

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 27, 2013

FILE NO: SUP-13-015

AGENDA ITEM: F-5

STAFF AUTHOR: Kathe Green, Assistant Planner

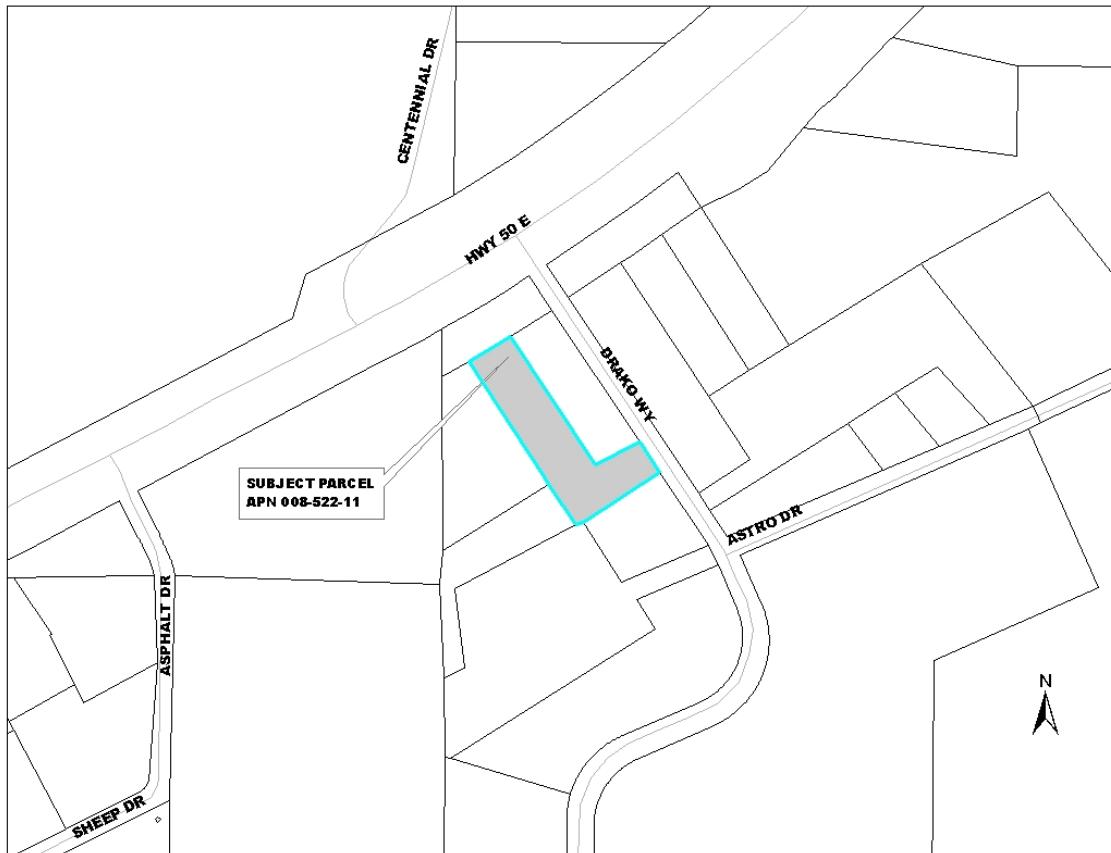
REQUEST: Special Use Permit to allow the continued use of an off-premises double faced advertising (billboard) sign with an overall height of no more than 27.5 feet and a maximum of 28 feet above the adjacent roadway, with dimensions of 10.5 feet by 36 feet or 378 square feet on property zoned General Industrial (GI).

OWNER: BEA Investments, LLC

APPLICANT: YESCO Outdoor Media (Mike Helm)

LOCATION/APN: 6369 Highway 50 East/008-522-11

RECOMMENDED MOTION: I move to approve SUP-13-015, a Special Use Permit request to allow the continued use of a double faced off-premises sign, at a height of no more than 27.5 feet and a maximum 28 feet above adjacent street grade, with a size of 10.5 feet by 36 feet or 378 square feet, on property zoned General Commercial located at 6369 Highway 50 East, Assessor's Parcel Number 008-522-11 based on the findings and subject to the conditions of approval contained in the staff report.



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.

The following conditions are applicable throughout the life of the billboard:

2. The maximum permitted sign height is 28 feet in height from adjacent street elevation if sign is proposed to be changed.
3. Any modifications or additions of light fixtures, excluding the replacement of light bulbs, require Planning Division approval and may require a Building Permit. Such modifications may only be done in accordance with the lighting standards of the Carson City Municipal Code. Any proposed change of lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details ("cut sheets") must be provided with the building permit application if a light fixture change is proposed.
4. The sign support structure must be a mono pole design, as shown on the plans previously approved with this application, and structure must be painted an earth-tone color as approved by the Planning Division. Any change of color requires submission of proposed color samples for the structure with any building permit application for review and approval by the Planning Division.
5. This approval is for the continued use of the existing off-premise sign only. Replacement of the sign structure may only be done in accordance with the provisions of the Carson City Municipal Code for new off-premise signs, with the approval of a new Special Use Permit.
6. Without further notice, the subject special use permit shall expire the last day of March 2018, unless a new special use permit to continue the use of the off-premise sign is acquired by that date. It is the applicant's responsibility to submit a complete special use permit application in sufficient time to be scheduled for review prior to the expiration date.
7. Carson City business license fees shall be paid for the billboard and kept current at all times.
8. All portions of the billboard structure shall be maintained free of graffiti. Failure to do so may constitute cause for revocation of a business license and Special Use Permit.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); and Development Standards, Section 4.8 (Requirements for Billboards and Off-Premises Signs).

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

ZONING: General Industrial (GI)

KEY ISSUES: Does the application meet the Development Standards regulations for off-premises (billboard) signs, and does the application continue to meet the required findings for approval of a special use permit? Is the proposed billboard still compatible with surrounding properties? Has the existing billboard caused material damage to surrounding properties in the past five years?

SURROUNDING MASTER PLAN/ZONING AND LAND USE INFORMATION

NORTH: Public Community, Public Regional (PC/PR)/vacant, then Hwy 50, then golf course
EAST: General Industrial (GI)/roadway then vacant
SOUTH: General Industrial (GI)/industrial use
WEST: General Industrial (GI)/recycling business

SITE HISTORY

1. The original placement date of this billboard is 2003.
2. On April 30, 2003 the Planning Commission approved an existing off-premises (billboard) sign under Special Use Permit U-02/03-37
3. On March 26, 2008 the Planning Commission approved an existing off-premises (billboard) sign under Special Use Permit SUP-08-019
4. This billboard is in compliance with the current billboard ordinance.

SITE DEVELOPMENT INFORMATION

1. PARCEL AREA: 1.519 acres
2. EXISTING PRIMARY USE: Various businesses, including car automotive repair and painting, concrete contractor, secondhand appliance sales, in addition to existing billboard.
3. HEIGHT: Existing at approximately 27.5 above the existing grade. The distance from the bottom of the panel to the ground is approximately 17 feet. The maximum allowed height for signs is 28 feet from street elevation. This billboard height is in compliance.
4. AREA: Double faced 10.5 feet by 36 feet, or 378 square feet. The maximum size allowed for a billboard is 400 square feet.
5. NUMBER OF FACES: Two
6. LIGHTING: There are Holophane light fixtures in place on each face on this existing billboard.

DISCUSSION: The subject parcel is located on the south side of Highway 50 East. In addition to the billboard, there are several business and buildings on the site, including automotive repair and painting, a concrete contractor and used appliance repair and sales. The billboard has been at this location for several years, since 2003. No known complaints or concerns have been registered regarding the location or existence of the billboard.

The following is a review of the billboard with regard to the specific standards of Division 4 8.3:

4.8.3 – Billboard Requirements

- a. Special Use Permit Required — Approval of a special use permit is required for a billboard. — The current special use permit will expire March 2013. The applicant is requesting a renewal for an additional five year period of time from the original review date, extending this time to the last day of March 2018.
- b. Permitted Streets — Billboards are permitted along North and South Carson Street, between Douglas and Washoe Counties, US Highway 50 between Lyon county and North Carson Street, and the south side of US Highway 50 West from the Douglas County line to 660 feet (one-eighth mile) east of that point within Section 31 of Township 15N, Range 20E. This sign is located on Highway 50 East.
- c. Height — The maximum permitted sign height is 28 feet from the adjacent “permitted street” elevation —The height is in compliance with the adjacent permitted street elevation.

- d. Number of Sign Faces — One sign face per side (single or double-faced sign) is permitted — The subject billboard is a double face sign.
- e. Zoning of the Site — New billboards are only permitted within the General Commercial (GC) or General Industrial (GI) zoning districts — The subject site is in the General Commercial (GC) zoning district. This site is in compliance for zoning. However, existing billboards that are being renewed are not required to meet this requirement.
- f. Spacing Distance — Billboards may not be located within 1,000 feet of each other. This renewal does comply with this standard for billboards located in Carson City. However, existing billboards that are being renewed are not required to meet this requirement.
- g. Area of Sign — The maximum permitted sign area for billboards is 400 square feet per side. This billboard measures 10.5 feet by 36 feet or 378 square feet and is in compliance.
- h. Separation from Certain Uses and Zoning — A billboard sign may not be closer than 300 feet to a property zoned Agriculture (A), Conservation Reserve (CR), or any residential zoning district. This proposal does comply with this standard. However, existing billboards that are being renewed are not required to meet this requirement.
- i. Downtown Redevelopment area — A billboard sign may not be within 1,000 feet of a redevelopment area. This billboard complies with this restriction. However, existing billboards that are being renewed are not required to meet this requirement.
- j. Prohibited Supporting Structures — A sign may not be attached to a roof or wall or other surface of a building. A sign must be a freestanding sign. This billboard is freestanding and is in compliance with this standard.
- k. Prohibited Characteristics and Materials — Signs cannot display three-dimensional objects, have movable reflective/lighted materials or beams, flash, be internally lit, have or simulate moving parts, nor may external lighting glare onto adjacent properties or rights-of-way. This billboard is in compliance with this standard.

PUBLIC COMMENTS: Public notices were mailed March 8, 2013 to 34 adjacent property owners within 1,925 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report, no comments or letters in support or opposition to this proposal have been submitted to staff from a property owner in the vicinity. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting on March 27, 2013, depending on their submittal date to the Planning Division.

CITY DEPARTMENT / OUTSIDE AGENCY COMMENTS: The following comments were received from City departments:

BUILDING DIVISION COMMENTS: No concerns

FIRE DEPARTMENT COMMENTS: No concerns

ENGINEERING DIVISION COMMENTS: No concerns

HEALTH DEPARTMENT COMMENTS: No concerns

ENVIRONMENTAL CONTROL AUTHORITY COMMENTS: No concerns

PARKS AND RECREATION COMMENTS: No comments received

FINDINGS: Pursuant to CCMC 18.02.080 (Special Use Permits), this application is reviewed with

reference to the required findings written for the record in the applicant's justification letter and reviewed below. The extension of time, if approved, would be for five years from the original approval date, to March 27, 2018.

1. The project will be consistent with the master plan elements. The continued use of the billboard is consistent with Chapter 3: A Balanced Land Use Pattern, providing employment opportunities, a diverse choice of housing, recreational opportunities and retail services.
2.
 - Goal 1.1e,f: Does the project utilize sustainable building materials and construction techniques to promote water and energy conservation?

Sustainable materials were used in the construction of the billboard. It was manufactured with galvanized steel.

- Goal 5.2a: Does the project encourage the development of regional retail centers?

The billboard promotes economic vitality by promoting Carson City products and services along the Carson City corridor as tourists and travelers drive into Carson City.

3. The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

The continued use of the billboard meets this finding in that it is an existing billboard, is already located within an area zoned for industrial and commercial activity with several businesses on this site and a recycling business directly to the west. There are several businesses on this site, such as automotive repair and painting, concrete contractor and used appliance sales. The billboard will have no negative economic impact to the surrounding commercial properties. The sign generates no significant noise, vibrations, fumes, odors, dust, glare or physical activity which could have an adverse impact on adjacent uses.

4. The billboard will have little or no detrimental effect on vehicular or pedestrian traffic. No additional vehicular and pedestrian traffic will be generated in conjunction with the existing sign that could adversely impact vehicular or pedestrian circulation in the subject area.
5. The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements. The existing sign will not require the extension or expansion of any public services, facilities and services.
6. The project meets the definition and specific standards set forth in Title 18 for billboards. The existing sign meets all the specific standards for the continued use of existing billboards set forth in Division 4.8 of the Carson City Development Standards.
7. The project will not be detrimental to the public health, safety, convenience and welfare. The existing sign meets all the requirements of the Carson City Municipal Code and will not be detrimental to the public health, safety, convenience, and welfare, and will cause no adverse impacts to surrounding properties.
8. The project will not result in material damage or prejudice to other property in the vicinity. The existing sign is located in an area that is available for other industrial and commercial uses.

Therefore, the continued use of the sign will not result in material damage or prejudice to other property in the vicinity.

Respectfully submitted,

DEVELOPMENT SERVICES, PLANNING DIVISION

Kathe Green

Kathe Green, Assistant Planner

Attachments:

- Application SUP-13-015
- Building Division comments
- Engineering Division comments
- Fire Department comments
- Health Department comments
- Environmental Control comments

**Engineering Division
Planning Commission Report
File Number SUP 13-015**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: March 1, 2013 **MEETING DATE:** March 27, 2013

SUBJECT TITLE:

Action to consider the renewal of a special use permit for an existing billboard at 6369 Hwy. 50 E., apn 08-522-11.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (2a) - Adequate Plans

The plans are adequate for this review.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

No new City water, sewer or access services will be needed for this project.

RECEIVED

Fire Department Comments for Planning Commission Meeting 03-27-13

FEB 15 2013

We have no comments on the following items:

CARSON CITY
PLANNING DIVISION

VAR-13-010
SUP-13-011
SUP-13-012
SUP-13-013
SUP-13-014
SUP-13-015
SUP-13-016
SUP-13-017
SUP-13-018
SUP-13-019

Dave Ruben

Captain - Fire Prevention
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Office 775-283-7153
FAX 775-887-2209

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220
dbooth@carson.org

VAR-13-010

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-011

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-012

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-013

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-014

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-015

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-016

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-017

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-018

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-019

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-022

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

Comments from Environmental Control for
Planning Commission meeting 03-27-13

ECA has no comments for the following:

VAR 13-010
SUP-13-011
SUP 13-012
SUP 13-013
SUP 13-014
SUP 13-015
SUP 13-016
SUP 13-017
SUP 13-018
SUP 13-019
SUP 13-022

If you have any questions or comments concerning this e-mail please contact me at any one of the following.

Mark Irwin
Environmental Control Officer 3
Carson City Public Works Dept.
3505 Butti Way
Carson City, Nevada 89701
Fax# (775) 887-2164
Phone # (775) 283-7380
Email – mirwin@carson.org
-Please Note-
New Office Hours Are:
Mon-Thurs 7:00 A.M. - 5:30 P.M.

RECEIVED

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02

FEB 12 2013**SPECIAL USE PERMIT****CARSON CITY
PLANNING DIVISION**

FEE: \$2,450.00 MAJOR
**\$2,200.00 MINOR (Residential zoning
districts)**

+ **noticing fee** and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

SUBMITTAL PACKET

- 8 Completed Application Packets (1 Original + 7 Copies) including:
- Application Form
- Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering) (4 copies)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

<u>Project's Assessor Parcel Number(s):</u>	<u>Street Address</u>	<u>ZIP Code</u>
008-522-11	6369 Hwy 50 East Carson City, NV 89701	
<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u>	<u>Nearest Major Cross Street(s)</u>
Mixed Use Commercial	General Industrial	Drako Way

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division 4, Section 8, a request to allow as a conditional use is as follows:

Continued use of a Special Use Permit for an existing 10'6" x 36' double faced billboard.

PROPERTY OWNER'S AFFIDAVIT

I, JOSE M. BASA IV, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature 2/11/2013

4051 US Hwy 50E CARSON CITY
Address NV 89701

2/11/2013

Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA
 COUNTY Carson

On Feb 11, 2013, Jose M. Basa IV, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose signature is affixed to the foregoing document, and who acknowledged to me that he/she executed the foregoing document.

Notary Public



NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant

2-5-13

Date

Special Use Permit Application Questionnaire

1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Answer)

Chapter 3: A Balanced Land Use Pattern

(1.1e,f) The existing billboard was built with sustainable building materials such as steel, sheet metal, and galvanized steel. The lights installed on the structure are the most energy efficient lights available. They use a lense and reflector to utilize the most light without having to use a higher wattage bulb.

(1.2a) The current location of the billboard is zoned GI: General Industrial and is not located in a priority infill area. The billboard utilizes space that otherwise may go unused and provides a nontraditional way of earning income for the property owner. Being that the property is commercial it is a perfect fit for surrounding areas.

(1.4c) The current location of the billboard has no effect on any surrounding or existing site features.

(2.1d) The existing billboard meets all required setbacks as it is not within 300' of a residential zone.

(3.3d,e) The existing billboard is located outside of the primary floodplain and away from geological hazard areas and meets required setbacks and other mitigation measures.

(5.2a) Retail Centers appreciate billboards and outdoor advertising as a means of advertising current and future stores.

(5.2b) Billboards are a great way to advertise available retail space or future redevelopment of a particular area.

2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

Answer)

- A. The surrounding areas of the existing billboard site are zoned GI: General Industrial and PC Public Community.
- B. The existing billboard is located along a highway where other existing billboards are located. Billboards create no emissions, noise, dust, odors, vibration, fumes, or glare. The billboard's use is not contained in a building as it is used for advertising purposes. As previously stated,

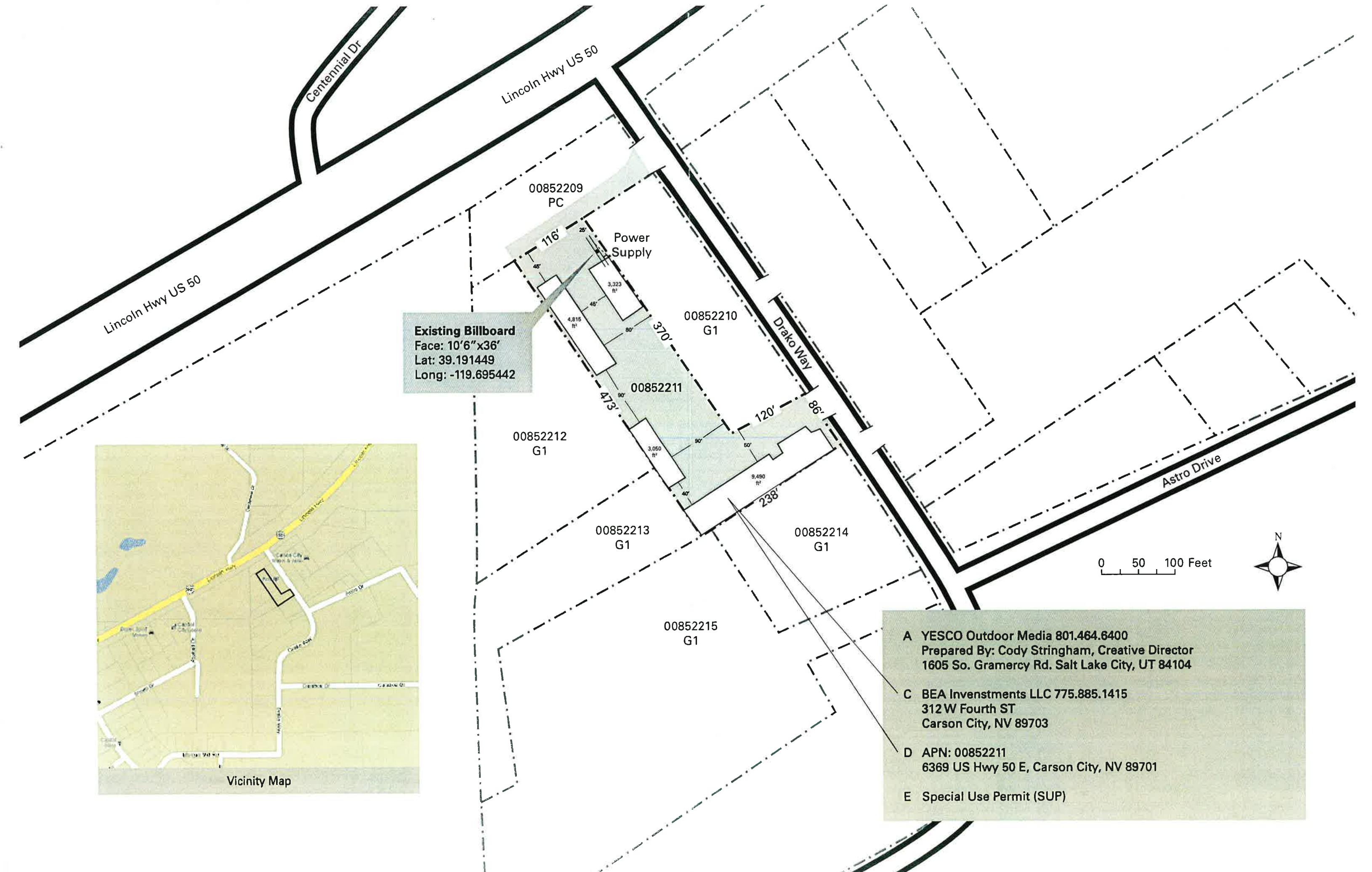
this Highway is a route with other similar signs confirming that other properties in the area have obtained similar approvals. YESCO billboard structures are always maintained to the highest standards with fresh paint, fully operating lights (where applicable) properly located YESCO name plates, and skirts and aprons.

- C. The existing billboard is not detrimental to the property as it is in an area with other billboards and located in a commercial area.
- D. Billboards do not increase or affect pedestrian or vehicular traffic.
- E. Outdoor advertising is an extremely efficient means of advertising. It provides a great medium for businesses, public service announcements, governmental elections, and many other means of advertising. Outdoor advertising brings money into local businesses and that creates tax revenue for local cities and counties.

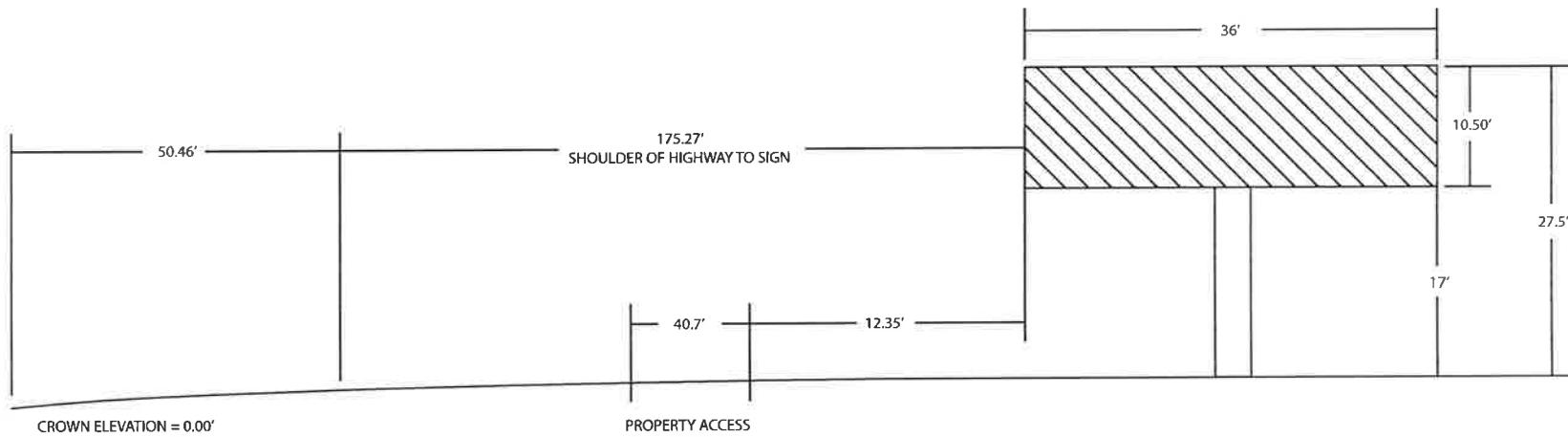
3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

Answer)

- A. N/A
- B. Drainage will not be affected by the continued use of this existing billboard structure.
- C. Billboard sites do not require water to operate.
- D. N/A
- E. There is no need for road improvements to access the existing billboard.
- F. N/A
- G. The existing billboard is lit with Holophane light fixtures. These light fixtures are specifically designed for billboards and utilize a reflector and lense to direct the light at the face of the sign and minimize light from being directed elsewhere.
- H. N/A
- I. N/A



YOUNG ELECTRIC SIGN COMPANY	02/06/13 APN 008-522-11	SHEET 1
CARSON CITY BILLBOARDS	6369 HWY 50 E	OF 1





THE CHARTER TRIPLE PLAY,
WHEN ALL YOU WANT IS EVERYTHING.

TV, Internet and Phone

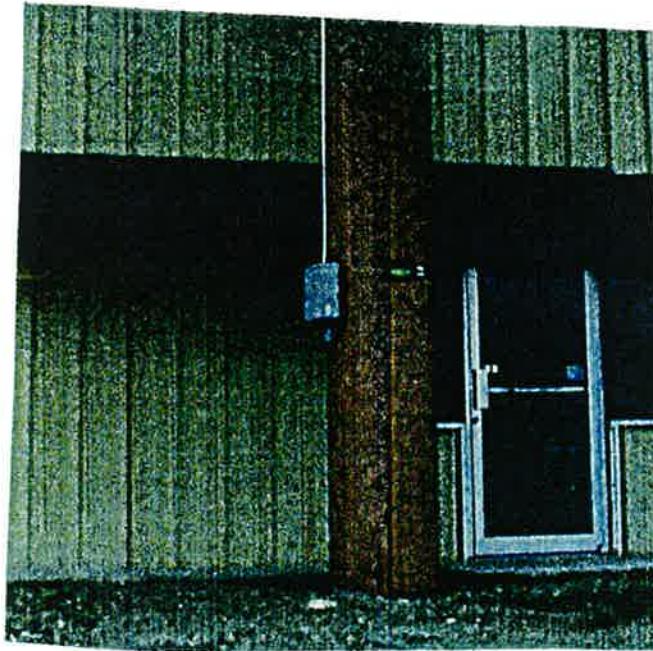
YESCO

SALE









ADOT PERMIT # NV 53045

OUTDOOR ADVERTISING

- + Expand All Folders
- Outdoor Advertising
 - AdVue® Outdoor Advertising
 - Panel-Vue® Outdoor Advertising
 - Sign-Vue II® Outdoor Advertising

QUICK PRODUCT SEARCH STEP 1 OF 4

Select Product Types

Signage > Outdoor Advertising > Outdoor Advertising > Panel-Vue

Panel-Vue

Intended Use: For billboard lighting applications, specifically smaller billboards, such as panel boards and poster boards.

Features: Panel-Vue® Optics - The one-piece hydroformed aluminum reflector is contoured to distribute light through the borosilicate glass refractor. Precisely cut prisms direct the light onto the billboard for maximum efficiency and uniformity.

Housing - Rugged die cast aluminum housing contains the precisely engineered reflector, highly efficient integral ballast, Super Metal Halide lamp and socket, available on/off switch, and heavy-duty die cast door, sealed with harsh element resistant gaskets.

Mounting - Conduit (1 1/4" round or 1 1/2" square pipe) fits securely into the luminaire, clamped down to prevent rotation.

Listings: UL Listed to U.S. and Canadian safety standards. The luminaire is suitable for wet locations.

Specification Sheets

PhotometricData

Brochures

Application Information

US Terms & Conditions

Questions about this pr

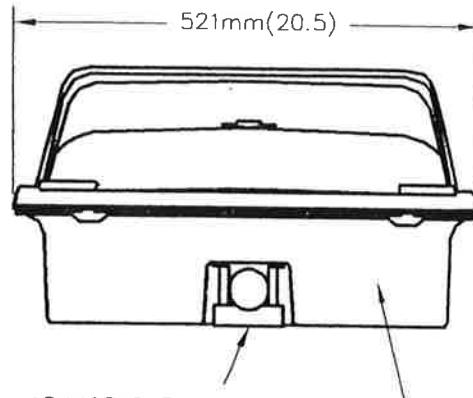
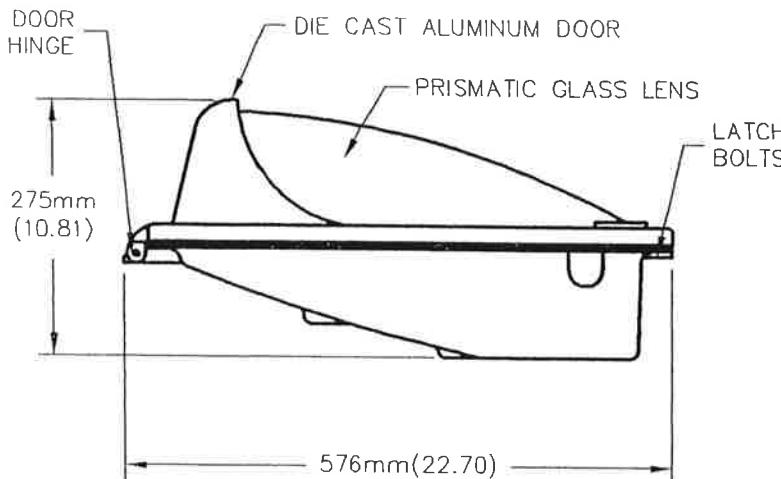
SPECIFICATION SHEETS

PDF	DWG	File Name	Description
		PANLD	Panel-Vue - Standard Mounting
		PANLS	Panel-Vue - Side Mounting
		PANLT	Panel-Vue - Top Mounting

PHOTOMETRIC DATA FILES

File	Viewer	File Name	Catalog Number	Description
		37171	PANL100MV00XX	Lamp = 100W CLEAR MERCURY Dist: VUE
		37172	PANL100MV00XX	Lamp = 100W DELUXE MERCURY Dist: PANEL-VUE
		37173	PANL15AHP00XX	Lamp = 150W CLEAR HPS Dist: Desc
		37157	PANL175MH00XX	Lamp = 175W CLEAR MH Dist: Desc

PANEL-VUE® SERIES LUMINAIRE



U.L. LISTED TO U.S. AND
CANADIAN SAFETY STANDARDS
1598 WET LOCATION
MAX. AMBIENT: 40°C
MAX. WEIGHT: 27kg (60lbs.)

DIE CAST ALUMINUM HOUSING
CONTAINS: BALLAST, REFLECTOR
AND SOCKET ASSEMBLY

CATALOG NUMBER

P A N L

SOURCE AND WATTAGE

<input type="checkbox"/> 100HP=100W HPS	<input type="checkbox"/> 400HP=400W HPS
<input type="checkbox"/> 15AHP=150W HPS	<input type="checkbox"/> 400MH=400W MH
<input type="checkbox"/> 100MV=100W MV	<input type="checkbox"/> 400MV=400W MV
<input type="checkbox"/> 175MH=175W MH	
<input type="checkbox"/> 175MV=175W MV	
<input type="checkbox"/> 250HP=250W HPS	
<input type="checkbox"/> 250MH=250W MH	
<input type="checkbox"/> 250MV=250W MV	
<input type="checkbox"/> 320PM=320W PM	
<input type="checkbox"/> 350PM=350W PM	
<input type="checkbox"/> 400PM=400W PM	

VOLTAGE

<input checked="" type="checkbox"/> 12=120V	<input type="checkbox"/> D=STANDARD
<input type="checkbox"/> 20=208V	<input type="checkbox"/> B=BROWN
<input type="checkbox"/> 24=240V	<input checked="" type="checkbox"/> G=GRAY
<input type="checkbox"/> 27=277V	
<input type="checkbox"/> 34=347V	
<input type="checkbox"/> 48=480V	
<input type="checkbox"/> MT=MULTITAP	
<input type="checkbox"/> DT=DUAL TAP	
<input type="checkbox"/> NB=NON-BALLASTED	
<input type="checkbox"/> VT=MULTIVOLT	

COLOR

OPTIONS: (FACTORY INSTALLED)

- SW=ON/OFF POWER SWITCH (120V, 240V, OR DT ONLY) (NO CSA)
- QD=QUICK DISCONNECT (NOT AVAILABLE WITH "SW" OR "SL" OPTIONS)
- SL=ON/OFF POWER SWITCH WITH LATCH OPTION (120V, 240V, AND DT ONLY) (NOT AVAILABLE WITH "T" MOUNT REFRACTOR DOWN) (NO CSA)
- QL=QUICK DISCONNECT WITH LATCH ASSEMBLY (NOT AVAILABLE WITH "SW" OR "SL" OPTIONS)
- L=LATCH ASSEMBLY

ACCESSORIES: (FIELD INSTALLED)

- LAMP
- 3BOLT=BRACKET FOR 3 BOLT MOUNTING
- 4BOLT=BRACKET FOR 4 BOLT MOUNTING
- BOLT6.5=BRACKET FOR 6.5 BOLT MOUNTING
- WG-213=WIRE GUARD
- DOORPROP=DOOR PROP
- 09181="T" MOUNTING ACCESSORY
- F1=SINGLE FUSING
- F2=DOUBLE FUSING


HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS
An Acuity Brands Company

©2002 ACUTITY LIGHTING GROUP INC., 214 OAKWOOD AVE., NEWARK, OH 43055

ORDER NO: _____

TYPE: _____

DRAWING NO:

CAD MODEL:

DATE:

FM-1605

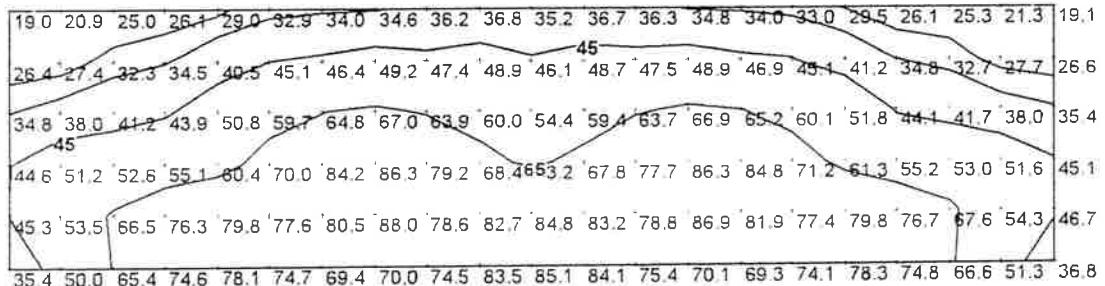
PANLD.DWG

3/19/07

Sheet 1 of 1

3.8 4.1 4.1 4.1 4.4 4.8 5.0 5.2 5.2 5.0 4.9 5.2 5.2 5.0 4.8 4.4 4.1 4.1 4.1 3.8 3.4 3.1 2.9 2.7 2.6
 4.5 5.0 5.2 5.2 5.6 6.0 6.3 6.5 6.6 6.4 6.4 6.6 6.5 6.3 6.1 5.6 5.2 5.2 5.1 4.6 4.1 3.8 3.5 3.3 3.0
 5.6 6.2 6.5 6.6 7.3 7.8 8.1 8.2 8.5 8.5 8.5 8.3 8.1 7.8 7.3 6.7 6.5 6.2 5.7 5.2 4.7 4.4 4.1 3.5
 7.2 7.8 8.1 8.6 9.6 10.2 10.6 10.8 11.1 11.2 11.2 11.1 10.8 10.6 10.2 9.7 8.6 8.2 7.8 7.3 6.5 5.9 5.5 4.9 3.9
 9.3 10.3 10.4 11.0 12.8 13.6 13.8 14.4 15.0 14.6 14.6 15.0 14.5 13.9 13.6 13.0 11.1 10.4 10.3 9.4 8.2 7.5 7.0 5.7 4.6

8.0 6.5 5.5 4.5 3.5 2.6 2.0 1.6
 9.8 8.2 6.6 4.9 3.5 2.6 2.0 1.7
 12.7 10.0 6.9 4.7 3.4 2.6 2.1 1.7
 15.8 10.2 6.5 4.4 3.3 2.6 2.1 1.8
 15.5 9.2 6.1 4.4 3.4 2.7 2.2 1.9
 13.2 8.5 6.0 4.5 3.5 2.9 2.4 2.1
 12.6 8.7 6.4 5.0 4.0 3.3 2.7 2.1
 14.9 11.0 7.9 5.5 4.0 3.0 2.3 1.8
 16.2 9.9 6.2 4.2 3.1 2.3 1.8 1.4



North Elevation

Scale 1" = 7'

NOTES

1. Spill zones are approx. 5 ft. above and to the side of the FACE

Spillage above the board drops off fast above the 10ft. mark, spillage to the side of the board is less than moonglow at 15 ft.

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Above the board	+	7.3 fc	15.0 fc	2.6 fc	5.8:1	2.8:1
Board FACE	†	55.0 fc	88.0 fc	19.0 fc	4.6:1	2.9:1
Side Calc	↓	5.5 fc	16.2 fc	1.4 fc	11.6:1	3.9:1

10 X 40 400 watt Panel Vues

Spillage above & side

Designer
T. Grunwald

Date
Feb 07, 2008

Scale

Drawing No.

1 of 2

