



Resolution PC 24 19 DR 05 - Oak Manor Lighting Exception

*City of Florence*  
Community Development Department  
250 Highway 101  
Florence, OR 97439  
Phone: (541) 997 - 8237  
Fax: (541) 997 - 4109  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

**Type of Request**

**THIS SECTION FOR OFFICE USE ONLY**

Type I    Type II    Type III    Type IV

Proposal: \_\_\_\_\_

**Applicant Information**

Name: Oak Manor Apartments LP Phone 1: 602-432-6291  
E-mail Address: klaynemorrill@gmail.com Phone 2: \_\_\_\_\_  
Address: PO Box 108, Yachats, Oregon 97498-0108  
Signature: *K. Layne Morrill* Date: 5-3-24  
Applicant's Representative (if any): K. Layne Morrill

**Property Owner Information**

Name: same as applicant Phone 1: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_ Phone 2: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: *K. Layne Morrill* Date: 5-3-24  
Applicant's Representative (if any): \_\_\_\_\_

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

**For Office Use Only:**

Received

Approved

Exhibit

**RECEIVED**

By Sharon Barker at 11:03 am, May 03, 2024

Property Description

EXHIBIT B

Site Address: 3944 Oak Street

General Description: 24 Unit Affordable Rental Housing Project

Assessor's Map No.: 18 - 12 - 14 - 33 Tax lot(s): 1302

Zoning District: Highway

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map

(FCC 10-1-1-4-B-3): East -- motel and vacant land; north, automobile repair; south, vacant land; west, single family residential.

Project Description

Square feet of new: none

Square feet of existing: 21,000

Hours of operation: 24-7

Existing parking spaces: 39

Is any project phasing anticipated? (Check One): Yes [checked] No [ ]

Timetable of proposed improvements: na

Will there be impacts such as noise, dust, or outdoor storage? Yes [ ] No [checked]

If yes, please describe:

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

Request under FCC 18-37-4-B to decrease the minimum two (2) foot-candles of illumination and increase the maximum five (5) foot-candles at our parking lot, for all the reasons stated in the attached memorandum.

For Office Use Only:

Date Submitted: Fee:

Received by:

Paid

**Attachment to General Application  
Oak Manor Apartments LP  
May 3, 2024**

We submitted a photometric map for our design review approval and permitting for our parking lot lighting.

Our lighting contractor, Rob's Electric, advised us that our lighting plan had too many pole lights in the parking lot, which would cause serious over-illumination. Based on their revised analysis, we reduced the number of pole lights along the northern edge of the parking lot.

Upon the site inspection, the City advised that the number of pole lights installed was less than shown on the lighting plan. We explained the reason we reduced the number of pole lights. At the City's request, we took readings on April 3 at the north side of the parking lot from west to east of 5.1, 3, 4, 2.1, 2.3, 2.5, and 3.8.

The City sent a staffer to the site on April 8, and he took readings that were "higher than 5 in three spots and [one] 8.3." The City informed us that the "building wall packs" might contribute to the high readings, noted from the plans that the specified fixture was dimmable, and asked us to dim those lights to see if it helped. We discovered that a different fixture had been substituted that was not dimmable.

We replaced the building wall pack fixtures with the originally specified dimmable version for \$2,500. Robs Electric and our general contractor met at the site. The pole lights at the northwest and northeast corners of the lot were dimmed, and all of the building wall pack fixtures were dimmed. Adjustments were made until the optimum combination of readings for adequate illumination was obtained.

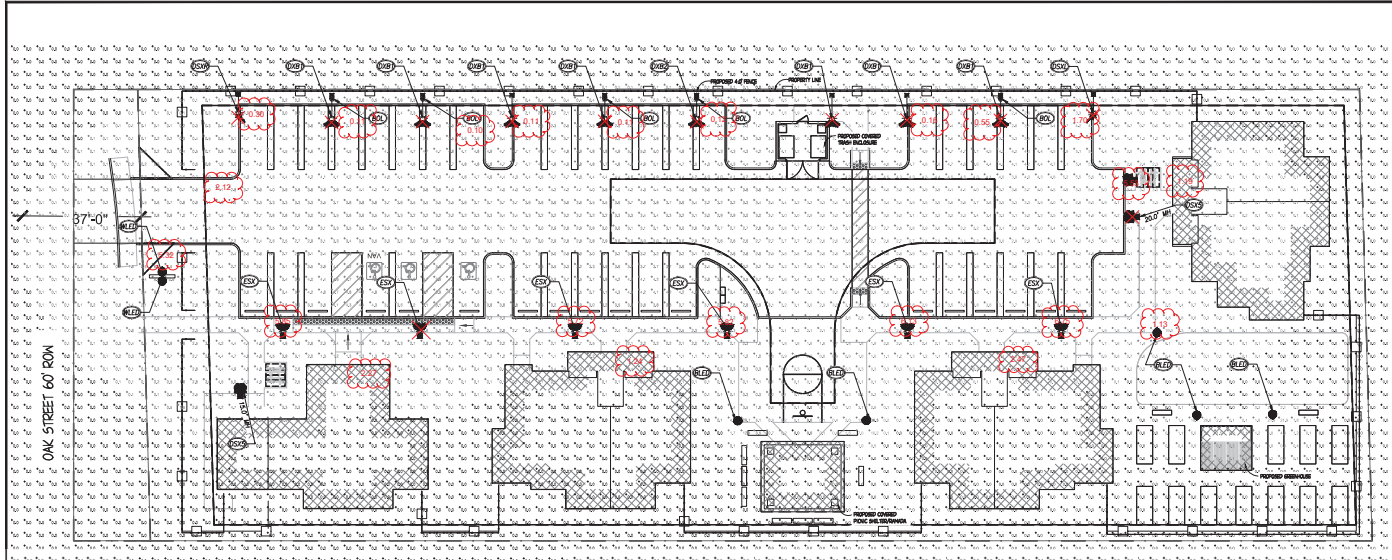
After that work, on April 29, new readings were taken and provided to the City, at the northwest corner, 5.32, and at the northeast corner, 5.53, readings ranged from 0.10 to 1.70. Along the south limit of the parking lot, again from west to east, readings at the pole lights were 5.85, 5.72, 5.82, 5.13, and 6.17. In areas between pole lights, readings from 1.13 to 2.47 were obtained.

Our Electric Contractor will testify that these are the optimum candle-foot readings that can be obtained using the dimmers on the building wall pack fixtures and pole lights and that the overall parking lot has adequate illumination. City staff have undoubtedly visited the site and have not told us they believe the parking lot does not have adequate illumination.

Early on, the City advised that "we know our code is too bright" and that efforts have been underway for years to change the code to a system that no longer measures in "foot candles."

We therefore request that the Design Review Board find that our overall parking lot has adequate illumination and issue waivers of the minimum of two (2) and maximum of (5) foot-candles for our parking lot.

# Exhibit C



**Branch ENGINEERING**  
 civil • transportation  
 structural • geotechnical  
 electrical • fire M.E.  
 330 SW 5th  
 Portland, OR 97207  
 P 503.241.0811  
 www.branchengineering.com

**BRANCH ENGINEERING**  
 DIGITALLY SIGNED  
 DANIEL N. BRANCH  
 Expires: 04/30/2025

project title:

**OAK MANOR APARTMENTS  
 MULTI-FAMILY HOUSING**  
 TAX MAP: 18-12-14-33 TAX LOTS: 1302  
 OAK STREET  
 FLORENCE, OREGON, 97439

READINGS TAKEN AT 9:00 P.M.  
 ON 4/29/24

Symbol	Level	Quantity	Manufacturer	Model Number	Description	Lamp	Number Lamps	IES Filename	Lumens Per Lamp	Light Loss Factor	Footage
■	ESX	6	Lithonia Lighting	DSX LED P2 40K R3 HS	DSX Series Lithonia Size 18" (21" h) w/ mounting hardware. Includes 45° beam spread. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included.	LED	1	IES1_LED_P1_40K_R3_HS	6445	1	49.5
■	DSXBLCP2	1	Lithonia Lighting	DSX LED P2 40K RLC MOUNT G1	DSX Series Lithonia Size 18" (21" h) w/ mounting hardware. Includes 45° beam spread. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included.	LED	1	DSX0_LED_P2_40K_RLC_MOUNT_G1	6445	1	49.5
■	DSXRT P1	1	Lithonia Lighting	DSX LED P1 40K R3 MOUNT G1	DSX Series Lithonia Size 18" (21" h) w/ mounting hardware. Includes 45° beam spread. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included.	LED	1	DSX0_LED_P1_40K_R3_MOUNT_G1	6445	1	49.5
■	DSXLT P1	1	Lithonia Lighting	DSX LED P1 40K R3 MOUNT G1	DSX Series Lithonia Size 18" (21" h) w/ mounting hardware. Includes 45° beam spread. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included.	LED	1	DSX0_LED_P1_40K_R3_MOUNT_G1	6445	1	49.5
■	DSXBLCP1	7	Lithonia Lighting	DSX LED P1 40K RLC MOUNT G1	DSX Series Lithonia Size 18" (21" h) w/ mounting hardware. Includes 45° beam spread. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included.	LED	1	DSX0_LED_P1_40K_RLC_MOUNT_G1	6445	1	49.5
■	DSX TS	3	Lithonia Lighting	DSX LED P1 40K TS MOUNT G1	DSX Series Lithonia Size 18" (21" h) w/ mounting hardware. Includes 45° beam spread. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included.	LED	1	DSX0_LED_P1_40K_TS_MOUNT_G1	6445	1	49.5
■	B	2	RAB Lighting	MP LED (R WALLPACK) - 18000K (18000K)	RAB Series Lithonia Size 18" (21" h) w/ mounting hardware. Includes 45° beam spread. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included.	LED	1	RAB02318000K03	1208	1	12.2

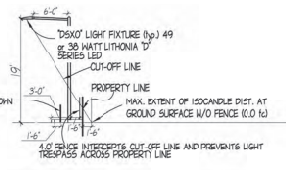
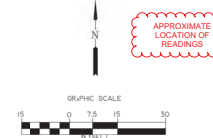
ALL PHOTOMETRIC CALCULATIONS PER VISUAL LIGHTING 2017 VERSION 2.09.01.003

**KEY NOTES**

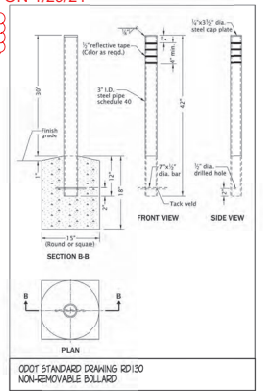
- (ESX) LITHONIA DSX SIZE 0 LED FIXTURE WITH P2 PERFORMANCE PACKAGE (SWITCH SET TO LOW FOR P2 PERFORMANCE), 4000K COLOR TEMPERATURE, WITH P1'S DISTRIBUTION AND HOUSING SIZE SHIELD OPTION INSTALLED. FIXTURE MOUNTED TO SQUARE OR ROUND POLE AT BACK OF SIGNIFY WITH 180° FIXTURE MOUNTING HEIGHT.
- (DSX) LITHONIA DSX SIZE 0 LED FIXTURE WITH P1 PERFORMANCE PACKAGE, 4000K COLOR TEMPERATURE AND MOUNTING CONTROL (MCC) CUTOFF OPTION. FIXTURE MOUNTED TO 45° MAST ARM ON SQUARE OR ROUND POLE WITH 180° FIXTURE MOUNTING HEIGHT.
- (DSXBLCP2) LITHONIA DSX SIZE 0 LED FIXTURE WITH P2 PERFORMANCE PACKAGE, 4000K COLOR TEMPERATURE AND MOUNTING CONTROL (MCC) CUTOFF OPTION. FIXTURE MOUNTED TO 45° MAST ARM ON SQUARE OR ROUND POLE WITH 180° FIXTURE MOUNTING HEIGHT.
- (DSXRT P1) LITHONIA DSX SIZE 0 LED FIXTURE WITH P2 PERFORMANCE PACKAGE WITH RIGHT CORNER CUTOFF DISTRIBUTION OPTION (RCCO) AND 4000K COLOR TEMPERATURE. FIXTURE MOUNTED TO 45° MAST ARM ON SQUARE OR ROUND POLE WITH 180° FIXTURE MOUNTING HEIGHT.
- (DSXLT P1) LITHONIA DSX SIZE 0 LED FIXTURE WITH P2 PERFORMANCE PACKAGE. LEFT CORNER CUTOFF DISTRIBUTION OPTION (LCCO) AND 4000K COLOR TEMPERATURE. FIXTURE MOUNTED TO 45° MAST ARM ON SQUARE OR ROUND POLE WITH 180° FIXTURE MOUNTING HEIGHT.
- (DSXBLCP1) LITHONIA DSX SIZE 0 LED FIXTURE WITH P1 PERFORMANCE PACKAGE, TYPE S/S (VERY SHARP) DISTRIBUTION WITH HOUSING SIDE SHIELD, AND 4000K COLOR TEMPERATURE. FIXTURE MOUNTED TO SQUARE OR ROUND POLE WITH A 45-DIG OR 30-DIG FIXTURE MOUNTING HEIGHT AS NOTED.
- (RAB) RAB LIGHTING W/LED (R) WALLPACK LIGHTING FIXTURE WITH 44° MOUNTING HEIGHT, 10W OUTPUT, 4000K COLOR TEMPERATURE, 120V-277V INPUT VOLTAGE AND 1.20A LUMEN OUTPUT.
- (RAB) RAB LIGHTING W/LED (R) WALLPACK LIGHTING FIXTURE MOUNTED AT 10' ABOVE SURFACE (LENGTH TO BE DETERMINED BY CONTRACTOR). 10W OUTPUT, 4000K COLOR TEMPERATURE, 120V-277V INPUT VOLTAGE AND 1.20A LUMEN OUTPUT.
- (BOLL) CONSTRUCT BOLLARD BETWEEN POLE AND FACE OF CURB. BOLLARD TO BE 1" FROM BACK OF CURB. INSTALLATION PER 0007 STANDARD DRAWING RD-30, THIS SHEET.

LIGHTING CIRCUITRY (CONTROLS, SWITCHING, CONDUIT AND CONDUCTORS) POLE TYPE(S) SERVICE AND OTHER APPURTENANCES TO BE DESIGN-BUILT BY LIGHTING CONTRACTOR.

LIGHTING WITHIN PICNIC SHELTER(S), RAMADA(S), TRASH ENCLOSURE AND OTHER ONSITE BUILDINGS WITH ROOF TOPS COVERING THE LIGHT DISTRIBUTION AND NOT CONTRIBUTING TO OUTDOOR ILLUMINATION LEVELS NOT SHOWN



DSXO FIXTURE LIGHTING "OUT-OFF" ELEVATION NTS



0007 STANDARD DRAWING RD-30 NON-REMOVABLE BOLLARD

revisions:  
 date: DEC 2, 2022  
 drawn by: DMH  
 designer: DMH  
 project no: 21-244  
**ILLUMINATION LEVELS PLAN**  
 sheet: **E1**

project title:

**OAK MANOR APARTMENTS**  
**MULTI-FAMILY HOUSING**  
 TAX MAP: 18-12-14-33 TAX LOTS: 1302  
 OAK STREET  
 FLORENCE, OREGON, 97439

revisions:

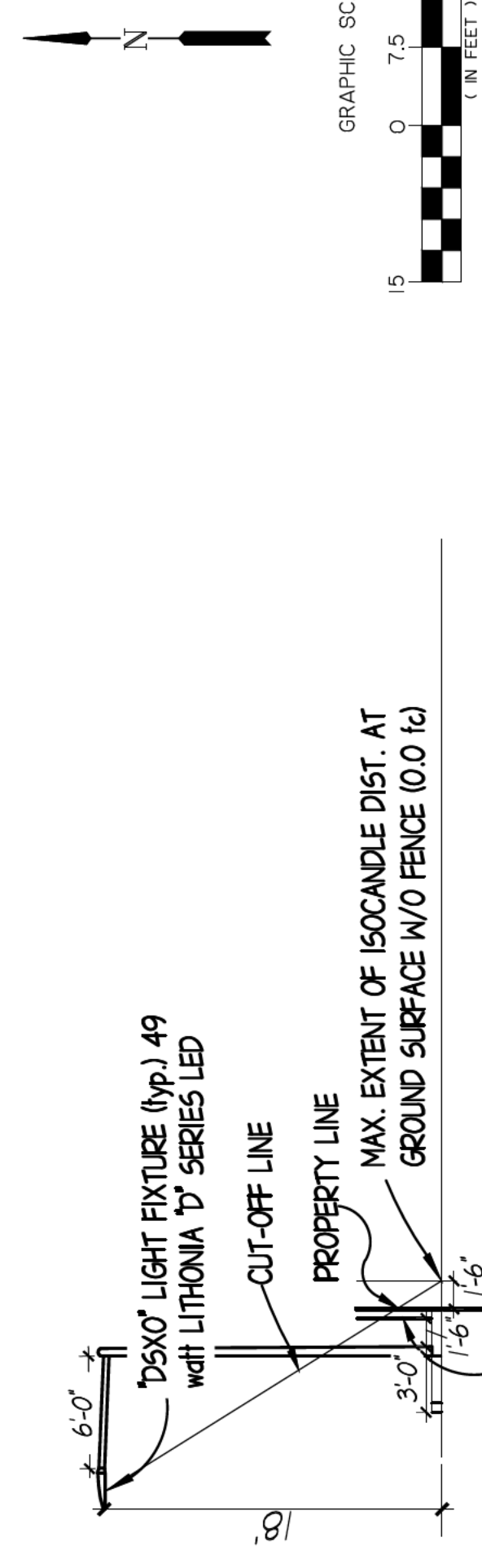
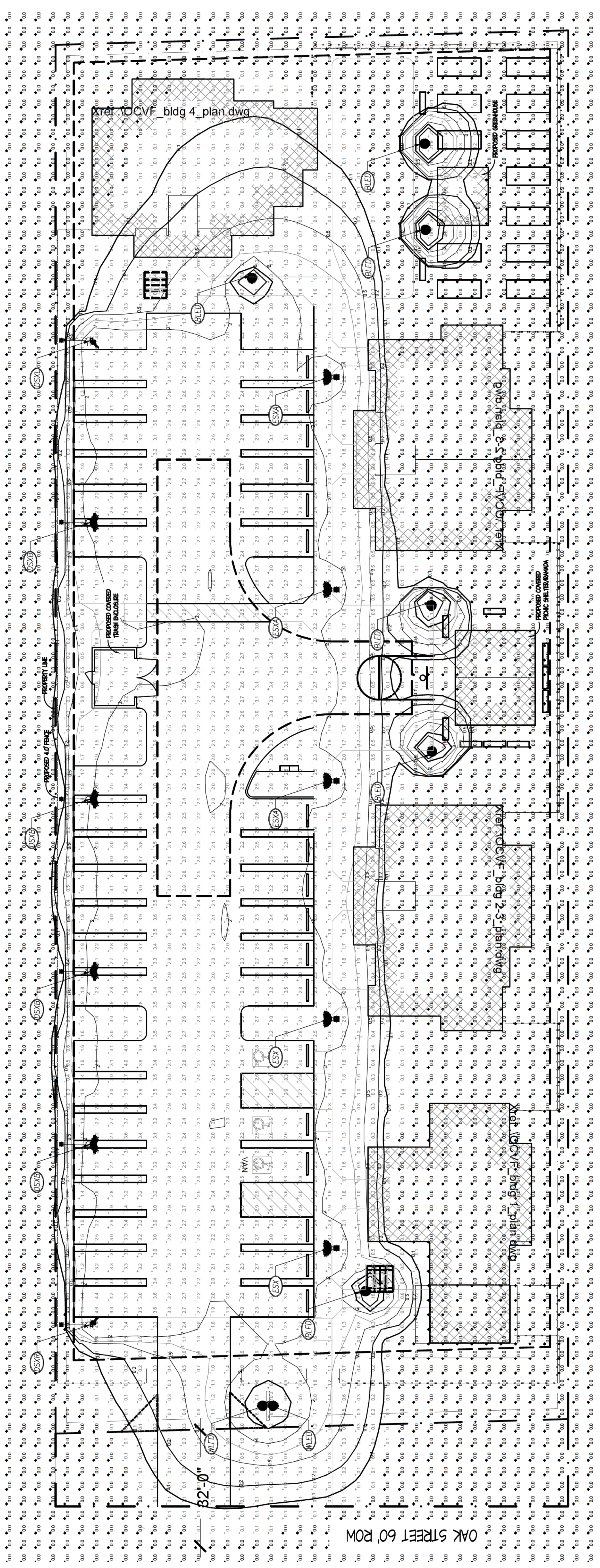
date: JUL 19, 2021  
 drawn by: DNH  
 designer: DNH  
 project no: 21-244

ILLUMINATION  
 LEVELS  
 PLAN

sheet: **E1**

**Exhibit D**

NOT FOR CONSTRUCTION  
 LAND USE SUBMITTAL



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	IES Filename	Lumens Per Lamp	Light Loss Factor	Wattage
ESX	ESX	5	Lithonia Lighting	ESX1 LED P2 40K R3 HS	ESX1 LED P2 40K R3 HS Package 4000K CCT Type R3 Distribution with house-side shield. Fixture mounted in 5.0' mast arm with 18.0' fixture mounting height. Unless specified otherwise.	LED	1	ESX1_LED_P2_40K_R3_HS.ies	6449	1	49.6
DSXBL	DSXBL	4	Lithonia Lighting	DSX0 LED P2 40K BLC MVOLT	DSX0 LED P2 40K BLC MVOLT = Backlight Control, MVOLT = 120V-277V. Fixture mounted to 8.0' mast arm with 18.0' fixture mounting height.	LED	1	DSX0_LED_P2_40K_BLC_C_MVOLT.ies	4925	1	49
DSXRT	DSXRT	1	Lithonia Lighting	DSX0 LED P2 40K RCCO MVOLT	DSX0 LED P2 40K RCCO = Right Corner Cutoff, MVOLT = 120V-277V. Fixture mounted to 8.0' mast arm with 18.0' fixture mounting height.	LED	1	DSX0_LED_P2_40K_RC_CO_MVOLT.ies	3664	1	49
DSXLT	DSXLT	1	Lithonia Lighting	DSX0 LED P2 40K LCCO MVOLT	DSX0 LED P2 40K LCCO = Left Corner Cutoff, MVOLT = 120V-277V. Fixture mounted to 8.0' mast arm with 18.0' fixture mounting height. One circuit board with one lead, clear flat glass lens in cast brown painted metal frame. 120V-277V input voltage, 4000K color temp. Equivalent es design files for 10W bollard (BLED10N) and 10W wallpack (WPLED10N) lights.	LED	1	DSX0_LED_P2_40K_LC_CO_MVOLT.ies	3664	1	49
B	B	8	RAB LIGHTING	WPLED10N (WALLPACK) - BLEDD10N - (Bollard)	WPLED10N (WALLPACK) - BLEDD10N - (Bollard)	LED	1	rab02318mod40.ies	1208	1	12.2

ALL PHOTOMETRIC CALCULATIONS PER VISUAL LIGHTING 2017 VERSION 2.09.0105

**KEY NOTES**

- ESX LITHONIA DSX SIZE 1 LED FIXTURE WITH P2 PERFORMANCE PACKAGE (SWITCH SET TO LOW FOR P1 PERFORMANCE), 4000K COLOR TEMPERATURE, TYPE 3 DISTRIBUTION AND HOUSE SIDE SHIELD. FIXTURE MOUNTED IN ROUND OR SQUARE POLE WITH AN 18.0' FIXTURE MOUNTING HEIGHT.
- ESXA LITHONIA DSX SIZE 1 LED FIXTURE WITH P2 PERFORMANCE PACKAGE (SWITCH SET TO LOW FOR P1 PERFORMANCE), 4000K COLOR TEMPERATURE, TYPE 3 DISTRIBUTION AND HOUSE SIDE SHIELD. FIXTURE MOUNTED IN SQUARE OR ROUND POLE WITH A 20.0' FIXTURE MOUNTING HEIGHT.
- DSXSB LITHONIA DSX SIZE 0 LED FIXTURE WITH P2 PERFORMANCE PACKAGE, 4000K COLOR TEMPERATURE AND BACKLIGHT CONTROL (BLC) CUTOFF OPTION. FIXTURE MOUNTED IN 6.0' MAST ARM WITH AN 18.0' FIXTURE MOUNTING HEIGHT.
- DSXRT LITHONIA DSX SIZE 0 LED FIXTURE WITH P2 PERFORMANCE PACKAGE, 4000K COLOR TEMPERATURE, RIGHT CORNER CUTOFF DISTRIBUTION OPTION (RCCO). FIXTURE MOUNTED IN 6.0' MAST ARM WITH AN 18.0' FIXTURE MOUNTING HEIGHT.

- DSXBL LITHONIA DSX SIZE 0 LED FIXTURE WITH P2 PERFORMANCE PACKAGE, 4000K COLOR TEMPERATURE, LEFT CORNER CUTOFF DISTRIBUTION OPTION (LCCO). FIXTURE MOUNTED IN 6.0' MAST ARM WITH AN 18.0' FIXTURE MOUNTING HEIGHT.
- BLEDD10N RAB LIGHTING BLEDD10N BOLLARD MOUNT FIXTURE WITH 42" MOUNTING HEIGHT, 10W OUTPUT, 4000K COLOR TEMPERATURE, 120V-277V INPUT VOLTAGE AND 1,208 LUMEN OUTPUT.
- WPLED10N RAB LIGHTING WPLED10N WALLPACK LIGHTING FIXTURE MOUNTED AT 10" ABOVE SURFACE ELEVATION TO ILLUMINATE PROPERTY SIGN, 10W OUTPUT, 4000K COLOR TEMPERATURE, 120V-277V INPUT VOLTAGE AND 1,208 LUMEN OUTPUT.

LIGHTING CIRCUITRY (CONTROLS, SWITCHING, CONDUIT AND CONDUCTORS) POLE TYPE(S), SERVICE AND OTHER APURTENANCES TO BE DESIGN-BUILD BY LIGHTING CONTRACTOR.

LIGHTING WITHIN PICNIC SHELTER(S), RAMADA(S), TRASH ENCLOSURE AND OTHER ONSITE BUILDINGS WITH ROOF TOPS COVERING THE LIGHT DISTRIBUTION AND NOT CONTRIBUTING TO OUTDOOR ILLUMINATION LEVELS NOT SHOWN

"DSX0" FIXTURE LIGHTING "CUT-OFF" ELEVATION NTS

4.0' FENCE INTERCEPTS CUT-OFF LINE AND PREVENTS LIGHT TRESPASS ACROSS PROPERTY LINE

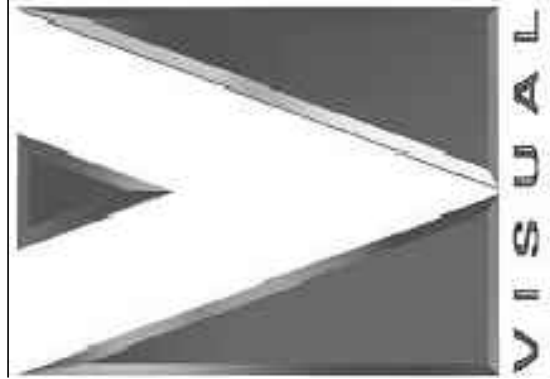
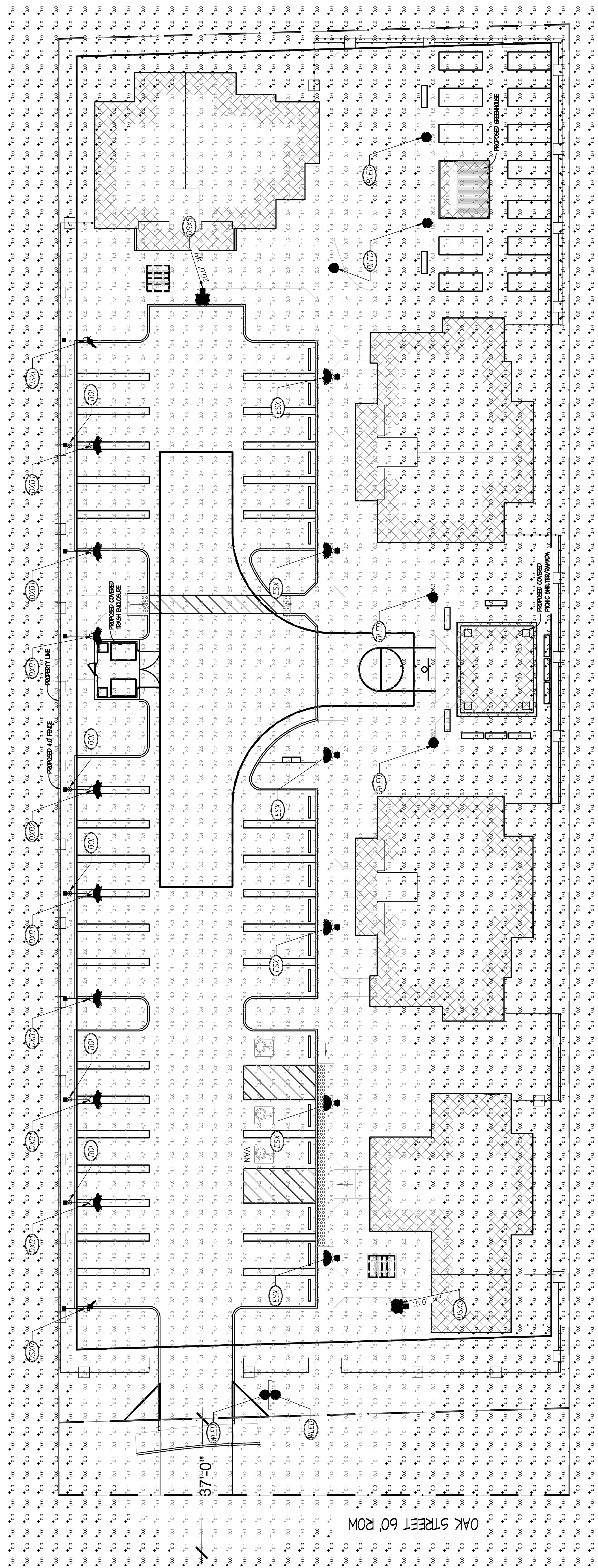
**OAK MANOR APARTMENTS**  
 TAX MAP: 18-12-1-4-33 TAX LOTS: 1302  
 OAK STREET  
 FLORENCE, OREGON, 97439

revisions:

date: DEC 2, 2022  
 drawn by: DNH  
 designer: DNH  
 project no: 21-244

**ILLUMINATION  
 LEVELS  
 PLAN**

sheet: **E1**

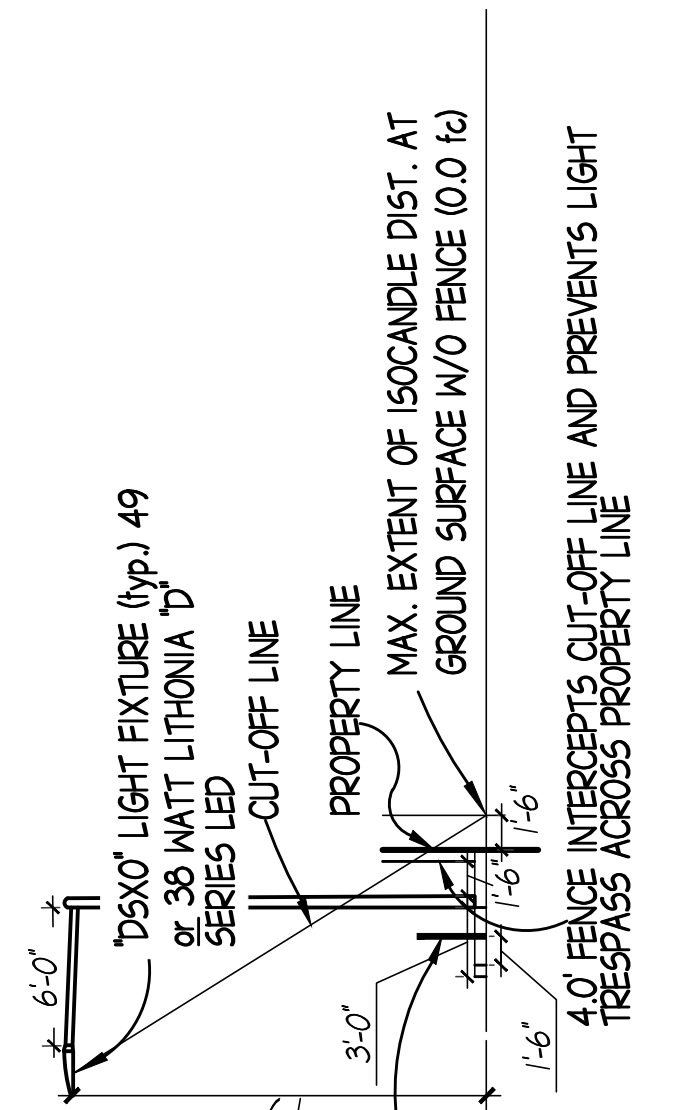
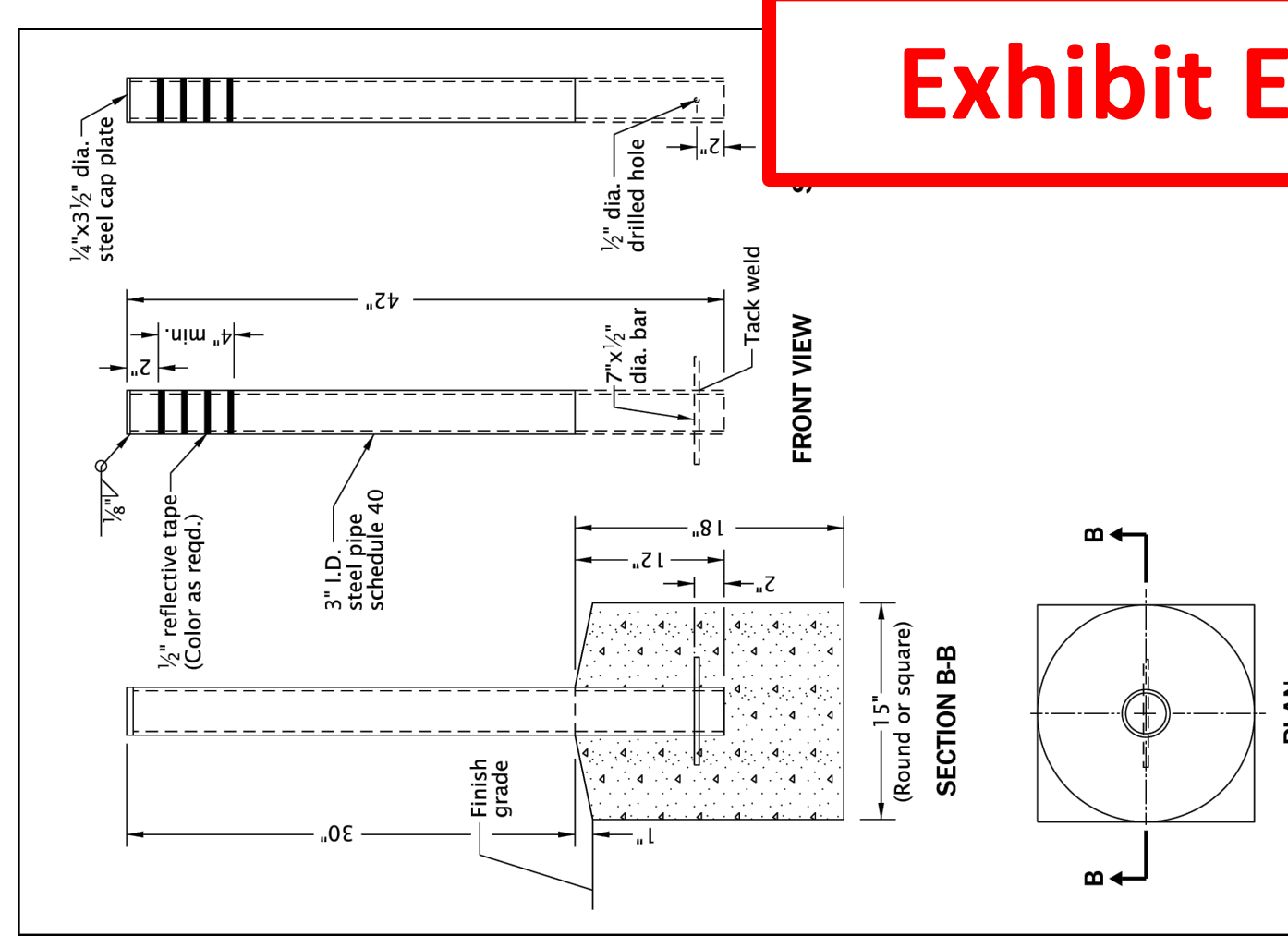
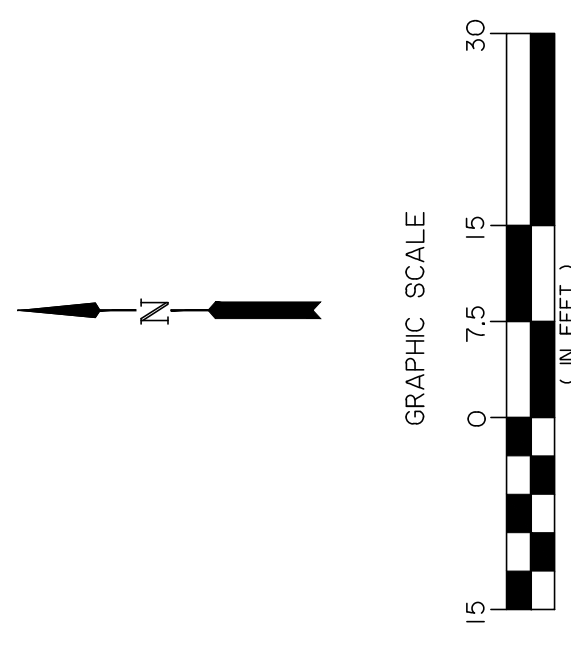


**ALL PHOTOMETRIC CALCULATIONS PER VISUAL LIGHTING 2017 (VERSION 2.09.0105)**

**KEY NOTES**

- (ESX) LITHONIA ESX SIZE 1 LED FIXTURE WITH P2 PERFORMANCE PACKAGE (SWITCH SET TO LOW FOR P1 PERFORMANCE), 4000K COLOR TEMPERATURE, WITH TYPE 3 DISTRIBUTION AND HOUSE SIDE SHIELD OPTION INSTALLED. FIXTURE MOUNTED TO SQUARE OR ROUND POLE AT BACK OF SIDEWALK WITH 18.0" FIXTURE MOUNTING HEIGHT.
- (DSXB) LITHONIA DSX SIZE 0 LED FIXTURE WITH P1 PERFORMANCE PACKAGE 4000K COLOR TEMPERATURE AND BACKLIGHT CONTROL (BLC) CUTOFF OPTION. FIXTURE MOUNTING HEIGHT.
- (DSXRT) LITHONIA DSX SIZE 0 LED FIXTURE WITH P2 PERFORMANCE PACKAGE, 4000K COLOR TEMPERATURE, AND BACKLIGHT CONTROL (BLC) CUTOFF OPTION. FIXTURE MOUNTING HEIGHT.
- (DSXLT) LITHONIA DSX SIZE 0 LED FIXTURE WITH P2 PERFORMANCE PACKAGE WITH RIGHT CORNER CUTOFF DISTRIBUTION OPTION (RCCO) AND 4000K COLOR TEMPERATURE. FIXTURE MOUNTED TO 4.5" MAST ARM ON SQUARE OR ROUND POLE WITH AN 18.0" FIXTURE MOUNTING HEIGHT.
- (DSXBL) LITHONIA DSX SIZE 0 LED FIXTURE WITH P1 PERFORMANCE PACKAGE, LEFT CORNER CUTOFF DISTRIBUTION OPTION (LCCO), AND 4000K COLOR TEMPERATURE. FIXTURE MOUNTED TO 4.5" MAST ARM ON SQUARE OR ROUND POLE WITH 18.0" FIXTURE MOUNTING HEIGHT.

Schedule	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	IES Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	ESX	ESX1 LED P2 40K R3 HS	6	Lithonia Lighting	ESX1 LED P2 40K R3 HS	ESX Area Luminaires Size 1 (P1 = low setting) Lumen Package 4000K CCT Type R3 Distribution with House-side shield. Fixture mounted to square or round pole with 18.0" arm with 19.0" fixture mounting height. 120V-277V, 40K = 4000K CCT. Fixture mounted to 8.0" mast with 18.0" fixture mounting height. G1=First generation. Cast metal housing, one circuit board with one led, clear lens.	LED	1	ESX1_LED_P1_40K_R3_HS.ies	6448	1	49.6
	DSXB	DSXBLC P2	1	Lithonia Lighting	DSXO LED P2 40K BLC MVOLT G1	DSXO LED P2 40K BLC = Backlight Control MVOLT 120V-277V, 40K = 4000K CCT. Fixture mounted to 4.5" mast with 18.0" fixture mounting height. G1=First generation. Cast metal housing, one circuit board with one led, clear lens.	LED	1	DSXO_LED_P2_40K_BLC_CO_MVOLT_G1.ies	4925	1	49
	DSXRT	DSXRT P2	1	Lithonia Lighting	DSXO LED P2 40K RCCO MVOLT G1	DSXO LED P2 40K RCCO = Right Corner Cutoff MVOLT 120V-277V, 40K = 4000K CCT. Fixture mounted to 4.5" mast with 18.0" fixture mounting height. G1=First generation. Cast metal housing, one circuit board with one led, clear lens.	LED	1	DSXO_LED_P1_40K_LC_CO_MVOLT_G1.ies	3664	1	49
	DSXLT	DSXLT P1	1	Lithonia Lighting	DSXO LED P1 40K LCCO MVOLT G1	DSXO LED P1 40K LCCO = Left Corner Cutoff MVOLT 120V-277V, 40K = 4000K CCT. Fixture mounted to 8.0" mast with 18.0" fixture mounting height. G1=First generation. Cast metal housing, one circuit board with one led, clear lens.	LED	1	DSXO_LED_P1_40K_LC_CO_MVOLT_G1.ies	2874	1	38
	DSXBL	DSXBL P1	7	Lithonia Lighting	DSXO LED P1 40K BLC MVOLT G1	DSXO LED P1 40K BLC = Backlight Control MVOLT 120V-277V, 40K = 4000K CCT. Fixture mounted to 8.0" mast with 18.0" fixture mounting height. G1=First generation. Cast metal housing, one circuit board with one led, clear lens.	LED	1	DSXO_LED_P1_40K_BLC_CO_MVOLT_G1.ies	3662	1	38
	DSXT5	DSXT5	2	Lithonia Lighting	DSXO LED P1 40K T5WS MVOLT HS G1	DSXO LED P1 40K T5WS MVOLT with housings shield, 40K = 4000K CCT. Fixture mounted to square or round pole with 15.0" LED glass lens in cast brown painted metal frame. 120V-277V input voltage. 4000K color temp. Equivalent color design files for 10W (having BLED ON and OFF) and 10W (no BLED ON) signs.	LED	1	DSXO_LED_P1_40K_T5WS_MVOLT_HS_G1.ies	4210	1	38
	B	BOLLARD	7	RAB Lighting	WPLED10N (WALLPACK) - BLED ON - (Bollard)	WPLED10N (WALLPACK) - BLED ON - (Bollard)	LED	1	rab02318mod40.ies	1208	1	12.2



"DSXO" LIGHT FIXTURE (typ.) 49  
 OF 38 WATT LITHONIA "D" SERIES LED  
 BOLLARD WHERE SHOWN ON PLAN  
 LIGHTING WITHIN PICNIC SHELTER(S), RAMADA(S), TRASH ENCLOSURE AND OTHER ONSITE BUILDINGS WITH ROOF TOPS COVERING THE LIGHT DISTRIBUTION AND NOT CONTRIBUTING TO OUTDOOR ILLUMINATION LEVELS NOT SHOWN

"DSXO" FIXTURE LIGHTING "CUT-OFF" ELEVATION N15

LIGHTING CIRCUITRY (CONTROLS, SWITCHING, CONDUIT AND CONDUCTORS) POLE TYPE(S), SERVICE AND OTHER APPURTENANCES TO BE DESIGN-BUILD BY LIGHTING CONTRACTOR.

LITHONIA DSX SIZE 0 LED FIXTURE WITH P1 PERFORMANCE PACKAGE, TYPE 5VS (VERY SHORT) DISTRIBUTION WITH HOUSE SIDE SHIELD, AND 4000K COLOR TEMPERATURE. FIXTURE MOUNTED IN SQUARE OR ROUND POLE WITH A 15.0" OR 20.0" FIXTURE MOUNTING HEIGHT AS NOTED.

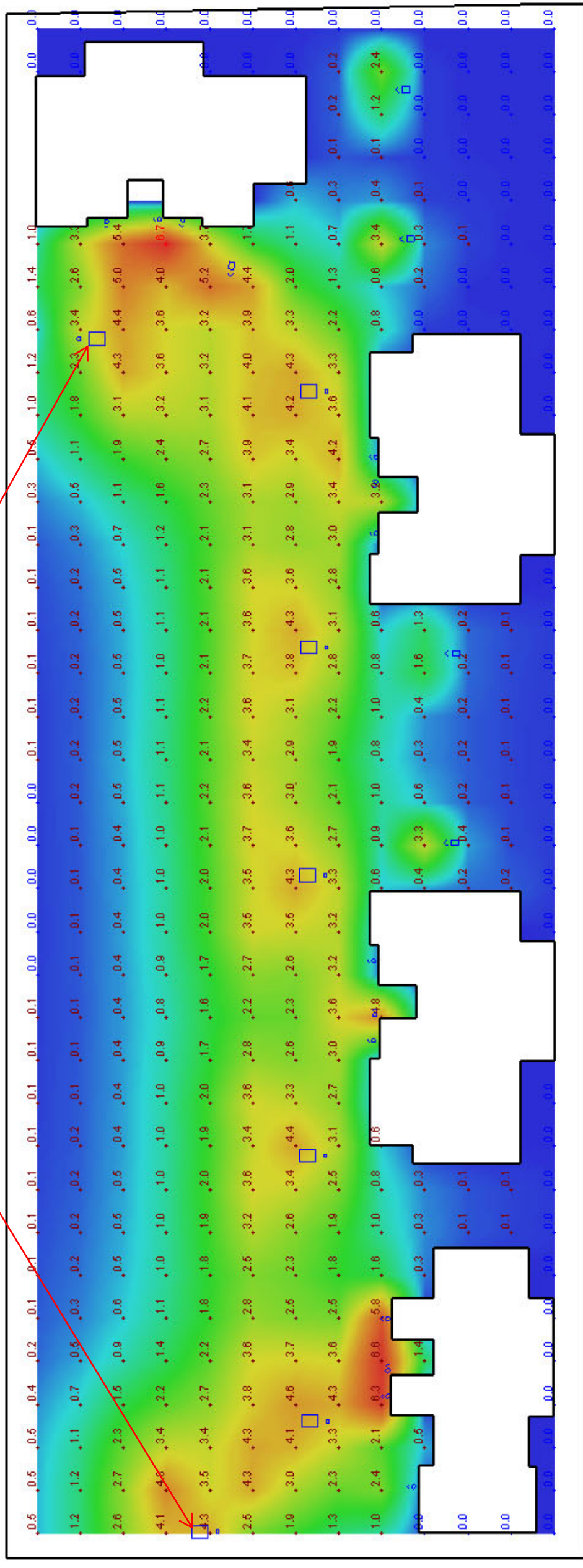


# OAK MANOR OPTION 3

**Designer**  
 LMK  
**Date**  
 11/28/2023  
**Scale**  
 Not to Scale  
**Drawing No.**  
 Summary

## Exhibit F

POLE LIGHTS AT THE  
APPROACH AND AT  
BUILDING D.



Current View

# Exhibit G

OAK MANOR APARTMENTS						
LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	PART #	LAMPS	NOTES	
D	7" Disk	TCP	FMR07CCT	LED 3000K, 820 Lumens, 13 Watts	No Light	
CF	Ceiling Fan	Aldea V/52"	106SLED-WW-WW (White)		Fan w/ Light	
CFL	Ceiling Fan	Aldea V/52"	106SLED-WW-WW (White)	LED 3000K, 820 Lumens, 13 Watts	Greenhouse Light	
G	7" Disk	TCP	FMR07CCT	LED 3000K, 820 Lumens, 13 Watts		
K1	24" Vanity Light	Lithonia	FMVCSLS 24IN MVOLT	LED 3000K, 1690 Lumens, 18 Watts		
K2	24" Vanity Light	Lithonia	FMVCSLS 24IN MVOLT	LED 3000K, 1690 Lumens, 18 Watts		
P	12" Disk	TCP	FMR12CCT	LED 3000K, 1770 Lumens, 24 Watts	Pavillion Light	
R	Wall Mount Porch Light	Efficient	EL-1511	LED 3000K, 700 Lumens, 10 Watts		
S	Wall Mount Site Light	Efficient	EL-1511	LED 3000K, 700 Lumens, 10 Watts		
T	48" LED Strip	Lithonia	FMLWL 40 830	LED 3000K, 2500 Lumens, 42 Watts	Trash Enclosure	
V1	18' Pole Light w/ 5' Mast (House Side Shield)	Lithonia	ESX1 LED P2 40K R3 HS	LED 4000K, 6449 Lumens, 49.6 Watts	Mount on 24" x 48" deep concrete base 6" above grade	
V2	20' Pole Light w/ 5' Mast (House Side Shield)	Lithonia	ESX1 LED P2 40K R3 HS	LED 4000K, 6449 Lumens, 49.6 Watts	Mount on 24" x 48" deep concrete base 6" above grade	
V3	18' Pole Light w/ 8' Mast (Back Light Control)	Lithonia	DSX0 LED P2 40K BLC MVOLT	LED 4000K, 4925 Lumens, 49 Watts	Mount on 24" x 48" deep concrete base 6" above grade	
V4	18' Pole Light w/ 8' Mast (Right Corner Cutoff)	Lithonia	DSX0 LED P2 40K RCCO MVOLT	LED 4000K, 3664 Lumens, 49 Watts	Mount on 24" x 48" deep concrete base 6" above grade	
V5	18' Pole Light w/ 8' Mast (Left Corner Cutoff)	Lithonia	DSX0 LED P2 40K LCCO MVOLT	LED 4000K, 3664 Lumens, 49 Watts	Mount on 24" x 48" deep concrete base 6" above grade	
W1	Wall Pack	RAB	WPLED10N	LED 4000K, 1208 Lumens, 10 Watts		
W2	Bollard	RAB	BLED10N	LED 4000K, 1208 Lumens, 10 Watts	Mount on 12" x 36" deep concrete base at sidewalk grade	



# BLED10N



42" high rectangular bollard with (1) 10 Watt (equivalent to a 70 Watt HPS) LED fixture for low level lighting applications. Great for pathway lighting! IESNA Full Cutoff. Fully Shielded optics. 5-year, no-compromise warranty.

Color: Bronze

Weight: 15.1 lbs

# RAB

Project:

Type:

Prepared By:

Date:

## Driver Info

Type	Constant Current
120V	0.21A
208V	0.14A
240V	0.12A
277V	N/A
Input Watts	12.2W

## LED Info

Watts	10W
Color Temp	4000K (Neutral)
Color Accuracy	83 CRI
L70 Lifespan	100,000 Hours
Lumens	1,208
Efficacy	99 lm/W

Exhibit G

# WPLED10N



- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty

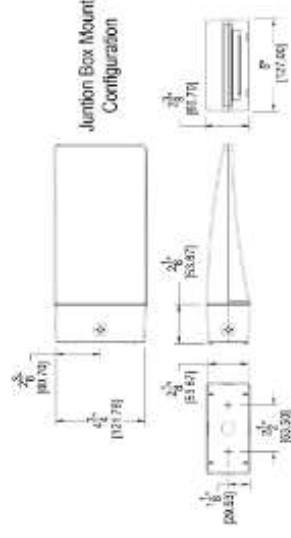
[View Technical Specs >](#)

## Exhibit G

### PERFORMANCE

Watts	10W	Type	Constant Current
Color Temp	4000K (Neutral)	120V	0.09A
Lumens	1,287 lm	208V	0.05A
Efficacy	106.4 lm/W	240V	0.05A
Color Accuracy	70 CRI	277V	0.04A
L70 Lifespan	100,000 Hours	Input Watts	12.1W

### DIMENSIONS



Weight: 3.3 lbs

# EL-1511 EXTERIOR WALL MOUNT WALL PACK LIGHTING FIXTURE



ADA Compliant

## Specifications Description

<b>Model#:</b>	<b>EL-1511-10LED-B</b>
<b>Width:</b>	5.5"
<b>Height:</b>	10.65"
<b>Projection/Extension:</b>	4"
<b>Shade:</b>	White Acrylic Lens
<b>Fixture Finish:</b>	Powder Coated Black
<b>Socket Type:</b>	Integrated LED Module
<b>Total Wattage:</b>	10w
<b>Lamp CCT:</b>	Default: 3000K
<b>Total Lumen Output:</b>	700
<b>CRI:</b>	>85
<b>Dimmable:</b>	Yes
<b>Voltage:</b>	Default: 120V
<b>Dimmer Range:</b>	10-100%
<b>ADA Compliant:</b>	Yes
<b>ETL Listing:</b>	Wet Location
<b>ENERGY STAR Qualified:</b>	No

**Exhibit G**