

AMERICAN DAIRY QUEEN
 MINNEAPOLIS, MN U.S.A.
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 LICENSE NUMBER ARI-13205

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ISSUE DATE: 11/18/22
 REVISION DATE:
 07/11/22 ORIGINAL ISSUE

SITE PLAN & DETAILS

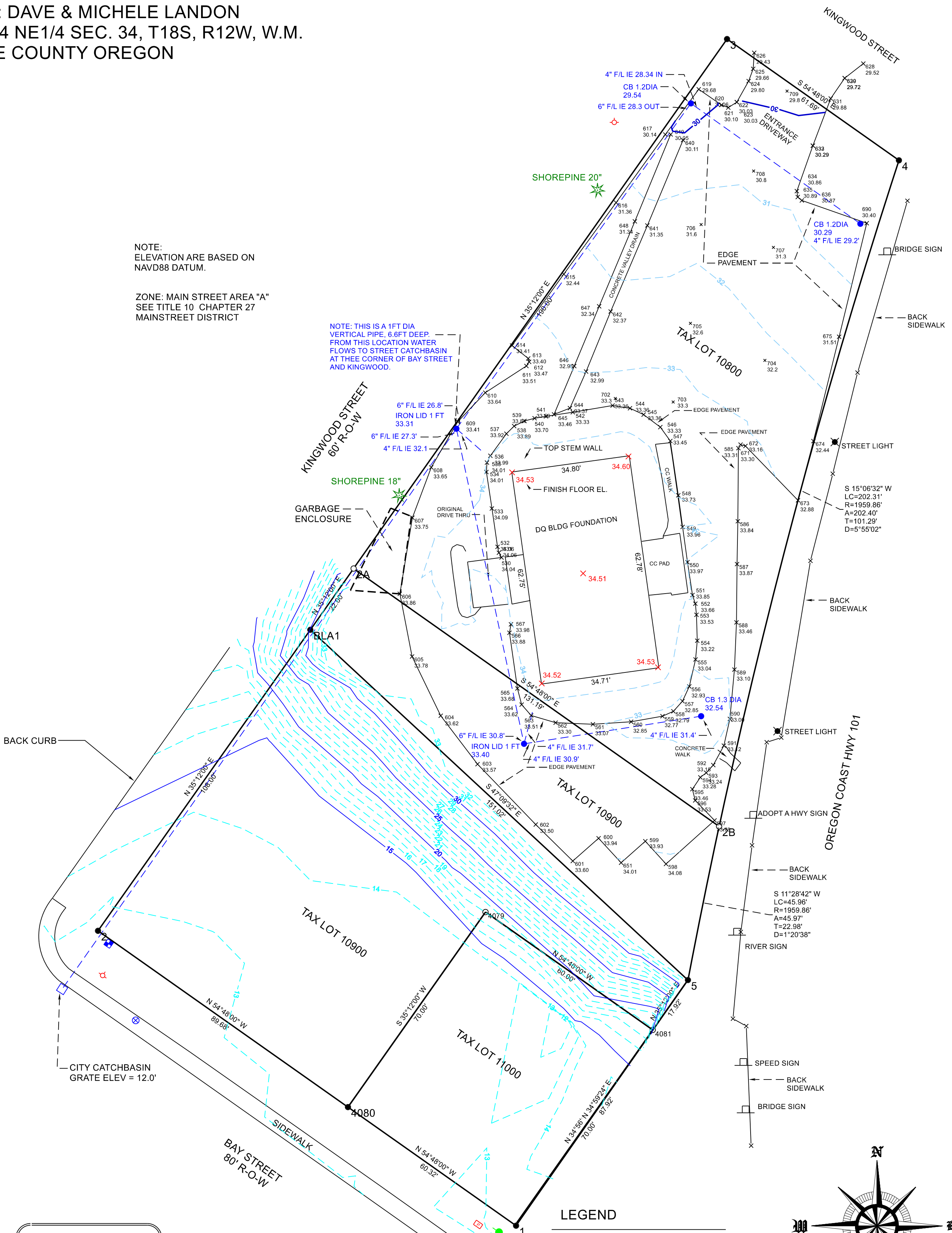
SHEET NUMBER:
A1.1

SITE SURVEY
FOR: DAVE & MICHELE LANDON
NE1/4 NE1/4 SEC. 34, T18S, R12W, W.M.
LANE COUNTY OREGON

NOTE:
 ELEVATION ARE BASED ON
 NAVD88 DATUM.

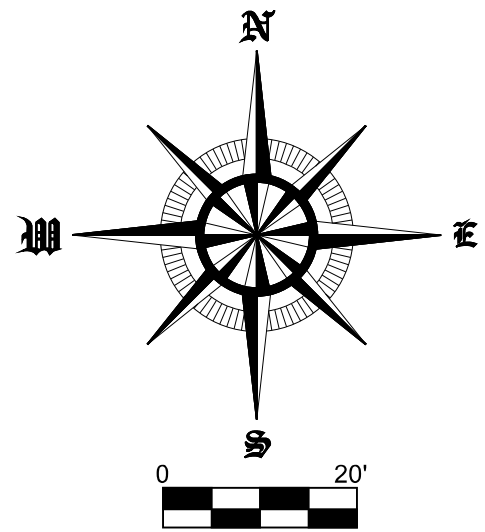
ZONE: MAIN STREET AREA "A"
 SEE TITLE 10 CHAPTER 27
 MAINSTREET DISTRICT

NOTE: THIS IS A 1FT DIA
 VERTICAL PIPE, 6 FT DEEP.
 FROM THIS LOCATION WATER
 FLOWS TO STREET CATCHBASIN
 AT THE CORNER OF BAY STREET
 AND KINGWOOD.



BACK CURB
 KINGWOOD STREET
 60' R-O-W
 SHOREPINE 18"
 GARBAGE ENCLOSURE
 ORIGINAL DRIVE THRU
 BLA1
 N 35° 12' 00" E
 108.00'
 N 54° 48' 00" W
 68.68'
 CITY CATCHBASIN
 GRATE ELEV = 12.0'
 BAY STREET
 80' R-O-W
 SIDEWALK
 TAX LOT 10900
 TAX LOT 11000
 S 35° 12' 00" W
 70.00'
 N 54° 48' 00" W
 60.32'
 TAX LOT 10800
 N 35° 12' 00" E
 108.00'
 S 54° 48' 00" E
 151.02'
 S 54° 48' 00" W
 60.00'
 N 54° 48' 00" W
 60.00'
 N 34° 56' N 34° 59' 2" E
 70.00' 87.92'

- LEGEND**
- WATER METER
 - ⊕ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊠ POWER VAULT
 - PHONE
 - POWER POLE
 - PROPERTY CORNER
 - COMPUTER POSITION
 - × SPOT ELEVATION
 - × SPOT ELEVATION
 - CATCHBASIN



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 ROBERT B. WARD JR.
 JULY 30 1976
 1091

EXPIRES: 6/30/2024

FILE NAME 22-003.trv		
SCALE 20 Ft/In	DATE 9-8-2022	DRAWN BY RBW
JOB 22-003	REVISION ---	SHEET 1/1

This map drawn with TRAVERSE PC, Software



(541) 997-9201
 WWW.NWLSINC.COM

P.O. Box 2827
 Florence, OR 97439
 Fax (541) 902-0743

LANDSCAPE DESIGN
 FLORENCE DAIRY QUEEN
 125 HWY 101 FLORENCE OREGON
 DESIGN BY LBA WALTER-SEDLACEK
 LAUREL BAY GARDENS
 LCB#6110 REV 9/7/22

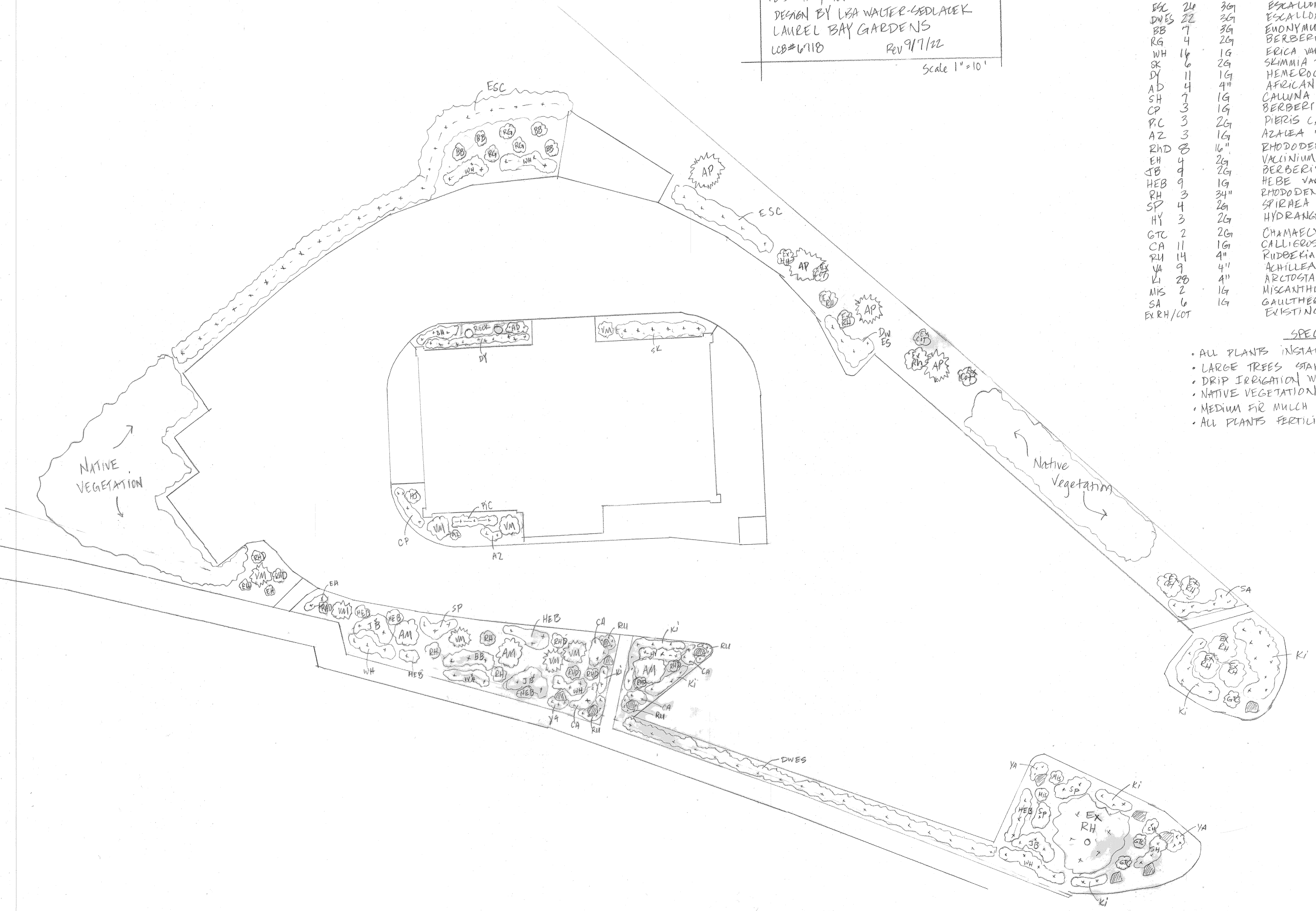
Scale 1" = 10'



AP	4	415'	PINUS 'AUSTRIAN PINE'
AM	3	15G	ACER RUBRUM 'OCTOBER GLORY' MAPLE
VM	8	15G	ACER CIRCINATUM VINE MAPLE
HT	1	5G	JUNIPERUS TORULOSA HOLLYWOOD JUNIPER
ESC	24	3G	ESCALLONIA FRADESII PINK PRINCESS ESCALLONIA
DWES	22	3G	ESCALLONIA x 'NEWPORT DWARF' ESCALLONIA
BB	7	3G	EUNYMIUS ALATA COMPACTA DWARF BURNING BUSH
RG	4	2G	BERBERIS THUNBERGII ROSE GLOW BARBERY
WH	16	1G	ERICA VAR. HEATHER KRAMER'S ROTE
SK	6	2G	SKIMMIA JAPONICA MALE SKIMMIA
DY	11	1G	HEMEROCALLIS VAR. DAYLILY
AD	4	4"	AFRICAN DAISSY
SH	7	1G	CALLUNA VAR HEATHER 'FIREFLY
CP	3	1G	BERBERIS THUNBERGII VAR. CRIMSON PYGMY BARBERY
PC	3	2G	PIERIS CAVATINE
AZ	3	1G	AZALEA 'HIND CRIMSON'
RHD	8	16"	RHODODENDRON DWARF NANCY EVANS' & GOLDEN GATE
EH	4	2G	VACCINIUM OVATHUM EVERGREEN HUCKLEBERRY
JB	4	2G	BERBERIS THUN. 'ATROPURPUREA'
HEB	9	1G	HEBE VAR 'MARILYN MONROE'
RH	3	34"	RHODODENDRON TAURUS
SP	4	2G	SPIRAEA JAPONICA 'GOLD DUST SPIRAEA'
HY	3	2G	HYDRANGEA 'LIMELIGHT'
GTC	2	2G	CHAMAELYPARIS DISIFERA 'GOLDTHREAD CYPRESS'
CA	11	1G	CALLIROSTIS KARL FORESTER FEATHER REED GRASS
RH	14	4"	RUBBERIA BLACK EYE SUSAN
VA	9	4"	ACHILLEA MILLIFOLIUM VARRON 'MOONSHINE'
KI	28	4"	ARCTOSTAPHYLIS UVA-URSI KINNICKINICK 'VANCOUVER JADE'
MIS	2	1G	MISCANTHUS VAR. 'LITTLE KITTEN'
SA	6	1G	GAULTHERIA SHALDONI SALAL
EXRH/COT			EXISTING RHODODENDRONS & COTONEASTER

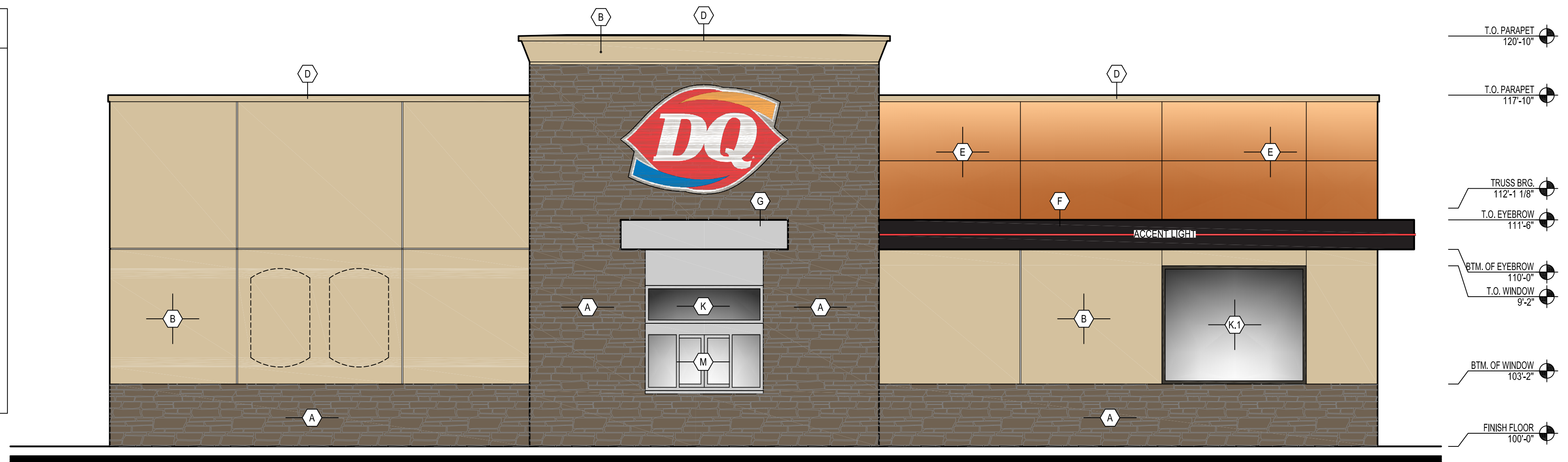
SPECIFICATIONS

- ALL PLANTS INSTALLED WITH TOPSOIL/COMPOST BLEND
- LARGE TREES STAKED
- DRIP IRRIGATION W/ AUTOMATIC TIMER INSTALLED TO PLANTINGS
- NATIVE VEGETATION & EXISTING PLANTS PRUNED AS NEEDED
- MEDIUM FINE MULCH APPLIED AS COVER TO ALL LANDSCAPE BEDS
- ALL PLANTS FERTILIZED WITH SLOW RELEASE FERTILIZER *MKOS



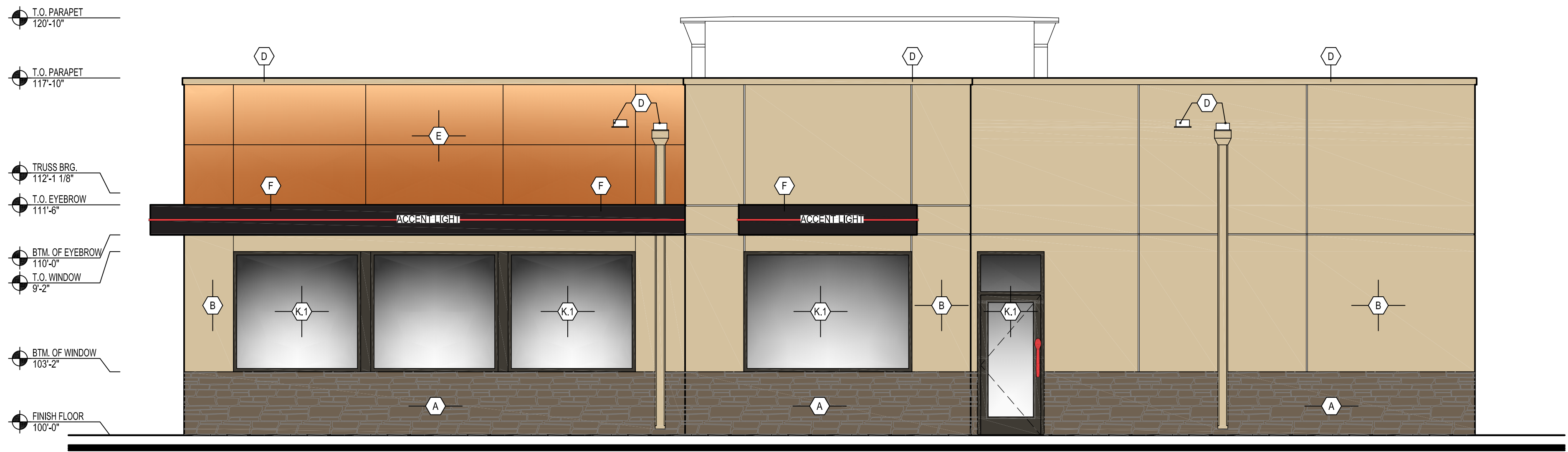
EXTERIOR ELEVATION KEYNOTES: (GRILL & CHILL)

- | | | |
|---|--|---|
| <p>A STONE:
MFR: CULTURED STONE
STYLE: COUNTRY LEDGE STONE - WET STACK
COLOR: CHARDONNAY 2006
SUPPLIER: BORAL STONE
GROUT: GREY</p> <p>B EIFS:
MFR: STO CORPORATION
COLOR: NA11-0034 (MATCHES BENJAMIN MOORE SANDY BROWN #1046)
FINISH: 306 STO MEDIUM SAND
VENDOR: STO CORPORATION
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.</p> <p>D COPING & SCUPPERS:
MFR: UNA-CLAD
MATL: 24 GA. STEEL
COLOR: ALMOND
FINISH: KYNAR 500</p> <p>E METAL PANEL:
MFR: ALPOLIC
STYLE: 3MM
COLOR: DQ RED
NOTE: MUST BE INSTALLED HORIZONTALLY. REFERENCE ARROWS ON BACK OF PANEL MUST BE ALIGNED IN THE SAME DIRECTION.
VENDOR: NU LOOK EXTERIORS</p> | <p>F METAL EYEBROW & FLASHING:
MFR: UNA-CLAD
STYLE: .040 ALUMINUM
COLOR: MATTE BLACK
FINISH: KYNAR 500
VENDOR: NU LOOK EXTERIORS</p> <p>G METAL CANOPY & FLASHING:
MFR: UNA-CLAD
STYLE: .040 ALUMINUM
COLOR: CLEAR ANODIZED SATIN
VENDOR: NU LOOK EXTERIORS</p> <p>K STOREFRONT:
MFR: YKK AP AMERICA INC.
STYLE: 2'x4 1/2"
FINISH: CLEAR SATIN ANODIZED ALUMINUM
GLAZING: CLEAR, 1" INSULATED, LOW E</p> <p>K1 STOREFRONT:
MFR: YKK AP AMERICA INC.
STYLE: 2'x4 1/2"
FINISH: DARK BRONZE SATIN ANODIZED ALUMINUM
GLAZING: CLEAR, 1" INSULATED, LOW E</p> <p>L WINDOW SILL FLASHING:
MFR: YKK AP AMERICA INC.
FINISH: ANODIZED CLEAR SATIN
SIZE: 2" AS REQ'D BY LOCATION</p> | <p>M DRIVE-THRU WINDOW:
MFR: QUIKSERV
MATERIAL: ALUMINUM
FINISH: ANODIZED CLEAR SATIN
VENDOR: N. WASSERSTROM & SONS</p> <p>Q TRASH ENCLOSURE SOLID COLOR STAIN:
MFR: BENJAMIN MOORE
COLOR: SANDY BROWN #1046
PRODUCT: ARBORCOAT WATERBORNE SOLID DECK & SIDING STAIN #640
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)</p> <p>S1 TRANSITION TRIM:
SIZE: 1 1/2"D. x2"W. HAT CHANNEL
FINISH: CLEAR SATIN ANODIZED ALUMINUM</p> <p>T PAINT SERVICE DOOR & FRAME:
MFR: BENJAMIN MOORE
COLOR: SANDY BROWN #1046
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634
PRIMER: FIRST COAT - AURA EXTERIOR PAINT LOW LUSTRE #634</p> <p>Y BREAK METAL CLOSURE:
MFR: UNA-CLAD
FINISH: CLEAR SATIN ANODIZED ALUMINUM
VENDOR: NU LOOK EXTERIORS</p> |
|---|--|---|



4 DRIVE-THRU ELEVATION

A3.1 SCALE: 1/4" = 1'-0"



3 ENTRANCE ELEVATION

A3.1 SCALE: 1/4" = 1'-0"

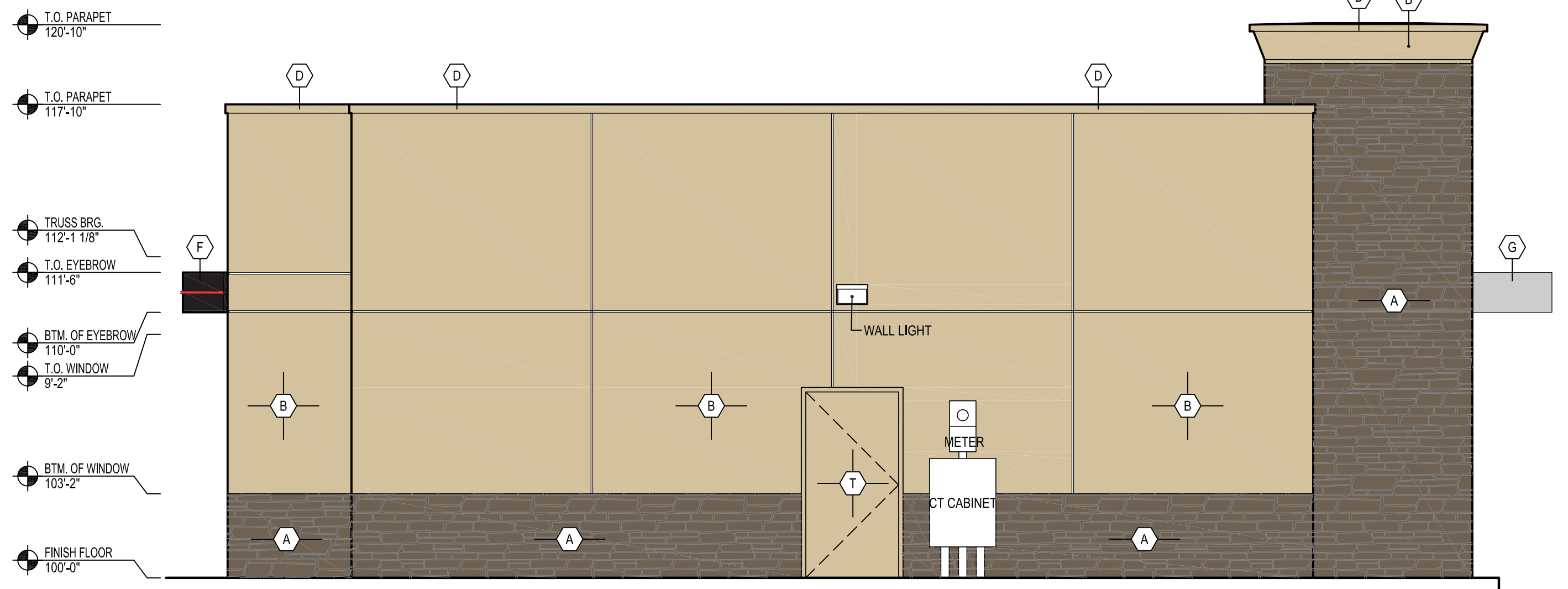
NOTE: THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUM. STOREFRONT MFG. MUST COORD. LOCK & HANDLE, LOCATION & HEIGHTS



1 FRONT ELEVATION

A3.1 SCALE: 1/4" = 1'-0"

NOTE: THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUM. STOREFRONT MFG. MUST COORD. LOCK & HANDLE, LOCATION & HEIGHTS



2 REAR ELEVATION

A3.1 SCALE: 1/4" = 1'-0"

BUILDING RENOVATION FOR:



125 HWY 101
FLORENCE, OR 97439

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.

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REGISTERED ARCHITECT
JOHN S. ODOM
ST LOUIS, MO
LIC #13205
STATE OF OREGON
11/18/22

OREGON ARCHITECT
LICENSE NUMBER ARI-13205

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ISSUE DATE: 11/18/22

REVISION DATE:

07/11/22 ORIGINAL ISSUE

EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.1

Q&QQ
Color: Black

Specifications

15 Watt LED floodlight with die cast aluminum housing, integral glare shield and tempered lens. Sleek good looks with minimal size. Supplied with 6" leads and ground wire.

Housing:
Precision die cast aluminum

Light Engine: PHILIPS LUMILED
Actual Draw: 15W
Lumen output: 1350 Lumens
Power Factor: > .90
Color Temperature: 3000K
CRI: 85

Swivels:
1/2" NPS threaded arm with serrated locking swivel fits all standard mounting boxes. EZ Grip locknuts color matched to fixture.

Body Color:
Black, Gray, Bronze, Green

UL Listing:
Suitable for wet locations.

Voltage:
120-277VAC

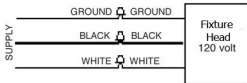
Warranty:
5 years



WIRING

WARNING: Make sure power is OFF before installing or maintaining fixture.

1. Connect the black fixture lead to the black supply lead.
2. Connect the white fixture lead to the white supply lead.
3. Connect the copper ground wire to the supply ground.



MORGAN HOPE FLEXIBLE NEON BORDER LED

Traditional NEON effect, 21st Century technology.....

A Low Wattage - High Output - LED Flexible Tube designed to replace Neon and Cold Cathode Lighting.

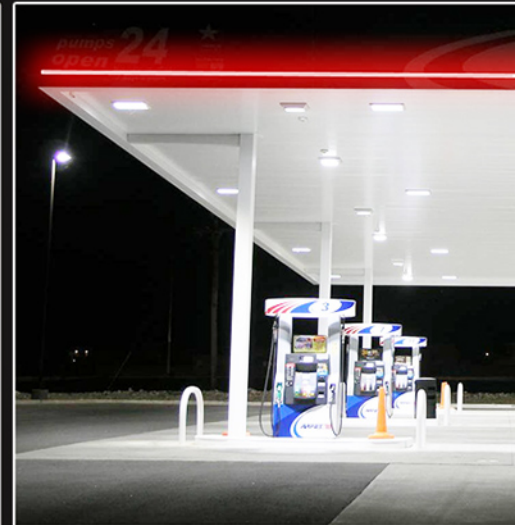
The MORGAN HOPE Neon Border LED is a flexible tubing system using high output LED technology enclosed in a colored PVC extrusion. It is designed to replicate the light source normally provided by Neon or Cold Cathode feature lighting. This brightly colored tube is designed to emit rich and vibrant feature lighting at night when powered and retain its accent color during the day when switched off.

The Benefits of the Morgan Hope Flexible neon lights are numerous including:-

Low wattage-high output, extremely long lifetime, low maintenance, very durable PVC exterior, easy to install and suitable for both indoor and outdoor installations.

Applications for the MORGAN HOPE Flexible Neon Border cover areas such as:

- Feature Band lighting for Restaurants, Bars, Clubs, Hotels, Petroleum Stations, etc....
- Cove Lighting for both exterior and interior applications.
- Feature band lighting for signage and billboards.
- Back lighting signage applications.
- Accent and Wall Wash lighting for bridges, buildings, towers, monuments, etc.....

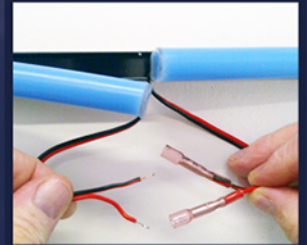


FLEXIBLE NEON BORDER LED

Morgan Hope Flexible Neon Border LED is supplied in 6 foot lengths (actual measurement 70 Inches). Custom lengths are available upon request. Certain sections are manufactured to enable the installer to field cut the product every 3 inches, see field cutting instructions.

The Morgan Hope Flexible Neon Border LED 24VDC system carries a 5 year limited warranty and requires Morgan Hope LED power supplies and surge protection to complete the system.

The light engine uses high output, high quality surface mount LED's mounted on printed flexible circuit board. This circuit board is then completely encapsulated in silicone to maintain a water tight seal. The light engine is mounted into a UV grade PVC exterior and is factory sealed. Industrial grade sealant is injected into the tubing to ensure a waterproof seal.

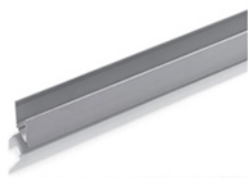


Technical Specifications

Input Voltage:	Low Voltage 24V
Length of product:	Sold in 6 foot sections (actual length 70") and custom lengths. **
Cutting section:	Every 3 inches on dedicated cutting mark sections
Power Supply:	Use only Morgan Hope 24V LED driver. Available in 100W and 60W output.
Consumption per foot:	1.8W for - Red - Yellow - Orange 1.6W for - Green - Blue - White - Warm White
LED's per foot:	25 surface mount LED's.
Tube Size:	Width: 9mm Height: 23mm
Available Colors:	"RD" for RED "YL" for Yellow "OR" for Orange "GR" for Green "BL" for Blue "CW" for Cool White 6500K "WW" for Warm White 3000K
Warranty:	5 Year Limited Warranty
Mounting Options:	Aluminium Channel, PVC Channel
Maximum power length:	100W Driver 40 feet. 60W Driver 25 feet.
System Certifications:	UL and cUL Recognized, CE, ROHS
Operating Temperature:	-40 degrees C thru +70 degrees C.

** Product may contract or expand with temperature fluctuations

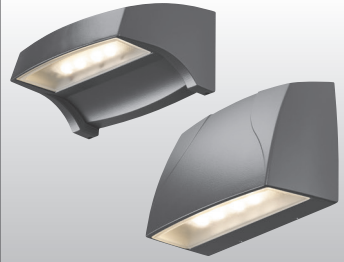
Accessories



VOLTAIRE MINI ARCHITECTURAL WALL PACK

VWM

LED



FEATURES

GENERAL

- ▶ Engineered with the highest quality materials to ensure reliability, performance, and quality.
- ▶ Provides security and accent lighting for walkways, entries, perimeters, and facades.
- ▶ Intended for use in both uplight and downlight applications.
- ▶ Aesthetically designed horizontal and vertical housings blend seamlessly with a variety of architectural styles.
- ▶ Purposefully modeled to allow runoff of dirt and water for an always-clean appearance.
- ▶ Optional energy-saving photocell available.
- ▶ Rated >50,000 hours at 70% lumen maintenance (L70).
- ▶ ANSI 3000K, 4000K, or 5000K CCT.
- ▶ Minimum 70 CRI.
- ▶ Available in six standard finish options.
- ▶ This fixture is proudly made in the USA.

THERMAL

- ▶ Integral die-cast aluminum heatsink provides optimal passive thermal management.
- ▶ Concealed heatsink design preserves architectural appearance.
- ▶ Rated ambient operating temperature -30°C to 50°C (L10, L17), -30°C to 45°C (L20).

OPTICAL

- ▶ Full cutoff, dark-sky compliant optics (downlight applications only) place light where it's needed with minimal glare.

ELECTRICAL

- ▶ 0-10V dimming standard.
- ▶ 10kA/10kV surge protection optional.



¹ For custom colors other than RAL, manufacturers' code plus two swatches (minimum 1" square) required.

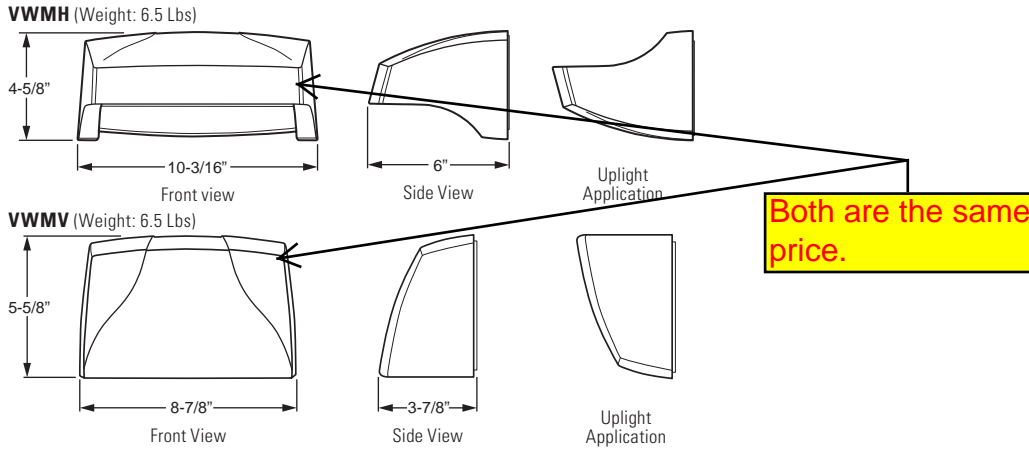
CATALOG #: _____ TYPE: _____

PROJECT: _____ NOTES: _____

EXAMPLE **VWM H - L20/740 - T3 - DBZ - SDGL - OPTIONS - DIM - UNV**

SERIES TYPE LUMEN PACKAGE CRI & CCT DISTRIBUTION FINISH SHIELDING OPTIONS/ACCESSORIES DRIVER VOLTAGE

CROSS SECTIONS



ORDERING INFORMATION

SERIES
VWM Voltaire Mini Architectural Wall Pack

TYPE
H Horizontal
V Vertical

LED PACKAGE

See back for fixture performance data.

Example: L17/740			
LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CRI & CCT	AVERAGE SYSTEM WATTAGE
L10	1,000	830 = 80 CRI, 3000K 840 = 80 CRI, 4000K 750 = 70 CRI, 5000K	13
L17	1,700	730 = 70 CRI, 3000K 740 = 70 CRI, 4000K 750 = 70 CRI, 5000K	16
L20	2000	730 = 70 CRI, 3000K 740 = 70 CRI, 4000K 750 = 70 CRI, 5000K	25

DISTRIBUTION

TL Lambertian distribution (L10 & L17 only)
T3 Type III (L20 only)

FINISH OPTIONS
 For custom color, visit the VWM at hew.com.¹
BLK Black (RAL #9004)
DBZ Dark bronze
DBR Medium bronze
GRAY Standard gray
SLV Satin aluminum (RAL #9006)
WHT White (RAL #9003)

SHIELDING
SDGL Solite® diffused textured tempered glass lens
CGL Clear tempered glass lens

OPTIONS
 See back for option details.
PC Factory-installed button-style photocell (120V, 208V, or 277V only; must specify voltage)
SP10 10kA/10kV surge protection

DRIVER
DIM Dimming driver prewired for 0-10V controls

VOLTAGE
120 120V
208 208V
277 277V
UNV 120-277V

LED

SPECIFICATIONS

Housing – Die-cast aluminum enclosure.
Thermal Management – Integral die-cast aluminum heatsink and LED source provide passive thermal management. Rated ambient operating temperature -30°C to 50°C (L10, L17), -30°C to 45°C (L20).

Optical System – General output provides full cutoff.

LED Source – ANSI 3000K, 4000K, or 5000K CCT; 70 or 80 CRI LEDs. L20: circuit board design. L10 & L17: Chip on board.

LED Driver – 0-10V dimming.

Electrical – 120-277 VAC input range; 50-60Hz; power factor >.90; THD <20% at full load. FCC Class A compliant. Quick-disconnect wiring provided.

Finish – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability. Available in six standard colors. Custom colors available.

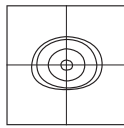
Mounting – Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (6.5 Lbs).

Listings –

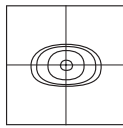
- cCSAus certified as luminaire suitable for wet locations.
- DesignLights Consortium qualified product. Not all versions of this product may be DLC qualified, see the DLC Qualified Products List at www.designlights.org/QPL.
- Calculated L70 >50,000 hours per IES TM-21.
- Tested to IES LM-79-08 standards.
- Lighting Facts listed.
- IDA Dark-Sky approved (downlight applications only).
- RoHS compliant.
- IP65 rated.
- Title 24 compliant with PC option.
- BUG classified per IES TM-15-11.

Warranty – 5-year limited warranty, see hew.com/warranty.

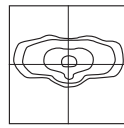
DISTRIBUTION DETAILS



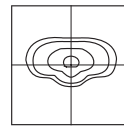
VWMH TL



VWMV TL



VWMH/V T3
Clear Glass (CGL)



VWMH/V T3
Solite Glass (SDGL)

FIXTURE PERFORMANCE DATA

Series	Distribution	Lumen Package	Average System Wattage ¹	CCT	Clear Glass (CGL)		Solite Glass (SDGL)		BUG Ratings	
					Delivered Lumens ^{2,3}	Efficacy (lm/W) ^{2,3}	Delivered Lumens ^{2,3}	Efficacy (lm/W) ^{2,3}		
VWMH	TL	L10	13	3000	1188	91.3	1104	85.0	B1-U0-G0	
				4000	1250	96.2	1163	89.4		
				5000	1349	103.8	1255	96.5		
	T3	L20	25	3000	1644	102.8	1529	95.6		B1-U0-G1
				4000	1731	108.2	1610	100.6		
				5000	1840	115.0	1711	107.0		
VWMV	TL	L10	13	3000	1006	77.4	936	72.0	B1-U0-G0	
				4000	1059	81.5	985	75.8		
				5000	1201	92.4	1117	85.9		
		L17	16	3000	1520	95.0	1414	88.4		
				4000	1600	100.0	1488	93.0		
				5000	1704	106.5	1585	99.0		
	T3	L20	25	3000	2139	85.6	2022	80.9	B1-U0-G1	
				4000	2290	91.6	2136	85.4		
				5000	2301	92.0	2146	85.8		

¹ Wattage shown is average for 120V through 277V input.

² Efficacy/lumen output shown is average based on voltage input of 120V through 277V.

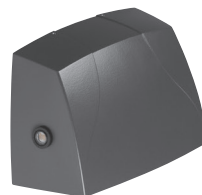
³ Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.

LUMEN MAINTENANCE

Lumen Package	Ambient Temp.	Reported L70 Hours (TM-21)
L20	25°C	>60,000
	35°C	>60,000
	45°C	>60,000
L10/L17	25°C	>55,000
	35°C	>55,000
	45°C	>55,000

- Predicted lumen maintenance calculated from LED manufacturer IES LM-80 data and in-situ temperature measurement.
- Reported L70 hours in accordance with IES TM-21

OPTIONS

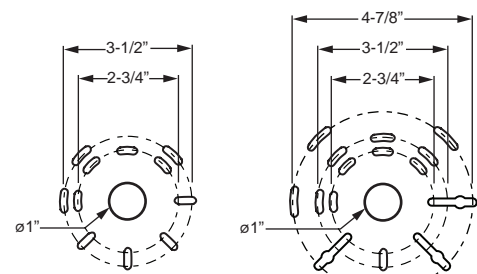


PC

Factory-installed button-style photocell (120V, 208V, or 277V only; must specify voltage)

MOUNTING DETAILS

BOLT PATTERN DETAIL



VWPV

VWPV