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

Type of Request

THIS SECTION FOR OFFICE USE ONLY

☐ **Type I** ☐ **Type II** ☒ **Type III** ☐ **Type IV**

Proposal: 86-unit hotel with associated parking area, pedestrian pathways and common areas, wall signs, public facilities, and stormwater improvements.

Applicant Information

Name: _____ Phone 1: 503-887-4538

E-mail Address: matt@braundevco.com Phone 2: _____

Address: 4520 NE Mason Street, Portland, OR 97218

Signature: _____ Date: 25 November 2024

Applicant's Representative (if any): _____

Property Owner Information

Name: Erin Reynolds, FURA Executive Director Phone 1: 541-997-3437

E-mail Address: erin.reynolds@ci.florence.or.us Phone 2: _____

Address: 250 Hwy 101, Florence, OR 97439

Signature: ERReynolds Date: 1/30/2025

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

Property Description

Site Address: 750 Quince Street

General Description: Property is vacant, cleared, and generally flat.

Assessor's Map No.: 18 12 26 33 Tax lot(s): 903

Zoning District: Old Town District C, Natural Resource Conservation Overlay

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): The property is across Quince Street to the east of the Florence Events Center. Uses to the north include undeveloped outdoor storage areas, vacant commercial space and a realtor. To the east and south are natural areas associated with the Siuslaw River and Munsel Creek. Off-site conditions are described in the narrative.

Project Description

Square feet of new: Bldg - 37,256 sf. Square feet of existing: 0

Hours of operation: Hotel - 24 hours Existing parking spaces: 0

Is any project phasing anticipated? (Check One): Yes ☐ No ■

Timetable of proposed improvements: 2025

Will there be impacts such as noise, dust, or outdoor storage? Yes ☐ No ■

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)

The proposal is to allow development of a four-story, 86-room Wyndham Microtel-branded hotel across Quince Street from the Florence Events Center. The proposed site plan will provide parking, trailer parking, outdoor green space, outdoor patio, two vehicular egress paths and stormwater detention. A complete project description and evaluation against land use approval criteria is provided in the Land Use Narrative.

For Office Use Only:

Date Submitted: Fee:

Received by:

Paid

Exhibit C

750 Quince Street

Quince Street Hotel:
Application for Design Review

Prepared for:
Quince Street Hospitality, LLC
4520 NE Mason Street
Portland, OR 97218

Prepared by:
Winterbrook Planning
610 SW Alder Street, Suite 810
Portland, Oregon 97205

November 26, 2024

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GENERAL INFORMATION

Applicant:	Matt Braun, Quince Street Hospitality 4520 NE Mason Street Portland, OR 97218 (Contact: 503-887-4538)
Site Address:	750 Quince Street
State ID:	18122633 TL 903
Zoning:	Old Town District C; Natural Resource Conservation Overlay
Case Type:	Design Review
Procedure:	Type III
Decision Body:	Florence Planning Commission
Project Proposal:	The proposal is for an 86-unit hotel with associated parking area, pedestrian pathways and common areas, wall signs, public facilities and stormwater improvements.

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INTRODUCTION

PROPOSAL SUMMARY

A four-story, 86-room Wyndham Microtel-branded hotel is proposed for development across Quince Street from the Florence Events Center. The project includes parking, EV parking, trailer parking, outdoor green space, an outdoor patio, a covered trash enclosure, two vehicular access paths, stormwater detention, and pedestrian circulation throughout the site and to Quince Street.

This application is a resubmission of a previously approved application.

The Florence Planning Commission/Design Review Board approved the previous application on August 23rd, 2022 (Resolution PC 22 05 DR 04 and SR 22 11 SIR 06); however, the original approval expired prior to development; therefore, the project must be resubmitted. The proposal remains mostly unchanged, but the applicant has used this resubmission as an opportunity to address comments received from the Planning Commission and conditions from the previous approval. These amendments include an updated photometric plan, a more comprehensive landscape plan, clarification on bicycle parking and trash enclosure, and a finalized transportation impact analysis.

This project has been designed in close coordination with the City of Florence, including a previous pre-application conference and application submission, which resulted in approval. Additionally, the project was designed in response to a published Request for Expressions of Interest (RFEI) from the Florence Urban Renewal Agency. The objective of this public-private partnership is to develop a hotel that will:

1. Enhance and support the functions of the Florence Events Center;
2. Establish a cornerstone project in Old Town Area C that will increase property values and transient room tax revenue to support future housing and economic development projects;
3. Support the in-development Siuslaw Estuary Trail; and
4. Provide visibility and a welcoming gateway to Florence's historic areas from Highway 126.

Historical Design Concept

The project site is at the outer edge of Old Town Area C, marking a transition into and out of the Old Town area; because of this location, no historic buildings are adjacent to the site. The proposed hotel development is designed to reflect the transitional character of the area by incorporating a modern building design and hotel concept appropriate to the objectives and needs of visitors to the event center and Florence while also incorporating regionally and locally significant historic design features.

As shown in Figures 1 and 2 below, the proposed building has implemented multiple design strategies to both complement and enhance the overall neighborhood:

1. The building scale has been visually broken down through the strategic use of color, materiality, and varied layers of detailing to give the overall appearance of multiple adjacent buildings similar to the nearby Bay Street area.
2. Vertical breaks and recesses in the building plane are highlighted by a textural material change, parapets, and alternate means for accenting the window trims. These strong vertical elements visually separate the elevation into three distinct building masses. And though consistent in materiality and similar in overall articulation, each of these areas is unique in its use of trim work, parapet detail, and coloring that takes inspiration from the local vernacular.
3. A projecting horizontal cornice at the second level and banding near the top of wall help to reduce the perceived scale to that found elsewhere in the downtown area where buildings are primarily limited to two stories.
4. Simple window openings are highlighted with a decorative, contrasting trim and used to give more vertical emphasis to the massing of each section.
5. The public-facing portion of the ground floor is given a traditional blue coloring and storefront treatment to create an open and inviting entrance for the hotel guests that is reminiscent of the area's retail shopfronts.

Figure 1 Façade Design Concept

Figure 2 Rendering View from Southwest Corner

Existing Conditions

As shown in Figure 3 below, the site is currently vacant and cleared. To the east are natural areas and a floodplain associated with the Siuslaw River and Munsel Creek.

Figure 3 Site and Vicinity Aerial

Zoning

The subject site is within the Florence city limits and zoned Old Town Area C. The eastern edge of the site is within the Natural Resource Conservation Overlay District. Adjacent areas to the west and south are also zoned Old Town Area C. Areas to the north are a mix of Old Town Area C and Mainstreet Area A. Areas to the east include Natural Estuary zoning associated with the Siuslaw River and Munsel Creek.

Surrounding Land Uses

- **North:** Undeveloped land, a vacant storefront, and realtor;
- **East and South:** Natural areas associated with the Siuslaw River and Munsel Creek where the Siuslaw Estuary Trail is under development;
- **West:** Across Quince Street, the Florence Events Center; and
- **Northwest:** Across Quince Street, the Timber Apartment complex.

Proposed Site Plan

The proposal includes two accesses on Quince Street, the hotel building, and a complete pedestrian pathway system; bicycle, vehicle, EV, and RV parking areas; covered trash enclosure; stormwater facilities; and a park area to the south.

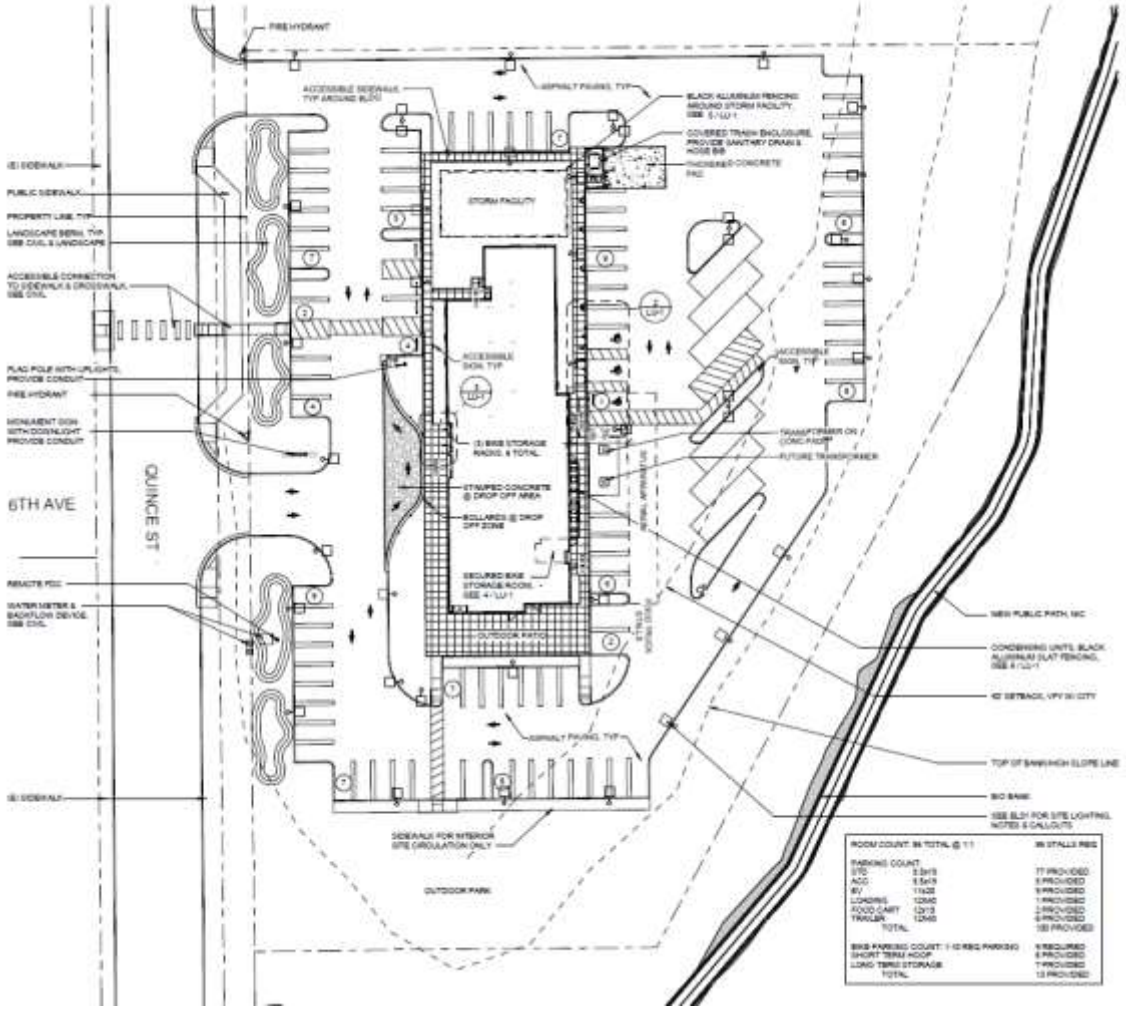


Figure 4 Proposed Site Plan

DEVELOPMENT STANDARDS

This land use narrative addresses City of Florence code requirements including:

- *Design Review (FCC 10-6)*
- *Special Development Standards (FCC 10-7)*
- *Old Town District Area C (FCC 10-17C)*
- *Estuary, Shorelands, and Beaches and Dunce (FCC 10-19)*
- *Parking and Loading (FCC 10-3)*
- *Landscaping (FCC 10-34)*
- *Access and Circulation (FCC 10-35)*
- *Public Facilities (FCC 10-36)*
- *Stormwater Management Requirements (FCC 9-5)*
- *Lighting (FCC 10-37)*
- *Sign Regulations (FCC 4-7)*

Throughout this document, relevant code criteria are shown indented in **bold**. Responses to the Florence City Code (FCC) standards are shown in standard font.

DESIGN REVIEW: FCC 10-6

10-6-1: PURPOSE

The design review process is intended to:

A. Create an attractive appearance that will enhance the City and promote the general welfare of its citizens.

B. Provide property owner the means to protect and conserve the architectural tone of their neighborhood.

C. Recognize areas of existing or potential scenic value.

D. Protect and preserve buildings and sites that are of significant architectural or historic merit.

As discussed in the introduction and throughout these findings, this project is a resubmission of a previously approved application that was carefully designed in close coordination with City staff throughout pre-application conference, the application review process, and Planning Commission hearing to be attractive, functional, and a general benefit to both the immediate area and the City of Florence. This resubmission builds on this close coordination to address commentary from the previous Planning Commission findings and conditions of the original approval.

The project location and design provide access to views associated with the Siuslaw River. The project will also promote the use of the developing recreational areas along the Siuslaw River, in particular the Siuslaw Estuary Trail, which will have access points north and south of the hotel site. In coordination with City staff the project site has been crafted carefully to preserve adjacent natural areas and meet City recreational objectives.

The proposed building complements and supports the existing Events Center, while introducing Old Town design characteristics to visitors proceeding south on Quince Street from Highway 126 – the first building in this area to do so.

10-6-3: GENERAL APPLICABILITY

A. Planning Commission/ shall:

1. Unless otherwise directed by the underlying zoning district, or subsection (B) below, review the following through a Type III process consistent with FCC 10-1-1-6-3 prior to issuance of a building permit:

a. New construction, […]

The proposal is new construction and therefore evaluated through a Type III process with Planning Commission review.

2. Determine whether the proposed development is appropriate to the character of the neighborhood, according to the general criteria listed in Sections 10-6-5-1 and, when applicable, 10-6-6 or 10-6-7;

The application narrative includes findings for Sections 10-6-5-1 and 10-6-6. Section 10-6-7 is not applicable as the project is within the Old Town District.

3. Have authority to require changes in the planned appearances of proposed buildings, structures, and alterations in accordance with Section 10-6-1; and,

The project team looks forward to again working with the Planning Commission to approve the proposed hotel project, which has been amended and further improved to address the conditions imposed by the prior approval.

4. The Planning Commission or their designee shall review any proposed external alteration, demolition, or change of use for any building shown on the historic resources map of the Comprehensive Plan. The Commission may delay action on such a permit for a period of ninety (90) days to explore with the owner options for rehabilitation and preservation of the structure.

The project does not include interaction with any identified historic building.

10-6-5: GENERAL APPROVAL CRITERIA

10-6-5-1: GENERAL CRITERIA FOR NONRESIDENTIAL DEVELOPMENT: Nonresidential projects shall meet the following criteria. The Planning Commission or Planning Commission or their designee may require any of the following conditions it deems necessary to secure the purpose and intent of this Chapter. The Commission or their designee shall consider the following criteria reviewing applications and may set conditions or standards which regulate and limit the following:

A. Setbacks, yards, height, density and similar design features according to the underlying zoning district.

B. Lot area, dimensions and percentage of coverage according to the underlying zoning district.

The underlying zoning district is Old Town District, Zone C. As shown in the findings for FCC 10-17C in this land use narrative, the proposal is consistent with the underlying zoning district's dimensional standards.

C. Installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, and any requirements of the underlying zoning district.

The proposal is consistent with Landscaping requirements as shown in findings for FCC 10-34 in this land use narrative.

D. The location and design of access and egress points for vehicles and pedestrians, including access points along State highways according to standards set forth in FCC 10-35 Access and Circulation, and any requirements of the underlying zoning district.

As shown in findings for FCC 10-35 in this land use narrative, the proposal is consistent with Access and Circulation standards.

E. Noise, vibration, smoke, dust, odor, light intensity and electrical interference's.

The proposal is for a medium-size hotel with 86 rooms and sufficient parking. The use is anticipated as a permitted use in the zone and is therefore compatible and consistent with other existing and planned uses in the zone, such as an event center, multi-family residential, and commercial buildings. Potential impacts are briefly addressed below.

- Noise: Normal activities for hotel use consist of pedestrians walking into and out of the hotel, and vehicles parking. This activity is consistent with expected activity in the zone – and is similar to the Florence Events Center use across Quince Street to the west of the site.
- Vibration / Smoke / Dust: Vehicle areas on the site are proposed to be paved. The proposed hotel use creates no vibration, smoke, or dust impacts.
- Light intensity: The hotel use will be visible with clear signage, and the parking area will be illuminated consistent with industry standards.[1] As shown on Sheet EL01 and Appendix C, proposed lighting is shielded and directed to areas on site. No high intensity lighting is proposed, nor is lighting directed off-site to potentially impact neighboring properties.
- Electrical interference: Utilities will be provided as shown in Sheet C3 (Utility Plan); no high-voltage power lines or energy facilities that could cause electrical interference are proposed.

F. Parking and outside display areas, dimensions, surfacing and on-site traffic circulation according to standards set forth in FCC 10-3 Parking and Loading.

The proposal is consistent with parking and loading standards as shown in findings for FCC 10-3 in this land use narrative.

G. Architectural quality and aesthetic appearance, including compatibility with adjacent buildings.

Project elevations and renderings are provided in Sheets LU-5 through LU-9; proposed landscaping is provided in Sheets L0.0 through L1.2. The project design is architecturally tailored to Florence design objectives as described throughout this narrative. The project will be compatible with, and highly beneficial to, the adjacent Events Center and bring additional visitors to nearby commercial areas.

H. Color, building materials and exterior appearance in accordance with the policies established by the City in the Downtown Implementation Plan, and in applicable zoning districts.

[1] *Please see additional discussion of lighting under FCC 10-37 findings.*

Sheets LU-5 through LU-9 show proposed colors, building materials, and exterior appearance. The building design was prepared to complement local and regional historic styles and colors while retaining a few critical modern brand elements.

Building upon the varied architectural styles found within the Old Town District, the proposed building has implemented multiple design strategies to both complement and enhance the overall neighborhood:

- The building scale has been visually broken down through the strategic use of color, materiality, and varied layers of detailing to give the overall appearance of multiple adjacent buildings similar to the neighboring Bay St area.
- Vertical breaks and recesses in the building plane are highlighted by a textural material change, parapets, and alternate means for accenting the window trims. These strong vertical elements visually separate the elevation into three distinct building masses. And though consistent in materiality and similar in overall articulation, each of these areas is unique in its use of trim work, parapet detail, and coloring that takes inspiration from the local vernacular.
- A projecting horizontal cornice at the second level and banding near the top of wall help to reduce the perceived scale to that found elsewhere in the downtown area where buildings are primarily limited to two stories.
- Simple window openings are highlighted with decorative, contrasting trim to give more vertical emphasis to the massing of each section. The public-facing portion of the ground floor is given a traditional blue coloring and storefront treatment to create an open and inviting entrance for the hotel guests that is reminiscent of the area's retail shopfronts.

I. Exterior lighting and security.

The security and safety of hotel guests and visitors is a primary mandate in the design of the proposed hotel and grounds. As shown on Sheet EL01, all parking areas, walkways, and hotel entrances are illuminated. As shown on Sheet LU-2 (First Floor Plan), every access to the hotel is secure and controlled.

J. Public health, safety and general welfare.

The project team has worked closely with City planning and engineering staff to ensure that the project design meets public requirements.

K. Provision of public facilities and infrastructure according to standards set forth in FCC 10-36 Public Facilities.

CivilWest designed utilities and infrastructure improvements in close coordination with City staff. Please see Sheets C1-C19 for utility and infrastructure improvement plans. The proposed Stormwater Plan is provided as Appendix B.

L. Requiring a time period within which the proposed use or portions thereof shall be developed.

M. Requiring bonds to insure performance of special conditions. (Ord. 625, 6-30-80)
N. Such other conditions as are necessary to implement policies contained in the Florence Comprehensive Plan. (Ord. 680, 1- 11-83)

The project team anticipates standard conditions of approval to ensure consistency with City of Florence regulations.

10-6-6: DOWNTOWN ARCHITECTURAL DESIGN

The Architectural Design criteria are designed to address and implement the Florence Downtown Architectural Guidelines. Where applicable, the following criteria consider the historical character of Florence through proper building massing, siting, and materials which reflect important aspects of Oregon's traditional Northwest architecture. The type of building to which this code may apply may differ by district. The following requirements are intended to create and maintain a built environment that is conducive to walking; reduces dependency on the automobile for short trips; provides natural surveillance of public spaces; creates a human-scale design, e.g., with buildings placed close to streets or other public ways and large building walls divided into smaller planes with detailing; and maintains the historic integrity of the community.

Development in the Old Town and Mainstreet districts shall comply with the standards in this section.

The City Planning Official, the City Planning Official's designee, or the Planning Commission may require any of the following conditions in order to establish a minimum level of design quality and compatibility between buildings. The Planning Commission may approve adjustments or variances to the standards as part of a site Design Review approval, pursuant with FCC 10-5 and 10-6, respectively.

As discussed throughout this document, the proposed design is innovative, taking a modern hotel concept and incorporating multiple historical design elements. While the proposal meets all dimensional standards, the design includes several modifications to design standards – resulting in design decisions for the Planning Commission to review and approve through the design review process. These are summarized in bullets below and addressed in each related section of the narrative:

- 10-6-6-3.C.1.c: Allow an increased interval of roof elevation (parapet) breaks
- 10-6-6-4.G.2: Allow façade signage with a yellow branding component
- 10-6-5-4.F: Allow glass to be a permitted visible building material for the fencing around the patio
- 10-6-6-5.A.1: Allow the building to have 3 distinct overall exterior finishes
- 10-6-6-5.A.3: Allow the aluminum "storefront" area to have a vertically distinguished materials change
- 10-6-6-5.D.10: Allow windows without muntins or similar simulated appearance consistent with more recent developments in the area
- 10-17-C-4.E: Allow parking between the building and the street

- 10-3-10.D.7: Allow a secure bicycle room located at the rear of the building to count towards bicycle parking requirements
- 10-34-5.F: Allow glass to be a permitted material for the fencing around the patio
- 10-35-3-3.B: Allow walkways crossing vehicle areas to be striped rather than contrasting paving material
- 10-37-4.B: Determine that the proposed parking lot lighting average of 3.6 foot-candles is adequate despite small areas slightly below 2 foot-candles (minimum of 1.7 foot-candles)

10-6-6-1: BUILDING TYPE: These types of buildings currently exist within the applicable zoning districts and are compatible with each other, despite being different in their massing and form. The following building types are permitted in future development and infill. Other building types not listed which are compatible with the surrounding area and buildings and are compatible with the historic nature of the zoning district are also permitted. Not all types may be permitted or regulated in all zoning districts.
A. Residential Type, single-family, duplex (attached & detached), or multi-family
B. Commercial Storefront Type
C. Mixed-Use House Type
D. Community Building Type

The proposed hotel use does not fit into the standard categories listed A-D above; the proposal is designed and proposed to be permitted under the clause within 10-6-6-1:
"Other building types not listed which are compatible with the surrounding area and buildings and are compatible with the historic nature of the zoning district are also permitted."
As discussed throughout this document, the proposal is compatible with and enhances the surrounding area, while introducing many historical design features that are currently lacking in the immediate area. In addition, the proposal of a motel near the Florence Event Center is discussed and recommended within the *Florence Realization 2020 Comprehensive Plan*[2] as beneficial to the use of the Event Center along with the *Florence Downtown Plan – June 1999.*[3]

10-6-6-2: BUILDING STYLE:
A. Context: Each building or addition shall be designed within the context of its larger surroundings and environment in terms of overall street massing, scale and configuration.

The project is a four-story, 86-unit hotel building, sized to complement the adjacent Florence Events Center, located across Quince Street to the west. The project site has no immediate neighboring buildings to the north, south, or east.

[2]City of Florence. (2018). *Florence Realization 2020 Comprehensive Plan: July 2018 Update.* URL: https://www.ci.florence.or.us/sites/default/files/fileattachments/planning/page/639/florence_realization_2020_comprehensive_plan_complete_-_jul._2018.pdf
[3]City of Florence. (1999). *Florence Downtown 'Implementation Plan.'* Res. No. 29, Series 1999. URL: https://www.ci.florence.or.us/sites/default/files/fileattachments/planning/page/861/downtownimplementationplanmaster.pdf

The building scale has been visually broken down through the strategic use of color, materiality, and varied layers of detailing to give the overall appearance of multiple buildings similar to the nearby Bay Street area.

B. Historic Style Compatibility: New and existing building design shall be consistent with the regional and local historical traditions. Where historic ornament and detail is not feasible, historic compatibility shall be achieved through the relation of vertical proportions of historic façades, windows and doors, and the simple vertical massing of historical buildings. Some examples of architectural styles currently or historically present in the Florence area are: Queen Anne, Shingle Style, Second Empire, Victorian, Italianate, Tudor Style, Craftsman Bungalow, American Foursquare, and Vernacular.
1. Existing buildings: Maintain and restore significant historic details.
2. New Buildings: Design shall be compatible with adjacent historic buildings.

There are no historic buildings adjacent to the site; therefore, the project meets this standard. In addition, as noted previously in this narrative and in detail related to specific standards below, the proposed hotel is carefully designed to incorporate elements of regional and local historical traditions. Proposed colors, building materials, and exterior appearance are shown on Sheets LU-5 through LU-9.

10-6-6-3: BUILDING FAÇADES:
A. Horizontal Design Elements: Multi-story commercial storefront buildings shall have a distinctive horizontal base; second floor; and eave, cornice and/or parapet line; creating visual interest and relief. Horizontal articulations shall be made with features such as awnings, overhanging eaves, symmetrical gable roofs, material changes, or applied facia detail. New buildings and exterior remodels shall generally follow the prominent horizontal lines existing on adjacent buildings at similar levels along the street frontage. Examples of such horizontal lines include but are not limited to: the base below a series of storefront windows; an existing awning or canopy line, or belt course between building stories; and/or an existing cornice or parapet line. Where existing adjacent buildings do not meet the City's current building design standards, a new building may establish new horizontal lines.

The proposal is not for a commercial storefront building, although some commercial storefront elements have been incorporated into the design. There are no adjacent buildings to the north or south to match lines with, so new horizontal lines are proposed. As shown on Sheet LU-5, the proposed façade introduces multiple horizontal elements creating visual interest along the façade, including between the first and second floors, the second and third floors, and above the fourth floor.

B. Vertical Design Elements: Commercial storefront building faces shall have distinctive vertical lines of emphasis spaced at relatively even intervals. Vertical articulations may be made by material changes, variations in roof heights, applied facia, columns, bay windows, etc. The maximum spacing of vertical articulations on long, uninterrupted building elevations shall be not less than one break for every 30 to 40 feet.

The proposal is not for a commercial storefront building. However, the proposed design integrates several vertical design elements as shown on Sheet LU-5. This includes a portion of the first and second floors, which incorporate design features with vertical design elements that are reminiscent of a historical commercial storefront. In addition, vertical breaks and recesses in the building plane are highlighted by a textural material change, incorporation of parapets, and alternate means for accenting the window trims. These strong vertical elements visually separate the elevation into three distinct building masses. And though consistent in materiality and similar in overall articulation, each of these areas is unique in their use of trim work, parapet detail, and coloring that takes inspiration from the local vernacular.

> **C. Articulation and Detailing: All building elevations that orient to a street or civic space must have breaks in the wall plane (articulation) of not less than one break for every 30 feet of building length or width, as applicable, as follows:**
> **1. Plans shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30-40 feet. In addition, each floor shall contain at least two elements meeting the following criteria:**
> **a. Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of 4 feet;**
> **b. Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or**
> **c. Offsets or breaks in roof elevation of 2 feet or greater in height.**
> **d. A "break," for the purposes of this subsection, is a change in wall plane of not less than 24 inches in depth. Breaks may include, but are not limited to, an offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable, dormer, eave, coursing, canopy, awning, column, building base, balcony, permanent awning or canopy, marquee, or similar architectural feature.**

The proposal incorporates design features from B, C and D, as shown on Sheet LU-5.

- B: A canopy is proposed above the first-floor primary entrance facing Quince St. which projects 6 feet and is a length of 22 feet 6 inches.
- C: On the primary street-facing elevation, there are 2-foot parapet steps, which occur at an interval of 60 feet to 80 feet to break up the overall front façade and incorporate more historic features. This is a change from the previously approved design. A design decision is requested, as the interval of the parapet step is greater than 30-40 feet. In combination with other detailed features, the parapet aids in breaking up the continuous visual form of the building and contributes to the transitional historic design of this proposal to create a gateway to the central Old Town area.
- D: The previous Planning Commission approval findings considered the numerous "break" features incorporated throughout the design sufficient to meet this standard. The design of this resubmission has not materially changed. Proposed features include:

- A cornice at the bottom of the second story throughout the storefront façade, as well as at the bottom of the third story and top of the fourth story throughout most of the building frontage;
- Two recesses on the front façade;
- Material and color changes to create the appearance of multiple adjacent buildings;
- Parapet roofing;
- Protrusion of the lighted signage; and
- Window reveals.

While several of the break features are less than 24 inches in depth, the Planning Commission determined they contribute to the historic feel of the design consistent with FCC 10-6-6-3.C.2.

2. The Planning Commission, through Design Review, may approve detailing that does not meet the 24-inch break-in-wall-plane standard where it finds that proposed detailing is more consistent with the architecture of historically significant or historically-contributing buildings existing in the vicinity.

As noted above, numerous details provide breaks-in-wall-plane, including cornices, window reveals, and recesses. While these are proposed to be under 24 inches in depth, these details were previously approved through Planning Commission Design Review to be consistent with the intent of this standard. This proposal is designed consistent with the previous approval and requests continuity with the previous approval. With Design Review approval, this standard is met.

3. Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features, do not meet the 24-inch break-in-wall-plane standard.

No non-permanent features are proposed to address the break-in-wall-plane standard.

4. Building elevations that do not orient to a street or civic space need not comply with the 24-inch break-in-wall-plan standard, but should complement the overall building design.

As shown on Sheets LU-5 through LU-9, the proposal is designed as a complete building, with all elevations complementing the overall building design.

10-6-6-4: PERMITTED VISIBLE BUILDING MATERIALS: Building materials which have the same or better performance may be substituted for the materials below provided that they have the same appearance as the listed materials.

A. Exterior Building Walls:

1. Lap siding, board and batten siding, shingles and shakes. Metal siding and vinyl siding shall not be permitted.

2. Brick or stone masonry with a minimum 2 ½" deep solid veneer material.

3. Cement-based stucco.

4. Secondary materials: Any of the materials listed above as permitted may also be used as secondary materials or accents. In addition, the materials listed above are allowed as secondary materials, trims, or accents (e.g., flashing, wainscoting, awnings, canopies, ornamentation) when non-reflective and compatible with the overall building design, subject to approval. Secondary materials may be used on up to 30% of the façade.

As shown on Sheet LU-5, the proposal incorporates a combination of wood-look composite horizontal lap siding and shakes; no metal or vinyl siding is proposed. This standard is met.

B. Roofs, Awnings, Gutters, and Visible Roofing Components:

1. Composition shingles, concrete, slate or cedar shingles, or concrete or clay tiles. Red composition shingle similar to the Kyle Building are encouraged.

2. Standing seam roofing: copper, terne metal or coated metal.

3. Gutters and downspouts: copper, terne metal, or coated metal.

4. Single or multi-ply roofing, where visibly concealed.

5. Glass, steel, wood or canvas fabric awnings.

6. Skylights: metal and wood framed glass and translucent polymer.

Proposed materials are shown on Sheet LU-5. The proposed roof is flat, not visible to pedestrians from Quince Street, and further screened by the parapet. No gutters are proposed. Downspouts and leaders are proposed to be aluminum colored to complement the section of wall they are against. A steel canopy is proposed on a portion of the front façade. This standard is met.

C. Chimney Enclosures: Brick, cement-based stucco, stone masonry or wood shingles.

No chimney is proposed.

D. Windows, Entrances, and Accessories:

1. Wood, vinyl or pre-finished metal frames and sashes.

2. Glazed and unglazed entry doors shall be wood, pre-finished or coated metal or fiberglass.

3. Solid wood or fiberglass shutters.

4. The use of decorative detailing and ornamentation around windows (e.g., corbels, medallions, pediments, or similar features) is encouraged.

As shown on Sheet LU-5, window and door trim will be wood-look composite, consistent with horizontal siding. Where the building is designed to reflect a storefront appearance, windows and doors are trimmed with aluminum. Windows throughout have ornamentation underneath and, in some cases, above. This standard is met.

E. Trellises, Decks, Stairs, Stoops, Porches, and Balconies

1. Architectural concrete, brick and stone masonry, solid wood or fiberglass columns, posts, piers and arches.

2. Wood, brick, concrete and stone masonry decks, stoops, stairs, porches, and balconies.

3. Solid wood, painted welded steel or iron trellises.

4. Railings, balustrades, and related components shall be solid wood, painted welded steel or iron.

No trellises, decks, stairs, stoops, porches, or balconies are proposed. A welded steel canopy is proposed above the primary entrance. This standard is met.

F. Landscape/Retaining Walls and Fences: Shall be subject to the FCC 10-34 and the following requirements:

1. Brick and stone masonry or precast concrete.

2. Architecturally finished exposed concrete.

3. Cement-based stucco over masonry or concrete substrate.

4. Solid wood pickets, lattice and boards.

5. Painted welded metal or iron.

FCC 10-34 standards are addressed under Landscaping findings in this narrative. No retaining walls are proposed. A welded-metal safety fence is proposed around stormwater facilities, an aluminum slat fence around condensing units, white glass panel fencing around the outdoor patio, and a masonry wall around the trash enclosure. The aluminum slat and welded-metal safety fencing will be painted to complement the building coloring. White glass was selected for the fencing around the outdoor patio to retain views while providing a wind break. A design decision is requested on the glass fencing, and with that approval, this standard is met.

G. Building and Site Material Colors: Color finishes on all building exteriors shall be approved by the City and be of a muted coastal Pacific Northwest palette. Reflective, luminescent, sparkling, primary, and "day-glow" colors and finishes are prohibited. The Planning Commission/Planning Commission or their designee may approve adjustments to the standards as part of a site Design Review approval.

Proposed colors are shown on Sheets LU-5 through LU-9. Facades are proposed to consist predominantly of muted greys, blue, and brown. Accents and sign letters are proposed to be ivory for visibility.

Two brand signs are proposed – on the front (west) and north elevations. The brand signs contain a required brand element of a yellow diamond. The project has included a wide array of historical elements that vary away from brand standards; this small brand element is not negotiable and will require a Planning Commission design determination to approve.

10-6-6-5: MATERIAL APPLICATIONS AND CONFIGURATIONS:

A. Building Walls:

1. For each building, there shall be one single, clearly dominant exterior wall material and finish.

As shown on Sheet LU-5, the building has a single-clearly dominant wall material – wood-look composite lap siding. However, the proposed building is broken into three distinct elements to provide historical features and a reduced sense of overall scale. Each element has a single, clearly dominant finish. This design enhances the proposal and better introduces historical

character. A design determination is requested from the Planning Commission to allow the proposed distinct finishes.

2. Brick and stone front façades shall return at least 18" around side walls.

As shown on Sheet LU-5, no brick or stone is proposed on front facades.

3. Building walls of more than one materials shall change along horizontal lines only, with a maximum of three materials permitted per façade.

As shown on Sheet LU-5, the building walls predominantly consist of wood-look composite lap siding. No façade includes more than two wall materials.

The proposal also includes a segment of the façade that reflects a historical aluminum "storefront" design. However, due to the design intent of the building, this element is one of three segments. Therefore, the aluminum "storefront" area is vertically distinguished from other segments. A design determination is requested from the Planning Commission to approve the proposed design.

4. Heavier materials, such as stone, shall only be used below lighter materials, such as siding.

As shown on Sheet LU-5, no heavier materials are proposed above lighter materials; aluminum is proposed on the ground floor of the "storefront" segment.

5. Siding and shingles shall have a maximum 6" to the weather.

As shown on Sheet LU-5, 4-inch and 6-inch horizontal siding is proposed.

6. 4" minimum width corner, skirt, rake and eave trim shall run the full height of each façade, flush, or protrude beyond the surrounding wall surface.

As shown on Sheet LU-5, proposed trim is a minimum of 4 inches, running the full height of each façade.

7. Board and batten siding: battens shall be spaced a maximum of 8" on center.

As shown on Sheet LU-5, the proposal does not include board and batten siding.

B. Roofs, Awnings, Gutters and Roofing Accessories:

1. Visibly sloped roofs shall pitch a minimum of 5:12 to a maximum 12:12 with symmetrical gable or hip configuration.

As shown on Sheet LU-5, the proposed roof is flat, not visibly sloped.

2. Eaves shall be continuous except at sheds and dormers.

As shown on Sheet LU-5, no eaves are proposed.

3. Shed roofs shall attach to the main building wall or roof ridge with minimum 3:1 slope.

As shown on Sheet LU-5, no shed roofs are proposed.

4. Flat roofs shall be concealed by cornices or parapets.

As shown on Sheet LU-5, the proposed flat roof is concealed by parapets.

5. Gutters shall be round or ogee profile. Leaders shall be round or square.

No gutters are proposed, as shown on Sheet LU-5. Square downspouts with rectangular leaders are proposed on the east elevation of the building.

6. All roof-mounted components such as mechanical equipment shall not be visible from street-level public rights-of-way.

As shown on Sheet LU-5, no roof mounted components will be visible from Quince Street due to the parapet.

7. Sloped roof eaves shall overhang exterior wall planes at least 12" and shall be visibly supported by exposed rafter ends or other compatible architectural detailing.

As shown on Sheet LU-5, no sloped roof or eaves are proposed.

C. Towers: […]

As shown on Sheet LU-5, no towers are proposed.

D. Visible Windows, Glazing, and Entrances:

1. Windows shall be square and/or vertical rectangular shape with straight, bow, or arch tops.

As shown on Sheet LU-5, proposed windows are vertical rectangular in shape with straight tops.

2. 10% of total windows maximum on the public façade may be circular, hexagonal, octagonal or other window configurations.

As shown on Sheet LU-5, all windows proposed on the public façade are vertical rectangular in shape.

3. Bay windows shall have visible bracket support.

As shown on Sheet LU-5, no bay windows are proposed.

4. Overhead doors shall not face the building's primary street façade or a major public right-of-way.

As shown on Sheet LU-5, no overhead doors are proposed.

5. Door and window shutters shall be sized to cover the entire window.

As shown on Sheet LU-5, no door or window shutters are proposed.

6. Exterior shutters shall be solid wood or fiberglass.

As shown on Sheet LU-5, no shutters are proposed.

7. No single lite or glass panel visible from the street shall be greater than 24 square feet in area except in storefront glazing systems.

As shown on Sheet LU-5, the largest single glass panels visible from the street are within the "storefront" segment and are 21 square feet in area. This standard is met.

8. Multiple vertical windows may be grouped in the same horizontal opening provided they are separated by 4" minimum width vertical trim.

As shown on Sheet LU-5, the proposal does not include multiple vertical windows in the same horizontal opening separated by less than 4 inches width of vertical trim. The "storefront" segment includes large windows with mullions.

9. Windows and doors in exterior walls shall be surrounded with 2 ½" minimum width trim applied flush or projecting beyond the finished wall surface.

As shown on Sheet LU-5 through Sheet LU-9, all windows and doors in exterior walls include a minimum of 2.5" width trim applied flush or projecting beyond finished wall surfaces.

10. Profiles of window mullions shall extend out beyond the exterior glass surface. Windows shall have muntins which create True Divided Lights or a similar simulated appearance.

As shown on Sheet LU-6 and LU-7, "storefront" segment mullions extend beyond the face of the glazing to divide lights in texture and appearance. Individual windows are not proposed to have divided lights, consistent with more recent developments in the area, which was approved by the previous Planning Commission decision. A design decision is requested on this standard.

E. Visible Decks and Balconies: All balconies and decks attached to building faces, whether cantilevered or supported below or above, shall be visibly supported by vertical and horizontal elements such as brackets, columns, or beams. Exterior posts and columns, solid or encased, shall be minimum 5 ½" in cross-section.

As shown on Sheet LU-5, no decks or balconies are proposed.

F. Visible Landscape/Retaining Walls and Fences:

1. Freestanding concrete and masonry walls shall be minimum 8" nominal thickness with a finished top course, cap, or other compatible termination.

As shown on Sheet LU-10, the proposed trash enclosure consists of masonry walls of 8" nominal thickness finished with a cap. This standard is met.

2. Site wall materials should generally match or provide compatibility with the adjoining building materials.

As shown on Sheets LU-10, the trash enclosure is a freestanding masonry structure which will be painted to match the main building. No other site walls are proposed.

3. Metal and iron fencing shall be configured in predominately vertical elements.

The proposed black aluminum safety fencing around the stormwater facility and the aluminum slat fencing around condensing facilities will be vertically configured, per sheet LU-1. The applicant is willing to accept a condition of approval to ensure this standard is met.

G. Mechanical Equipment:

1. Building walls. Where mechanical equipment, such as utility vaults, air compressors, generators, antennae, satellite dishes, or similar equipment, are permitted on a building wall that abuts a public right-of-way or civic space, it shall be screened pursuant with FCC 10-34. Standpipes, meters, vaults, and similar equipment need not be screened, but shall not be placed on a front elevation when other practical alternatives exist; such equipment shall be placed on a side or rear elevation where practical.

As shown on Sheet LU-5, no mechanical equipment is proposed along the front façade of the building. This standard is met.

2. Rooftops. Except as provided below, rooftop mechanical units shall be setback and/or screened behind a parapet wall so that they are not visible from any public right-of-way or civic space. Where such placement and screening is not practicable, the City decision body may approve painting of the mechanical units in lieu of screening; such painting shall meet the standards of FCC 10-6-6-4-G above and shall make the equipment visually subordinate to the building and adjacent buildings, if any. These regulations do not apply to solar photovoltaic and solar thermal energy systems as allowed by HB 3516 on properties not listed in the Comprehensive Plan's Historic Inventory.

Sheet LU-4 provides a roof plan; Sheets LU-5 through LU-9 provide elevations and renderings. A rooftop parapet wall is proposed. Rooftop mechanical equipment and potential solar area is proposed to be centrally located and invisible from street view. This standard is met.

3. Ground-Mounted. Ground-mounted equipment, such as generators, air compressors, trash compactors, and similar equipment, shall be limited to side or rear yards and screened with fences or walls constructed of materials similar to those on adjacent buildings per FCC 10-34-3-7. The City may require additional setbacks and/or noise attenuating equipment for compatibility with adjacent uses.

As shown on Sheet LU-1 and LU-5, no ground-mounted equipment is proposed in front of the building. Proposed ground-mounted transformers and condensing units are located to the rear of the building. Condensing units are screened by fencing. This standard is met.

10-6-6-6: STOREFRONTS: This section applies specifically to pedestrian-oriented storefront-type buildings.

As noted throughout the proposal, while the building contains a segment *designed to reference* historical "storefront" elements, it is a hotel and not a pedestrian-oriented commercial storefront-type building. These standards do not apply.

10-6-7: NON-RESIDENTIAL DESIGN REQUIREMENTS

In districts other than Mainstreet and Old Town […]

The project site is in the Old Town District. Therefore, Section 10-6-7 is not applicable.

10-6-8: DRAWING SUBMITTAL

In addition to information required by FCC 10-1-1-4, the owner or authorized agent shall submit the following drawings to the City for review:

A. A site plan, drawn to scale, showing the proposed layout of structures and other improvements including, where appropriate, driveways, pedestrian walks, off-street parking and off-street loading areas, landscaped areas, locations of entrances and exits, the direction of traffic flow into and out of off-street parking space and loading berth, and areas for turning and maneuvering vehicles. The site plan shall indicate how utility services and drainage are to be provided.

The land use submission includes an Architectural Plan set (Sheets LU-1 to LU-10) and a Civil Plan set (Sheets C1 to C19) detailing the layout of buildings, driveways, pedestrian walkways, parking and loading areas, direction of traffic flow, vehicle turning and maneuvering areas, and utility services. A Stormwater Plan is included as Appendix B.

B. A landscape plan, drawn to scale, in conformance with FCC 10-34-3-2.

A Landscape and Irrigation Plan is included in the submission as Sheets L0.0 to IR1.0.

C. Architectural drawings or sketches, drawn to scale, including floor plans in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures as they will appear upon completion. All exterior surfacing materials and colors shall be specified.

Architectural drawings drawn to scale, including floor plans, elevations, and materials and color details, are included as Sheets LU-1 to LU-10.

D. Additional information may be required by the City if necessary to determine whether the purposes of this Chapter are being carried out or may authorize omission of any or all the drawings required by this Chapter if they are not necessary. The City shall specify the number of copies of each drawing to be submitted.

A Transportation Impact Analysis (TIA) prepared by Kittelson & Associates is attached as Exhibit A.

OLD TOWN DISTRICT AREA C: FCC 10-17C

10-17C-1 PURPOSE FOR AREA C

Old Town Area C is intended for mixed uses which provide a range of housing and hospitality options around the Events Center that take advantage of the surrounding natural features and views of the river.

The proposed hotel is a hospitality venue that supports the Event Center and local recreational uses and is directly consistent with the purpose of the zone. The proposal preserves natural areas associated with the river and will provide excellent views of the river for guests.

10-17C-2 LAND USES FOR AREA C

The following establishes permitted, conditional, and Prohibited uses for the Old Town District Area C:

A. Permitted Uses: Uses which are administratively determined to have an impact similar to or less than Permitted uses listed below:

Lodging, motels and hotels

The proposed hotel use is a specified permitted use in Old Town District Area C.

10-17C-3 LOT AND YARD PROVISIONS FOR AREA C

A. Lot Area: The lot area shall be a minimum of 2,500 square feet. Lot area for a duplex shall be at least 5,000 sq ft, and lot area for a multiple family structure shall be at least 2,500 sq ft for each ground floor unit.

The proposal is not a duplex or multiple family structure; therefore, the minimum lot area is 2,500 square feet. The hotel lot is 139,896 square feet in size, meeting the minimum required lot area standard.

B. Lot Dimensions: The minimum lot width shall be twenty-five feet (25').

The lot is well over 200 feet in width, meeting the standard.

C. Lot Coverage: The Planning Commission or their designee may allow up to eighty percent (80%) lot coverage by buildings and other impervious surfaces.

As shown on Sheet L1.1, the site is 139,896 square feet, and previous ground is proposed for 57,411 square feet (41%). The proposed building and parking area impervious surfaces will, at maximum, cover the remaining 82,485 square feet. This produces a lot coverage of 59%, well under the maximum of 80% allowed. This standard is met.

D. Yard Regulations:

1. Garage and Carport Entries: Garage and carport entries shall have a minimum setback of twenty feet (20'), with all parking to have access from side or rear of property.

No garages are proposed; this standard does not apply.

2. Front Yards: Front yard setback shall be a minimum of fifteen feet (15').

As shown on Sheet LU-1, the proposed building is located over 90 feet and proposed parking over 20 feet from the front property line meeting the front yard setback standard.

3. Side Yard: No side yard shall be less than five feet (5') unless zero lot line spacing is approved.

As shown on Sheet LU-1, the proposed building is located approximately 90 feet from the northern property line and 180 feet from the southern property line, meeting side setback standards.

4. Rear Yard or Alley: Rear yard or alley setback shall be a minimum of five feet (5').

As shown on Sheet LU-1, the proposed building is located over 80 feet from the rear property line, meeting the rear setback standard.

5. The Planning Commission may allow reduction of any Area C setbacks, if an easement is approved and dedicated that will preserve mature trees, sand banks, and/or bank vegetation.

The proposal meets all setback requirements; no setback reduction is requested.

6. For developments with ground floor commercial units facing Quince/2nd Street, the Planning Commission may allow reduced front yard or side yard setbacks from that street if pedestrian-friendly amenities are provided, such as street trees, wider sidewalks with seating, overhangs and awnings, etc.

No setback reductions are requested.

E. Common Open Space: Common open space is required for multi-family housing developments of four (4) or more units, as follows: […]

The proposal is not multi-family housing; this standard does not apply.

10-17C-4 SITE AND DEVELOPMENT PROVISIONS FOR AREA C

A. Building or Structural Height Limitations: The maximum height for buildings or other structures in the Old Town District Area C shall be four (4) stories above grade with a maximum height of fifty-five feet (55').

As shown on Sheet LU-5, the proposed hotel is four stories above grade with a maximum height of 46 feet to the parapet, meeting height standards.

For any building two (2) stories or more above grade, two (2) or more of the following design options shall be employed to reduce the perceived scale of the structure:
1. Pitched or gable roofs are encouraged, with offsets, valleys, or false dormers to break up the roof plane as viewed from any abutting street.
2. Building exterior shall be broken into shapes and planes of less than 750 square feet for any building plane. Such planes shall have a two foot (2') minimum relative off-set. Any third or fourth story shall be set back a minimum of 10 feet from the wall plane of the floor below if it faces a street.

3. Windows, balconies, entryways, and/or arcades shall be used to create visual interest and reduce the apparent bulk/mass of the building; and variation in materials, textures, colors, and shapes shall be used to break up wall planes.

4. A public plaza may be provided between the buildings and the street right-of-way. The plaza shall be at least 1,000 square feet in size for seating, landscaping, and weather protection, such as awnings, canopies, overhangs, or similar features.

The proposed building is more than two stories above grade, therefore at least two design options are required. As shown on Sheets LU-5, the proposal includes design options related to 3 and 4 above:

- 3: The building facade has been broken into multiple planes with horizontal accents, vertical plane breaks, parapet steps, and vertical window accents. The primary entrance and public lobby have been highlighted by using a more highly detailed ground floor complete with a "storefront" with arched heads, recessed entrance, exterior canopy, and traditional accent lighting. In addition to the physical plane changes and horizontal breaks, the use of varying colors across the elevation gives the appearance of multiple, adjacent buildings instead of one large development.
- 4: A plaza is proposed in front of the building and wrapping around to the south side. Approximately 1,000 square feet are between the building and the right-of-way, with an additional 1,200 square feet at the southern end of the building; the plaza contains a variety of features, including shade structures and landscaping to provide safety and privacy for the occupants.

B. Building Size Limitation: No structure designed solely for non-residential use shall have a building footprint that exceeds 15,000 square feet. Mixed use buildings may have greater building footprints, subject to Design Review for compatibility with surrounding structures and uses.

As shown on the Architectural Cover Sheet, the proposed building footprint is approximately 9,300 square feet, meeting this standard.

C. Access: Americans with Disabilities Act (ADA) approved access must be provided to all floors of buildings and structures as required by the building codes.

The hotel is designed to ADA standards; a condition of approval is expected to apply to this standard.

D. Sidewalks: Public sidewalks shall be a minimum of eight feet (8') wide along Quince Street/2nd Street.

As shown on Sheet LU-1, the proposed public sidewalk is eight feet wide along Quince Street; applicant continues to coordinate with City public works and is willing to modify this requirement to accommodate planning of future Quince Street improvements.

E. Parking and Loading Spaces: Off-street parking shall not be located between the building and the street, unless mitigation measures are approved by the Planning

Commission that include each of the following: pedestrian pathways from the street to the building, landscaped berms and professionally designed landscaping. All required parking shall be on site unless otherwise provided in Chapter 3.

While the majority of site parking is behind the proposed hotel, some parking is provided in front. As shown on Sheet L1.1, site design includes pedestrian pathways, landscaped berms and professionally designed landscaping such as native trees and shrubs. Further landscaping details are discussed in FCC 10-34.

Every building of three (3) stories or more above grade and every multi family housing structure building that incorporates indoor parking shall have an approved fire sprinkler system installed, unless it is granted an exception provided by the state building code.

A fire sprinkler system is proposed; a condition of approval is expected to apply to this standard.

Bike racks shall be located either in the interior parking lot or by an entrance. Bike racks may not be located in the required pedestrian walkway.

As shown on Sheet LU-1, bike racks are provided adjacent to the front entrance, as well as within an interior secure first floor bicycle room accessed through a rear entrance; additional bicycle parking standards are addressed in findings under Section 10-3-10.

F. Vision Clearance: Refer to Sections 10-2-13 and 10-35-2-14 of this Title for definition and requirements.

The site was designed for adequate vision clearance; additional vision clearance findings are included in Section 10-35-2-14 responses. The applicant is willing to accept a condition of approval to ensure this standard is met.

G. Signs: Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)

General sign location and size are shown on Sheet LU-5. Sign details will be provided with detailed permit drawings; proposed signs can be conditioned to be consistent with Title 4, Chapter 7 sign requirements. Please see additional discussion under FCC 4-7 findings.

H. Fences, Hedges, Walls and Landscaping: Landscaping shall be in accordance with FCC 10-34, except as modified by the following specific standards:

1. Landscaping: A minimum of fifteen percent (15%) landscaping is required unless a preservation credit is achieved in accordance with 10-34-2-4. The calculation of the required minimum may include street trees installed and maintained by an applicant, planters and window boxes which are the property of the applicant/owner, as well as plantings within courtyard areas. All required landscaping must be installed and maintained by the applicant or his/her successors.

As shown on Sheet L1.1, site landscaping totals over 40 percent of the site, meeting this standard.

2. Walls, Fences and Hedges: Interior parking lots may be separated from rear courtyards by walls, fences and/or hedges four feet (4') in height or less. Eating establishments may separate outdoor eating areas from parking areas and adjacent buildings or structures by a fence, wall or hedge not to exceed six feet (6') in height. Pedestrian walkways may be separated from abutting uses by plantings or fences which allow visual surveillance of the walkway and surrounding areas. Chain link fences are prohibited in Area C.

As shown on Sheet L1.1, walkway plantings allow visibility. Landscaping is proposed around the exterior of parking areas and within parking islands. No walls, fencing, or hedges are proposed interior to the site to separate rear courtyards, eating establishments, or pedestrian walkways from parking areas or abutting uses. A 6-foot white glass panel fence is proposed around the side outdoor patio area to provide a wind break.

I. Lighting: Street lighting, building lighting, and lighting of parking lots and walkways shall conform to the following lighting standards:

1. The light fixtures within the public right of way shall use the Central Lincoln Public Utility District's Ornamental streetlights. (See Figure 17.2)

Light fixtures within the public right of way are proposed to be Central Lincoln Public Utility District's Ornamental streetlights; applicant is willing to accept a condition of approval to ensure this standard is met.

2. Light fixtures shall conform to the lighting styles in the Downtown Architectural Guidelines.

Light fixture details are provided in Appendix C.

3. Lighting shall be pedestrian scaled.

As shown on Sheets EL-3 and EL01, on-site lighting ranges from 16 feet tall in parking areas to 3 feet 5.5 inches for pedestrian pathway illumination. The previous Planning Commission took pedestrian-scaled to mean 16 feet around parking and maneuvering areas, and the project was designed consistent with this direction. Lighting is proposed to be 16 feet in order to accommodate emergency vehicles and RVs in the parking area, while meeting lighting goals further discussed in FCC 10-37-4. With a consistent interpretation for this application, this standard is met.

4. Refer to Section 10-37 of this Title for additional requirements.

Findings for Section 10-37 are provided in Section 10-37 responses in this narrative.

5. Wiring for historic light fixtures shall be placed underground.

6. Other overhead wiring shall be placed underground, where possible.

No historic light fixtures are currently located on-site. All wiring for proposed light fixtures will be located underground. Applicant is willing to accept a condition of approval to ensure this standard is met.

J. Trash Enclosures: At least one trash receptacle shall be provided on site. Dumpsters or similar utilitarian trash receptacles shall be screened with a solid fence or wall not less than five feet (5') in height. Trash receptacles for pedestrians shall have a consistent design in order to provide consistency in street furniture.

As shown on Sheets LU-1 and LU-10, a trash enclosure is located on the east (rear) side of the building. The trash enclosure is covered and fully screened by the proposed masonry walls which are to be 7 feet to the top of the wall. The masonry walls will be painted to match the main building providing design consistency.

K. Design Review: All uses in the Old Town District Area C whether permitted or conditional uses, shall be subject to design review (FCC 10-6) to insure compatibility and integration with the character of the district and to encourage revitalization. Architectural design shall be reviewed against criteria contained within FCC 10-6-6: Architectural Design to determine compatibility with the character of the district, with the exception of solar photovoltaic and solar thermal energy systems as allowed by HB3516 on properties not listed in the Comprehensive Plan's Historic Inventory.

Findings addressing Section 10-6-6 are provided earlier in the land use narrative.

1. Additional Requirements:

a. Survey: All new development and redevelopments and/or additions must also submit a recent survey map with their Design Review Application. The survey must show:

i. Property lines

ii. Easements

iii. 2' Contours

iv. Existing structures (including height of sea-wall, if appropriate)

v. Floodplain

vi. Highest observed tide

An ALTA survey of the site is provided, Sheet 1. Mean high tide, highest observed tide, and base flood elevation are shown on Sheets C1 through C3.

b. New Construction or Story Addition: As an element of the Design Review process, the applicant is required to provide and/or install visual aids to assist the Planning Commission and the public to visualize the size/configuration of the proposed structure with its relation to the surroundings. The required visualization aids consist of three types: Type I Story Poles, Type II Virtual Images, and Type III Color Architectural Renderings, as defined in FCC 10-17-2 Definitions of Visual Aid. Visual aids are required unless waived by the Community Development Director. In the course of the public hearing, the Commission may overrule such determination and require additional visual aid(s). Visual aid type I, II or III is required for all buildings or story additions equal to or greater than two (2) stories in Area C.

Architectural renderings are provided on Sheet LU-6 to LU-9.

L. Development Prohibition: Any property identified as Site 7 on Map 5H-1 in the Comprehensive Plan shall remain undeveloped.

The proposal is not located on Site 7; this standard does not apply.

ESTUARY, SHORELANDS, AND BEACHES AND DUNES: FCC 10-19

10-19-1 ESTUARY DISTRICT ADMINISTRATION

A. Applicability

1. The following three Estuary Zoning Districts apply to the Siuslaw River Estuary within the Florence city limits: Natural Estuary, Conservation Estuary, and Development Estuary. These districts implement the requirements of Statewide Planning Goal 16 and policies in the Florence Comprehensive Plan and corresponding "management units." In addition to findings of consistency with this Code, findings are required for consistency with the Florence Comprehensive Plan Chapter 16, Siuslaw Estuarine Resources.

2. Estuary Zoning Districts are applied to portions of the estuary within city limits as classified on the City of Florence Zoning Map.

Per the Florence Realization 2020 Comprehensive Plan Map 17-1, following the partition (Ref. AR 22 07 PT 01), the proposed site now falls outside of any applicable estuary zoning. As such, this section does not apply. This was acknowledged in the previous application's Planning Commission approval findings.

10-19-5 COASTAL SHORELANDS OVERLAY DISTRICT ADMINISTRATION

A. Coastal Shorelands Overlay Districts are applied to Coastal Shorelands within city limits as classified on the City of Florence Coastal Overlay Zoning Map.

B. As lands are annexed over time, Coastal Shorelands shall include all lands contiguous with the ocean, the Siuslaw Estuary, and four lake areas: Munsel Lake, Heceta Junction Lake, South Heceta Junction Seasonal Lakes, and North Jetty Lake. Upon annexation, Coastal Shorelands Overlay Zoning Districts are applied to the properties depicted on the Map 17-1 Estuary and Coastal Shoreland Management Units in the Florence UGB in the Comprehensive Plan. In addition, the Comprehensive Plan designates two sites in the UGB "Water Dependent," which are zoned Marine (Code Chapter 18) and Waterfront Marine (Code Chapter 24).

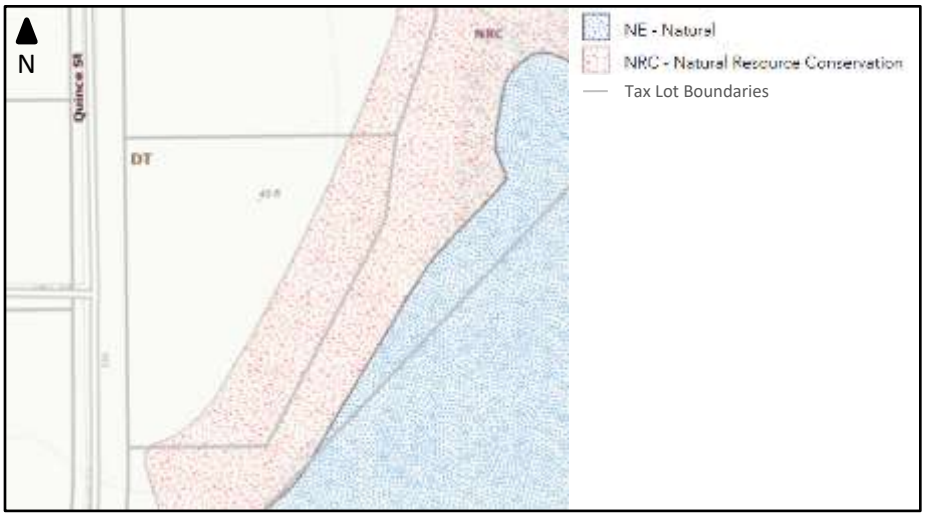


Figure 5: Land County GIS Zone & Plan Maps

Per the Florence Realization 2020 Comprehensive Plan Map 17-1, and confirmed by Lane County Zone & Plan Maps online GIS (Figure 5), the eastern edge of the property is within Shoreland Management Unit 5, which is classified as Natural Resource Conservation (NRC) area.

C. These overlay districts implement policies in the Florence Comprehensive Plan and corresponding "management units." In addition to findings of consistency with this Code, findings are required for consistency with the Florence Comprehensive Plan Chapter 17, Coastal Shorelands: Ocean, Estuary, and Lake Shorelands. Where there are conflicts between the two, the stricter requirements shall apply. […]

The findings as related to the Natural Resource Conservation area are discussed further below in FCC 10-19-10. No more stringent requirements are identified in relation to Natural Resource Conservation zones in the Florence Comprehensive Plan, instead primarily deferring to this chapter of the FCC.

10-19-10 NATURAL RESOURCE CONSERVATION OVERLAY DISTRICT (/NRC)

A. Purpose: The Natural Resource Conservation Overlay District (/NRC) is applied to those coastal shorelands identified in inventory information and designated generally in the Lane County Coastal Resources Management Plan as possessing a combination of unique physical social or biological characteristics requiring protection from

intensive human disturbance. Those areas serve multiple purposes, among which are education, preservation of habitat diversity, water quality maintenance and provision of intangible aesthetic benefits. The /NRC District is applied to prominent aesthetic features such as coastal headlands and open sand expanses in proximity to coastal waters, sensitive municipal watersheds and significant freshwater marsh areas. If the shorelands are adjacent to the estuary, refer to the adjacent Estuary District for additional allowed uses and criteria. The requirements of any adjacent Estuary District shall supersede the requirements of this Section of the Code. Shoreland uses and buffer zones shall not prohibit land-side components of activities and uses as otherwise permitted in the adjacent estuary.

Intent. The requirements imposed by the /NRC District shall be in addition to those imposed by the base zoning district. Where the requirements of the /NRC District conflict with the requirements of the base zoning district the more restrictive requirements shall apply. The requirements of the adjacent Estuary District shall supersede the requirements of this Section of the Code.

Per Florence Realization 2020 Comprehensive Plan Map 17-1, the site's eastern edge is within a Natural Resource Conservation Overlay District.

B. Permitted Uses: In addition to the uses specifically allowed in the adjacent Estuary District, the following structures and uses and no others are permitted outright as specifically provided for by this section subject to the general provisions and exceptions set forth in this section. The maintenance of riparian vegetation shall be enforced to provide shading and filtration and protect wildlife habitat at those sites indicated in the Lane County Coastal Resources Inventory as "riparian vegetation" or "significant wildlife habitat." These areas will be specially evaluated prior to approval of plans to ensure the habitat has been adequately considered. The following uses are allowed if consistent with the applicable requirements of the adjacent Estuary District.

1. **Harvesting of wild crops.**
2. **Low intensity recreation.**
3. **In or adjacent to lakes: maintenance and repair of existing, functional public and private docks and piers, provided that the activity minimizes adverse impacts on lake resources and does not alter the size, shape, or design of the existing structure. This use as it pertains to the estuary is regulated by the applicable Estuary District.**
4. **In or adjacent to lakes: maintenance of riprap or other erosion control structures installed in or adjacent to lakes to protect existing uses and uses allowed by the Florence City Code, unique natural resources, historical and archaeological values, and public facilities, provided the activity does not increase the size, shape or scope of the structure or otherwise affect the natural resources, as provided in the Conditional Use requirements in section D. Otherwise, a Conditional Use Permit is required. For these uses in or adjacent to the estuary, refer to the applicable Estuary District requirements for these uses in or adjacent to the estuary.**

5. **In or adjacent to lakes: mooring buoys and other moorage facilities not permanently anchored to the lake floor. For these uses in or adjacent to the estuary, the applicable Estuary District requirements shall apply.**

Within the NRC Overlay at the edge of the site, no development is proposed. Regardless, previous Planning Commission findings acknowledged that the proposed use is permitted outright in the adjacent Natural Estuary District. None of the other identified uses are proposed. This standard is met.

C. **Special Uses Approved by Type II Review: In addition to the Special Uses specifically allowed in the adjacent Estuary District, the following specified uses and no others are permitted only with a Special Use Permit. A Special Use Permit may be approved according to the procedures set forth in Chapter 1 of this Title upon satisfaction of the applicable criteria set forth in 10-19-10 F, G, & H, except as expressly exempted below and except as expressly prohibited by 10-19-10-E, and provided they are consistent with the requirements of the adjacent Estuary District. […]**
D. **Conditional Uses: In addition to the Conditional Uses specifically allowed in the adjacent Estuary District, the planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a Conditional Use Permit (Type III review) for the following uses, upon satisfaction of the applicable criteria, provided all applicable requirements set forth in 10-19-10-F, G, & H are met and they are found to be are consistent with the requirements of the adjacent Estuary District. […]**

No further use beyond what is outright permitted is proposed within the NRC Overlay zone.

E. **Prohibited Uses: The following uses are specifically prohibited:**
    1. **Fill in freshwater marsh areas.**

No fill in freshwater marsh areas is proposed.

F. **Site and Development Requirements. The following specified development requirements shall be in addition to those provided by the base zoning district. See also Chapter 7 for additional requirements that may apply.**
    1. **For existing lots which are too small to accommodate the combined required setback in the base zoning district and the buffer zone, development will be allowed within the setback required in Section G only with approval of a variance issued under Chapter 5 of this code. In addition it must be shown that clearance of vegetation on the remainder of the lot is kept to an absolute minimum, stormwater is directed away from the bank or as mitigated through the standards in Title 9 Chapter 5, engineered plans protect life, property, and the coastal water (that is no erosion hazards, slide potential, or flood damage are likely to occur).**

The lot can accommodate the combined required setback in the base zoning district and buffer zone as shown on Sheets C1 through C3. The applicant is willing to accept approval conditions to minimize vegetation clearance and manage stormwater.

2. **No more of a parcel's existing vegetation shall be cleared than is necessary for the permitted use, accessory buildings, necessary access, and fire safety requirements.**

Again, the applicant is willing to accept a condition of approval to minimize vegetation clearance. The previous approval came with the condition for a Type II Vegetation Clearing Permit for existing vegetation on site, and the same is expected to be conditioned again.

3. **To the maximum degree possible, building sites shall be located on portions of the site which exhibit the least vegetative cover.**

The proposed hotel, parking lot, and common area are located on the portion of the site currently vacant and cleared.

4. **Construction activities occur in such a manner so as to avoid unnecessary excavation and/or removal of existing vegetation beyond that area required for the facilities indicated in 10-19-10-F, where vegetation removal beyond that allowed above cannot be avoided, the site shall be replanted during the next replanting season to avoid sedimentation of coastal waters. The vegetation shall be of native species in order to maintain the natural character of the area.**

Construction activities will be limited to the already vacant and predominantly flat portion of the site. Therefore, no clearing or notable excavation work is proposed within conservation areas. The applicant is willing to accept a condition of approval to minimize vegetation clearance. The previous approval came with the condition for a Type II Vegetation Clearing Permit for existing vegetation on site, and the same is expected to be conditioned again.

5. **The requirements for parking and vision clearance shall be as provided by the respective base zoning district.**

The proposal meets the requirements for parking and vision clearance as discussed in the findings for sections FCC 10-3 and FCC 10-34. The applicant is willing to accept a condition of approval to ensure this standard is met.

6. **No topographic modification is permitted within the 50 foot buffer zone specified by 10-19-10-G.**

No grading or other topographic work is proposed within the 50-foot buffer zone as shown on Sheets C1 through C3.

7. **The area within the 50’ buffer zone shall be left in existing native vegetation. Non-native plants may be removed if re-vegetated with native plants. Within the 50’ of native vegetation, the following kinds of modifications are allowable:**
    a) **Foot paths**
    b) **Removal of hazardous vegetation, such as unstable stream bank trees or trees otherwise vulnerable to blow-down, may be allowed in unusual circumstances following review by the City and the Oregon**

Department of Fish and Wildlife. Stream bank trees, snags, and shorefront brush are necessary for wildlife habitat.

c) Replanting of the area or other areas which have been previously cleared.

No vegetation clearance is proposed on site, including within in the 50 foot buffer zone, as shown on Sheet C1 through C3. This standard is met.

8. All mature trees must be retained within the setback area specified by 10-19-G, except where removal is subject to requirements of the Oregon Forest Practices Act.

No tree removal is proposed within the setback area.

9. Structures shall be sited and/or screened with native vegetation so as not to impair the aesthetic quality of the site.

Landscaping plans have been provided on Sheet L0.0 through L1.2, providing an abundance of native vegetation and enhancing the aesthetic quality of the site overall. Per Sheet L1.2 existing native vegetation, including trees along the eastern and southern areas of the site, will be retained and screen much of the proposed hotel from the estuary. The tree line will also allow a continuity of scale between the site and its neighbors. The architectural drawing set, Sheets LU-6 to LU-9, shows renderings of the proposed hotel in situ with the estuary viewshed.

10. The exterior building materials shall blend in color, hue and texture to the maximum amount feasible with the surrounding vegetation and landscape.

The proposed hotel colors, hues, and textures are sympathetic to the Pacific Northwest color palette, including muted greys, blues, and browns. These colors are compatible with the sky and surrounding vegetation and have also been intentionally selected in accordance with Florence's historic palette.

G. Additional Setback Requirements: Setbacks shall be as required in the base zoning district plus the additional below specified setback requirements.

1. In addition to the yard setbacks required in the base zoning district, a 50 foot buffer zone shall be required. The buffer zone is measured from the mean high tide for the ocean and estuary and from the average high water for coastal lakes. Use of this 50 foot buffer zone shall be as specified in 10-19-10-F.

The additional setback requirement is met as the nearest point of the parking lot is over 250 feet away from the mean high tide elevation, and the proposed hotel at its nearest point is over 400 feet away, as shown on Sheets C1 through C3.

2. Building setbacks on ocean front parcels are determined in accord with the rate of erosion in the area to provide reasonable protection to the site through the expected lifetime of the structure. […]

No buildings are proposed on ocean front parcels. The standard does not apply.

H. Special Land Division Requirements: The following criteria shall be met for land divisions on property within the /NRC District. These criteria are in addition to minimum area requirements of any base zoning district.

1. Land divisions must be consistent with shoreland values as identified in the Comprehensive Plan, not adversely impact water quality, and not increase hazard to life or property.

No land division is proposed; this standard does not apply.

SPECIAL DEVELOPMENT STANDARDS: FCC 10-7

10-7-1 PURPOSE

The purpose of this Chapter is to apply additional development standards to areas with wetlands or riparian areas and potential problem areas, such as natural hazards or soils which are particularly subject to erosion, landslide or seasonal surface water. Compliance with these standards is required in order to obtain a permit. The standards are intended to eliminate the danger to the health, safety or property of those who would live in potential problem areas and the general public and to protect areas of critical environmental concern; areas having scenic, scientific, cultural, or biological importance; and significant fish and wildlife habitat as identified through Goal 5: Open Spaces and Scenic, Historic, and Natural Resources, and Goal 17: Coastal Shorelands (Amended Ord. No. 10, Series 2009).

The proposed site layout and design were prepared consistent with the needs and sensitivities of the coastal environment. The applicant is willing to undertake the Phase I Site Investigation Report process and accept any reasonable conditions to ensure that the proposal does not create any harm to the natural environment, public health or safety, or hazard for neighboring properties. A Phase I SIR cover sheet has been included as Appendix F.

10-7-2 IDENTIFICATION OF WETLANDS AND RIPARIAN AREAS AND POTENTIAL PROBLEM AREAS

At a minimum, the following maps shall be used to identify wetlands and riparian areas and potential problem areas:

A. "Hazards Map", Florence Comprehensive Plan Appendix 7.

In light of the 2023 partition (Ref. AR 22 07 PT 01), and per the Florence Comprehensive Plan Appendix 7, none of the parcels where the proposed development site is located are within any identified hazards per the City of Florence Hazards Map.

B. "Soils Map", Florence Comprehensive Plan Appendix 7.

Per the Florence Comprehensive Plan Appendix 7, the proposed site has the presence of both Waldport-Urban land complex soils and Waldport Fine Sand. Waldport Fine Sand has 12 to 30 percent slopes.

C. "Beaches and Dunes Overlay Zone." See Chapter 19 for overlay zone requirements. Where conflicts exist between that chapter and this one, the more restrictive requirements shall apply.

The proposed site is not within the Beaches and Dunes Overlay Zone, per the City of Florence Comprehensive Plan Map 18-1.

D. 2013 City of Florence Significant Wetlands Map and Riparian Inventory (2013 Inventory) and in the 2013 City of Florence Significant Wetlands and Riparian Corridors Plan (2013 Plan), in Comprehensive Plan Appendix 5.

The proposed site is not within any significant wetlands or riparian reaches per the 2013 Florence Area Local Wetlands and Riparian Inventory.

E. Other information contained in the plan or adopted by reference into the plan or more detailed inventory data made available after adoption of the plan may also be used to identify problem areas. (Amended Ord. No. 10, Series 2009).

No other problem areas which apply to the proposed site have been identified.

10-7-3 DEVELOPMENT STANDARDS FOR POTENTIAL PROBLEM AREAS:

The following standards shall be applied to development in potential problem areas unless an approved Phase I Site Investigation Report or an on-site examination shows that the condition which was identified in the Comprehensive Plan or Overlay Zoning Map does not in fact exist on the subject property. These standards shall be applied in addition to any standards required in the Zoning Districts, Comprehensive Plan, and to any requirements shown to be necessary as a result of site investigation. Where conflicts or inconsistencies exist between these Development Standards, City Code, and the Comprehensive Plan, the strictest provisions shall apply unless stated otherwise.

A. Special Flood Hazard Area: All uses proposed in the flood area shall conform to the provisions of the National Flood Insurance Programs.

The proposed development area and the site property are not located within any Special Flood Hazard Area; this standard does not apply.

B. River Cutbanks: No building shall be permitted within fifty feet (50') from the top of a river cutbank.

As per the previously approved application Planning Commission findings, while a portion of the parking lot on the east side of the hotel is located within 50 feet of the top of the Siuslaw River cutbank, the hotel building is entirely outside the buffer. This standard does not apply.

C. Active Dune Advancing Edge: [...]

The proposed site is not within or near any Beaches and Dunes Overlay zone; this standard does not apply.

D. Ocean Flooding, Tidal Flooding, Tsunami: (See subsection A above, Special Flood Hazard Area).

As discussed under subsection A, the previous Planning Commission Findings acknowledged that the property is well above flood lines and mean high tide marks. This is demonstrated on Sheets C1 through C3 and the ALTA survey. The site is outside the Tsunami Hazard Overlay Zone. This standard does not apply.

E. Slopes Greater than Twelve Percent: For development on or adjacent to steep slopes, a foundation and grading design prepared by a registered engineer and approved by the City and addressing drainage and revegetation.

The development is adjacent to slopes greater than twelve percent, with steep drop-offs to the east and south towards the Siuslaw Estuary. Site grading plans have been prepared by registered engineers with Civil West, Sheet C2, with drainage details in Sheet C5 to C12. A Stormwater Plan prepared by Civil West is included in this application as Appendix B. Landscaping details prepared by a registered Landscape Architect can be seen in Sheets L0.0 to L1.2.

F. Active Dune Sands: […]

The proposal is not within or in proximity to any Beaches and Dunes Overlay zone, this standard does not apply.

G. Brallier and Heceta Soils: […]

The proposal is not on Brallier or Heceta Soils; this standard does not apply.

H. Yanquina Soils and Wet Areas […]

The proposal is not on Yanquina soil or within any wet areas; this standard does not apply.

10-7-6: SITE INVESTIGATION REPORTS (SIR):

A. Areas identified in Section 2 and 3 above, are subject to the site investigation requirements as presented in "Beach and Dune Techniques: Site Investigation Reports by Wilbur Ternyik" from the Oregon Coastal Zone Management Association's Beaches and Dunes Handbook for the Oregon Coast (OCZMA Handbook), Appendix 18 of the Florence Comprehensive Plan as modified by the City of Florence. No development permit (such as building permit or land use permit) subject to the provisions of this Title may be issued except with affirmative findings that:

1. **Upon specific examination of the site utilizing a Phase I Site Investigation Report (the checklist from the OCZMA Handbook, as modified by the City of Florence), it is found that the condition identified on the "Hazards Map" or "Soils Map" or "Beaches and Dunes Overlay Zone" or other identified problem area does not exist on the subject property; or**
2. **As demonstrated by the Phase II Site Investigation Report that harmful effects could be mitigated or eliminated through, for example, foundation of structural engineering, setbacks or dedication of protected natural areas. (Amended by Ord. No. 10, Series 2009)**

3. **Site investigation requirements may be waived where specific standards, adequate to eliminate the danger to health, safety and property, have been adopted by the City. This exception would apply to flood-prone areas, which are subject to requirements of the National Flood Insurance Program and other problem areas which may be adequately protected through provisions of the Building Code.**

As 10-7-3.E applies, a Phase I Site Investigation Report (SIR) cover sheet has been included with this application (Appendix F) due to the site location adjacent to steep slopes. Geotechnical (Appendices D and E) and stormwater reports (Appendix B) support this investigative report. Previous Planning Commission findings in response to 10-7-6 stated that on-site conditions could be addressed by existing codes and thus were adequate to eliminate danger, and a Phase II SIR was not required.

10-7-7 REVIEW AND USE OF SITE INVESTIGATION REPORTS

A. **The Phase I Site Investigation Report shall be reviewed administratively through a Type II Review. If it is found that the condition identified on the "Hazards Map" or "Soils Map" or "Beaches and Dunes Overlay Zone" or other identified problem area does not exist on the subject property; no Phase II report is required and the Site Investigation process is terminated. If hazards are found to exist, a Phase II report and a Conditional Use Permit shall be required.**

If a Phase II Site Investigation Report is required, the Phase II conclusions shall be submitted for Planning Commission review.

The previous application reviewed the Phase I SIR concurrently with the Design Review and determined that a Phase II SIR was not required as no hazardous conditions were identified. The main identified threats included storm runoff erosion, slide area, and combustible vegetative cover. The previous Phase I SIR assessed the development in relation to the slope and provided recommendations for its protection. As such, the previous application was reviewed and approved with a condition for a Type II Vegetation Clearing Permit given the need to protect the slope by retaining natural landscaping. The approval also had a condition for a Covenant of Release. A similar outcome is anticipated for this resubmission to ensure the standard is met.

PARKING AND LOADING: FCC 10-3

10-3-3: MINIMUM STANDARDS BY USE

The number of required off-street vehicle parking spaces shall be determined in accordance with the standards in Table 10-3-1. Where a use is not specifically listed in this table, parking requirements are determined by finding that a use is similar to one of those listed in terms of parking needs, or by estimating parking needs individually using the demand analysis option described below:

A. Parking that counts toward the minimum requirement is parking in garages, carports, parking lots, bays along driveways, and shared parking. Parking in driveways does not count toward required minimum parking. For single family dwellings, duets and duplexes, one parking space per unit may be provided on a driveway if the criteria in FCC 10-3-8 are met.

As shown on Sheets LU-1 and C4, required parking is provided on site in designated parking lots.

B. For non-residential uses where parking is available on-street, this parking shall count towards the minimum number of required parking spaces along all street frontages of the building where parking is available. Only useable spaces (i.e. those not blocking fire hydrants, mailboxes, etc.) shall count towards the minimum required number of parking spaces.

All required parking spaces are provided in on-site parking lots; on-street parking is not required to meet the proposed development's parking requirements.

C. The minimum number of parking spaces may also be determined through a parking demand analysis prepared by the applicant and approved by the Planning Commission. This parking demand analysis may include an acceptable proposal for alternate modes of transportation, including a description of existing and proposed facilities and assurances that the use of the alternate modes of transportation will continue to reduce the need for on-site parking on an on-going basis. Examples of alternate modes include but are not limited to:

1. Transit-related parking reduction. The number of minimum parking spaces may be reduced by up to 10% if:

a. The proposal is located within a ¼ mile of an existing or planned transit route, and;

b. Transit-related amenities such as transit stops, pull-outs, shelters, park-and-ride lots, transit-oriented development, and transit service on an adjacent street are present or will be provided by the applicant.

The proposal includes sufficient parking on site to meet requirements. No reduction in parking spaces is requested.

10-3-4: MINIMUM REQUIRED PARKING BY USE

During the largest shift at peak season, fractional space requirements shall be counted as the next lower whole space (rounded down). Square footages will be taken from the gross floor area (measurements taken from exterior of building). Applicants may ask the Planning Commission for a reduction for parking spaces as part of their land use application. The applicant will have to provide the burden of evidence to justify the reduction proposed. The Planning Commission and/or staff may require the information be prepared by a registered traffic engineer. Table 10-3-1 lists the minimum parking spaces required by use, with a minimum no less than two (2) spaces for non-residential uses, plus additional space(s) as needed to meet the minimum accessible parking requirement.

Table 10-3-1, Minimum Required Parking By Use:
A. Residential and Commercial Dwelling Types:
Lodging: Motels, hotels (see also Bed and Breakfast Inns): 1 space per rental unit, hotels, etc. plus additional spaces as required for restaurants, gift shops, bars, public assembly rooms and other activities.

As shown on Sheet LU-1, the proposal is for 86 units and includes 102 total parking spaces. Per the previous Planning Commission findings, the loading space and two food truck spaces do not count towards required parking spaces. The 10 EV parking spaces also do not count towards meeting the requirement. This leaves 89 off-street parking spaces, which is above the 86 required spaces. This standard is met.

10-3-5: VEHICLE PARKING - MINIMUM ACCESSIBLE PARKING

A. Accessible parking shall be provided for all uses in accordance the standards in Table 10-3-2; parking spaces used to meet the standards in Table 10-3-2 shall be counted toward meeting off-street parking requirements in Table 10-3-1;

As shown on Sheets LU-1 and C4, 5 standard, van, and trailer accessible parking spaces are provided consistent with Table 10-3-2. Further, in accordance with ODOT and US Access Board's guidance, even where EV charging is not specifically required by code, it must be ensured that EV charging spots are accessible to and usable by individuals with disabilities.[4] Accessible EV parking spots have been provided as part of this design.

B. Such parking shall be located in close proximity to building entrances and shall be designed to permit occupants of vehicles to reach the entrance on an unobstructed path or walkway;

As shown on Sheet LU-1, accessible spaces are located nearest building entrances.

C. Accessible spaces shall be grouped in pairs where possible;

As shown on Sheet LU-1, accessible parking spaces are grouped in pairs as possible.

D. Where covered parking is provided, covered accessible spaces shall be provided in the same ratio as covered non-accessible spaces;

No covered parking areas are proposed.

E. Required accessible parking spaces shall be identified with signs and pavement markings identifying them as reserved for persons with disabilities; signs shall be posted directly in front of the parking space at a height of no less than 42 inches and no more than 72 inches above pavement level. Van spaces shall be specifically identified as such.

[4] *https://www.access-board.gov/tad/ev/*

Table 10-3-2 - Minimum Number of Accessible Parking Spaces Source: ADA Standards for Accessible Design 4.1.2(5)			
Total Number of Parking Spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (with 60" access aisle, or 96" aisle for vans*)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
	Column A		
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5

The proposed 86-unit hotel requires 86 parking spaces; 102 parking spaces are proposed and 89 spaces count towards the minimum parking requirement. Per Table 10-3-2, at least four accessible parking spaces are required, with at least one required to be van accessible. As shown on Sheet LU-1, 5 accessible parking spaces are provided: 4 standard spaces with 1 designed to be van accessible, and 1 additional accessible RV parking space provided in the rear parking area. 3 EV parking spots will also be made accessible.

10-3-8: PARKING AREA IMPROVEMENT STANDARDS

All public or private parking areas, loading areas and outdoor vehicle sales areas shall be improved according to the following: All required parking areas shall have a durable, dust free surfacing of asphaltic concrete, cement concrete, porous concrete, porous asphalt, permeable pavers such as turf, concrete, brick pavers or other materials approved by the City. Driveways aprons shall be paved for the first fifty feet (50') from the street.

A. Parking for new single family attached and detached dwellings, duets and duplexes […]

B. Parking for tri-plexes, quad-plexes or cluster housing […]

As shown on Sheets C2 and C5, parking areas are fully improved and proposed to be surfaced with asphalt.

C. All parking areas except those required in conjunction with a single-family, duet or duplex dwelling shall be graded so as not to drain storm water over public sidewalks. Parking lot surfacing shall not encroach upon a public right of way except where it abuts a concrete public sidewalk, or has been otherwise approved by the City.

As shown in Exhibit B, parking areas are designed to retain and control stormwater flows; no stormwater will be directed toward public sidewalks. As shown on Sheet C2, no parking lot surfacing is proposed within public rights-of-way.

D. Parking spaces shall be located or screened so that headlights do not shine onto adjacent residential uses.

While the site is not immediately adjacent to residential uses, as shown on Sheet L1.1 and L1.2, either landscaping screening is proposed or existing vegetation maintained on all sides of the proposed parking areas.

E. Except for parking areas required in conjunction with a single-family attached or detached, duet, duplex dwelling; or tri-plex, quad-plex, or cluster housing development that provides off-street parking through a carport or garage, all parking areas shall provide:

1. A curb of not less than six inches (6") in height near abutting streets and interior lot lines. This curb shall be placed to prevent a motor vehicle from encroaching on adjacent private property, public walkways or sidewalks or the minimum landscaped area required in paragraph E2 of this subsection.

As shown on Sheets C2 and C5, curbs are provided around all parking areas on site.

2. Except for places of ingress and egress, a five foot (5') wide landscaped area wherever it abuts street right-of-way. In areas of extensive pedestrian traffic or when design of an existing parking lot makes the requirements of this paragraph unfeasible, the Planning Commission may approve other landscaped areas on the property in lieu of the required five foot (5') landscaped area. See also FCC 10-34-3-6 and -7 for parking lot landscaping standards.

As shown on Sheet L1.1, at least five feet of landscaped areas buffer all parking areas from street rights-of-way.

F. No parking area shall extend into the public way except by agreement with the City.

As shown on Sheet C4, no parking area is proposed to extend onto public rights-of-way.

G. Except for parking in connection with dwellings, parking and loading areas adjacent to a dwelling shall be designed to minimize disturbance by the placement of a sight obscuring fence or evergreen hedge of not less than three feet (3') nor more than six feet (6') in height, except where vision clearance is required. Any fence, or evergreen hedge must be well kept and maintained.

No dwellings exist adjacent to the project site. This standard does not apply. Please see Sheet L0.0 through L1.2 for proposed landscaping adjacent to parking areas.

H. Lighting: Refer to Section 10-37 of this Title for requirements.

Lighting findings are provided in responses to Section 10-37 in this narrative.

I. Except for single-family, duet and duplex dwellings, groups of more than two (2) parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right of way other than an alley.

As shown on Sheet LU-1, C2 and C4, on-site parking areas are designed to provide adequate vehicle circulation so that all interactions with public rights-of-way will be forward movement.

J. Unless otherwise provided, required parking and loading spaces shall not be located in a required front or side yard.

As shown on Sheet LU-1, no parking areas are proposed within the 15-foot front or 5-foot side yard buffer areas.

K. Planning review is required for all parking lot construction or resurfacing.

Proposed parking areas are reviewed in this Type III land use application.

L. A plan, drawn to a suitable scale, indicating how the off- street parking and loading requirements are to be met shall accompany an application for a building permit. The plan shall indicate in detail all of the following:

1. Individual parking and loading spaces.
2. Circulation area.
3. Access to streets and property to be served.
4. Curb cut dimensions.
5. Dimensions, continuity and substance of screening, if any.
6. Grading, drainage, surfacing and subgrading details.
7. Obstacles, if any, to parking and traffic circulation in finished parking areas.
8. Specifications for signs, bumper guards and curbs.
9. Landscaping and lighting.

Parking area specifications are provided in Sheets LU-1, L1.2, EL01, and C2-C15.

10-3-9: PARKING STALL DESIGN AND MINIMUM DIMENSIONS

All off-street parking spaces (except those provided for a single-family; duet, duplex dwelling; or tri-plex, quad-plex, or cluster housing development that provides off-street parking through a carport or garage) shall be improved to conform to City standards for surfacing, stormwater management, and striping and where provisions conflict, the provisions of FCC Title 9 Chapter 5 shall prevail. Standard parking spaces shall conform to minimum dimensions specified in the following standards and Figures 10-3(1) and Table 10-3-3:

A. Motor vehicle parking spaces shall measure nine (9) feet and six (6) inches wide by nineteen (19) feet long.

As shown on Sheet C4, parking spaces are designed to be nine feet and six inches wide by nineteen feet long.

B. Each space shall have double line striping with two feet (2') wide on center.

As shown on Sheet C4, double line striping two feet wide on center is proposed.

C. The width of any striping line used in an approved parking area shall be a minimum of 4" wide.

As shown on Sheet C4, striping lines are proposed to be four inches in width.

D. All parallel motor vehicle parking spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;

No parallel parking spaces are proposed.

E. Parking area layout shall conform to the dimensions in Figure 10-3(1), and Table 10-3-3, below;

FIGURE 10-3 (1)

Table 10-3-3 – Parking Area Layout

	Parking Angle <°	Stall Depth		Aisle Width		Stall width (B)	Curb Length (F)
		Single (C)	Double (E)	One Way (D)	Two Way (D)		
Space Dimensions in feet	30°	15.6	26.7	12	18	9.5	19.0
	45°	18.4	334	13	18	9.5	13.4
	60°	20	38.8	17	18	9.5	11.0
	70°	20.3	40.6	18	19	9.5	10.1
	80°	20	41.2	22	22	9.5	9.6
	90°	19	40.5	23	23	9.5	9.5

As shown on Sheets C4 and LU-1, parking areas are designed with 90 degree spaces, 19 feet in depth, 9 feet six inches in width, with 23 feet of aisle width. All exterior parking spaces are curbed.

F. Parking areas shall conform to Americans With Disabilities Act (ADA) standards for parking spaces (dimensions, van accessible parking spaces, etc.). Parking structure vertical clearance, van accessible parking spaces, should refer to Federal ADA guidelines.

As shown on Sheet C4 and discussed under Section 10-3-5 findings, accessible parking is proposed to meet ADA standards.

10-3-10: BICYCLE PARKING REQUIREMENTS

All new development that is subject to Site Design Review, shall provide bicycle parking, in conformance with the standards and subsections A-H, below.

A. Minimum Size Space: Bicycle parking shall be on a two (2) feet by six (6) feet minimum.

As shown on Sheets LU-1, bicycle parking spaces provided are at least two feet wide and six feet in length.

B. Minimum Required Bicycle Parking Spaces. Short term bicycle parking spaces shall be provided for all non-residential uses at a ratio of one bicycle space for every ten

vehicle parking spaces. In calculating the number of required spaces, fractions shall be rounded up to the nearest whole number, with a minimum of two spaces.

Because 86 vehicle parking spaces are required (and 89 proposed which count towards parking standards), nine bicycle parking spaces are required. As shown on Sheet LU-1, 13 total bicycle parking spaces are proposed – six adjacent to the front entrance and seven available in a secure bike room accessed by a rear entrance.

C. Long Term Parking. Long term bicycle parking requirements are only for new development of group living and residential uses of three or more units. […]

The proposal is not for group living or residential uses; this standard does not apply.

D. Location and Design. Bicycle parking should be no farther from the main building entrance than the distance to the closest vehicle space other than handicap parking, or fifty (50) feet, whichever is less and shall be easily accessible to bicyclists entering the property from the public street or multi-use path.

As shown on Sheet LU-1, the proposal includes six bicycle parking spaces adjacent to the front building entrance, and seven secure indoor bicycle parking spaces in a bicycle room accessed by a rear entrance.

Project designers considered the addition of seven indoor, secure bicycle parking spaces to be greatly superior to providing an additional three outdoor spaces near the front door of the hotel. The Planning Commission is requested to approve this alternative design through a design decision.

E. Visibility and Security. Bicycle parking for customers and visitors of a use shall be visible from street sidewalks or building entrances, so that it provides sufficient security from theft and damage;

As shown on Sheet LU-1, the six front bicycle parking spaces are visible from the street and building entrances, while the seven indoor bicycle parking spaces are secured in an access-controlled bicycle room. Signage is proposed indicating the availability of further bicycle parking inside.

F. Lighting. For security, bicycle parking shall be at least as well lit as vehicle parking. Refer to Section 10-37 of this Title for requirements.

As shown on Sheets LU-1 and EL01, the proposed outdoor bicycle spaces are immediately adjacent to the building entrance and well-lit. Proposed indoor bicycle spaces are fully lit by interior lighting in the bicycle room.

G. Reserved Areas. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.

Proposed front and interior bicycle parking areas are well-defined by bicycle racks, do not intersect with vehicle or pedestrian areas, and cannot reasonably be used for other purposes. Bicycle parking details are shown on Sheet LU-1.

H. Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards. If bicycle parking cannot be provided safely, the Planning Commission or Community Development Director may waive or modify the bicycle parking requirements.

Proposed bicycle parking is located adjacent to pedestrian routes or within a secure bicycle room and does not pose reasonable concerns for pedestrians. As shown on sheet LU-1, the proposed front bicycle parking area meets the minimum dimensional requirements while ensuring pedestrian movement is not impeded. Bicycle parking areas are also shown to be far away from and have no relation to clear vision areas.

10-3-11: LOADING AREAS

A. Purpose. The purpose of this section of the Code is to provide standards (1) for a minimum number of off-street loading spaces that will ensure adequate loading areas for large uses and developments, and (2) to ensure that the appearance of loading areas is consistent with that of parking areas.

B. Applicability. This section applies to residential projects with fifty (50) or more dwelling units, and non-residential and mixed-use buildings with 20,000 square feet or more total floor area.

As shown on the Architectural Cover Sheet, the proposed non-residential building contains 37,256 square feet of floor area, therefore this section applies.

C. Location.

2. All necessary loading spaces for commercial and industrial buildings and uses shall be off the street and shall be provided in addition to the required parking spaces.

The proposed loading area is shown on Sheet LU-1 and located within the proposed off-street parking area.

3. Vehicles in the berth shall not protrude into a public right of way or sidewalk. When possible, loading berths shall be located so that vehicles are not required to back or maneuver in a public street.

As shown on Sheet LU-1, the proposed loading space is located on the east side of the building, far away from public rights-of-way or sidewalks.

4. A school having a capacity greater than twenty five (25) students shall have a driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children.

The proposal is for a hotel, not for a school; this standard does not apply.

D. Number of Loading Spaces.

5. Residential buildings. Buildings where all of the floor area is in residential use shall meet the following standards: […]

The proposed hotel is not a residential building; these standards do not apply.

6. Non-residential and mixed-use buildings. Buildings where any floor area is in non-residential uses shall meet the following standards:

a. Less than 20,000 square feet total floor area: No loading spaces required.

b. 20,000 to 50,000 square feet of total floor area: One (1) loading space.

c. More than 50,000 square feet of total floor area: Two (2) loading spaces.

With 37,256 square feet of floor area, one loading space is required. As shown on Sheet LU-1, one loading space is provided.

E. Size of Spaces. Required loading spaces shall be at least thirty-five (35) feet long and ten (10) feet wide, and shall have a height clearance of at least thirteen (13) feet.

As shown on Sheet LU-1, the proposed loading space is 40 feet long and 12 feet wide. Adjacent lighting fixtures are 16 feet in height in order to accommodate tall vehicles while meeting the previous Planning Commission's assessment of pedestrian-scaled lighting, in accordance with FCC 10-37-4.C.

F. Placement, setbacks, and landscaping. Loading areas shall conform to the setback and perimeter landscaping standards of FCC 10-34 Landscaping. Where parking areas are prohibited between a building and the street, loading areas are also prohibited. The decision body may approve a loading area adjacent to or within the street right-of-way through Site Design Review or Conditional Use Permit review, as applicable, where it finds that loading and unloading operations are short in duration (i.e., less than one hour), not obstruct traffic during peak traffic hours, or interfere with emergency response services.

Landscaping is provided as shown on Sheet L0.0 to L1.2 and shall be further discussed within FCC 10-34 findings below. The proposed loading area is centrally located in the rear parking area and not adjacent to any boundary lines.

LANDSCAPING: FCC 10-34

10-34-2: LANDSCAPE CONSERVATION

10-34-2-1: Applicability. Except for single family homes and duplexes the provisions of this Section are applicable to all development sites which contain stands of Native Vegetation or specific Significant Vegetation, as defined below. "Development sites" do not include any street, alley, or public right-of-way.

As shown on Sheet L1.2, existing native vegetation on the eastern and southern sides of the site will be retained.

10-34-2-2: Native Vegetation. "Native vegetation" means those plant species native to the Florence region that are listed as native on the suggested *Tree and Plan List for the City of Florence*, such as Shore Pine, Fir, Hemlock, Spruce, Native Rhododendron, Wax Myrtle, Kinnikinnick, Huckleberry and Salal. Preservation of existing native vegetation

is strongly encouraged and preferred over removal of vegetation and re-planting. Existing native vegetation may be credited toward the landscape requirements of Section 10-34-3-3 if it is preserved in accordance with the following standards […]

The existing lot is cleared. Existing native vegetation to the south and east will be retained, per Sheet L1.2. Further, any removal of vegetation to the east would likely require a Type II Vegetation Clearing Permit, in accordance with the previous approval, to ensure the protection of the bank. The applicant is not requesting a Preservation Credit, thus the remainder of FCC 10-34-2 is not applicable.

10-34-3: LANDSCAPING

10-34-3-1: Applicability. Except for single-family and duplex dwelling uses, this Section shall apply to all new development as well as changes of use and expansions as described below, and shall apply in all districts except where superseded by specific zoning district requirements. These provisions shall be in addition to the provisions of FCC Title 9 Chapter 5 and where there are conflicts, the provisions of Title 9 Chapter 5 shall prevail.

A. For new developments, all landscaping shall meet current code requirements. (Ord. 4, 2011)

B. For modifications or additions to existing development, landscaping shall be brought up to current code requirements in the same proportion as the increase in use and/or building size. (Ord. 4, 2011)

The proposal is for new development, and therefore must meet current code requirements.

10-34-3-2: Landscaping Plan Required. A landscape plan is required. All landscape plans shall include the following information:

A. The location and height of existing and proposed fences and walls, buffering or screening materials.

B. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas.

C. The location, size, and species of the new proposed plant materials (at time of planting).

D. The location(s) of areas where existing vegetation will be cleared and the location(s) of areas where existing vegetation will be preserved, delineated on a recent aerial photo or site plan drawn to scale.

E. Existing and proposed building and pavement outlines.

F. Specifications for soil at time of planting, irrigation and anticipated planting schedule.

G. Other information as deemed appropriate by the City Planning Official.

A Landscaping and Irrigation Plan is provided as Sheets L0.1 through IR1.0.

10-34-3-3: Landscape Area and Planting Standards. The minimum landscaping area is 15% of the lot area, unless specified otherwise in the applicable zoning district for the proposed use. This required minimum landscaping area may be reduced if preservation credits are earned as specified in Section 10-34-2-4.

A. Landscaping shall include planting and maintenance of the following:
1. One tree per 30 lineal feet as measured along all lot lines that are adjacent to a street.
2. Six shrubs per 30 lineal feet as measured along all lot lines that are adjacent to a street.
3. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.
4. Except for preservation of existing significant vegetation, the required plant materials on-site shall be located in areas within the first 20 feet of any lot line that abuts a street. Exceptions may be granted where impracticable to meet this requirement or the intent is better served. Required trees may be located within the right-of-way and must comply with Section 10-34-4. Plant materials may be installed in any arrangement and do not need to be equally spaced nor linear in design. Plantings and maintenance shall comply with the vision clearance standards of FCC 10-35-2-13.
5. Pocket-planting with a soil-compost blend around plants and trees shall be used to ensure healthy growth.
B. Noxious Weeds shall be removed during site development and the planting of invasive or noxious weeds is prohibited.

As shown on Sheet L1.1, approximately 41% of the site is proposed for landscaping. Along the western lot line adjacent to the street, landscaped berms are proposed to be planted with a mix of low-growing evergreen shrubs, large deciduous shrubs, coastal grasses, and maple trees to maintain visibility while meeting planting standards. Sheets L0.1 and L1.1 show further detail on the planting schedule and plan. Per Sheet L0.0, planting will meet the standards of 10-34-3-3.

10-34-3-4: Landscape Materials. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, existing native vegetation, outdoor hardscape features and storm water features, as described below.
A. Plant Selection. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used, consistent with the purpose of this Chapter. A suggested Tree and Plant List for the City of Florence and the Sunset Western Garden Book are available at City Hall. The selection of plant and tree species shall be based upon site conditions such as wind and sun exposure, space limitations, water availability, and drainage conditions.
The use of indigenous plants is encouraged, and may be required where exposure, slope or soil conditions warrant.
1. Ground Cover. Ground cover may consist of separate plants or mowed grass turf. Ground cover plant species shall meet the following minimum standards: plants from 4-inch pots shall be spaced a maximum of 18 inches measured on center, and 1-2 gallon size plants shall be spaced a maximum of 3 feet measured on center.
2. Shrubs. Shrub plant species shall be planted from 3 gallon containers unless otherwise specified in the Tree and Plant List for the City of Florence.
3. Trees. Evergreen and deciduous tree species shall meet the following minimum standards: deciduous trees shall be a minimum of 1 ¾ inch caliper (diameter)

measured 6 inches above grade, and evergreen trees shall be a minimum of 5 feet tall (Nursery Grade 5/6).

4. Non-plant Ground Covers. Bark dust, chips, aggregate, or other non-plant ground covers may be used. Non-plant ground cover located adjacent to pedestrian ways shall be confined to the material within the planting bed to avoid safety hazards by edging 4 inches above-grade or recessing from grade. Non-plant ground covers cannot be a substitute for ground cover plants.

Proposed species and planting details are provided on Sheet L0.1. Groundcover and a mix of evergreen and deciduous trees and shrubs are proposed which have been selected in accordance with the Tree and Plant List for the City of Florence and the above standards. The applicant is willing to accept appropriate conditions of approval to ensure planting standards are met.

B. Existing Native Vegetation. Preservation of existing native vegetation is encouraged and preservation credits in accordance with Section 10-34-2-4 may be used to meet the landscape requirements of this Chapter.

As shown on Sheet L1.2 and discussed above, native vegetation to the south and east will be retained on site. However, preservation credits are not requested.

C. Hardscape features, such as plazas, pathways, patios and other pedestrian amenities may count toward ten (10) percent of the required landscape area, except in the Old Town and Main Street districts where hardscape features may count toward 50 percent of the landscape area, provided that such features conform to the standards of those districts. Swimming pools, sports courts, decks and similar facilities may not be counted toward fulfilling the landscape requirement in any zone.

While hardscape features exist on the site, they are not needed or counted toward meeting landscape area requirements. Shown on Sheets L1.1 and L1.2.

D. Storm Water Facilities. Storm water facilities, such as detention/retention ponds and swales shall be landscaped. Landscaped bio-swales are encouraged and shall count toward meeting the landscaping requirement of this section if they are designed and constructed in accordance with the standards specified in Title 9 Chapter 5, and approved by the Public Works Department. Storm water facilities shall be landscaped with water tolerant, native plants.

As shown on Sheets L0.1 and L1.1, proposed stormwater facilities are to be planted with stormwater-appropriate vegetation. The applicant will accept an appropriate condition of approval to ensure this standard is met.

10-34-3-5: Irrigation. Permanent, underground irrigation is required for all landscaping, except existing native vegetation that is preserved in accordance with the specifications of Section 10-34-2-2 and new drought tolerant plants which must have temporary irrigation for plant establishment. All irrigation systems require an irrigation permit and shall be installed with a backflow prevention device per FCC 9-2-3-5.

As shown on Sheet IR1.0, irrigation will be designed consistent with this standard; applicant is willing to accept a condition of approval to ensure this standard is met.

10-34-3-6: Parking Lot Landscape Standards. All parking lots shall meet Parking Area Improvement Standards set forth in FCC 10-3-8. Parking areas with more than twenty (20) spaces shall include interior landscaped "islands" to break up the parking area. Interior parking lot landscaping shall count toward the minimum landscaping requirement of Section 10-34-3-3. The following standards apply:

A. For every parking space, 10 square feet of interior parking lot landscaping shall be provided;

As shown on Sheet LU-1, 1,020 square feet of interior parking lot landscaping is required and 4,425 square feet of interior parking lot landscaping is provided, meeting this standard.

B. Parking islands shall be evenly distributed to the extent practicable with a minimum of one tree selected from the Tree and Plant List for the City of Florence installed per island;

Parking islands meeting this standard are shown on Sheets L0.1 and L1.0. All islands have a minimum of one tree from the Tree and Plant List for the City of Florence, primarily maples and dogwoods.

C. Parking island areas shall provide a minimum of 30 square feet of planting area and any planting area dimension shall be a minimum of 5 feet on any side (excluding curb dimensions), unless reduced by the Planning Commission where a lesser distance will provide adequate space for healthy plant growth;

Parking islands meeting this standard are shown on Sheet L1.1. Islands are proposed to be planted curb to curb, with a minimum width of 5 feet in both directions. No planting area is smaller than 30 square feet.

D. Irrigation is required for interior parking lot landscaping to ensure plant survival;

As shown on Sheet IR-1, irrigation will be provided to interior parking lot landscaping, consistent with this standard.

E. Living plant material shall cover a minimum of 70% of the required interior parking lot landscaping within 5 years of planting; and

Interior parking lot landscaping is shown on Sheet L1.1. L0.0 stipulates that living plant material shall cover 70% of required landscape area within 5 years. This standard is met.

F. Species selection for trees and shrubs shall consider vision clearance safety requirements and trees shall have a high graft (lowest limb a minimum of 5 feet high from the ground) to ensure pedestrian access.

Sheets L0.1 and L1.1 show proposed trees and shrubs. The proposed landscaping is carefully designed to meet vision clearance and pedestrian access requirements. The applicant is willing to accept a condition of approval to ensure this standard is met.

10-34-3-7: Buffering and Screening. Buffering and screening are required under the conditions listed below. Walls, fences, and hedges shall comply with the vision clearance requirements and provide for pedestrian circulation, in accordance with FCC 10-35-2-13. (See Section 10-34-5 for standards specific to fences and walls.)
A. Parking/Maneuvering Area Adjacent to Streets and Drives. Where a parking or maneuvering area is adjacent and parallel to a street or driveway, a berm; an evergreen hedge; decorative wall (masonry or similar quality material) with openings; arcade; trellis; or similar partially opaque structure 3-4 feet in height shall be established between street and driveway or parking area. See also FCC 10-3-7-D for standards specific to parking lots adjacent to the street. The required screening shall have breaks or portals to allow visibility (natural surveillance) into the site and to allow pedestrian access to any adjoining walkways. Hedges used to comply with this standard shall be a minimum of 36 inches in height at maturity, and shall be of such species, number, and spacing to provide year-round screening within five (5) years after planting. Vegetative ground cover is required on all surfaces between the wall/hedge and the street/driveway line.

As shown on Sheet L1.1, a vegetated berm with pedestrian accessway is provided for areas between Quince Street and the proposed parking area. Berms are planted with an appropriate mix of low-growing evergreen shrubs, large deciduous shrubs, and grasses of varying heights with breaks to allow visibility.

B. Parking/Maneuvering Area Adjacent to Building. Where a parking or maneuvering area or driveway is adjacent to a building, the area shall be separated from the building by a curb and a raised walkway, plaza, or landscaped buffer not less than five (5) feet in width. Raised curbs, bollards, wheel stops, or other design features shall be used to protect pedestrians, landscaping, and buildings from being damaged by vehicles.

As shown on Sheet L1.1 and L1.2, all parking areas are separated from the proposed building by curb, walkways and landscaped areas at least five feet in width.

C. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas, and Other Screening When Required. All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas shall be screened from view from all public streets and adjacent Residential districts. When these or other areas are required to be screened, such screening shall be provided by:
1. a decorative wall (i.e., masonry or similar quality material),
2. evergreen hedge,
3. opaque or sight-obscuring fence complying with Section 10-34-5, or
4. a similar feature providing an adequate screen.

As shown on Sheet LU-1 and LU-5, all mechanical equipment is located behind the proposed building, with condensing units to be contained behind aluminum slat fencing. As shown on Sheets L1.1 and L1.2, the site contains extensive interior and exterior landscaping, and retained native vegetation, further ensuring pleasant pedestrian views.

D. Abutting Land Use Buffers. When a commercial, industrial, or other non-residential use abuts a residential district or residential land use, a visual and noise buffer shall be established and maintained immediately adjacent to the residential property line, consistent with the standards listed in the table below. In no case shall the buffer strip be less than 15 feet in width unless reduced by the Planning Commission where a lesser distance will provide adequate buffering. The buffer strip may include existing vegetation, landscape plantings, evergreen hedge, berm, fence, and/or wall components. Fence and wall structures shall be not less than 6 feet and no more than 8 feet in height (see also Section 10-34-5). The landscaped buffer shall effectively screen at least 70 percent of the view between districts within five (5) years. Significant vegetation in these buffer strips may be preserved in accordance with Section 10-34-2, and replanting of local native vegetation is encouraged.

The site is zoned for commercial use and surrounded by commercial zoning. This standard does not apply.

10-34-4: STREET TREES

Street trees are trees located within the right-of-way.

A. Street Tree List. Trees shall be selected from the Tree and Plant List for the City of Florence based on climate zone, growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Other tree species are allowed with City approval.

Proposed street trees are selected from the Tree and Plant List and shown on Sheet L1.1.

B. Caliper Size. The minimum diameter or caliper size at planting, as measured six (6) inches above grade, is one and one half (1 ½) inches with a high graft (lowest limb a minimum of 5 foot high from the ground) to ensure pedestrian access.

The applicant is willing to accept a condition of approval regarding the appropriate caliper sizes to meet this standard.

C. Spacing and Location. Street trees shall be planted within the street right-of-way within existing and proposed planting strips or in sidewalk tree wells on streets without planting strips, except when utility easements occupy these areas, in accordance with the requirements of FCC 10-35-2-3 and 10-36-2-16. Street tree spacing shall be based upon the type of tree(s) selected and the canopy size at maturity and, at a minimum, the planting area shall contain sixteen (16) square feet, or typically, a four (4) foot by four (4) foot square. In general, trees shall be spaced no more than thirty (30) feet apart, except where planting a tree would conflict with existing trees, retaining walls, utilities and similar physical barriers. All street trees shall be placed outside utility easements, and shall comply with the vision clearance standards of FCC 10-35-2-14.

Proposed tree spacing and location are shown consistent with these standards on Sheet L1.1.

D. Soil Preparation, Planting and Care. Street trees shall be planted with root guards to preserve the physical integrity of sidewalks and streets. Pocket-planting with a soil compost blend around trees shall be used to ensure healthy growth (see footnote to FCC 10-34-3-3-A-5). The developer shall be responsible for planting street trees, including soil preparation, ground cover material, staking, and temporary irrigation for three years after planting. The developer shall also be responsible for tree care (pruning, watering, fertilization, and replacement as necessary) during the first three years after planting, after which the adjacent property owners shall maintain the trees.

Sheet L0.0 details planting standards to be met. The applicant is willing to accept a condition of approval ensuring this standard is met for the final site landscape plan.

10-34-5: FENCES AND WALLS

Construction of fences and walls shall conform to all of the following requirements:

A. General Requirements. All fences and walls shall comply with the height limitations of the respective zoning district and the standards of this Section. The City may require installation of walls and/or fences as a condition of development approval, in accordance with land division approval, approval of a conditional use permit, or design review approval. When required through one of these types of approvals, no further land use review is required. (See also, Section 10-34-3-6 for landscape buffering and screening requirements.)

B. Dimensions.

1. Residential Zones: Except as provided below, the height of fences and walls between the building and the front lot line shall not exceed four (4)feet as measured from the grade and no greater than 6 feet in height in rear and side yards unless the front door is located on the longer side of the lot, in which case the fence shall not exceed four (4) feet in height or taller fences or walls are allowed through a Type II or III Design Review approval. (See Figure 10-34(2))

2. Commercial and Industrial Zones: Except as provided below, the height of fences and walls in any required front yard shall not exceed four (4) feet as measured from the grade and no greater than eight (8) feet elsewhere on site.

No fences or walls are proposed in the front yard area of the site. As shown on Sheet LU-1 and LU-10, safety fencing around the stormwater facilities is to be 4 feet and 6 inches, aluminum slat fencing around condensing units is to be 7 feet, white glass panel fencing around the outdoor patio area is to be 6 feet, and masonry walls as part of the trash enclosure is to be 7 feet. This standard is met.

C. The following exceptions may be allowed through Type I, II or III Review.

1. Specifically for RV parking in residential zones […].

2. A retaining wall exceeding four (4) feet in height within a front yard setback which is necessary for site grading and development (see also FCC 10-34-5-D-3).

3. One arbor, gate, or similar garden structures not exceeding eight (8) feet in height and six (6) feet in width is allowed within the front yard, provided that it is not within

a required clear vision area. Courtyard walls up to 6 feet in height may also be allowed in the front yard.

4. Walls and fences for swimming pools, tennis courts, and other recreational structures may exceed six (6) feet provided they are not located in the front yard.

5. Walls and fences taller than otherwise allowed if needed for screening, safety or security purposes.

No exception is required or requested.

D. Specific Requirements

1. Walls and fences to be built for required buffers shall comply with Section 10-34-3-7.

2. Fences and walls shall comply with the vision clearance standards of FCC 10-35-2-14.

3. Retaining walls exceeding four (4) feet in height and freestanding walls or fences greater than seven (7) feet in height require a building permit

No fences or walls are proposed for required buffering or within clear vision areas. No fences or walls over 7 feet in height are proposed. This standard is met.

4. Sheet Metal Fencing (as permitted) shall meet the following criteria: […]

No sheet metal fencing is proposed; these criteria do not apply.

E. Maintenance. For safety and for compliance with the purpose of this Chapter, walls and fences required as a condition of development approval shall be maintained in good condition, or otherwise replaced by the property owner.

Should walls or fences be required as a condition of approval, applicant is willing to accept a condition of approval ensuring this standard is met.

F. Materials.

1. Permitted materials: wood; chain-link steel, iron, bricks, stone; stucco, or similar masonry, and non-prohibited evergreen plants.

2. Materials permitted with Administrative Design Review: Sheet metal is permitted within the Limited Industrial District with Administrative Design review Approval.

3. Prohibited materials: unfinished concrete blocks; straw bales; electric or razor wire; scrap lumber or other scrap materials; sheet metal; and hedges taller than eight (8) feet. Sheet metal is prohibited within all districts except the Limited Industrial District.

4. Barbed wire fencing may be permitted only within commercial and industrial zones or on public property subject to the criteria in FCC 6-1-7-14.

Proposed safety fencing will be composed of welded aluminum. Condensing unit enclosure fencing will be composed of aluminum slat fencing, painted to complement the main building. Trash enclosure fencing will be composed of masonry walls, painted to complement the main building. White glass fencing is proposed around the outdoor patio; a design decision is requested on this.

ACCESS AND CIRCULATION: FCC 10-35

10-35-1: PURPOSE

The purpose of this Chapter is to ensure that developments provide safe, adequate, cost effective and efficient access and circulation for pedestrians, bicycles and vehicles. Section 10-35-2 provides standards for vehicular access and circulation. Section 10-35-3 provides standards for pedestrian access and circulation. Standards for street improvements are provided in Chapter 36 of this Title.

10-35-2: VEHICULAR ACCESS AND CIRCULATION

10-35-2-1: Intent and Purpose: This Section implements the access management policies of the City of Florence Transportation System Plan. The intent of this Section is to manage vehicular and bicycle access and on-site circulation to ensure the continued operational safety, capacity and function of the transportation system in a cost effective manner.

10-35-2-2: Applicability: Section 10-35-2 applies to vehicle access and on-site circulation facilities in the City of Florence. This Section applies to any type of land use or development permit. Access to a designated state or county highway is subject to the provisions of this Section in addition to the requirements of the applicable roadway authority. Where regulations of the City conflict with those of the roadway authority the more restrictive requirements apply.

This section is applicable to proposed vehicle access and on-site circulation.

10-35-2-3: Access Approval Required: Access will generally be reviewed in conjunction with a land division or building permit. If a property owner wishes to access a public street (e.g., a new curb cut or driveway approach), or make improvements within the public right-of-way (e.g., install or replace sidewalk), the property owner must obtain a "Construction Permit in Right-of-Way". In either case, approval of an access shall follow the procedures and requirements of the applicable road authority.

Applicable right-of-way permits are anticipated by the applicant during the building permit process.

10-35-2-4: State and County Access Permits: ODOT has responsibility and authority in managing access to State Highways and Lane County has responsibility and authority in managing access to County roads within the City. Projects with direct access onto a State Highway or County Road shall be required to obtain a State or County access permit. A State or County complete access permit application must be submitted as part of all land use permits. Conditions placed by the State or County upon these access permits shall be considered conditions of approval for all applicable land use and development approvals. When a transportation improvement is proposed along Highway 101 between the Siuslaw River Bridge and Highway 126, improvements shall be constructed in accordance with the standards specified in the "Highway 101 Access

Management Plan." County roads are governed by the Lane County Transportation System Plan and Lane Code Chapter 15.

The project does not access state or county roads.

10-35-2-5: Traffic Study Requirements: The City may require a traffic study prepared by an Oregon registered professional engineer with transportation expertise to determine access, circulation, and other transportation requirements in conformance with FCC 10-1-1-4-E, Traffic Impact Studies.

A. The Traffic Impact Study shall:

1. Evaluate all streets where direct access is proposed, including proposed access points, nearby intersections, and impacted intersections with the state highway system.

2. Utilize the analysis procedures of the Highway Capacity Manual, latest edition.

3. Document compliance with Florence City Code, the goals and policies of the Transportation System Plan, and any other applicable standards.

4. Be coordinated with other affected jurisdictions and agencies such as Lane County, the Port of Siuslaw, and the Oregon Department of Transportation.

5. Identify mitigation measures that resolve the identified traffic safety problems, address the anticipated impacts from the proposed land use, and meet the city's adopted Level-of- Service standards. The study shall also propose funding for the proposed mitigation measures.

B. The applicant shall consult with City staff to determine the content and level of analysis that must be included in the TIS. A pre-application conference is encouraged.

Appendix A contains the required transportation impact analysis prepared by Kittleson & Associates registered engineers. The analysis is based on HCM 7th Edition and considers the relevant adjacent intersections. The TIA was designed in coordination with City staff.

C. Conditions of Approval: The City may deny, approve, or approve a development proposal with appropriate conditions needed to meet operations and safety standards and provide the necessary right-of-way and improvements to develop the future planned transportation system. Conditions of approval should be evaluated as part of the land division and site development reviews, and may include but are not limited to:

1. Crossover or reciprocal easement agreements for all adjoining parcels to facilitate future access between parcels.

2. Access adjustments, where proposed access points do not meet the designated access spacing standards and/or have the ability to align with opposing access driveways.

3. Right-of-way dedications for future improvements.

4. Street improvements.

5. Turn restrictions such as "right in right out".

10-35-2-6: Conditions of Approval: The roadway authority may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage

street, installation of traffic control devices, and/or other mitigation as a condition of granting a land use or development approval or access permit, to ensure the safe and efficient operation of the street and highway system.

The applicant is prepared to discuss appropriate conditions of approval in relation to transportation improvements for this project.

10-35-2-7: Intersection Separation; Backing onto Public Streets: New and modified accesses shall conform to the following standards:
A. Except as provided under subsection B, below, the distance from a street intersection to a driveway shall meet the following minimum spacing requirements for the street's classification, as measured from side of driveway to street or alley pavement (see Figure 10-35(1)). A greater separation may be required for accesses onto an arterial or collector for compliance with ODOT or County requirements.

Separation Distance from Driveway to Pavement:

Alley	15 feet
Local Street	25 feet
Collector Street	30 feet
Arterial Street	50 feet

B. Where the City finds that reducing the separation distance is warranted, such as: a. no other alternatives exist (e.g., alley or shared access is not feasible, building lot is too narrow, existing building prohibits access at correct distance, etc.), or b. planned improvements or traffic circulation patterns show a different location to be efficient and safe, the City may allow construction of an access connection at a point less than the dimensions listed above. In such case, the access should be as far away from the intersection as possible, and the total number of access points to the site shall be limited to the minimum necessary to provide reasonable access. The City may also require shared/joint access and/or impose turning restrictions (i.e., right in/out, right in only, or right out only).

Proposed site access has been closely coordinated with City staff throughout the design of this project. The central project driveway is aligned with 6th Street, while the northern driveway is over 150 feet to the north. Final street improvement design and phasing will be determined through the building permit process.

C. Access to and from off-street parking areas shall be designed to prevent backing onto a public street, except that single-family and duplex dwellings are exempt.

As shown on Sheet LU-1 and C4, off-street parking areas are designed to allow circulation and prevent backing onto public streets.

10-35-2-8: Access Standards: New development shall gain access primarily from local streets. Access onto arterials and collectors shall be evaluated based on access

options, street classifications and the effects of new access on the function, operation and safety of surrounding streets and intersections and possible lower level street alternatives. Where such access to higher level street classification is necessary, shared driveways may be required in conformance with FCC 10-35. If vehicle access off a lower-level street is possible, then the City may prohibit access to the higher-level street.

As shown on Sheet LU-1, the only possible access to the site is from Quince Street.

10-35-2-9: Site Circulation: New developments shall be required to provide a circulation system that accommodates expected traffic on the site. Pedestrian and bicycle connections on the site, including connections through large sites, and connections between sites (as applicable) and adjacent sidewalks, trails or paths, must conform to the provisions in Section 10-35-3.

As shown on Sheets LU-1 and C4, proposed site circulation was designed to accommodate vehicle, bicycle, and pedestrian traffic and provides connectivity to associated right-of-way facilities as well. Pedestrian movement is maintained in areas of walkway with other facilities such as bicycle parking and EV charging infrastructure, as shown on Sheet LU-1.

10-35-2-10: Joint and Cross Access – Requirement: When necessary for traffic safety and access management purposes, the City may require joint access and/or shared driveways in the following situations:

A. For shared parking areas;

B. For adjacent developments, where access onto an arterial street is limited and access spacing standards can not otherwise be met;

C. For multi-tenant developments, and developments on multiple lots or parcels. Such joint accesses and shared driveways shall incorporate all of the following:

1. A continuous service drive or cross-access corridor that provides for driveway separation consistent with the applicable transportation authority's access management classification system and standards;

2. Driveway stubs to property lines (for future extension) and other design features to demonstrate that the abutting properties may be required with future development to connect to the cross-access driveway;

3. Fire Code Official-approved turnaround for service drives or driveways over 150 feet long.

As surrounding land is not developed and there is no reason to do so, no joint access or shared driveways are possible or proposed for this site.

10-35-2-11: Joint and Cross Access – Easement and Use and Maintenance Agreement: Pursuant to this Section, the following documents shall be recorded with the deed for each parcel:

A. An easement allowing cross-access to and from other properties served by the joint-use driveways and cross-access or service drive;

B. An agreement that remaining access rights along the roadway for the subject property shall be dedicated to the City and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;

C. A joint maintenance agreement defining maintenance responsibilities of property owners.

No joint or cross access is proposed; these standards are not applicable.

10-35-2-12: Driveway Design: All openings onto a public right-of-way and driveways shall conform to the following:

A. Driveway Approaches. Driveway approaches, including private alleys, shall be approved by the Public Work Director and designed and located with preference given to the lowest functional classification street. Consideration shall also be given to the characteristics of the property, including location, size and orientation of structures on site, number of driveways needed to accommodate anticipated traffic, location and spacing of adjacent or opposite driveways.

Driveway access and details were designed in close coordination with City staff; proposed access details are shown on Sheets LU-1 and C1 through C15.

B. Driveways. Driveways shall meet the following standards, subject to review and approval by the Public Works Director:

1. Driveways for single family residences shall have a width of not less than ten (10) feet and not more than twenty-four (24) feet. Driveways leading to covered parking should be not less than 20 feet in depth from the property line to the structure.

2. Driveways shall have a minimum width of ten (10) feet, except where a driveway serves as a fire apparatus lane, in which case city-approved driveway surface of 12 feet minimum width shall be provided within an unrestricted, twenty (20) foot aisle, or as approved by the Fire Code Official.

3. Where a driveway is to provide two-way traffic, the minimum width shall be 18 feet.

4. One-way driveways shall have appropriate signage designating the driveway as a one-way connection. Fire apparatus lanes shall be so marked (parking prohibited).

5. The maximum allowable driveway grade is fifteen (15) percent, except that driveway grades exceeding fifteen (15) percent may be allowed, subject to review and approval by the Public Works Director and Fire Code Official, provided that the applicant has provided an engineered plan for the driveway. The plan shall be stamped by a registered geotechnical engineer or civil engineer, and approved by the Public Works Director.

As shown on Sheet LU-1, proposed driveway widths are 30 feet. As shown on Sheet C2, proposed driveway grades are 2.3% and 4%. These standards are met.

C. Driveway Apron Construction. Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive, as shown in Figure 10-35(2). Driveway aprons shall conform to ADA requirements for sidewalks and walkways, which generally require a continuous

unobstructed route of travel that is not less than three (3) feet in width, with a cross slope not exceeding two (2) percent, and providing for landing areas and ramps at intersections. Driveways are subject to review by the Public Works Director.

Driveway aprons and related details are shown on Sheets C1 through C4.

D. Fire access lanes with turnarounds shall be provided in conformance with the Fire code. Except as waived in writing by the Fire Code Official, a fire equipment access drive shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an existing public street or approved fire equipment access drive. The drive shall contain unobstructed aisle width of 20 feet and turn-around area for emergency vehicles. The fire lanes shall be marked as "No Stopping/No Parking." See figure 10-35(3) for examples of fire lane turn-rounds. For requirements related to cul-de-sacs or dead-end streets, refer to FCC 10-36.

Fire access is designed as shown on Sheets C1 through C4, which demonstrates an aisle width of 30 feet and an opportunity for turnaround for fire equipment in the northeast corner of the parking lot. The lane has been marked with No Stopping/No Parking. Sheet C19 shows a turning exhibit for an E-One HP95 Mid Mount Fire Truck, demonstrating that full circulation for an emergency vehicle is provided on site.

10-35-2-13: Vertical Clearances: Driveways, private streets, aisles, turn-around areas and ramps shall have a minimum vertical clearance of 13' 6" for their entire length and width.

As shown on Sheet LU-1, no vertical impediments exist less than 13 feet 6 inches along driveways or aisles on site. Where overhead lighting is present, it is a minimum of 16 feet in height per EL-3.

10-35-2-14: Vision Clearance: No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) shall block the area between two and one-half feet (2 ½') and eight (8) feet in height in "vision clearance areas" on streets, driveways, alleys, mid-block lanes, or multi-use paths where no traffic control stop sign or signal is provided, as shown in Figure 10-35(4). The following requirements shall apply in all zoning districts:
A. At the intersection of two (2) streets, minimum vision clearance shall be twenty feet (20').
B. At the intersection of an alley or driveway and a street, the minimum vision clearance shall be ten feet (10').
C. At the intersection of internal driveways, the minimum vision clearance shall be ten feet (10').
The sides of the minimum vision clearance triangle are the curb line or, where no curb exists, the edge of pavement. Vision clearance requirements may be modified by the Public Works Director upon finding that more or less sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). This standard does not apply to light standards, utility poles, trees trunks and similar objects. Refer to Section 10-2-13 of this Title for definition.

The site does not interact with the intersection of two streets. Vision clearance triangles of 10 feet to the curb line shall be maintained. No visual obstructions are proposed in vision clearance areas. The applicant is willing to accept a condition to ensure standards are met.

10-35-3: PEDESTRIAN ACCESS AND CIRCULATION

All new development shall be required to install sidewalks along the street frontage, unless the City has a planned street improvement, which would require a non-remonstrance agreement.

10-35-3-1: Sidewalk Requirements:

A. Requirements: Sidewalks shall be newly constructed or brought up to current standards concurrently with development under any of the following conditions:

1. Upon any new development of property.

2. Upon any redevelopment of property that expands the building square footage by 25% or more.

3. Upon any change of use that requires more than five additional parking spaces.

Sidewalks are required and proposed along Quince Street, as shown on Sheet LU-1.

B. Exceptions: The Planning Commission may issue a permit allowing noncompliance with the provisions of subsection (A) of this section and obtain instead a non-remonstrance agreement for future improvements when, in the Planning Commission's determination through a Type 3 process, the construction of a sidewalk is impractical for one or more of reasons 1 through 4 below. The Public Works Director may issue a permit allowing noncompliance with the provisions of subsection (A) of this section and obtain instead a non-remonstrance agreement for future improvements for reason 5 below:

1. Sidewalk grades have not and cannot be established for the property in question within a reasonable period of time.

2. Future installation of public utilities or street paving would, of necessity, cause severe damage to existing sidewalks.

3. Topography or contours make the construction of a sidewalk impractical.

4. Physical improvements are present along the existing street that prevents a reasonable installation within the right-of-way or adjacent property.

5. If the proposed development is in a residential zoning district and there are no sidewalks within 400 linear feet.

No exception is proposed.

C. Appeals: If the owner, builder or contractor considers any of the requirements impractical for any reason, s/he may appeal the decision to the Planning Commission.

Applicant concurs with the right to appeal.

D. Timing: Sidewalks shall be constructed and approved by the Public Works Department prior to final inspection for the associated building permit. No certificate

of occupancy may be issued until the required sidewalks are constructed or financially secured.

Applicant is willing to work with the city to ensure appropriate conditions and development timing.

10-35-3-2: Site Layout and Design: To ensure safe, direct, and convenient pedestrian circulation, all developments shall provide a continuous pedestrian system. The pedestrian system shall be based on the standards in subsections A - C, below:
A. Continuous Walkway System. The pedestrian walkway system shall extend throughout the development site and connect to all future phases of development, and to existing or planned offsite adjacent trails, public parks, and open space areas to the greatest extent practicable. The developer may also be required to connect or stub walkway(s) to adjacent streets and to private property with a previously reserved public access easement for this purpose in accordance with the provisions of Section 10-35-2, Vehicular Access and Circulation, and Section 10-36-2 Street Standards.

As shown on Sheet LU-1, a continuous walkway system is provided throughout the site. Pedestrian access will be provided to the in-development Siuslaw Estuary trail from north and south of the hotel, which will be connected by pedestrian walkways.

B. Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets, based on the following criteria:
1. Reasonably direct. A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.

As shown on Sheet LU-1, proposed pedestrian walkways allow direct routes between the hotel and Quince Street.

2. Safe and convenient. Routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.

As shown on Sheet LU-1, pedestrian walkways are clearly defined, and routes that cross drive aisles are as short as possible.

3. "Primary entrance" for commercial, industrial, mixed use, public, and institutional buildings is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.

As shown on Sheet LU-1, the pedestrian access from Quince Street leads directly to the primary entrance for the proposed hotel.

4. "Primary entrance" for residential buildings is the front door (i.e., facing the street). For multifamily buildings in which units do not have their own exterior entrance, the "primary entrance" may be a lobby, courtyard, or breezeway that serves as a common entrance for more than one dwelling.

The proposed hotel is not residential; this definition does not apply.

C. Connections Within Development. Connections within developments shall be provided as required in subsections 1 - 3, below:

1. Walkways shall be unobstructed and connect all building entrances to one another to the extent practicable, as generally shown in Figure 10-35(5);

As shown on Sheet LU-1, all building entrances are connected by pedestrian pathways that circle the proposed building.

2. Walkways shall connect all on-site parking areas, storage areas, recreational facilities and common areas, and shall connect off-site adjacent uses to the site to the extent practicable. Topographic or existing development constraints may be cause for not making certain walkway connections; and

As shown on Sheet LU-1, pedestrian pathways link all on-site parking and common areas and adjacent off-site recreational facilities.

3. For large parking areas with 80 or more parking spaces and depending on the layout of the parking lot, the City may require raised walkways a minimum of 5 feet wide to provide pedestrian safety.

While total parking for the site contains 102 spaces, the proposed parking area is distributed to the west, north, south and east of the building. This limits the width of the parking area, allowing relatively direct access to vehicle parking spaces; no portion of the parking area contains 80 or more spaces.

10-35-3-3: Walkway and Multi-Use Path Design and Construction: Walkways and multi-use paths shall conform to all applicable standards in subsections A - D, as generally illustrated in Figure 10-35(6):

A. Vehicle/Walkway Separation. Except for pedestrian crossings (subsection B), where a walkway abuts a driveway or street it shall be raised six (6) inches and curbed along the edge of the driveway/street. Alternatively, the decision body may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is protected from all vehicle maneuvering areas. An example of such protection is a row of decorative metal or concrete bollards designed to withstand a vehicle's impact, with adequate minimum spacing between them to protect pedestrians.

As shown on Sheets C1 through C6, proposed walkways are raised and curbed along the edge of parking areas.

B. Pedestrian Crossing. Where a walkway crosses a parking area, or driveway, it shall be clearly marked with contrasting paving materials (e.g., light-color concrete inlay between asphalt), which may be part of a raised/hump crossing area. Painted or thermo-plastic striping and similar types of non-permanent applications may be approved for crossings of not more than twenty-four (24) feet in length.

In design discussions with the City, aisle widths were increased to 26 feet; consistent with the previous approval, applicant requests a design decision from the Planning Commission to allow striped pedestrian crossings for the width of the parking area aisles.

C. Width and Surface. Walkway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, as approved by the Public Works Director, at least five (5) feet wide, without curb. Multi-use paths (i.e., for bicycles and pedestrians) shall be concrete or asphalt, at least ten (10) feet wide. (See also, Section 10-36-2)

Proposed walkways are concrete with a minimum 5-foot width, as shown on Sheet C6. Further details are shown in Sheets C1-C6. No multi-use paths are proposed.

D. Accessible routes. Walkways and multiuse paths shall conform to applicable Americans with Disabilities Act (ADA) requirements. The ends of all raised walkways, where the walkway intersects a driveway or street shall provide ramps that are ADA accessible, and walkways shall provide direct routes to primary building entrances.

Accessible details are shown on Sheet C13 through C15. Walkways provide direct routes to primary building entrances.

10-35-4: TRANSIT FACILITIES

Proposed uses other than single-family residences and duplexes must provide for transit riders by providing developmental improvements to accommodate current or planned transit stops pursuant to the following:

A. If the proposed uses are located on a site within ¼ mile of an existing or planned transit stop, the proposed pedestrian circulation system must demonstrate a safe and direct pedestrian route from building entrances to the transit stop or to a public right-of-way that provides access to the transit stop.

The Rhody Express operates two bus stops on 8th Street that are within a ¼ mile of the proposed use, one on the north side of 8th Street behind the Dollar Tree and one on the south side of 8th Street adjacent to the Safeway parking lot.

The proposed development links to a pedestrian crossing at Quince Street to the Florence Events Center. From the Events Center, there is a continuous raised sidewalk north along Quince Street, which intersects with 8th Street, where pedestrian facilities are continuous on the north side of the road. This standard is met.

B. Proposed development must accommodate on site any existing or planned transit facility, if identified in the Community Transit Plan, through one or more of the following:

1. Provide a transit passenger landing pad accessible to disabled persons.

2. Provide an easement or dedication of land to accommodate passenger seating or shelter if requested by the transit provider.

3. Provide lighting at the transit facility meeting the requirements of Title 10-37.

Per the Community Transit Plan, there are no existing or proposed transit facilities on site. This standard does not apply.

PUBLIC FACILITIES: FCC 10-36

Public facilities standards include:

- FCC 10-36-2 Street Standards;
- FCC 10-36-3 Sanitary Sewers, Water, Stormwater, and Fire Protection;
- FCC 10-36-4 Erosion Control;
- FCC 10-36-5 Utilities;
- FCC 10-36-6 Easements;
- FCC 10-36-7 Construction Plan Approval and Assurances;
- FCC 10-36-8 Installation; and
- FCC 10-36-9 Parklands.

Civil Site plans and details were prepared in close coordination with city engineering staff. Please see Sheets C1 through C19 and Exhibits A, B, C, D, and E relating to civil site plans, provision of public facilities, transportation, geotechnical analysis, and stormwater. Reasonable and standard conditions of approval related to FCC 10-36 requirements are anticipated by the applicant.

STORMWATER MANAGEMENT REQUIREMENTS: FCC 9-5

Stormwater management requirements include:

- FCC 9-5-3: Stormwater Design Criteria
- FCC 9-5-4: Maintenance Responsibility

The Stormwater Plan was prepared in close coordination with city engineering staff and is included in the application submission as Appendix B. While a 25-year storm is the standard design requirement, the project is designed to manage stormwater flows up to the 100-year storm event, with treatment via two on-site stormwater facilities. Reasonable and standard conditions of approval related to FCC 9-5-4 are anticipated by the applicant.

LIGHTING: FCC 10-37

10-37-1: PURPOSE

The purpose of this provision is to make exterior lighting used for residential, commercial and public areas appropriate to the need, and to minimize light from shining skyward or offsite onto adjacent public rights of way or private properties. Nothing in this ordinance should be interpreted to restrict the amount of lighting necessary for safe and efficient operations. Further, it is to encourage through regulation of type, kinds, construction and uses of exterior illumination devices, lighting practices and systems to conserve energy without decreasing safety, utility, security and productivity while enhancing nighttime (dark skies) enjoyment of property within the City of Florence. Refer to the Exterior Lighting brochure for additional guidance and information.

10-37-2: APPLICABILITY

Section 10-37 applies to installation of all lighting fixtures as of the effective date of this Ordinance, except as exempted by provision of this Ordinance. Devices include but are not limited to, lights for: buildings and structures, recreational areas, parking lot and maneuvering areas, landscape areas, streets and street signs, product display areas, building overhangs and open canopies, holiday celebrations, and construction lights.

Lighting standards apply to the proposed development.

10-37-3: LIGHTING PLANS REQUIRED

All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output.
The City shall have the authority to request additional information in order to achieve the purposes of this Ordinance.

A photometric plan is provided as Sheet EL01; light fixture details are provided in Exhibit C.

10-37-4: LIGHTING STANDARDS

A. All exterior lighting fixtures subject to this code section must be designed as a full cut-off fixture or have a shielding method to direct light emissions downward below the horizontal plane onto the site and does not shine illumination or glare skyward or onto adjacent or nearby property.

As shown in Exhibit C and Sheet EL01, all lighting fixtures are shielded to direct light emissions downward and do not direct light at the sky or adjacent properties.

B. Parking areas shall have lighting to provide at least two (2) foot-candles of illumination at any point in the entire lot with a maximum of five (5) foot-candles over parking spaces and walkways. The Design Review Board may decrease the minimum if the applicant can provide documentation that the overall parking lot has adequate lighting. The Design Review Board may increase the maximum on a case-by-case basis, with no greater than 7 foot-candles measured directly under the light fixture.

As shown in Sheet EL01, the average parking lot lighting is 3.64 foot-candles with a minimum of 1.7 foot-candles in small portions of the lot, and a maximum of 7 foot-candles over parking and walkways. The average site lighting is well above the required 2 foot-candles, with only small sections falling below. Providing the required minimum lighting across large parking areas while meeting all other accessibility and parking standards is difficult, leading to small patches of lighting below 2 foot-candles, primarily at the edges of the parking lot. A design decision is requested to approve the proposed design.

C. Lighting in or adjacent to residential zones or residential uses shall not exceed twenty feet in height as measured from the adjacent grade to the top of the light

fixture. Heights in other zoning districts shall not exceed 25 feet unless the Design Review Board adopts findings that the higher light fixtures are necessary to achieve proper illumination levels.

The site is within a commercial zone and surrounded by commercial zoning, and thus this standard indicates a maximum height of 25 feet. However, the site is within Old Town District C where the lighting is required to be "pedestrian-scaled", per FCC 10-37-4.C. City staff and the previous Planning Commission findings interpreted "pedestrian scaled" as 16 feet in height around parking and maneuvering areas. As shown on Sheet EL-3, fixture heights are a maximum of 16 feet in the parking lot in order to accommodate recreational vehicles and fire truck access while meeting this interpretation. Thus, this standard and the requirement for pedestrian-scaled lighting are met.

D. Main exterior lights for commercial, institutional, and industrial buildings, landscaping and parking lots shall be extinguished at end of business hours with a minimum lighting remaining for personal and building security and safety after hours.

Applicant notes that hotels do not have typical business hours. Essential lighting will be maintained on site for guest and building security and safety.

E. A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of lighting. The City may ask for lighting to be adjusted in this time period based on public comments or staff inspections.

Applicant is willing to accept a condition of approval related to this standard.

F. All externally lit commercial signs should shine from the top and point down toward the ground. Signs with uplighting must be shielded so that illumination is restricted to the sign face and glare is eliminated.

As shown on Sheet LU-5, proposed building signage is top-lit and directed down toward the sign face.

G. Lighting for roadway signs and pedestrian ways must be designed or have an opaque shielding method to direct light emissions downward and below the horizontal plane of the fixture in the permanently installed position.

Proposed bollard lighting with BTS top and BCF crown, subject to final design, for pedestrian ways is detailed on Sheet EL01 and Exhibit C. Light emissions are shielded and directed downward consistent with this standard.

10-37-5: EXEMPTIONS

A. Exterior light fixtures, except Mercury Vapor lights, lawfully installed prior to and operable on the effective date of the requirements codified in this Ordinance except as follows:

1. All replacement of outdoor lighting fixtures, as of the date of adoption, shall be subject to the provision of this ordinance.

2. Until a date ten years after the date of the adoption of this ordinance.
B. Lighting within public right-of-way or easement for the purpose of illuminating streets or roads. No exemption shall apply to any lighting within the public right of way or easement when the purpose of the luminaire is to illuminate areas outside the public right of way or easement.
C. Fossil Fuel Light. All outdoor light fixtures producing light directly by the combustion of natural gas or other fossil fuels.
D. Carnivals, fairs and temporary events that require the use of exterior lighting require a special events license. Permanent installations at dedicated sites must conform to the requirements of this Ordinance.
E. Seasonal Holiday Lighting - Lights used for decorating during holidays or festivals as defined in this code section and may be blinking or flashing.
F. Lighting for a properly displayed U.S. flag is exempt.
G. Construction lighting necessary for a roadway, building, or utility construction site except that permanent installations at dedicated sites must conform to the requirements of this Ordinance.
H. Up-lighting intended to highlight part of a building or landscaping provided that the light distribution from the fixture is effectively contained by an overhanging architectural element or landscaping element and does not shine beyond the intended target including into the night sky. Such containment elements may include but are not limited to awnings, dense shrubs or year round dense evergreen tree canopies which will contain illumination of the sky.
I. Commercial and industrial low wattage lighting used to highlight driveways and landscaping, or applied to a building providing they are properly aimed and shielded down to not shine glare, emit direct illumination, or cast a shadow into the public right of way or onto abutting or nearby properties.
J. Lighting for public monuments, murals, and statuary providing lighting is properly aimed and shielded to contain light to the art feature and not shine glare into the public right of way or onto abutting or nearby properties.
K. Airport operations lighting and aircraft navigational beacons as established by the Federal Aviation Administration. All other airport outdoor lighting must conform to this ordinance.
L. Underwater lighting in swimming pools and other water features.
M. Temporary lighting for theatrical, television, and performance areas.
N. Athletic field lighting; steps should be taken to minimize glare and light trespass, and utilize sensible curfews. Light directed upward is prohibited.
O. Correctional Facilities
P. Ornamental and architectural lighting of bridges.
Q. Temporary exemptions as granted by the City of Florence.
R. In addition to exceptions mentioned above the below apply to residential uses.
1. One partly shielded or unshielded luminaire at the main entry, not exceeding 630 lumens.
2. Any other partly shielded or unshielded luminaires not exceeding 315 lumens.

3. Low voltage landscape lighting aimed so that glare is not visible from adjacent properties and not exceeding 525 lumens per fixture.

4. Shielded directional flood lighting aimed so that direct glare is not visible from adjacent properties and not exceeding 1,260 lumens.

5. Lighting installed with a vacancy sensor, where the sensor extinguishes the lights no more than 10 minutes after the area is vacated.

6. Decorative low wattage lights.

No exemptions are proposed.

10-37-6: PROHIBITIONS

A. Laser Light Source. The use of laser source light or any similar high intensity light for exterior advertising or entertainment is prohibited.

B. Searchlights and Strobe Lights. The use of searchlights or strobe lights for purposes other than public safety or emergencies is prohibited.

C. Blinking & Flashing Lights. All blinking and flashing lights except for traffic control fixtures, those used for public safety or emergencies, and seasonal holiday lights are prohibited.

D. Externally affixed neon lighting is prohibited except in the following manner: As a trim element that surrounds windows, doors, or building edges; when located on building facades that face street frontages or internal driveways within commercial districts; such lighting must not be located more than 15 feet from finished grade and must not be used to define a building roof-line; and, such lighting must not include flashing, intermittent or rotating lights. Notwithstanding the provisions of this subsection, all neon lighting associated with signs must meet the requirements of the City of Florence Sign Code.

As shown on Sheet EL01, no prohibited lighting is proposed.

SIGN REGULATIONS: FCC 4-7

4-7-13: OLD TOWN SIGN DISTRICT

In addition to the temporary and permanent signage allowed without permits, the following signage is allowed in the old town sign district subject to the requirements of this chapter, and summarized in Table 4 of the Sign Districts Table. If there is a conflict between the table and the text, the text prevails.

A. Permitted Sign Types, Number and Area.

Signs within the old town sign district are limited as follows and require the obtaining of permits under Section 4-7-26 of this chapter:

1. Wall Signs

a. Two (2) wall signs per business are permitted. The sign area shall not exceed six percent (6%) of the wall area.

As shown on Sheet LU-5, wall signs are proposed on the west façade and north wall. The proposed sign areas are 2.6% of the west façade and 3.1% of the north wall, meeting these standards.

2. Projecting, Awning and Marquee Signs

a. Other signs attached to buildings, such as projecting, awning and marquee signs are allowed in place of wall signs. The sign area shall not exceed fifteen (15) square feet per sign face.

b. Projecting sign above marquee and roof sign are not permitted.

No projecting, awning or marquee signs are proposed.

3. Monument Signs

a. One (1) monument sign per site is permitted for buildings that do not abut the sidewalk. The sign area shall not exceed sixty (60) square feet per sign face.

b. A minimum of one hundred lineal feet (100') of separation is required between monument signs on the same side of the street.

A monument sign is anticipated as shown on Sheet LU-1 but has not been designed at this point, and will be approved through a separate permit process.

B. Maximum Sign Height.

Monument signs shall be no more than 8 feet in height.

C. Illumination.

1. Internal illumination is not allowed.

2. The illumination of signs within the old town sign district shall comply with the standards contained in Section 4-7-24 of this chapter.

No internal illumination of signs is proposed. Proposed signage meets illumination requirements as discussed under FCC 4-7-25 standards below.

D. Other Limitations.

1. Changing image and readerboard signs are not permitted.

2. The use of plastic as part of the exterior visual effects is not permitted.

3. Storefront Signage: Where a building abuts the sidewalk, the following storefront signage standards shall apply:

a. Signage shall be attached to the building: awing, projecting, window and wall signs are permitted.

b. Monument signs are not permitted.

No changing image or readerboard signs are proposed. The proposed building does not abut a storefront. These limitations do not apply.

4-7-25: ILLUMINATION – GENERAL RESTRICTIONS

A. No sign, light, lamp, bulb, diode, tube, or device shall be used or displayed in violation of this section.

Proposed signs and lighting are identified in project materials and permitted through this application process.

B. No light source shall create an unduly distracting or hazardous condition to a motorist, pedestrian or the general public. Lighted signs shall be placed, shielded or deflected so as not to shine into residential dwelling units or structures, or impair the road vision of the driver of any vehicle.

C. External light sources for a sign shall be directed and shielded to limit direct illumination of any object other than the sign, including light pollution of the night sky.

As indicated on Sheet LU-5 and EL01, all sign lighting will be shielded and directed down and at the sign face; no sign lighting will be directed off site. Applicant is willing to accept a condition of approval to ensure compliance with this standard.

D. Except for holiday seasonal decorations, temporary signs shall not be illuminated.

E. Illumination from signs located within or adjacent to a Residential Sign District shall not exceed 25 foot candles when measured at the brightest point on the sign, at a distance of one foot (1') from the sign face using an incident light meter. Signs found to be too bright shall be adjusted or removed as directed by the Community Development Director.

No temporary signs are proposed in this application; adjacent properties are not within a Residential Sign District.

F. Illumination from signs located on any property in any sign district other than the Residential Sign District shall not exceed 125 foot candles when measured at the brightest point on the sign, at a distance of one foot (1') from the sign face using an incident light meter. Signs found to be too bright shall be adjusted or removed as directed by the Community Development Director.

Applicant is willing to accept a condition of approval to ensure compliance with this standard.

MICROTEL INN AND SUITES - BY WYNDHAM

MICROTEL INN & SUITES BY WYNDHAM

750 QUINCE ST
FLORENCE, OR 97439

LAND USE SUBMITTAL

NOT FOR CONSTRUCTION

11/15/2024 21-098

Exhibit D

ACCESSIBLE ROOM NOTES:

TOTAL NUMBER OF ROOMS	ACCESSIBLE ROOMS W/O ROLL-IN SHWR	ACCESSIBLE ROOMS W/ ROLL-IN SHOWER	TOTAL ACCESSIBLE ROOMS	HEARING IMPAIRED ROOMS
	REQUIRED	REQUIRED	REQUIRED	REQUIRED
1 TO 25	1	0	1	2
26 TO 50	2	0	2	4
51 TO 75	4	1	4	7
76 TO 100	5	1	5	9
101 TO 150	7	4	7	12
NOTE, ACCESSIBLE ROOMS MUST BE DISPERSED AMONG THE VARIOUS ROOM TYPES; I.E. SINGLES, DOUBLES AND SUITES				

GUESTROOM MATRIX & FLOOR AREA

	SINGLE KING	SINGLE KING WIDE	SINGLE KING ADA	QUEEN / QUEEN	QUEEN / QUEEN WIDE	QUEEN / QUEEN LARGE	QUEEN / QUEEN CORNER WIDE	QUEEN / QUEEN CORNER	KING SUITE	KING SUITE ADA	TOTAL	FLOOR AREA
FIRST FLOOR	1	-	1	9	-	-	-	-	-	-	11	9,314 SF
SECOND FLOOR	3	1	1	14	1	1	-	1	3	-	25	9,314 SF
THIRD FLOOR	3	1	-	14	1	1	1	-	3	1	25	9,314 SF
FOURTH FLOOR	3	1	-	14	1	1	1	-	3	1	25	9,314 SF
TOTAL	10	3	2	51	3	3	2	1	9	2	86	37,256 SF

OWNER / DEVELOPER

BRAUN DEVELOPMENT
PO BOX 13223
PORTLAND, OR 97213
P: 503.887.4538

ARCHITECT

WOODBLOCK ARCHITECTURE
827 SW 2ND AVE #300,
PORTLAND, OR 97204
P: 503.889.0604

STRUCTURAL ENGINEER

SFA DESIGN GROUP
12112 SW GARDEN PL
TIGARD, OR 97223
P: 503.641.8311

MEP ENGINEER

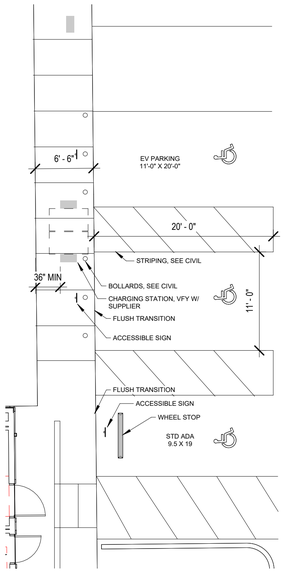
SAZAN GROUP
111 SW 5TH AVE #3210
PORTLAND, OR 97204
P: 503.416.2400

CIVIL ENGINEER

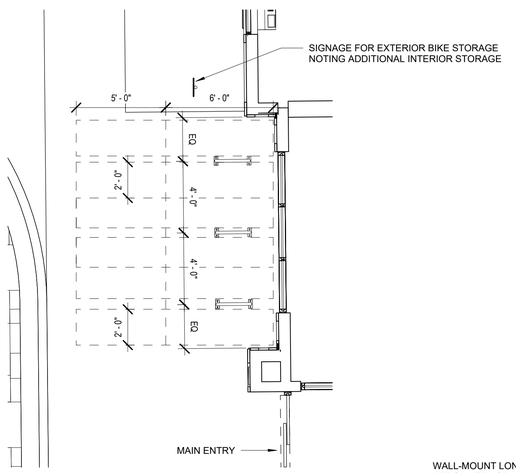
CIVIL WEST ENGINEERING SERVICES
486 EAST ST
COOS BAY, OR 97420
P: 541.266.8601

LANDSCAPE ARCHITECT

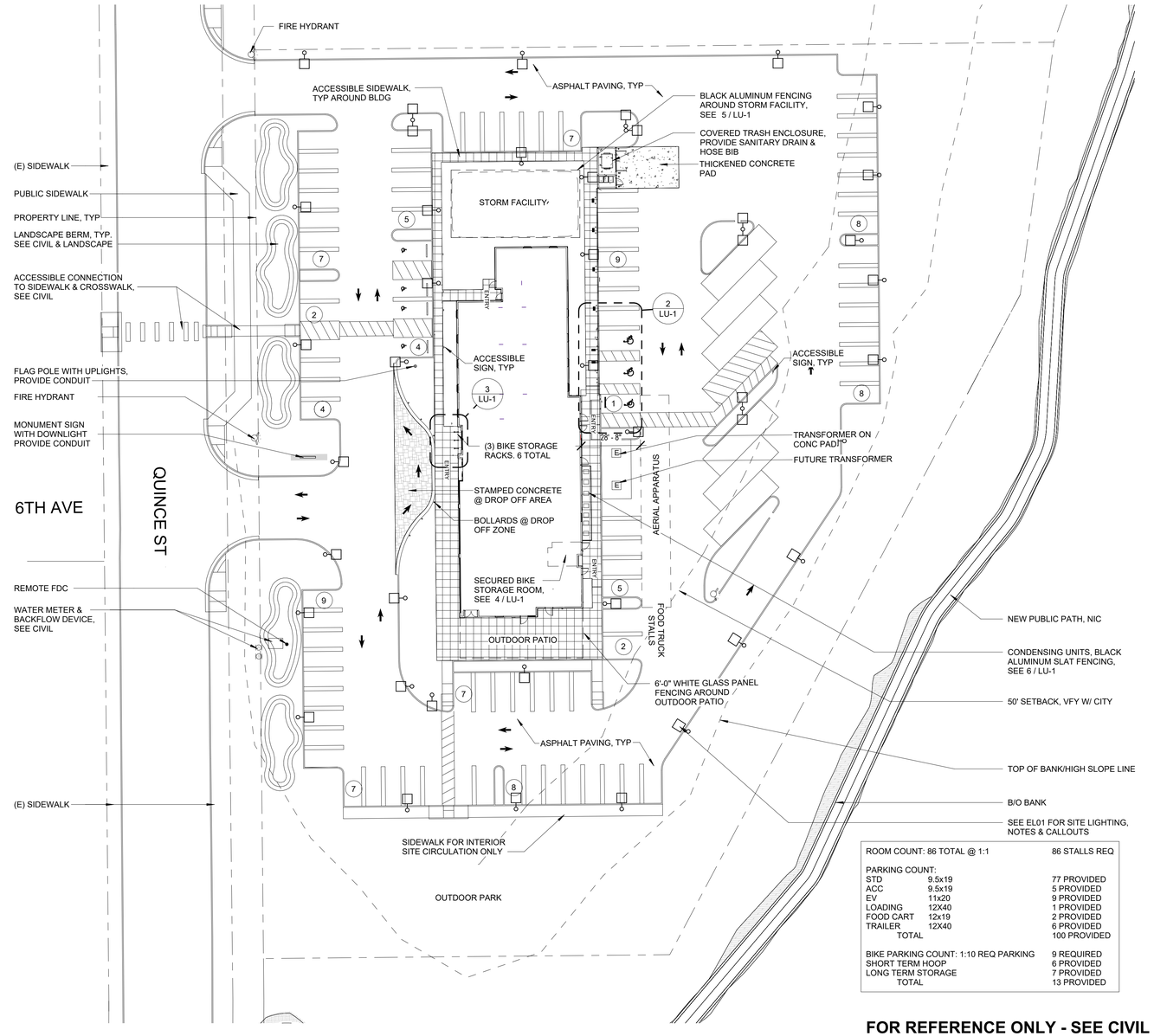
HGE ARCHITECTS
333 SOUTH 4TH ST
COOS BAY, OR 97420
P: 541.269.1166



2 ENLARGED EV PARKING PLAN
SCALE | 1/8" = 1'-0"



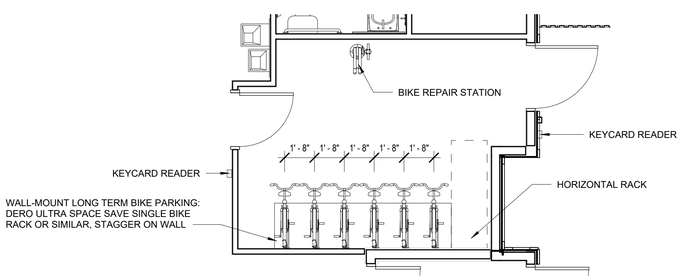
3 SHORT TERM BIKE PLAN
SCALE | 1/4" = 1'-0"



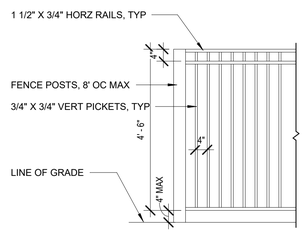
ROOM COUNT: 86 TOTAL @ 1:1		86 STALLS REQ
PARKING COUNT:		
STD	9.5x19	77 PROVIDED
ACC	9.5x19	5 PROVIDED
EV	11x20	9 PROVIDED
LOADING	12X40	1 PROVIDED
FOOD CART	12x19	2 PROVIDED
TRAILER	12X40	6 PROVIDED
TOTAL		100 PROVIDED
BIKE PARKING COUNT: 1:10 REQ PARKING		9 REQUIRED
SHORT TERM HOOP		6 PROVIDED
LONG TERM STORAGE		7 PROVIDED
TOTAL		13 PROVIDED

FOR REFERENCE ONLY - SEE CIVIL

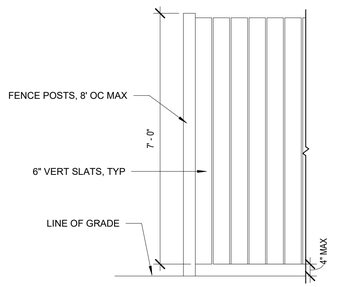
1 ARCHITECTURAL SITE PLAN
SCALE | 1" = 30'-0"



4 ENLARGED LONG TERM BIKE PARKING
SCALE | 1/4" = 1'-0"



5 SECURITY FENCE DETAIL
SCALE | 1/2" = 1'-0"



6 MECH SCREEN DETAIL
SCALE | 1/2" = 1'-0"

WOODBLOCK ARCHITECTURE, INC.
827 SW SECOND AVENUE, SUITE 300
PORTLAND, OR | 97204 | P 503.889.0604

MICROTEL INN & SUITES BY WYNDHAM

MICROTEL INN AND SUITES

750 QUINCE ST
FLORENCE, OR 97439

#56467

LAND USE SUBMITTAL

REVISION DATES:

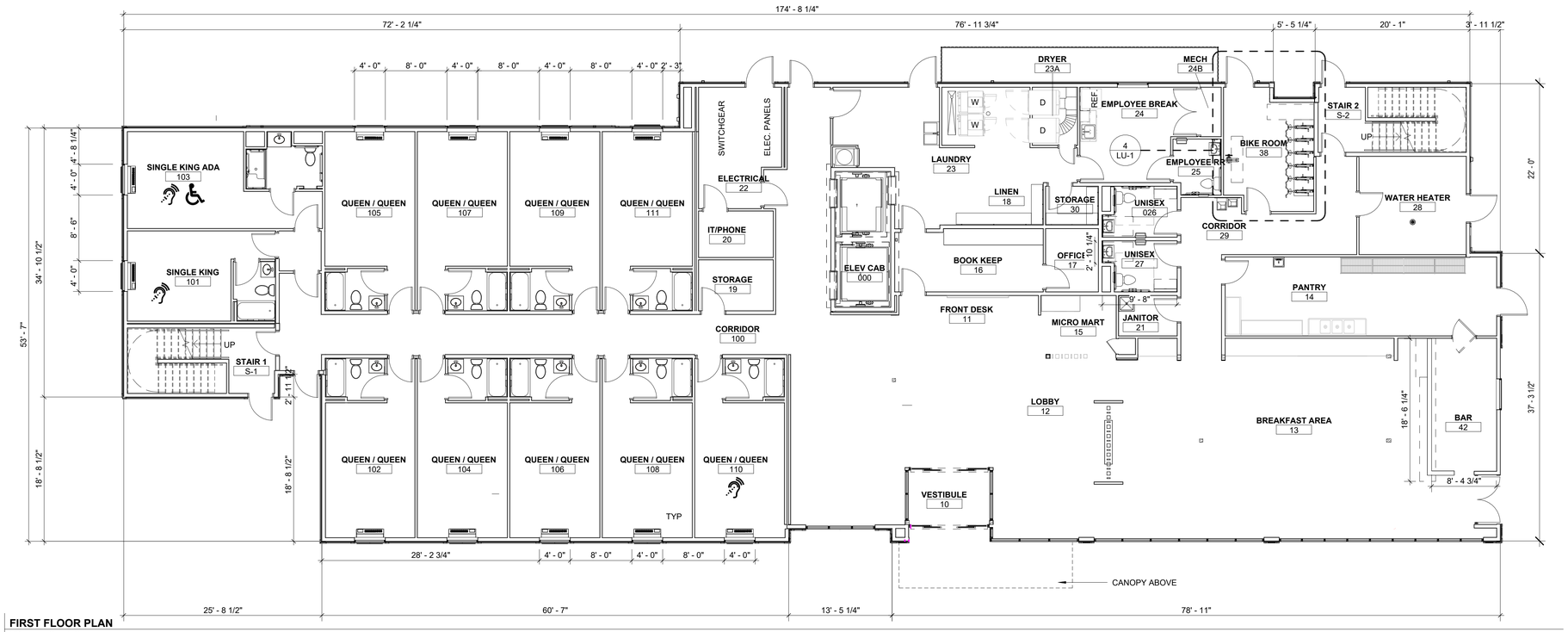
PROFESSIONAL SEAL

LU-1

ISSUE DATE: 11/15/2024
PROJECT NUMBER: 21-098

ARCHITECTURAL SITE PLAN

2 **SECOND FLOOR PLAN**
SCALE | 1/8" = 1'-0"



1 **FIRST FLOOR PLAN**
SCALE | 1/8" = 1'-0"

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827 SW SECOND AVENUE, SUITE 300
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MICROTEL INN & SUITES BY WYNDHAM

MICROTEL INN AND SUITES

750 QUINCE ST
FLORENCE, OR 97439

#56467

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ISSUE DATE: 11/15/2024
PROJECT NUMBER: 21-098

FIRST FLOOR & SECOND FLOOR PLAN

2 **FOURTH FLOOR PLAN**
SCALE | 1/8" = 1'-0"

1 **THIRD FLOOR PLAN**
SCALE | 1/8" = 1'-0"

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827 SW SECOND AVENUE, SUITE 300
PORTLAND, OR | 97204 | P 503.889.0604

MICROTEL INN & SUITES BY WYNDHAM

MICROTEL INN AND SUITES

750 QUINCE ST
FLORENCE, OR 97439

#56467

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REVISION DATES:

PROFESSIONAL SEAL

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ISSUE DATE: 11/15/2024
PROJECT NUMBER: 21-098

THIRD FLOOR & FOURTH FLOOR PLANS

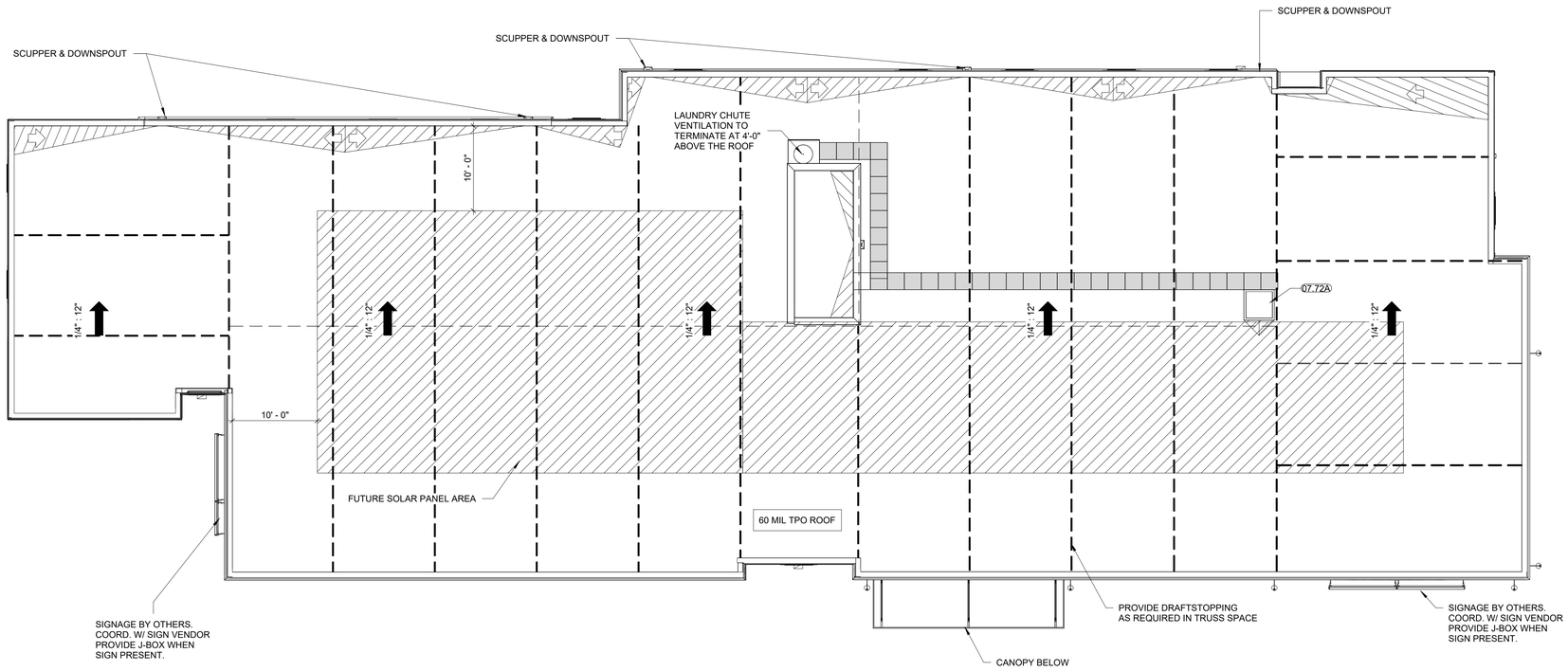
GENERAL NOTES - ROOF PLANS:

1. RE: SHEET CS2 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE ROOF PLAN ARE TO THE FACE OF STUD AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
   DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. PROVIDE 1/2" / FT. TAPERED INSULATION AT ALL ROOF CURBS AND AT EQUIPMENT WHICH EXCEEDS 18 INCHES IN WIDTH.
   NOTE: WALL THICKNESSES ARE ACTUAL

ROOF PLAN LEGEND

- SLOPED STRUCTURE
- TAPERED INSULATION CRICKETING @ 1/4" PER FOOT
- ROOF WALKING PAD
- SCUPPER & DOWNSPOUT

MATERIAL KEYNOTES	
07.72A	ROOF HATCH



1 OVERALL ROOF PLAN
1/8" = 1'-0"

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MICROTEL INN & SUITES BY WYNDHAM

MICROTEL INN AND SUITES

#56467

LAND USE SUBMITTAL

750 QUINCE ST
FLORENCE, OR 97439

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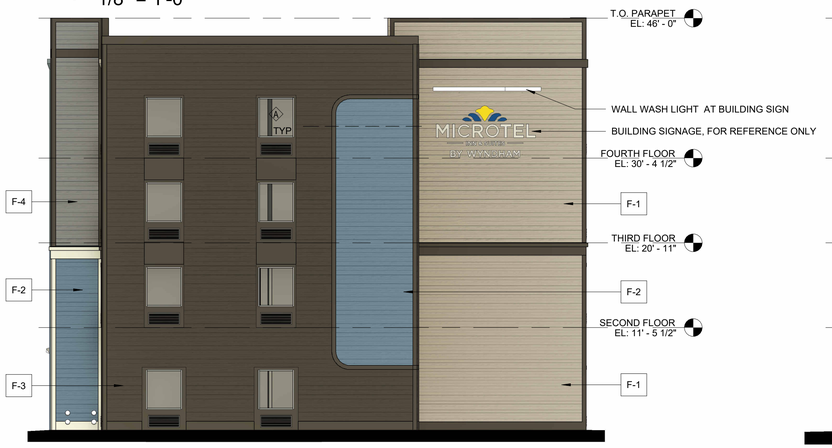
PROJECT NUMBER: 21-098

ROOF PLAN

1 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"

5 FLAG POLE ELEVATION
1/8" = 1'-0"

4 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION COLORS

F-1: WOOD LOOK SIDING - COLOR TO MATCH #131 - GULL GRAY DRYVIT #MICR-01-1022-ST

F-2: WOOD LOOK SIDING - COLOR TO MATCH #577A - BLUEBELL DRYVIT #MICR-02-1022-ST

F-3: WOOD LOOK SIDING - COLOR TO MATCH #528 CITATION DRYVIT #MICR-03-1022-ST

F-4: WOOD LOOK SIDING - COLOR TO MATCH #636 STEEL BLUE DRYVIT #MICR-04-1022-ST

F-6: IVORY SIDING - COLOR TO MATCH DRYVIT #MICR-05-1022-ST USE DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT

WOODBLOCK ARCHITECTURE, INC.
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MICROTEL INN & SUITES BY WYNDHAM

MICROTEL INN AND SUITES

#56467

LAND USE SUBMITTAL

750 QUINCE ST
FLORENCE, OR 97439

REVISION DATES:

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LU-5

ISSUE DATE: 11/15/2024

PROJECT NUMBER: 21-098

EXTERIOR ELEVATIONS

VIEW FROM SW CORNER

WOODBLOCK ARCHITECTURE, INC.
827 SW SECOND AVENUE, SUITE 300
PORTLAND, OR | 97204 | P 503.889.0604

MICROTEL INN & SUITES BY WYNDHAM

MICROTEL INN AND SUITES

750 QUINCE ST
FLORENCE, OR 97439

#56467

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REVISION DATES:

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LU-6

ISSUE DATE: 11/15/2024
PROJECT NUMBER: 21-098

PERSPECTIVE

VIEW FROM NW CORNER

WOODBLOCK ARCHITECTURE, INC.
827 SW SECOND AVENUE, SUITE 300
PORTLAND, OR | 97204 | P 503.889.0604

MICROTEL INN & SUITES BY WYNDHAM

MICROTEL INN AND SUITES

750 QUINCE ST
FflorENCE, OR 97439

#56467

LAND USE SUBMITTAL

REVISION DATES:

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LU-7

ISSUE DATE: 11/15/2024

PROJECT NUMBER: 21-098

PERSPECTIVE

VIEW FROM SE CORNER

WOODBLOCK ARCHITECTURE, INC.
827 SW SECOND AVENUE, SUITE 300
PORTLAND, OR | 97204 | P 503.889.0604

MICROTEL INN & SUITES BY WYNDHAM

MICROTEL INN AND SUITES

750 QUINCE ST
FLORENCE, OR 97439

#56467

LAND USE SUBMITTAL

REVISION DATES:

PROFESSIONAL SEAL

LU-8

ISSUE DATE: 11/15/2024
PROJECT NUMBER: 21-098

PERSPECTIVE

VIEW FROM NE CORNER

WOODBLOCK ARCHITECTURE, INC.
827 SW SECOND AVENUE, SUITE 300
PORTLAND, OR | 97204 | P 503.889.0604

MICROTEL INN & SUITES BY WYNDHAM

MICROTEL INN AND SUITES

750 QUINCE ST
FLORENCE, OR 97439

#56467

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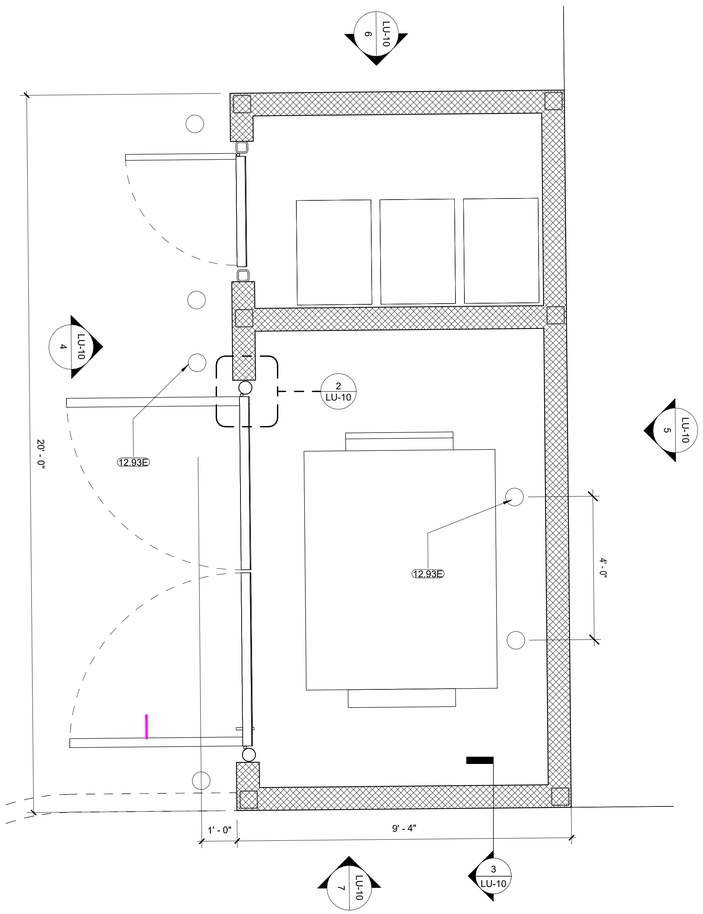
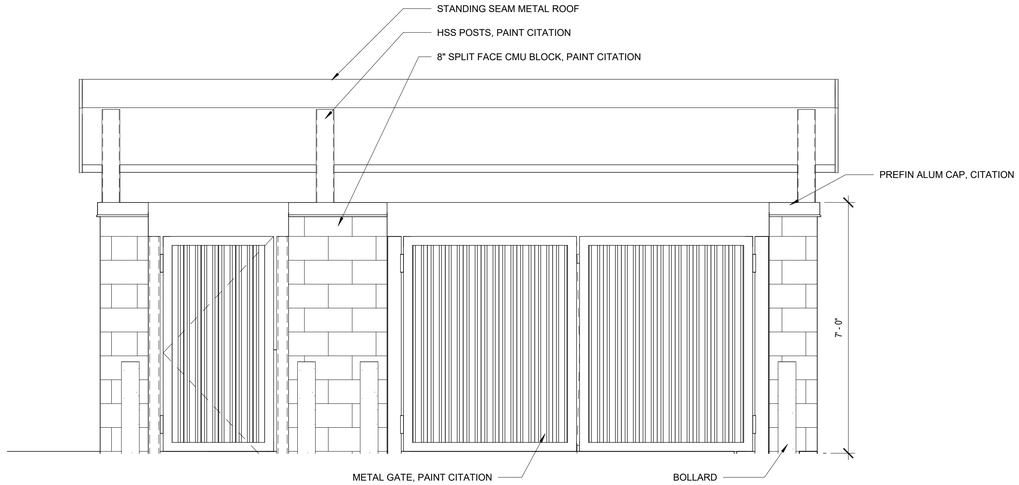
PROJECT NUMBER: 21-098

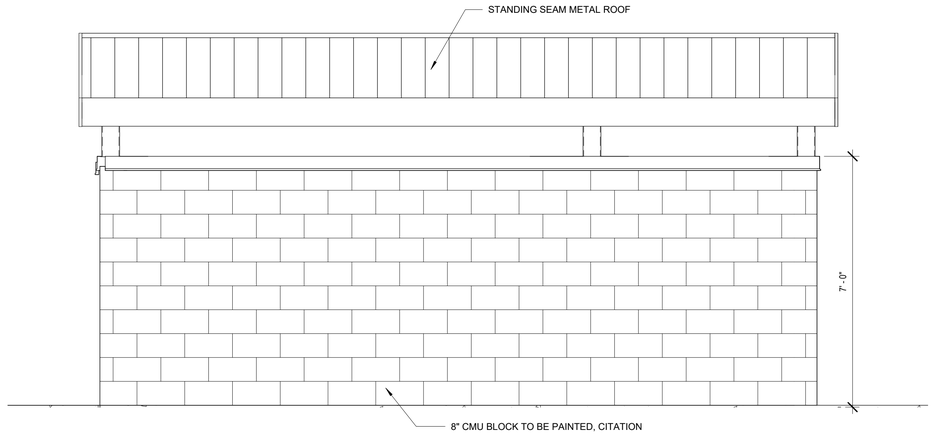
PERSPECTIVE



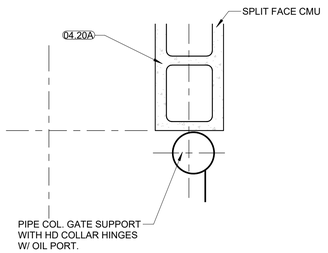
1 TRASH ENCLOSURE PLAN
SCALE | 1/2" = 1'-0"



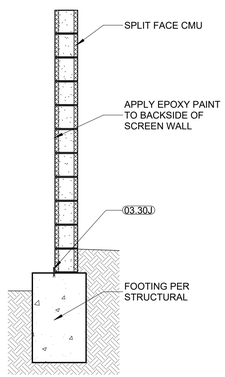
4 TRASH EAST ELEVATION
SCALE | 1/2" = 1'-0"



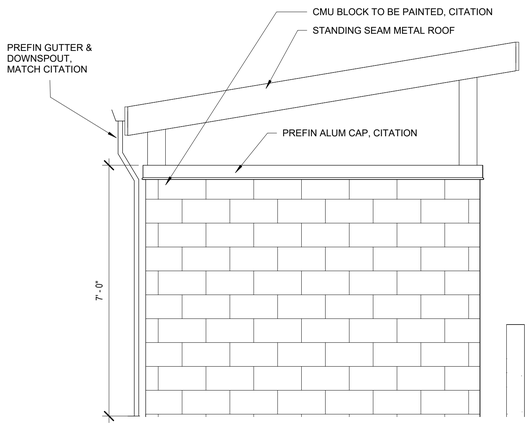
5 TRASH WEST ELEVATION
SCALE | 1/2" = 1'-0"



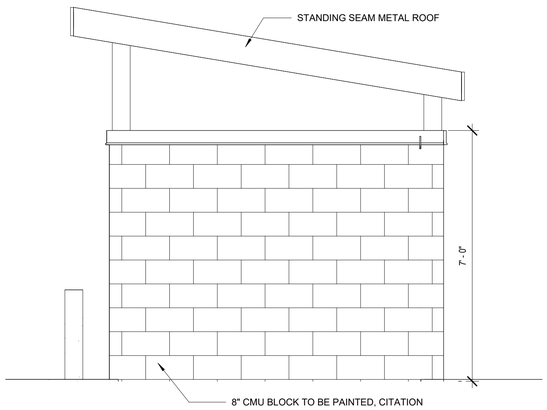
2 TRASH ENCLOSURE PLAN DETAIL
SCALE | 1 1/2" = 1'-0"



3 TRASH ENCLOSURE WALL SECTION
SCALE | 1/2" = 1'-0"



6 TRASH SOUTH ELEVATION
SCALE | 1/2" = 1'-0"



7 TRASH NORTH ELEVATION
SCALE | 1/2" = 1'-0"

WOODBLOCK ARCHITECTURE, INC.
827 SW SECOND AVENUE, SUITE 300
PORTLAND, OR | 97204 | P 503.889.0604

MICROTEL INN & SUITES BY WYNDHAM

MICROTEL INN AND SUITES
750 QUINCE ST
FLORENCE, OR 97439

#56467
LAND USE SUBMITTAL

REVISION DATES:

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LU-10

ISSUE DATE: 11/15/2024
PROJECT NUMBER: 21-098

TRASH ENCLOSURE

GENERAL PLANTING NOTES:

NOTE: THESE NOTES ARE GENERAL AND NOT ALL ITEMS LISTED BELOW APPLY TO THIS SITE.

1. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
2. IF THE SITE VARIES FROM THIS PLAN, NOTIFY THE OWNER'S AGENT BEFORE PROCEEDING.
3. THE PLANT LIST IS FOR REFERENCE ONLY. ALL QUANTITIES SHALL BE VERIFIED BY PLAN COUNT.
4. THE PLANT PITS ARE TO BE TWO TIMES THE WIDTH AND DEPTH OF THE ROOT BALL.
5. ALL NOXIOUS WEEDS SHALL BE REMOVE FROM THE ENTIRETY OF THE SITE PRIOR TO PLANTING. REFER TO CITY REQUIREMENTS FOR DISPOSAL.
6. ONCE THE FINISH GRADE HAS BEEN COMPLETED, THE CONTRACTOR SHALL OBTAIN A SOILS AGRONOMY REPORT FROM A&L WESTERN LABORATORY (503) 968-9225 OR OTHER APPROVED SOILS LABORATORY. SOIL PREPARATION SHALL BE AS STATED BELOW UNLESS THE SOIL AGRONOMY REPORT SPECIFIES OTHERWISE.
7. ALL FLATTED GROUNDCOVER AND LAWN AREAS SHALL HAVE AMENDMENTS ROTOTILLED INTO THE SOIL. SOIL AMENDMENTS SPECIFIED BELOW SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER TO A DEPTH OF 6" MIN. APPLICATION RATE IS PER 1000 SQ. FT.

   4 CU. YDS. NITROGEN STABILIZED REDWOOD, M FIR OR CEDAR SHAVINGS.
   25 LBS. SOIL SULFUR
   150 LBS. 5-3-1 GRO-POWER FERTILIZER
   25 LBS./CU. YD. AGRICULTURAL GYPSUM

THE ABOVE SOIL AMENDMENTS MAY BE CHANGED BASED ON THE RESULTS OF AN AGRICULTURAL ANALYSIS PERFORMED BY A SOILS TESTING FACILITY.

8. 50% COMPOST / 50% NATIVE SOIL SHALL BE USED FOR BACKFILL MIX FOR CONTAINER PLANTS. BACKFILL SHALL BE BLENDED UNIFORMLY WITH SOIL AMENDMENTS PRIOR TO PLANTING. IF SOILS TEST CONFIRMS UNSUITABLE SOILS, REMOVE NATIVE SOIL FROM PLANTING HOLE, AND REPLACE WITH APPROVED SOIL-COMPOST BLEND.
9. USE 20-10-15 TWO YEAR TIMED RELEASE FERTILIZER TABLETS AFTER PLANTING. (1/1 GAL; 2/5 GAL; 3/15 GAL; 8/24 GAL; 12/36" BOX)
10. TREAT ALL AREAS TO BE PLANTED WITH A PRE-EMERGENT HERBICIDE PER MANUFACTURERS INSTRUCTIONS.
11. BEFORE PLANTING, ALL BEDS SHALL BE GRADED TO A SMOOTH EVEN SURFACE, AND DEBRIS REMOVED. POSITIVE DRAINAGE SHALL BE MAINTAINED, AND NO LOW SPOTS WHERE WATER CAN COLLECT WILL BE ACCEPTED.
12. TREES PLANTED LESS THAN 5' FROM WALKS, CURBS OR WALL SHALL HAVE LINEAR ROOT BARRIERS INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. STAKE ALL TREES WITH TWO LODGE POLE STAKES OR GREEN METAL TEE POST STAKES. PLACE STAKES PERPENDICULAR TO THE WIND (NORTH AND SOUTH SIDES OF TRUNK) UNLESS OTHERWISE NOTED. DO NOT PIERCE THE ROOT BALL WITH THE STAKE. TIE WITH WIRE THROUGH A SECTION OF HOSE, OR OTHER APPROVED METHOD, TO PROTECT THE TRUNK. USE TWO TIES PER STAKE.
13. SHRUBS SHALL BE PLANTED AT LEAST 24-30" FROM SIDEWALKS AND DRIVEWAYS TO ALLOW FOR PLAN GROWTH AND NOT TO OVER GROW ONTO THE PAVED SURFACE.
14. BARK MULCH SHALL BE INSTALLED IN A 3" UNIFORM LAYER AFTER SOIL HAS BEEN FINISH GRADED AND TREATED WITH A PRE-EMERGENT HERBICIDE.
15. ROCK MULCH SHALL BE INSTALLED IN A 3" UNIFORM LAYER AFTER SOIL HAS BEEN FINISH GRADED AND TREATED WITH A PRE-EMERGENT HERBICIDE. USE WEED BARRIER FABRIC UNDER ALL ROCK MULCH.
16. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR 90 DAYS AFTER ACCEPTANCE BY OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THIS TIME WILL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
17. THE PLANTING SHALL BE MAINTAINED IN A HEALTHY CONDITION FOR 90 DAYS AFTER OCCUPANCY. ANY PLANTED AREAS SHALL BE WEED FREE AND WELL WATERED. REFER TO SPECIFICATION SECTION 32-0190 OPERATION & MAINTENANCE OF PLANTING FOR MAINTENANCE AND CLOSEOUT REQUIREMENTS.
18. ALL WORK SHALL CONFORM TO CITY OF FLORENCE SPECIFICATIONS AND REQUIREMENTS.

LANDSCAPE DRAWING INDEX:

Exhibit F

LANDSCAPE REQUIREMENTS:

LANDSCAPE CONSERVATION 10-34-2:

A) PRESERVATION AREA MINIMUM SETBACK - 5FT FROM NEW HARD-SURFACE & 10FT FROM NEW STRUCTURES
B) PROTECT DURING CONSTRUCTION
C) REMOVE ALL NOXIOUS WEEDS WITHIN PRESERVATION AREA

LANDSCAPE AREA AND PLANTING STANDARDS10-34-3-3:

A) PROVIDE (1) TREE PER 30 LIN.FT. ALONG ALL LOT LINES ADJACENT TO A STREET
B) PROVIDE (6) SHRUBS PER 30 LIN. FT. ALONG ALL LOT LINES ADJACENT TO A STREET
C) LIVING PLANT MATERIAL SHALL COVER MIN. 70% OF REQUIRED LANDSCAPE AREA WITHIN 5 YEARS
D) REQUIRED PLANT MATERIAL SHALL BE LOCATED WITHIN 20 FT. OF ANY LOT LINE ABUTTING A STREET.
E) REQUIRED TREES MAY BE LOCATED WITHIN RIGHT-OF-WAY

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

WOODBLOCK ARCHITECTURE, INC.
827 SW SECOND AVENUE, SUITE 300
PORTLAND, OR | 97204 | P 503.889.0604

P:\2021\21-088 Florence Microtel\Revit\Model\Export\ProtoTB-Microtel_logo.svg-6531131.png

MICROTEL INN AND SUITES
#56467
LAND USE SUBMITTAL
750 QUINCE ST
FLORENCE, OR 97439

REVISION DATES:

REGISTERED LANDSCAPE ARCHITECT
Stephanie A. Martell
OREGON
05/31/2017
PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES: 05/1/2025

L0.0

ISSUE DATE:NOVEMBER 2024
PROJECT NUMBER: 24.059

GENERAL LANDSCAPE NOTES

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	ACE FRA	Acer rubrum 'Franksred' / Red Sunset® Maple	---	4
	ACE AMS	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	---	16
	ACE ABZ	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	---	4
	ALN RUB	Alnus rubra / Red Alder	---	2
	COR RE5	Cornus sericea / Red Twig Dogwood	---	6
	COR BUD	Cornus sericea 'Budd's Yellow' / Budd's Yellow Twig Dogwood	---	6
	COR FL2	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	---	3
	ILE JA2	Ilex crenata / Japanese Holly	---	2
	MYR CAL	Myrica californica / Pacific Wax Myrtle	---	1
	PIC SIT	Picea sitchensis / Sitka Spruce	---	3
	PIN SHO	Pinus contorta / Shore Pine	---	7
	PSE DOU	Pseudotsuga menziesii / Douglas Fir	---	20

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	ARC WOO	Arctostaphylos uva-ursi 'Wood's Compact' / Wood's Compact Kinnikinnick	1 gal.	246
	COR KLS	Cornus sericea 'Kelseyi' / Kelsey's Dwarf Red Twig Dogwood	1 gal.	197
	ESC RED	Escallonia x 'Red Elf' / Red Elf Escallonia	1 gal.	17
	ESC FRP	Escallonia x exoniensis 'Fradesii' / Pink Princess Escallonia	1 gal.	148
	EUO ALA	Euonymus alatus / Burning Bush	3 gal.	9
	RHO MAC	Rhododendron macrophyllum / Pacific Rhododendron	5 gal.	31
	VER FDP	Veronica pinguifolia 'Sutherlandii' / Sutherland Hebe	1 year	158
	VER ERN	Veronica x franciscana 'Blue Gem' / Blue Gem Hebe	1 gal.	24
GRASSES				
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	88
	CAR OBN	Carex obnupta / Slough Sedge	1 gal.	267
	DES TUF	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	13
	JUN PA3	Juncus effusus pacificus / Pacific Rush	1 gal.	160
	MIS GMN	Miscanthus sinensis 'Gracillimus Nana' / Dwarf Eulalia Grass	1 gal.	64
	PEN BUN	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal.	118
PERENNIALS				
	AGA CHL	Agapanthus africanus 'Charlotte' / Charlotte African Lily	1 gal.	189

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS					
	FRA WOO	Fragaria vesca / Woodland Strawberry	1 gal.	18" o.c.	10,659 sf

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REVISION DATES:

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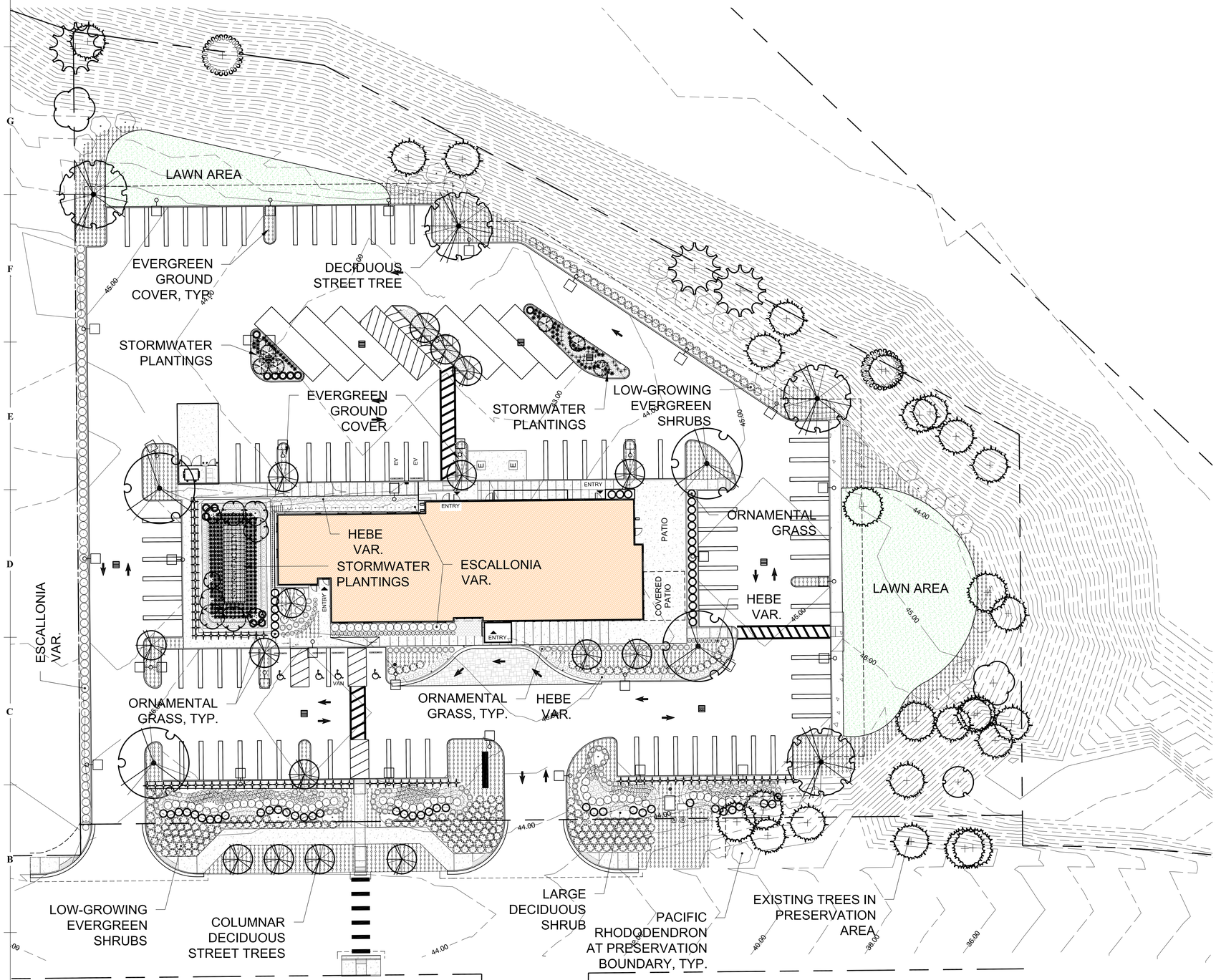
EXPIRES: 05/1/2025
PRELIMINARY
NOT FOR CONSTRUCTION
05/31/2017

L0.1

ISSUE DATE: NOVEMBER 2024
PROJECT NUMBER: 24.059

OVERALL PLANT SCHEDULE



TRUE NORTH / PLAN NORTH

1 / L1.1

OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 50' 100' 200'

SCALE: 1" = 50'

POST-DEVELOPMENT SITE COVERAGE TOTALS:

TOTAL SITE AREA: 139,896 SF = 3.21 ACRES

IMPERVIOUS TOTAL: 82,485 SF = 1.87 ACRES = 58.96%
- AC PAVING: 61,445 SF
- CONCRETE WALKS, PATIOS: 8,177 SF
- CONCRETE CURBS & MISC.: 3,252 SF
- BUILDING FOOTPRINT: 9,341 SF

PERVIOUS TOTAL: 57,411 SF = 1.32 ACRES = 41.04%

NOTES:
1. REFER TO PLANT SCHEDULE FOR SPECIFIC PLANTS, QUANTITIES, SIZE, SPACING, ETC. EXACT PLACEMENT TO BE IN THE FIELD WITH FINAL LAYOUT APPROVAL BY LANDSCAPE ARCHITECT.
2. PROVIDE LANDSCAPE EDGING AT ALL MULCH AND/OR GROUNDCOVER TRANSITIONS.
3. INSTALL 3/8" - 0", WASHED ROUND ROCK MULCH AT BUILDING FOUNDATION WITH LANDSCAPE EDGING BORDER, TYP.
4. PROVIDE BARK NUGGET MULCH AT ALL PLANTER LOCATIONS, UNLESS SPECIFIED OTHERWISE.
5. ALL PLANTING AREAS TO RECEIVE POP-UP SPRAY IRRIGATION, UNLESS SPECIFIED OTHERWISE. IRRIGATION TO BE MULTI-ZONE, WATER-WISE SYSTEM WITH RAIN SENSOR SHUT-OFF
6. NO IRRIGATION AT EXISTING PRESERVATION AREA

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L1.1

ISSUE DATE: NOVEMBER 2024
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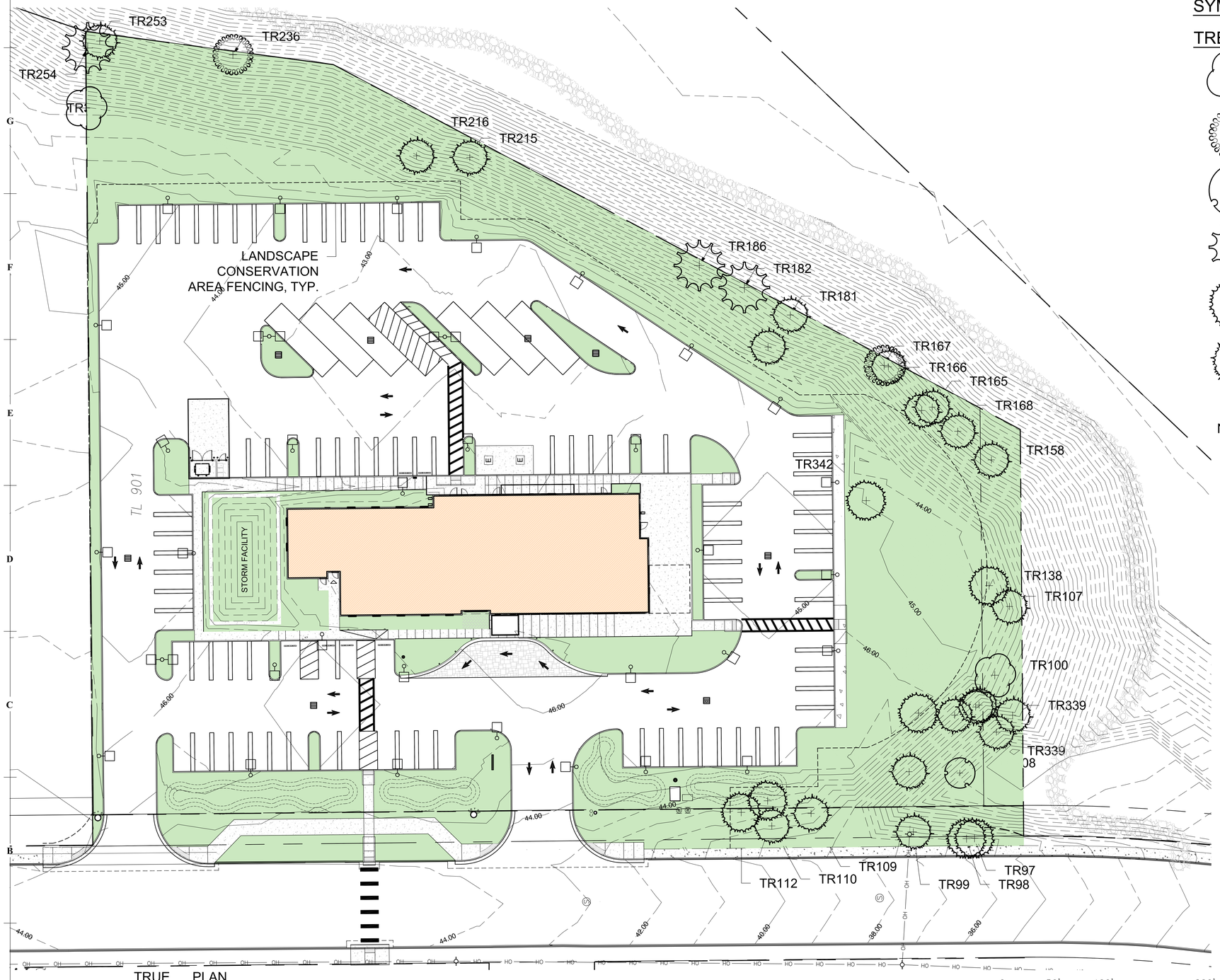
OVERALL LANDSCAPE PLAN



TRUE NORTH / PLAN NORTH

1 / L1.2

LANDSCAPE CONSERVATION PLAN

SCALE: 1" = 50'-0"

0 50' 100' 200'

SCALE: 1" = 50'

EXISTING TREES

SYMBOL	BOTANICAL / COMMON NAME	QTY
TREES		
	Alnus rubra / Red Alder	2
	Ilex crenata / Japanese Holly	2
	Myrica californica / Pacific Wax Myrtle	1
	Picea sitchensis / Sitka Spruce	3
	Pinus contorta / Shore Pine	7
	Pseudotsuga menziesii / Douglas Fir	21

NOTES:

1. CONTRACTOR TO REMOVE ALL DEAD, DISEASED, SPLIT, LEANING OR UNSTABLE TREES WITHIN THE LANDSCAPE PRESERVATION AREA/ PROPERTY LINE BOUNDARY
2. ALL MATURE TREES SHALL BE TRIMMED AND PRUNED AS APPROPRIATE TO MAINTAIN HEALTHY GROWTH AND PUBLIC SAFETY.
3. DO NOT DISTURB ANY VEGETATION OR MATURE TREES OUTSIDE PROPERTY LINE UNLESS NOTED OTHERWISE ON THIS PLAN.
4. CONTRACTOR TO REMOVE ALL NOXIOUS WEEDS WITHIN PRESERVATION AREA / PROPERTY LINE AND FOLLOW CITY / STATE GUIDELINES FOR DISPOSAL.

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LAND USE SUBMITTAL

REVISION DATES:

REGISTERED LANDSCAPE ARCHITECT
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Stephanie A. Martell
OREGON
05/31/2017
EXPIRES: 05/1/2025

L1.2

ISSUE DATE: NOVEMBER 2024
PROJECT NUMBER: 24.059

LANDSCAPE CONSERVATION PLAN

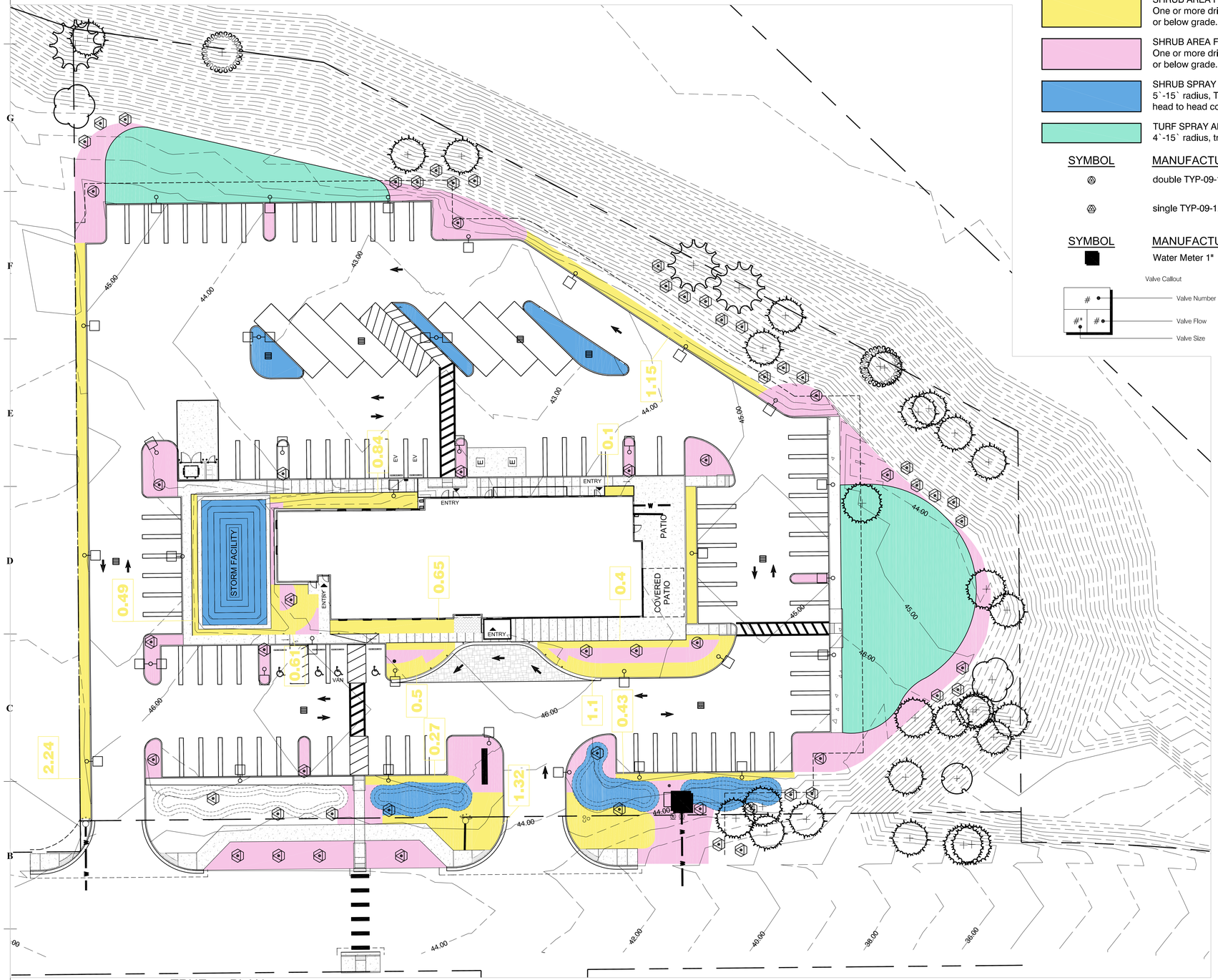
IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY One or more drip emitters per plant, with drip tubing either above or below grade. 60% or less foliage coverage of the planted area.	7,648 s.f.	0.15 in/h	25	12
	SHRUB AREA FOR DRIP EMITTERS - MEDIUM DENSITY One or more drip emitters per plant, with drip tubing either above or below grade. 90% or less foliage coverage of the planted area.	10,622 s.f.	0.25 in/h	25	28
	SHRUB SPRAY - PRECISION 5`-15` radius, Toro Precision Spray Series, triangular spaced, head to head coverage.	5,140 s.f.	1.2 in/h	30	64
	TURF SPRAY AREA 4`-15` radius, triangular spaced, head to head coverage.	9,491 s.f.	1.9 in/h	30	187

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	double TYP-09-12 Drip Ring	8
	single TYP-09-12 Drip Ring	51

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Water Meter 1"	1

Valve Callout



TRUE NORTH / PLAN NORTH

1 / IR1.0

OVERALL IRRIGATION PLAN

SCALE: 1" = 50'-0"

0 50' 100' 200'

SCALE: 1" = 50'

UNDERGROUND SERVICE ALERT

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IR1.0

ISSUE DATE: NOVEMBER 2024
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OVERALL LANDSCAPE PLAN

CIVIL SHEET INDEX

GENERAL NOTES

1. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN A COPY OF THE RULES BY CALLING THE CENTER.

   NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987.
   STAT. AUTH.: ORS 757.542 THROUGH ORS 757.562 AND ORS 757.993.

2. THE CONTRACTOR SHALL CONTACT 'ONE CALL' FOR UTILITY LOCATES PRIOR TO EXCAVATION. (1-800-332-2344)

3. OVERHEAD ELECTRICAL DISTRIBUTION SYSTEMS MAY NOT BE SPECIFICALLY INDICATED ON THE DRAWINGS BUT MAY EXIST ON THE SITE.

4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PROJECT DESIGN SPECIFICATIONS AND DRAWINGS. THESE DRAWINGS SHALL BE COORDINATED AND USED IN CONJUNCTION WITH THE TECHNICAL SPECIFICATIONS AND APPROVED SUBMITTALS.

5. UTILITY CONSTRUCTION SHALL CONFORM TO CITY STANDARDS.

6. PROPERTY AND RIGHT OF WAY LINES SHOWN IN THIS PLAN SET ARE APPROXIMATE AND BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL OBTAIN TEMPORARY CONSTRUCTION ACCESS OR PERMISSION FROM PRIVATE LAND OWNERS PRIOR TO ENTERING PRIVATE PROPERTY.

GENERAL ABBREVIATIONS

AC	PAVEMENT	MJ	MECHANICAL JOINT
BLDG	BUILDING	NG	NATURAL GAS
BM	BENCH MARK		
BOW	BACK OF WALK	OF	OVERFLOW
CB	CATCH BASIN	PED	PEDESTAL
CTR	CENTER		
CW	CITY WATER (POTABLE)	ROW	RIGHT OF WAY
CWN	CITY WATER (NONPOTABLE)	RT	RIGHT
D	DRAIN	SD	STORM DRAIN
DI	DUCTILE IRON	SE	SPOT ELEVATION
		SS	SANITARY SEWER
EC	END CURVE	STA	STATION
EL	ELEVATION	SW	SIDEWALK
EOC	EDGE OF CONCRETE		
EOG	EDGE OF GRAVEL	TBC	TOP BACK OF CURB
EOP	EDGE OF PAVEMENT	TG	TOP OF GRATE
EX	EXISTING	TOE	TOP OF SLOPE
		TOP	TOP OF BANK
FH	FIRE HYDRANT	TOC	TOP OF CURB
FL	FLOWLINE	TRANS.	TRANSITION
		TYP	TYPICAL
GV	GATE VALVE	TW	TOP OF WALL
HDPE	HIGH DENSITY POLYETHYLENE PIPE	UNO	UNLESS NOTED OTHERWISE
IE	INVERT ELEVATION	V	VENT
IP	IRON PIPE	VAC	VACUUM
		VC	VENT (CHEMICAL)
LIP	LIP OF GUTTER		
LT	LEFT	WM	WATER METER
		WV	WATER VALVE
MH	MANHOLE		

EXISTING FEATURE LEGEND

SYMBOL LEGEND

SANITARY SEWER MANHOLE (S)
STORM DRAIN MANHOLE (D)
CATCH BASIN
WATER VALVE (WV)
WATER METER (W)
FIRE HYDRANT
CLEANOUT (CO)
POWER POLE
GUY ANCHOR
POWER PEDESTAL (E)
TELEPHONE PEDESTAL (T)
SURVEY MARKER

MAIL BOX (MB)
AIR RELEASE VALVE
BLOW OFF VALVE
PROFILE SERVICE LATERAL CROSSING (SVC)
PROFILE TELEPHONE LINE CROSSING (TEL)
PROFILE ELECTRICAL LINE CROSSING (ELE)
PROFILE WATERLINE CROSSING (WTR)
PROFILE SANITARY SEWER CROSSING (SS)
PROFILE STORM DRAIN CROSSING (SD)
TREE/SHRUB
STREET SIGN

LINETYPE LEGEND

WATER LINE	W W W
STORM DRAIN	SD SD SD
SANITARY SEWER	SS SS SS
ELECTRICAL	E E E
OVER HEAD LINE	OH OH OH
TELEPHONE LINE	T T T
GAS LINE	GAS GAS
TREELINE	
EDGE OF PAVEMENT	
RIGHT OF WAY	
CONTOURS	230

HATCH LEGEND

CONCRETE
PAVEMENT
GRANULAR MATERIALS SUCH AS CRUSHED ROCK OR GRAVEL
NATURAL GROUND
WETLANDS
BUILDING

NEW FEATURE LEGEND

SYMBOL LEGEND

SANITARY SEWER MANHOLE (S)
STORM DRAIN MANHOLE (D)
CATCH BASIN/ AREA DRAIN

LINETYPE LEGEND

WATER LINE	W W W
STORM DRAIN	SD SD SD
SANITARY SEWER	SS SS SS
ELECTRICAL	E E E
OVER HEAD LINE	OH OH OH
TELEPHONE LINE	T T T
GAS LINE	GAS GAS
CONTOURS	230

HATCH LEGEND

CONCRETE
PAVEMENT
GRANULAR MATERIALS SUCH AS CRUSHED ROCK OR GRAVEL

GRADING LEGEND

CUT OR FILL SLOPE-ARROWS POINT DOWN SLOPE
GRADING SLOPE: 2 HORIZONTAL:1 VERTICAL (2:1)
EXISTING GRADE SPOT ELEVATION (210.0±)
FINISH GRADE SPOT ELEVATION (210.0)

Exhibit E

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

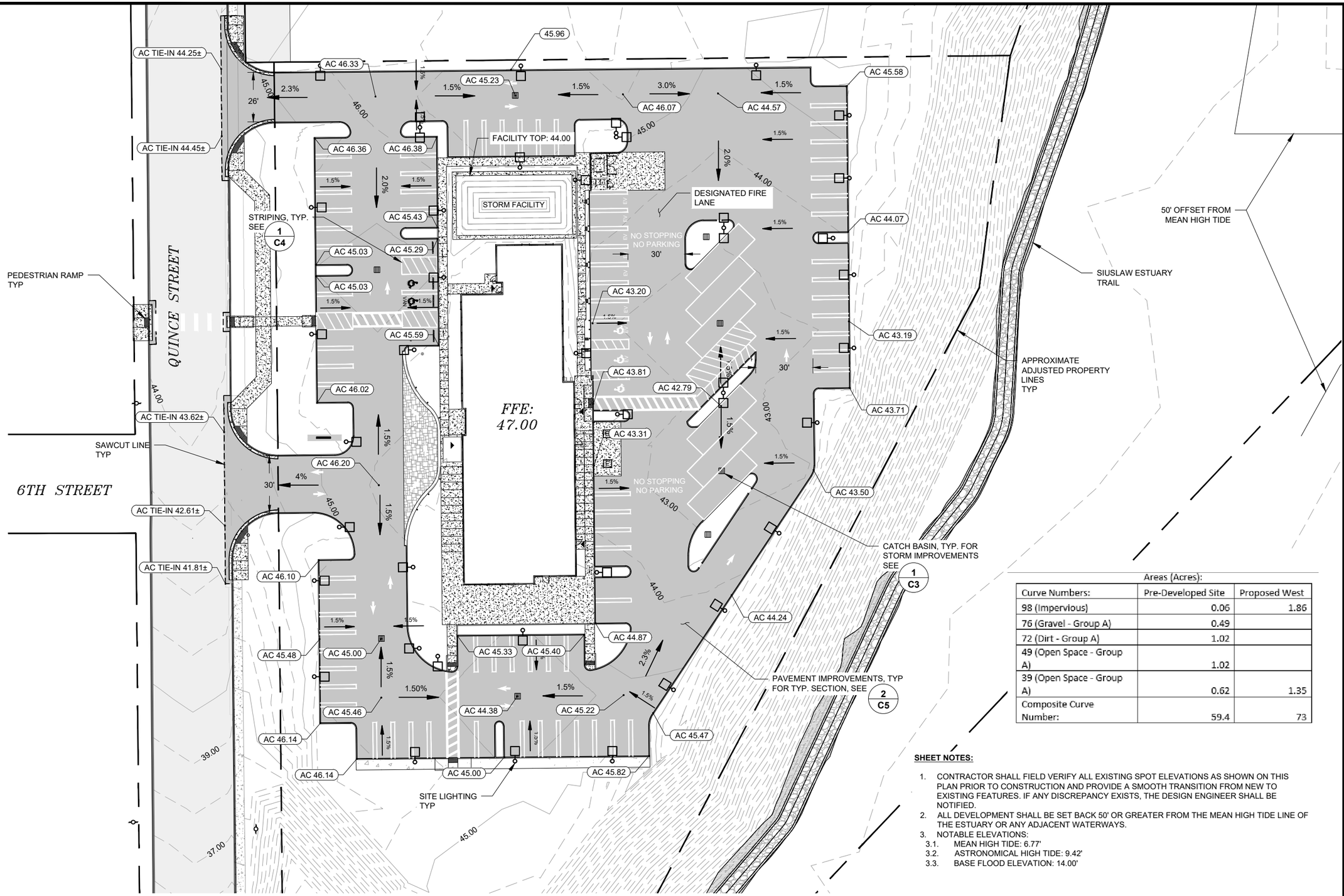
WOODBLOCK ARCHITECTURE
QUINCE DR., FLORENCE, LANE COUNTY, OR

WINDHAM MICROTEL

GENERAL NOTES, ABBREVIATIONS, + SHEET INDEX

Sheet No. C1

Date NOV 2024



PLAN SCALE
25 0 12.5 25 50
1"=50'

1/C2 SITE GRADING PLAN

N

Areas (Acres):

Curve Numbers:	Pre-Developed Site	Proposed West
98 (Impervious)	0.06	1.86
76 (Gravel - Group A)	0.49	
72 (Dirt - Group A)	1.02	
49 (Open Space - Group A)	1.02	
39 (Open Space - Group A)	0.62	1.35
Composite Curve Number:	59.4	73

SHEET NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SPOT ELEVATIONS AS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION AND PROVIDE A SMOOTH TRANSITION FROM NEW TO EXISTING FEATURES. IF ANY DISCREPANCY EXISTS, THE DESIGN ENGINEER SHALL BE NOTIFIED.
2. ALL DEVELOPMENT SHALL BE SET BACK 50' OR GREATER FROM THE MEAN HIGH TIDE LINE OF THE ESTUARY OR ANY ADJACENT WATERWAYS.
3. NOTABLE ELEVATIONS:
   - 3.1. MEAN HIGH TIDE: 6.77'
   - 3.2. ASTRONOMICAL HIGH TIDE: 9.42'
   - 3.3. BASE FLOOD ELEVATION: 14.00'

PRELIMINARY

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609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No. 2204-165

WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

PRELIMINARY SUBMITTAL

SITE GRADING PLAN

Sheet No. C2
Date NOV 2024

ADJUSTED HYDRANT

CB RM = 45.23
12" IE = 43.23

SEE ARCH SHEETS FOR FENCING/SCREENING TYP

INFLOW TO STORMWATER FACILITY

STORM FACILITY

CURB CUTS INTO MODIFIED RAIN GARDEN SEE 2/C8

PROTECT BLOWOFF IN PLACE

CB RM = 44.51
12" IE = 42.42

AREA DRAIN
TG = 42.16
12" IE = 39.89

NO STOPPING
NO PARKING

CB RM = 42.17
12" IE = 40.03

QUINCE STREET

RELOCATE EXISTING HYDRANT

FFE: 47.00

TRANSFORMER LOCATIONS

CB RM = 42.25
12" IE = 40.25

6TH STREET

RELOCATE CLEANOUT TO PROPERTY LINE

SS SERVICE CONNECTION

WTR SERVICE CONNECTIONS

AREA DRAIN
TG = 42.35
12" IE = 40.35

EX SS MH RM 43.09

EX SS CO RM 43.09

CURB CUTS INTO MODIFIED RAIN GARDEN SEE 2/C8

COMBINED FIRE SERVICE VAULT W/ FDC & DOMESTIC DOUBLE-CHECK

CB RM = 44.99
12" IE = 42.99

AREA DRAIN, TYP.
SEE DETAIL 3/C5

DESIGNATED FIRE LANE

NEW HYDRANT

DOMESTIC & IRRIGATION LINES & METERS

12" PVC D3034 STORM LINE TYP ALL

TYPE 3 INLET TYP ALL SEE 1/C7

CB RM = 44.38
12" IE = 42.38

NEW TAP FOR HYDRANT

SITE LIGHTING TYP

50' OFFSET FROM MEAN HIGH TIDE

APPROXIMATE ADJUSTED PROPERTY LINES TYP

50' OFFSET FROM MEAN HIGH TIDE

Areas (Acres):

Curve Numbers:	Pre-Developed Site	Proposed West
98 (Impervious)	0.06	1.86
76 (Gravel - Group A)	0.49	
72 (Dirt - Group A)	1.02	
49 (Open Space - Group A)	1.02	
39 (Open Space - Group A)	0.62	1.35
Composite Curve Number:	59.4	73

SHEET NOTES:

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   - 3.3. BASE FLOOD ELEVATION: 14.00'

PLAN SCALE
25 0 12.5 25 50
1"=50'

1/C3 UTILITY PLAN

N

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

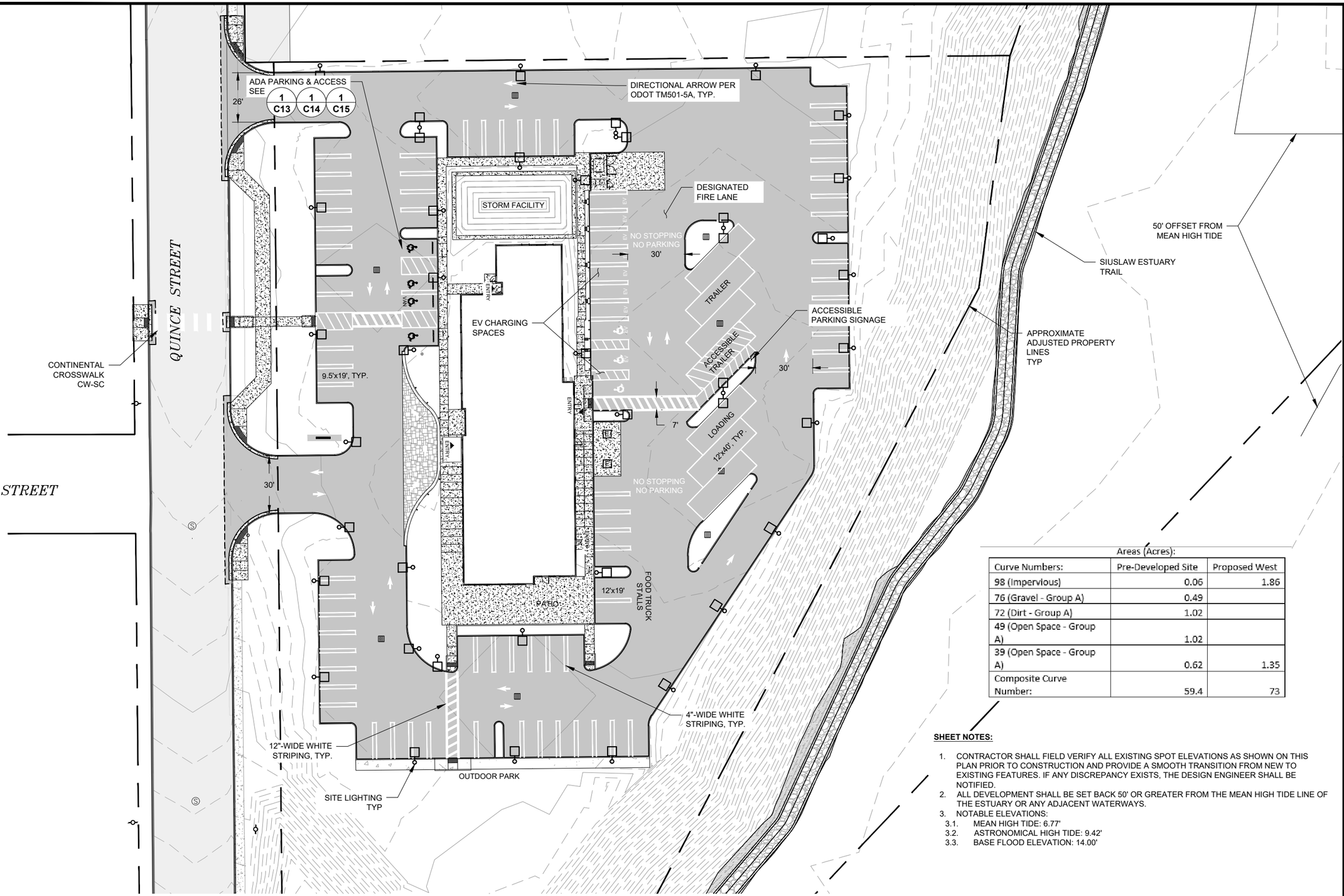
WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

PRELIMINARY SUBMITTAL

UTILITY PLAN

Sheet No. C3

Date NOV 2024



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39 (Open Space - Group A)	0.62	1.35
Composite Curve Number:	59.4	73

SHEET NOTES:

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PLAN SCALE
25 0 12.5 25 50
1"=50'

1 / C4 STRIPING PLAN

N

PRELIMINARY

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541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

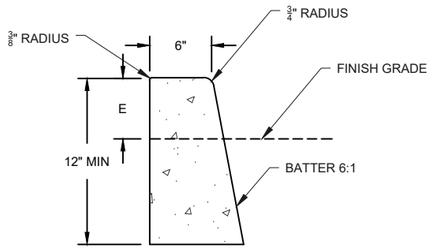
WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

PRELIMINARY SUBMITTAL

STRIPING PLAN

Sheet No. C4

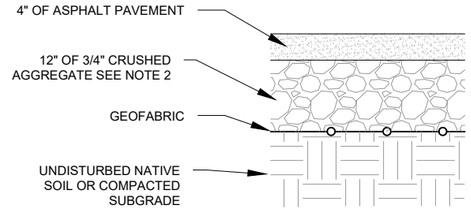
Date NOV 2024



NOTES:

1. CURB EXPOSURE E = 6" TO 9' AS MEASURED VERTICALLY FROM FLOWLINE TO HIGHEST POINT ON CURB. VARY AS SHOWN ON PLANS OR AS DIRECTED.
2. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING. AT POINTS OF TANGENCY, AND AT ENDS OF DRIVEWAYS.
3. CONSTRUCT CONTRACTION JOINTS AT 15' MAX SPACING AND AT ENDS OF EACH INLET AND CURB RAMP.
4. TOPS OF ALL CURBS SHALL SLOPE TOWARDS ROADWAY AT 1.5% MAX (2% FINISHED SURFACE SLOPE) UNLESS OTHERWISE SHOWN OR DIRECTED.

1 / C5 — STANDARD CURB
SCALE: NTS

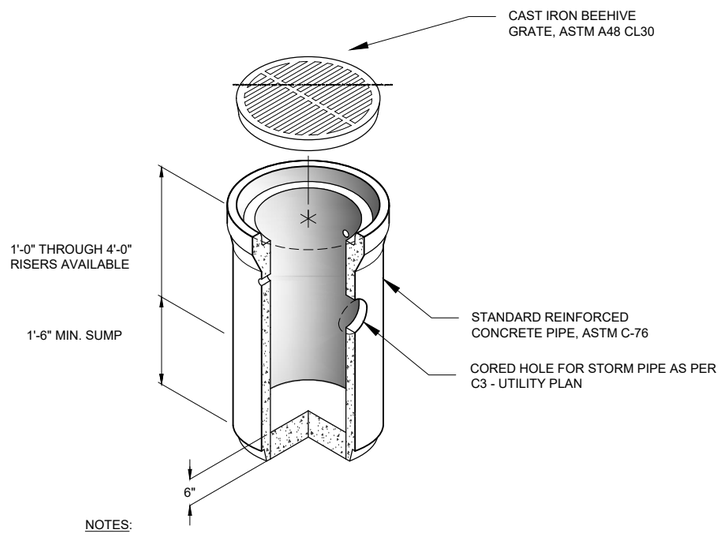


NOTES:

1. CONTRACTOR TO PROVIDE SMOOTH TRANSITION FROM NEW AC PAVEMENT TO EXISTING PAVEMENT.
2. SALVAGE EXISTING AGGREGATE BASE LAYER FROM EXISTING SITE WHEN AVAILABLE AND INSTALL ADDITIONAL AGGREGATE AS NECESSARY TO COMPLETE 12" DEPTH.

2 / C5 — ASPHALT PAVEMENT TYP. SECTION
SCALE: NTS

AREA DRAIN - DIMENSIONAL DATA									
INSIDE DIAMETER (in.)	OUTSIDE DIAMETER (in.)	WALL THICKNESS (in.)	BELL O.D. (in.)	BELL DEPTH (in.)	GRATE DIAMETER (in.)	GRATE THICKNESS (in.)	WEIGHT PER FOOT (lbs.)	BASE SLAB (lbs.)	MAXIMUM HOLE SIZE (in.)
18"	24 1/2"	3 1/4"	27 5/8"	3 3/4"	22 3/8"	3 1/2"	225 lbs.	135 lbs.	12"
24"	31 1/2"	3 3/4"	35 5/8"	3 7/8"	29"	2 3/4"	340 lbs.	235 lbs.	18"



NOTES:
1. GRATES SET INTO BELL / GROOVE RECESS.

3 / C5 — INFLOW/OUTLFOW RISER
SCALE: NTS

PRELIMINARY

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609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

WYNDHAM MICROTEL
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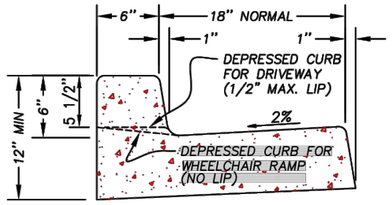
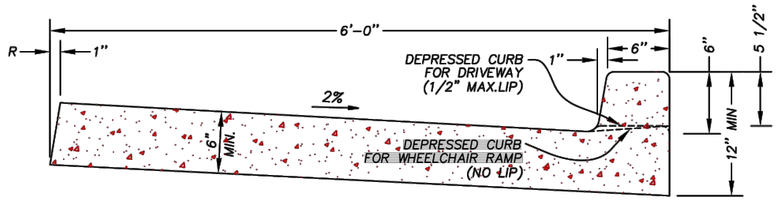
CIVIL DETAILS

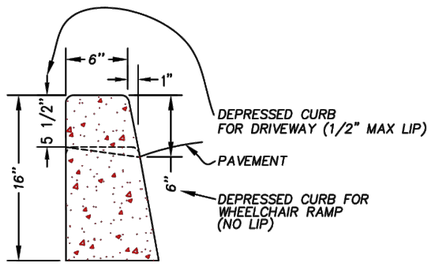
Sheet No. C5
Date NOV 2024



TYPICAL STANDARD CURB & GUTTER



TYPICAL WIDE CURB & GUTTER



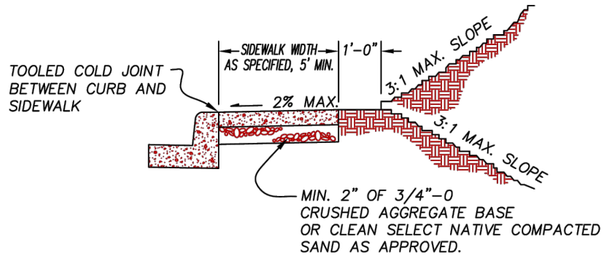
TYPICAL VERTICAL (STRAIGHT) CURB

CITY OF FLORENCE STANDARD DRAWING

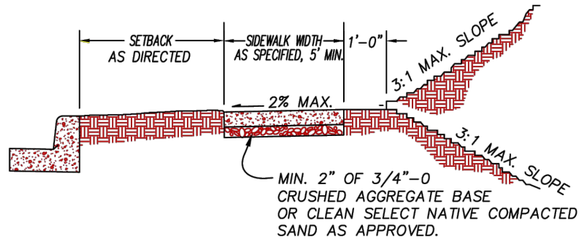
CURB AND GUTTER

DATE:	DRAWING NO.
REV–10–25–12	F–203

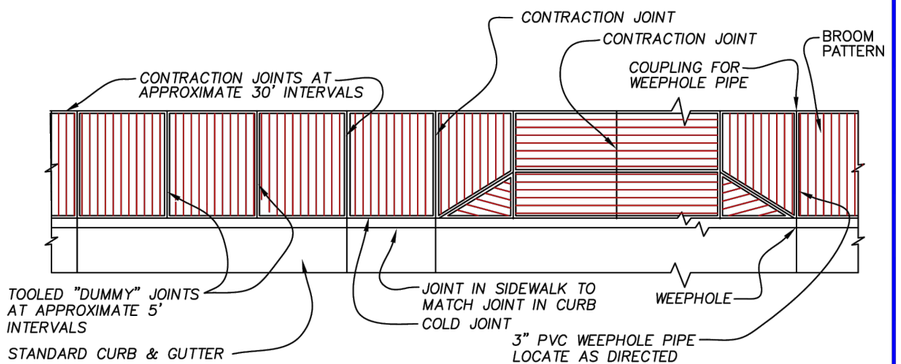
FILENAME: F–203.DWG



TYPICAL CURBSIDE CROSS SECTION



TYPICAL SETBACK CROSS SECTION



TYPICAL PLAN VIEW

NOTE:

1. SIDEWALKS 8 FEET AND WIDER SHALL HAVE A LONGITUDINAL CONTRACTION JOINT AT THE MIDPOINT.
2. CONCRETE DEPTH FOR STANDARD SIDEWALKS SHALL BE NOMINAL 4" MIN.; THICKNESS IN DRIVEWAY SHALL MATCH EXISTING DRIVEWAY.
3. CONCTETE STRENGTH SHALL BE 3300 PSI MIN.

CITY OF FLORENCE STANDARD DRAWING

SIDEWALK

DATE:	DRAWING NO.
REV–10–25–12	F–205

FILENAME: F–205.DWG

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Checked By: SDL
Project No: 2204-165

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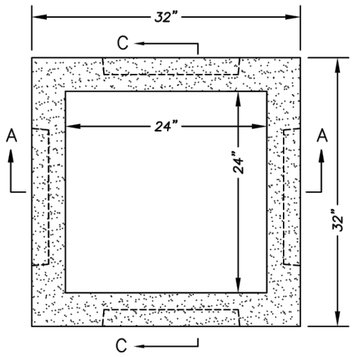
PRELIMINARY SUBMITTAL

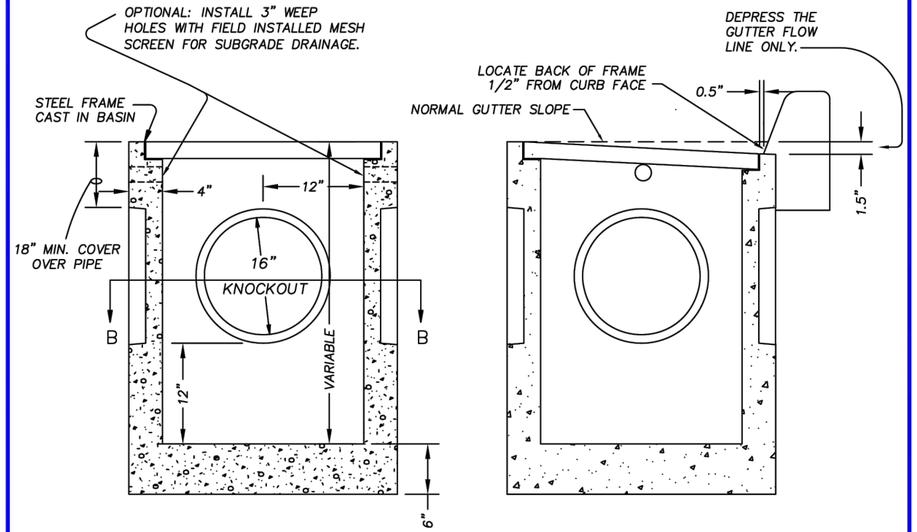
CIVIL DETAILS

Sheet No. C6

Date NOV 2024



SECTION B–B



SECTION A–A

SECTION C–C

NOTES:

1. CATCH BASIN & GRATE SHALL MEET H20 LOADING
2. CONCRETE STRENGTH SHALL BE 3000 PSI
3. PRECAST WALLS SHALL BE A MINIMUM OF 4" THICK.
4. SEE DRW 305B FOR FRAME AND GRATE
5. DEPRESS GUTTER FLOWLINE AND TRANSITION GUTTER AS SHOWN IN DRW. 305C PERSPECTIVE VIEW.

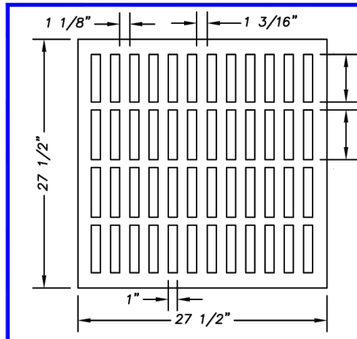
CITY OF FLORENCE STANDARD DRAWING

TYPE '3' CATCH BASIN

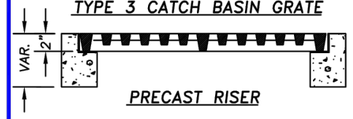
DATE: MARCH 2007

DRAWING NO. F–305a

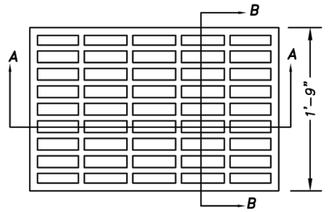
FILENAME: F–305a.DWG



TYPE 3 CATCH BASIN GRATE

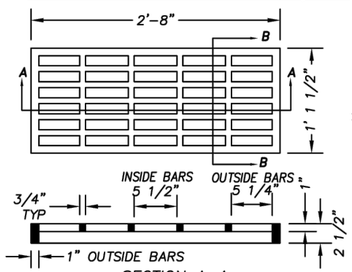


PRECAST RISER



SECTION A–A

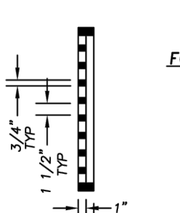
G–1 CATCH BASIN – 1 EACH/UNIT



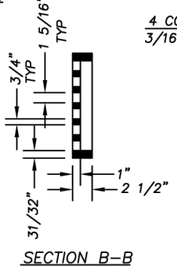
SECTION A–A

G–2 CATCH BASIN 2 EACH/UNIT

CAST IRON GRATES



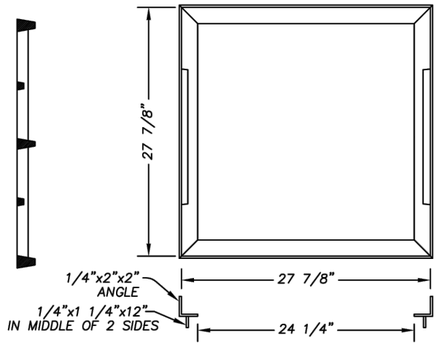
SECTION B–B



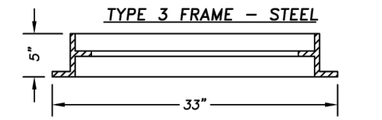
SECTION B–B

NOTES:

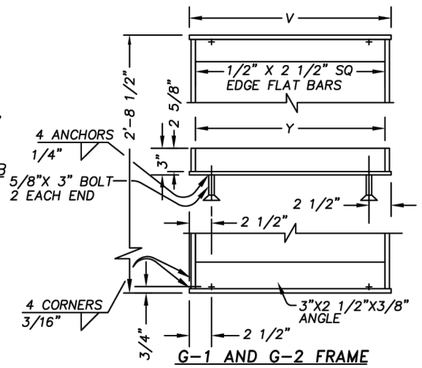
CATCH BASIN, FRAME AND GRATES SHALL MEET H20 LOADING



TYPE 3 FRAME – STEEL



OPTIONAL CAST IRON FRAME FOR A MORTAR–ON TYPE 3 CATCH BASIN



G–1 AND G–2 FRAME

INLET TYPE	V	Y
G–1, CG–1	1'–10 3/4"	1'–9 3/8"
G–2, CG–2	2'–4 3/4"	2'–3 3/8"

CITY OF FLORENCE STANDARD DRAWING

FRAMES AND GRATES G–1, G–2, TYPE 3

DATE: MARCH 2007

DRAWING NO. F–305b

FILENAME: F–305b.DWG

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

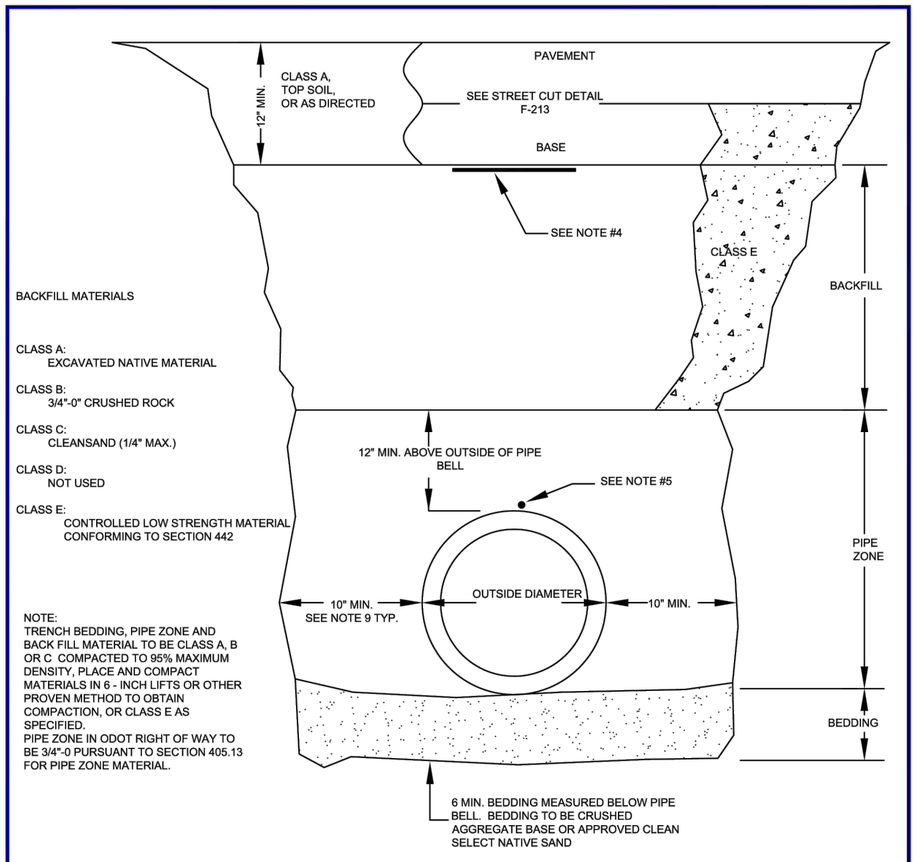
WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

PRELIMINARY SUBMITTAL

CIVIL DETAILS

Sheet No. C7

Date NOV 2024



NOTE:
1. SURFACING OF PAVED AREAS SHALL COMPLY WITH STREET CUT STANDARD DRAWING F-213.

2. CENTER PIPE LINE IN TRENCH.

3. PLACE FULL LENGTH OF PVC PIPE ON FIRM, UNIFORM, COMPACTED SUBGRADE AND EXCAVATE FOR PIPE BELLS.

4. PLACE DETECTION TAPE ABOVE PIPE BETWEEN SUBGRADE AND BASE.

5. PLACE TRACER WIRE ON TOP OF PIPE AND HOLD IN PLACE WITH DUCT TAPE AT 10' INTERVALS OR WRAP WIRE AROUND PIPE. DETECTABLE MARKING WIRE SHALL BE NO 12 AWG, MINIMUM, SOLID COPPER WITH COLORED POLYETHYLENE INSULATION - BLUE FOR WATER AND GREEN FOR SEWER (TYP.).

6. SUBMIT DETECTION WIRE CONTINUITY AND ISOLATION TESTS, PRESSURE TESTS, AND BACTERIOLOGICAL TESTS TO ENGINEER. SUBMIT TESTS PRIOR TO SURFACE RESTORATION WORK WHEN POSSIBLE.

7. EXCEPT AS NOTED ALL WORK TO CONFORM TO OREGON 2008 STANDARD SPECIFICATIONS.

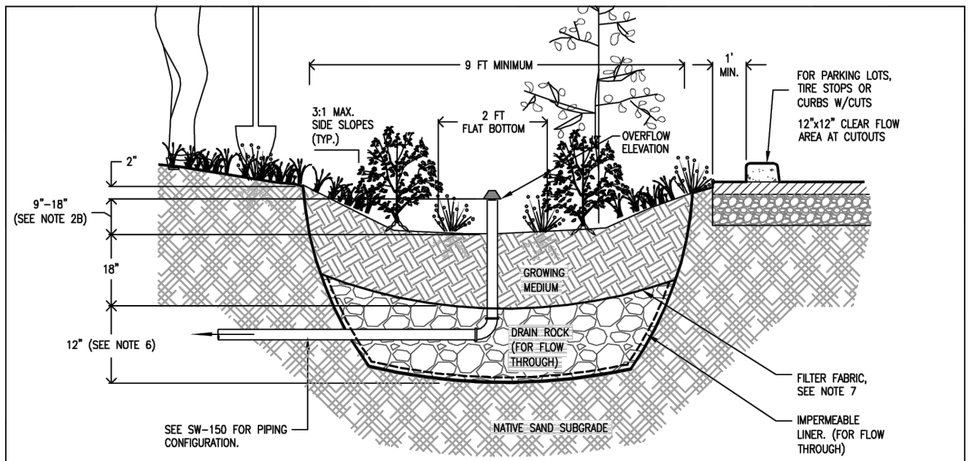
8. IN HIGH GROUND WATER AREAS OR AS REQUIRED, PROVIDE 3/4"-0 CRUSHED ROCK TO THE DEPTH NEEDED TO STABILIZE THE PIPE BEDDING SO AS TO PROVIDE A FIRM UNYIELDING SUBGRADE SUITABLE FOR LAYING PIPE.

9. SEE ODOT DRAWING RD300 TABLE A FOR WORK IN HIGHWAY RIGHT OF WAY.

CITY OF FLORENCE STANDARD DRAWING

UTILITY TRENCH

DATE:	DRAWING NO.
MAY–2011	F–301



1. Provide protection from all vehicle traffic, equipment staging, and foot traffic in proposed infiltration areas prior to, during, and after construction.

2. Dimensions:
   a. Width of basin: 9' minimum.
   b. Depth of basin (from top of growing medium to overflow elevation); Simplified: 12", Presumptive: 9"-18".
   c. Flat bottom width: 2' min.
   d. Side slopes of basin: 3:1 maximum.

3. Setbacks (from midpoint of facility):
   a. Infiltration basins must be 10' from foundations and 5' from property lines.
   b. Flow-through swales must be lined with connection to approved discharge point according to SWDM Section 2.1.

4. Overflow:
   a. Overflow required for Simplified Approach.
   b. Inlet elevation must allow for 2" of freeboard, minimum.
   c. Protect from debris and sediment with strainer or grate.

5. Piping: shall be ABS Sch.40, cast iron, or PVC Sch.40. 3" pipe required for up to 1,500 sq ft of impervious area, otherwise 4" min. Piping must have 1% grade and follow the Uniform Plumbing Code.

6. Drain rock:
   a. None required for infiltration basin
   b. Size for flow-through basin: ¾" washed

7. Separation between drain rock and growing medium: Use filter fabric (see SWDM Exhibit 2-5).

8. Growing medium:
   a. 18" minimum
   b. See Appendix B for specification.

9. Vegetation: Follow landscape plans otherwise refer to plant list in SWDM Appendix G. Minimum container size is 1 gallon. # of plantings per 100sf of facility area):
   a. Zone A (wet): 115 herbaceous plants OR 100 herbaceous plants and 4 shrubs
   b. Zone B (moderate to dry): 1 tree AND 3 large shrubs AND 4 medium to small shrubs.
   The delineation between Zone A and B shall be either at the outlet elevation or the check dam elevation, whichever is lowest.

10. Install washed pea gravel or river rock to transition from inlets and splash pad to growing medium.

11. Inspections: Call City of Florence Public Works (541) 997-4106 to schedule appropriate inspections.

- DRAWING NOT TO SCALE -

STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

CITY OF FLORENCE PUBLIC WORKS DEPARTMENT 989 Spruce Street Florence, OR 97439 Phone: 541-997-4106	- Simplified / Presumptive Design Approach -	NUMBER
DATE: 11-30-10	Rain Garden	SW-140

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

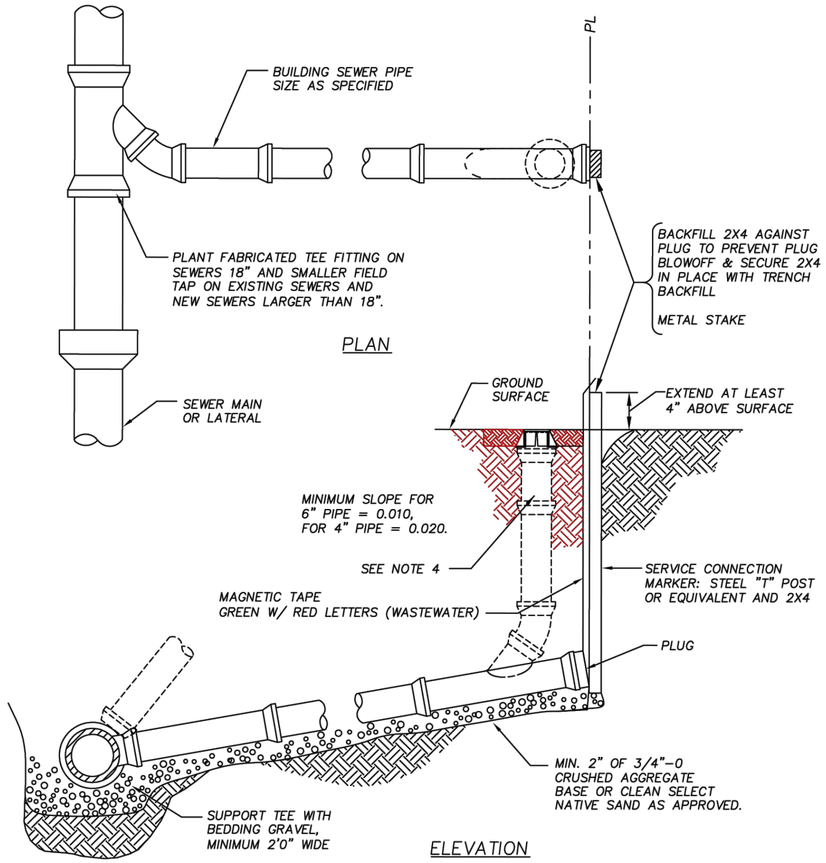
Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

PRELIMINARY SUBMITTAL

CIVIL DETAILS

Sheet No. C8
Date NOV 2024



NOTES:

1. PIPE AND FITTINGS SHALL BE COMPATIBLE. ONLY MANUFACTURED FITTINGS SHALL BE USED. 3034 PIPE OR EQUAL SHALL BE USED.
2. MINIMUM DEPTH AT RIGHT OF WAY OR EASEMENT LINE SHALL BE 4 FEET.
3. MARKER POSTS AND BLOCKING SHALL BE TREATED WOOD. POST SHALL BE 2" X 4" FIR. POST TO EXTEND 4" MINIMUM ABOVE FINISH GRADE AND EXPOSED AREA SHALL BE PAINTED GREEN.
4. A CLEANOUT SHALL BE INSTALLED WHEN REQUIRED, W/ CAST IRON COVER. SEE FIGURE F-310 & FIGURE F-310A.
5. LAY BUILDING SEWER AT MAX. 45° FROM HORIZONTAL TO ACHIEVE REQUIRED DEPTH AT PROPERTY LINE WHEN MINIMUM SLOPE RESULTS IN EXCESSIVE DEPTH.

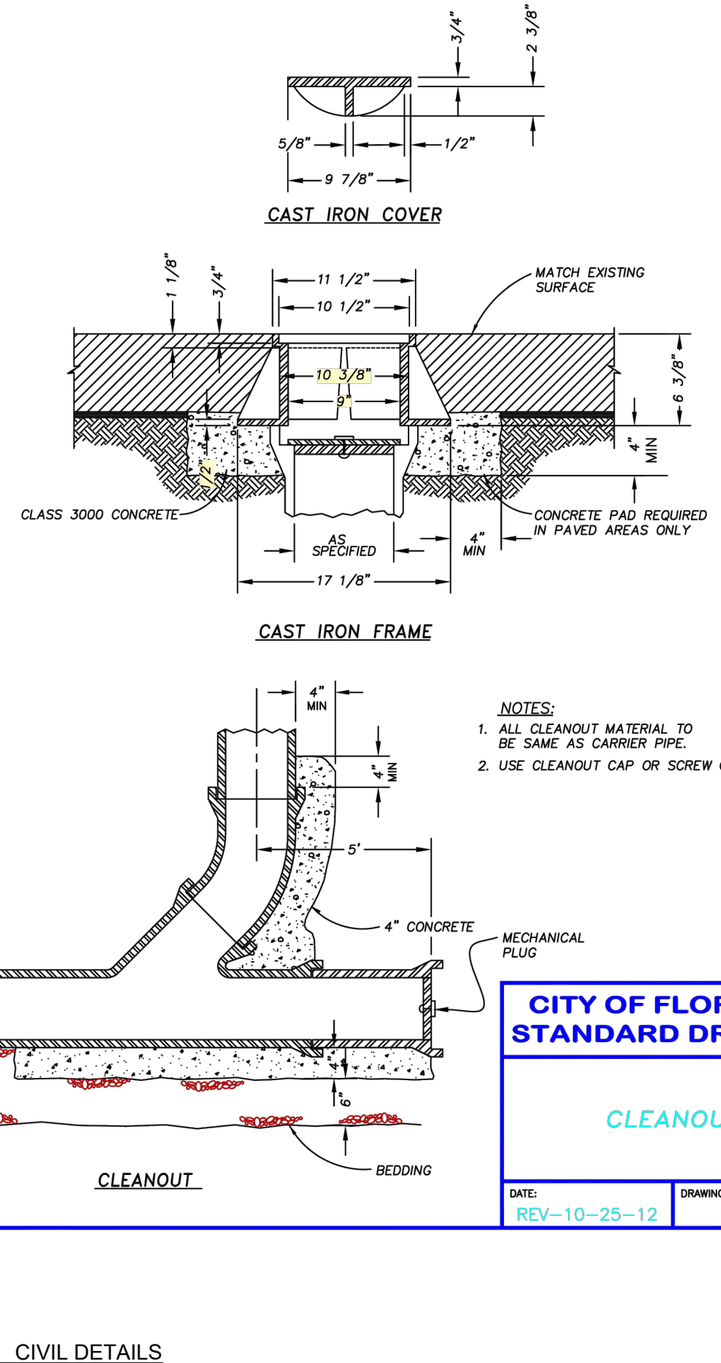
CITY OF FLORENCE STANDARD DRAWING

SEWER SERVICE DETAIL

REV: 12-01-11

DATE: 08-01-01

DRAWING NO. F-308



NOTES:

1. ALL CLEANOUT MATERIAL TO BE SAME AS CARRIER PIPE.
2. USE CLEANOUT CAP OR SCREW CAP.

CITY OF FLORENCE STANDARD DRAWING

CLEANOUT

DATE: REV-10-25-12

DRAWING NO. F-310

PRELIMINARY

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Newport, Oregon 97365
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Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

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QUINCE DR., FLORENCE, LANE COUNTY, OR

PRELIMINARY SUBMITTAL

CIVIL DETAILS

Sheet No. C9

Date NOV 2024

(HORIZONTAL) BEARING AREA OF THRUST BLOCKS IN SQUARE FEET									(VERTICAL) VOLUME OF THRUST BLOCK IN CUBIC YARDS			
FITTING SIZE	TEE, WYE, DEAD END & HYDRANT	STRADDLE BLOCK	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN A–1	TEE PLUGGED ON RUN A–2	45° BEND	22-1/2° BEND	11-1/4° BEND	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4	1.0	1.6	1.4	1.9	1.4	1.0	---	---	---	---	---	---
6	2.1	3.7	3.0	4.3	3.0	1.6	1.0	---	1.3	---	---	---
8	3.8	6.5	5.3	7.6	5.4	2.9	1.5	1.0	2.3	1.1	---	---
10	5.9	10.2	8.4	11.8	8.4	4.6	2.4	1.2	3.7	1.8	---	---
12	8.5	14.7	12.0	17.0	12.0	6.6	3.4	1.7	5.5	2.8	1.2	---
14	11.5	---	16.3	23.0	16.3	8.9	4.6	2.3	7.6	3.9	1.7	---
16	15.0	26.1	21.3	30.0	21.3	11.6	6.0	3.0	9.9	5.1	2.3	0.9
18	19.0	---	27.0	38.0	27.0	14.6	7.6	3.8	---	---	---	---
20	23.5	40.8	33.3	47.0	33.3	18.1	9.4	4.7	---	---	---	---
24	34.0	58.8	48.0	68.0	48.0	26.2	13.6	6.8	---	---	---	---

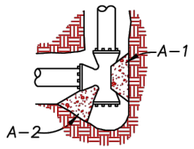
NOTES:

1. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:

   BEARING AREA = (TEST PRESSURE / 150) x (2000 / SOIL BEARING STRESS) x (TABLE VALUE)

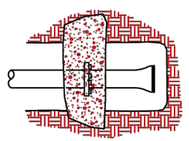
2. ABOVE VOLUMES BASED ON TEST PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE = 4050 POUNDS PER CUBIC YARD. TO COMPUTE FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION:

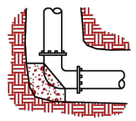
   VOLUME = (TEST PRESSURE / 150) x (TABLE VALUE)

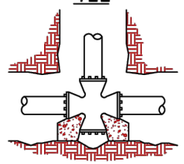


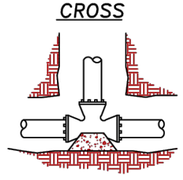
TEE

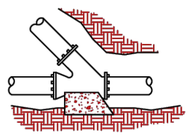

CROSS

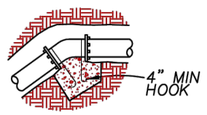

STRADDLE BLOCK


BEND


CROSS


TEE


WYE



VERTICAL BEND

RODS FOR VERTICAL BENDS		
FITTING SIZE	ROD SIZE	EMBEDMENT
12" AND LESS	#6	30"
14"–16"	#8	36"

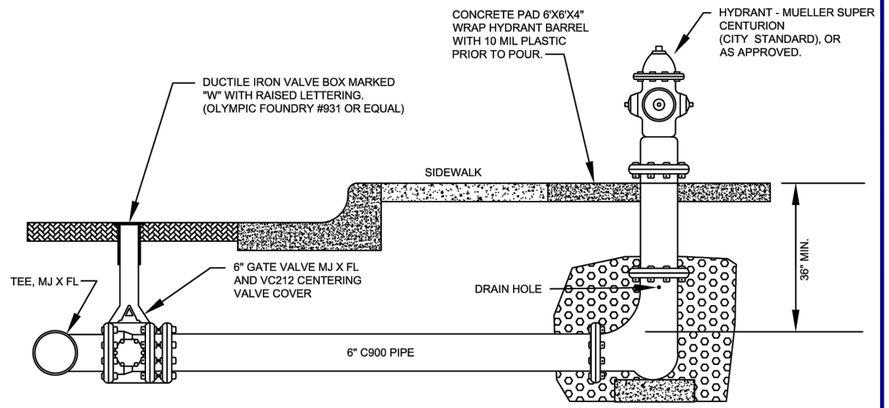
NOTES:

1. CONCRETE BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. ALL CONCRETE TO BE CLASS 2400 MINIMUM.
3. INSTALL ISOLATION MATERIAL BETWEEN PIPE AND/OR FITTINGS BEFORE POURING CONCRETE BLOCKING.
4. CONCRETE SHALL BE KEPT CLEAR OF ALL JOINTS AND ACCESSORIES.
5. TIE RODS SHALL BE DEFORMED, GALVANIZED, STEEL, 60,000 PSI TENSILE STRENGTH.

CITY OF FLORENCE STANDARD DRAWING

THRUST BLOCKING

DATE: SEPTEMBER 2011 | DRAWING NO. F–401



NOTES:

1. ALL JOINTS TO BE RESTRAINED WITHOUT THE USE OF THRUST BLOCKS.
2. JOINT RESTRAINT SYSTEM SHALL BE SERIES 2000 PVC BY EBBA IRON, OR APPROVED EQUAL.
3. CONTRACTOR TO SELECT HYDRANT BARREL LENGTH APPROPRIATE FOR DEPTH OF BURY.
4. EXTENSIONS WILL BE ALLOWED ONLY WHERE DEPTH OF BURY EXCEEDS MANUFACTURERS LONGEST HYDRANT BARREL.
5. SUPPORT HYDRANT ON 8" x 8" x 16" CONCRETE BLOCK
6. BACKFILL WITH WASHED ROCK OR PEA GRAVEL WRAPPED IN GEOTEXTILE FABRIC TO 6" ABOVE DRAIN HOLE.
7. MAINTAIN 36 - INCH MINIMUM CLEARANCE AROUND HYDRANT.
8. WHEN PLACED ADJACENT TO CURB, HYDRANT PORT SHALL BE 24" FROM FACE OF CURB.
9. NO JOINTS ALLOWED IF HYDRANT LINE IS LESS THAN 18 - FEET IN LENGTH.
10. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO INSURE BREAKAWAY
11. FLANGE AND SAFETY COLLAR ARE IN CORRECT POSITIONS.
12. MAINTAIN A MINIMUM OF 5 - FEET CLEARANCE FROM DRIVEWAYS, MAINTAIN 5 - FEET BEHIND FACE OF CURB IN PARKING LOTS OR ZONES AND PROVIDE BOLLARDS FACING TRAFFIC IN PARKING LOTS WITH CURBS.
13. HYDRANT PUMPER PORT SHALL FACE DIRECTION OF ACCESS.
14. FIRE HYDRANT SPACING SHALL COMPLY WITH THE FIRE CODE REQUIREMENT OR 500 - FEET MINIMUM ON DISTRIBUTION MAINS.
15. PLACE 24"X24"X4" CONCRETE PAD AROUND ALL VALVE BOXES OUTSIDE OF PAVED AREAS.
16. VALVE BOX EXTENSION TO BE PVC ASTM D 3034 OR EQUAL.
17. PAINT HYDRANT WITH DEVOE BAR-OX ENAMEL PAINT GLOSS SAFETY YELLOW OR APPROVED EQUAL PER MANUFACTURERS RECOMMENDATION.
18. CENTERING VALVE COVER TO BE VC212 BY 3 DIMENSIONAL CONTRACTING OR EQUAL

CITY OF FLORENCE STANDARD DRAWING

HYDRANT INSTALLATION

DATE: MAY–2011 | DRAWING NO. F–402

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

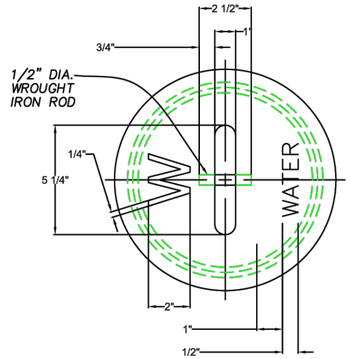
Designed By: SDL | Drawn By: SDL & CSK | Checked By: SDL
Project No. 2204-165

WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

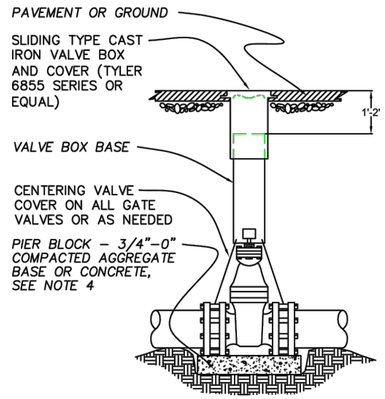
PRELIMINARY SUBMITTAL

CIVIL DETAILS

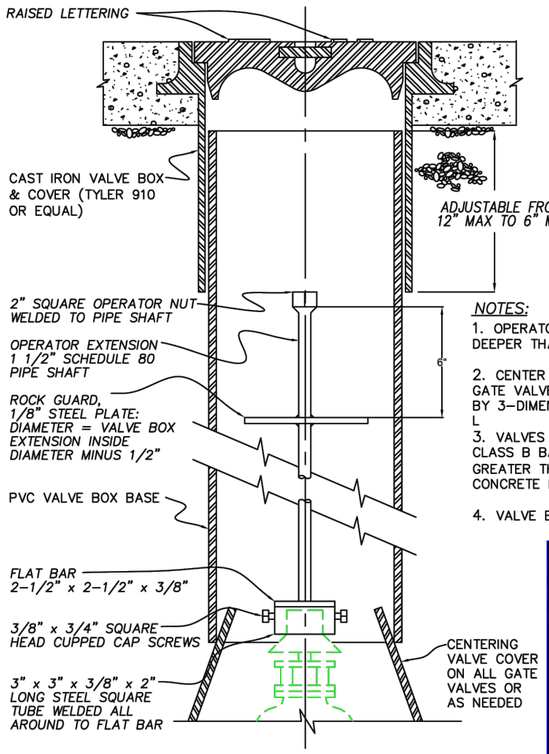
Sheet No. C10
Date NOV 2024



COVER PLAN



VALVE BOX ASSEMBLY DETAIL



VALVE BOX EXTENSION SECTION

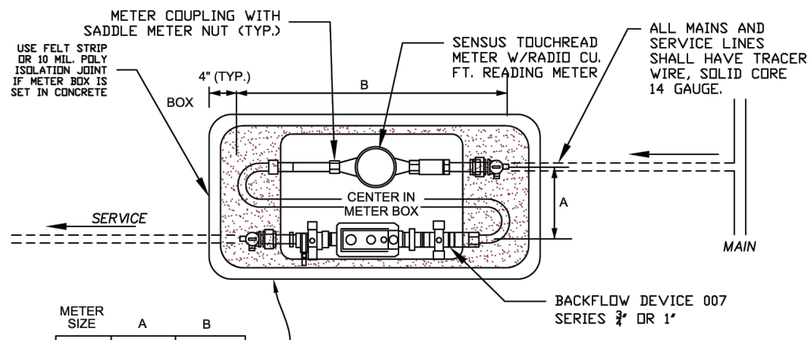
NOTES:

1. OPERATOR EXTENSION REQUIRED WHEN VALVE NUT IS DEEPER THAN 4 FEET FROM FINISH GRADE.
2. CENTER VALVE BOX ON AXIS OF OPERATOR NUT. GATE VALVES REQUIRE VC212 CENTERING VALVE COVER BY 3–DIMENSIONING CONTRACTING OR EQUAL.
   L
3. VALVES 12" AND SMALLER SHALL BE PROVIDED WITH CLASS B BASE ON UNDISTURBED GROUND. VALVES GREATER THAN 12" SHALL BE INSTALLED ON PRECAST CONCRETE PIER BLOCK.
4. VALVE BOX BASE SHALL BE PVC (ASTM D3034).

CITY OF FLORENCE STANDARD DRAWING

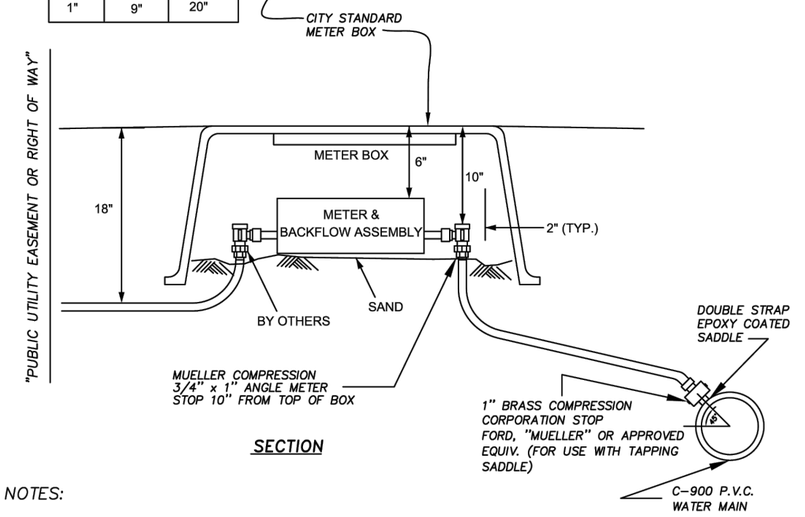
VALVE BOX & OPERATOR EXTENSION ASSEMBLY

DATE:	DRAWING NO.
DEC–2011	F–403



METER SIZE	A	B
3/4"	8"	17"
1"	9"	20"

PLAN



SECTION

NOTES:

1. CONTRACTOR TO INSTALL/METER BOX AND ANGLE METER STOP. METER & BACKFLOW PREVENTION ASSEMBLY WILL BE SET BY CITY UPON REQUEST.
2. METER BOXES SHALL NOT BE INSTALLED WITHIN SIDEWALK OR PAVED AREAS.
3. APPROVED WATER METER BOXES:
   CHRISTY BOX – FL36TBOC18, LID – FL360D
   ARMORCAST: BOX – 17X30X18 FIBERGLASS
   LID – 1730 POLYMER WITH CAST IRON METER READER
4. METER BOX GERNERALLY SET 4" MIN. BEHIND CURB OR SIDEWALK OR BEHIND CURB WHEN SIDEWALK IS PROPERTY TIGHT.
5. CITY STANDARD "MUELLER" BRASS FITTINGS OR EQUIVALENT.

CITY OF FLORENCE STANDARD DRAWING

TYPICAL WATER SERVICE WITH METER AND BACKFLOW ASSEMBLY

DATE:	DRAWING NO.
9–23–11	F–408–1

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

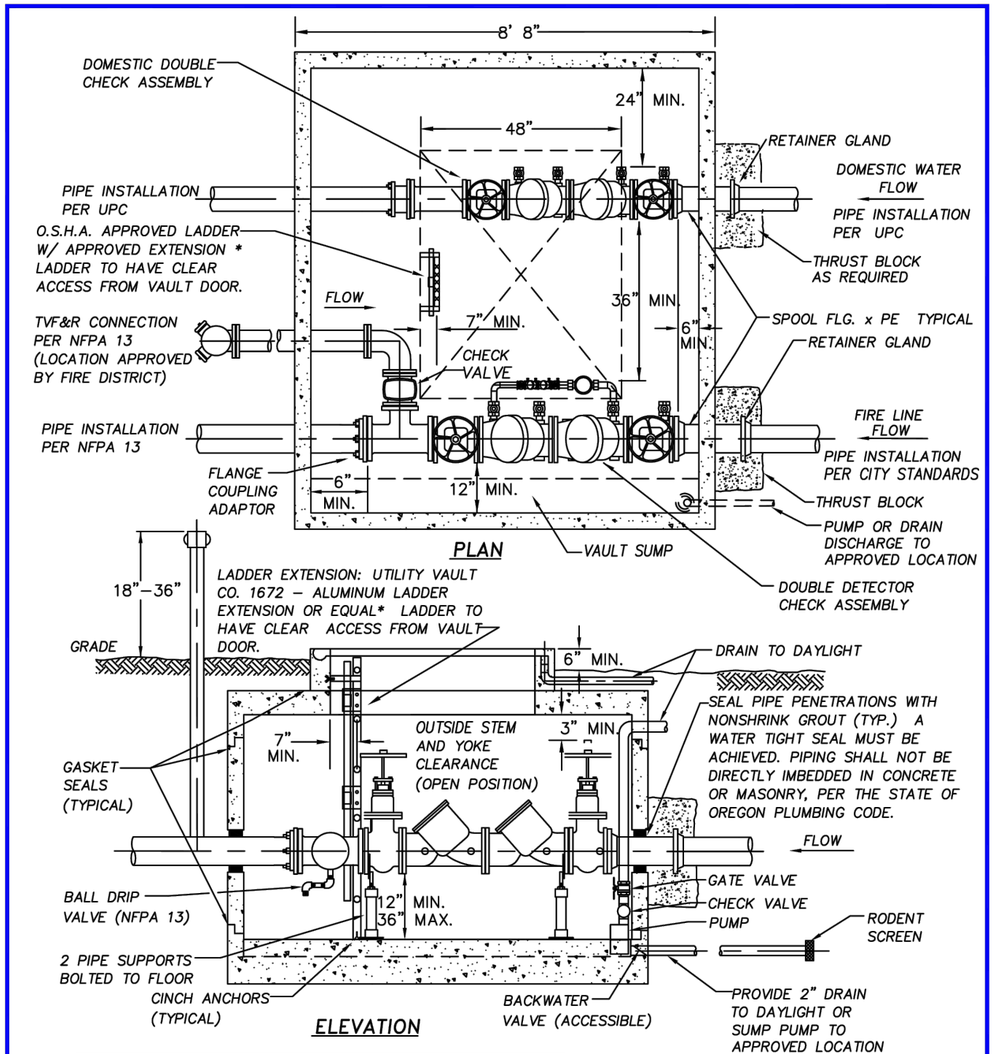
WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

PRELIMINARY SUBMITTAL

CIVIL DETAILS

Sheet No. C11

Date NOV 2024



FIRE LINE DOUBLE DETECTOR CHECK SIZE	VAULT, UTILITY VAULT OR EQUAL *	VAULT DOOR, BILCO OR EQUAL *
4" – 6"	810–LA	CHD–11AL
8" & LARGER	BY ENGINEER	BY ENGINEER

FOR LARGER FIRE LINE SIZES CONSULT WITH CITY CROSS CONNECTION INSPECTOR

*CITY ENGINEER APPROVED EQUAL

CITY OF FLORENCE STANDARD DRAWING

COMBINATION FIRE SERVICE VAULT AND DOMESTIC DOUBLE–CHECK

DATE: MARCH 2007

DRAWING NO. F–414b

FILENAME: F–414b.DWG

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

PRELIMINARY SUBMITTAL

CIVIL DETAILS

Sheet No. C12

Date NOV 2024

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

MINIMUM STANDARD DOUBLE-ACCESSIBLE PARKING SPACE
(ONE VAN-ACCESSIBLE DESIGNATION REQUIRED)

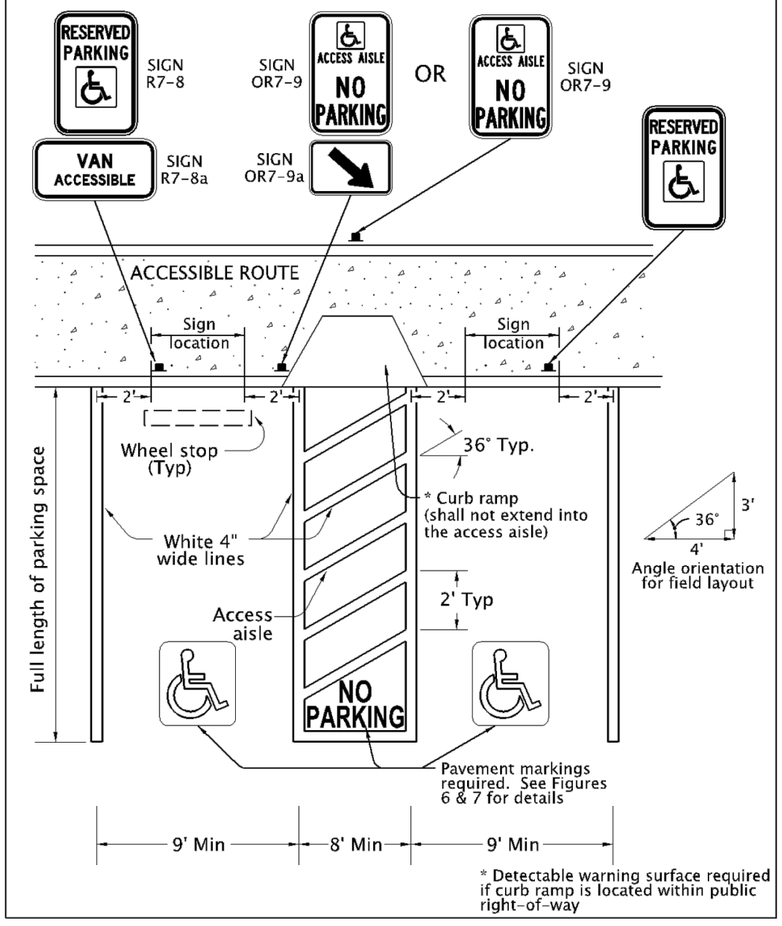
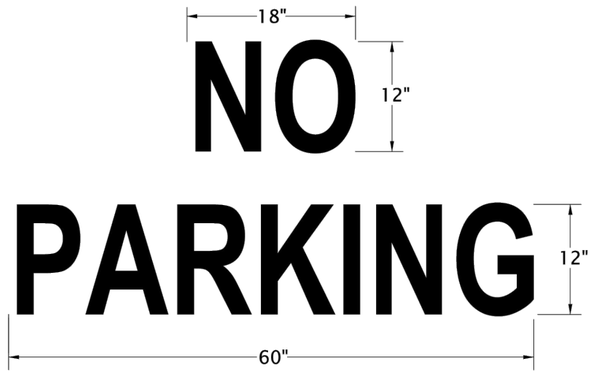


Figure 2

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

PAVEMENT MARKING LEGEND



Pavement Marking Legend: White or Yellow, Retroreflective

The "No Parking" pavement marking is used to designate an access aisle reserved for persons use parking with a DMV permit. This marking shall be required for all access aisles next to accessible parking spaces. Engineering judgement should be used for placement location to give best visual location to prevent illegal use of access aisle. Yellow may be used instead of white to increase contrast between access aisle white lines and the "No Parking" legend.

Figure 7

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

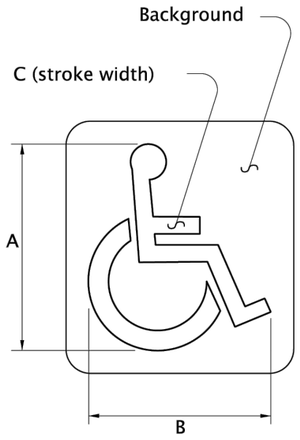
PRELIMINARY SUBMITTAL

CIVIL DETAILS

Sheet No. C13
Date NOV 2024

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

PAVEMENT MARKING STENCIL



Pavement Marking Background: Optional: Blue, Retroreflective

Pavement Marking Stencil: White, Retroreflective

LEGEND	DIMENSIONS (INCHES)						
	A	B	C	D	E	F	G
MINIMUM	28	24	3				
STANDARD	41	36	4				

The pavement marking stencil shall be used to designate an accessible parking area reserved for vehicles with DMV permits.

Figure 6

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

SIGN DESIGN

SIGN NO. R7-8

Sign Background: White, Retroreflective sheeting

Sign Legend: Green, Retroreflective sheeting

Sign Symbol: White on Blue, Retroreflective sheeting

Refer to Standard Highway Signs book for details.

The Disabled Person parking sign is used to designate a parking area reserved for vehicles with DMV permit as stated.

Figure 8

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

PRELIMINARY SUBMITTAL

CIVIL DETAILS

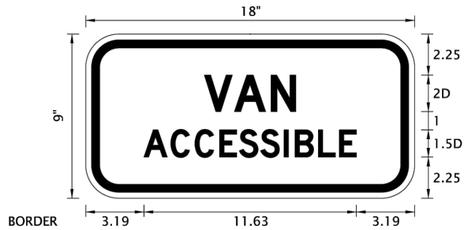
Sheet No. C14

Date NOV 2024

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

SIGN DESIGN

SIGN NO. R7-8P



Sign Background: White, Retroreflective sheeting

Sign Legend: Green, Retroreflective sheeting

Refer to Standard Highway Signs book for details and dimensions.

The VAN-ACCESSIBLE sign shall only be used with sign R7-8
to designate the parking spaces that have an access aisle 8 ft or wider

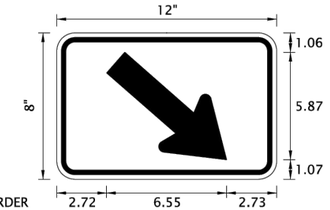
Figure 9

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

SIGN DESIGN

SIGN NO. OR7-9

SIGN NO. OR7-9a



Sign Background: White, Retroreflective sheeting

Sign Legend: Red, Retroreflective sheeting

Sign Symbol: White on Blue, Retroreflective sheeting

Sign OR7-9a: Use when back of walk directly behind access aisle is not available for sign placement and sign must be placed to one side of pedestrian access ramp.

The No Parking in Access Aisle sign is used to designate an access aisle reserved for persons use parking with DMV permit. Install sign in locations where "No Parking" pavement marking may not be visible regularly from snow or sand. Place sign to have direct view from end of access aisle when possible outside of accessible route.

Figure 11

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

PRELIMINARY SUBMITTAL

CIVIL DETAILS

Sheet No. C15
Date NOV 2024

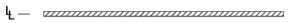
W

4" WHITE LINE

W-2

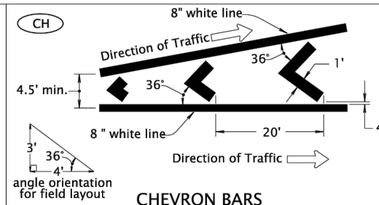
8" WHITE LINE

Y



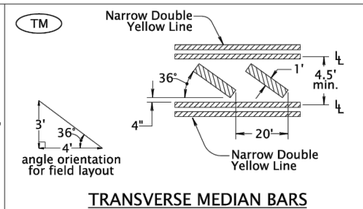
4" YELLOW LINE

CH



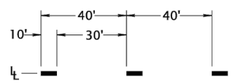
CHEVRON BARS
1' WHITE BARS AT 20' SPACING

TM



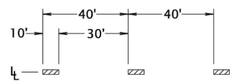
TRANSVERSE MEDIAN BARS
1' YELLOW BARS AT 20' SPACING

WB



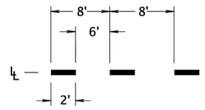
4" WHITE BROKEN LINE

YB



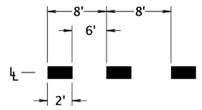
4" YELLOW BROKEN LINE

WD



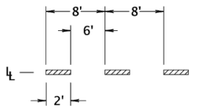
4" WHITE DOTTED LINE
For lane extensions

WD-2



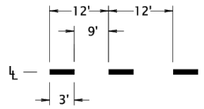
8" WHITE DOTTED LINE
For lane extensions and bike lane extensions

YD



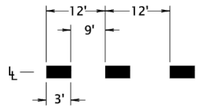
4" YELLOW DOTTED LINE
For lane extensions

DLL



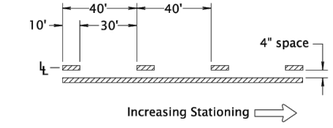
4" WHITE DOTTED LANE LINE
For lane lines in acceleration/deceleration lanes

DLL-2



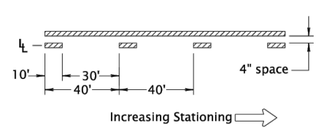
8" WHITE DOTTED LANE LINE
For lane lines in drop lanes

NPR



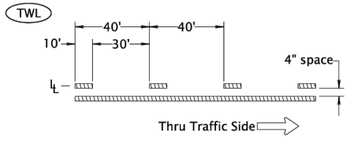
NO-PASS RIGHT
4" YELLOW LINES

NPL



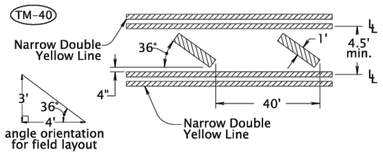
NO-PASS LEFT
4" YELLOW LINES

TWL



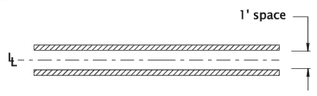
TWO-WAY LEFT TURN
4" YELLOW LINES

TM-40



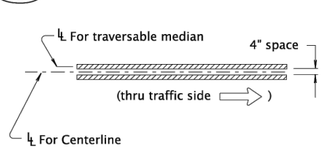
TRANSVERSE MEDIAN BARS
1' YELLOW BARS AT 40' SPACING
For use at painted medians where
distance between left turn refuges exceeds 200'

D



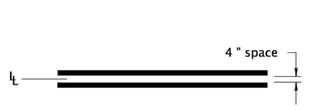
DOUBLE NO-PASS
TWO 4" YELLOW LINES

ND



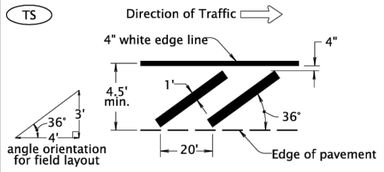
NARROW DOUBLE NO-PASS
TWO 4" YELLOW LINES

NDW



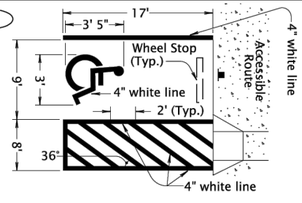
NARROW DOUBLE NO-LANE CHANGE
TWO 4" WHITE LINES

TS



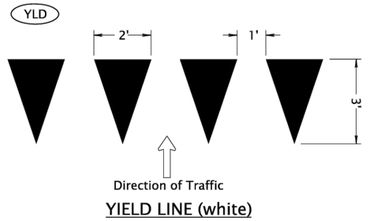
TRANSVERSE SHOULDER BARS
1' WHITE BARS AT 20' SPACING

HC



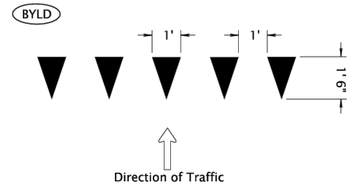
DISABLED PARKING DETAIL (white)

YLD



YIELD LINE (white)

BYLD



BICYCLE YIELD LINE (white)

LEGEND

Direction Of Traffic, Increasing Stationing Or Thru Traffic Side

℄ — Lane line dimensions are shown on the striping plans

CALC. BOOK NO. _ _ _ N/A _ _ _ _ _ _ _ _

SDR DATE _ _ 07/01/2020 _ _ _ _ _ _ _ _ _ _

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

OREGON STANDARD DRAWINGS

PAVEMENT MARKING STANDARD DETAIL BLOCKS

2021

DATE	REVISION DESCRIPTION
07/2020	Changed Min. widths for CH, TM, TM-40, and TS

TM500

Effective Date: December 01, 2021 - May 31, 2022

TM500

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

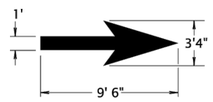
PRELIMINARY SUBMITTAL

CIVIL DETAILS

Sheet No. C16

Date NOV 2024

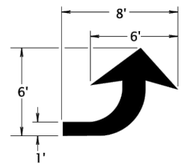
SA



STRAIGHT ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

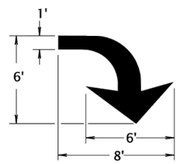
LA



LEFT TURN ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

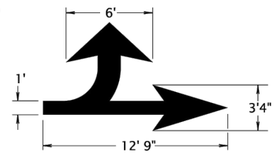
RA



RIGHT TURN ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

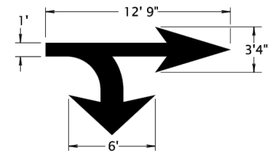
LSA



LEFT TURN STRAIGHT ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

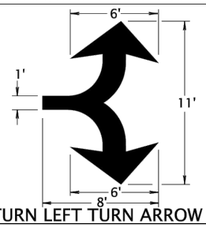
RSA



RIGHT TURN STRAIGHT ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

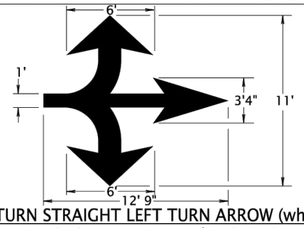
RALA



RIGHT TURN LEFT TURN ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

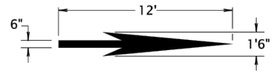
RSLA



RIGHT TURN STRAIGHT LEFT TURN ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

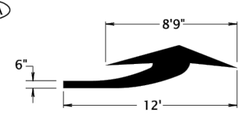
E-SA



ELONGATED STRAIGHT ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

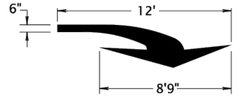
E-LA



ELONGATED LEFT TURN ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

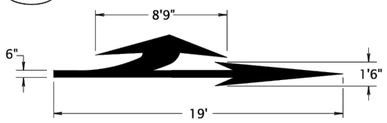
E-RA



ELONGATED RIGHT TURN ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

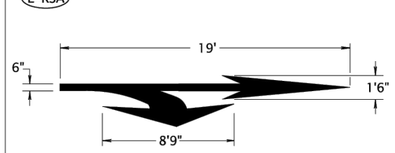
E-LSA



ELONGATED LEFT TURN STRAIGHT ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

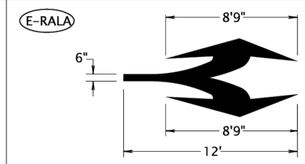
E-RSA



ELONGATED RIGHT TURN STRAIGHT ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

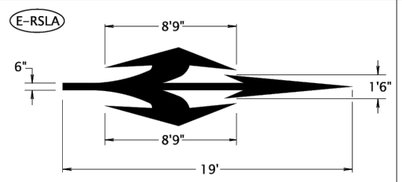
E-RALA



ELONGATED RIGHT TURN LEFT TURN ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

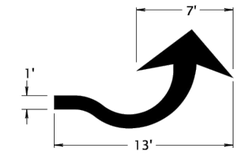
E-RSLA



ELONGATED RIGHT TURN STRAIGHT LEFT TURN ARROW (white)

For arrow proportion details, see current version of Standard Highway Signs

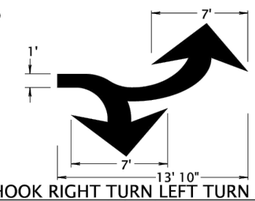
F-LA



FISH-HOOK LEFT TURN ARROW (white)

For arrow proportion details, see the current ODOT Traffic Line Manual

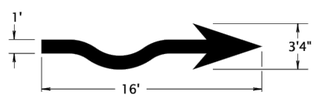
F-RALA



FISH-HOOK RIGHT TURN LEFT TURN ARROW (white)

For arrow proportion details, see the current ODOT Traffic Line Manual

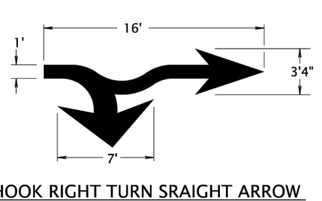
F-SA



FISH-HOOK STRAIGHT ARROW (white)

For arrow proportion details, see the current ODOT Traffic Line Manual

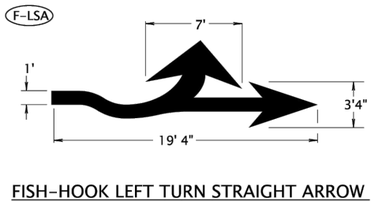
F-RSA



FISH-HOOK RIGHT TURN SRAIGHT ARROW (white)

For arrow proportion details, see the current ODOT Traffic Line Manual

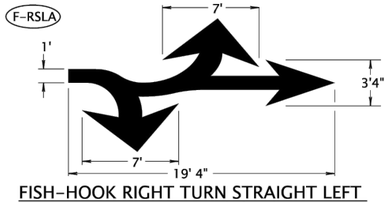
F-LSA



FISH-HOOK LEFT TURN STRAIGHT ARROW (white)

For arrow proportion details, see the current ODOT Traffic Line Manual

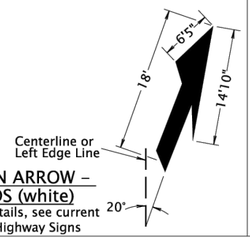
F-RSLA



FISH-HOOK RIGHT TURN STRAIGHT LEFT TURN ARROW (white)

For arrow proportion details, see the current ODOT Traffic Line Manual

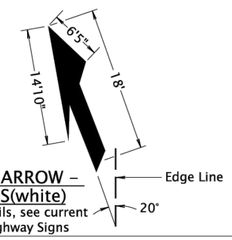
LRA-R



LANE REDUCTION ARROW - LEFT LANE ENDS (white)

For arrow proportion details, see current version of Standard Highway Signs

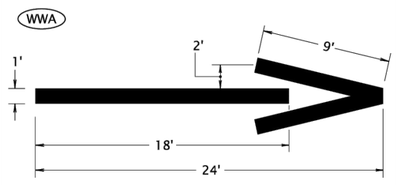
LRA-R



LANE REDUCTION ARROW - RIGHT LANE ENDS(white)

For arrow proportion details, see current version of Standard Highway Signs

WWA



WRONG-WAY ARROW (white)

General Note:

1. Center pavement markings within the lane width.
2. Arrow and letter dimensions nominal, excluding WWA.

CALC. BOOK NO. _ _ _N/A_ _ _ _ _ _ _ _ _

SDR DATE _ _07/01/2020_ _ _ _ _ _ _ _ _ _

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OREGON STANDARD DRAWINGS

PAVEMENT MARKING STANDARD DETAIL BLOCKS

2021

DATE	REVISION DESCRIPTION
07/2020	*Some Detail Blocks moved to new Std. Drawing TM504*
	Fish-hook Arrows added, LRA split into LRA-L and LRA-R

Effective Date: December 01, 2021 - May 31, 2022

TM501

TM501

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

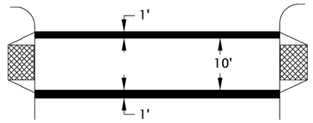
PRELIMINARY SUBMITTAL

CIVIL DETAILS

Sheet No. C17

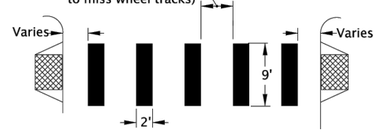
Date NOV 2024

CW



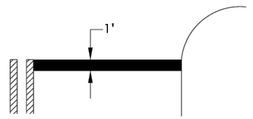
STANDARD CROSSWALK
TWO 1' WHITE BARS
Install per Standard Drawing TM530

CW-SC



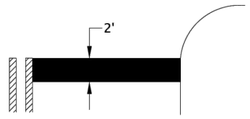
STAGGERED CONTINENTAL CROSSWALK
2' WHITE BARS
Install per Standard Drawing TM530

S



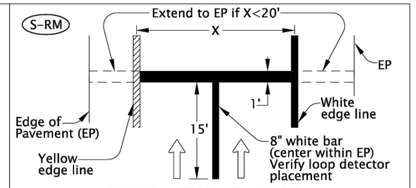
STOP BAR
1' WHITE BAR
Install per Standard Drawing TM530

S-2



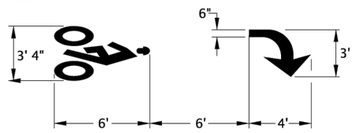
STOP BAR - LARGE
2' WHITE BAR
Install per Standard Drawing TM530

S-RM



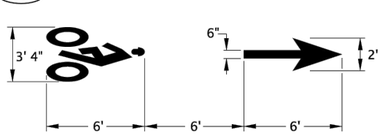
RAMP METER STOP BAR
1' & 8" WHITE BARS
For multi-lane ramp meter applications

BR



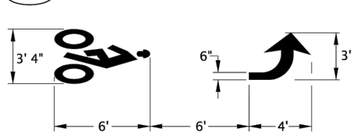
BIKE RIGHT TURN STENCIL (white)
Center marking within lane width
For proportion details, see current version of Standard Highway Signs

BS



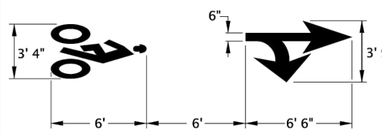
BIKE LANE STANDARD STENCIL (white)
Center marking within lane width
For proportion details, see current version of Standard Highway Signs

BL



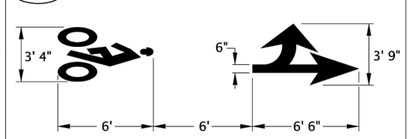
BIKE LEFT TURN STENCIL (white)
Center marking within lane width
For proportion details, see current version of Standard Highway Signs

BRS



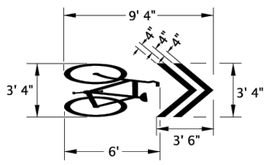
BIKE RIGHT TURN STRAIGHT STENCIL (white)
Center marking within lane width
For proportion details, see current version of Standard Highway Signs

BLS



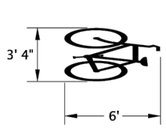
BIKE LEFT TURN STRAIGHT STENCIL (white)
Center marking within lane width
For proportion details, see current version of Standard Highway Signs

SLM



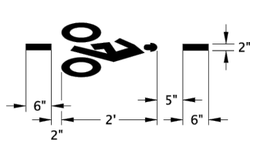
SHARED LANE MARKING (white)
Center marking within lane width or as shown
For proportion details, see current version of Standard Highway Signs

B



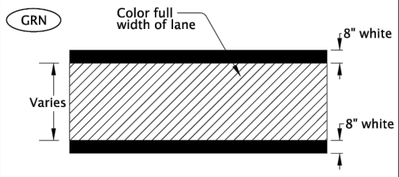
BIKE STENCIL (white)
Used for Intersection Bicycle Box applications
Place marking within bicycle box, ceneterd with motor vehicle lane width

BD



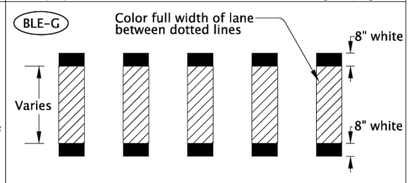
BICYCLE DETECTOR MARKING (white)
PLace Bicycle Detector Pavement Marking in optimum loction
where bicycle acuates the traffic signal

GRN



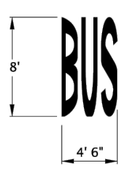
GREEN SUPPLEMENTAL BICYCLE LANE
SOLID LINE (green)

BLE-G



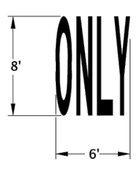
GREEN SUPPLEMENTAL BICYCLE LANE
DOTTED LINE EXTENSION (green)

BUS



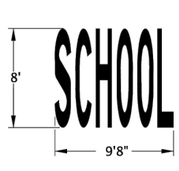
BUS (white)
Center marking within lane width
For letter proportion details, see current version of Standard Highway Signs

ON



ONLY (white)
Center marking within lane width
For letter proportion details, see current version of Standard Highway Signs

SCH

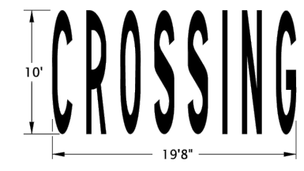


SCHOOL (white)
Center marking within lane width
For letter proportion details, see current version of Standard Highway Signs

SCH-LG

SCHOOL - LARGE (white)
Center marking within width of two lanes
For letter proportion details, see current version of Standard Highway Signs

CRS-LG

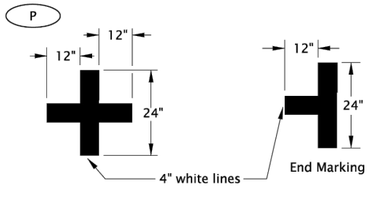


CROSSING - LARGE (white)
Center marking within width of two lanes
For letter proportion details, see current version of Standard Highway Signs

XNG

X-ING (white)
Center marking within lane width
For letter proportion details, see current version of Standard Highway Signs

P



ON-STREET PARKING DETAIL (white)

General Note:
1. Arrow, letter, and bike symbol dimensions nominal.

LEGEND
Direction of Travel

CALC. BOOK NO. _ _ _N/A_ _ _ _ _ _ _ _

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

SDR DATE _ _ 01/03/2020 _ _ _ _ _ _ _ _ _ _

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

PAVEMENT MARKING STANDARD DETAIL BLOCKS

2021

DATE	REVISION DESCRIPTION

TM503

Effective Date: December 01, 2021 - May 31, 2022

TM503

PRELIMINARY

Civil West Engineering Services, Inc.
609 SW Hurbert Street
Newport, Oregon 97365
541-266-8601
www.civilwest.com

REV.	DATE	DESCRIPTION	BY

Designed By: SDL
Drawn By: SDL & CSK
Checked By: SDL
Project No: 2204-165

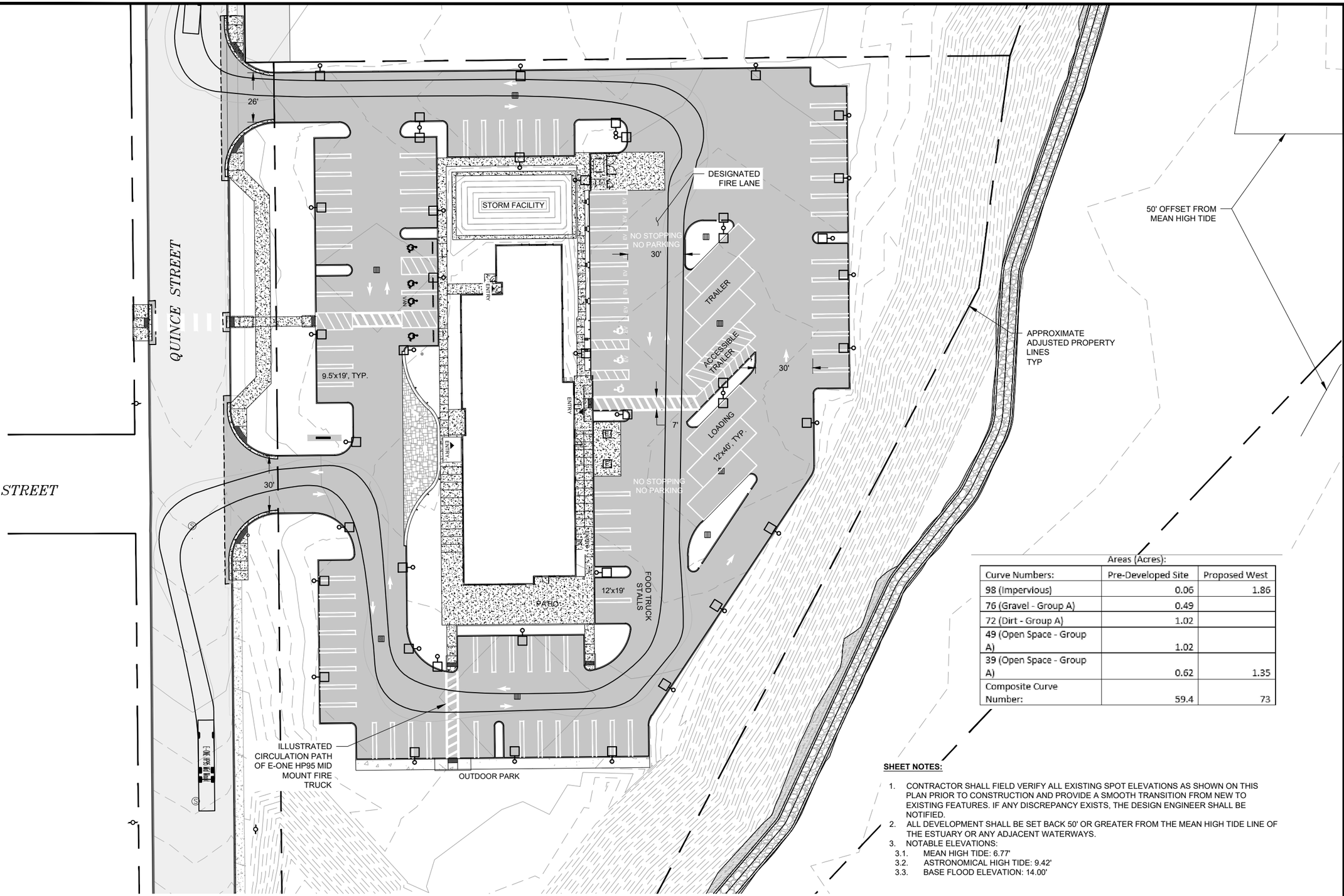
WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

PRELIMINARY SUBMITTAL

CIVIL DETAILS

Sheet No. C18

Date NOV 2024



Areas (Acres):

Curve Numbers:	Pre-Developed Site	Proposed West
98 (Impervious)	0.06	1.86
76 (Gravel - Group A)	0.49	
72 (Dirt - Group A)	1.02	
49 (Open Space - Group A)	1.02	
39 (Open Space - Group A)	0.62	1.35
Composite Curve Number:	59.4	73

SHEET NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SPOT ELEVATIONS AS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION AND PROVIDE A SMOOTH TRANSITION FROM NEW TO EXISTING FEATURES. IF ANY DISCREPANCY EXISTS, THE DESIGN ENGINEER SHALL BE NOTIFIED.
2. ALL DEVELOPMENT SHALL BE SET BACK 50' OR GREATER FROM THE MEAN HIGH TIDE LINE OF THE ESTUARY OR ANY ADJACENT WATERWAYS.
3. NOTABLE ELEVATIONS:
   - 3.1. MEAN HIGH TIDE: 6.77'
   - 3.2. ASTRONOMICAL HIGH TIDE: 9.42'
   - 3.3. BASE FLOOD ELEVATION: 14.00'

PLAN SCALE
25 0 12.5 25 50
1"=50'

1 C19 TURNING EXHIBIT

N

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WYNDHAM MICROTEL
QUINCE DR., FLORENCE, LANE COUNTY, OR

PRELIMINARY SUBMITTAL

TURNING EXHIBIT

Sheet No. C19
Date NOV 2024

GENERAL PLANTING NOTES:

NOTE: THESE NOTES ARE GENERAL AND NOT ALL ITEMS LISTED BELOW APPLY TO THIS SITE.

1. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
2. IF THE SITE VARIES FROM THIS PLAN, NOTIFY THE OWNER'S AGENT BEFORE PROCEEDING.
3. THE PLANT LIST IS FOR REFERENCE ONLY. ALL QUANTITIES SHALL BE VERIFIED BY PLAN COUNT.
4. THE PLANT PITS ARE TO BE TWO TIMES THE WIDTH AND DEPTH OF THE ROOT BALL.
5. ALL NOXIOUS WEEDS SHALL BE REMOVE FROM THE ENTIRETY OF THE SITE PRIOR TO PLANTING. REFER TO CITY REQUIREMENTS FOR DISPOSAL.
6. ONCE THE FINISH GRADE HAS BEEN COMPLETED, THE CONTRACTOR SHALL OBTAIN A SOILS AGRONOMY REPORT FROM A&L WESTERN LABORATORY (503) 968-9225 OR OTHER APPROVED SOILS LABORATORY. SOIL PREPARATION SHALL BE AS STATED BELOW UNLESS THE SOIL AGRONOMY REPORT SPECIFIES OTHERWISE.
7. ALL FLATTED GROUNDCOVER AND LAWN AREAS SHALL HAVE AMENDMENTS ROTOTILLED INTO THE SOIL. SOIL AMENDMENTS SPECIFIED BELOW SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER TO A DEPTH OF 6" MIN. APPLICATION RATE IS PER 1000 SQ. FT.

   4 CU. YDS. NITROGEN STABILIZED REDWOOD, M FIR OR CEDAR SHAVINGS.
   25 LBS. SOIL SULFUR
   150 LBS. 5-3-1 GRO-POWER FERTILIZER
   25 LBS./CU. YD. AGRICULTURAL GYPSUM

   THE ABOVE SOIL AMENDMENTS MAY BE CHANGED BASED ON THE RESULTS OF AN AGRICULTURAL ANALYSIS PERFORMED BY A SOILS TESTING FACILITY.

8. 50% COMPOST / 50% NATIVE SOIL SHALL BE USED FOR BACKFILL MIX FOR CONTAINER PLANTS. BACKFILL SHALL BE BLENDED UNIFORMLY WITH SOIL AMENDMENTS PRIOR TO PLANTING. IF SOILS TEST CONFIRMS UNSUITABLE SOILS, REMOVE NATIVE SOIL FROM PLANTING HOLE, AND REPLACE WITH APPROVED SOIL-COMPOST BLEND.
9. USE 20-10-15 TWO YEAR TIMED RELEASE FERTILIZER TABLETS AFTER PLANTING. ($^{1}/_{1}$ GAL; $^{2}/_{5}$ GAL; $^{3}/_{15}$ GAL; $^{8}/_{24}$ GAL; $^{12}/_{36}$" BOX)
10. TREAT ALL AREAS TO BE PLANTED WITH A PRE-EMERGENT HERBICIDE PER MANUFACTURERS INSTRUCTIONS.
11. BEFORE PLANTING, ALL BEDS SHALL BE GRADED TO A SMOOTH EVEN SURFACE, AND DEBRIS REMOVED. POSITIVE DRAINAGE SHALL BE MAINTAINED, AND NO LOW SPOTS WHERE WATER CAN COLLECT WILL BE ACCEPTED.
12. TREES PLANTED LESS THAN 5' FROM WALKS, CURBS OR WALL SHALL HAVE LINEAR ROOT BARRIERS INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. STAKE ALL TREES WITH TWO LODGE POLE STAKES OR GREEN METAL TEE POST STAKES. PLACE STAKES PERPENDICULAR TO THE WIND (NORTH AND SOUTH SIDES OF TRUNK) UNLESS OTHERWISE NOTED. DO NOT PIERCE THE ROOT BALL WITH THE STAKE. TIE WITH WIRE THROUGH A SECTION OF HOSE, OR OTHER APPROVED METHOD, TO PROTECT THE TRUNK. USE TWO TIES PER STAKE.
13. SHRUBS SHALL BE PLANTED AT LEAST 24-30" FROM SIDEWALKS AND DRIVEWAYS TO ALLOW FOR PLAN GROWTH AND NOT TO OVER GROW ONTO THE PAVED SURFACE.
14. BARK MULCH SHALL BE INSTALLED IN A 3" UNIFORM LAYER AFTER SOIL HAS BEEN FINISH GRADED AND TREATED WITH A PRE-EMERGENT HERBICIDE.
15. ROCK MULCH SHALL BE INSTALLED IN A 3" UNIFORM LAYER AFTER SOIL HAS BEEN FINISH GRADED AND TREATED WITH A PRE-EMERGENT HERBICIDE. USE WEED BARRIER FABRIC UNDER ALL ROCK MULCH.
16. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR 90 DAYS AFTER ACCEPTANCE BY OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THIS TIME WILL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
17. THE PLANTING SHALL BE MAINTAINED IN A HEALTHY CONDITION FOR 90 DAYS AFTER OCCUPANCY. ANY PLANTED AREAS SHALL BE WEED FREE AND WELL WATERED. REFER TO SPECIFICATION SECTION 32-0190 OPERATION & MAINTENANCE OF PLANTING FOR MAINTENANCE AND CLOSEOUT REQUIREMENTS.
18. ALL WORK SHALL CONFORM TO CITY OF FLORENCE SPECIFICATIONS AND REQUIREMENTS.

LANDSCAPE DRAWING INDEX:

Exhibit F1

LANDSCAPE REQUIREMENTS:

LANDSCAPE CONSERVATION 10-34-2:

A) PRESERVATION AREA MINIMUM SETBACK - 5FT FROM NEW HARD-SURFACE & 10FT FROM NEW STRUCTURES
B) PROTECT DURING CONSTRUCTION
C) REMOVE ALL NOXIOUS WEEDS WITHIN PRESERVATION AREA

LANDSCAPE AREA AND PLANTING STANDARDS10-34-3-3:

A) PROVIDE (1) TREE PER 30 LIN.FT. ALONG ALL LOT LINES ADJACENT TO A STREET
B) PROVIDE (6) SHRUBS PER 30 LIN. FT. ALONG ALL LOT LINES ADJACENT TO A STREET
C) LIVING PLANT MATERIAL SHALL COVER MIN. 70% OF REQUIRED LANDSCAPE AREA WITHIN 5 YEARS
D) REQUIRED PLANT MATERIAL SHALL BE LOCATED WITHIN 20 FT. OF ANY LOT LINE ABUTTING A STREET.
E) REQUIRED TREES MAY BE LOCATED WITHIN RIGHT-OF-WAY

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MICROTEL INN AND SUITES #56467
750 QUINCE ST
FLORENCE, OR 97439
LAND USE SUBMITTAL

REVISION DATES:

REGISTERED LANDSCAPE ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION
Stephanie A. Martell
OREGON
05/31/2017
EXPIRES: 05/1/2025

L0.0

ISSUE DATE:NOVEMBER 2024
PROJECT NUMBER: 24.059

GENERAL LANDSCAPE NOTES

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	ACE FRA	Acer rubrum 'Franksred' / Red Sunset® Maple	---	4
	ACE AMS	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	---	16
	ACE ABZ	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	---	4
	ALN RUB	Alnus rubra / Red Alder	---	2
	COR RE5	Cornus sericea / Red Twig Dogwood	---	6
	COR BUD	Cornus sericea 'Budd's Yellow' / Budd's Yellow Twig Dogwood	---	6
	COR FL2	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	---	3
	ILE JA2	Ilex crenata / Japanese Holly	---	2
	MYR CAL	Myrica californica / Pacific Wax Myrtle	---	1
	PIC SIT	Picea sitchensis / Sitka Spruce	---	3
	PIN SHO	Pinus contorta / Shore Pine	---	7
	PSE DOU	Pseudotsuga menziesii / Douglas Fir	---	20

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	ARC WOO	Arctostaphylos uva-ursi 'Wood's Compact' / Wood's Compact Kinnikinnick	1 gal.	246
	COR KLS	Cornus sericea 'Kelseyi' / Kelsey's Dwarf Red Twig Dogwood	1 gal.	197
	ESC RED	Escallonia x 'Red Elf' / Red Elf Escallonia	1 gal.	17
	ESC FRP	Escallonia x exoniensis 'Fradesii' / Pink Princess Escallonia	1 gal.	148
	EUO ALA	Euonymus alatus / Burning Bush	3 gal.	9
	RHO MAC	Rhododendron macrophyllum / Pacific Rhododendron	5 gal.	31
	VER FDP	Veronica pinguifolia 'Sutherlandii' / Sutherland Hebe	1 year	158
	VER ERN	Veronica x franciscana 'Blue Gem' / Blue Gem Hebe	1 gal.	24
GRASSES				
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	88
	CAR OBN	Carex obnupta / Slough Sedge	1 gal.	267
	DES TUF	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	13
	JUN PA3	Juncus effusus pacificus / Pacific Rush	1 gal.	160
	MIS GMN	Miscanthus sinensis 'Gracillimus Nana' / Dwarf Eulalia Grass	1 gal.	64
	PEN BUN	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal.	118
PERENNIALS				
	AGA CHL	Agapanthus africanus 'Charlotte' / Charlotte African Lily	1 gal.	189

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS					
	FRA WOO	Fragaria vesca / Woodland Strawberry	1 gal.	18" o.c.	10,659 sf

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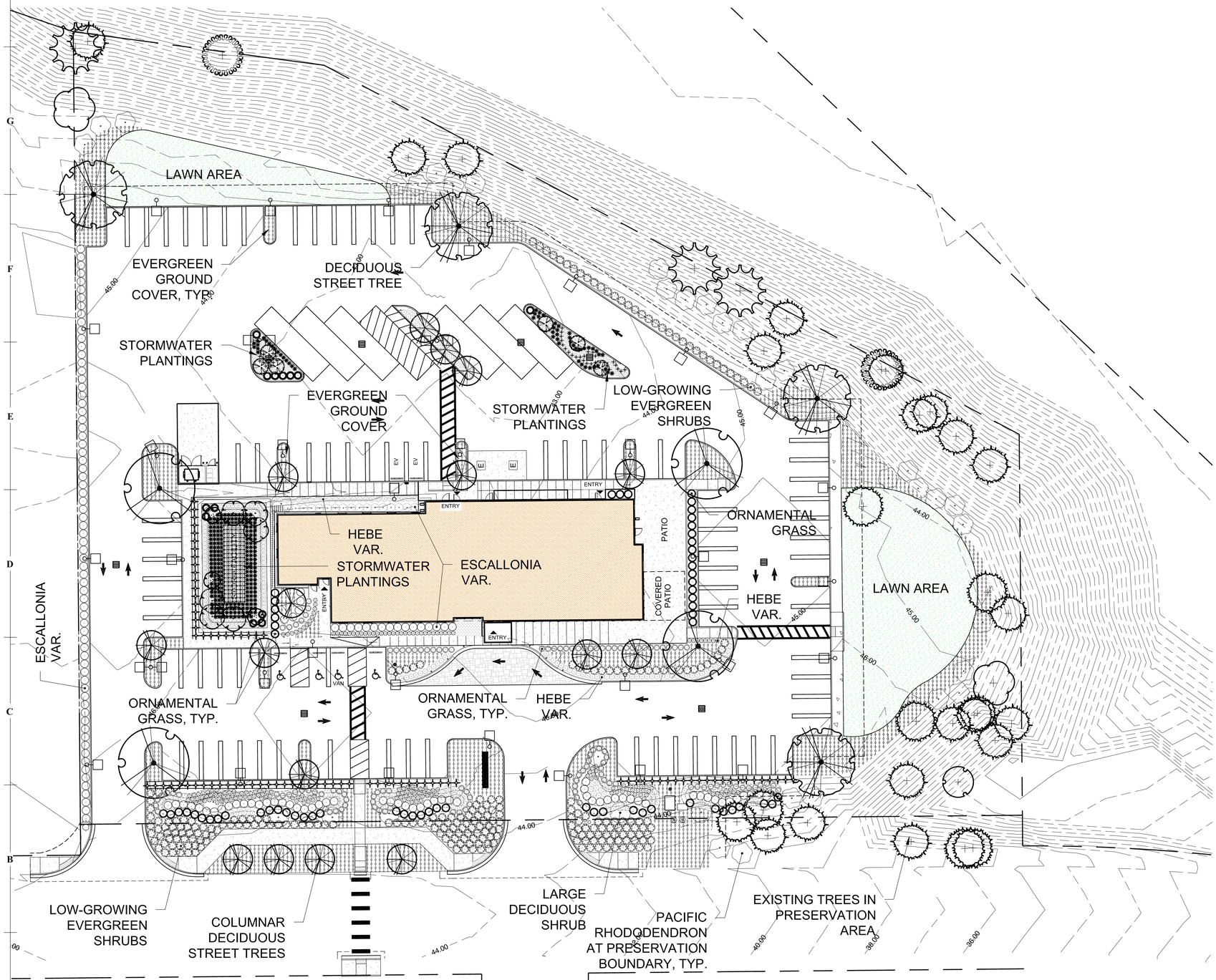
OVERALL PLANT SCHEDULE



TRUE NORTH / PLAN NORTH

1 / L1.1

OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 50' 100' 200'

SCALE: 1" = 50'

POST-DEVELOPMENT SITE COVERAGE TOTALS:

TOTAL SITE AREA: 139,896 SF = 3.21 ACRES

IMPERVIOUS TOTAL: 82,485 SF = 1.87 ACRES = 58.96%
- AC PAVING: 61,445 SF
- CONCRETE WALKS, PATIOS: 8,177 SF
- CONCRETE CURBS & MISC.: 3,252 SF
- BUILDING FOOTPRINT: 9,341 SF

PERVIOUS TOTAL: 57,411 SF = 1.32 ACRES = 41.04%

NOTES:
1. REFER TO PLANT SCHEDULE FOR SPECIFIC PLANTS, QUANTITIES, SIZE, SPACING, ETC. EXACT PLACEMENT TO BE IN THE FIELD WITH FINAL LAYOUT APPROVAL BY LANDSCAPE ARCHITECT.
2. PROVIDE LANDSCAPE EDGING AT ALL MULCH AND/OR GROUNDCOVER TRANSITIONS.
3. INSTALL 3/8" - 0", WASHED ROUND ROCK MULCH AT BUILDING FOUNDATION WITH LANDSCAPE EDGING BORDER, TYP.
4. PROVIDE BARK NUGGET MULCH AT ALL PLANTER LOCATIONS, UNLESS SPECIFIED OTHERWISE.
5. ALL PLANTING AREAS TO RECEIVE POP-UP SPRAY IRRIGATION, UNLESS SPECIFIED OTHERWISE. IRRIGATION TO BE MULTI-ZONE, WATER-WISE SYSTEM WITH RAIN SENSOR SHUT-OFF
6. NO IRRIGATION AT EXISTING PRESERVATION AREA

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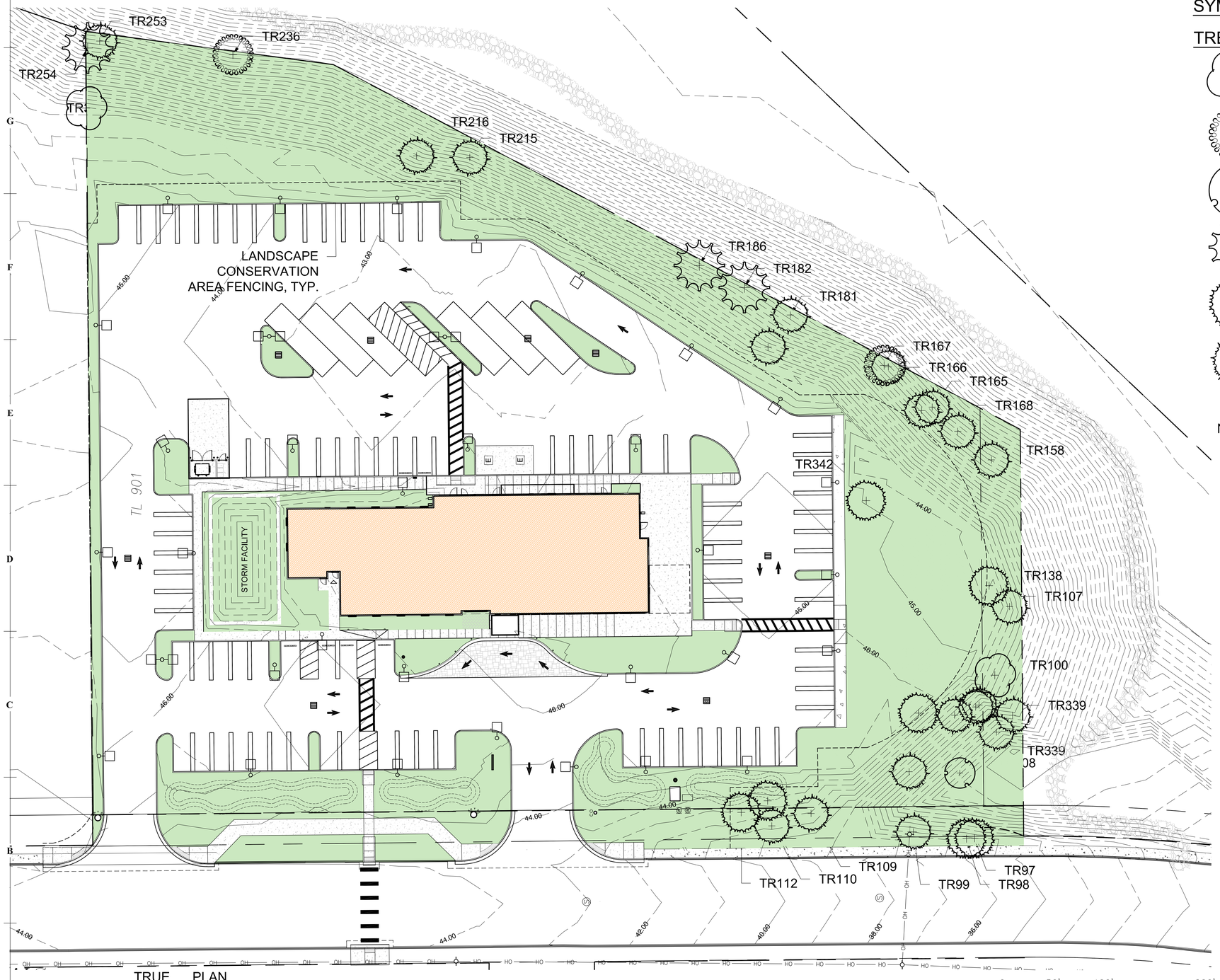
OVERALL LANDSCAPE PLAN



TRUE NORTH / PLAN NORTH

1 / L1.2

LANDSCAPE CONSERVATION PLAN

SCALE: 1" = 50'-0"

0 50' 100' 200'

SCALE: 1" = 50'

EXISTING TREES

SYMBOL	BOTANICAL / COMMON NAME	QTY
TREES		
	Alnus rubra / Red Alder	2
	Ilex crenata / Japanese Holly	2
	Myrica californica / Pacific Wax Myrtle	1
	Picea sitchensis / Sitka Spruce	3
	Pinus contorta / Shore Pine	7
	Pseudotsuga menziesii / Douglas Fir	21

NOTES:

1. CONTRACTOR TO REMOVE ALL DEAD, DISEASED, SPLIT, LEANING OR UNSTABLE TREES WITHIN THE LANDSCAPE PRESERVATION AREA/ PROPERTY LINE BOUNDARY
2. ALL MATURE TREES SHALL BE TRIMMED AND PRUNED AS APPROPRIATE TO MAINTAIN HEALTHY GROWTH AND PUBLIC SAFETY.
3. DO NOT DISTURB ANY VEGETATION OR MATURE TREES OUTSIDE PROPERTY LINE UNLESS NOTED OTHERWISE ON THIS PLAN.
4. CONTRACTOR TO REMOVE ALL NOXIOUS WEEDS WITHIN PRESERVATION AREA / PROPERTY LINE AND FOLLOW CITY / STATE GUIDELINES FOR DISPOSAL.

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LANDSCAPE CONSERVATION PLAN

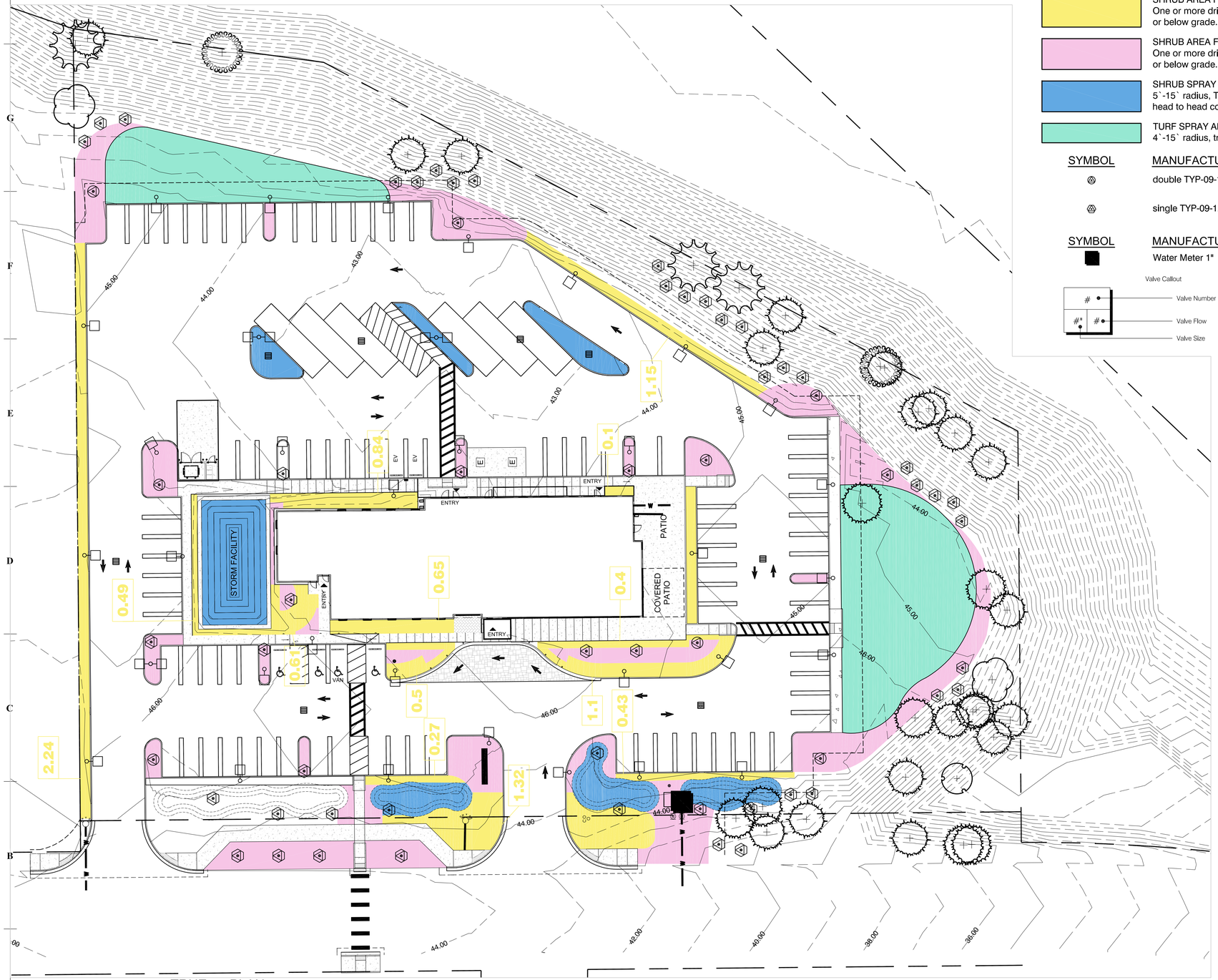
IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY One or more drip emitters per plant, with drip tubing either above or below grade. 60% or less foliage coverage of the planted area.	7,648 s.f.	0.15 in/h	25	12
	SHRUB AREA FOR DRIP EMITTERS - MEDIUM DENSITY One or more drip emitters per plant, with drip tubing either above or below grade. 90% or less foliage coverage of the planted area.	10,622 s.f.	0.25 in/h	25	28
	SHRUB SPRAY - PRECISION 5`-15` radius, Toro Precision Spray Series, triangular spaced, head to head coverage.	5,140 s.f.	1.2 in/h	30	64
	TURF SPRAY AREA 4`-15` radius, triangular spaced, head to head coverage.	9,491 s.f.	1.9 in/h	30	187

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	double TYP-09-12 Drip Ring	8
	single TYP-09-12 Drip Ring	51

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Water Meter 1"	1

Valve Callout



TRUE NORTH / PLAN NORTH

1 / IR1.0

OVERALL IRRIGATION PLAN

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OVERALL LANDSCAPE PLAN

DEMOLITION NOTES

A. THE EXISTING CONDITIONS SHOWN WERE TAKEN FROM AVAILABLE RECORD INFORMATION. FIELD VERIFY ALL CONDITIONS THAT MAY AFFECT CONSTRUCTION. IF ANY DISCREPANCIES ARE DISCOVERED, NOTIFY THE ENGINEER IN WRITING AND REQUEST DIRECTION PRIOR TO COMMENCING WORK.

B. EXISTING LIGHT FIXTURES SHALL BE CAREFULLY REMOVED (DO NOT DAMAGE) AND RETURNED TO THE OWNER.

C. ANY AND ALL EQUIPMENT HAVING ELECTRICAL CONNECTIONS THAT REQUIRE DISCONNECTING AND/OR RE-CONNECTING AS A RESULT OF CONSTRUCTION SHALL BE INCLUDED AS A PART OF THIS CONTRACT.

D. THE EXISTING ELECTRICAL DEVICES, CONDUIT, AND/OR EQUIPMENT THAT FOR ANY REASON OBSTRUCTS CONSTRUCTION SHALL BE RELOCATED UNLESS OTHERWISE NOTED. LOCATION IS TO BE AS CLOSE AS POSSIBLE TO THE ORIGINAL LOCATION.

E. ALL CIRCUITS, CONDUIT AND WIRE THAT ARE NOT TO REMAIN IN SERVICE SHALL BE REMOVED BACK TO THE FIRST ACCESSIBLE JUNCTION BOX WHERE IT SHALL BE TIED OFF AND LABELED AS SPARE WITH CIRCUIT NUMBER INDICATED.

F. REMOVE ALL ABANDONED WIRE AND CABLING.

GENERAL NOTES

1. SYMBOLS LEGENDS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. THE SYMBOLS REPRESENT THE TYPE OF DEVICES THAT MAY BE REQUIRED IN THE WORK; QUANTITIES AND LOCATIONS ARE AS SHOWN ON THE PLAN SHEETS.
2. PROVIDE 3/4" CONDUIT & #12 CONDUCTORS UNLESS NOTED OTHERWISE. PROVIDE ONE NEUTRAL CONDUCTOR FOR EACH UNGROUNDED CONDUCTOR OF SINGLE PHASE LINE-NEUTRAL BRANCH CIRCUITS. DO NOT SHARE NEUTRAL CONDUCTORS.
3. EACH FEEDER AND BRANCH CIRCUIT CONDUIT SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NFPA 70, ARTICLE 250.
4. ALL ELECTRICAL EQUIPMENT IN PORTIONS OF THE BUILDING NOT BEING REMODELED SHALL BE LEFT IN WORKING CONDITION. RESTORE ANY CIRCUITS INTERRUPTED.
5. ALL NEW LIGHT FIXTURES AND FIXTURES IN AREAS ADJACENT DEMOLITION & CONSTRUCTION AREAS ARE TO BE THOROUGHLY CLEANED IMMEDIATELY PRIOR TO NOTICE OF SUBSTANTIAL COMPLETION.
6. THE FOLLOWING IS PART OF THIS PROJECT AND ALL COSTS PERTAINING THERETO SHALL BE INCLUDED IN THE BASE BID.
   A. NEW ELECTRICAL EQUIPMENT AND APPARATUS SHALL BE COORDINATED AND CONNECTED INTO THE EXISTING SYSTEM AS REQUIRED.
   B. POWER WIRING AND CABLE INSTALLATIONS SHALL BE CONCEALED ABOVE ACCESSIBLE CEILINGS AND IN WALLS. EXPOSED WIRING SHALL BE INSTALLED IN APPROVED SURFACE METAL RACEWAY WHERE INDICATED.
   C. WHERE EXISTING CONDUITS ARE INDICATED FOR REUSE, FIELD VERIFY INTEGRITY OF REUSED RACEWAYS PRIOR TO INSTALLATION OF CONDUCTORS. PROVIDE NEW RACEWAYS WHERE EXISTING ARE UNUSABLE.
   D. LOCATIONS OF ALL WALL MOUNTED DEVICES SUCH AS SWITCHES, RECEPTACLES, AND OUTLETS ARE SHOWN DIAGRAMMATICALLY. DETERMINE EXACT DEVICE LOCATIONS IN FIELD; COORDINATE INSTALLATIONS WITH FIXED CASEWORK, DOORS AND RELITES.
   E. PROVIDE PENETRATIONS THROUGH WALLS, FLOORS, AND CEILINGS AS REQUIRED. PROVIDE SUITABLE FIRE RATED MATERIALS AND SEAL ALL CEILING, FLOOR, AND WALL PENETRATIONS TO MATCH FIRE RATING OF SURFACES PENETRATED.

LIGHTING AND RECEPTACLE NOTES

1. LIGHTING SYSTEMS SHALL BE PROVIDED WITH CONTROLS AS ZONED ON THE LIGHTING PLANS. SWITCHING AND DIMMING ZONES ARE INDICATED ADJACENT TO EACH FIXTURE.
2. MANUAL CONTROLS SHALL ALLOW OCCUPANTS TO UNIFORMLY REDUCE ILLUMINATION LEVELS AT LEAST 50%. EXCEPTION: CORRIDORS, RESTROOMS, LOBBIES, MECHANICAL, ELECTRICAL, AND INFORMATION TECHNOLOGY (IDF) ROOMS CONTROLLED BY OCCUPANCY SENSORS.
3. EACH AREA THAT IS REQUIRED TO HAVE A MANUAL CONTROL SHALL ALSO HAVE AUTOMATIC TIME SWITCH CONTROL. PROVIDE TIMED OVERRIDE SWITCHES THAT WILL SERVE A MAXIMUM AREA OF 2500 SF IN LOCATIONS SHOWN ON PLANS. EXCEPTIONS:
   A. EMERGENCY EGRESS LIGHTING CONTROLLED BY OCCUPANCY SENSORS.
   B. LIGHTING IN SPACES CONTROLLED BY OCCUPANCY SENSORS.
4. LUMINAIRES PROVIDING MEANS OF EGRESS ILLUMINATION AND HAVING BOTH NORMAL AND EMERGENCY POWER SOURCES SHALL BE CONTROLLED BY A COMBINATION OF U.L. 924 LISTED EMERGENCY RELAYS AND OCCUPANCY SENSORS THAT ENABLES THE LIGHTING TO BE SHUT OFF WHEN THE AREAS SERVED ARE UNOCCUPIED AND AUTOMATICALLY ILLUMINATES IN THE EVENT OF NORMAL POWER SOURCE FAILURE.
5. THE MAXIMUM LIGHTING POWER THAT MAY BE CONTROLLED FROM A SINGLE SWITCH OR AUTOMATIC CONTROL SHALL NOT EXCEED THAT WHICH IS PROVIDED BY A 20 AMPERE CIRCUIT LOADED TO NOT MORE THAN 80 PERCENT.
6. PROVIDE FUNCTIONAL TESTING OF AUTOMATIC LIGHTING CONTROLS. SUBMIT WRITTEN PROCEDURES FOR FUNCTIONAL TESTING OF ALL AUTOMATIC CONTROLS WITH DESCRIPTION OF THE EXPECTED SYSTEM RESPONSE.

STRUCTURED CABLE SYSTEM PATHWAY NOTES

1. SYSTEM CABLING PATHWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF TIA-569.
2. CABLE SUPPORTS SHALL NOT BE PLACED MORE THAT 5' APART.
3. CABLE "SAG" BETWEEN SUPPORTS SHALL NOT EXCEED 12".
4. CABLE LENGTHS SHALL NOT EXCEED 295' , INCLUDING PATCH CORD LENGTHS AT COMM ROOMS AND WORKSTATIONS. IF A CABLE LENGTH WILL EXCEED 295', INFORM THE ICT ENGINEER IMMEDIATELY BEFORE INSTALLATION.
5. CABLE MINIMUM BEND RADIUS AND MAXIMUM PULLING TENSION SHALL NOT BE EXCEED. REFER TO MANUFACTURER'S REQUIREMENTS AND REFERENCE DOCUMENTS.
6. CABLES SHALL BE INSTALLED IN CONTINUOUS LENGTHS FROM ORIGIN TO DESTINATION (NO SPLICES).
7. CABLES SHALL BE INSTALLED ABOVE FIRE-SPRINKLER SYSTEMS AND SUPPORTED INDEPENDENTLY OF SPRINKLER PIPING OR ANY ANCILLARY EQUIPMENT OR HARDWARE. THE CABLE SYSTEM AND SUPPORT HARDWARE SHALL BE INSTALLED SO THAT IT DOES NOT OBSCURE ANY VALVES, FIRE ALARM CONDUIT, BOXES, OR OTHER CONTROLLED DEVICES.
8. CABLES SHALL NOT BE ATTACHED TO CEILING GRID OR LIGHTING FIXTURE WIRES.
9. AT NO POINT SHALL CABLES REST ON ACOUSTIC CEILING GRIDS OR PANELS, OR BE ATTACHED TO ANY PORTION OF THE BUILDING MECHANICAL OR PIPING SYSTEMS. PROVIDE COMPLETE CABLE SUPPORT PATHWAYS CONSISTING OF CONDUIT, RACEWAY, LADDER RACK, CABLE TRAY, J-HOOKS OR BRIDAL RINGS.
10. ANY CABLE DAMAGED DURING INSTALLATION OR EXCEEDING RECOMMENDED INSTALLATION PARAMETERS SHALL BE REPLACED PRIOR TO FINAL ACCEPTANCE AT NO ADDITIONAL COST TO THE OWNER.
11. CABLES AND PATHWAYS SHALL BE CLEARLY LABELED IN ACCORDANCE WITH TIA-606-C.
12. PROVIDE "VELCRO" TYPE (HOOK AND LOOP) TIE WRAPS FOR BUNDLING / MANAGING HORIZONTAL AND BACKBONE CABLING. PLACE EVERY 5' FOR CABLE RUNS IN CEILING AND EVERY 18" AFTER ENTERING TELECOMMUNICATIONS ROOM. PLASTIC "ZIP-TIES" SHALL NOT BE PERMITTED WITHIN THE STRUCTURED CABLING SYSTEM.
13. HORIZONTAL UTP PAIR UNTWIST AT THE TERMINATION SHALL NOT EXCEED 0.5".
14. PROVIDE (1) 2" CONDUIT SLEEVE WITH INSULATED BUSHINGS FOR PENETRATION INTO OFFICES, EXAM ROOMS, ETC, AS REQUIRED TO FACILITATE CABLE ROUTING WHETHER SHOWN ON DRAWINGS OR NOT.
15. ALL PENETRATIONS MUST BE FIRE-STOPPED IN ACCORDANCE OF THE NFPA, NEC AND TO THE SATISFACTION OF THE AHJ.
16. ALL TELECOMMUNICATION ROOMS AND PATHWAYS SHALL ADHERE TO TIA-569-D.
17. ALL TELECOMMUNICATION BONDING AND GROUNDING SHALL ADHERE TO TIA-607-D.
18. NOT ALL PARTS SHOWN. ENSURE A COMPLETE WORKING INSTALLATION INCLUDING MISCELLANEOUS INSTALLATION MATERIALS, CONNECTORS, CONSUMABLES, AND APPURTENANCES.
19. PROVIDE NETWORK/TELEPHONY CABLES TO THE FOLLOWING LOCATIONS FROM THE NEAREST COMMUNICATIONS ROOM, UNLESS OTHERWISE NOTED:
   A. ELEVATOR CONTROL PANELS/ENCLOSURES
   B. BUILDING SYSTEM MANAGEMENT PANELS/ENCLOSURES
   C. ENERGY SYSTEM MANAGEMENT PANELS/ENCLOSURES
   D. FIRE ALARM CONTROL SYSTEM PANELS/ENCLOSURES
   E. ACCESS CONTROL SYSTEM PANELS/ENCLOSURES
   F. TWO-WAY EMERGENCY COMMUNICATIONS SYSTEMS PANELS/ENCLOSURES

ABBREVIATIONS

@	AT
A/C	AIR CONDITIONING(ER)
A	(AMP) AMPERE
AC	ABOVE COUNTER, ALTERNATING CURRENT
ADJ	ADJUSTABLE
ADJT	ADJACENT
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPERE INTERRUPTING CAPACITY
ALT	ALTERNATE
ANN	ANNUNCIATOR
ARCH	ARCHITECT; ARCHITECTURAL
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BKBD	BACKBOARD
BKR	BREAKER
BLDG	BUILDING
C	CONDUIT
CAP	CAPACITY
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CLR	CLEAR
COL	COLUMN
COM	COMMUNICATION
CPS	CYCLES PER SECOND
CT	CURRENT TRANSFORMER
CTL	CONTROL
CU	COPPER
DC	DIRECT CURRENT
DISC SW	DISCONNECT SWITCH
DISC	DISCONNECT
DN	DOWN
DWG	DRAWING
E	EXIST, EAST
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
EGC	EQUIPMENT GROUNDING CONDUCTOR
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
ENTR	ENTRANCE
EP	EXPLOSION PROOF
EPO	EMERGENCY POWER OFF
EQUIP/EQP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXH	EXHAUST
EXT	EXTERIOR
EXIST	EXISTING
F	FAHRENHEIT/FUSE
FA	FIRE ALARM
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONTROL PANEL
FC	FOOTCANDLE
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FDR	FEEDER
FIXT	FIXTURE
FLA	FULL LOAD AMPS
FSD	FIRE/SMOKE DAMPER
GEN	GENERATOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GFR	GROUND FAULT RELAY
H	HEIGHT
HID	HIGH INTENSITY DISCHARGE
HOA	HAND OFF AUTOMATIC
HOR	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HOT WATER
HZ	HERTZ
IBC	INTERNATIONAL BUILDING CODE
IC	INTERCOM
IES	ILLUMINATING
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
IN	INCH
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILLS
KVA	KILOVOLT AMPERES
KVAR	KILOVOLT AMPERES REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LBS	POUNDS
LF	LINEAR FEET (FEET)
LRA	LOCKED ROTOR AMPS
LS	LIFE SAFETY
LT	LIGHT
LTG	LIGHTING
LV	LOW VOLTAGE
MAG	MAGNETIC
MAN	MANUAL
MAT	MATERIAL
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MECH	MECHANICAL
MEZZ	MEZZANINE
MG	MOTOR GENERATOR
MH	METAL HALIDE / MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MS	MAGNETIC STARTER
MTD	MOUNTED
MTG	MOUNTING
MTR	MOTOR
N	NORTH; NEUTRAL
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRIC MANUFACTURERS ASSOCIATION
NESC	NATIONAL ELECTRICAL SAFETY CODE
NEUT	NEUTRAL
NFPA	NATIONAL FIRE PROTECTION ASSOCIATIONS
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OL	OVERLOAD
OS	OPTIONAL STANDBY
P	PRIMARY
PA	PUBLIC ADDRESS
PAR	PARALLEL
PB	PULL BOX
PE	PHOTO ELECTRIC
PF	POWER FACTOR
PH	PHASE
PIV	POST INDICATOR VALVE
PNL	PANEL
POC	POINT OF CONNECTION
PWR	POWER
QTY	QUANTITY
R (R)	RELOCATE (D)
RAD	RAD/US
RECPT	RECEPTACLE
REF	REFRIGERATOR
RLA	RATED LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
S	SOUTH
SC	SECURITY
SCCR	SHORT CIRCUIT CURRENT RATING
SD	SMOKE DETECTOR
SECT	SECTION
SF	SUPPLY FAN
SHT	SHEET
SPD	SURGE PROTECTIVE DEVICE
SPEC	SPECIFICATION
SPL	SPECIAL
SQ	SQUARE
STOR	STORAGE
SW	SWITCH
SWBD	SWITCHBOARD
SYM	SYMMETRICAL
SYS	SYSTEM
T	THERMOSTAT
TB	TERMINAL BOX
TC	TIME CLOCK
TEL	TELEPHONE
TV	TELEVISION
TYP	TYPICAL
UFC	UNIFORM FIRE CODE
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
UV	UNIT VENTILATOR
V	VOLT
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VM	VOLTMETER
VOL	VOLUME
W	WATT, WEST
W/	WITH
W/O	WITHOUT
WH	WATER HEATER
WHM	WATT HOUR METER
WP	WEATHERPROOF
X	REACTANCE
XFMR	TRANSFORMER
XMTR	TRANSMITTER
Z	IMPEDANCE
&	AND
I.E.:	THAT IS

ELECTRICAL SHEET INDEX

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REGISTERED PROFESSIONAL ENGINEER 51012PE OREGON JAN. 9, 2018 CHRISTOPHER LARSEN
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EL-1

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GENERAL NOTES, ABBREVIATIONS & SHEET INDEX

SYMBOLS LEGEND - GENERAL

SYMBOL	DESCRIPTION
#	DRAWING CONSTRUCTION ("FLAG") NOTE
X-XX	EQUIPMENT IDENTIFIER
	MATCHLINE
	REVISION CLOUD (ENCIRCLES DRAWING CHANGES MADE SINCE THE PREVIOUS RELEASE)
1	REVISION REFERENCE
	EXISTING TO BE REMOVED (DASHED)
	HEAVY LINEWEIGHT INDICATES NEW WORK
	LIGHT LINEWEIGHT INDICATES EXISTING INFORMATION
	POINT OF CONNECTION
	LIMIT OF DEMOLITION
X / XX.XX	DETAIL REFERENCE DETAIL IDENTIFICATION NUMBER SHEET WHERE DETAIL IS DRAWN
X / XX.XX	ELEVATION REFERENCE ELEVATION IDENTIFICATION NUMBER SHEET WHERE ELEVATION IS DRAWN
X / XX.XX	SECTION REFERENCE SECTION IDENTIFICATION NUMBER SHEET WHERE SECTION IS DRAWN
N	NORTH REFERENCE

SYMBOLS LEGEND - LIGHTING

SYMBOL	DESCRIPTION
L1 A - 1 Z-XXX-1 EM	LIGHT FIXTURE IDENTIFIER - REFER TO LUMINAIRE SCHEDULE PANEL NAME - CIRCUIT NUMBER SWITCH DESIGNATION - MIDDLE DIGITS REFER TO ROOM NUMBER - END DIGITS REFER TO SWITCH LEG SUBSCRIPT (IF APPLICABLE)
	* IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: RL1 / A-1 / a / NL
	SHADING INDICATES LUMINAIRE ON EMERGENCY CIRCUIT OR WITH BATTERY BACKUP
	2x4 LUMINAIRE
	1x4 LUMINAIRE
	2x2 LUMINAIRE
	LINEAR LUMINAIRE
	WALL WASH LUMINAIRE
	WALL MOUNTED LUMINAIRE
	UNDER-CABINET LUMINAIRE
	STRIP LUMINAIRE
	DOWNLIGHT
	WALL WASH DOWNLIGHT LUMINAIRE
	WALL MOUNTED LUMINAIRE
	WALL MOUNTED DIRECTIONAL LUMINAIRE
	PENDANT MOUNTED LUMINAIRE
	TRACK LIGHT - LENGTH AS INDICATED ON PLANS NUMBER OF LUMINAIRES AS SHOWN
	POLE-MOUNTED LUMINAIRE - NUMBER OF LUMINAIRES AS SHOWN ON PLANS
	STREET LIGHT
	IN-GROUND LANDSCAPE LUMINAIRE
	ILLUMINATED EXIT SIGN - SINGLE FACE ARROW INDICATES DIRECTION OF EGRESS, UNIVERSAL MOUNT
	ILLUMINATED EXIT SIGN - DOUBLE FACE ARROW INDICATES DIRECTION OF EGRESS, UNIVERSAL MOUNT
	BATTERY-POWERED EMERGENCY WALLPACK
	COMBINATION BATTERY POWERED EMERGENCY WALLPACK AND ILLUMINATED EXIT SIGN

SYMBOLS LEGEND - LIGHTING

SYMBOL	DESCRIPTION
TC	TIME CLOCK - TYPE AS NOTED
PP	LIGHTING CONTROL SYSTEM POWER PACK
SB	SWITCH BYPASS DEVICE
ICS1-1	ILLUMINATION CONTROL STATION
OS	OCCUPANCY SENSOR CEILING MOUNTED WITH POWER PACK - DUAL TECHNOLOGY TYPE UNLESS NOTED:
OS U	U = ULTRASONIC
OS P	P = PASSIVE INFRARED
OS	OCCUPANCY SENSOR WALL MOUNTED
PC	PHOTOELECTRIC CONTROL CEILING MOUNTED
PC	PHOTOELECTRIC CONTROL WALL MOUNTED

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ELECTRICAL LEGEND

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	CCT / CRI	WATTS	DELIVERED LUMENS	DRIVER	DIMMING	VOLTAGE	LENS / RELECTOR / BEAM	FINISH	MANUFACTURER SERIES	ALTERNATE MANUFACTURER	NOTES
E1	TYPE BLC4(BACK LIGHT CONTROL) DISTRIBUTION POLE LIGHT LED LUMINAIRE	16' POLE	3000K LED, 80+ CRI	68W	5606 LM	INTEGRAL ELECTRONIC	0-10V TO 10%	UNV	FROSTED ACRYLIC	PER ARCHIECT	LITHONIA LIGHTING - DSX0 SERIES	OR PRE-BID APPROVED SUBMITTED WITH PHOTOMETRICS	PROVIDE 16' POLE
E2	TYPE BLC3(BACK LIGHT CONTROL) DISTRIBUTION POLE LIGHT LED LUMINAIRE	16' POLE	3000K LED, 80+ CRI	68W	5428LM	INTEGRAL ELECTRONIC	0-10V TO 10%	UNV	FROSTED ACRYLIC	PER ARCHIECT	LITHONIA LIGHTING - DSX0 SERIES	OR PRE-BID APPROVED SUBMITTED WITH PHOTOMETRICS	PROVIDE 16' POLE
E3	TYPE T3M DISTRIBUTION POLE LIGHT LED LUMINAIRE	16' POLE	3000K LED, 80+ CRI	45W	5930LM	INTEGRAL ELECTRONIC	0-10V TO 10%	UNV	FROSTED ACRYLIC	PER ARCHIECT	LITHONIA LIGHTING - DSX0 SERIES	OR PRE-BID APPROVED SUBMITTED WITH PHOTOMETRICS	PROVIDE 16' POLE
E4	TYPE T4M DISTRIBUTION POLE LIGHT LED LUMINAIRE	16' POLE	3000K LED, 80+ CRI	69W	7574LM	INTEGRAL ELECTRONIC	0-10V TO 10%	UNV	FROSTED ACRYLIC	PER ARCHIECT	LITHONIA LIGHTING - DSX0 SERIES	OR PRE-BID APPROVED SUBMITTED WITH PHOTOMETRICS	PROVIDE 16' POLE
E5	DUAL HEAD TYPE T4M DISTRIBUTION POLE LIGHT LED LUMINAIRE	16' POLE	3000K LED, 80+ CRI	136W	15,148LM	INTEGRAL ELECTRONIC	0-10V TO 10%	UNV	FROSTED ACRYLIC	PER ARCHIECT	LITHONIA LIGHTING - DSX0 SERIES	OR PRE-BID APPROVED SUBMITTED WITH PHOTOMETRICS	PROVIDE 16' POLE
E6	DUAL HEAD TYPE T3M DISTRIBUTION POLE LIGHT LED LUMINAIRE	16' POLE	3000K LED, 80+ CRI	136W	16,878LM	INTEGRAL ELECTRONIC	0-10V TO 10%	UNV	FROSTED ACRYLIC	PER ARCHIECT	LITHONIA LIGHTING - DSX0 SERIES	OR PRE-BID APPROVED SUBMITTED WITH PHOTOMETRICS	PROVIDE 16' POLE
E7	TYPE T5W DISTRIBUTION POLE LIGHT LED LUMINAIRE	16' POLE	3000K LED, 80+ CRI	93W	10,286LM	INTEGRAL ELECTRONIC	0-10V TO 10%	UNV	FROSTED ACRYLIC	PER ARCHIECT	LITHONIA LIGHTING - DSX0 SERIES	OR PRE-BID APPROVED SUBMITTED WITH PHOTOMETRICS	PROVIDE 16' POLE
E8	TYPE T3M DISTRIBUTION POLE LIGHT LED LUMINAIRE	16' POLE	3000K LED, 80+ CRI	68W	8439LM	INTEGRAL ELECTRONIC	0-10V TO 10%	UNV	FROSTED ACRYLIC	PER ARCHIECT	LITHONIA LIGHTING - DSX0 SERIES	OR PRE-BID APPROVED SUBMITTED WITH PHOTOMETRICS	PROVIDE 16' POLE
E9	ARCHITECTURAL BOLLARD LED LUMINAIRE	41.5"	3000K LED, 80+ CRI	5W	465 LM	INTEGRAL ELECTRONIC	0-10V TO 10%	UNV	SYMMETRIC DISTRIBUTION	PER ARCHIECT	LITHONIA LIGHTING - RADB SERIES	OR PRE-BID APPROVED SUBMITTED WITH PHOTOMETRICS	PROVIDE PHOTOELECTRIC CELL BUTTON TYPE (PE)
E10	ACHITECTURAL WALL PLACK LED LUMINAIRE	WALL	3000K LED, 80+ CRI	23W	3205 LM	INTEGRAL ELECTRONIC	0-10V TO 10%	UNV	FROSTED ACRYLIC	PER ARCHIECT	LITHONIA LIGHTING - ARC2 SERIES	OR PRE-BID APPROVED SUBMITTED WITH PHOTOMETRICS	
E11	ACHITECTURAL WALL PLACK LED LUMINAIRE	WALL	3000K LED, 80+ CRI	10W	1161 LM	INTEGRAL ELECTRONIC	0-10V TO 10%	UNV	VISUAL COMFORT FORWARD THROW	PER ARCHIECT	LITHONIA LIGHTING - WDGE1 SERIES	OR PRE-BID APPROVED SUBMITTED WITH PHOTOMETRICS	

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EL-3

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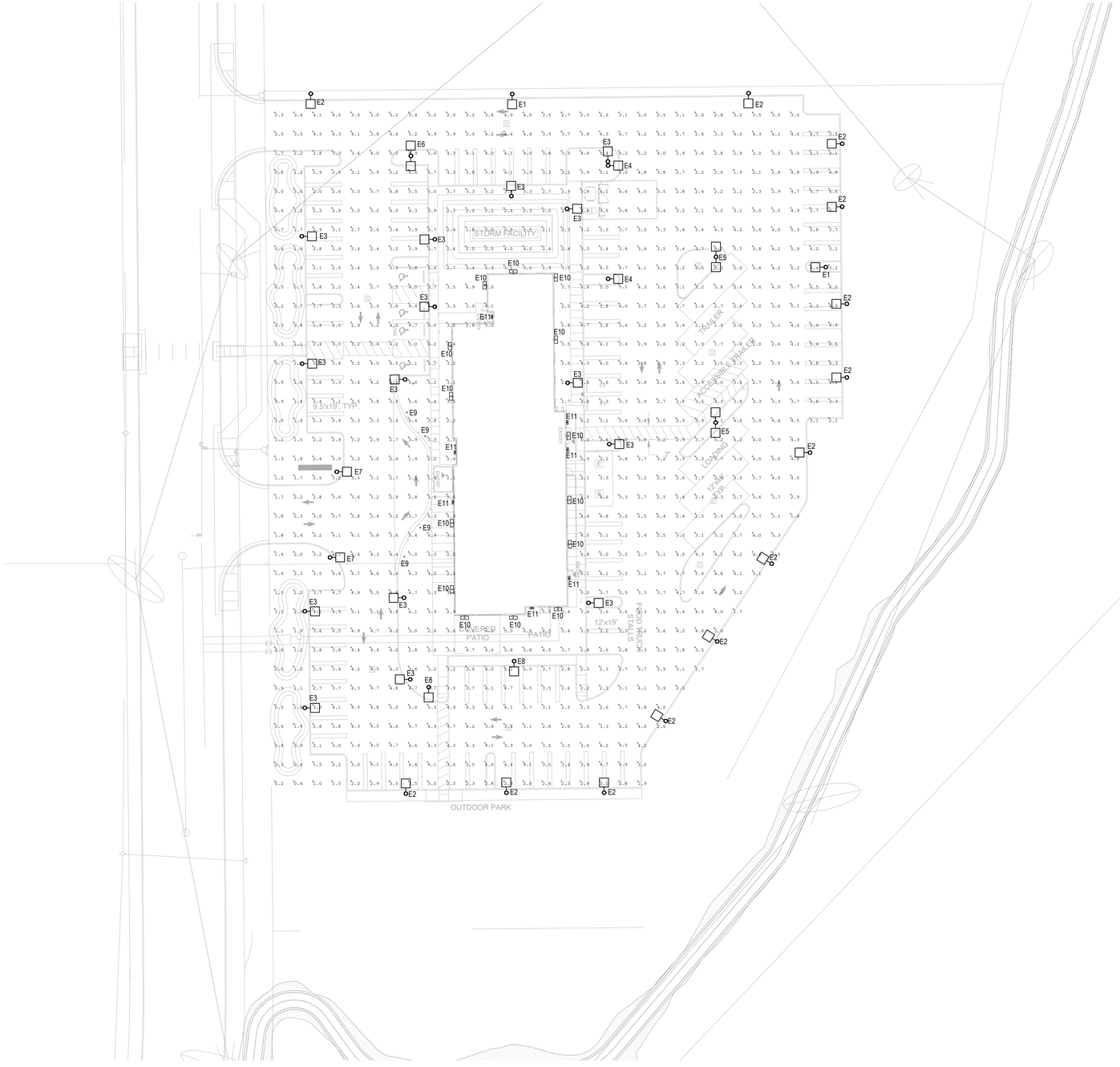
ELECTRICAL LIGHTING SCHEDULE



A1 ELECTRICAL LIGHTING SITE PLAN
1" = 30'-0"

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ELECTRICAL LIGHTING SITE PLAN

D-Series Size 0
LED Area Luminaire

Catalog Number

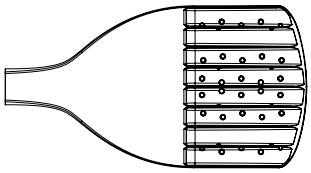
Notes

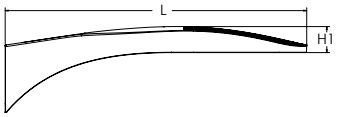
Type

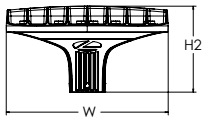
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)







Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series
DSX0 LED

LEDs
Forward optics

P1	P5
P2	P6
P3	P7
P4	

Rotated optics

P10 [1]	P12 [1]
P11 [1]	P13 [1]

Color temperature [2]

		Color Rendering Index [2]
(this section 70CRI only)		
30K	3000K	70CRI
40K	4000K	70CRI
50K	5000K	70CRI
(this section 80CRI only, extended lead times apply)		
27K	2700K	80CRI
30K	3000K	80CRI
35K	3500K	80CRI
40K	4000K	80CRI
50K	5000K	80CRI

Distribution

AFR	Automotive front row
T1S	Type I short
T2M	Type II medium
T3M	Type III medium
T3LG	Type III low glare [3]
T4M	Type IV medium
T4LG	Type IV low glare [3]
TFTM	Forward throw medium
T5M	Type V medium
T5LG	Type V low glare
T5W	Type V wide
BLC3	Type III backlight control [3]
BLC4	Type IV backlight control [3]
LCCO	Left corner cutoff [3]
RCCO	Right corner cutoff [3]

Voltage

MVOLT	(120V-277V) [4]
HVOLT	(347V-480V) [5,6]
XVOLT	(277V-480V) [7,8]
120	[16, 24]
208	[16, 24]
240	[16, 24]
277	[16, 24]
347	[16, 24]
480	[16, 24]

Mounting
Shipped included

SPA	Square pole mounting (#8 drilling, 3.5" min. SQ pole)
RPA	Round pole mounting (#8 drilling, 3" min. RND pole)
SPA5	Square pole mounting (#5 drilling. 3" min. SQ pole) [9]
RPA5	Round pole mounting (#5 drilling, 3" min. RND pole) [9]
SPA8N	Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
WBA	Wall bracket [10]
MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options
Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [11, 12, 18, 19]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13, 18, 19]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14, 19]
PER7	Seven-pin receptacle only (controls ordered separate) [14, 19]
FAO	Field adjustable output [15, 19]
BL30	Bi-level switched dimming, 30% [16, 19]
BL50	Bi-level switched dimming, 50% [16, 19]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]

Other options
Shipped installed

HS	Houseside shield (black finish standard) [20]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [21]
HA	50°C ambient operation [22]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V) [24]
DF	Double fuse (208, 240, 480V) [24]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Ordering Information

Accessories

Ordered and shipped separately.

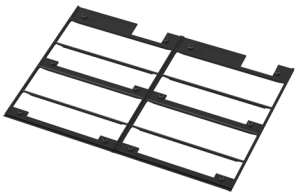
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK	Shorting cap [23]
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
13 PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
14 PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
18 Reference Motion Sensor Default Settings table on page 4 to see functionality.
19 Reference Controls Options table on page 4.
20 Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
22 Option HA not available with performance packages P6, P7, P12 and P13.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
24 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

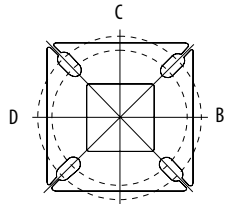
External Glare Shield (EGSR)



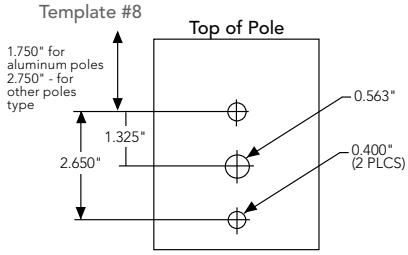
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)



Template #8



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
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

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 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

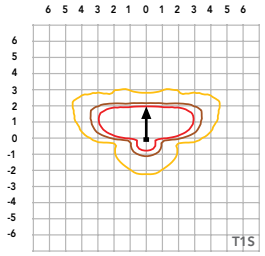
Photometric Diagrams

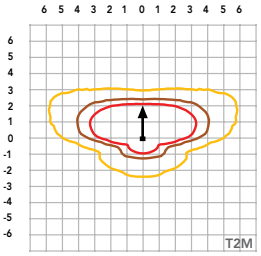
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

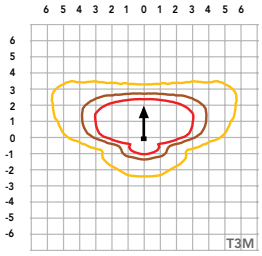
Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

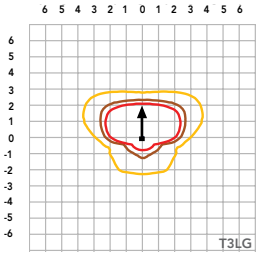
LEGEND

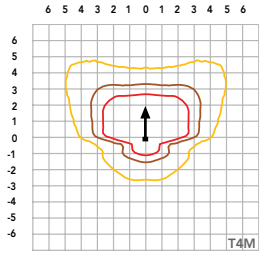
- 0.1 fc
- 0.5 fc
- 1.0 fc

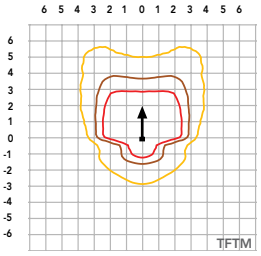


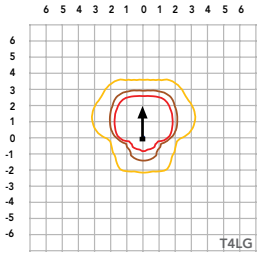


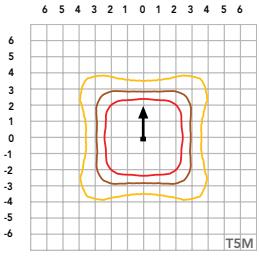


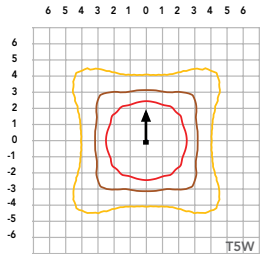


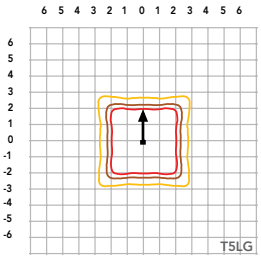


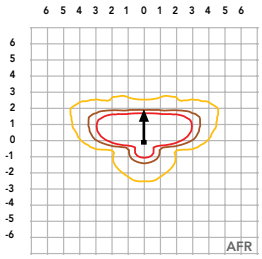


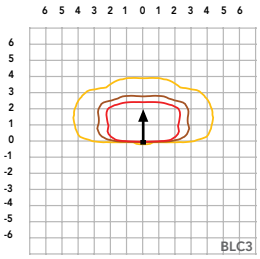


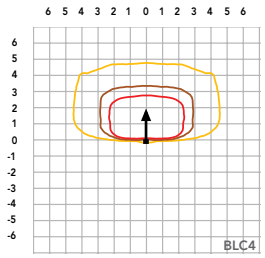


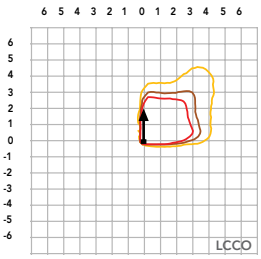


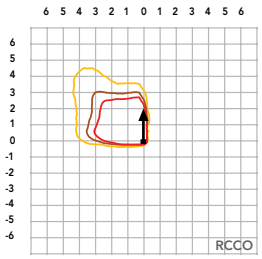












Performance Data

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	50°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
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

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 (not available on DSX0)	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. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
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 Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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 configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

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 configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
P6	137W	40	1050	T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
				T3M	16,442	2	0	4	120	17,135	3	0	4	125	17,469	3	0	4	128
				T3LG	14,687	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T4LG	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				TFTM	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5M	17,168	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5W	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5LG	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				BLC3	11,959	0	0	3	87	12,464	0	0	3	91	12,707	0	0	3	93
				BLC4	12,352	0	0	4	90	12,873	0	0	4	94	13,124	0	0	4	96
				RCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	171W	40	1300	T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

Performance Data

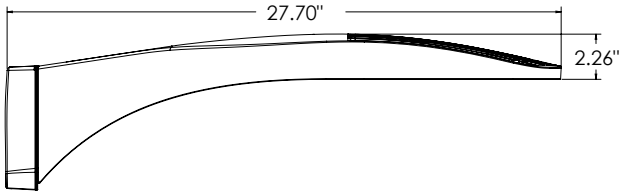
Lumen Output

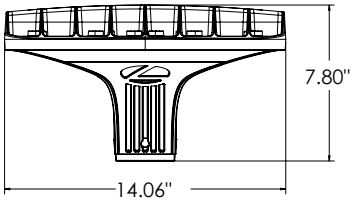
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Rotated Optics

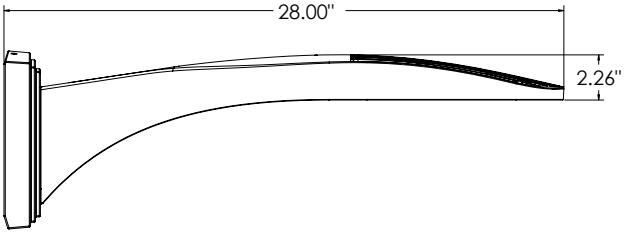
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				T2M	6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143
				T3M	6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145
				T3LG	6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129
				T4M	7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147
				T4LG	6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134
				TFTM	7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148
				T5M	7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151
				T5W	7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154
				T5LG	7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152
				BLC3	5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105
				BLC4	5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109
				RCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				LCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				T2M	8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135
				T3M	8,768	3	0	3	129	9,138	3	0	3	134	9,316	3	0	3	137
				T3LG	7,833	3	0	3	115	8,164	3	0	3	120	8,323	3	0	3	122
				T4M	8,899	3	0	3	131	9,274	3	0	3	136	9,455	3	0	3	139
				T4LG	8,093	3	0	3	119	8,435	3	0	3	124	8,599	3	0	3	126
				TFTM	8,962	3	0	3	132	9,340	3	0	3	137	9,522	3	0	3	140
				T5M	9,156	4	0	2	135	9,542	4	0	2	140	9,728	4	0	2	143
				T5W	9,304	4	0	2	137	9,696	4	0	2	143	9,885	4	0	2	145
				T5LG	9,182	3	0	1	135	9,569	3	0	1	141	9,756	3	0	1	143
				BLC3	6,378	3	0	3	94	6,647	3	0	3	98	6,777	3	0	3	100
				BLC4	6,587	3	0	3	97	6,865	3	0	3	101	6,999	3	0	3	103
				RCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				LCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
P12	103W	30	1050	T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				T2M	12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126
				T3M	12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128
				T3LG	11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114
				T4M	12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129
				T4LG	11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118
				TFTM	12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130
				T5M	12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133
				T5W	13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135
				T5LG	12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134
				BLC3	9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93
				BLC4	9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96
				RCCO	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
				LCCO	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				T2M	14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120
				T3M	14,714	4	0	4	114	15,335	4	0	4	119	15,634	4	0	4	121
				T3LG	13,145	3	0	3	102	13,700	3	0	3	106	13,967	3	0	3	108
				T4M	14,933	4	0	4	116	15,563	4	0	4	121	15,867	4	0	4	123
				T4LG	13,582	3	0	3	105	14,155	3	0	3	110	14,431	3	0	3	112
				TFTM	15,039	4	0	4	117	15,673	4	0	4	122	15,979	4	0	4	124
				T5M	15,364	4	0	2	119	16,013	4	0	2	124	16,325	4	0	2	127
				T5W	15,613	5	0	3	121	16,272	5	0	3	126	16,589	5	0	3	129
				T5LG	15,409	3	0	2	120	16,059	3	0	2	125	16,372	4	0	2	127
				BLC3	10,703	4	0	4	83	11,155	4	0	4	87	11,372	4	0	4	88
				BLC4	11,054	4	0	4	86	11,520	4	0	4	89	11,745	4	0	4	91
				RCCO	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
				LCCO	10,800	1	0	2	84	11,255	1	0	2	87	11,475	1	0	3	89
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

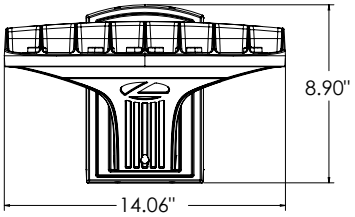
Dimensions



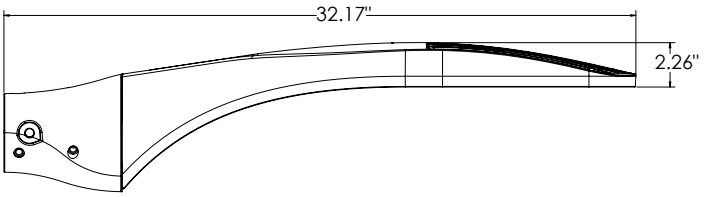


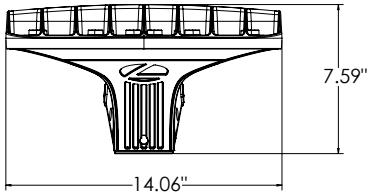
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs





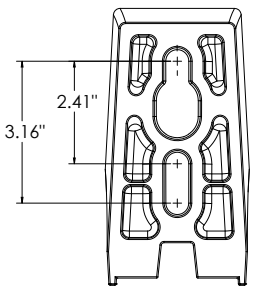
DSX0 with WBA mount
Weight: 27 lb



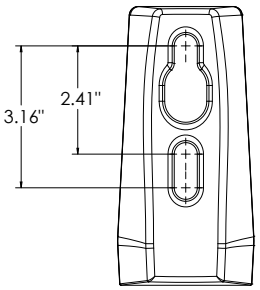


DSX0 with MA mount
Weight: 28 lbs

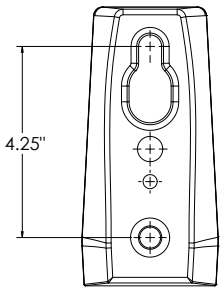
SPA (STANDARD ARM)



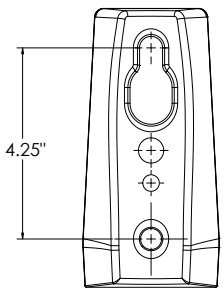
RPA



SPA5



RPA5



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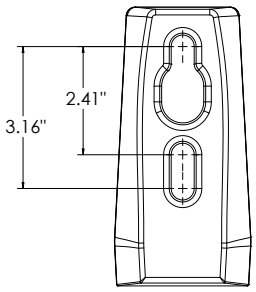
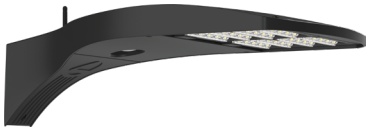
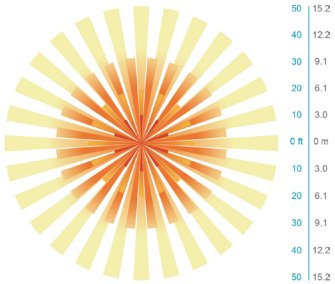


nLight Control - Sensor Coverage and Settings

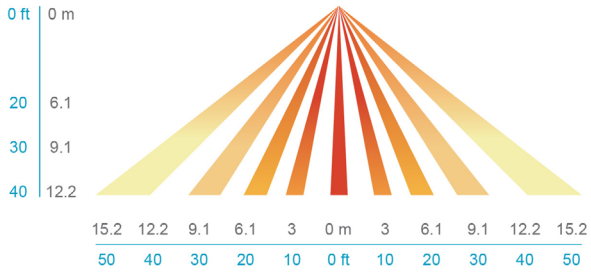
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

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 driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) 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.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone 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. 80CRI configurations are also available. 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 L80/100,000 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. PIR integrated motion sensor with on-board photocell feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

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 luminaries 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 Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

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 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.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to 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/warranty/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.

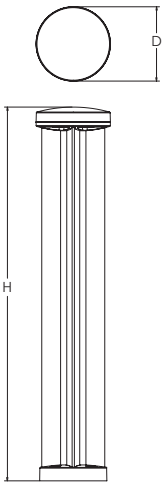
RADEAN Bollard
LED Site Luminaire

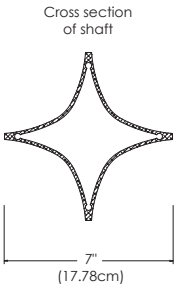
Catalog Number

Notes

Type

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





Specifications

Diameter: D = 8.25" (20.96cm)

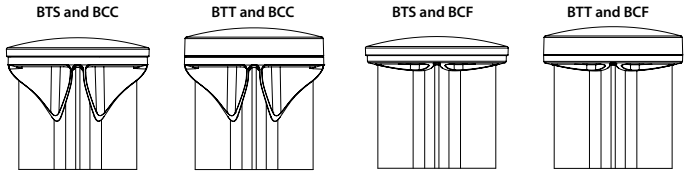
Height: H = 41.5" Standard (105.41cm)

Weight (max): 20lbs (9.07Kg)

Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.



Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED

Series

RADB LED

Performance Package

- P1
- P2
- P3
- P4
- P5[1]

Color temperature

- 27K 2700 K
- 30K 3000 K
- 35K 3500 K
- 40K 4000 K
- 50K 5000 K

Distribution

- ASY Asymmetric[2]
- SYM Symmetric[1]

Voltage

- MVOLT[3]
- 120
- 208[3]
- 240[3]
- 277
- 347
- 480

Control options

Shipped installed

- PE Photoelectric cell, button type[4,5]
- DMG 0-10V dimming driver (no controls)
- E7WH Emergency battery backup,Certified in CA Title 20 MAEDBS1[6,7,8]
- FAO Field adjustable output[5]
- PIR Motion sensor Bi-level[3,5,6,7]

Bollard top *(required)*

Slim Top

- BTS Slim top, painted to match shaft[5,9]
- BTSDWHXD Slim top, white[5,9]
- BTSDBLBXD Slim top, black texture[5,9]
- BTSDBLXD Slim top, black[5,9]
- BTSDDBTXD Slim top, dark bronze textured[5,9]
- BTSDDBXD Slim top, dark bronze[5,9]
- BTSDNATXD Slim top, natural aluminum textured[5,9]
- BTSDNAXD Slim top, natural aluminum[5,9]
- BTSDWHGXD Slim top, white textured[9]

Tall Top

- BTT Tall top painted to match shaft[9]
- BTTDBLBXD Tall top, black textured[9]
- BTTDBLXD Tall top, black[9]
- BTTDDBTXD Tall top, dark bronze textured[9]
- BTTDDBXD Tall top, dark bronze[9]
- BTTDNATXD Tall top, natural aluminum textured[9]
- BTTDNAXD Tall top, natural aluminum
- BTTDWHGXD Tall top, white textured[9]
- BTTDWHXD Tall top, white[9]

Bollard crown *(required)*

Deep Crown

- BCC Deep crown, painted to match shaft[9]
- BCCDWHXD Deep crown, white[9]
- BCCDBLXD Deep crown, black[9]
- BCCDBLBXD Deep crown, black textured[9]
- BCCDDBTXD Deep crown, dark bronze textured[9]
- BCCDDBXD Deep crown, dark bronze[9]
- BCCDNATXD Deep crown, natural aluminum textured[9]
- BCCDNAXD Deep crown, natural aluminum[9]
- BCCDWHGXD Deep crown, white textured[9]

Flat Crown

- BCF Flat crown, painted to match shaft[9]
- BCFDBLBXD Flat crown, black textured[9]
- BCFDBLXD Flat crown, black[9]
- BCFDDBTXD Flat crown, dark bronze textured[9]
- BCFDDBXD Flat crown, dark bronze[9]
- BCFDNATXD Flat crown, natural aluminum textured[9]
- BCFDNAXD Flat crown, natural aluminum[9]
- BCFDWHGXD Flat crown, white textured[9]
- BCFDWHXD Flat crown, white[9]

Other options

- H24[6,10] 24" overall height
- H30[6,10] 30" overall height
- H36[6,10] 36" overall height
- L/AB Without anchor bolts

Finish *(required)*

- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

Accessories

Ordered and shipped separately.

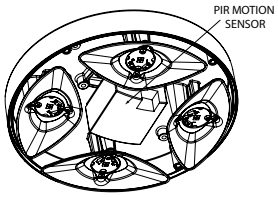
- RADBAB U Anchor bolts (4)
- RADBABC DDBXD U Replacement anchor bolt covers (specify finish) (4)
- RK5RADB BCKIT (FINISH) U Base cover with bolt caps
- RK8RADB EMTESTMAG U Emergency test stylus

NOTES

1. P5 only available in SYM distribution.
2. ASY has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM-4-quadrant product.
3. PIR not available with 208V or 240V.
4. PE only available with ASY.
5. PE, PIR and FAO not available with BTS.
6. E7WH and PIR only available in full height. Not available with H24, H30 or H36.
7. PIR not available with E7WH.
8. E7WH is not available with 347V or 480V.
9. Architectural and custom colors available (additional leadtimes and cost may apply).
10. 42" Height is standard. H24, H30 and H36 have longer leadtimes.

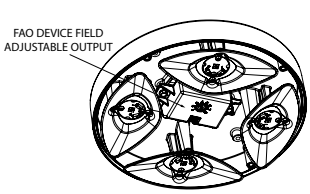
Options

PIR



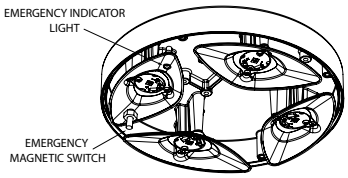
Only available with BTT tops

FAO



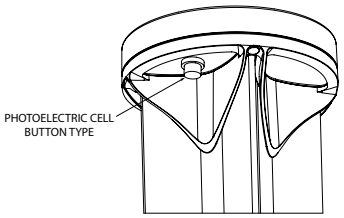
Only available with BTT tops

E7WH



Only available with ASY

PE



Only available with ASY

Performance Data

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. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Performance Data DNAXD FInish*

			2700K					3000K					3500K					4000K					5000K				
Light Engines	Performance Package	System Watts	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
"Symmetric (4 light engines)"	P1	5	345	0	1	0	66	362	0	1	0	69	370	0	1	0	71	380	0	1	0	73	382	0	1	0	73
	P2	8	644	0	1	0	81	677	0	1	0	85	692	0	1	0	87	711	0	1	0	89	713	0	1	0	89
	P3	13	1036	1	1	0	77	1088	1	1	0	81	1112	1	1	0	83	1142	1	1	0	85	1146	1	1	0	85
	P4	19	1460	1	1	0	79	1534	1	1	0	83	1568	1	1	0	84	1610	1	1	0	87	1616	1	1	0	87
	P5	32	2314	1	1	0	72	2430	1	1	0	75	2484	1	1	0	77	2551	1	1	0	79	2561	1	1	0	79
"Asymmetric (2 light engines)"	P1	5	312	0	1	0	60	328	0	1	0	63	335	0	1	0	64	344	0	1	0	66	346	0	1	0	66
	P2	8	584	0	1	0	73	613	0	1	0	77	627	0	1	0	78	644	0	1	0	81	646	0	1	0	81
	P3	13	938	0	1	0	70	985	0	1	0	73	1007	0	1	0	75	1035	0	1	0	77	1038	0	1	0	77
	P4	19	1323	0	1	0	71	1390	0	1	0	75	1420	0	1	0	76	1459	0	1	0	78	1464	0	1	0	79

***Note:** Lumen output varies based on finish. Silver color shown, for black (worst) or white (best) photometry, see specific photometric files downloadable from www.acuitybrands.com

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.

Projected LED Lumen Maintenance				
	25,000	50,000	75,000	100,000
P1	0.94	0.89	0.85	0.80
P2	0.94	0.89	0.85	0.80
P3	0.94	0.89	0.85	0.80
P4	0.94	0.89	0.85	0.80
P5	0.94	0.89	0.85	0.80

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		LAT Factor
0	32°F	1.03
5	41°F	1.03
10	50°F	1.02
15	59°F	1.01
20	68°F	1.01
25	77°F	1
30	86°F	0.99
35	95°F	0.99
40	104°F	0.98

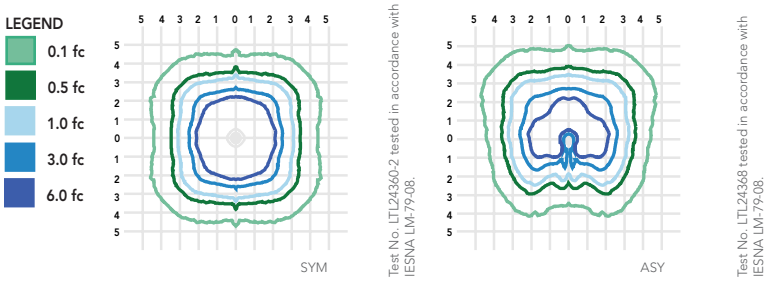
Electrical Load

			Current (Amp)						Current (Amp)	
	Watts @120V (W)	Watts @277V (W)	@120V (A)	@208V (A)	@240V (A)	(@277V) (A)	Watts (@347V)	Watts (@480V)	(@347V) (A)	(@480V)
P1 ASY	5	6	0.0445	0.0299	0.0276	0.0262	10	10	0.0443	0.0319
P2 ASY	9	10	0.0751	0.0471	0.0429	0.0399	14	14	0.0505	0.0364
P3 ASY	14	15	0.1147	0.0699	0.0627	0.0571	18	18	0.0611	0.0441
P4 ASY	19	19	0.1586	0.0928	0.0819	0.0735	23	23	0.0709	0.0513
P1 SYM	5	6	0.0444	0.0301	0.0279	0.0265	9	9	0.0441	0.0319
P2 SYM	9	10	0.0734	0.0461	0.0421	0.0391	13	13	0.0502	0.0363
P3 SYM	13	14	0.112	0.067	0.0598	0.0544	18	18	0.0602	0.0435
P4 SYM	18	19	0.1535	0.0902	0.0796	0.0713	22	22	0.0691	0.0499
P5 SYM	31	31	0.2597	0.1527	0.1326	0.1149	35	36	0.1079	0.079

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RADEAN Bollard homepage.

Isofootcandle plots for the RADB. Distances are in units of mounting height (3.5').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and maintenance-free performance of the Radean LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION
One-piece extruded aluminum shaft with thick side walls for extreme durability, and die-cast reflector and top cap. Four 3/8" x 7" anchor bolts with double nuts and washers and 5-2/3" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination. Light engines are available in 2700K, 3000K, 3500K, 4000K or 5000K.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L80/100,000 hours at P5 at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Emergency battery backup rated for -10°C minimum ambient. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less. U.S. Patent No. D912,850S

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
Five-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/warranty/terms-and-conditions

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

ARC2 LED

Architectural Wall Luminaire

Catalog Number

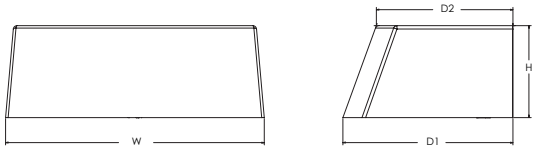
Notes

Type

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

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: (without options) 11 lbs



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 4,000 Lumens P5 6,500 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] E8WC Emergency battery backup, CEC compliant (8W, -20°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] SPD6KV 6kV surge protection[1] FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[2] LDS18 18" Fixture leads	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSBBW DDBXD U Surface - mounted back box (specify finish)

NOTES

1 347V not available with E4WH, E8WC and SPD6KV.
2 FAO not available with DMG.

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.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,502	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

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
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
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	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

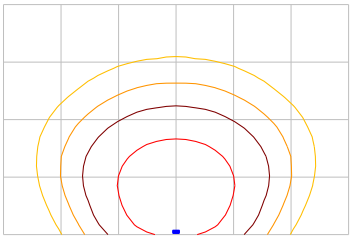
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 15ft
Grid = 15ft x 15ft



ARC2 LED P3 40K

Emergency Egress Options

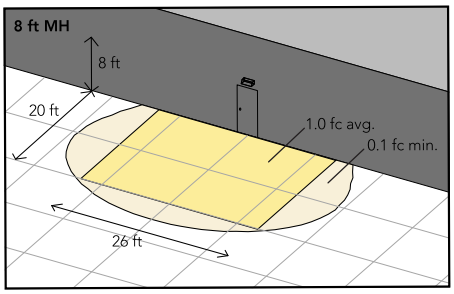
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

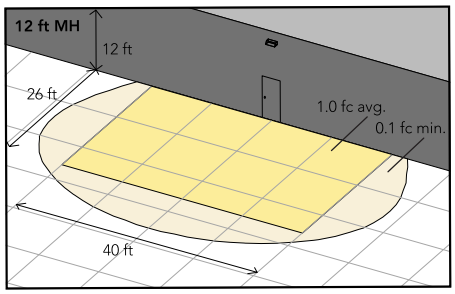
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

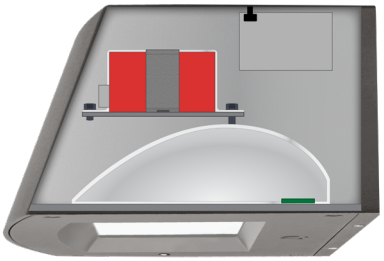
Grid = 10ft x 10ft



ARC2 LED 40K MVOLT E4WH



ARC2 LED 40K MVOLT E8WC



Self-contained solution for clean aesthetic

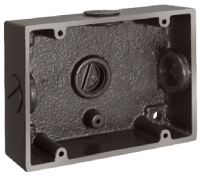
Mounting, Options & Accessories

E4WH and E8WC – Emergency Battery Backup

D = 6.5”

H = 5”

W = 11”



BBW – Standard Back Box

D = 1.5”

H = 4”

W = 5.5”

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE
The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior painted 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 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED 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 consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L88/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION
The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports it during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for applications with no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. 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 to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

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/warranty/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.

WDGE1 LED
Architectural Wall Sconce

Catalog Number

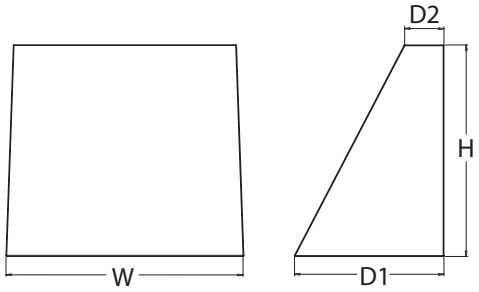
Notes

Type

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

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P1	30K 3000K	90CRI	VW Visual comfort wide	347[2]	SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3]
		40K 4000K				**Shipped separately**
		50K[1] 5000K				AWS 3/8inch Architectural wall spacer[4]
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1 50K not available in 90CRI.
2 347V not available with E4WH, DS, DSLE or PE.
3 Not qualified for DLC. Not available with E4WH.
4 For PBBW and AWS with CCE option, require an RFA.
5 E4WH not available with PE or DS.
6 PE not available with DS.
7 DS is not available with P0.

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.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

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	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

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	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

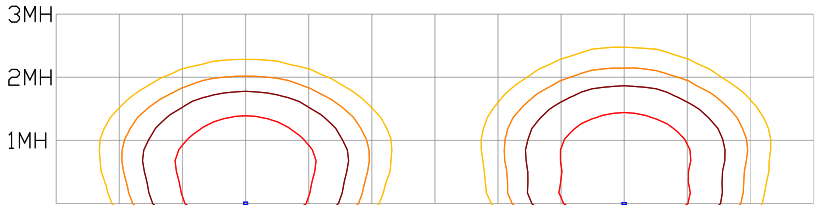
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

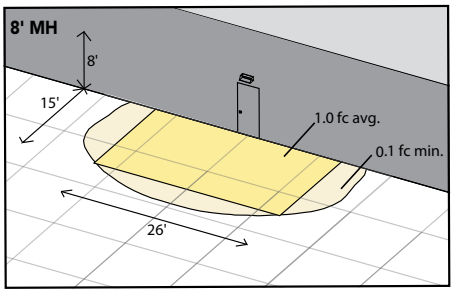
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

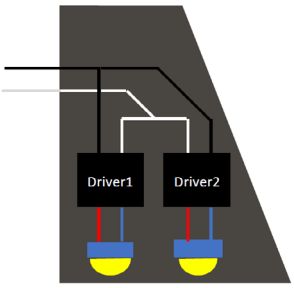


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

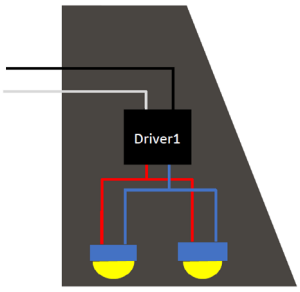
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Mounting, Options & Accessories

E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted 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 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED 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 consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. 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 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 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to 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/warranty/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.