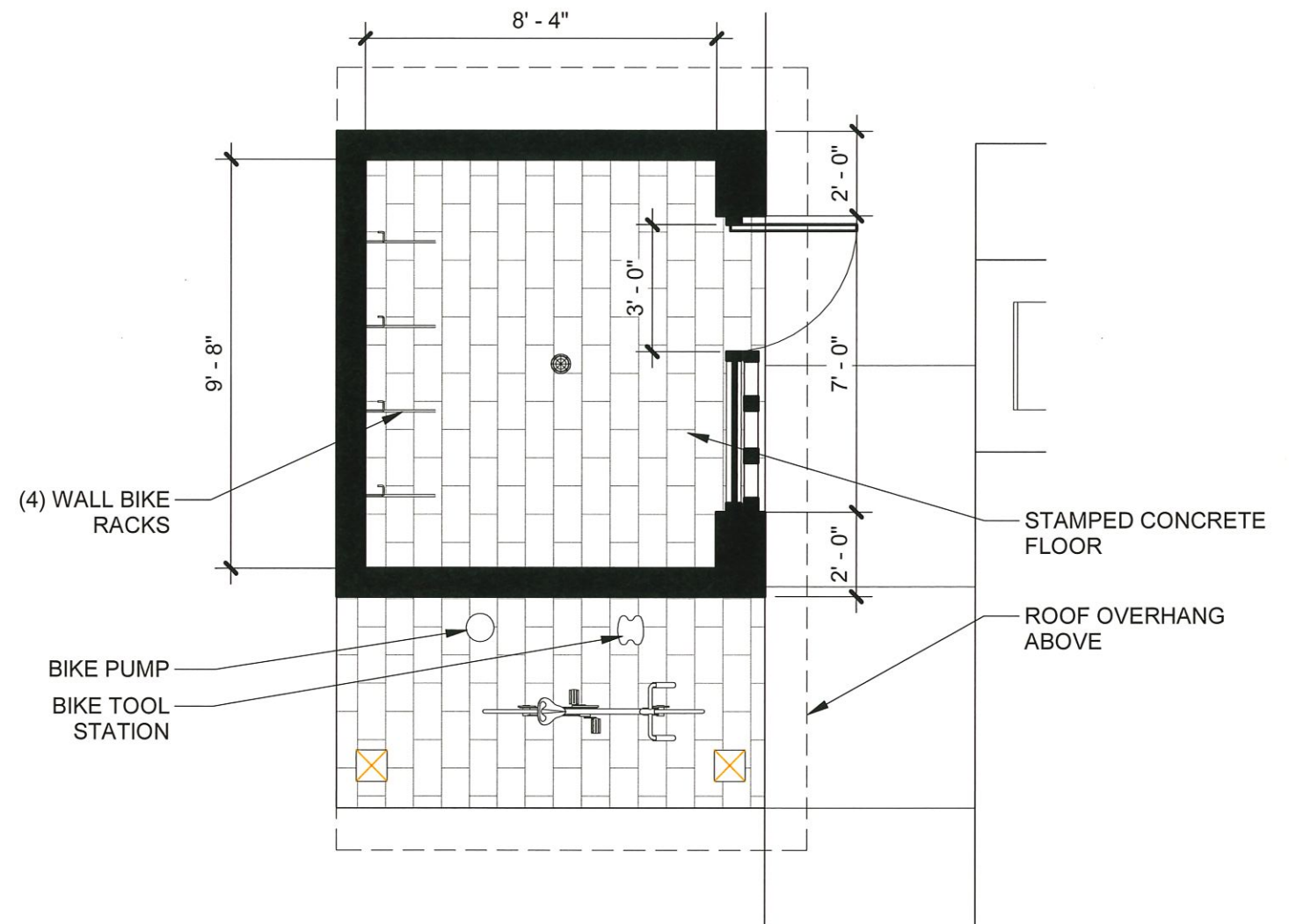






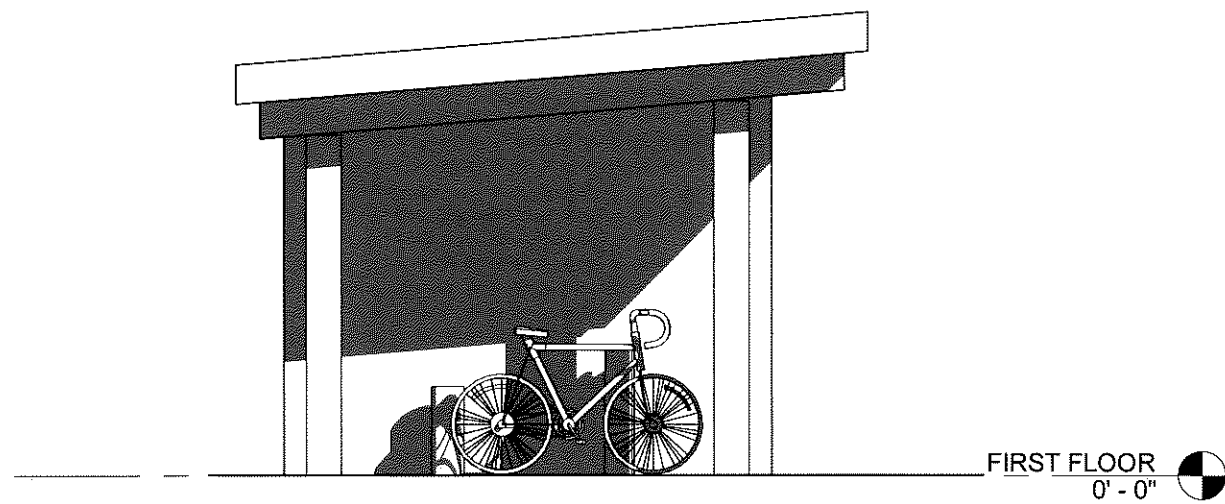


**2 RCP - BIKE PARKING**  
1/4" = 1'-0"

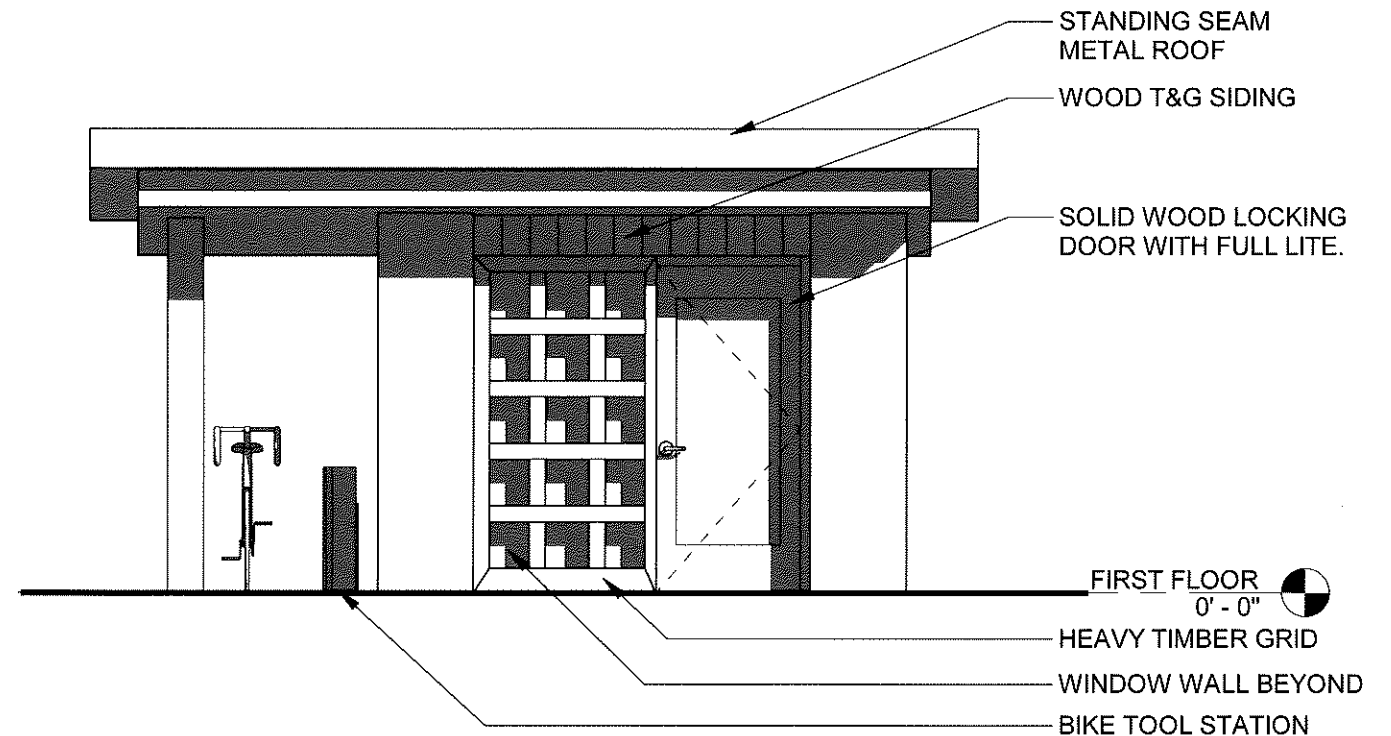


**1 FLOOR PLAN - BIKE PARKING**  
1/4" = 1'-0"

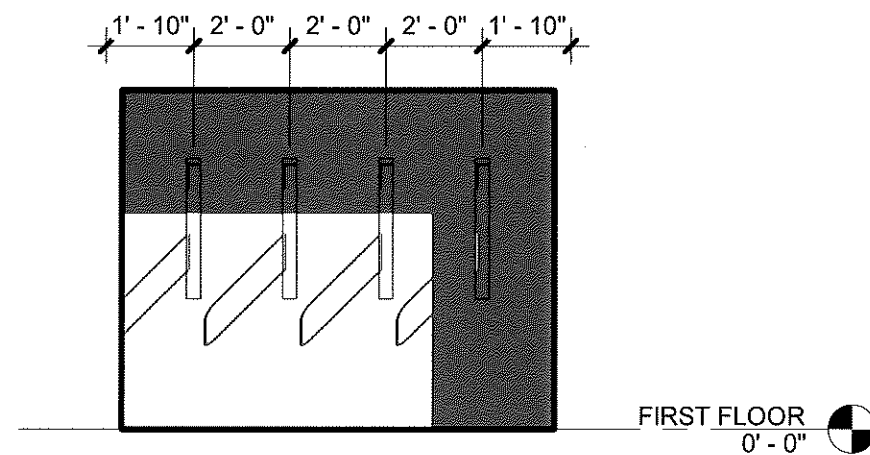




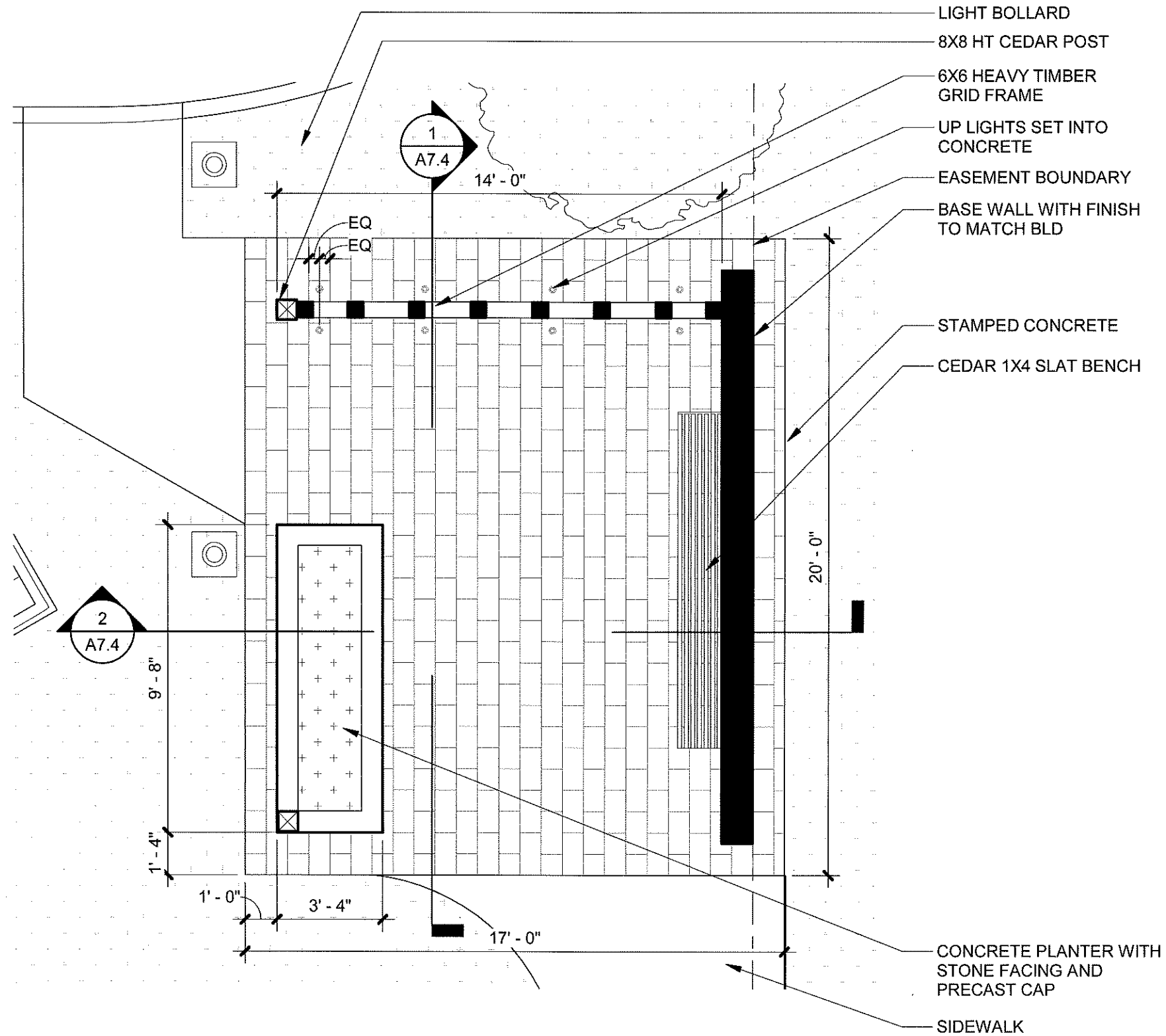
**3 SOUTH ELEVATION - BIKE PARKING**  
1/4" = 1'-0"



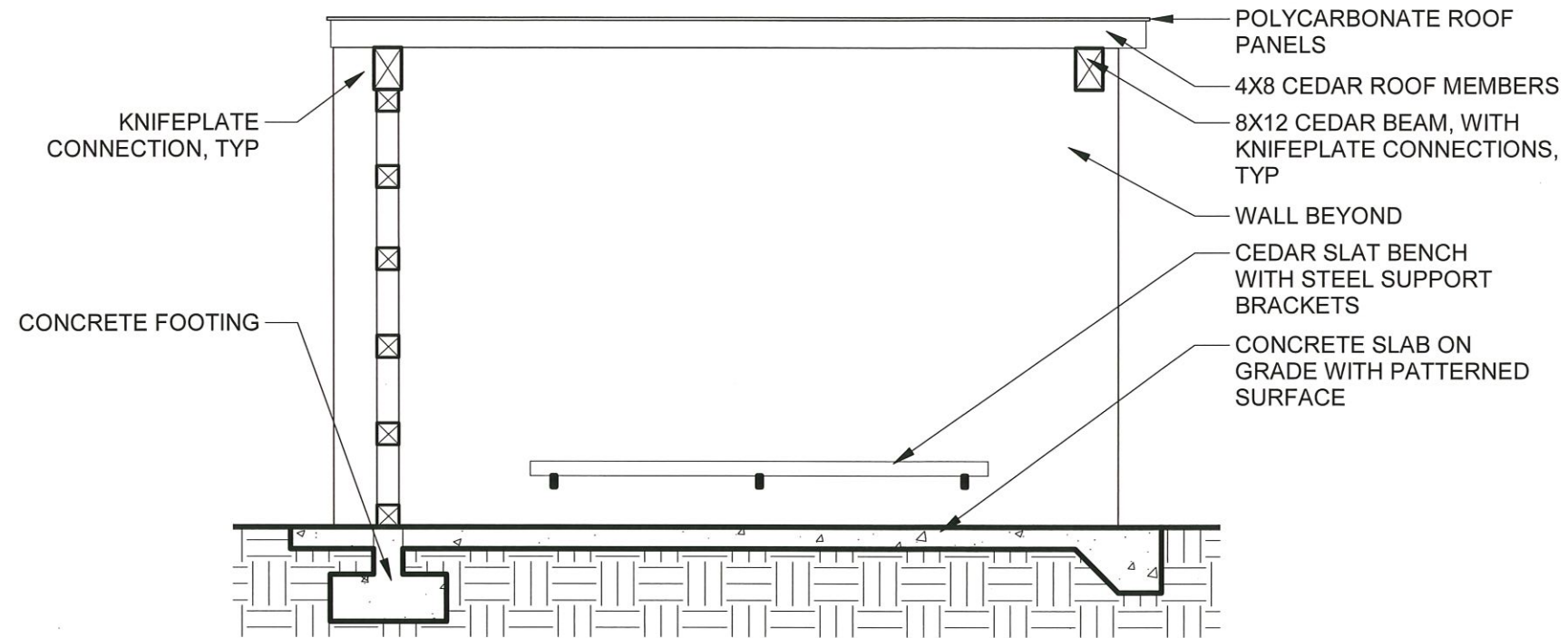
**1 EAST ELEVATION - BIKE PARKING**  
1/4" = 1'-0"



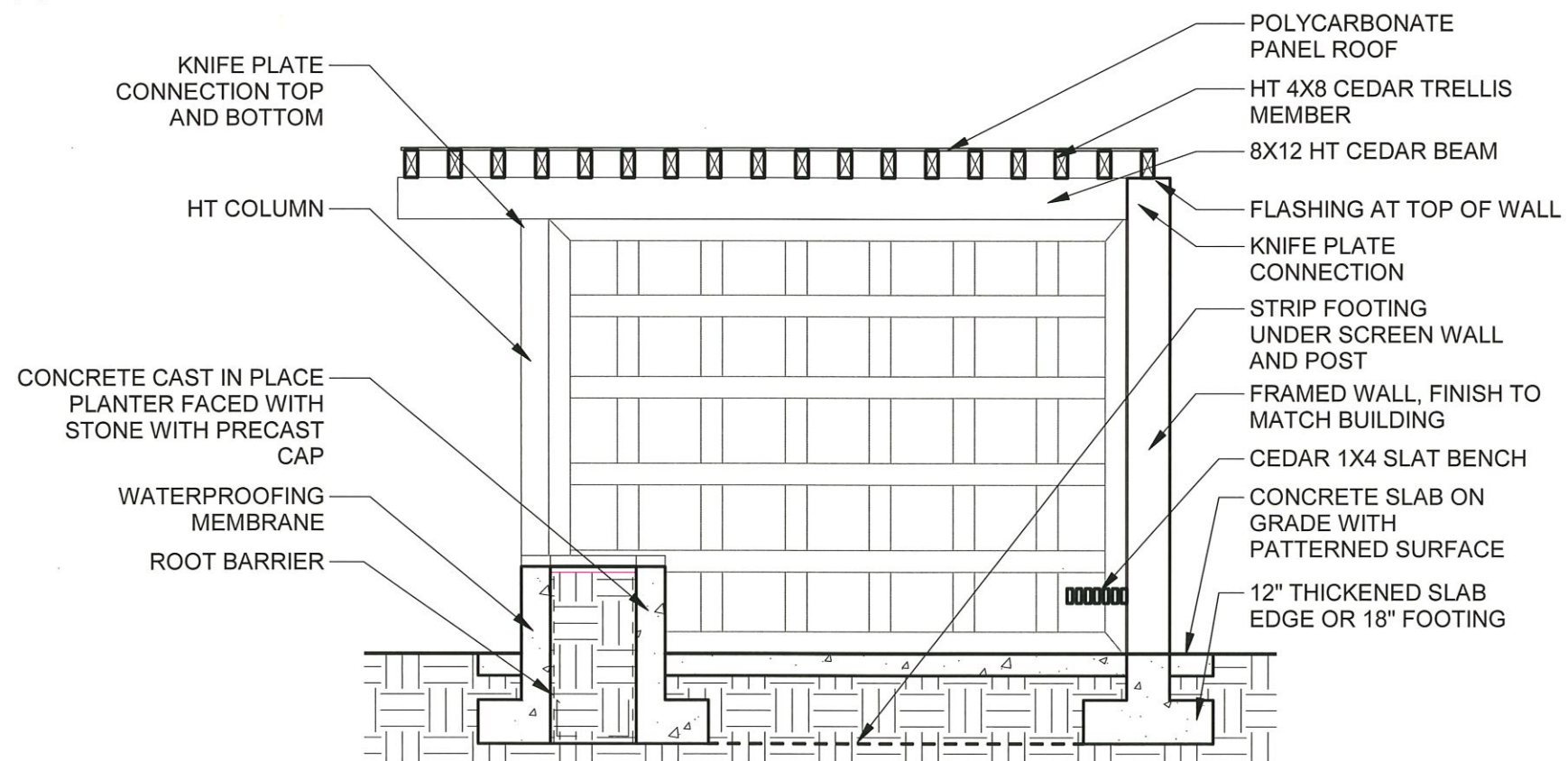
**2 INTERIOR ELEVATION - BIKE PARKING**  
1/4" = 1'-0"



**1 FLOOR PLAN - ENTRY PAVILION**  
 1/4" = 1'-0"

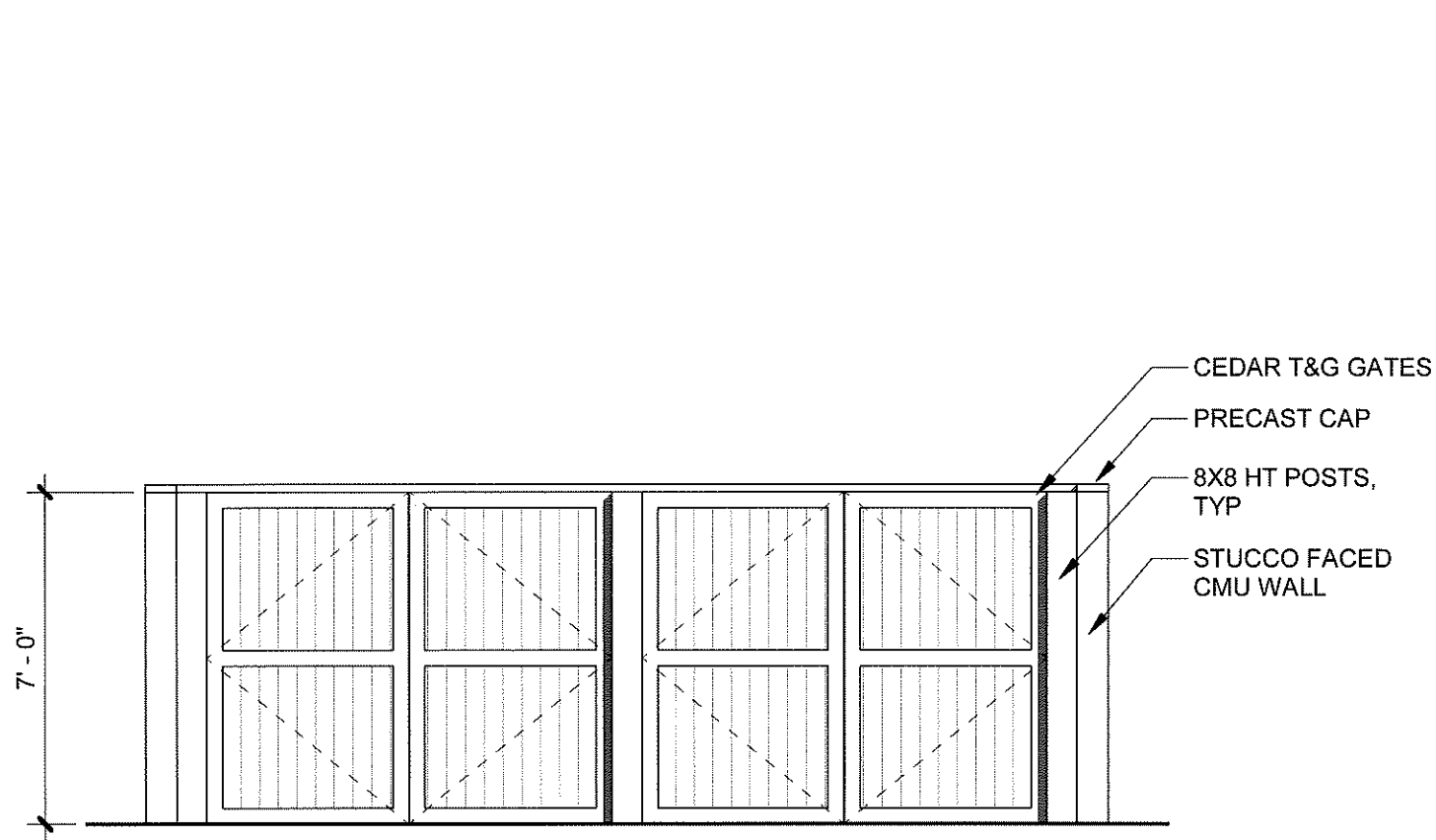


**1 EAST ENTRY PAVILION - EAST SECTION**  
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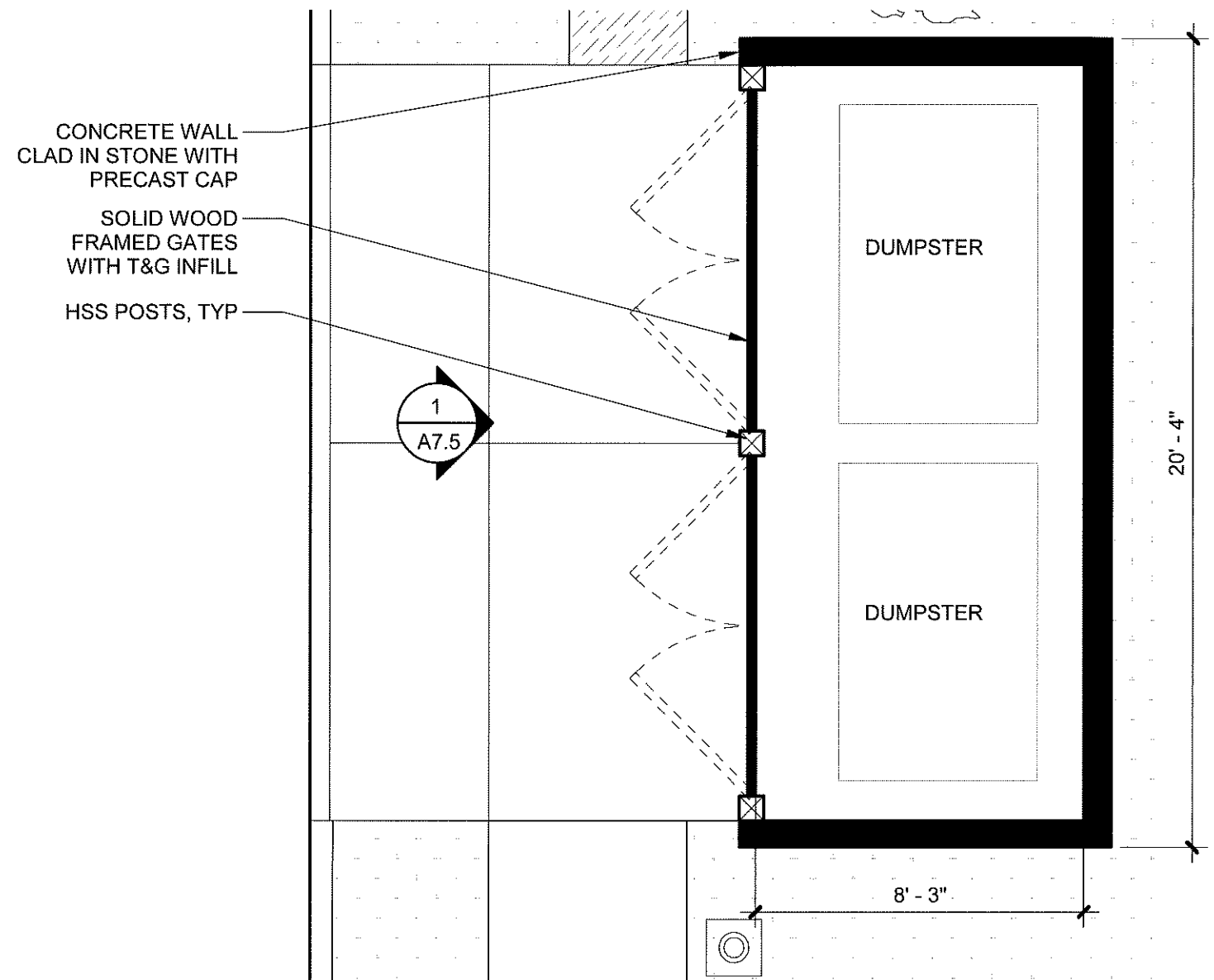


**2 EAST ENTRY PAVILION - NORTH SECTION**  
1/4" = 1'-0"

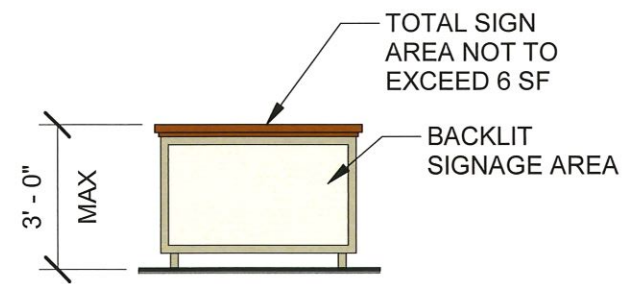




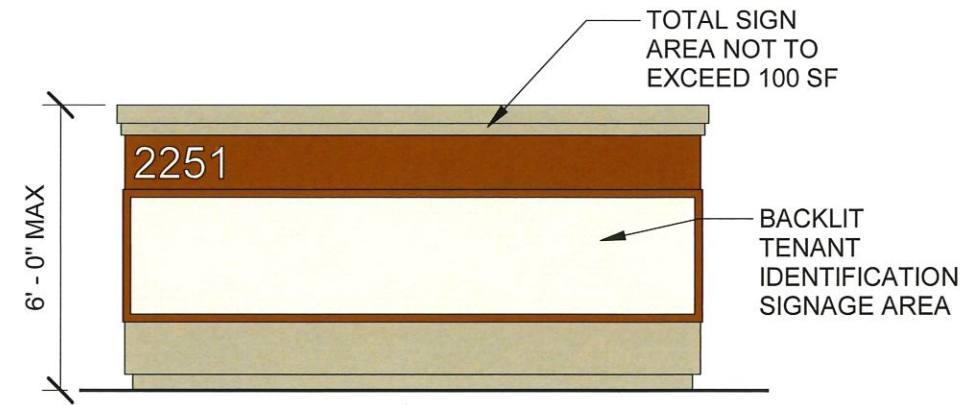
**1 FRONT ELEVATION - TRASH ENCLOSURE**  
 1/4" = 1'-0"



**2 FLOOR PLAN - TRASH ENCLOSURE**  
 1/4" = 1'-0"



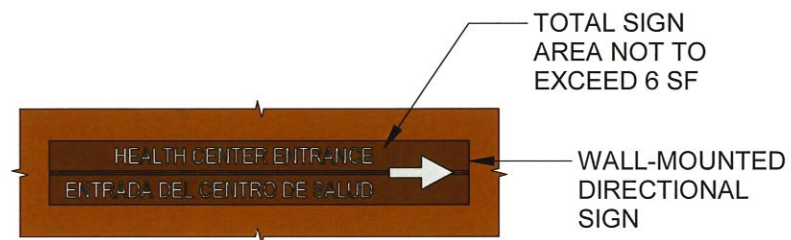
DIRECTIONAL SIGNAGE PRECEDENT



MONUMENT SIGN PRECEDENT

**3 DIRECTIONAL SIGNAGE**  
1/4" = 1'-0"

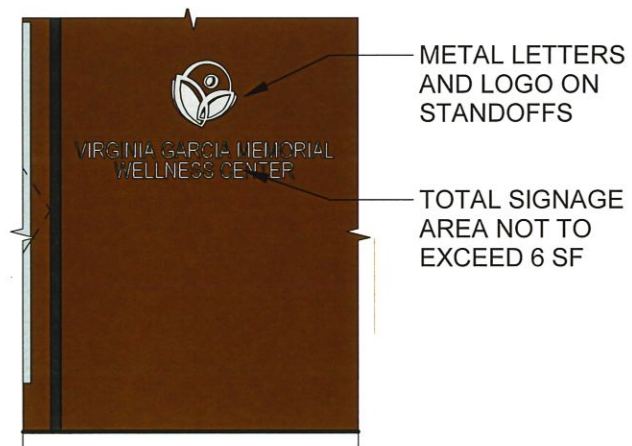
**1 MONUMENT SIGN**  
1/4" = 1'-0"



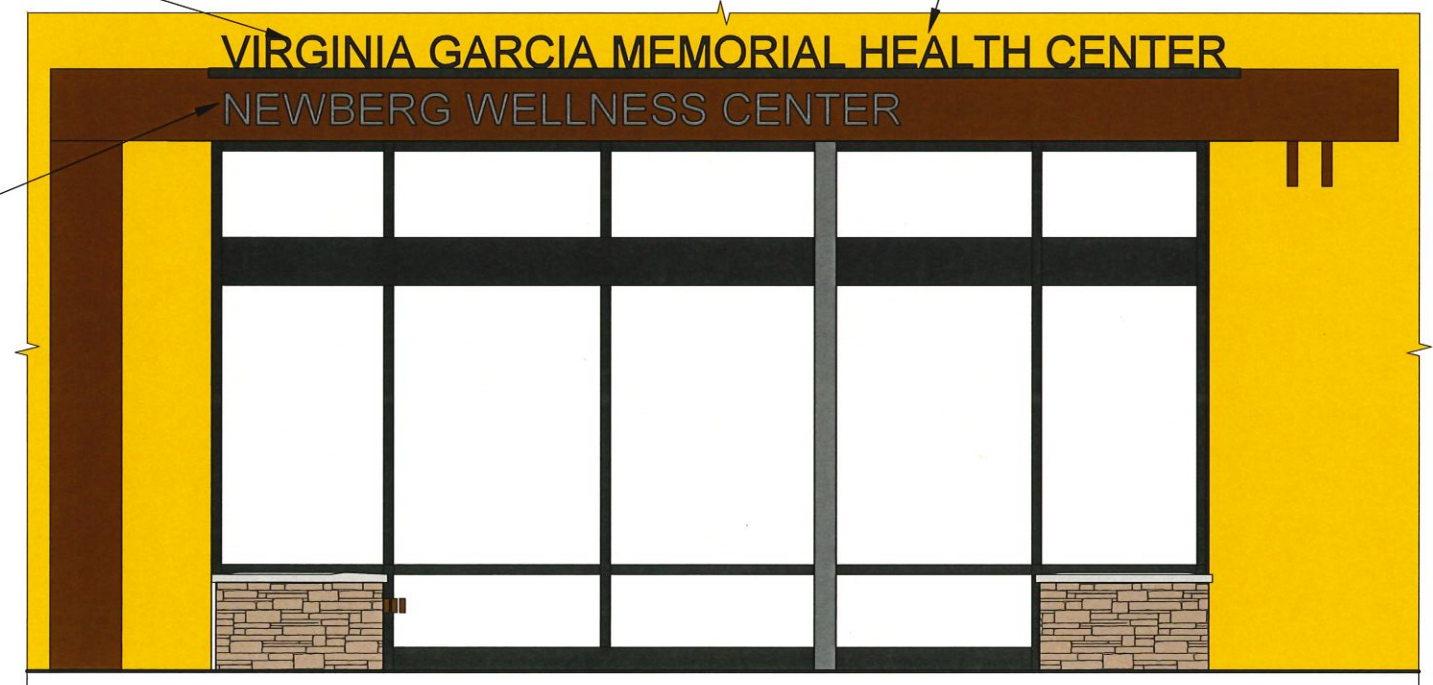
METAL LETTERS MOUNTED TO TOP OF HEAVY TIMBER TRELLIS

TOTAL SIGN AREA NOT TO EXCEED 259 SF

**4 PARKING PAVILION SIGNAGE**  
1/2" = 1'-0"

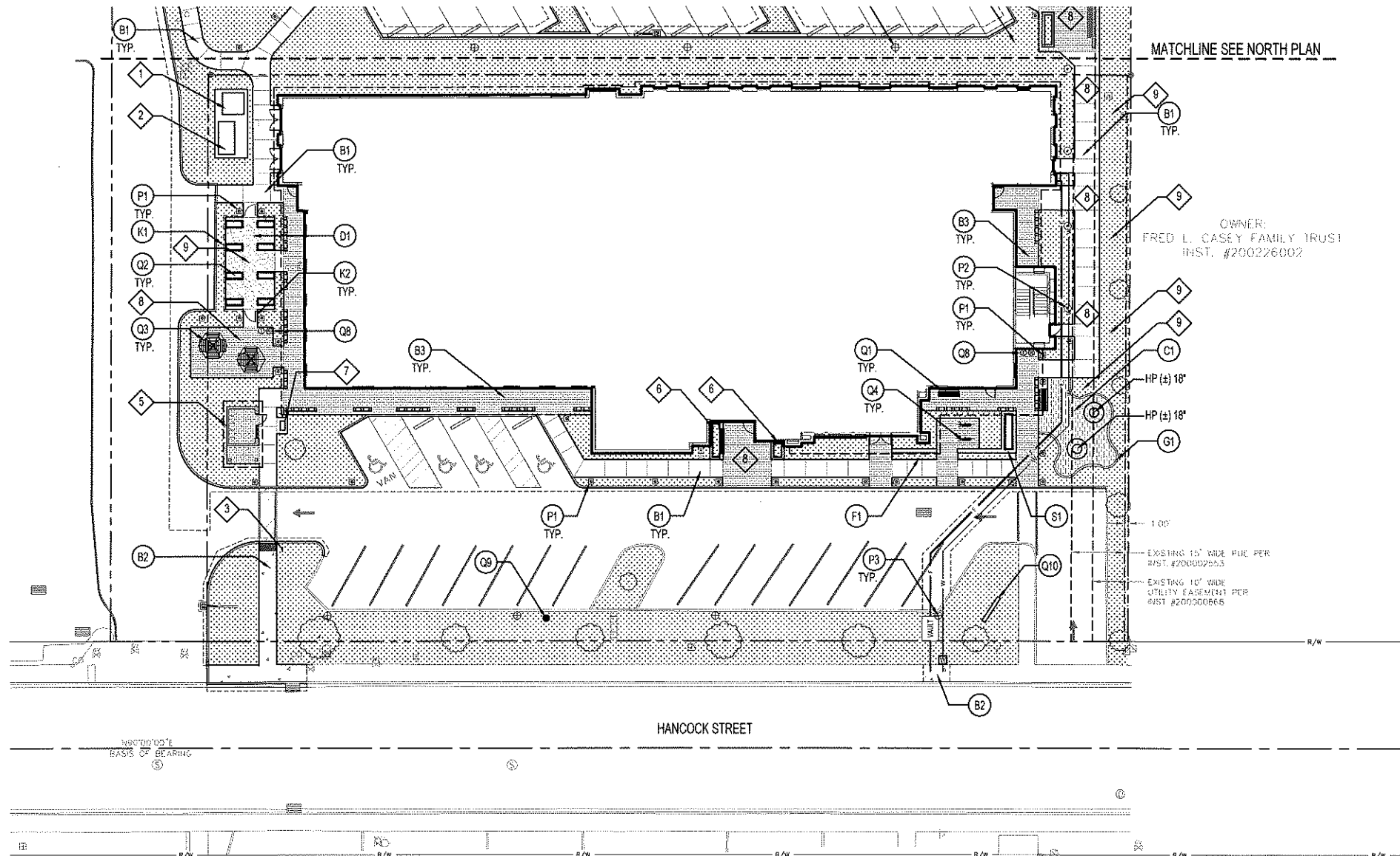


METAL LETTERS MOUNTED TO FACE OF HEAVY TIMBER TRELLIS



**5 BUILDING SIGNAGE - WELLNESS CENTER**  
1/4" = 1'-0"

**2 BUILDING SIGNAGE - MAIN ENTRY**  
1/4" = 1'-0"



**MATERIALS SCHEDULE**

**PAVEMENTS**

- (A1) ASPHALT PAVING (SEE CIVIL)
- (B1) CONCRETE PAVING - PEDESTRIAN  
- 4" CONCRETE OVER 6" AGGREGATE BASE  
- BROOM FINISH, SAW CUT JOINTS
- (B2) CONCRETE PAVING - PEDESTRIAN (SEE CIVIL)
- (B3) DECORATIVE CONCRETE PAVING - PEDESTRIAN  
- STAMPED FINISH w/ INSET TILE OR GRAPHIC PER PLAN  
- INTEGRAL COLOR w/ GRAPHIC
- (C1) SYNTHETIC TURF SAFETY SURFACING  
- 3 TO 5 COLORS  
- FOREVER LAWN PLAYGROUND GRASS, BASIS OF DESIGN
- (D1) DECOMPOSED GRANITE - COMMUNITY GARDEN  
- 3" OF 1/4" MINUS  
- TANGOLD COLOR
- (E1) BARK MULCH - WALKING PATH  
- 3" MINIMUM DEPTH
- (E2) ENGINEERED WOOD FIBER - FITNESS EQUIPMENT  
- 12" DEPTH; SUB DRAIN SYSTEM

**STAIRS, RAMPS, WALLS, AND CURBS**

- (F1) NATURAL STONE WALL w/ CAP  
- MUTUAL MATERIALS NATURAL STONE, BASIS OF DESIGN
- (G1) FLUSH CONCRETE CURB  
- 18" DEEP, 6" WIDE
- (H1) METAL EDGER  
- PERMALOC ALUMINUM EDGING; BASIS OF DESIGN

**RAILINGS, GATES, AND FENCES**

- (K1) 48" HT. DECORATIVE METAL PANEL FENCE  
- B&K MODERN LOW FENCE/DIVIDER; BASIS OF DESIGN  
- PATTERN OPTION: A 07
- (K2) 48" HT. DECORATIVE METAL PANEL GATE  
- B&K MODERN LOW FENCE/DIVIDER; BASIS OF DESIGN  
- PATTERN OPTION: A 07

**SITE FURNISHINGS**

- (P1) LIGHT BOLLARD  
- SEE ELECTRICAL
- (P2) LIGHT POLE - PEDESTRIAN  
- SEE ELECTRICAL
- (P3) LIGHT POLE - PARKING LOT  
- SEE ELECTRICAL
- (P4) LANDSCAPE UPLIGHTING  
- 60 DEGREE BEAM SPREAD, SEE ELECTRICAL
- (Q1) BENCH w/ BACK  
- FORMS+SURFACES STANDALONE 6' BENCH, BASIS OF DESIGN
- (Q2) RAISED PLANTER  
- 5' LENGTH x 2' WIDTH  
- JUNIPER OR CEDAR TIMBERS
- (Q3) TABLES, CHAIRS, & SUNSHADE  
- TYPE A, 4 SURFACE MOUNT BENCHES  
- TYPE B, 3 SURFACE MOUNT BENCHES; ADA  
- FORMS+SURFACES APEX ENSEMBLE, BASIS OF DESIGN  
- FORMS+SURFACES SOLERIS SUNSHADE, BASIS OF DESIGN
- (Q4) (2) BIKE RACKS  
- TIMBERFORM CYCLOOPS MODEL NO. 2170-3-06, BASIS OF DESIGN
- (Q5) FITNESS EQUIPMENT  
- KOMPAN PUSH UP BAR, BASIS OF DESIGN
- (Q6) FITNESS EQUIPMENT  
- KOMPAN 16 INCH AND 24 INCH STEP, BASIS OF DESIGN
- (Q7) FITNESS EQUIPMENT  
- KOMPAN INCLINE PRESS, BASIS OF DESIGN
- (Q8) LITTER / RECYCLING  
- LANDSCAPE FORMS PETOSKEY, BASIS OF DESIGN
- (Q9) EV CHARGING STATION (SEE ELECTRICAL)
- (Q10) MONUMENT SIGNS

**SITE FURNISHINGS - SPECIALTY FEATURES**

- (S1) WATER FEATURE  
- MUTUAL MATERIALS NATURAL STONE, BASIS OF DESIGN

**SOIL PREPARATION NOTE**

1. SOIL PREP - RIP SUBGRADE TO DEPTH OF 4" BELOW AMENDED LAYER. TILL 3" COMPOST INTO TOP 12" PLACED TOPSOIL.

**IRRIGATION NOTE**

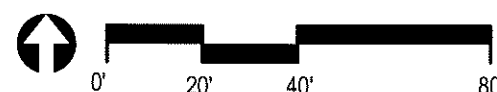
1. ALL PLANTING AREAS TO BE IRRIGATED w/ FULLY AUTOMATIC IRRIGATION SYSTEM.

**KEY NOTES**

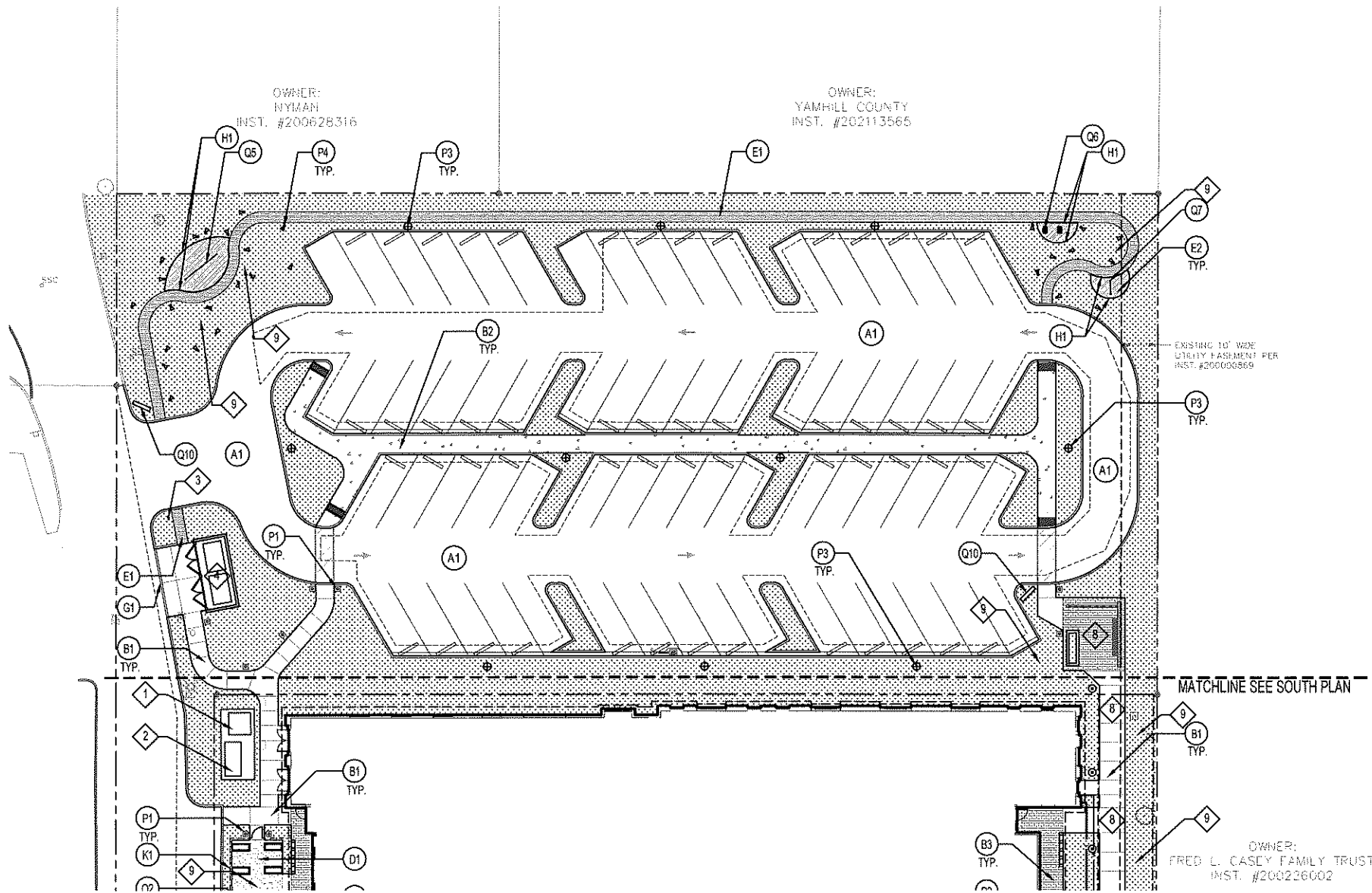
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5. BIKE ENCLOSURE
6. PLANTERS AT BUILDING - REFER TO ARCHITECT
7. USPS MAILBOXES - REFER TO ARCHITECT
8. PROPOSED FUTURE ART INSTALLATION - DECORATIVE CONCRETE GRAPHIC
9. PROPOSED FUTURE ART INSTALLATION - SCULPTURE

**MATERIALS LEGEND**

- PROPERTY LINE
- [Pattern] PLANTING AREA
- TYP. TYPICAL
- HP HIGH POINT
- [Symbol] EXISTING TREES







**MATERIALS SCHEDULE**

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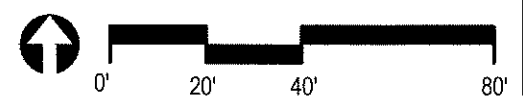
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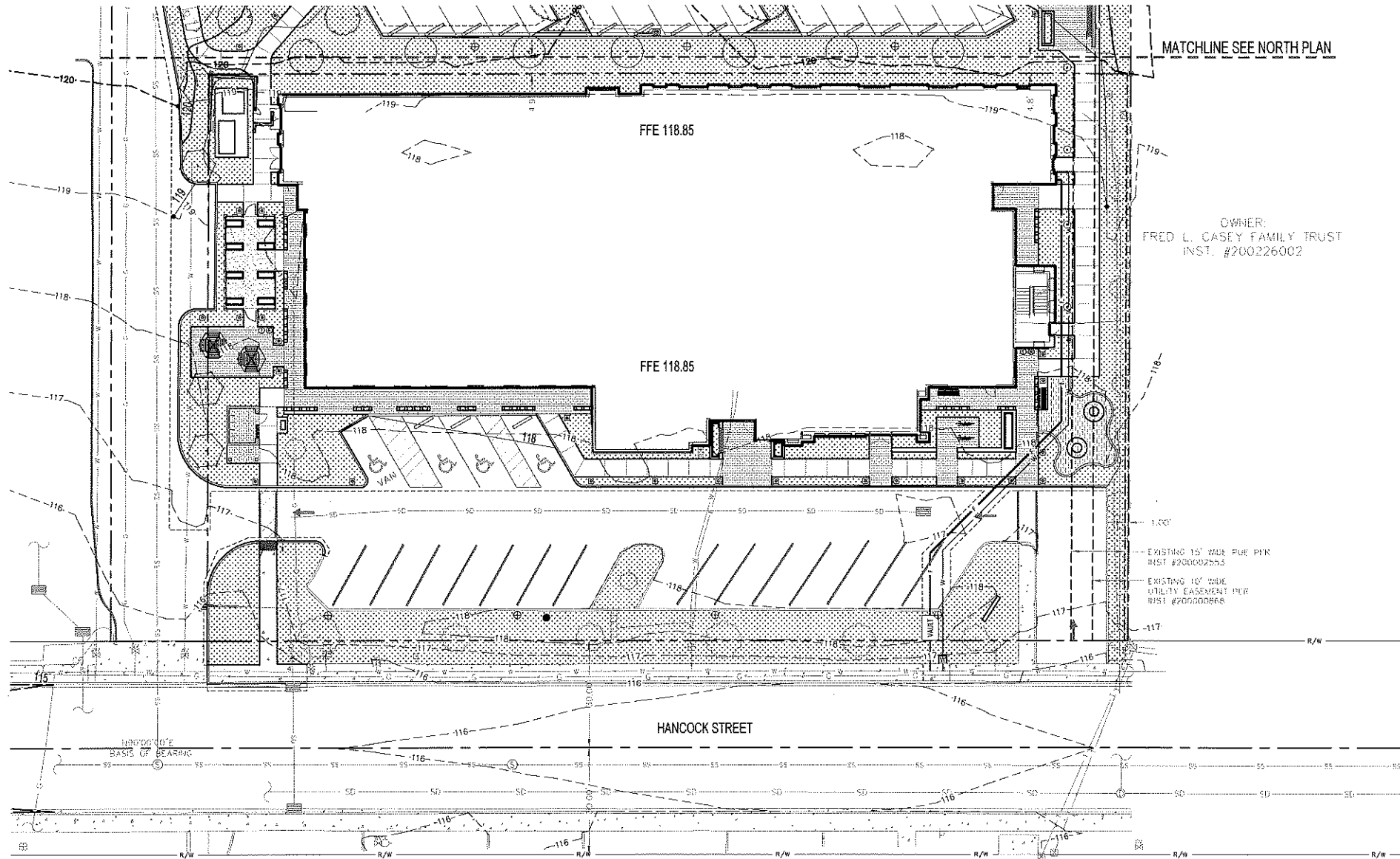
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- [Symbol] EXISTING TREES





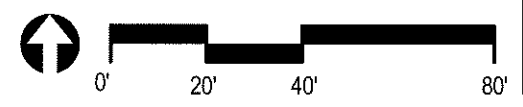
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FRED L. CASEY FAMILY TRUST  
INST. #200226002

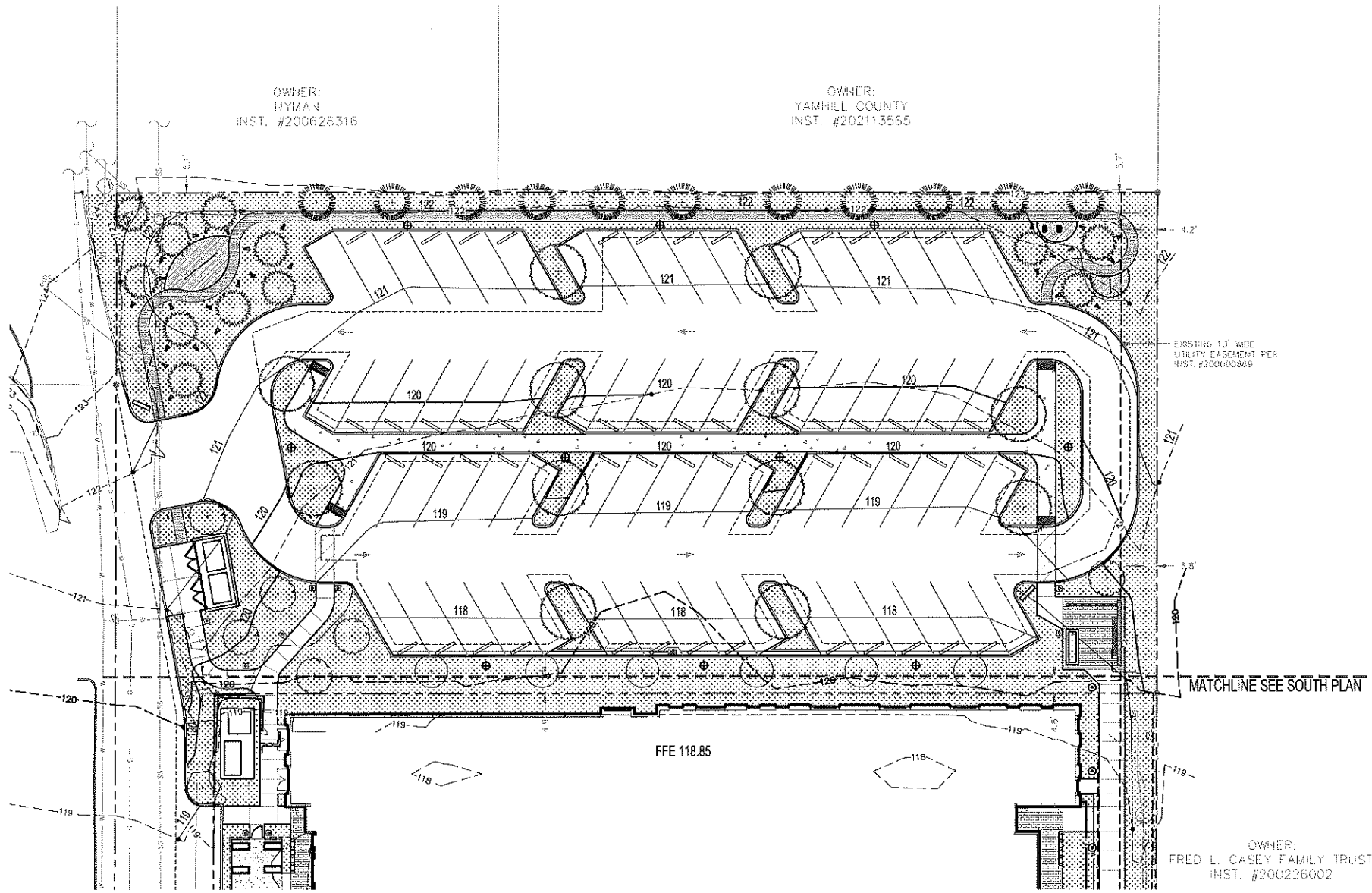
GRADING/DRAINAGE SCHEDULE

- EXISTING CONTOUR
- PROPOSED CONTOUR
- XXXX PROPOSED SPOT ELEVATION
- (XXXX) EXISTING SPOT ELEVATION (VERIFY IN FIELD)
- ↘ X% PROPOSED DIRECTION AND PERCENT SLOPE

ABBREVIATIONS

- BC BOTTOM OF CURB (FS)
- BW BOTTOM OF WALL (FS)
- FC FLUSH CURB
- FG FINISH GRADE
- FS FINISH SURFACE
- GB GRADE BREAK
- HP HIGH POINT
- RM RIM INLET
- LP LOW POINT
- TC TOP OF CURB
- TW TOP OF WALL
- TD TRENCH DRAIN RIM



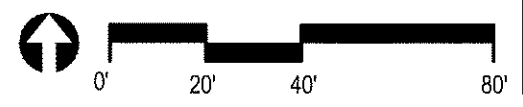


**GRADING/DRAINAGE SCHEDULE**

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———	PROPOSED CONTOUR
XXXX	PROPOSED SPOT ELEVATION
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**ABBREVIATIONS**

BC	BOTTOM OF CURB (FS)
BW	BOTTOM OF WALL (FS)
FC	FLUSH CURB
FG	FINISH GRADE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
RM	RIM INLET
LP	LOW POINT
TC	TOP OF CURB
TW	TOP OF WALL
TD	TRENCH DRAIN RIM





PLANT SCHEDULE							
FOUNDATION PLANTING							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. X SPRD.)	CONTAINER CLASS	SPACING	NOTES
	ACCI	ACER CIRCINATUM	VINE MAPLE	8' HT.; 3/4" CAL.	CG #5, #7, #10, OR B&B	AS SHOWN	TYPE 3 UPRIGHT DECIDUOUS SHRUB / SMALL TREE; NUMBER OF BRANCHES 7 MIN.; ROOT BALL 18" MIN. DIA.; ROOT BALL DEPTH 11-3/4" MIN.; MULTI-STEM
	CACL	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	15" HT.; 3 CANES	CG #2, #3, #5	24" O.C.	TYPE 0 TENDER DECIDUOUS SHRUB; LOW SHRUB
	CHAZ	CHOISYA x DEWITTEANA 'AZTEC PEARL'	AZTEC PEARL MEXICAN ORANGE	18" HT. OR SPRD.	CG #3	48" O.C.	TYPE 3 BROADLEAF EVERGREEN; LOW SHRUB
	CLHU	CLETHORA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD PEPPERBUSH	18" HT.; 4 CANES	CG #2, #3, #5	36" O.C.	TYPE 2 INTERMEDIATE DECIDUOUS SHRUB; LOW SHRUB
	EUAJ	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	24" HT. x 8" SPRD.	CG #3	18" O.C.	TYPE 6 BROADLEAF EVERGREEN; HIGH SCREEN SHRUB
	FOMA	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	18" HT.; 4 OR MORE CANES	CG #3	AS SHOWN	HIGH SCREEN SHRUB
	GAJA	GARDENIA JASMINOIDES	SUMMER SNOW® GARDENIA	18" HT. OR SPRD.	CG #2	30" O.C.	
	MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE	18" HT. x 12" SPRD.	CG #2	36" O.C.	PNW NATIVE; LOW SCREEN SHRUB
	MACO	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	15" SPRD.	CG #2	30" O.C.	PNW NATIVE
	MASO	MAHONIA EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS MAHONIA	12" SPRD.	CG #2, #3	36" O.C.	EVERGREEN SHRUB; HEAVY, WELL FOLIAGED; DIRR SPECS: ZONES 4-8; 48" HT. X SPRD
	NADO	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	15-18" HT. x 12-15" SPRD.	CG #3, #5	36" O.C.	LOW SHRUB
	RISA	RIBES SANGUINEUM	FLOWERING CURRANT	24" HT.; 4 CANES	CG #3, #5, #7	AS SHOWN	PNW NATIVE; ATTRACTS BIRDS; HIGH SCREEN SHRUB
	SPJA	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	15" HT. OR SPRD.; 4 CANES	CG #2, #3, #5	30" O.C.	TYPE 1 DECIDUOUS SHRUB; LOW SHRUB
	VIDA	VIBURNUM DAVIDII	DAVID VIBURNUM	18" HT. OR SPRD.	CG #3	36" O.C.	TYPE 2 BROADLEAF EVERGREEN; LOW SHRUB
FERNS, ORNAMENTAL GRASSES, VINES & GROUNDCOVERS							
	ABPR	ABELIA x GRANDIFLORA 'PROSTRATA'	PROSTRATE WHITE ABELIA	18" SPRD.	CG #3	30" O.C.	
	ARUV	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNIK	12" SPRD.	CG #1, #2	24" O.C.	EVERGREEN GROUNDCOVER; ROOTS TO EDGE OF CONTAINER
	BOGR	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	12" SPRD.	CG #1, #2	18" O.C.	SEMI-EVERGREEN GRASS; ROOTS TO EDGE OF CONTAINER
	CAVA	CAREX MORROWII 'AUEREA-VARIEGATA'	VARIEGATED JAPANESE SEDGE	12" SPRD.	CG #1, #2	12" O.C.	EVERGREEN GRASS; ROOTS TO EDGE OF CONTAINER
	CERG	CEANOTHUS GRISEUS VAR. HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	15" SPRD.	CG #2, 3	36" O.C.	TYPE 1 BROADLEAF EVERGREEN; LOW SHRUB
	LIMU	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	6" HT. x 10" SPRD.	CG #2, #3	12" O.C.	GRASS-LIKE GROUNDCOVER; ROOTS TO EDGE OF CONTAINER
	LOPI	LONICERA PILEATA	PRIVET HONEYSUCKLE	18" SPRD.	CG #2	AS SHOWN	TYPE 1 BROADLEAF EVERGREEN; LOW SHRUB
	MARE	MAHONIA NERVOSA	LONGLEAF REPENS	12" SPRD.	CG #2	24" O.C.	PNW NATIVE; EVERGREEN GROUNDCOVER
	PATE	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	GREEN SHEEN JAPANESE PRURGE	6" SPRD.	#SP4	12" O.C.	EVERGREEN GROUNDCOVER; ROOTS TO EDGE OF CONTAINER
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	CG #2, #3	36" O.C.	PNW NATIVE; EVERGREEN FERN; HEAVY, WELL FOLIAGED
	SAHO	SARCOCOCCA HOOKERIANA VAR. HUMILIS	DWARF SWEETBOX	12" SPRD.	CG #2	24" O.C.	EVERGREEN GROUNDCOVER
	SPWA	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	12" SPRD. OR HT.; 4 CANES	CG #1, #2, #3	18" O.C.	TYPE 1 DECIDUOUS SHRUB; GROUNDCOVER

PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. X SPRD.)	SPACING	QUANTITY	NOTES
	ACGR	ACER GRISEUM	PAPERBARK MAPLE	2' CAL.; 12-14' HT.	AS SHOWN	6	SMALL TREE
	ACPA	ACER PALMATUM	JAPANESE MAPLE	8' HT.	AS SHOWN	6	SMALL TREE; MULTI-STEM
	GLTR	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2' CAL.; 12-14' HT.	AS SHOWN	4	MEDIUM TREE
	PLAC	PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2' CAL.; 12-14' HT.	AS SHOWN	12	LARGE TREE
	PSME	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6' HT.; 3-4' SPRD.	AS SHOWN	11	LARGE TREE
	THPL	THUJA PLICATA	WESTERN RED CEDAR	6' HT.; 3-4' SPRD.	AS SHOWN	12	LARGE TREE

**PLANTING NOTES**

1. VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
2. VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
3. VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
4. COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
5. REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS, METHODS, AND MATERIALS.
6. VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
7. PROVIDE POSITIVE DRAINAGE FOR ALL PLANTING AREAS.
8. UNLESS OTHERWISE INDICATED, ALL PLANTINGS SHALL BE TRIANGULARLY SPACED.
9. LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSES. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP, EVEN IF THE GROUP IS SPREAD OVER MORE THAN ONE SHEET.

**SITE LANDSCAPE CALCULATIONS**

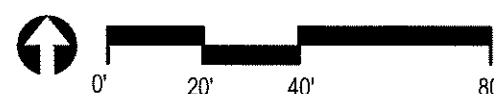
C-2: COMMUNITY COMMERCIAL	TOTAL AREA:
SITE BOUNDARY (NORTH LOT)	39,283 SF
SITE BOUNDARY (SOUTH LOT)	41,222 SF
BUILDING FOOTPRINT	18,813 SF

NORTH LOT LANDSCAPED AREAS:	REQUIRED:	PROPOSED:
MIN. 15% OF SITE REQ. LANDSCAPE	5,892 SF	10,149 SF
MIN. 25 SF PER STALL [ PARKING LOT AREA = 36,124 SF 66 STALLS TOTAL 25 SF PER STALL = 1,650 SF REQ. ]	1,650 SF	1,963 SF

SOUTH LOT LANDSCAPED AREAS:	REQUIRED:	PROPOSED:
MIN. 15% OF SITE REQ. LANDSCAPE [ 41,222 SF - 18,833 SF = 22,389 SF 15% = 3,359 SF REQ. ]	3,359 SF	7,377 SF
MIN. 25 SF PER STALL [ PARKING LOT AREA = 7,519 SF 20 STALLS TOTAL 25 SF PER STALL = 500 SF REQ. ]	500 SF	1,148 SF

**BICYCLE PARKING:**

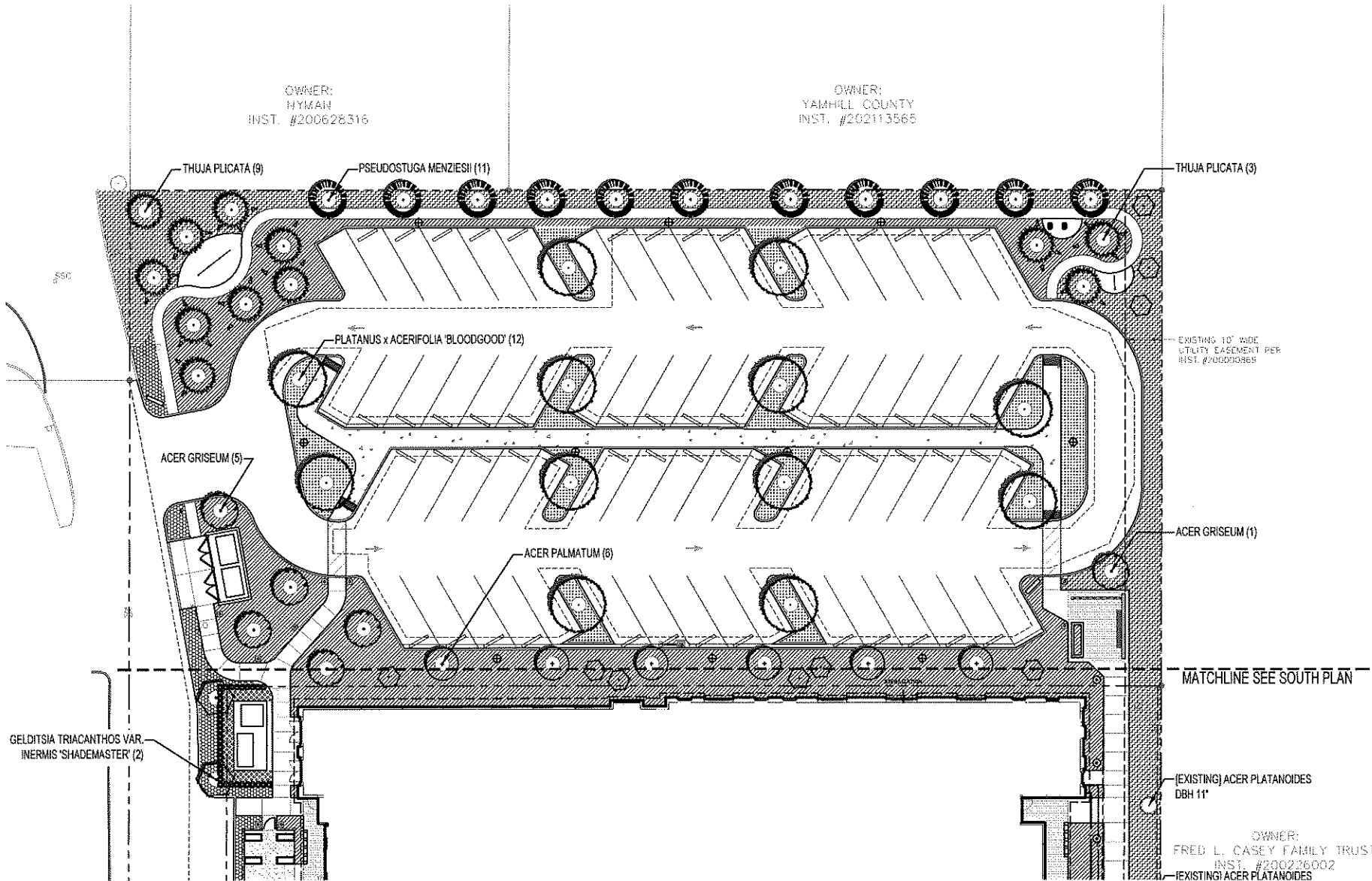
SHORT-TERM SPACES = 2 BIKE RACKS | 4 SPACES





OWNER:  
HYMAN  
INST. #200628316

OWNER:  
YAMHILL COUNTY  
INST. #202113565



PLANTING LEGEND

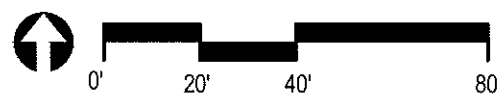
- PROPERTY LINE
- EXISTING TREES

PLANTING LEGEND

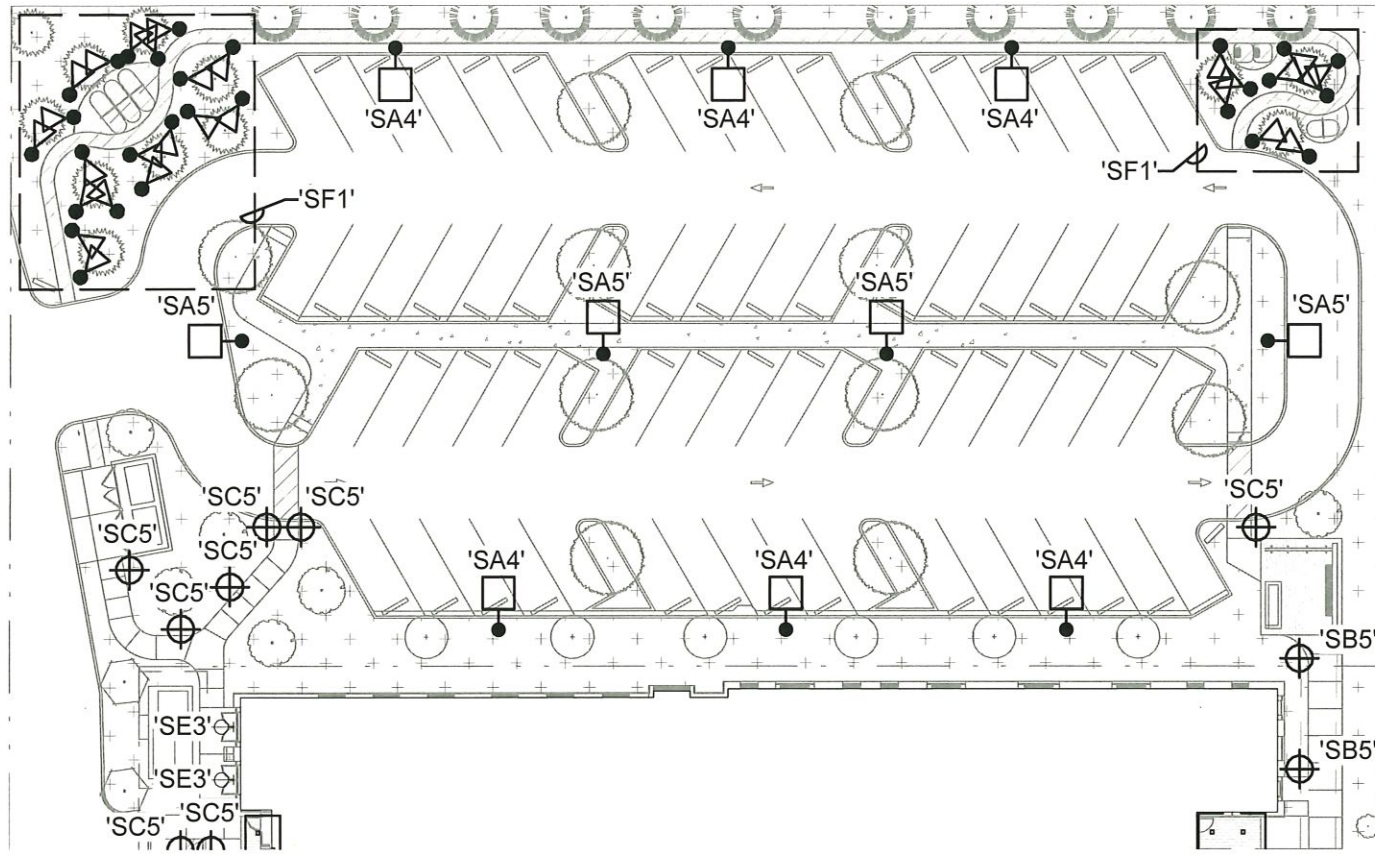
- ▨ ADJACENT LOT PERIMETER PLANTING  
- MIX OF LOW TO HIGH SHRUBS AND GROUNDCOVER  
- 2 GAL. MINIMUM CONTAINERS
- ▨ PARKING LOT PLANTING  
- MIX OF LOW SHRUBS AND GROUNDCOVER  
- 2 GAL. MINIMUM CONTAINERS
- ▨ STREET PERIMETER PLANTING  
- MIX OF LOW SHRUBS AND GROUNDCOVER  
- 2 GAL. MINIMUM CONTAINERS
- ▨ UTILITY GROUNDCOVER PLANTING  
- LOW GROUNDCOVER  
- #SP4 MINIMUM CONTAINERS
- ▨ ACCENT PLANTING  
- MIX OF LOW SHRUBS AND GROUNDCOVER  
- 2 GAL. MINIMUM CONTAINERS

PLANT SCHEDULE		
FOUNDATION PLANTING		
SYMBOL	KEY	BOTANICAL NAME
⬡	ACCI	ACER CIRCINATUM
	CACL	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'
	CHAZ	CHOISYA x DEWITTEANA 'AZTEC PEARL'
	CLHU	CLETHORA ALNIFOLIA 'HUMMINGBIRD'
●	EUJA	EUONYMUS JAPONICUS 'GREEN SPIRE'
	FOMA	FOTHERGILLA MAJOR 'MOUNT AIRY'
	GAJA	GARDENIA JASMINOIDES
	MAAQ	MAHONIA AQUIFOLIUM
	MACO	MAHONIA AQUIFOLIUM 'COMPACTA'
	MASO	MAHONIA EURYBRACTEATA 'SOFT CARESS'
	NADO	NANDINA DOMESTICA 'GULF STREAM'
	RISA	RIBES SANGUINEUM
	SPJA	SPIRAEA JAPONICA 'GOLDMOUND'
	VIDA	VIBURNUM DAVIDII
FERNS, ORNAMENTAL GRASSES, VINES & GROUNDCOVERS		
	ABPR	ABELIA x GRANDIFLORA 'PROSTRATA'
	ARUV	ARCTOSTAPHYLOS UVA-URSI 'MASACHUSETTS'
	BOGR	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	CAVA	CAREX MORROWII 'AUEREA-VARIEGATA'
	CERG	CEANOTHUS GRISEUS VAR. HORIZONTALIS 'YANKEE POINT'
	LIMU	LIRIOPE MUSCARI 'BIG BLUE'
	LOPI	LONICERA PILEATA
	MARE	MAHONIA NERVOSA
	PATE	PACHYSANDRA TERMINALIS 'GREEN SHEEN'
	POMU	POLYSTICHUM MUNITUM
	SAHO	SARCOCOCCA HOOKERIANA VAR. HUMILIS
	SPWA	SPIRAEA JAPONICA 'WALBURNA'

PLANT SCHEDULE				
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. X SPRD.)
⬡	ACGR	ACER GRISEUM	PAPERBARK MAPLE	2' CAL.; 12-14' HT.
⬡	ACPA	ACER PALMATUM	JAPANESE MAPLE	8' HT.
⬡	GLTR	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2' CAL.; 12-14' HT.
⬡	PLAC	PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2' CAL.; 12-14' HT.
⬡	PSME	PSEUDOSTUGA MENZIESII	DOUGLAS FIR	6' HT.; 3-4' SPRD.
⬡	THPL	THUJA PLICATA	WESTERN RED CEDAR	6' HT.; 3-4' SPRD.





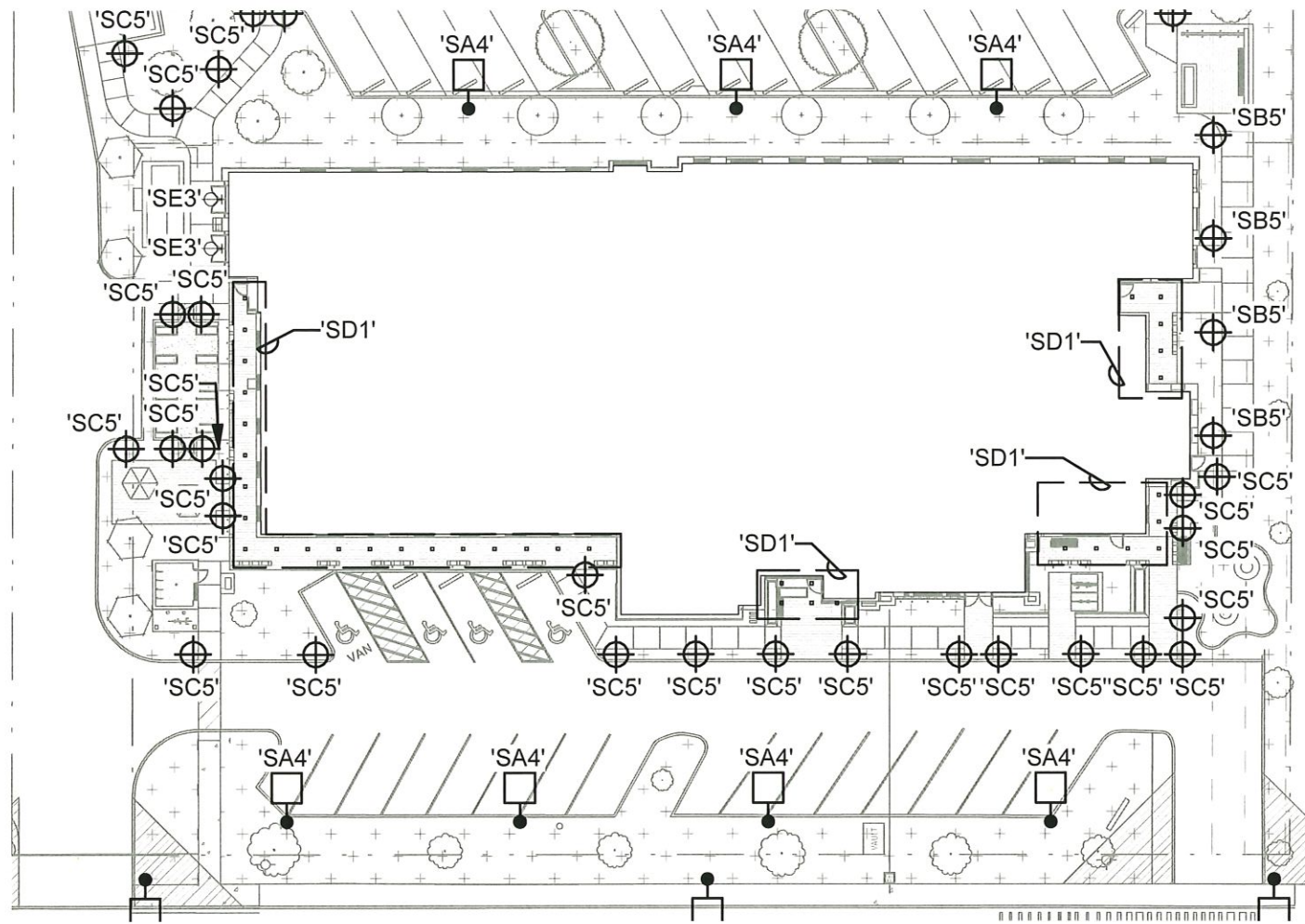


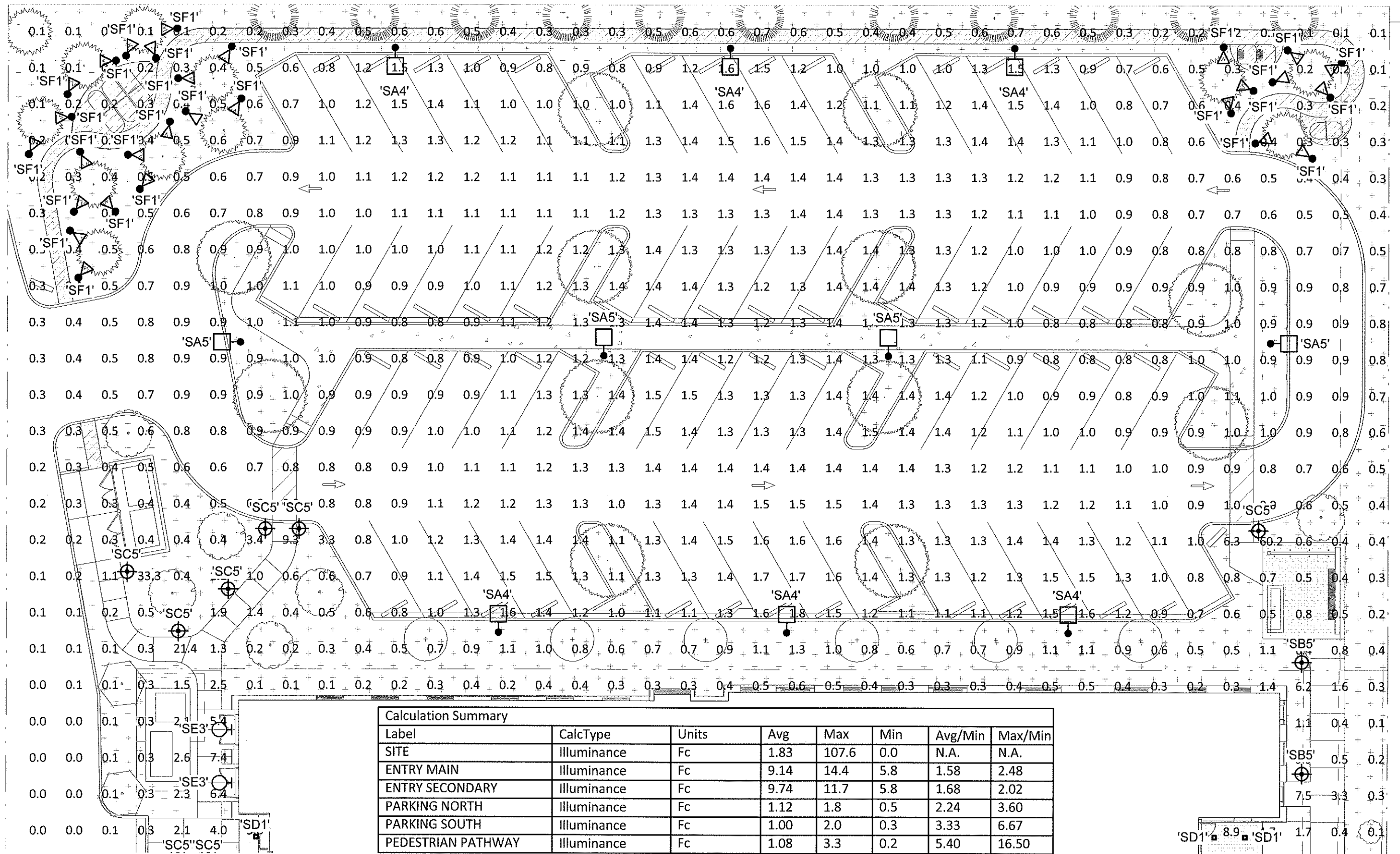
**LUMINAIRE SCHEDULE**

TYPE	DESCRIPTION	HOUSING	SHIELDING	MOUNTING	FINISH	UL/IP RATING	DRIVER/POWER SUPPLY	LIGHT SOURCE	INPUT WATTS	MFG/CATALOG #	NOTES
'SA4'	SITE/AREA POLE MOUNTED LED; SINGLE HEAD; TYPE 4 DISTRIBUTION; NOMINAL 13IN WIDE x 26IN LONG X 3IN TALL	DIE CAST ALUMINUM	PRECISION MOLDED ACRYLIC LENSE	POLE MOUNTED TO 20FT TALL ROUND POLE; POLE TO WITHSTAND 100MPH WINDS WITH GUST FACTOR OF 1.3	DARK BRONZE	IP 65	INTEGRAL DRIVER; 0-10V DIMMING	4281 NOMINAL LUMENS; 3000K LED; 80CRI	38.0	LITHONIA DSX0 SERIES	
'SA5'	SITE/AREA POLE MOUNTED LED; SINGLE HEAD; TYPE 5 DISTRIBUTION; NOMINAL 13IN WIDE x 26IN LONG X 3IN TALL	DIE CAST ALUMINUM	PRECISION MOLDED ACRYLIC LENSE	POLE MOUNTED TO 20FT TALL ROUND POLE; POLE TO WITHSTAND 100MPH WINDS WITH GUST FACTOR OF 1.3	DARK BRONZE	IP 65	INTEGRAL DRIVER; 0-10V DIMMING	4541 NOMINAL LUMENS; 3000K LED; 80CRI	38.0	LITHONIA DSX0 SERIES	
'SB5'	SITE/AREA COLUMN LED; 76-DEGREE DISTRIBUTION; NOMINAL 6.3IN DIAMETER x 11.4FT TALL	DIE CAST ALUMINUM	CLEAR IMPACT RESISTANT GLASS	GRADE MOUNTED TO CONCRETE PEDESTAL	DARK GREY	IP 65	INTEGRAL DRIVER; 0-10V DIMMING	1102 NOMINAL LUMENS; 3000K LED; 80CRI	20.0	LIGMAN BENTON COLUMN SERIES	
'SC5'	SITE/AREA BOLLARD LED; 76-DEGREE DISTRIBUTION; NOMINAL 6.3IN DIAMETER x 39.3IN TALL	DIE CAST ALUMINUM	CLEAR IMPACT RESISTANT GLASS	GRADE MOUNTED TO CONCRETE PEDESTAL	DARK GREY	IP 65	INTEGRAL DRIVER; 0-10V DIMMING	1094 NOMINAL LUMENS; 3000K LED; 80CRI	21.0	LIGMAN BENTON BOLLARD SERIES	
'SD1'	RECESSED LED DOWNLIGHT; 60-DEGREE DISTRIBUTION; NOMINAL 11.375IN LONG x 6.5IN WIDE x 6IN TALL	16-GAUGE BLACK COLD ROLLED STEEL	CLEAR ACRYLIC	RECESSED IN CEILING	CLEAR REFLECTOR W/ MATTE DIFFUSED FINISH	UL WET	INTEGRAL DRIVER; 0-10V DIMMING	750 NOMINAL LUMENS; 3000K LED; 80 CRI	7.5	GOTHAM ICO 4 SERIES	
'SE3'	WALL MOUNTED SITE/AREA LED; TYPE 3 DISTRIBUTION; NOMINAL 10.2IN WIDE x 7.7IN DEEP x 3.1IN TALL	DIE CAST ALUMINUM	CLEAR IMPACT RESISTANT GLASS	WALL MOUNTED @ 10'-0" AFF	DARK GREY	IP 65	INTEGRAL DRIVER; 0-10V DIMMING	2446 NOMINAL LUMENS; 3000K LED; 80CRI	21.0	LIGMAN VEKTER SERIES	
'SF1'	GRADE MOUNTED LED FLOODLIGHT W/ 45-DEGREE CAP; 31-DEGREE WIDE FLOOD DISTRIBUTION; NOMINAL 2.25IN DIAMETER x 7IN LONG	DIE CAST ALUMINUM	CLEAR TEMPERED GLASS W/ SOFT FOCUS LENS	GRADE MOUNTED	SATIN ALUMINUM	IP 66	REMOTE DRIVER; MAGNETIC LOW VOLTAGE DIMMING	409 NOMINAL LUMENS; 3000K LED; 80CRI	7.0	BK LIGHTING DELTA STAR LED SERIES	





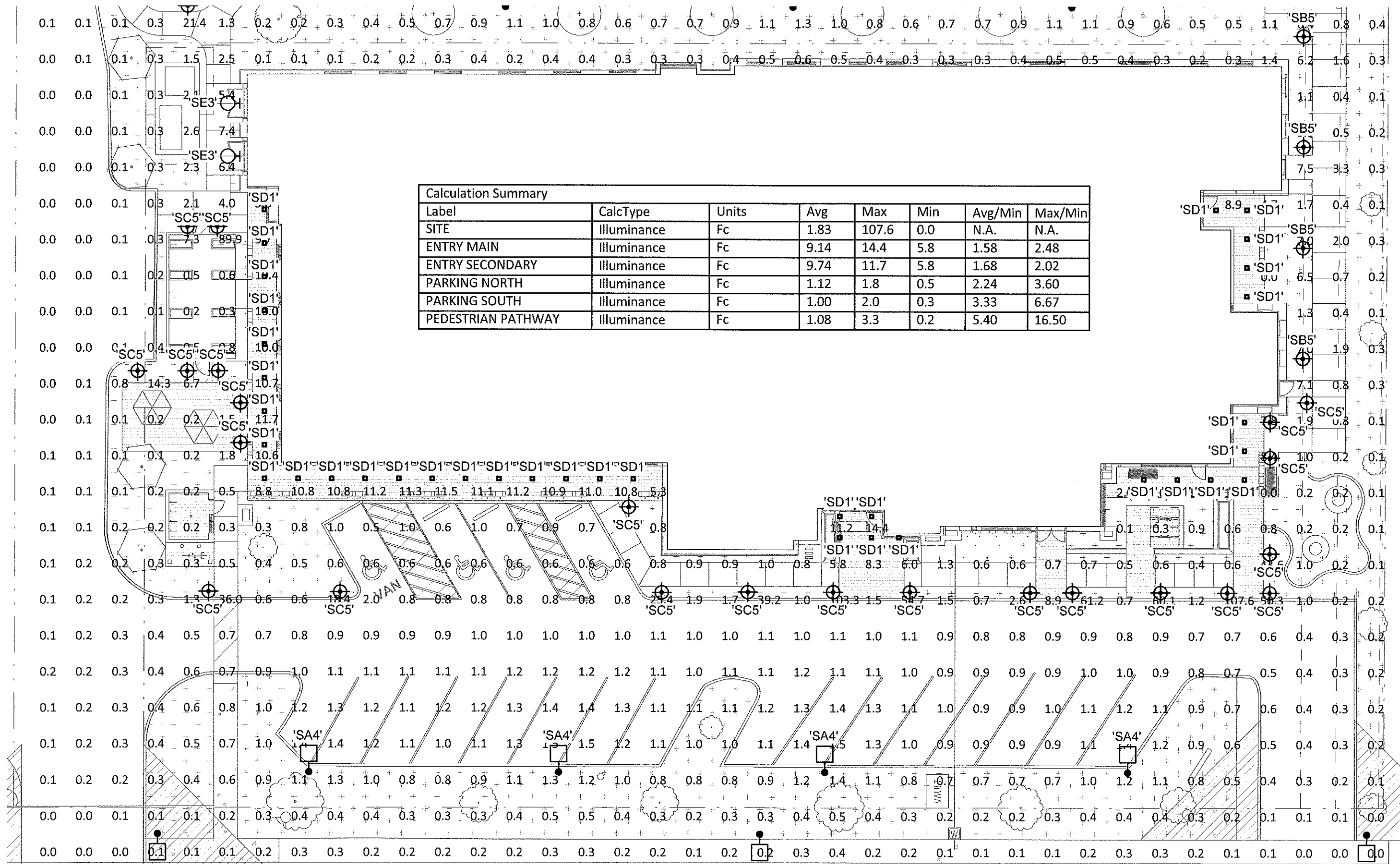




Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.83	107.6	0.0	N.A.	N.A.
ENTRY MAIN	Illuminance	Fc	9.14	14.4	5.8	1.58	2.48
ENTRY SECONDARY	Illuminance	Fc	9.74	11.7	5.8	1.68	2.02
PARKING NORTH	Illuminance	Fc	1.12	1.8	0.5	2.24	3.60
PARKING SOUTH	Illuminance	Fc	1.00	2.0	0.3	3.33	6.67
PEDESTRIAN PATHWAY	Illuminance	Fc	1.08	3.3	0.2	5.40	16.50

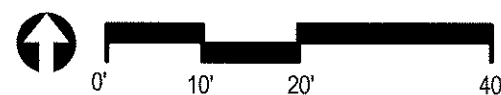






SITE PLAN - LIGHTING - SOUTH - PHOTOMETRICS

E1.4



VIRGINIA GARCIA NEWBERG CLINIC

21162 09/06/22



## 4| APPENDIX

- | RBT Consultants Memorandum Regarding Trip Generation
- | Loading Berth Variance Request
- | Glazing Requirement Variance Request
- | Land Use Luminaire Cutsheets



## MEMORANDUM

**To:** Karyn Hanson, City of Newberg  
Ashley Smith, City of Newberg  
Doug Rux, City of Newberg

**From:** William Reynolds, PE (OR), AICP, PTP  
RBT Consultants

**Date:** June 8, 2022

**Subject:** Virginia Garcia Ambulatory Health Clinic Expansion – Trip Generation Memo

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### Introduction

The following memo summarizes the estimated number of AM and PM peak hour vehicle trips for the proposed expansion of the existing Virginia Garcia Clinic, located at 2251 E Hancock Street in Newberg, OR.

Notes from a pre-application meeting for the project held on May 11, 2022, indicated that a Traffic Study *will not be required* based on an assumed expansion size of 9,000 ft<sup>2</sup>. This memo serves to update the assumed number of vehicle trips based on the gross square footage of 9,625 ft<sup>2</sup>, which includes the roof deck, using the current version ITE's Trip Generation Manual.

### Project Trip Generation

The proposed land use most closely corresponds to the following land use category within the current version of ITE's Trip Generation Manual (11<sup>th</sup> Edition):

- Medical-Dental Office Building (Land Use Code 720)

Traffic impact analyses typically analyze traffic conditions during the AM and PM weekday peak periods, generally assumed to occur from 7 AM to 9 AM during the morning and 4 PM to 6 PM during the evening. The following trip rates correspond to the average trip rate for each time period shown:

- Daily
  - 36.00 vehicle trips per 1,000 ft<sup>2</sup> (50% entering / 50% exiting)
- AM Peak Hour of Adjacent Street Traffic (One Hour Between 7 and 9 a.m.)
  - 3.10 vehicle trips per 1,000 ft<sup>2</sup> (79% entering / 21% exiting)
- PM Peak Hour of Adjacent Street Traffic (One Hour Between 4 and 6 p.m.)
  - 3.93 vehicle trips per 1,000 ft<sup>2</sup> (30% entering / 70% exiting)



**Table 1** shows the corresponding peak hour trips for the AM and PM peak hours of adjacent street traffic.

Table 1: Peak Hour Vehicle Trips

Land Use	ITE Code	Units	Daily Trips	AM Peak Hour		PM Peak Hour	
				In	Out	In	Out
Medical-Dental Office Building	720	9,625 ft <sup>2</sup>	347	24	6	11	27
				<b>30 trips</b>		<b>38 trips</b>	

## Traffic Study Requirements

Per Newberg Development Code 15.220.030(B)(14) a traffic study is required or may be required based on the following criteria:

*Traffic Study. A traffic study shall be submitted for any project that generates in excess of **40 trips per p.m. peak hour**. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.192.]*

Using the current version of ITE's Trip Generation Manual (11<sup>th</sup> Edition) and the gross square footage of the proposed expansion, the project is not expected to generate in excess of 40 vehicle trips during the PM peak hour (assumed to be between 4 PM and 6 PM).

## Next Steps

Based on the estimated number of new PM peak hour vehicle trips for the proposed project, **no additional traffic analysis is recommended**. However, if City staff determine that a traffic study will be needed, prior to developing a Traffic Impact Analysis (TIA), a TIA scoping memo will be developed and submitted to the City, identifying a draft methodology for review. This would include number of intersections, scenarios to be analyzed, trip distribution, background growth rates, and plan for turning movement data collection.

## Closing

Please feel free to reach out to me to discuss the contents of this Memo.

Sincerely,



William Reynolds, PE (OR), AICP, PTP  
RBT Consultants

# Medical-Dental Office Building - Stand-Alone (720)

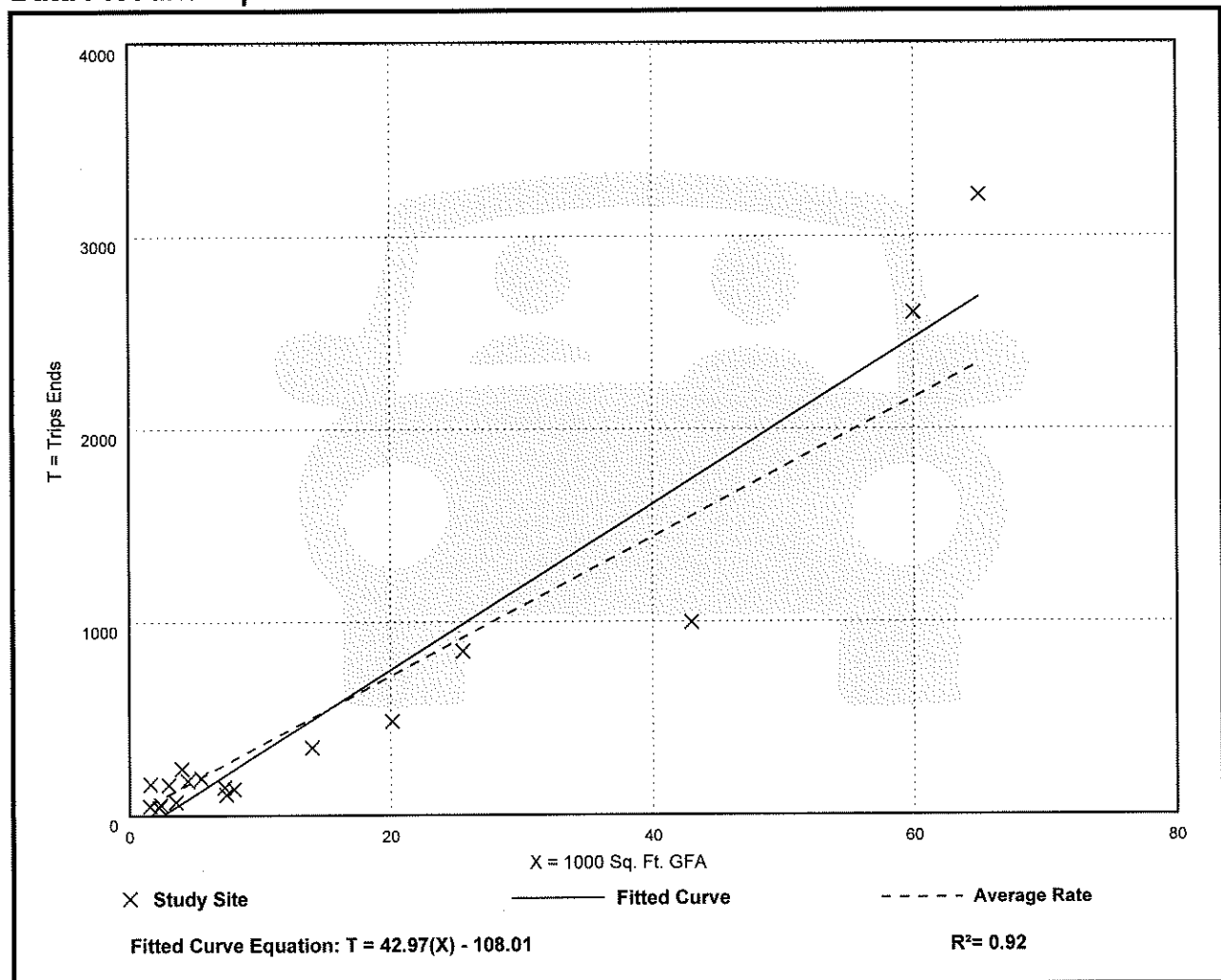
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 18  
Avg. 1000 Sq. Ft. GFA: 15  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

## Data Plot and Equation



# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 24

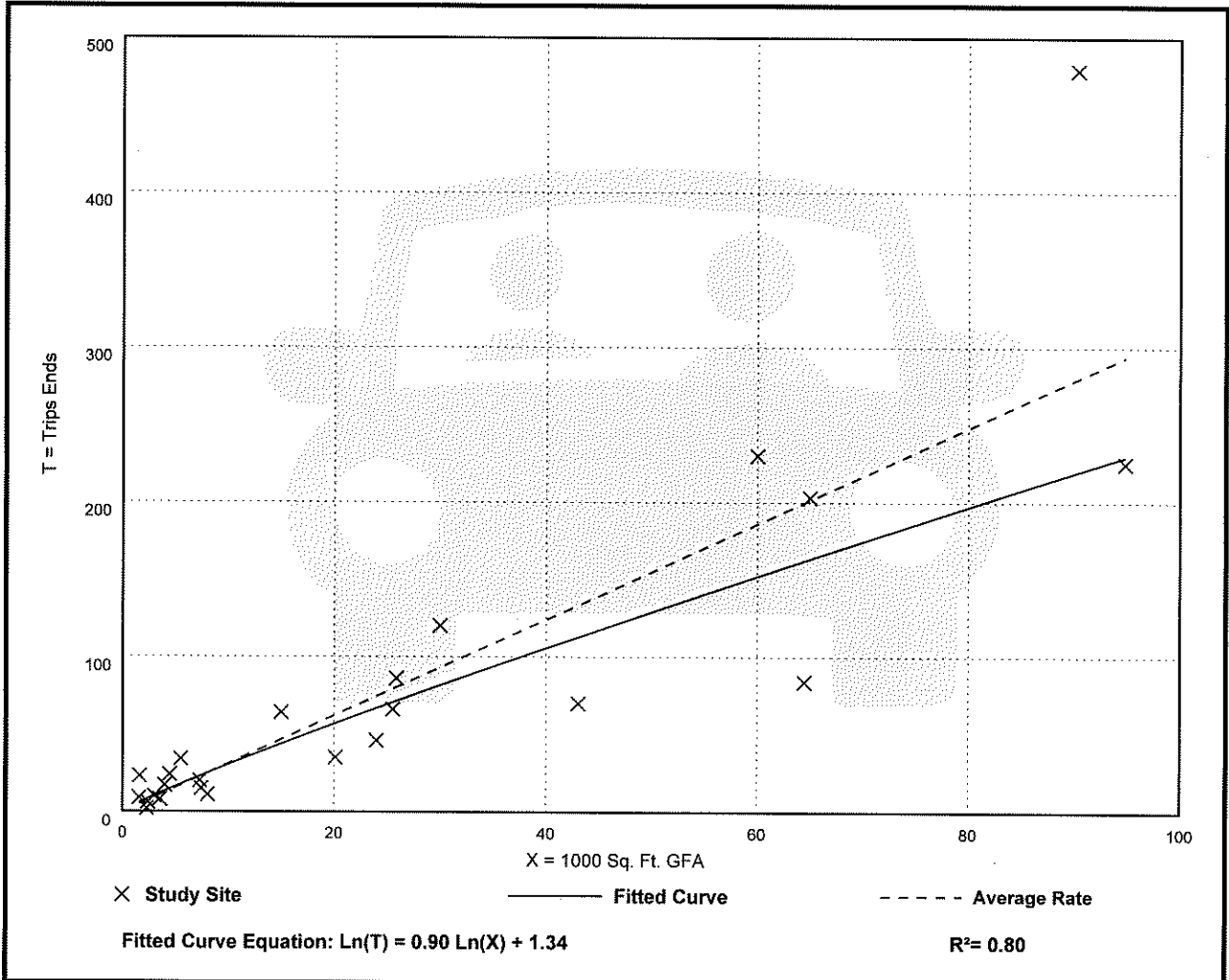
Avg. 1000 Sq. Ft. GFA: 25

Directional Distribution: 79% entering, 21% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

## Data Plot and Equation





# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

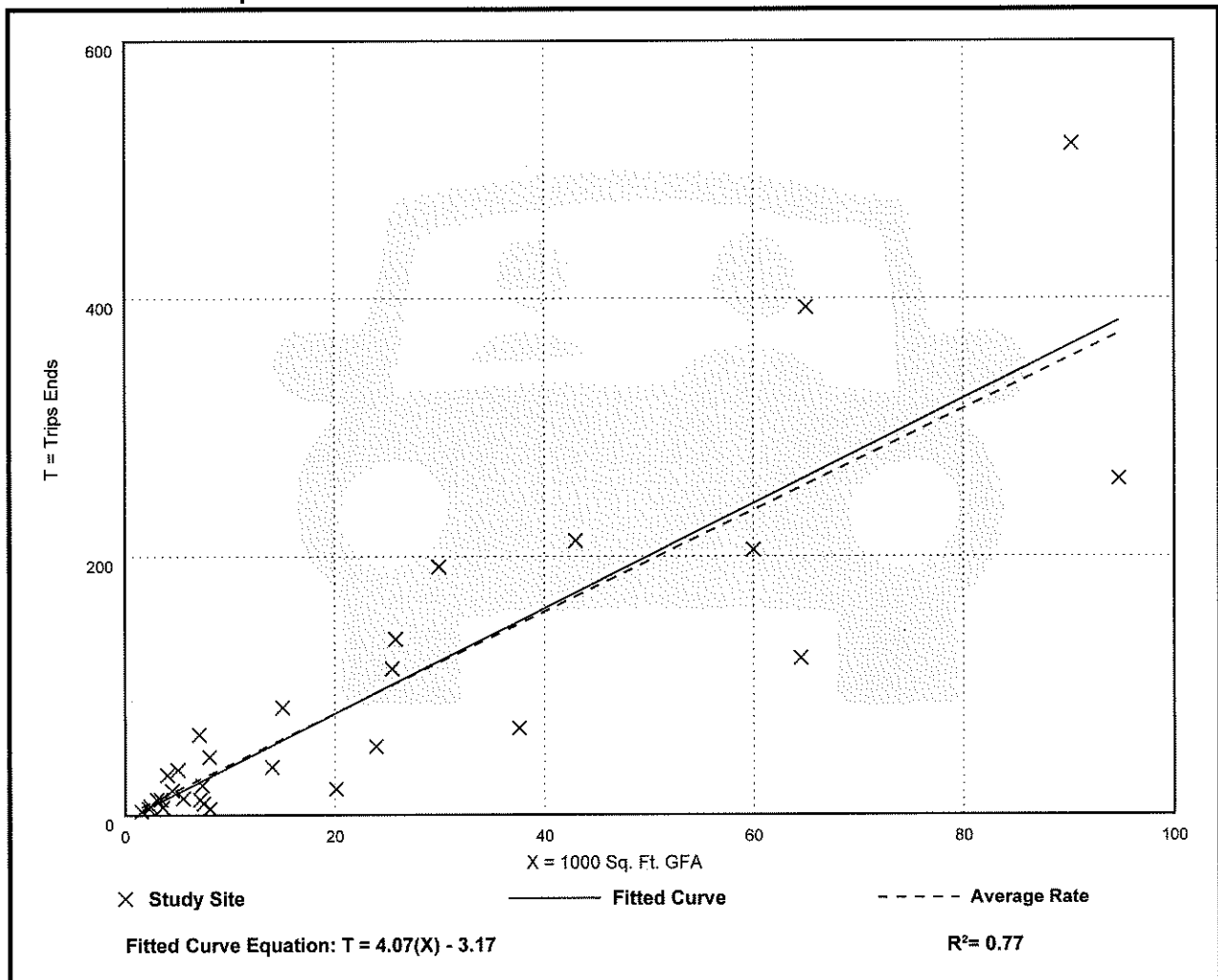
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 30% entering, 70% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

## Data Plot and Equation



## TYPE II VARIANCE REQUESTS

**Date:** 09/06/2022

The Type II Design Review application includes this request for the following three variances.

1. **15.220.070 G.1 Windows.** On commercial building facades facing a public street, windows shall comprise a minimum of 40 percent of the ground floor facade.

**Required: 40% glazing**  
**Requested: 36% glazing**

The building will house expanded medical, dental and pharmacy facilities. The clinic will remain operational during construction to continue to serve the community. The south façade, which faces E. Hancock Street, is the only public street-facing façade. The southwest portion of the façade includes medical exam rooms, a medical procedure room, private talk rooms and the pharmacy. The exam and procedure rooms require privacy and extensive solid wall space for wall-mounted equipment. The pharmacy also requires extensive solid wall space for pharmacy casework and shelving, and it has high security needs due to the risk of narcotics theft.

Additionally, the southwest wall is existing with no structural design documentation on file at the City. Onsite observations by the structural engineer indicate limited lateral capacity in the existing wall. Openings larger than what is currently designed would require extensive footing upgrades. This would create a hardship for maintaining clinic operations during construction. The construction phasing plan includes room-by-room exam room upgrades to minimize the number of unavailable exam rooms at any one time. Upgrading the footings along the entire southwest wall would preclude this phasing strategy.

To mitigate the limited glazing on the southwest wall, the areas of glazing along the remaining façade have been maximized in order to get as close as possible to the required 40%. The main building entry consists of full height aluminum storefront. The entry to the Wellness Center also includes full height aluminum storefront except where casework abuts the south wall. The existing storefront entry into the WIC tenant space is not part of the scope of work and will be retained as-is.

Additionally, the east, north and west facades provide more than 20% glazing area, which helps to mitigate the slightly reduced glazing area on the south facade. Further building articulation strategies have been employed such as colored box grid pilasters along the south arcade and pedestrian-friendly massing along the entire south façade.

### **Variance Criteria**

- (A) Strict interpretation of this regulation would result in significant difficulty for the Owner, which is a non-profit primarily serving clients with financial hardship and other barriers to healthcare
  - a. Providing the full 40% glazing would result in exam rooms and pharmacy laid out in an inefficient manner in order to accommodate the extra glazing as well as the required wall-mounted equipment. This inefficiency would result in larger than

- necessary rooms with fewer exam rooms overall. This in turn reduces the number of patients the clinic can serve.
- b. Providing the full 40% glazing would result in reduced privacy for patients and providers. It would increase the security risk to the pharmacy due to potential narcotics theft.
  - c. Providing the full 40% glazing would result in extensive footing upgrades, which precludes the ability to keep the clinic open during construction. The outcome would be a lengthy lapse in healthcare options for the community that the clinic serves.
- (B) This project includes upgrades to an existing building with no drawings on file at the City. Structural engineering observations indicate that providing the required 40% glazing in the existing southwest wall will result in significant footing upgrades. This circumstance is unique to this particular building. It would not apply to new construction in the C-2 zone and would not necessarily apply to other existing buildings in the C-2 zone.
- (C) Literal enforcement of this regulation would result in inefficiencies in design due to technical requirements of the building's use as a clinic with exam rooms and other rooms that require solid walls to function properly. Other properties in the C-2 zone may have different programmatic needs and fewer conflicts with the glazing requirement and therefore would not be forced into inefficient room layouts with less-than-optimal functionality.
- (D) Granting this variance will not constitute a grant of special privilege. Medical and dental uses are allowed by right in the C-2 zone, and the slightly reduced glazing percentage is only needed because of these uses. The request is for a 4% reduction in required glazing in order to provide functional and secure medical and pharmacy spaces, not for special privileges.
- (E) Granting this variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.
- a. Granting this variance will improve public health, safety and welfare by allowing the expanded clinic services to come to fruition, and by allowing the clinic to remain operational during construction.
  - b. Granting this variance will not be materially injurious to neighboring properties. The average person will not see the difference in a 4% reduction in glazing. Additionally, the building was built under earlier codes, and the combined proposed improvements will bring the building and the site into compliance with current codes. The overall project includes reduction in impervious surface, the addition of buffer landscaping, improved on-site lighting, and the improvement of the existing west driveway. The site will have an accessible path, required bike parking and additional non-required amenities like a community garden. The building will be voluntarily sprinklered to improve life safety. The slight 4% reduction in the percentage of glazing is more than offset by the cumulative benefits of the overall project to the surrounding area.

**2. 15.440.080 A Off-street loading.** Buildings to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use.

1. The following standards shall be used in establishing the minimum number of berths required:

<b>Gross Floor Area of the Building in Square Feet</b>	<b>No. of Berths</b>
Up to 10,000	1
10,000 and over	2



**Required: 2 berths**  
**Requested: 1 berth**

The building will house expanded medical, dental and pharmacy facilities. The majority of the clinic's deliveries occur a few times per month, with a few that occur weekly and two that happen daily. The vehicles making deliveries are primarily the box-type trucks used by FedEx, UPS, etc., as well as passenger vans and cars. No big rigs or other large trucks are anticipated.

The breakdown of deliveries is as follows:

- Biohazards/Sharps containers: Once a week for 15-20 minutes.
- Lab coats: Once a week for 10-20 minutes
- Liquid nitrogen: Every 3 weeks for approximately 30 minutes
- Immunizations: Once a month for 5-10 minutes
- McKesson lab/room supplies: 2-3 times a month for 10-20 minutes
- Office Depot: once a month for 10-20 minutes
- VGMHC courier: 2 times a day for 10-15 minutes
- Lab specimens: Labcorp – at end of day (6-7pm) for 5-10 minutes

Additionally, the clinic has control of the number of daily deliveries and the times that they occur.

#### **Variance Criteria**

- (A) Strict interpretation of this regulation would result in unnecessary expense for the Owner, which is a non-profit primarily serving clients with financial hardship and other barriers to healthcare. Given that most of the deliveries for this facility occur on a weekly or longer basis and large trucks are not expected, the two-berth requirement is not necessary for this facility's operations. The money saved by not developing a second, unneeded loading berth will be put to better use if spent on the clinic building and services.
- (B) This project lies in the C-2 Neighborhood Commercial zone. This zone encompasses a wide variety of uses and not all uses have identical needs for loading. The conditions applicable for this specific site do not necessitate two loading berths.
- (C) Literal enforcement of this regulation would result in unnecessary expenditure for the Owner for the development of a loading facility that is not needed for the building to operate. Other properties in the C-2 zone may have different needs for loading and therefore the expenditure for loading facilities would not be considered an undue hardship.
- (D) Granting the variance will not constitute a grant of special privilege since it is based on the actual use and needs of the building. The request is to avoid a requirement to construct a facility that is inappropriate for the building's use, not to gain special privilege.
- (E) Granting the variance will be beneficial to public health, safety and welfare because the funds will instead be used for the clinic. Additionally, reducing the number of loading berths reduces the amount of impervious surface. This allows for more landscaped area, which has a larger environmental benefit beyond this specific site. Granting the variance will not be materially injurious to neighboring properties since the requested single loading berth is sufficient for the number of deliveries the building expects and no disruptions to adjacent properties will occur as a result of the reduced number of loading berths.

# Land Use Luminaire Cutsheets

Virginia Garcia Clinic Full Design  
2022-0109.01

Prepared for:

Scott Edwards Architecture

Prepared by:

Chris Roybal

September 1, 2022



# D-Series Size 0 LED Area Luminaire



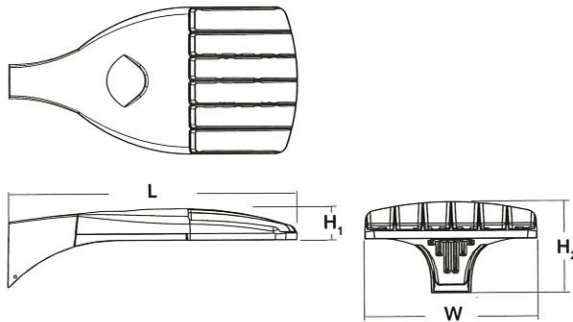
Buy American

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Specifications

- EPA: 0.95 ft<sup>2</sup> (0.09 m<sup>2</sup>)
- Length: 26" (66.0 cm)
- Width: 13" (33.0 cm)
- Height<sub>1</sub>: 3" (7.62 cm)
- Height<sub>2</sub>: 7" (17.8 cm)
- Weight (max): 16 lbs (7.25 kg)



## Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

## Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series		LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX0 LED							
DSX0 LED	<b>Forward optics</b>		30K 3000 K	T1S Type I short (Automotive)	T5S Type V short <sup>3</sup>	MVOLT (120V-277V) <sup>5,6</sup>	<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting <sup>10</sup> WBA Wall bracket <sup>3</sup> SPUMBA Square pole universal mounting adaptor <sup>11</sup> RPUMBA Round pole universal mounting adaptor <sup>11</sup> <b>Shipped separately</b> KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>12</sup>
	P1	P5	40K 4000 K	T2S Type II short	T5M Type V medium <sup>3</sup>	XVOLT (277V-480V) <sup>2,8,9</sup>	
	P2	P6	50K 5000 K	T2M Type II medium	T5W Type V wide <sup>3</sup>	120 <sup>6</sup>	
	P3	P7 <sup>1</sup>		T3S Type III short	BLC Backlight control <sup>4</sup>	208 <sup>6</sup>	
	P4 <sup>1</sup>			T3M Type III medium	LCCO Left corner cutoff <sup>4</sup>	240 <sup>6</sup>	
	<b>Rotated optics</b>			T4M Type IV medium	RCCO Right corner cutoff <sup>4</sup>	277 <sup>6</sup>	
	P10 <sup>2</sup>	P12 <sup>2</sup>		TFIM Forward throw medium		347 <sup>6</sup>	
	P11 <sup>2</sup>	P13 <sup>1,2</sup>		T5VS Type V very short <sup>3</sup>		480 <sup>6</sup>	

Control options	Other options	Finish (required)
<b>Shipped installed</b> NLTAIR2 nLight AIR generation 2 enabled <sup>13,14</sup> PIRHN Network, high/low motion/ambient sensor <sup>15</sup> PER NEMA twist-lock receptacle only (control ordered separate) <sup>16</sup> PERS Five-pin receptacle only (control ordered separate) <sup>16,17</sup> PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) <sup>16,17</sup> DMG 0-10V dimming extend out back of housing for external control (control ordered separate) <sup>18</sup>	<b>Shipped installed</b> HS House-side shield <sup>22</sup> SF Single fuse (120, 277, 347V) <sup>6</sup> DF Double fuse (208, 240, 480V) <sup>6</sup> L90 Left rotated optics <sup>2</sup> R90 Right rotated optics <sup>2</sup> DDL Diffused drop lens <sup>22</sup> HA 50°C ambient operations <sup>1</sup> BAA Buy America(n) Act Compliant <b>Shipped separately</b> BS Bird spikes <sup>23</sup> EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



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**Ordering Information**

**Accessories**

Ordered and shipped separately.

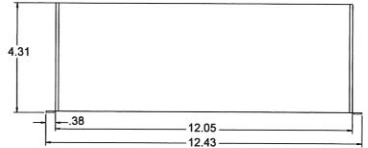
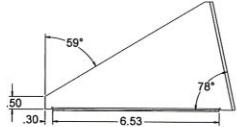
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>24</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>24</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>24</sup>
DSHORT SBK U	Shorting cap <sup>24</sup>
DSXOHS 20C U	House-side shield for P1, P2, P3 and P4 <sup>22</sup>
DSXOHS 30C U	House-side shield for P10, P11, P12 and P13 <sup>22</sup>
DSXOHS 40C U	House-side shield for P5, P6 and P7 <sup>22</sup>
DSXODDL U	Diffused drop lens (polycarbonate) <sup>22</sup>
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) <sup>23</sup>
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) <sup>23</sup>
DSXOEGS (FINISH) U	External glare shield

For more control options, visit [DTL](#) and [ROAM](#) online. Link to [Light Air 2](#)

**NOTES**

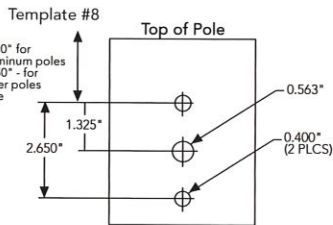
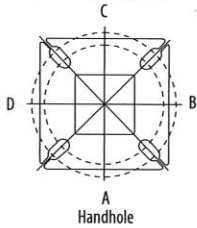
- 1 HA not available with P4, P7, and P13.
- 2 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- 3 Any Type 5 distribution with photocell, is not available with WBA.
- 4 Not available with HS or DDL.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- 7 XVOLT only suitable for use with P4, P7 and P13.
- 8 XVOLT operates with any voltage between 277V and 480V.
- 9 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- 10 Suitable for mounting to round poles between 3.5" and 12" diameter.
- 11 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- 12 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- 13 Must be ordered with PIRHN.
- 14 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- 15 Must be ordered with NLAIR2. For more information on nLight Air 2 [visit this link](#).
- 16 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 17 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 18 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- 19 Reference Controls Options table on page 4.
- 20 Reference Motion Sensor Default Table on page 4 to see functionality.
- 21 Not available with other dimming controls options.
- 22 Not available with BLC, LCCO and RCCO distribution.
- 23 Must be ordered with fixture for factory pre-drilling.
- 24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- 25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

**EGS – External Glare Shield**



**Drilling**

**HANDHOLE ORIENTATION**  
(from top of pole)



**Tenon Mounting Slipfitter**

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
<b>Minimum Acceptable Outside Pole Dimension</b>							
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

**DSX0 Area Luminaire - EPA**

\*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544



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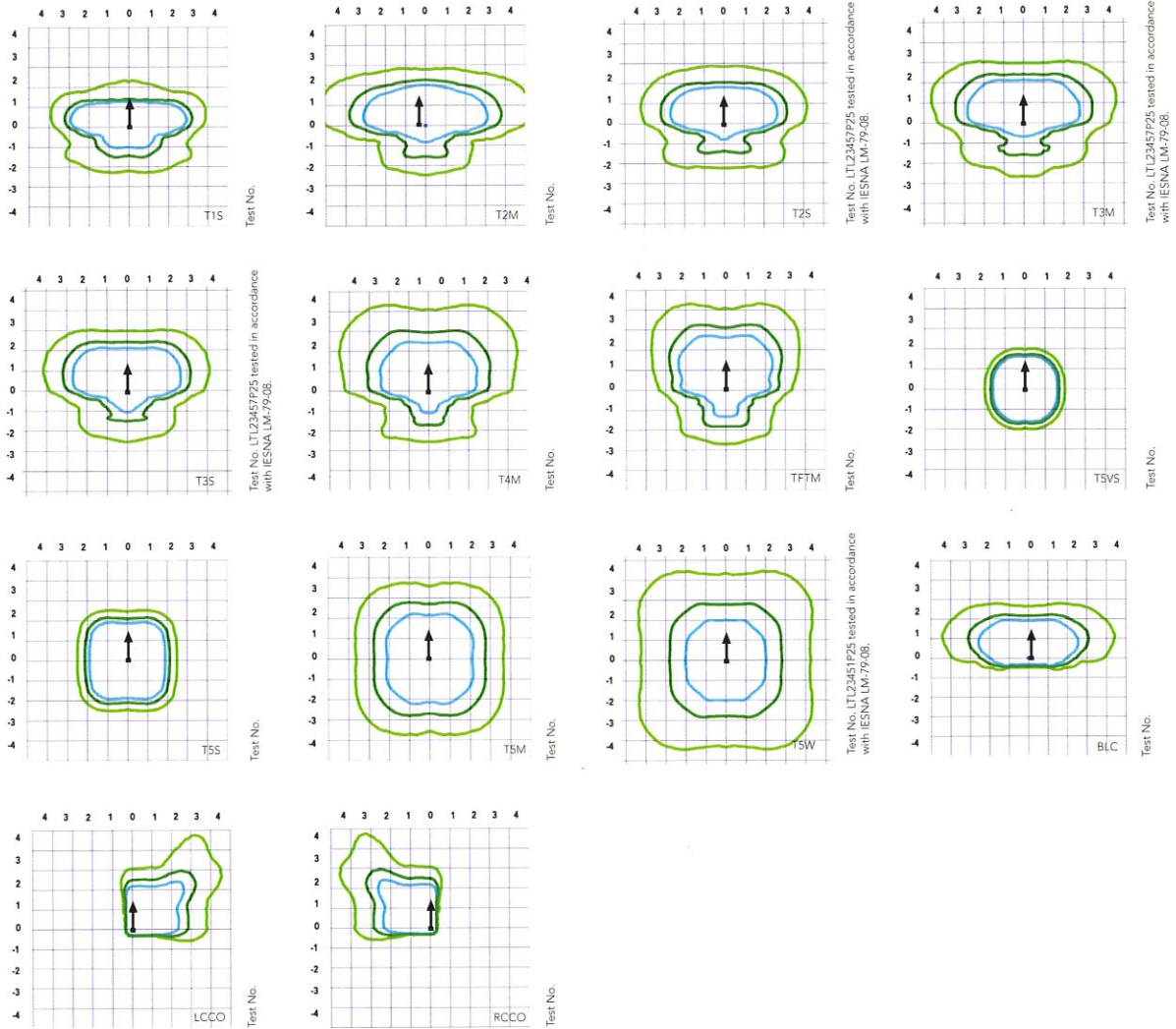
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**Photometric Diagrams**

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 0 homepage](#).

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

- LEGEND**
- 0.1 fc
  - 0.5 fc
  - 1.0 fc



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

\*for use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.





Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125				
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125				
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126				
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122				
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126				
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123				
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126				
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131				
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131				
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130				
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131				
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103				
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77				
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77				
				P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
								T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
T2M	5,593	1	0					1	114	6,025	1	0	1	123	6,102	1	0	1	125				
T3S	5,417	1	0					2	111	5,835	1	0	2	119	5,909	2	0	2	121				
T3M	5,580	1	0					2	114	6,011	1	0	2	123	6,087	1	0	2	124				
T4M	5,458	1	0					2	111	5,880	1	0	2	120	5,955	1	0	2	122				
TFTM	5,576	1	0					2	114	6,007	1	0	2	123	6,083	1	0	2	124				
TSVS	5,799	2	0					0	118	6,247	2	0	0	127	6,327	2	0	0	129				
TSS	5,804	2	0					0	118	6,252	2	0	0	128	6,332	2	0	1	129				
TSM	5,789	3	0					1	118	6,237	3	0	1	127	6,316	3	0	1	129				
TSW	5,834	3	0					2	119	6,285	3	0	2	128	6,364	3	0	2	130				
BLC	4,572	1	0					1	93	4,925	1	0	1	101	4,987	1	0	1	102				
LCCO	3,402	1	0					2	69	3,665	1	0	2	75	3,711	1	0	2	76				
RCCO	3,402	1	0					2	69	3,665	1	0	2	75	3,711	1	0	2	76				
P3	20	1050	71W					T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
								T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121				
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117				
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121				
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118				
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120				
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125				
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125				
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125				
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126				
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99				
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73				
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73				
				P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
								T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
T2M	9,831	2	0					2	107	10,590	2	0	2	115	10,724	2	0	2	117				
T3S	9,521	2	0					2	103	10,256	2	0	2	111	10,386	2	0	2	113				
T3M	9,807	2	0					2	107	10,565	2	0	2	115	10,698	2	0	2	116				
T4M	9,594	2	0					2	104	10,335	2	0	3	112	10,466	2	0	3	114				
TFTM	9,801	2	0					2	107	10,558	2	0	2	115	10,692	2	0	2	116				
TSVS	10,193	3	0					1	111	10,981	3	0	1	119	11,120	3	0	1	121				
TSS	10,201	3	0					1	111	10,990	3	0	1	119	11,129	3	0	1	121				
TSM	10,176	4	0					2	111	10,962	4	0	2	119	11,101	4	0	2	121				
TSW	10,254	4	0					3	111	11,047	4	0	3	120	11,186	4	0	3	122				
BLC	8,036	1	0					2	87	8,656	1	0	2	94	8,766	1	0	2	95				
LCCO	5,979	1	0					2	65	6,441	1	0	2	70	6,523	1	0	3	71				
RCCO	5,979	1	0					2	65	6,441	1	0	2	70	6,523	1	0	3	71				



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				TSVS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				TSS	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				TSM	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				TSW	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151
T2S	14,789	3	0					3	110	15,932	3	0	3	119	16,134	3	0	3	120
T2M	14,865	3	0					3	111	16,014	3	0	3	120	16,217	3	0	3	121
T3S	14,396	3	0					3	107	15,509	3	0	3	116	15,705	3	0	3	117
T3M	14,829	2	0					3	111	15,975	3	0	3	119	16,177	3	0	3	121
T4M	14,507	2	0					3	108	15,628	3	0	3	117	15,826	3	0	3	118
TFTM	14,820	2	0					3	111	15,965	3	0	3	119	16,167	3	0	3	121
TSVS	15,413	4	0					1	115	16,604	4	0	1	124	16,815	4	0	1	125
TSS	15,426	3	0					1	115	16,618	4	0	1	124	16,828	4	0	1	126
TSM	15,387	4	0					2	115	16,576	4	0	2	124	16,786	4	0	2	125
TSW	15,506	4	0					3	116	16,704	4	0	3	125	16,915	4	0	3	126
BLC	12,151	1	0					2	91	13,090	1	0	2	98	13,255	1	0	2	99
LCCO	9,041	1	0					3	67	9,740	1	0	3	73	9,863	1	0	3	74
RCCO	9,041	1	0					3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W					T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				TSVS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				TSS	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				TSM	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				TSW	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
				RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				TSVS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				TSS	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				TSM	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				TSW	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
				T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132				
T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127				
T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132				
T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129				
TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133				
TSVS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134				
TSS	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132				
TSM	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132				
TSW	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131				
BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109				
LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78				
RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78				
T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127				
T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127				
T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129				
T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125				
T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129				
T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126				
TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130				
TSVS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131				
TSS	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130				
TSM	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130				
TSW	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128				
BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107				
LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76				
RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76				
T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123				
T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122				
T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125				
T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120				
T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124				
T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122				
TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125				
TSVS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126				
TSS	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125				
TSM	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125				
TSW	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124				
BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67				
LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44				
RCCO	5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44				



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## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

### nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

### LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C to 50°C ambient with HA option. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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# D-Series Size 0 LED Area Luminaire



Buy American

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

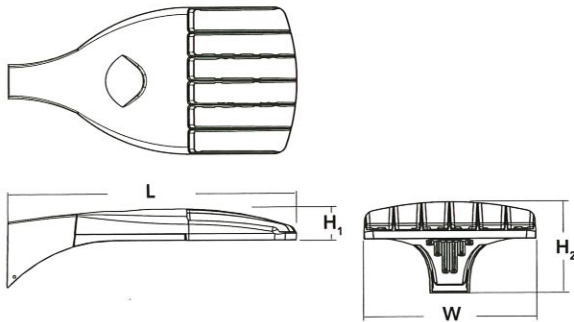
## Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

## Specifications

- EPA: 0.95 ft<sup>2</sup> (0.09 m<sup>2</sup>)
- Length: 26" (66.0 cm)
- Width: 13" (33.0 cm)
- Height<sub>1</sub>: 3" (7.62 cm)
- Height<sub>2</sub>: 7" (17.8 cm)
- Weight (max): 16 lbs (7.25 kg)



## Ordering Information

**EXAMPLE:** DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series		LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX0 LED	<b>Forward optics</b>		30K 3000 K	T1S Type I short (Automotive)	T5S Type V short <sup>3</sup>	MVOLT (120V-277V) <sup>5,6</sup>	<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting <sup>10</sup> WBA Wall bracket <sup>3</sup> SPUMBA Square pole universal mounting adaptor <sup>11</sup> RPUMBA Round pole universal mounting adaptor <sup>11</sup> <b>Shipped separately</b> KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>12</sup>
	P1	P5	40K 4000 K	T2S Type II short	T5M Type V medium <sup>3</sup>	XVOLT (277V-480V) <sup>7,8,9</sup>	
	P2	P6	50K 5000 K	T2M Type II medium	T5W Type V wide <sup>3</sup>	120 <sup>6</sup>	
	P3	P7 <sup>1</sup>		T3S Type III short	BLC Backlight control <sup>4</sup>	208 <sup>6</sup>	
	P4 <sup>1</sup>			T3M Type III medium	LCCO Left corner cutoff <sup>4</sup>	240 <sup>6</sup>	
	<b>Rotated optics</b>			T4M Type IV medium	RCCO Right corner cutoff <sup>4</sup>	277 <sup>6</sup>	
	P10 <sup>2</sup>	P12 <sup>2</sup>		TFTM Forward throw medium		347 <sup>6</sup>	
	P11 <sup>2</sup>	P13 <sup>1,2</sup>		T5VS Type V very short <sup>3</sup>		480 <sup>6</sup>	

Control options	Other options	Finish (required)
<b>Shipped installed</b> NLTAIR2 nLight AIR generation 2 enabled <sup>13,14</sup> PIRHN Network, high/low motion/ambient sensor <sup>15</sup> PER NEMA twist-lock receptacle only (control ordered separate) <sup>16</sup> PER5 Five-pin receptacle only (control ordered separate) <sup>16,17</sup> PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) <sup>16,17</sup> DMG 0-10V dimming extend out back of housing for external control (control ordered separate) <sup>18</sup>	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc <sup>19,20</sup> PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc <sup>19,20</sup> PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>19,20</sup> PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>19,20</sup> FAO Field adjustable output <sup>21</sup>	<b>Shipped installed</b> HS House-side shield <sup>22</sup> SF Single fuse (120, 277, 347V) <sup>6</sup> DF Double fuse (208, 240, 480V) <sup>6</sup> L90 Left rotated optics <sup>2</sup> R90 Right rotated optics <sup>2</sup> DDL Diffused drop lens <sup>22</sup> HA 50°C ambient operations <sup>1</sup> BAA Buy America(n) Act Compliant <b>Shipped separately</b> BS Bird spikes <sup>23</sup> EGS External glare shield
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



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Ordering Information

Accessories

Ordered and shipped separately.

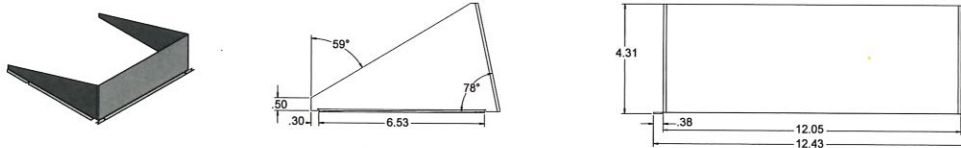
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>24</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>24</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>24</sup>
DSHORT SBK U	Shorting cap <sup>24</sup>
DSXOHS 20C U	House-side shield for P1,P2,P3 and P4 <sup>22</sup>
DSXOHS 30C U	House-side shield for P10,P11,P12 and P13 <sup>22</sup>
DSXOHS 40C U	House-side shield for P5,P6 and P7 <sup>22</sup>
DSXODDL U	Diffused drop lens (polycarbonate) <sup>22</sup>
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) <sup>25</sup>
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) <sup>25</sup>
DSXOEGS (FINISH) U	External glare shield

For more control options, visit [DTL](#) and [ROAM](#) online. Link to [nLight Air 2](#)

NOTES

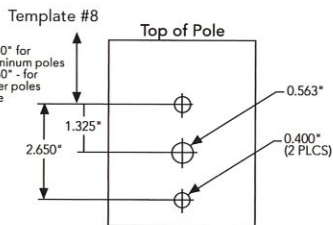
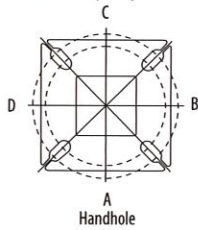
- 1 HA not available with P4, P7, and P13.
- 2 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- 3 Any Type 5 distribution with photocell, is not available with WBA.
- 4 Not available with HS or DDL.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- 7 XVOLT only suitable for use with P4, P7 and P13.
- 8 XVOLT operates with any voltage between 277V and 480V.
- 9 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- 10 Suitable for mounting to round poles between 3.5" and 12" diameter.
- 11 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- 12 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- 13 Must be ordered with PIRHN.
- 14 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- 15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- 16 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 17 If ROAM\* node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 18 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- 19 Reference Controls Options table on page 4.
- 20 Reference Motion Sensor Default Table on page 4 to see functionality.
- 21 Not available with other dimming controls options.
- 22 Not available with BLC, LCCO and RCCO distribution.
- 23 Must be ordered with fixture for factory pre-drilling.
- 24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- 25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

EGS – External Glare Shield



Drilling

HANDHOLE ORIENTATION (from top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5190	AS3-5280	AS3-5290	AS3-5390	AS3-5320	AS3-5490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

DSX0 Area Luminaire - EPA

\*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544



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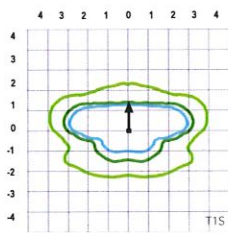


Photometric Diagrams

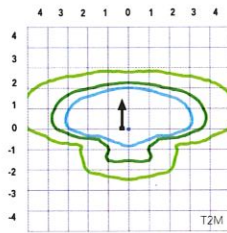
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

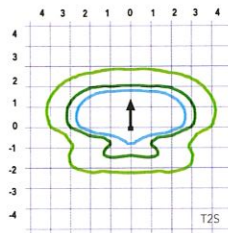
LEGEND  
 0.1 fc  
 0.5 fc  
 1.0 fc



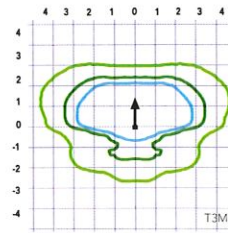
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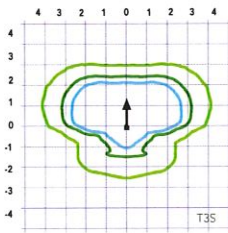
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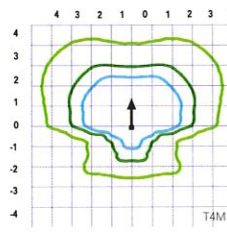
Test No. LT 23457925 tested in accordance with IESNA LM-79-08.



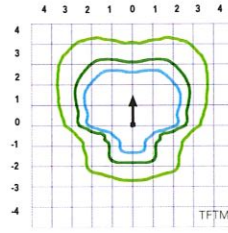
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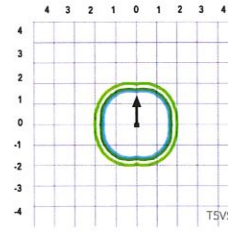
Test No. LT 23457925 tested in accordance with IESNA LM-79-08.



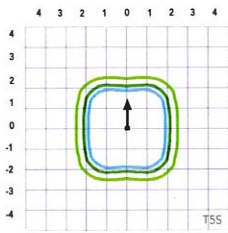
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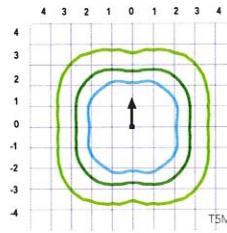
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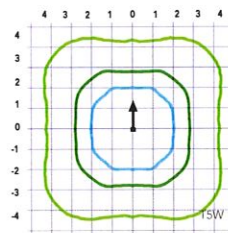
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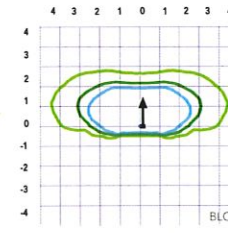
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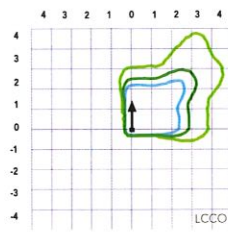
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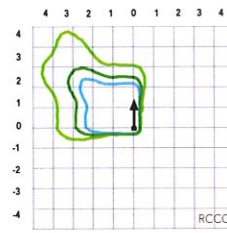
Test No. LT 23451725 tested in accordance with IESNA LM-79-08.



Test No.



Test No.



Test No.



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°C	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

\*for use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors; with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125				
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125				
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126				
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122				
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126				
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123				
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126				
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131				
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131				
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130				
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131				
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103				
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77				
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77				
				P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
								T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
T2M	5,593	1	0					1	114	6,025	1	0	1	123	6,102	1	0	1	125				
T3S	5,417	1	0					2	111	5,835	1	0	2	119	5,909	2	0	2	121				
T3M	5,580	1	0					2	114	6,011	1	0	2	123	6,087	1	0	2	124				
T4M	5,458	1	0					2	111	5,880	1	0	2	120	5,955	1	0	2	122				
TFTM	5,576	1	0					2	114	6,007	1	0	2	123	6,083	1	0	2	124				
TSVS	5,799	2	0					0	118	6,247	2	0	0	127	6,327	2	0	0	129				
TSS	5,804	2	0					0	118	6,252	2	0	0	128	6,332	2	0	1	129				
TSM	5,789	3	0					1	118	6,237	3	0	1	127	6,316	3	0	1	129				
TSW	5,834	3	0					2	119	6,285	3	0	2	128	6,364	3	0	2	130				
BLC	4,572	1	0					1	93	4,925	1	0	1	101	4,987	1	0	1	102				
LCCO	3,402	1	0					2	69	3,665	1	0	2	75	3,711	1	0	2	76				
RCCO	3,402	1	0					2	69	3,665	1	0	2	75	3,711	1	0	2	76				
P3	20	1050	71W					T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
								T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121				
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117				
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121				
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118				
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120				
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125				
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125				
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125				
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126				
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99				
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73				
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73				
				P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
								T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
T2M	9,831	2	0					2	107	10,590	2	0	2	115	10,724	2	0	2	117				
T3S	9,521	2	0					2	103	10,256	2	0	2	111	10,386	2	0	2	113				
T3M	9,807	2	0					2	107	10,565	2	0	2	115	10,698	2	0	2	116				
T4M	9,594	2	0					2	104	10,335	2	0	3	112	10,466	2	0	3	114				
TFTM	9,801	2	0					2	107	10,558	2	0	2	115	10,692	2	0	2	116				
TSVS	10,193	3	0					1	111	10,981	3	0	1	119	11,120	3	0	1	121				
TSS	10,201	3	0					1	111	10,990	3	0	1	119	11,129	3	0	1	121				
TSM	10,176	4	0					2	111	10,962	4	0	2	119	11,101	4	0	2	121				
TSW	10,254	4	0					3	111	11,047	4	0	3	120	11,186	4	0	3	122				
BLC	8,036	1	0					2	87	8,656	1	0	2	94	8,766	1	0	2	95				
LCCO	5,979	1	0					2	65	6,441	1	0	2	70	6,523	1	0	3	71				
RCCO	5,979	1	0					2	65	6,441	1	0	2	70	6,523	1	0	3	71				



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133				
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133				
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133				
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129				
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133				
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130				
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133				
				TSVS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138				
				TSS	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138				
				TSM	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138				
				TSW	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139				
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109				
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81				
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81				
				P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
								T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
T2M	14,865	3	0					3	111	16,014	3	0	3	120	16,217	3	0	3	121				
T3S	14,396	3	0					3	107	15,509	3	0	3	116	15,705	3	0	3	117				
T3M	14,829	2	0					3	111	15,975	3	0	3	119	16,177	3	0	3	121				
T4M	14,507	2	0					3	108	15,628	3	0	3	117	15,826	3	0	3	118				
TFTM	14,820	2	0					3	111	15,965	3	0	3	119	16,167	3	0	3	121				
TSVS	15,413	4	0					1	115	16,604	4	0	1	124	16,815	4	0	1	125				
TSS	15,426	3	0					1	115	16,618	4	0	1	124	16,828	4	0	1	126				
TSM	15,387	4	0					2	115	16,576	4	0	2	124	16,786	4	0	2	125				
TSW	15,506	4	0					3	116	16,704	4	0	3	125	16,915	4	0	3	126				
BLC	12,151	1	0					2	91	13,090	1	0	2	98	13,255	1	0	2	99				
LCCO	9,041	1	0					3	67	9,740	1	0	3	73	9,863	1	0	3	74				
RCCO	9,041	1	0					3	67	9,740	1	0	3	73	9,863	1	0	3	74				
P7	40	1300	166W					T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
								T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112				
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109				
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112				
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110				
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112				
				TSVS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116				
				TSS	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117				
				TSM	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116				
				TSW	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117				
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92				
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68				
				RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68				



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				TSVS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				TSW	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
				T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132				
T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129				
TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133				
TSVS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134				
T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132				
T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132				
TSW	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131				
BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109				
LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78				
RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78				
T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127				
T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127				
T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129				
T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125				
T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129				
T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126				
TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130				
TSVS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131				
T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130				
T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130				
TSW	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128				
BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107				
LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76				
RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76				
T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123				
T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122				
T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125				
T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120				
T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124				
T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122				
TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125				
TSVS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126				
T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125				
T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125				
TSW	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124				
BLC	7,919	3	0	3	62	8,531	3	0	3	67	8,639	3	0	3	67				
LCCO	5,145	1	0	2	40	5,543	1	0	2	43	5,613	1	0	2	44				
RCCO	5,139	3	0	3	40	5,536	3	0	3	43	5,606	3	0	3	44				



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## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

### nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

### LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C to 50°C ambient with HA option. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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# UBE-20011

## Benton 4 Light Column



20w COB  
1102 Lumens

76° Optic

IP65  
Suitable for wet locations

IK08  
Impact Resistant (Vandal Resistant)

Weight 45.6 lbs

### Construction

#### Aluminum

Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

#### Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

#### Memory Retentive - Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

#### Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

#### Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

#### BUG Rating

B1 - U0 - G0

#### Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

#### Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

#### Hardware

Provided Hardware is Marine grade 316 Stainless steel.

#### Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

#### Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

#### Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

#### Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

### Modern urban lighting furniture.

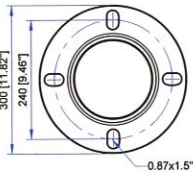
**Fashionable contemporary structures creating glare-free soft illumination patterns and available with optional top-mounted adjustable accent spotlights.**

A stylish Dark Sky Compliant round high performance light column with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These columns have a round design providing a unique wide light distribution, offering an architecturally appealing clover leaf pattern on the paving. The internal sides of the supporting pillars are accented by light from the LED.

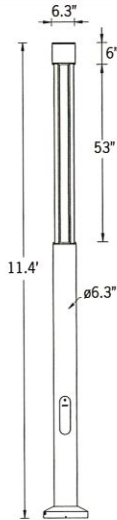
Color temperature 2700K, 3000K, 3500K and 4000K. The minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Benton Column comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components. This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation.

Custom column heights are available to suit customer design requirements, please specify. This luminaire is supplied complete with anchor bolts and top quality die-cast aluminum anchor bolt cover. Reduced custom wattages and dimming can be provided to suit Title 24 and customer requirements. (Specify total watt requirement per fixture)

Designed to complement the Benton bollard UBE-10001  
• NOTE: For the square version of the Benton, please see the Vancouver Light Column and Bollard



Mounting Detail



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

# UBE-20011

Benton 4 Light Column



<b>PROJECT</b>		<b>DATE</b>	
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<b>QUANTITY</b>		<b>TYPE</b>		<b>NOTE</b>	
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**ORDERING EXAMPLE || UBE - 20011 - 20w - W30 - 02 - 120/277v - Options**

<b>UBE-20011</b>				
<b>LAMP</b>	<b>LED COLOR</b>	<b>FINISH COLOR</b>	<b>VOLTAGE</b>	
20w COB 1102 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	

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**ADDITIONAL OPTIONS**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>NAT - Natatorium Rated</li> <li>DIM - 0-10v Dimming</li> <li>HCT - Custom Height (Specify)</li> <li>GFCI - GFCI Box</li> <li>HSS - House Side Shield</li> </ul> | <p><b>DICHROIC COLOR FILTERS</b></p> <ul style="list-style-type: none"> <li>RD - Red Color Filter</li> <li>BL - Blue Color Filter</li> <li>AM - Amber Color Filter</li> <li>GR - Green Color Filter</li> </ul> |
|--|--|

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# Benton Product Family



Benton 1

• UBE-10001-21w-1094lm (Ø6.3")



Benton 2

• UBE-10011-26w-1642lm (Ø8.8")



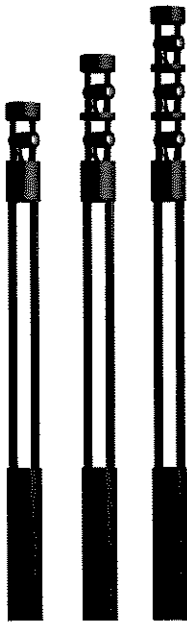
Benton 3

• UBE-20001-40w-2486lm (Ø8.8"-14.7")



Benton 4

• UBE-20011-20w-1102lm (Ø6.3"-11.4")



Benton 5

• UBE-20021-40w/21w-4177lm (Ø8.8")  
• UBE-20022-40w/2x21w-5865lm (Ø8.8")  
• UBE-20023-40w/3x21w-7553lm (Ø8.8")



Benton 5

• UBE-70001-14w-615lm (Ø6.5")



Benton 6

• UBE-70011-21w-1109lm (Ø8.8")



# UBE-10001

## Benton 1 Bollard



### Construction

#### Aluminum

Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

#### Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

#### Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

#### Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

#### Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

#### BUG Rating

B1 - U1 - G0

#### Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

#### Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

#### Hardware

Provided Hardware is Marine grade 316 Stainless steel.

#### Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

#### Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

#### Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

#### Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

### Modern urban lighting furniture.

### Fashionable contemporary structures creating glare-free soft illumination patterns

A stylish Dark Sky Compliant high performance bollard with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These columns have a round design providing a unique wide light distribution, offering an architecturally appealing clover leaf pattern on the paving. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Benton Bollard comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components. This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the bollard to ensure quick trouble-free installation.

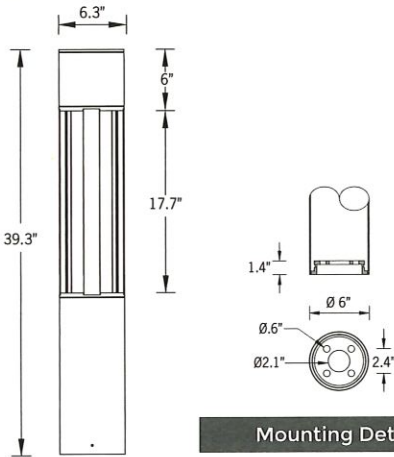
Custom bollard heights are available to suit customer design requirements, please specify.

This luminaire is supplied complete with anchor bolts and top quality die-cast aluminum anchor bolt cover.

Reduced custom wattages and dimming can be provided to suit Title 24 and customer requirements. (Specify total watt requirement per fixture)

Designed to complement the Benton Light Column.

21w COB 1094 Lumens | 76° Optic  
IP65 • Suitable For Wet Locations  
IK08 • Impact Resistant (Vandal Resistant)  
Weight 15.4 lbs



Mounting Detail

### Additional Options (Consult Factory For Pricing)



A91591  
Lockable In Use GFCI  
Receptacle Outlet Box



Ligman Lighting USA reserves the right to change specifications without prior notice. please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

# UBE-10001

Benton 1 Bollard



<b>PROJECT</b>				<b>DATE</b>	
<b>QUANTITY</b>		<b>TYPE</b>		<b>NOTE</b>	

ORDERING EXAMPLE || UBE - 10001 - 21w - W30 - 02 - 120/277v - Options

<b>UBE-10001</b>				
	<b>LAMP</b>	<b>LED COLOR</b>	<b>FINISH COLOR</b>	<b>VOLTAGE</b>
	21w COB 1094 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

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## ADDITIONAL OPTIONS

- NAT - Natatorium Rated
- DIM - 0-10v Dimming
- HGT - Custom Bollard Height
- GFCI - GFCI Box
- A91591 - Lockable In Use GFCI Receptacle Outlet Box

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



# Benton Product Family



Benton 1

• UBE-10001-21w-1094lm [Ø6.3"]



Benton 2

• UBE-10011-26w-1642lm [Ø8.8"]



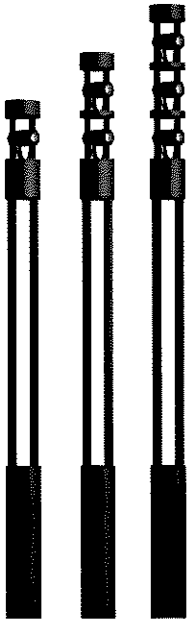
Benton 3

• UBE-20001-40w-2486lm [Ø8.8"-14.7"]



Benton 4

• UBE-20011-20w-1102lm [Ø6.3"-11.4"]



Benton 5

• UBE-20021-40w/21w-4177lm [Ø8.8"]  
• UBE-20022-40w/2x21w-5865lm [Ø8.8"]  
• UBE-20023-40w/3x21w-7553lm [Ø8.8"]



Benton 5

• UBE-70001-14w-615lm [Ø6.3"]



Benton 6

• UBE-70011-21w-1109lm [Ø8.8"]





Luminaire Type:

Catalog Number:



# High Center Beam Round Downlight 4"



OVERVIEW

**Feature Set**

- Eleven optimized distribution patterns allow designers to achieve tailored objectives
- Bounding Ray™ optical design
- 45° Cutoff to source and source image
- Field interchangeable optic
- Driver and LED light engine fully serviceable from below ceiling
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- ENERGY STAR® Certified product

**Distribution**



**Superior Performance**

Nominal Lumens	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
Delivered	703	807	1062	1545	1977	2419	2920	3548	3982	4419	4848
Wattage	6.7	7.5	9.8	15.1	21.5	26.5	34.1	33.8	39.5	46.2	53.2
Efficacy	104	108	108	102	92	91	86	105	101	96	91

\*Based on 3500K 80CRI 35D AR LSS

COMPLIMENTARY PRODUCTS

**Coordinated Apertures | Multiple Layers of Light**



**General Illumination Layer | EVO**



**High Center Beam Layer | Incito**



**EVO + Incito — Multiple Layers of Light**

								<b>Core</b>
Downlight	Open Wallwash	Lensed Wallwash	Cylinder	Downlight	Adjustable	Lensed Wallwash	Cylinder	
								<b>Special Applications</b>



**4"** High Center Beam Round Downlight

ORDERING INFORMATION

A+ Capable options indicated by this color background.

**Design2Ship Quick Ship Program:** Options in green text qualify for Design2Ship — 5 business days from order entry to ship. Refer to Design2Ship Brochure for complete program details. **Maximum Order Quantity: 50 units.**

Luminaire Type:

Catalog Number:

EXAMPLE: IC04 35/15 AR LSS 35D 277 EZ1

Series	Color Temperature	Lumens	Reflector Color	Flange Type	Reflector Finish	Beam	
IC04 Incito 4in Round Downlight	27/ 2700 K	05 500 lumens	AR Clear	(blank) Self-flanged	LSS Semi-specular	100 <sup>2</sup> 10° beam angle	
	30/ 3000 K	07 750 lumens	PR Pewter	FL Flangeless	LD Matte diffuse	150 15° beam angle	
	35/ 3500 K	10 1000 lumens	WTR Wheat			200 20° beam angle	
	40/ 4000 K	15 1500 lumens	GR Gold			250 25° beam angle	
	50/ 5000 K	20 2000 lumens	WR <sup>1</sup> White painted				300 30° beam angle
		25 2500 lumens	BR <sup>1</sup> Black				350 35° beam angle
		30 3000 lumens	BZR <sup>1</sup> Dark Bronze painted				400 40° beam angle
		35 3500 lumens	WRAMF <sup>1</sup> White Anti-microbial				450 45° beam angle
		40 4000 lumens					500 50° beam angle
		45 4500 lumens					600 60° beam angle
	50 5000 lumens					650 65° beam angle	

Voltage	Driver	Control Interface	Options
120 120V	GZ10 0-10V driver dims to 10%	(blank)	SF Single fuse.
277 277V	GZ1 0-10V driver dims to 1%	NLT <sup>7</sup> nLight <sup>®</sup> dimming pack.	90CRI High CRI (90+)
347 <sup>2,4</sup> 347V	EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	NLTER <sup>7,8</sup> nLight <sup>®</sup> dimming pack for fixtures on emergency circuit	TRW <sup>9</sup> White Painted Flange
	EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min.	NLTAIR2 nLight <sup>®</sup> AIR dimming pack.	TRBL <sup>10</sup> Black Painted Flange
	EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	NLTAIRER2 <sup>9</sup> nLight <sup>®</sup> AIR dimming pack for fixtures on emergency circuit	ELR <sup>11</sup> Batterypack with remote test switch
	EDAB <sup>6</sup> eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.	NLTAIREM2 nLight <sup>®</sup> AIR dimming pack for fixtures on emergency circuit	CP <sup>12</sup> Chicago Plenum
	EDXB <sup>6,5</sup> eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. MIN:1000 MAX:4000		N80 nLight Lumen Compensation
	ECOS2 <sup>6</sup> Lutron <sup>®</sup> Hi-Lume <sup>®</sup> 2-wire forward-phase driver. 120V Only. Minimum dimming level 1%. Min: 1000LM; Max: 4000LM.		RRL RELOC <sup>®</sup> Ready Luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Available only with RRLA, RRLB, RRLAE, and RRLC12S. Refer to RRL spec sheet on <a href="http://www.acuitybrands.com">www.acuitybrands.com</a> for RELOC <sup>®</sup> product specifications. Above ceiling access required.
	ECOD <sup>6</sup> Lutron <sup>®</sup> EcoSystem <sup>®</sup> digital Hi-Lume 1% soft-on, fade to black. Min: 500LM; Max: 750LM.		

**ACCESSORIES — order as separate catalog numbers (shipped separately)**

OPTC4 XXD	Additional optics for field installation. Replace "XX" with beam angle.
-----------	---

**ORDERING NOTES**

- Not Available with Finishes.
- Only available 1500lm and below.
- Not available with ELR emergency option.
- Supplied with factory installed step down transformer.
- Includes terminator resistor.
- Not Available with Control Interfaces.
- Must specify 120 or 277.
- For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not available with WR (White Reflector). Not available with FL.
- For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not available with BR (Black Reflector). Not available with FL.
- Must specify 120 or 277. Not available with 347. Require 13 1/2" above ceiling access for use with ELR option.
- Only available up to 4500 lumens. Specify 120 or 277.





**Optical and Trim Assembly**

Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from above or below the ceiling. Optical design is a Bounding Ray™ design with 45° cutoff to source and source image. Top down flash characteristic for superior glare control. Flangeless trim option includes proprietary Gotham mud ring enabling seamless integration into drywall applications. Mud ring ships separately.

**Electrical**

The luminaire shall operate from a 50 or 60 Hz  $\pm 3$  Hz AC line over a voltage ranging from 120 VAC to 277 VAC. Support 347V via fixture-mounted stepdown transformer. The fluctuations of line voltage shall have no visible effect on the luminous output.

The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output.

Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages.

Input wires shall be 18AWG, 300V minimum solid copper.

**Controls**

Luminaire shall be equipped with interface for nLight wired or nLight AIR networks with integral power supply as per specification.

**Emergency**

Luminaires supplied with a battery pack comply with NFPA 101 (Life Safety code) and deliver constant light output throughout the 90 minutes of code required emergency operation period when there is a normal AC power loss with remote test switch available.

**Dimming**

The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%.

LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered.

Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

**Construction**

Light engine and driver are accessible from above or below ceiling.

16-gauge black painted steel mounting frame with mounting bars included.

Post-installation adjustment possible from above or below ceiling.

Galvanized steel junction box with hinged access covers and spring latch. Three combination 1/2"-3/4" and one 1/2" knockout for straight-through conduit runs.

Capacity: 8 (4 in, 4 out) No. 12 AWG conductors rated for 90°C.

Accommodates up to 1½"-thick ceilings.

**Listings**

Fixtures are CSA Certified to meet US and Canadian Standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, wet location covered ceiling.

Luminaire configurations are Energy Star certified through testing in EPA-recognized laboratories, with the results reviewed by an independent, accredited certification organization. Visit [www.energystar.gov](http://www.energystar.gov) for specific configurations listed.

IC-rated up to 1000 lumens.

**Photometrics**

LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours.

Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by the center of the quadrangles defined in ANSI C78.377-2015.

**Buy American**

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.

Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

**Warranty**

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

**Note:**

Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.


**A+ Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight\* control networks when ordered with drivers marked by a shaded background\*
- This luminaire is part of an A+ Certified solution for nLight\* control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background\*

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

\*See ordering tree for details



**4"** High Center Beam Round Downlight

Tables of Use

IC0 - eidoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ10	10%	Linear	Linear/Logarithmic
EZ1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic*	Linear
EDXB	<1%	Square	Linear

\*Changeable thorough DALI controller

Lumen Output Multiplier		
CRI	CCT	Multiplier
80	2700K	0.916
	3000K	0.948
	3500K	1
	4000K	1.032
	5000K	1.1
90	2700K	0.748
	3000K	0.8
	3500K	0.838
	4000K	0.845
	5000K	0.945

Reflector Finish Multiplier	
Reflector Finish	Multiplier
LS - Specular	1
LSS - Semi Specular	0.956
WR - White	0.87
LD - Matte Diffuse	0.85
BR - Black	0.73
BZR - Bronze	0.73

Nomenclature	Driver Description	Control Provided				
		NLT	NLTER	NLTAIR2	NLTAIREM2	NLTAIRER2
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V EM G2	RPP20 D 24V ER G2
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V EM G2	RPP20 D 24V ER G2
EZ10	eidoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V EM G2	RPP20 D 24V ER G2
EZ1	eidoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V EM G2	RPP20 D 24V ER G2
EZB	eidoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V EM G2	RPP20 D 24V ER G2

Marked Spacing in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
5000	24	12	0.5
3500-4500 (GZ1/GZ10 Only)	24	12	0.5
4000-4500 w/CP (EZ1/EZ10 Only)	24	12	0.5
3500-4500 w/CP (GZ1/GZ10 Only)	24	12	0.5

ELR Availability/Compatibility – Initial Lumens			
Product	LED		Initial Lumens
	Lumens	Watts	
IC04	500-5000	6-53	630

DIMENSIONAL DATA

\*Dimensions in inches [centimeters]

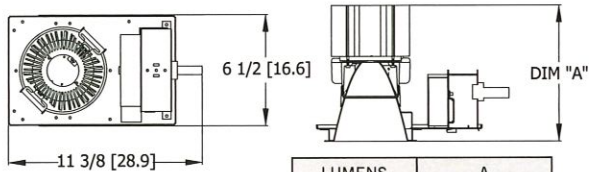
Aperture: 4-5/16 [11]

Ceiling Opening: 5-1/8 [13] self-flanged

Overlap Trim: 5-7/16 [13.8]

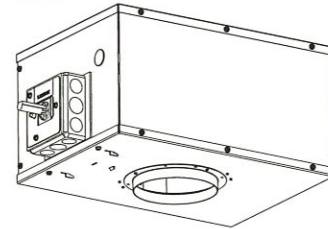
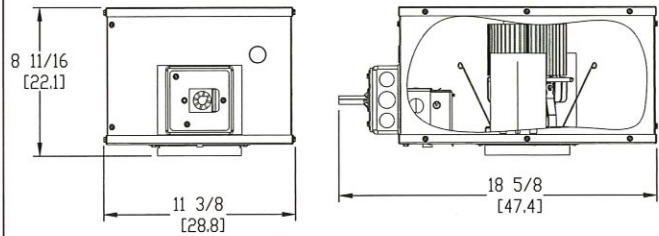
4-5/8 [11.7] flangeless

**Standard**



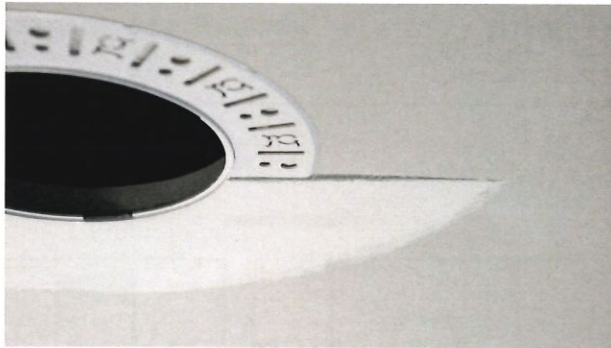
LUMENS	A
Up to 1000	6 [15.2]
Up to 2000	7 [17.8]
Above 2000	8 [20.3]

**Chicago Plenum**

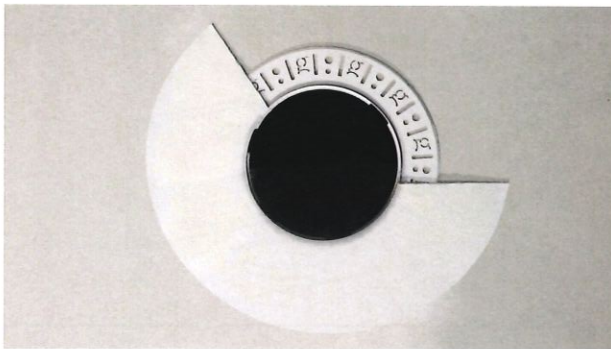


4" High Center Beam Round Downlight

Flangeless



Partially finished mud ring, showing cross-section detail.



An ICO downlight requires only approximately 3" of plaster to finish.



ICO with flangeless trim

Flangeless Installation

Gotham's flangeless option utilizes a micro-thin polymer mud ring that minimizes the amount of drywall compound required to finish the ceiling. The end result is a virtually undetectable flangeless downlight installation.

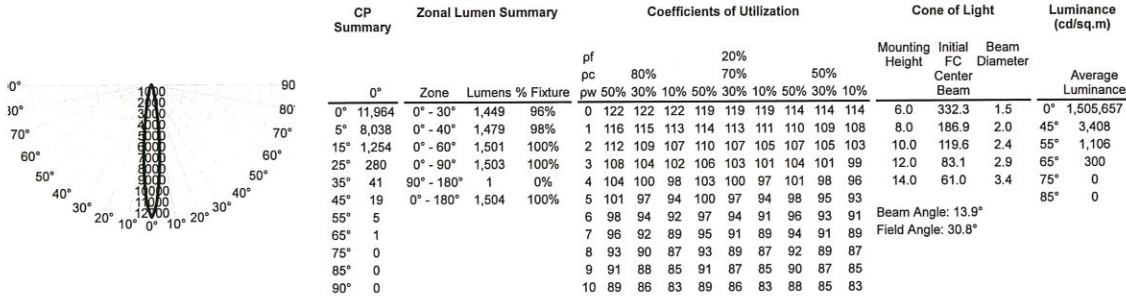
The polymer mud ring is installed independent of the recessed frame, therefore floating with the ceiling. This innovation minimizes any surface cracks during reflector installation, ceiling movement and any future service to the recessed frame, wiring, electronics, etc.



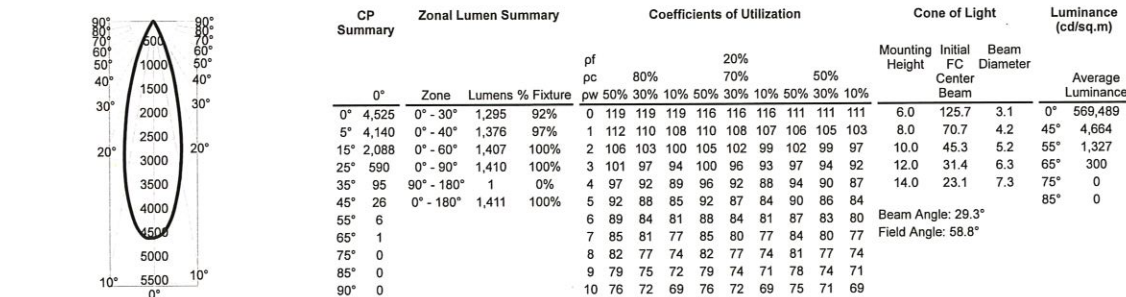
Photometry

CONSULT WWW.GOTHAMLIGHTING.COM FOR ADDITIONAL PHOTOMETRY

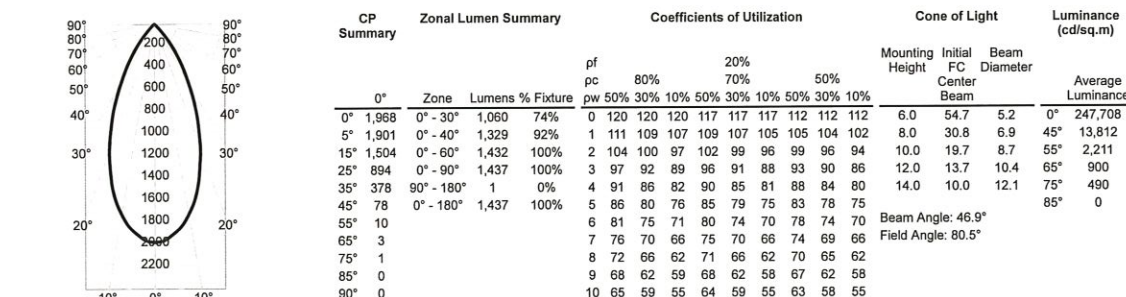
ICO4 35/15 AR LSS 15D Input Watts: 15.1, Delivered Lumens: 1504, LPW: 99.6, S/MH: 0.24, Test No: ISF 192654P563



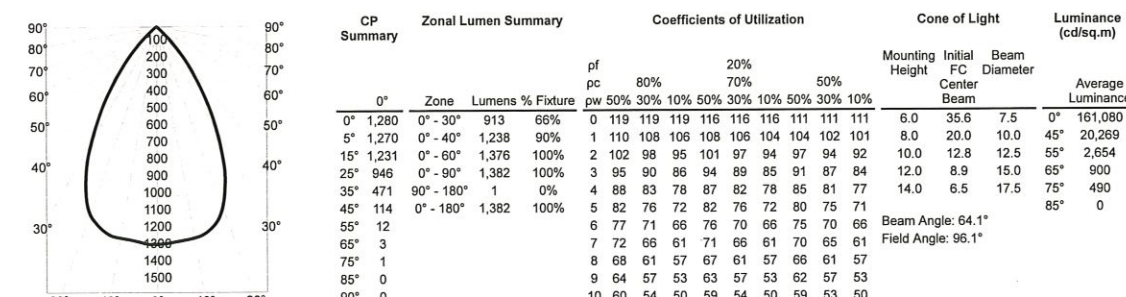
ICO4 35/15 AR LSS 30D Input Watts: 15.1, Delivered Lumens: 1411, LPW: 93.4, S/MH: 0.47, Test No: ISF 192657P563



ICO4 35/15 AR LSS 45D Input Watts: 15.1, Delivered Lumens: 1437, LPW: 95.2, S/MH: 0.73, Test No: ISF 192660P563



ICO4 35/15 AR LSS 65D Input Watts: 15.1, Delivered Lumens: 1382, LPW: 91.5, S/MH: 0.98, Test No: ISF 192663P563



4" High Center Beam Round Downlight

nLIGHT AIR

nLight® AIR is the ideal solution for retrofit or new construction spaces where adding communication wiring is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each EVO Luminaire ordered with the NLTAIR option. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.

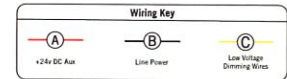
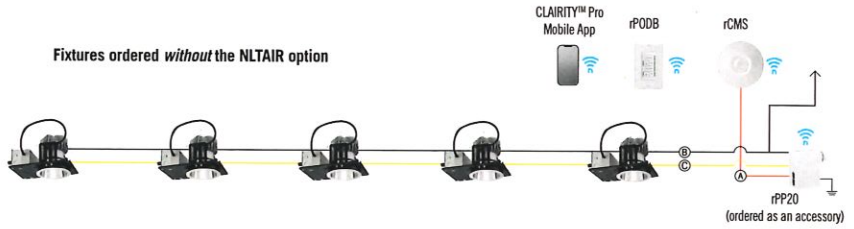
**nLight® AIR Control Accessories**  
Order as separate catalog number. Visit [nLight AIR](#).

Wall Switches	Model Number
On/Off single pole	rPODB (color) G2
On/Off two pole	rPODB 2P (color) G2
On/Off & raise/lower single pole	rPODB DX (color) G2
On/Off & raise/lower two pole	rPODB 2P DX (color) G2

**nLight® AIR Control Accessories (cont.)**

Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	rCMS 9 / rCMS PDT 9
Large motion 360°, ceiling	rCMS 10 / rCMS PDT 10

Possibilities for nLight® AIR



nLIGHT

nLight® Wired The nLight® solution is a digital networked lighting control system that provides both energy savings and increased user configurability by cost effectively integrating time-based, daylight-based, sensor-based and manual lighting control schemes.

**nLight® Wired Control Accessories**  
Order as separate catalog number. Visit [nLight](#).

Wall Switches	Model Number
On/Off single pole	nPODM (XX)
On/Off two pole	nPODM 2P (XX)
On/Off & raise/lower single pole	nPOD DX (XX)
On/Off & raise/lower two pole	nPODM 2P DX (XX)
Graphic touchscreen	nPOD GFX (XX)

Photocell Controls	Model Number
Dimming	nCM ADCX

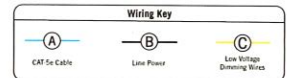
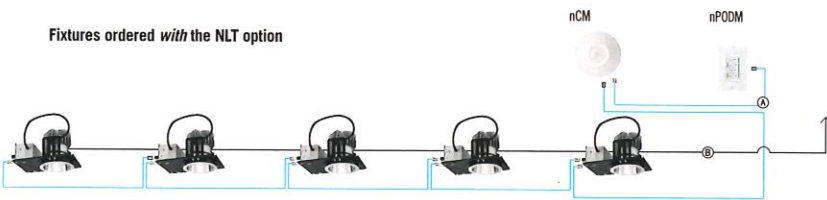
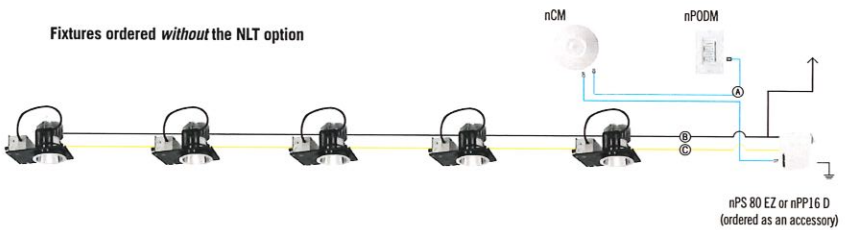
**nLight® Wired Control Accessories (cont.)**

Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	nCM 9 / nCM PDT 9
Large motion 360°, ceiling	nCM 10 / nCM PDT 10
Wide View	nWV 16 / nWV PDT 16
Wall switch with raise/lower	nWSX LV DX / nWSX PDT LV DX

Cat-5 Cables (plenum rated)	Model Number
10', CAT5	CAT5 10FT J1
15', CAT5	CAT5 15FT J1

Possibilities for nLight® wired



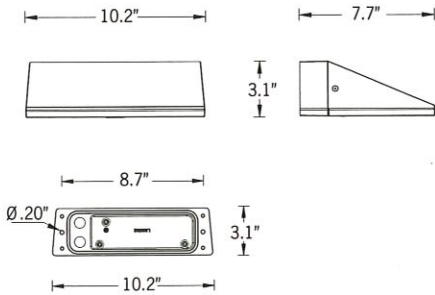


# UVK-30001

## Vekter 1 Medium Surface



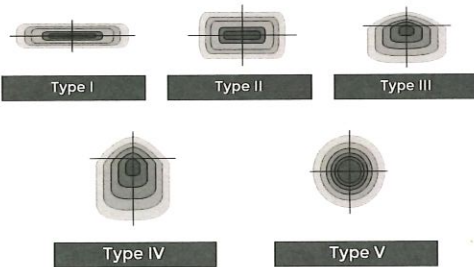
21w LED 2446 Lumens  
 IP65 • Suitable For Wet Locations  
 IK08 • Impact Resistant (Vandal Resistant)  
 Weight 7 lbs



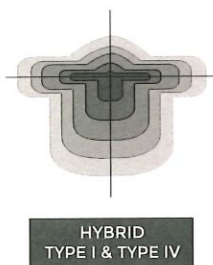
### Mounting Detail



Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



### Construction

#### Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

#### Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

#### Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

#### Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

#### Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

#### BUG Rating

B2 - U0 - G0

#### Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

#### Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

#### Hardware

Provided Hardware is Marine grade 316 Stainless steel.

#### Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

#### Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

#### Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

#### Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

### Flexible wall-mounted floodlighting and area luminaires. Sleek, angular, technical and powerful professional lighting solutions.

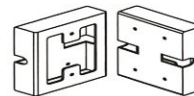
A wedge shaped range of small profile wall mounted luminaires, with no visible external hardware for use in uplight or downlight applications. This product is provided with a range of high powered LEDs with a selection of optics.

The Vekter is unique as it is available with Type II, III, IV & V light distribution options that facilitates wider spacing and even light distribution between the light fixtures. Wide spacings of up to 40' on center can be achieved using a type II optic with uniformity that complies to path of egress requirements. This provides higher energy saving and reduced installation costs. The Vekter can be manufactured using different type beam optics to achieve custom distribution, e.g using type II and type IV optics inside the same luminaire.

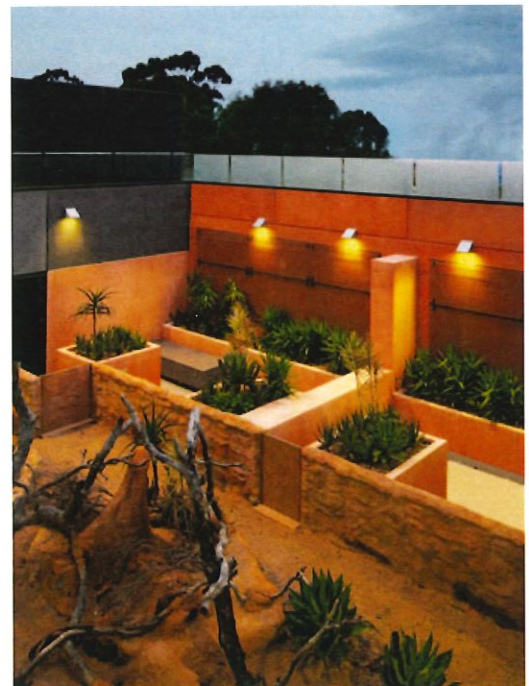
Integral electronic control gear is housed in a special waterproof box that can be detached from the optical chamber for easy installation. Mounting plate for 3" and 4" junction box is provided with the fixture. Matching surface mount conduit boxes are available as an option.

The Vekter is suitable for lighting footpaths, building facades, building entrances and parking areas around buildings.

### Additional Options (Consult Factory For Pricing)



SCE Surface Conduit Decorative Trim



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



# UVK-30001

Vekter 1 Medium Surface



<b>PROJECT</b>		<b>DATE</b>	
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<b>QUANTITY</b>		<b>TYPE</b>		<b>NOTE</b>	
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**ORDERING EXAMPLE || UVK - 30001 - 21w - T2 - W30 - 02 - 120/277v - Options**

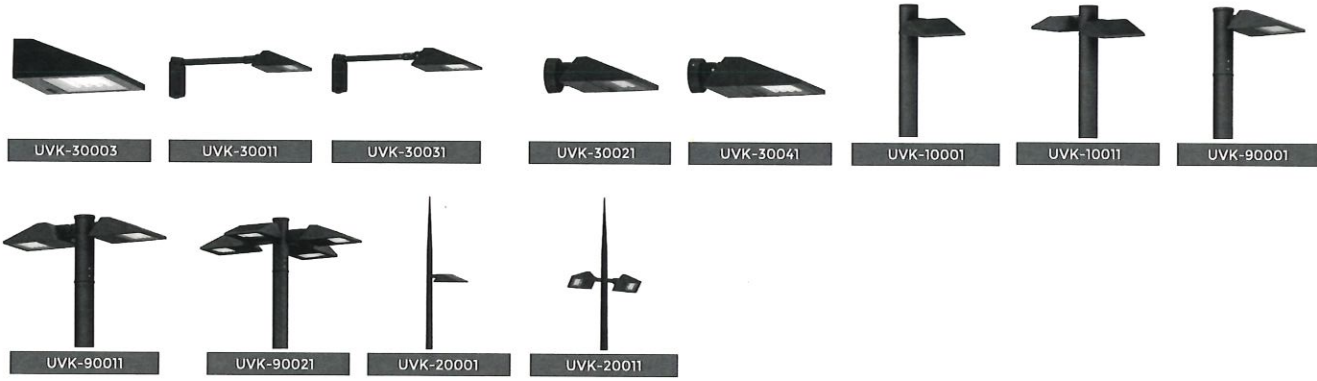
<b>UVK-30001</b>					
	<b>LAMP</b>	<b>BEAM</b>	<b>LED COLOR</b>	<b>FINISH COLOR</b>	<b>VOLTAGE</b>
	21w LED 2446 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution M - Medium 31" W - Wide 53" VW - Very Wide 66" EW - Extra Wide 110"	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

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**ADDITIONAL OPTIONS**

- NAT - Natatorium Rated
- DIM - 0-10v Dimming
- SCE - Surface Conduit Decorative Trim
- F - Frosted Lens
- EMR - Remote Emergency Pack
- AMB - Turtle Friendly Amber LED

**Vekter Product Family**



7144 NE Progress Court  
Hillsboro, Oregon 97124  
T: 503.645.0500 | F: 503.645.800

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



**DELTA STAR LED**

IP66 RATED

DATE: \_\_\_\_\_ PROJECT: \_\_\_\_\_ TYPE: \_\_\_\_\_

CATALOG NUMBER LOGIC:



*\*Designed for use with LED transformer. Requires magnetic low voltage dimmer.*

*\*\*Please see Adjust-e-Lume photometry to determine desired intensity.*

*\*\*\*The 360SL cost is already included in the price of UPM, UPM dual, and Power Canopy.*

**CATALOG NUMBER LOGIC**

Example: B - DS - LED - e64 - SP - A7 - BZP - 12 - 11 - A - 360SL

**MATERIAL**

(Blank) - Aluminum B - Brass S - Stainless Steel

**SERIES**

DS - Delta Star

**SOURCE**

LED - with Integral Dimming Driver (25W min. load when dimmed)\*

**LED TYPE**

e64 - 7W LED/2700K e66 - 7W LED/4000K  
e65 - 7W LED/3000K e74 - 7W LED/Amber

**OPTICS**

NSP - Narrow Spot (13°) MFL - Medium Flood (23°)  
SP - Spot (16°) WFL - Wide Flood (31°)

**ADJUST-E-LUME® OUTPUT INTENSITY\*\***

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

**FINISH (See page 2 for full-color swatches)**

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

Stainless Steel Finishes (MAC, POL)

**LENS TYPE**

12 - Soft Focus 13 - Rectilinear

**SHIELDING**

11 - Honeycomb Baffle

**CAP STYLE**

A - 45°  
B - 90°  
C - Flush Lens  
D - 45° Less Weephole (Interior use only)  
E - 90° Less Weephole (Interior use only)  
F - 90° with Flush Lens

**OPTIONS**

360SL - Knuckle Mounting System\*\*\*

**B-K LIGHTING**

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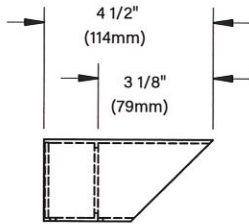
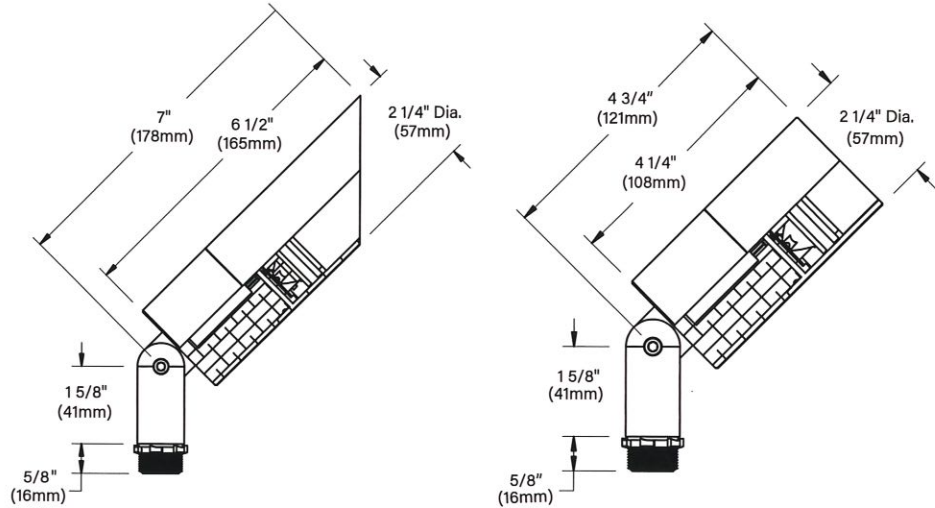
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SUB000930

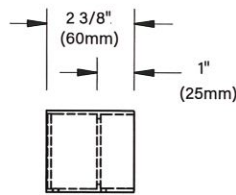
DELTA STAR LED

IP66 RATED

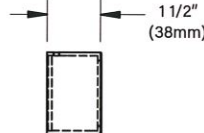
DATE: \_\_\_\_\_ PROJECT: \_\_\_\_\_ TYPE: \_\_\_\_\_



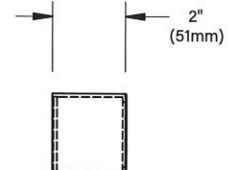
A/D CAP



B/E CAP



C CAP



F CAP

STANDARD FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES



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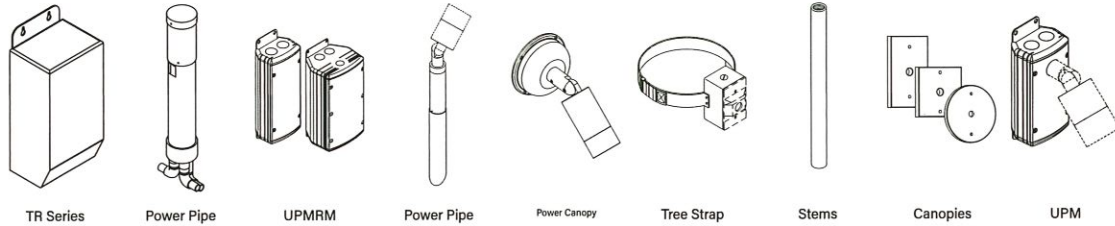


**DELTA STAR LED**

**IP66 RATED**

DATE: \_\_\_\_\_ PROJECT: \_\_\_\_\_ TYPE: \_\_\_\_\_

Accessories (Configure separately)



**SPECIFICATIONS**

<p><b>ELECTRICAL</b></p>	<p><b>WATTAGE</b> <b>WIRING</b> <b>REMOTE TRANSFORMER</b></p>	<p>7W LED XLPE, 18GA,150C, 600V, rated and certified to UL3321. For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.</p>
<p><b>PHYSICAL</b></p>	<p><b>MATERIALS</b> <b>BODY</b> <b>KNUCKLE</b>  <b>CAP</b> <b>LENS</b>  <b>LED</b>  <b>DIMMING</b> <b>ADJUST-E-LUME</b>  <b>OPTICS</b>  <b>HARDWARE</b>  <b>FINISH</b>  <b>WARRANTY</b> <b>CERTIFICATION &amp; LISTING</b></p>	<p>Furnished in copper-free aluminum (6061-T6), brass (360) or stainless steel (304). Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet. LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a 1/2" pipe thread for mounting. Optional 360SL provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment. Fully machined and accommodates two (2) lens or louver media. Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to &lt;250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 250.13-12. Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value. Integral electronics allow for dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed. Specify factory preset output intensity. Interchangeable OPTIKIT modules permit optical field changes. Color-code: Narrow Spot (NSP) = red; Spot (SP) = green; Medium Flood (MFL) = yellow; Wide Flood (WFL) = blue. Tamper-resistant, stainless steel hardware. LOCK aiming screw is black oxide treated for additional corrosion resistance. StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material. 5-year limited warranty. ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.</p>



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**LAMP & DRIVER DATA (e64, e65, e66, e74)**

DATE: \_\_\_\_\_ PROJECT: \_\_\_\_\_ TYPE: \_\_\_\_\_

CATALOG NUMBER LOGIC: \_\_\_\_\_

<b>DRIVER DATA</b>	<b>Input Volts</b> 12VAC/DC 50/60Hz	<b>InRush Current</b> <250mA (non-dimmed)	<b>Operating</b> 700mA	<b>Dimmable</b> Magnetic Low Voltage Dimmer	<b>Operation Ambient Temperature</b> -22°F-194°F (-30°C - 90°C)
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LM79 DATA				L70 DATA	OPTICAL DATA			
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L <sub>70</sub> )	Angle	CBCP	Delivered Lumens	Multiplier
e64	2700K	80	7	50,000	13°	5993	456	0.87
	2700K	80	7	50,000	16°	4546	445	0.87
	2700K	80	7	50,000	23°	1726	397	0.87
	2700K	80	7	50,000	31°	1131	399	0.87
e65	3000K	80	7	50,000	13°	6131	466	0.89
	3000K	80	7	50,000	16°	4650	455	0.89
	3000K	80	7	50,000	23°	1766	406	0.89
	3000K	80	7	50,000	31°	1157	409	0.89
e66	4000K	80	7	50,000	13°	6889	524	
	4000K	80	7	50,000	16°	5225	511	
	4000K	80	7	50,000	23°	1984	456	
	4000K	80	7	50,000	31°	1300	459	
e74	Amber	80	7	50,000	13°	3,927	299	0.57
	Amber	80	7	50,000	16°	2,978	291	0.57
	Amber	80	7	50,000	23°	1,131	260	0.57
	Amber	80	7	50,000	31°	741	262	0.57

OPTICS	
Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

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Thank you



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