



(CDD CONDITIONAL USE)

# DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	<b>PROPERTY LOCATION</b>															
	Physical Address <b>3235 Hospital Drive Juneau, AK 99801</b>															
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Lot 1, Tlingit Haida, USS 1075</b>															
	Parcel Number(s) <b>7B0901040101</b>															
	<input type="checkbox"/> This property is located in the downtown historic district															
	<input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____															
	<b>LANDOWNER/ LESSEE</b>															
	Property Owner <b>Juneau Tlingit &amp; Haida Community Council</b>	Contact Person <b>Mr. Ken Southerland</b>														
	Mailing Address <b>3235 Hospital Drive, Juneau, AK 99801</b>	Phone Number(s) <b>907-723-5043</b>														
	E-mail Address <b>kennethsoutherland@me.com</b>															
	<b>LANDOWNER/ LESSEE CONSENT</b>															
	Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.															
	I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.															
	<table style="width:100%; border: none;"> <tr> <td style="width:50%; text-align: center;"><b>Ken Southerland</b></td> <td style="width:50%; text-align: center;"><b>Vice-President</b></td> </tr> <tr> <td style="text-align: center; font-size: small;">Landowner/Lessee (Printed Name)</td> <td style="text-align: center; font-size: small;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="border-top: 1px solid black; text-align: center;"><b>X</b> </td> <td style="border-top: 1px solid black; text-align: center;"><b>2/14/24</b></td> </tr> <tr> <td style="text-align: center; font-size: small;">Landowner/Lessee (Signature)</td> <td style="text-align: center; font-size: small;">Date</td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black; height: 20px;"> </td> </tr> <tr> <td style="border-top: 1px solid black; text-align: center;"><b>X</b> _____</td> <td style="border-top: 1px solid black; text-align: center;">_____</td> </tr> <tr> <td style="text-align: center; font-size: small;">Landowner/Lessee (Signature)</td> <td style="text-align: center; font-size: small;">Date</td> </tr> </table>		<b>Ken Southerland</b>	<b>Vice-President</b>	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	<b>X</b>	<b>2/14/24</b>	Landowner/Lessee (Signature)	Date			<b>X</b> _____	_____	Landowner/Lessee (Signature)	Date
	<b>Ken Southerland</b>	<b>Vice-President</b>														
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)															
<b>X</b>	<b>2/14/24</b>															
Landowner/Lessee (Signature)	Date															
<b>X</b> _____	_____															
Landowner/Lessee (Signature)	Date															
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.																
<b>APPLICANT</b> <span style="float: right; font-size: small;">If same as LANDOWNER, write "SAME"</span>																
Applicant (Printed Name) <b>MRV Architects</b>	Contact Person <b>Paul Voelckers</b>															
Mailing Address <b>1420 Glacier Ave, Suite A, Juneau, AK 99801</b>	Phone Number(s) <b>907-209-1353</b>															
E-mail Address <b>paul@mrvarchitects.com</b>																
<b>X</b>	<b>Feb 14, 2024</b>															
Applicant's Signature	Date of Application															

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials <b>JLS</b>	Date Received <b>2-22-24</b>
Case Number <b>USE24-07</b>	

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.



# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY**  
Renovations and expansions to Tlingit & Haida Community Center, Shaan S'box.

**TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED**  
 Accessory Apartment – Accessory Apartment Application (AAP)  
 Use Listed in 49.25.300 – Table of Permissible Uses (USE)  
 Table of Permissible Uses Category: USE 5.400 Social, Fraternal, Clubs

**IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?**  YES – Case # \_\_\_\_\_  NO

**UTILITIES PROPOSED**      WATER:  Public  On Site      SEWER:  Public  On Site

**SITE AND BUILDING SPECIFICS**  
 Total Area of Lot 46,477 square feet      Total Area of Existing Structure(s) \_\_\_\_\_ square feet  
 Total Area of Proposed Structure(s) 9,884 square feet

**EXTERNAL LIGHTING**  
 Existing to remain       No       Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures  
 Proposed       No       Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

**ALL REQUIRED DOCUMENTS ATTACHED**  
 **Narrative including:**  
 Current use of land or building(s)  
 Description of project, project site, circulation, traffic etc.  
 Proposed use of land or building(s)  
 How the proposed use complies with the Comprehensive Plan  
 **Plans including:**  
 Site plan  
 Floor plan(s)  
 Elevation view of existing and proposed buildings  
 Proposed vegetative cover  
 Existing and proposed parking areas and proposed traffic circulation  
 Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

*If this is a modification or extension include:*  
 Notice of Decision and case number  
 Justification for the modification or extension  
 Application submitted at least 30 days before expiration date

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ALLOWABLE/CONDITIONAL USE FEES		Check No.	Receipt	Date
Application Fees	\$ <u>750.00</u>	<u>Class III</u>		
Admin. of Guarantee	\$ <u>—</u>			
Adjustment	\$ <u>—</u>			
Pub. Not. Sign Fee	\$ <u>50.00</u>			
Pub. Not. Sign Deposit	\$ <u>100.00</u>			
<b>Total Fee</b>	\$ <u>900.00</u>			

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
<u>USE 24-07</u>	<u>2-22-24</u>

Project: **Shaan S'oox Community House Renovation**  
Subject: Conditional Use Application Narrative  
By: Paul Voelckers AIA  
Date: February 14, 2024, Revised

MRV 2203

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The *Shaan S'oox Community Center*, managed by the Tlingit-Haida Community Council, will be renovated and partially expanded. The areas of work include an inviting and expanded entry and office area, support areas along the back side (northwest side) of the building, expanded kitchen areas, and substantial new mechanical upgrades.

**Use Pattern and Function:** Since its construction, the Community Center has functioned as a large meeting space venue, supported by administrative office, restrooms, commercial kitchen, and general storage. The primary building use is Bingo operations, typically scheduled three evenings a week on Friday, Saturday, and Monday nights. Other primary functions include memorials and potlatch functions which average about one event per week. Other typical uses include Saturday art workshops, called "*Auntie's House*" with 12-20 participants. Work-week daytime use is more limited, with few major activities.

After this renovation and upgrade, the main social gathering function will remain unchanged. Structural alterations will be made to improve support spaces, including a new vestibule, lobby, admin office, kitchen, conference room, youth activities room, and storage. The existing mechanical mezzanine will incorporate new mechanical equipment and conversion from an oil boiler to new air-source heat pump system. A new building-wide sprinkler system will be added.

The building will continue to function as an assembly space and social hall. No changes in use or occupancy will occur. 7,625 sq.ft. of the existing building will be retained with limited or modest changes, including the large meeting/event space, associated stage, and adjoining storage. Another 2,259 sq.ft. is significantly affected by new work, either as an addition or major space renovation. The total facility size after renovation is 9,984 sq.ft.

**Required Parking Analysis:** The following parking analysis uses both CBJ parking standards in updated Title 49.40.210, and the most recent 2021 IBC.

- Title 49.40.210 identifies this type of Assembly space as required to provide one stall per 4 occupants (*Churches, auditoriums, and similar enclosed places of assembly*).
- The calculated Assembly occupancy count would be based on 4,629 sq.ft. of primary Assembly space, per MRV drawings.

- Per IBC 2021, the Assembly occupancy count is calculated per table 1004.5. This table identifies Assembly use for unconcentrated use without fixed seating as one occupant per 15 net sq.ft. (This is in contrast with most uses that are calculated with gross square footage). The rationale is that aisle space for egress needs to be accommodated, and that circulation space is subtracted from the gross space size.
- As an approximation, circulation will require 20% of the gross area. The net Assembly space would then be 80% of 4,629 sq.ft. or 3,703 sq.ft.
- This generates 247 occupants at one occupant per 15 net sq.ft.
- 247 occupants would require **61 parking spaces** (rounded down).
- Note that other adjoining auditorium spaces, including stage and youth activity room, are not calculated as additive to the Assembly occupancies, since their use typically reflects sub-sets of the primary Assembly space use.
- 3 required ADA spaces are shown on the updated Site Plan A151.

**Historical Site Parking and Modifications:** The Community Building was originally constructed in 1977. The as-built site plan provided by the Owner dated 11.21.77 illustrates 80 parking spaces with a gravel-finished parking lot. CDD records also reference this number of 80 parking spaces.

However, by inspection, the project was not constructed with the 80 spaces noted, since that parking plan illustrated parking stalls located tight to the upper stream bank along Salmon Creek. Given the current extent of mature trees, green space, and outside storage structures located northwest (streamside) of the building, it appears that 24 of the indicated 80 spaces were never provided on-site, with actual provision of approximately 56 spaces.

Subsequent site modifications occurred during the mid-1990's. This work provided finished paved parking with striping, and an expanded southeasterly site boundary which was legally platted to establish a 30' access ROW for the adjoining Tlingit/Haida Vocational Training Center. This site revision reduced the on-site parking at Shaan S'oox to 44 spaces, with 44 spaces at the adjoining Vocational Training Center.

**Parking Use Agreements:** Two recent parking agreements are in place between the Juneau Tlingit-Haida Community Council and adjoining facilities. The first is a flex-use agreement with the Vocational Training Center (now named "*Generations Southeast*") to the northeast of *Shaan S'oox*, at 3229 Hospital Drive. That facility includes 44 parking spaces. The flex use agreement provides *Generations Southeast* additional day-time use of open *Shaan S'oox* parking spaces. The agreement, in turn, allows *Shaan S'oox* to use the *Generations Southeast* spaces in the evenings for typical events like bingo which have relatively high parking demands. A signed copy of this agreement between Central Council of Tlingit & Haida Indian Tribes of Alaska and the Community Council is attached.

The other agreement is with the southwest property owner, SEARHC, at 3225 Hospital Drive. That multi-tenant medical service facility leases 26 parking stalls for daytime business use. 22 stalls are located along the southern edge of the *Shaan S'oox* property, immediately fronting the SEARHC building, with four more along the westerly creek side as shown in the updated Site Plan A151. All spaces are fully available in the evening for event parking for the *Shaan S'oox* facility. A signed copy of that agreement is attached.



After the renovation, the improved front entry area of *Shaan S'oox* will provide 12 parking stalls, including two ADA spaces, a convenient new pick-up and drop-off area, and a dedicated loading zone serving the kitchen and assembly space. Two more informal parking spaces are located along the westerly (creek) side, adjoining open covered storage spaces. The total on-site parking totals 38 spaces (including the 26 shared leased spaces).

**CDD Parking Concurrence:** The CDD project review for this renovation project discovered that a 1992 parking agreement negotiated with the CBJ had expired in 2022.

It is recommended that a new project approval include CDD acceptance of the two recent shared parking agreements with SEARHC and Generations Southeast, described above. The total number of shared parking spaces easily meets the required 61 spaces.

To summarize, current renovation plans illustrate 12 primary front parking spaces, and 2 existing on-site spaces on the northwest side, for 14 spaces. This requires that a calculated parking requirement of 61 parking spaces be met by accepting the shared use parking agreements for after-hour use, including 26 spaces leased by SEARHC on the Community Building site, and 44 spaces on the adjoining *Generations Southeast* property, generating a total maximum of 84 spaces.

On-site parking and vehicle handling has been improved and made safer by the renovation, with the provision of more accessible and visible parking spaces, including ADA stalls and passenger drop zone right at the main entry.

The shared use of parking stalls with a day/night diversity of use for both adjoining properties appears to be functioning very well. This type of joint use is expressly supported per CBJ 49.40.200 (5)(A).

**Traffic Impact Analysis:** A traffic impact analysis is not warranted. The primary uses of the building are during evening and weekend hours, with limited traffic conflict with the primary day use of the streets and arterials. No change in size or use pattern is occurring with this renovation.

**Streamside Setback Compliance:** CDD review of the building and site ascertained that sheds have inadvertently been added within the 50' protected stream buffer for Salmon Creek. Per updated Site Plan A151, the shed and covered area are indicated to be removed. All construction within the 50' surveyed buffer will be removed and the area restored to a clean vegetated state before a final certificate of occupancy is granted.

**Vegetative Cover:** Per CBJ 49.50.300, a minimum vegetative cover of 10% is required, or 4,647 sq.ft. The updated Civil site plan illustrates vegetative cover along Salmon Creek of 4,680 sq.ft. Additional vegetative cover is also provided along the southwesterly side of the building, totaling 480 sq.ft. The requirement is met.

**Site Information:** Supportive materials are attached. Materials include:

- Attachment A: Civil Site plan of site, topo, parking, stream, and easements.
- Attachment B: Architectural package: Updated site plan, plan, elevations, rendering.
- Attachment C: Electrical plan showing exterior building lighting.

- Attachment D: SEARHC parking lease agreement.
- Attachment E: Generations Southeast shared use agreement.
- Attachment F: Exterior lighting fixture cut sheets showing cutoff.





(907) 586-0715  
 CDD\_Admin@juneau.org  
 www.juneau.org/community-development  
 155 S. Seward Street • Juneau, AK 99801

## Shaan S’oox Community Center Renovation and Expansion

Case Number: PAC2023-0058  
 Applicant: MRV Architects, Paul Voelckers  
 Property Owner: Juneau Tlingit and Haida Community Council  
 Property Address: 3235 Hospital Drive  
 Parcel Code Number: 7B0901040101  
 Site Size: 46,477 Square Feet  
 Zoning: GC (General Commercial)  
 Existing Land Use: Social

Conference Date: December 20, 2023  
 Report Issued: January 8, 2024

**DISCLAIMER: Pre-Application Conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-Application Conferences are not based on a complete application and are not a guarantee of final project approval.**

### List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Paul Voelckers	Applicant	<a href="mailto:Paul@mrvarchitects.com">Paul@mrvarchitects.com</a>
Zane Jones	Applicant	<a href="mailto:Zane@mrvarchitects.com">Zane@mrvarchitects.com</a>
Rhonda Butler	Applicant	<a href="mailto:Jthtribal@juneauthcc.org">Jthtribal@juneauthcc.org</a>
Roald Helgesen	Applicant	<a href="mailto:RHelgesen@tlingitandhaida.gov">RHelgesen@tlingitandhaida.gov</a>
Ken Southerland	Applicant	<a href="mailto:Jthup@juneauthcc.org">Jthup@juneauthcc.org</a>
Shaleena Delgado	Applicant	<a href="mailto:SDelgado@tlingitandhaida.gov">SDelgado@tlingitandhaida.gov</a>
Royal Hill	Applicant	<a href="mailto:RHill@tlingitandhaida.gov">RHill@tlingitandhaida.gov</a>
Stephanie Banua	Applicant	<a href="mailto:Stephanie.Banua@thtbc.com">Stephanie.Banua@thtbc.com</a>
Jennifer Shields	Planning	<a href="mailto:Jennifer.Shields@juneau.gov">Jennifer.Shields@juneau.gov</a>
Ilsa Lund	Planning	<a href="mailto:Ilsa.Lund@juneau.gov">Ilsa.Lund@juneau.gov</a>
Bridget LaPenter	General Engineering	<a href="mailto:Bridget.LaPenter@juneau.gov">Bridget.LaPenter@juneau.gov</a>
Sydney Hawkins	Permitting	<a href="mailto:Sydney.Hawkins@juneau.gov">Sydney.Hawkins@juneau.gov</a>

## Conference Summary

### Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the Pre-Application Conference.

### Project Overview

In 1978, the Shaan S'oox Community Center, managed by the Juneau Tlingit and Haida Community Council (JTHCC), was constructed on Parcel No. 2 of the Salmon Subdivision. At that time, the most closely associated land use category for the Community Center did not require a Conditional Use Permit (CUP): *Private and semi-public uses, such as: clubs, lodges, convents, social and community buildings*. 80 off-street parking spaces were required at that time, and a Certificate of Occupancy was issued in 1979.

The Community Center will continue to function as a social space, and will be partially renovated and expanded as follows:

- Expansions for a new entry and office area, support areas off the rear of the building, and the kitchen.
- Upgrades to ventilation and exiting in the main gathering hall.
- Incorporation of new mechanical equipment in the mechanical mezzanine.
- Structural alterations to the entrance, lobby, staff, kitchen, and rear storage areas.

Community Center Square Footage	
Existing	7,625 square feet
Additional	2,259 square feet
Total Proposed	9,884 square feet

### Planning Division

1. **Zoning** – The property is zoned GC (General Commercial). The lot size is 46,477 square feet, exceeding the minimum lot size requirement of 2,000 square feet. The lot width is 20.10 feet (as approved in 1991 with variance VAR1991-0001), exceeding the minimum lot width requirement of 20 feet.
2. **Table of Permissible Uses** – Currently, CBJ 49.25.300 lists USE 5.400: *Social, fraternal clubs, lodges, union halls, yacht clubs* as the most closely associated land use category for the Community Center, with development approval procedures varying, depending on whether the project is a Major or a Minor development.

Per CBJ 49.25.300(c)(3)(D), in a GC zoning district, non-residential buildings totaling 10,000 square feet OR using less than one-half acre of land in total constitute Minor Development. Minor Developments are reviewed at the department level. Major Development means all development activity that is not Minor Development. Major Developments are reviewed by the Planning Commission.

As the site is over one-half acre of land, a Conditional Use Permit is required for expansion of the existing use.

3. **Density** – N/A
4. **Subdivision** – N/A
5. **Setbacks** – Front and side yards: 10-foot minimum required for structures. The rear yard includes required anadromous waterbodies setbacks for Salmon Creek, as measured from the Ordinary High-Water Mark (OHWM). These setbacks are listed below under 'Habitat'.

CUP Application: Include setback dimensions for all structures on the Site Plan, including from anadromous waterbodies setbacks. **SHOW THE LOT IN ITS ENTIRETY (ALL LOT LINES).**



6. **Height** – Maximum allowed of 55-feet for primary structures and 45-feet for accessory structures.

CUP Application: Include elevation drawings, with heights labeled.

7. **Access** – Hospital Drive via Glacier Highway.

**8. Parking & Circulation – Existing / Background**

- In 1977, a proposed Site Plan for a Community Center on Parcel No. 2 of the Salmon Subdivision (the lot at that time) showed 80 off-street parking spaces. A letter from the project architect dated February 21, 1978, provides justification for proposing **80 parking spaces**.
- On September 11, 1978, a building permit (BLD-12057) was issued for the Community Center which stated:
- *“Parking plan approved based on a seating capacity of 320 spaces. If additional seating capacity is provided, the required additional parking spaces must be provided.”* At that time, CBJ 49.25.500(M) for “Churches, auditoriums, and similar enclosed places of assembly” required 1 parking space for each 4 seats in the auditorium. Therefore, **80 parking spaces** were required for the Community Center.
- In 1979, a Certificate of Occupancy was issued for the Community Center.
- In 1991, the lot was re-platted with the Tlingit / Haida Subdivision Plat 91-34. As part of the subdivision process, VAR1991-0001 was approved to reduce the minimum required lot width from 30-feet to 20-feet. One condition of approval for the Variance stated:
  - *“In connection with the proposed replat, the owner/applicant shall submit a revised parking plan, in accordance with applicable standards, to show not less than **80 parking spaces** for proposed Tract 2A [subject lot]. Parking shall be located on the parcel which said parking is intended to serve, or shall be within allowable distance, and the availability shall be guaranteed with long-term agreement, acceptable to the City and Borough of Juneau Law Department, for a period commensurate with the life of the building, but not less than 30 years.”*
- In 1991, a shared Parking Agreement was signed between the CBJ, the JTHCC, and Generations Southeast to the east. This agreement automatically **expired** on July 1, 2021.
- Currently, JTHCC has two privately arranged parking agreements, with adjacent lots to the east and west, that **have not been approved by the CBJ Law Department** as required by VAR1991-0001. The following table illustrates current parking deficits for the three lots:

Parking Spaces	3225 Hospital Drive SEARHC	<b>3235 Hospital Drive Community Center (JTHCC) (subject lot)</b>	3239 Hospital Drive Central Council (CC) Generations SE
Current Requirement	58 (per VAR2002-0046: 25 on-site 26 off-site, JTHCC 7 off-site, Birthing Center)	<b>80</b> (per VAR1991-0001)	55
Existing On-Site	25	<b>21</b> (per 2023 Existing Site Survey)	38
Shared Agreements (not approved by CBJ)	26 – M-F 6am-6pm (off-site, JTHCC) 7 – (off-site, Birthing Center)	ALL – JTHCC 6pm-6am / 6am-6pm CC	
Shortage	0	<b>59</b>	17

**Parking & Circulation – Proposed Renovation and Expansion**

- CBJ 49.40.210(a) for “Churches, auditoriums, and similar enclosed places of assembly” requires 1 parking space for each 4 seats in the auditorium.
- MRV Architects has provided detailed calculations on determining the number of seats that should be considered in determining parking requirements based upon an unconcentrated use without fixed seating.
- Per CBJ 49.40.210, the following minimum number of parking spaces with dimensions of 8.5 feet x 17 feet is required on the lot. ADA space dimensions of 13 feet x 17 feet, with a 8 feet x 17 feet aisle width, is also required.

Use	Parking Standard	Spaces Required
<p><u>USE 5.400:</u>  <i>Social, fraternal clubs, lodges, union halls, yacht clubs</i>  <u>Parking:</u>  <i>Churches, auditoriums, and similar enclosed places of assembly</i>  <u>Square Footage:</u>                      4,629 square feet – 20% for circulation, unconcentrated use without fixed seating = 3,703 square feet</p>	<p>1 space for each 4 seats</p>	<p>247 seats = 61.75 = <b>61 spaces</b> (rounded down)</p>
<p><b>Total</b>                      Per CBJ 49.40.210(b), three (3) accessible parking spaces must be provided as part of the total required off-street parking spaces.</p>		<p><b>61</b>  <b>(including 3 ADA)</b></p>

CUP Application: On the Site Plan, number all proposed off-street parking spaces, including accessible spaces, with a minimum of 61 spaces required. Label typical parking space dimensions and all drive aisle widths.

Alternatively, CBJ 49.40.215 Parking Alternatives and CBJ 49.40.220 Parking Reductions list potential options the applicant may want to consider if the required number of off-street parking spaces cannot be met on site.

9. **Lot Coverage** – The GC zoning district does not require a maximum lot coverage percentage.
10. **Vegetative Coverage** – Per CBJ 49.50.300, minimum vegetative cover of 10% (4,647 square feet) is required for the lot.

CUP Application: Show vegetative cover areas within the lot on the Site Plan.

11. **Lighting** – All lighting should be full cut-off lighting to prevent glare on neighboring properties or the right-of-way. Parking and circulation standards require that parking lots shall be “adequately lit.”

CUP Application: Show all existing and proposed outdoor lighting locations on the Site Plan.

12. **Noise** – N/A
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – No mapped hazard areas.
14. **Wetlands** – If wetlands are to be impacted, contact the U.S. Army Corps of Engineers, Juneau Field Office, at (907) 753-2689 for permitting requirements.

15. **Flood** – Portions of the lot contain both the Salmon Creek Floodway (pink hatched areas on the map to the right) and Special Flood Hazard Area (SFHA) Zone AE (blue shaded areas).



CUP Application: Show all SFHA areas on the Site Plan.

A Floodplain Development Permit will be required prior to the issuance of a Building Permit for any type of development proposed in SFHA areas.

16. **Habitat** –

- a. Check with U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling.
- b. Salmon Creek is an anadromous waterbody. Per CBJ 49.70.330, there is a 25-foot ‘no disturbance’ setback measured from the OHWM, and a 50-foot ‘no development’ setback measured from the OHWM.

CUP Application: Show the 50-foot anadromous waterbodies setback on the Site Plan, as staked by CBJ staff.

17. **Plat or Covenant Restrictions** – N/A

18. **Easements** – The lot includes the following recorded easements:

- 1988 Powerline Easement – Book 304, Pages 328-331
- 1988 Rip Rap Easement – Book 304, Pages 332-335
- 1991 Common Driveway Easement – Book 345, Pages 645-648

CUP Application: Show all easements of record on the Site Plan.

19. **Traffic** – According to CBJ 49.40.300(2), a Traffic Impact Analysis is not required since the project will generate less than 250 Average Daily Trips. For this application, staff used the Institute of Transportation Engineers’ Trip Generation Manual (9th Edition) projections for a *Lodge/Fraternal Organization* on a weekday, based upon the number of employees. This projection represents the highest estimated Average Daily Trips (ADTs) across all categories for this type of use.

Use	Trips Generated	# Employees	Total Trips
Lodge/Fraternal Organization	46.90 per employee	3	140.7
<b>Total ADT’s:</b>			<b>140.7</b>

20. **Nonconforming situations** – See nonconforming situation report NCC2023-0052.

**Building Division**

21. **Building** – BLD20230925 is currently under review, pending a Conditional Use Permit for Zoning review.

22. **Outstanding Permits** –

- a. BLD20140420 – “Reroof Metal to Metal”
- b. BLD2004-00889 – “Remove dry Chem System and install new UL 300 wet Chem System.”
- c. BLD-0900701 – “PAINT; CARPET; LIGHTING; GUTTERS; COUNTER TOPS; CLEAN-UP BOILER”

### **General Engineering/Public Works**

23. **Engineering** – No concerns at this time.
24. **Drainage** – No concerns at this time.
25. **Utilities** – Proposed waterline increase shall require a utility permit. (proposed upsizing the main to supply sprinklers)

### **Fire Marshal**

26. **Fire Items/Access** – N/A

### **Other Applicable Agency Review**

27. N/A

### **List of Required Applications**

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application, one for each application type listed below
2. Conditional Use Permit Application
3. Floodplain Development Permit Application
4. Parking Waiver Application, if proposed

### **Additional Submittal Requirements**

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this Pre-Application Conference report.
2. Project Narrative
3. Site Plan (with details as outlined above)
4. Elevation Drawings
5. Lighting Plan / Fixtures Data Sheet

### **Exceptions to Submittal Requirements**

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

### **Fee Estimates**

The preliminary plan review fees listed below can be found in the CBJ code section 49.85. Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Development Permit Application – N/A
2. Conditional Use Permit Application – Class III Uses: \$750
3. Floodplain Development Permit Application – \$100



4. Parking Waiver Application, if proposed – \$320
5. Public Notice Sign: \$150, with \$100 refundable if the sign is returned by the Monday after the Planning Commission meeting.

For informational handouts with submittal requirements for development applications, please visit our website at [www.juneau.org/community-development](http://www.juneau.org/community-development).

**Submit your Completed Application**

You may submit your application(s) online via email to [permits@juneau.gov](mailto:permits@juneau.gov)

OR in person with payment made to:

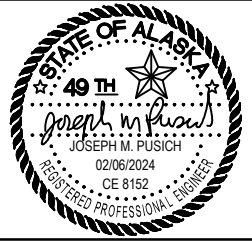
City & Borough of Juneau, Permit Center  
230 South Franklin Street  
Fourth Floor Marine View Center  
Juneau, AK 99801

Phone: (907) 586-0715

Web: [www.juneau.org/community-development](http://www.juneau.org/community-development)

Attachments:

- CBJ 49.15.330 Conditional Use Permits
- CBJ 49.40.200 Parking and Loading
- CBJ 49.40.215 Parking Alternatives
- CBJ 49.40.220 Parking Reductions
- CBJ 49.70.330 Anadromous Habitat Protections
- CBJ 49.70.400 Floodplain
- Development Permit Application
- Conditional Use Permit Application
- Floodplain Development Permit Application
- Parking Waiver Application



**SURVEY NOTES:**

- AUTHORIZATION TO CONDUCT THIS TOPOGRAPHIC SURVEY BY MRV ARCHITECTS ON APRIL 1, 2022 AND JANUARY 12, 2024.
- HORIZONTAL FOR THIS SURVEY WERE BASED ON ASSUMED COORDINATES FOR CP-1 WITH N: 9996.66 E: 9996.11 POSITION.
- VERTICAL CONTROL IS BASED ON A FIRE HYDRANT TBM FROM DOT PROJECT # SFHY00229, GLACIER HIGHWAY / ROSS WAY TO CHANNEL VISTA DRIVE RECONSTRUCTION AT THE SOUTHWEST CORNER OF GLACIER HIGHWAY AND HOSPITAL DRIVE WITH AN ELEVATION OF 28.55 MLLW.
- DATE OF FIELD SURVEY WAS APRIL 6, 2022 AND JANUARY 12, 2024.
- FIELD WORK CONDUCTED USING A TRIMBLE S7 ROBOT TOTAL STATION WITH STANDARD LASER RANGING TECHNIQUES.
- NO BOUNDARY RETRACEMENT WAS PERFORMED IN THE COURSE OF THIS SURVEY.
- UNDERGROUND UTILITIES, SHOWN HEREON, ARE DERIVED FROM UNDERGROUND UTILITY FIELD LOCATES, AS-BUILT INFORMATION, AND OBSERVABLE ABOVE GROUND APPURTENANCES.
- LOCATION OF EXISTING WATER LINE TO COMMUNITY BUILDING WAS NOT KNOWN.
- THE BOUNDARY OF LOT 1, TLINGIT HAIDA SUBDIVISION IS BASED ON THE RECOVERED MONUMENTS, AS SHOWN ON PLAT No. 91-34.
- CONTRACTOR SHALL PERFORM HORIZONTAL AND VERTICAL CONTROL VERIFICATION OF PROJECT CONTROL PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION.
- CBJ FLOOD ZONE AE FLOODPLAIN MAPPING FROM 09/18/2020, ELEVATION = 23.0'.

100% PERMIT DOCUMENTS

**SHAAN S'OOX COMMUNITY CENTER EXPANSION**  
Juneau Tlingit & Haida Community Council

No.	Description	Date

SHEET TITLE:  
**EXISTING SITE SURVEY & TOPOGRAPHY**

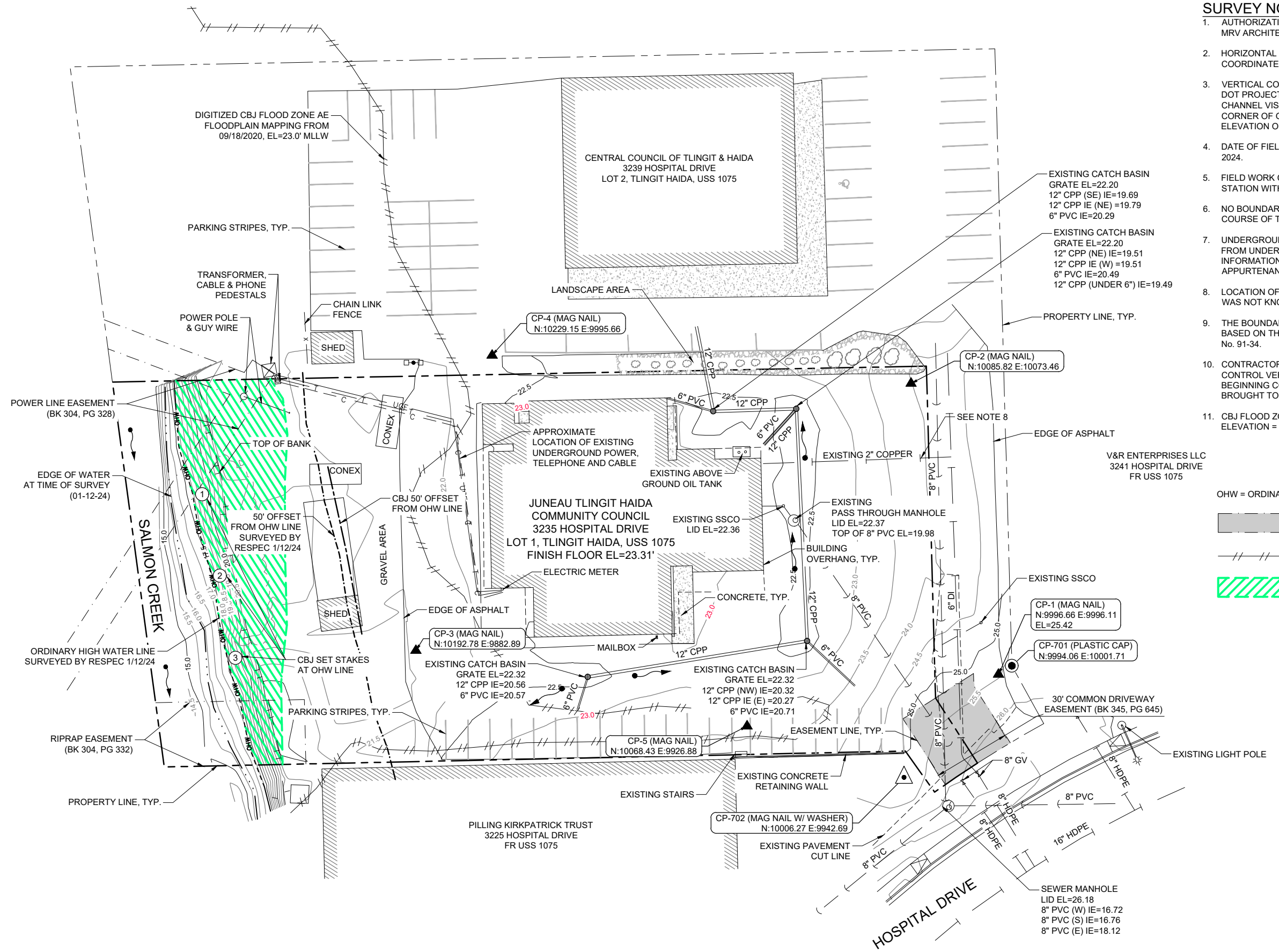
DATE: 02.06.2024

DRAWN: JMK  
CHECKED: JMP

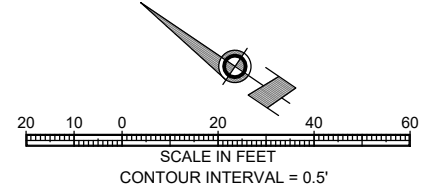
SHEET NO.

**C002**

NOTE: 11"x 17" PRINT IS HALF SIZE



- OHW = ORDINARY HIGH WATER
- COMMON DRIVEWAY EASEMENT
- CBJ FLOOD ZONE AE LINE
- EXISTING VEGETATIVE COVER = 4,308 S.F.



2/6/2024 10:31:41 AM C0002CNS1-11009:19215.dwg



**MRV**  
ARCHITECTS  
ARCHITECTURE · PLANNING · INTERIORS

MRV ARCHITECTS  
1420 GLACIER AVE. #101  
JUNEAU, AK 99801  
907-586-1371  
FAX 907-463-5544  
mrv@mrvarchitects.com

MRV #2203

100% REVIEW SET CONSTRUCTION DRAWINGS

# SHAAN S'OOX COMMUNITY CENTER EXPANSION

Juneau Tlingit & Haida Community Council

No.	Description	Date

SHEET TITLE:  
SITE PLAN, NEW

DATE: 02.14.2024

DRAWN: MRV

CHECKED: PV

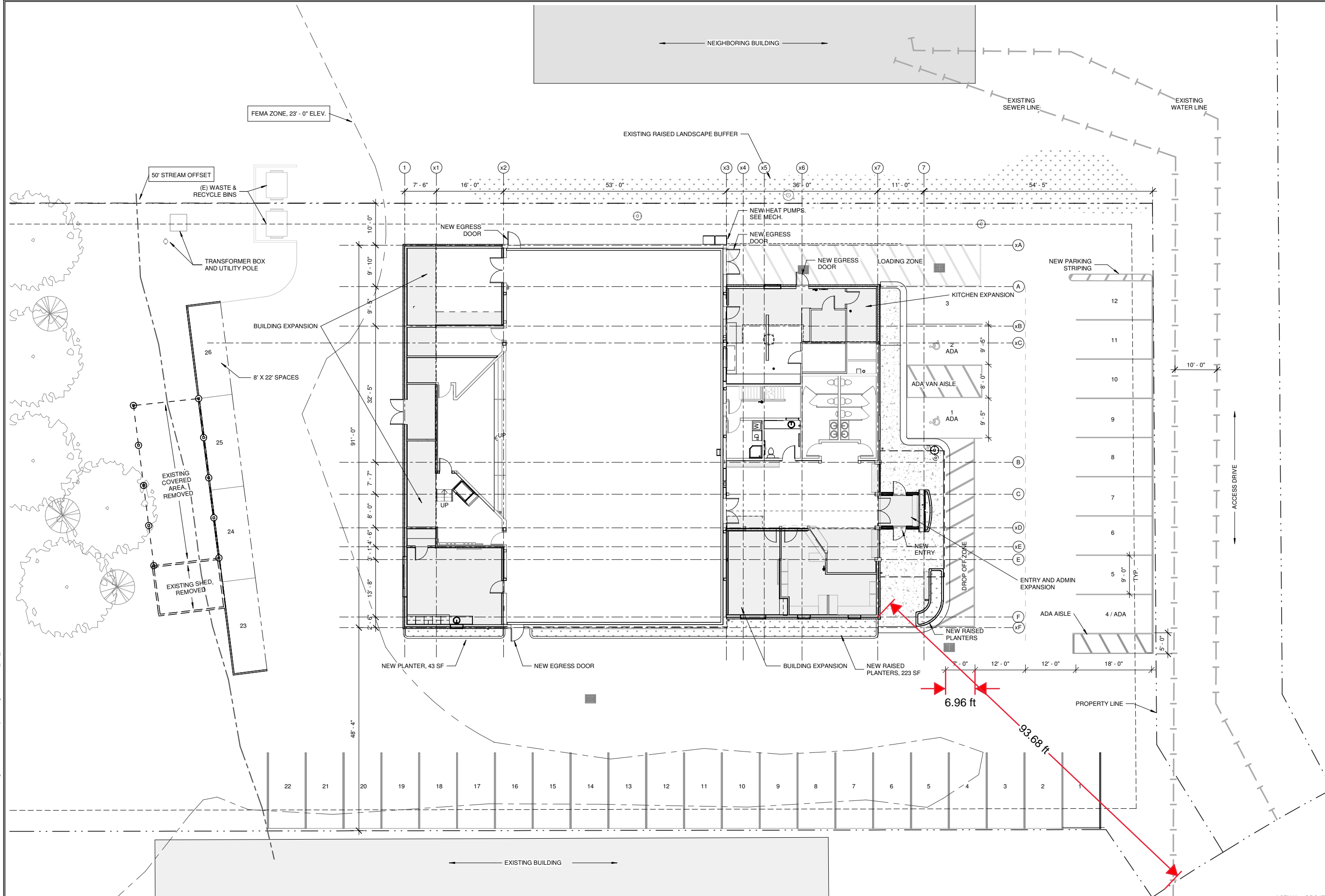
SHEET NO.

# A151

NOTE: 11"x 17" PRINT IS HALF SIZE

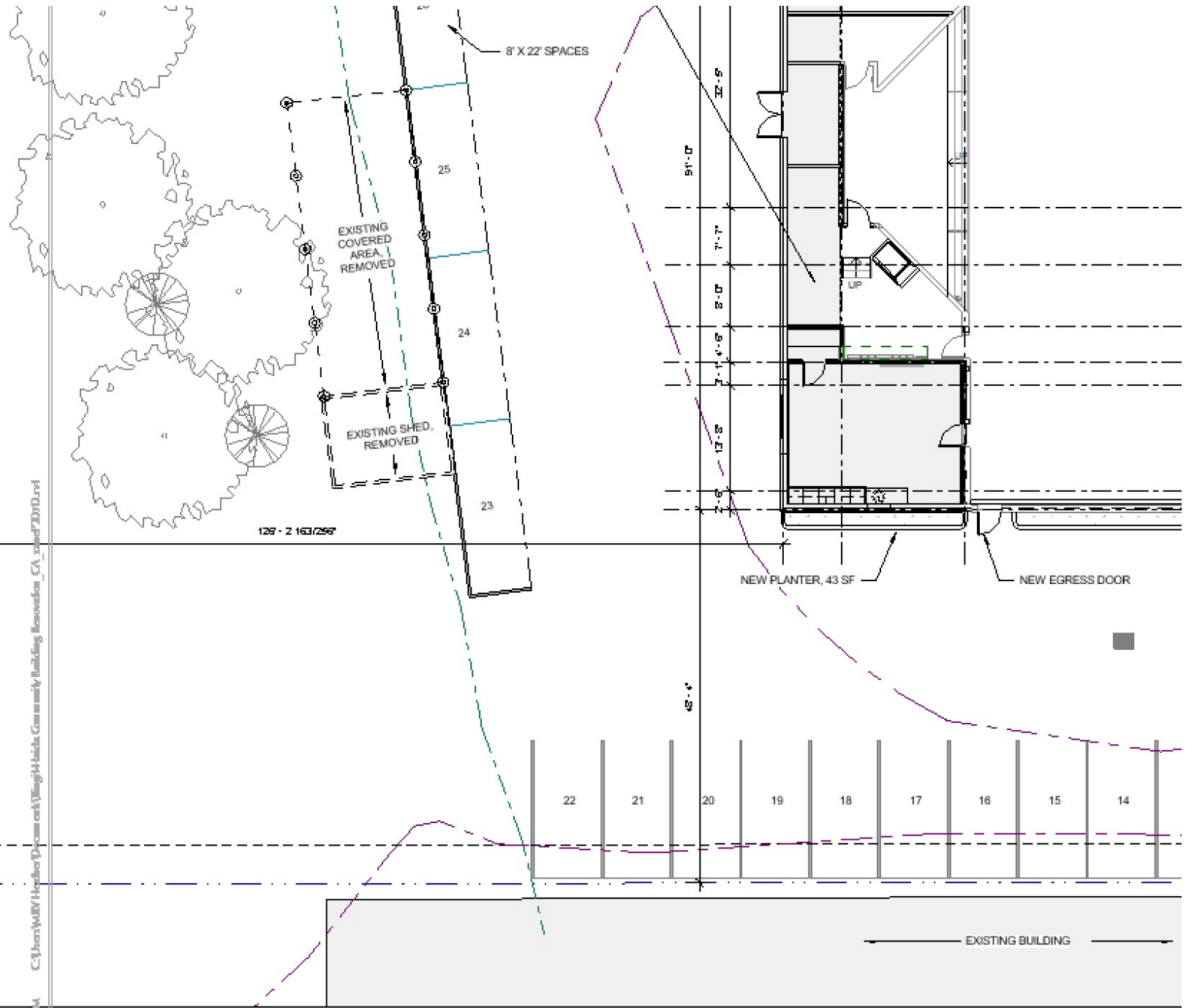


1 SITE PLAN, NEW  
3/32" = 1'-0"



C:\Users\MRV\Heather\Documents\Tlingit-Haida Community Building Renovation\_CA\_zoneP2\DD.mxd 4/2/2024 10:09:34 AM

4/20/24 2:36:30 PM C:\Users\m\OneDrive\Documents\Troy\Harris Community Building Renovations\CA\20240720.DWG



① SITE PLAN, NEW  
3/32" = 1'-0"



# SHAAN S'OOX COMMUNITY CENTER EXPANSION

For The

Juneau Tlingit & Haida Community Council



100% CONSTRUCTION DRAWINGS REVIEW SET 10.18.2023



**MRV**  
ARCHITECTS  
ARCHITECTURE · PLANNING · INTERIORS

MRV ARCHITECTS  
1420 GLACIER AVE. #101  
JUNEAU, AK 99801  
907-586-1371  
FAX 907-463-5544  
mrv@mrvarchitects.com

MRV #2203

100% REVIEW SET CONSTRUCTION DRAWINGS

**SHAAN S'OOX COMMUNITY CENTER EXPANSION**

Juneau Tlingit & Haida Community Council

No.	Description	Date

SHEET TITLE:  
SITE PLAN, NEW

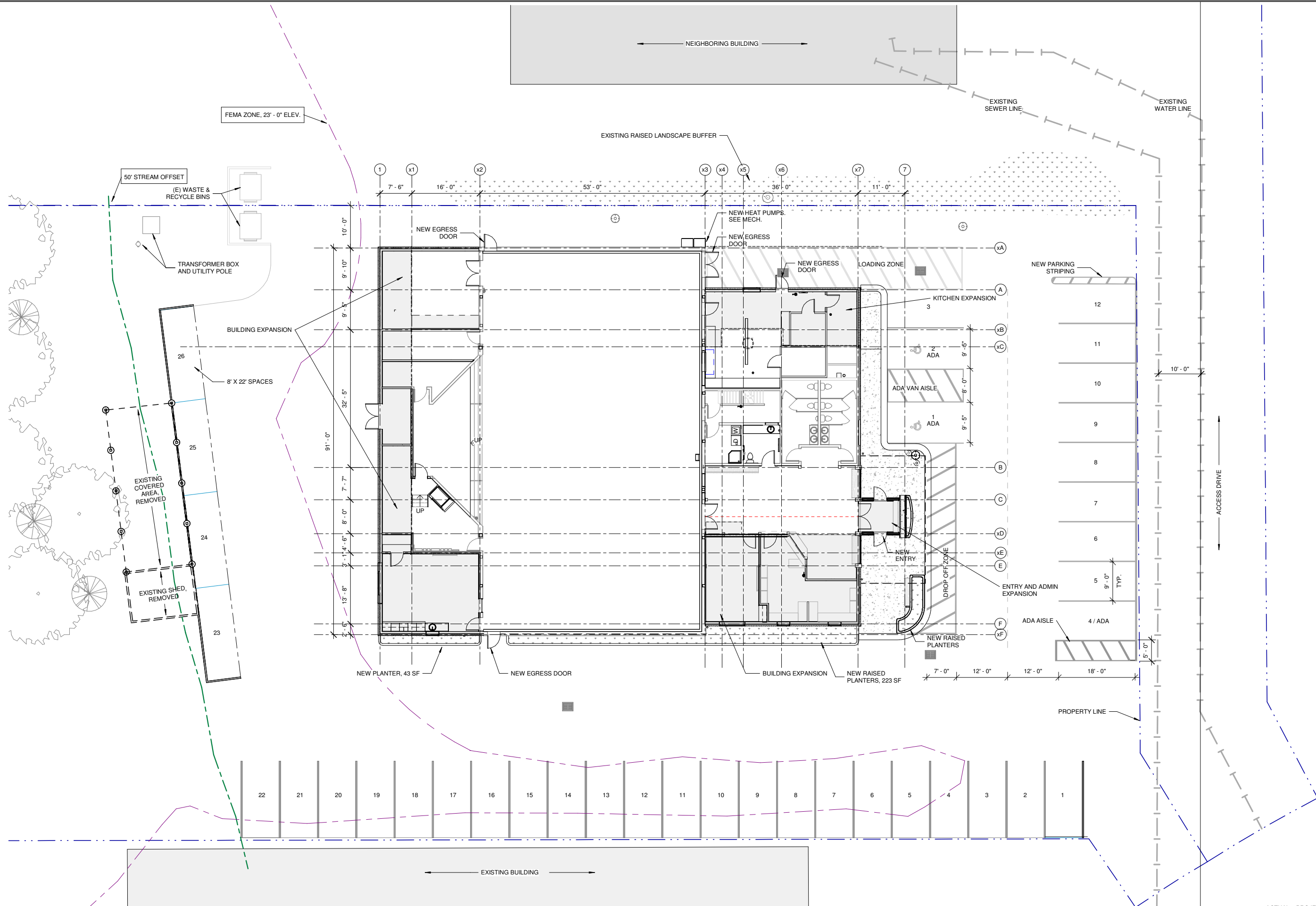
DATE: 02.14.2024

DRAWN: MRV  
CHECKED: PV

SHEET NO.

**A151**

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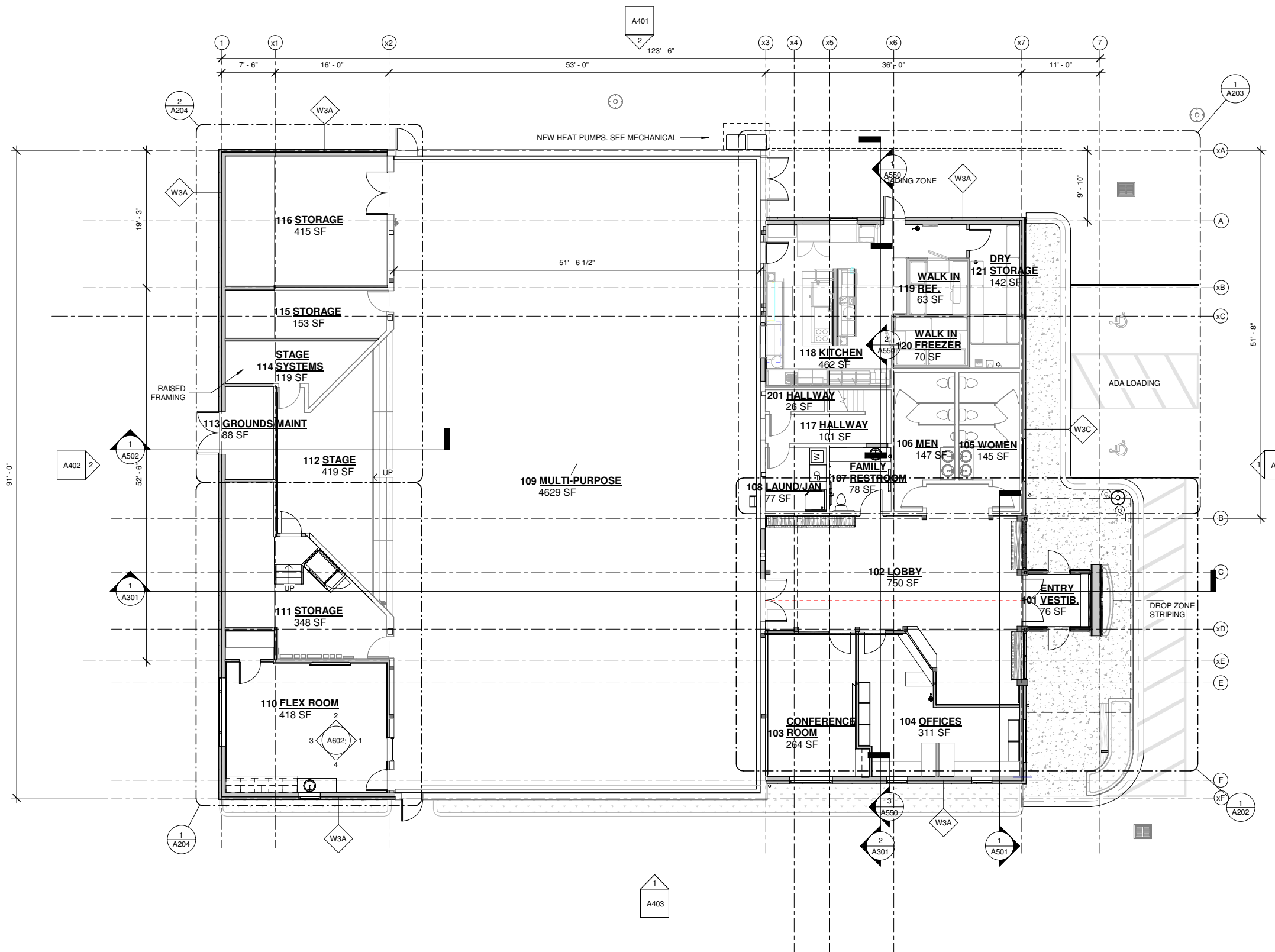


1 SITE PLAN, NEW  
3/32" = 1'-0"

NOTE: 11"x 17" PRINT IS HALF SIZE



2/15/2024 12:24:18 PM \\mr\2023\dm\projects\2023\2203.06 THCC Community Building CA\Revit\Tlingit-Haida Community Building Renovation\_CA.rvt



**1 FLOOR PLAN, FLOOR 1**  
 1/8" = 1'-0"  
 0' 4' 8' 16'

**GENERAL NOTES:**  
 1. AREA SHOWN WITH GREY HATCH IS EXPANDED BUILDING FOOTPRINT.



**MRV ARCHITECTS**  
 ARCHITECTURE · PLANNING · INTERIORS

MRV ARCHITECTS  
 1420 GLACIER AVE. #101  
 JUNEAU, AK 99801  
 907-586-1371  
 FAX 907-463-5544  
 mrv@mrvarchitects.com

100% REVIEW SET CONSTRUCTION DRAWINGS

**SHAAN S'OOX COMMUNITY CENTER EXPANSION**

Juneau Tlingit & Haida Community Council

MRV #2203

No.	Description	Date

SHEET TITLE:  
**FLOOR PLAN, FLOOR 1**

DATE: 02.14.2024

DRAWN: MRV  
 CHECKED: PV

SHEET NO.

**A201**



NOTE: 11"x 17" PRINT IS HALF SIZE

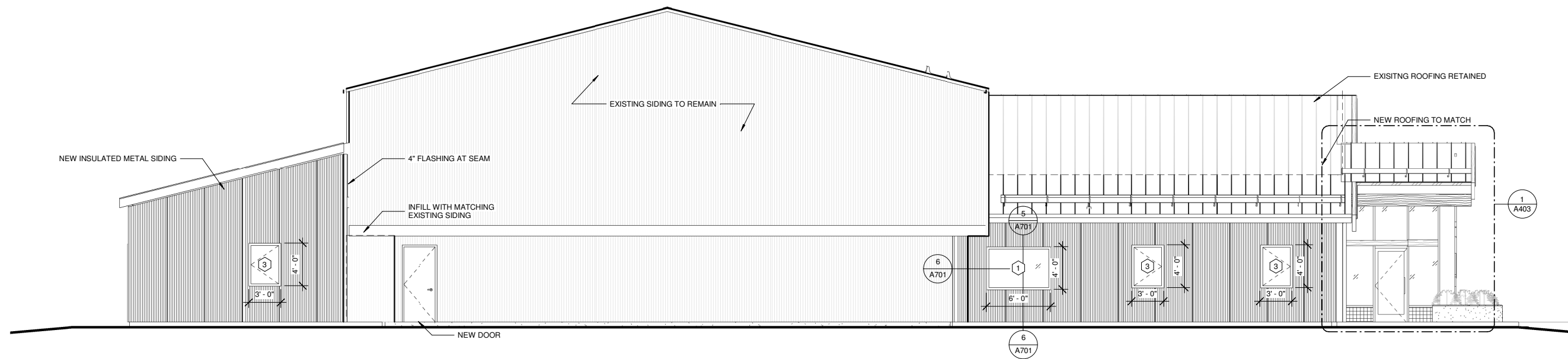


**MRV**  
ARCHITECTS  
ARCHITECTURE · PLANNING · INTERIORS

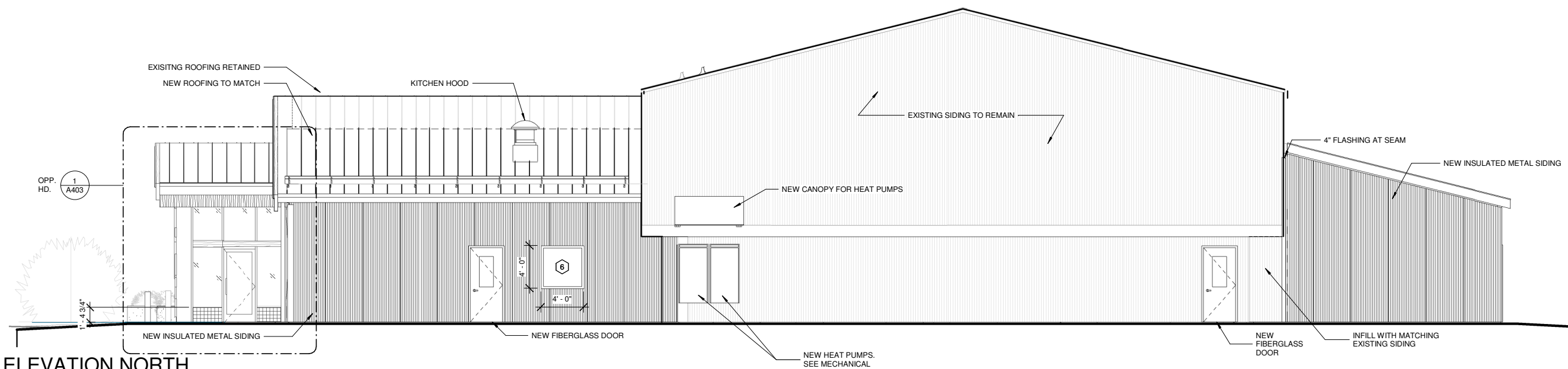
MRV ARCHITECTS  
1420 GLACIER AVE. #101  
JUNEAU, AK 99801  
907-586-1371  
FAX 907-463-5544  
mrv@mrvarchitects.com

MRV #2203

100% REVIEW SET CONSTRUCTION DRAWINGS  
**SHAAN S'OOX COMMUNITY  
CENTER EXPANSION**  
Juneau Tlingit & Haida Community Council



1 ELEVATION SOUTH  
3/16" = 1'-0"  
0' 4' 8' 16'



2 ELEVATION NORTH  
3/16" = 1'-0"  
0' 4' 8' 16'

NOTE: 11"x 17" PRINT IS HALF SIZE

No.	Description	Date

SHEET TITLE:  
**BUILDING  
ELEVATIONS**

DATE: 02.14.2024

DRAWN: MRV  
CHECKED: PV

SHEET NO.

**A401**





**MRV**  
ARCHITECTS  
ARCHITECTURE · PLANNING · INTERIORS

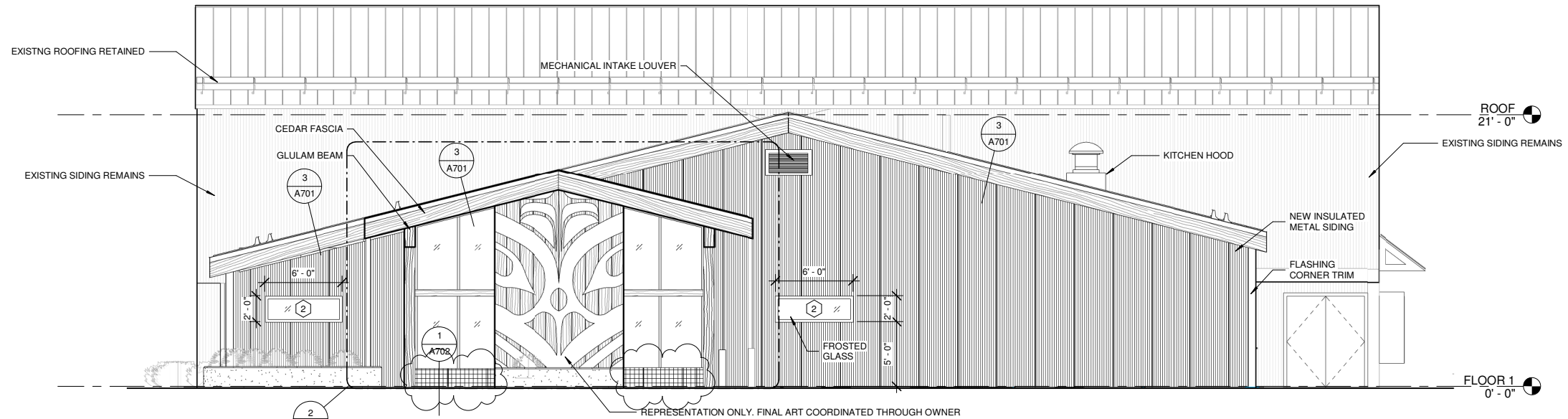
MRV ARCHITECTS  
1420 GLACIER AVE. #101  
JUNEAU, AK 99801  
907-586-1371  
FAX 907-463-5544  
mrv@mrvarchitects.com

MRV #2203

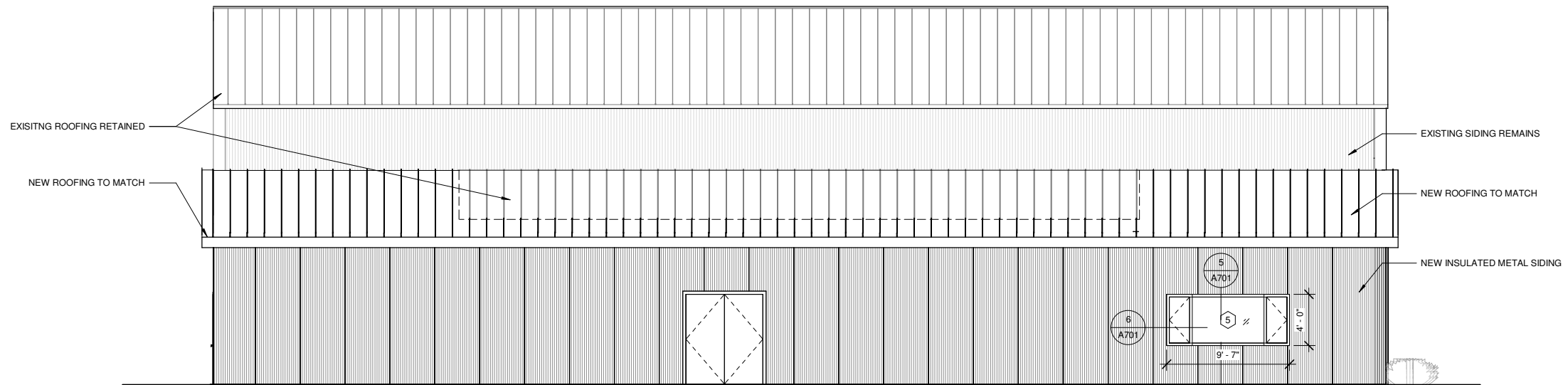
100% REVIEW SET CONSTRUCTION DRAWINGS

# SHAAN S'OOX COMMUNITY CENTER EXPANSION

Juneau Tlingit & Haida Community Council



**1 ELEVATION EAST**  
3/16" = 1'-0"  
0' 4' 8' 16'



**2 ELEVATION WEST**  
3/16" = 1'-0"  
0' 4' 8' 16'

No.	Description	Date
2	Revision 2	01/04/2024

SHEET TITLE:  
**BUILDING ELEVATIONS**

DATE: 02.14.2024

DRAWN: MRV

CHECKED: PV

SHEET NO.  
**A402**

NOTE: 11"x 17" PRINT IS HALF SIZE

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**RESPEC**  
 Juneau, AK  
 9109 Mendenhall Mall Rd. Ste. 4  
 Juneau, AK 99801  
 Phone: 907.780.6060  
 Fax: 907.586.3771  
 AECC163270

100% PERMIT DOCUMENTS

# SHAAN S'OOX COMMUNITY CENTER EXPANSION

Juneau Tlingit & Haida Community Council  
 RESPEC #11009.19215

No.	Description	Date

SHEET TITLE:  
 FLOOR PLAN -  
 FLOOR 1  
 LIGHTING

DATE: 10.18.2023

DRAWN: PEL  
 CHECKED: BCH

SHEET NO.

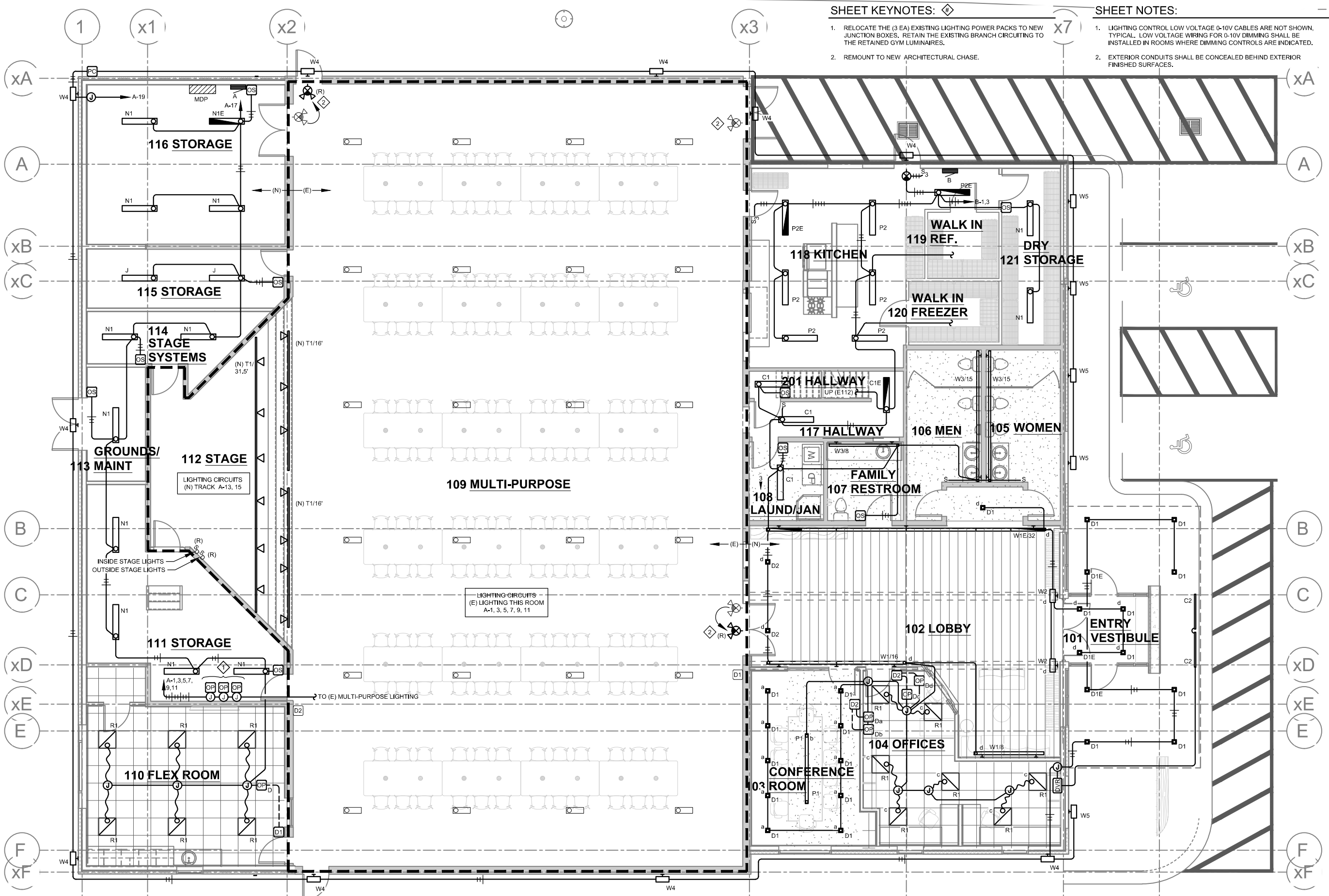
## E111

**SHEET KEYNOTES:**

- RELOCATE THE (3 EA) EXISTING LIGHTING POWER PACKS TO NEW JUNCTION BOXES. RETAIN THE EXISTING BRANCH CIRCUITING TO THE RETAINED GYM LUMINAIRES.
- REMUOT TO NEW ARCHITECTURAL CHASE.

**SHEET NOTES:**

- LIGHTING CONTROL LOW VOLTAGE 0-10V CABLES ARE NOT SHOWN. TYPICAL. LOW VOLTAGE WIRING FOR 0-10V DIMMING SHALL BE INSTALLED IN ROOMS WHERE DIMMING CONTROLS ARE INDICATED.
- EXTERIOR CONDUITS SHALL BE CONCEALED BEHIND EXTERIOR FINISHED SURFACES.



**1 FLOOR PLAN - FLOOR 1 - LIGHTING**

SCALE: 0 2' 4' 8' 16'

NOTE: 11"x 17" PRINT IS HALF SIZE



## PARKING LOT LEASE AGREEMENT

THIS PARKING LOT LEASE AGREEMENT (this "Lease") is made as of December \_\_\_, 2019, by and between the Juneau Tlingit & Haida Community Council, an Alaska nonprofit corporation with an address of 3235 Hospital Drive, Juneau, AK 99801 (the "Landlord"), and Michael Pilling and Kerry Kirkpatrick (collectively, "Tenant") whose address is P.O. Box 020770, Juneau, Alaska 99802.

### WITNESSETH

WHEREAS, Landlord and Tenant entered into that certain Parking Agreement dated effective as of September 25, 2002 (and collectively with any amendments thereto and restatements thereof, the "Parking Agreement"), granting Lessee the right to occupy and use Landlord's parking spaces (the "Lease Premises" as hereinafter defined); and

WHEREAS, Landlord and Tenant have agreed to extend the Term of the Parking Agreement and otherwise amend and restate the Parking Agreement in its entirety as hereinafter provided.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions expressed herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Demise of Premises. The Landlord hereby demises and lets to the Tenant, and the Tenant hereby takes and leases from the Landlord, for the term or terms and upon the provisions hereinafter specified, the following described property: 26 parking spaces owned by Landlord and located at 3235 Hospital Drive, Juneau, Alaska, 99801, and as depicted on "Exhibit A" of this Lease, attached hereto and made a part hereof (the "Leased Premises"), together with all easements, rights and appurtenances thereunto belonging or pertaining (collectively, the "Land").

2. Term. The Tenant is hereby leasing the Leased Premises for the initial term commencing on December 1, 2019 (the "Effective Date") and terminating on January 1, 2023 (the "Initial Term"). Subject to the following notice requirements, and provided that at the time of such notice the Tenant is not then in Default (as herein defined) under the terms of this Lease, the Tenant is hereby granted the right (a "Renewal Option") to renew the Initial Term of this Lease for one (1) ten (10) year term ("Renewal Term"). The Tenant shall exercise the Renewal Option, if at all, by noticing the Landlord in writing of its intent to renew within sixty (60) days of the expiration of the Initial Term. All of the terms and provisions of this Lease shall apply to the Renewal Term, except that the Tenant shall have no remaining Renewal Options. In the event the Tenant timely exercises its only Renewal Option, the Landlord and the Tenant each agree to execute an amendment to this Lease in a form reasonably acceptable to both Parties reflecting the extension of the term by the Renewal Term. At the termination of the Renewal Term, if any, the Parties may elect to extend this Lease upon such terms and conditions as may be agreed upon in writing and signed by the Parties at the time of any such extension.

3. Rent. During the Initial Term and unless rent is adjusted as hereafter provided, rent shall be due and payable, in advance, on the 1st day of each and every month, beginning December



1, 2019, at the rate of \$1,015.97 per month, plus City and Borough of Juneau sales tax. The Tenant shall make each Rent payment to the Landlord at the Landlord's address set forth above, or at such other place or to such other persons or entities as the Landlord from time to time may designate to the Tenant in writing. Rent may be paid by Tenant in the form of personal check, cashier's check, money order, or cash. If a personal check is returned by Tenant's bank for any reason, a charge of \$20.00 shall be billed to Tenant's account. Tenant agrees that if a rental payment is returned uncollected or unpaid, all future rental payments must be in the form of cashier's check, money order, or cash. Late fees will be assessed until rent payment has been cleared. Payments made by the Tenant shall apply first to the oldest item for which a bill or statement has been presented, or for the earliest month's rent then due. Rent is late beginning on the 5th day of the month. If rent is not received before the 5th day of the current month, a late fee of \$15.00 per day will be charged for each day that the rent is late. All late fees shall be deemed additional rent for the rental month and shall be paid and collected as such. Commencing on January 1, 2021 and through any Renewal Term, Tenant's monthly rent shall increase two percent (2%) annually, plus the concomitant City and Borough of Juneau sales tax.

4. Condition of Premises. Tenant acknowledges that Landlord is not in default under the Parking Agreement and that Landlord has no obligation to improve, or perform any work in, the Premises or make any contribution toward any such work in the Premises, and Tenant accepts the Premises in its "AS-IS"/"WHERE-IS"/"WITH ALL FAULTS" condition as of the Effective Date hereof. Landlord shall not be obligated to make, and Tenant shall not be authorized to make, any improvements to the Premises except as provided in, and in accordance with, the Lease.

5. No Service Provided; Repairs, Maintenance and Alterations. The Parties understand and agree that this Lease is a land lease and that the Landlord shall not be required to furnish any services or facilities or to make any repairs or alterations in or to the Leased Premises. The Tenant hereby assumes the full and sole responsibility for the condition, operation, repair, replacement and maintenance of the Leased Premises. The Tenant shall maintain the Leased Premises in substantially the same condition of repair and appearance existing at the Effective Date, ordinary wear and tear and casualty excepted. The Tenant shall keep the Leased Premises clear of snow and debris, as required. The Tenant shall not make any alterations, additions or improvements to the Leased Premises without the prior written approval of the Landlord.

6. Use. The Tenant's sole use of the Leased Premises shall be for the parking of cars, trucks and vans used by its agents, employees, consultants, affiliates, guests, invitees and third party assignees, sublessors and designees. Tenant shall have exclusive use of the Leased Premises Monday through Friday, from 6:00 am to 6:00 pm. Tenant shall ingress and egress the Leased Premises as also shown on Exhibit A.

7. Annual Appropriation. The payments of Rent hereunder by the Tenant are subject to annual appropriation by the City and Borough of Juneau relative to Bartlett Regional Hospital's leasing of Tenant's building at 3225 Hospital Drive, Juneau, Alaska 99801, and the Lease may be terminated due to lack of such appropriation.

8. Compliance with Laws. Throughout the term of this Lease, the Tenant, at its sole cost and expense, shall comply with any and all laws, regulations and ordinances that are applicable to the Leased Premises or any part thereof. The Tenant shall not be required to correct



any condition of or on the Leased Premises that existed at the Effective Date and at that time represented a violation of, or noncompliance with, any applicable law, regulation or ordinance by the Landlord.

9. Indemnity; Insurance. The Tenant shall indemnify the Landlord (and its officers, directors and employees) against, and save the Landlord (and its officers, directors and employees) harmless from, any and all losses, damages, claims, liabilities, judgments, costs and expenses (including the reasonable cost and expense of defending any claim), arising directly or indirectly during the term of this Lease out of any act, omission or negligence of the Tenant, its agents, employees, consultants, affiliates, guests, invitees and third party assignees, sublessors and designees. During the term of this Lease, Tenant shall maintain a public liability insurance policy or policies in amounts satisfactory to the Landlord, naming Landlord as an additional insured for liability purposes.

10. Duty to Inform. Landlord will respect and inform its agents, employees, consultants, affiliates, guests, invitees of Tenant's exclusive use of the Lease Premises as described herein,

11. Eminent Domain. If, after the execution of this Lease and prior to the effective date of the expiration or termination of this Lease, the whole of the Leased Premises shall be taken under the power of eminent domain, then the term of this Lease shall cease as of the time when the Landlord shall be divested of its title to the Leased Premises, and Rent and other costs and expenses, if any, shall be apportioned and adjusted as of the effective time of such termination. The Tenant shall not be entitled to participate in any condemnation proceeding on its own behalf, nor shall the Tenant participate in any amounts awarded to the Landlord.

12. Default. In the event that the Tenant shall fail to pay Rent or any part thereof when due or shall violate or fail to perform any of the covenants hereof on the part of the Tenant to be performed, in both such circumstances after notice of such failure or violation shall have been given as hereinbelow provided (each such event, a "Default"), the Landlord may elect either:

A. To re-enter the Leased Premises by summary proceedings or otherwise and re-let the Leased Premises to a third party or parties, making diligent efforts therefor, and upon receiving rent therefrom, applying the same first to the payment of Rent and other fees and expenses accruing hereunder, and the balance, if any, to be paid to the Tenant; provided, however, that the Tenant shall remain liable for the equivalent of the amount of all Rent and other payments due, as the case may be, throughout the remaining term of this Lease to the extent such amounts are not mitigated by such third party lessee or lessees; or

B. To terminate this Lease and to resume possession of the Leased Premises wholly discharged from this Lease. The Landlord shall make such election by written notice to the Tenant at any time on or before the doing of any act or the commencement of any proceedings to recover possession of the Leased Premises by reason of the Default then existing and such election shall be final. If the Landlord shall elect to terminate this Lease as set forth in this Section 11(b), then immediately upon such termination, all rights and obligations whatsoever of the Tenant and of its successors and assigns under this Lease, so far as the same may relate to the unexpired portion of the term hereof, shall cease. Within



ten (10) days after receipt by the Tenant of notice of election by the Landlord to terminate this Lease pursuant to this Section 11(b), (i) the Parties shall, by an instrument in writing in form for recording, cancel this Lease and the unexpired portion of the term hereof, and (ii) the Tenant shall surrender and deliver to the Landlord the entire Leased Premises, and upon any default by the Tenant in so doing, the Landlord shall have the right to re-enter the Leased Premises either by summary proceeding or otherwise.

No Default hereunder shall be deemed to have occurred on the part of the Tenant until thirty (30) days after written notice of such Default shall have been received by the Tenant, and the Tenant within such time shall have failed to remedy such Default. If any Default by the Tenant, (with the exception of the payment of Rent), cannot reasonably be cured within such thirty (30) day period, then the Tenant shall have such additional time as may be reasonably necessary to remedy the same.

13. Assignment and Subletting. The Tenant may not assign this Lease or sublet the whole or any part of the Leased Premises at any time to any other party without the written consent of the Landlord, such consent not to be unreasonably withheld.

14. Taxes. The Landlord shall be responsible for all property taxes relative to the Lease Premises, and each party is responsible for its own income or other taxes not specifically addressed herein.

15. Liens. Tenant shall not suffer the creation of any liens upon the Lease Premises or the Land and shall bond or otherwise discharge any claim of lien within seventy-two (72) hours after receiving notice of the claim.

16. Successors and Assigns. Except as otherwise set forth in this Lease, the agreements and conditions in this Lease contained on the part of either Party to be performed and observed shall be binding upon said Party and its successors and assigns, and shall inure to the benefit of the other Party and its successors and assigns.

17. Quiet Enjoyment. Upon the Tenant's payment of the Rents and other required payments herein provided, and upon the Tenant's observance and performance of all the covenants, terms and conditions to be observed and performed pursuant to this Lease, the Tenant shall peaceably and quietly hold and enjoy the Leased Premises for the term hereby demised without hindrance or interruption by the Landlord or any other person or persons lawfully or equitably claiming by, through or under the Landlord, subject, nevertheless, to the terms and conditions of this Lease.

18. Force Majeure. No liability shall result to either Party from such Party's delay in performance or non-performance under this Lease caused by circumstances beyond such Party's control, including but not limited to acts of God, war, terrorism, riot, fire, explosion, accident, flood, sabotage, strike, lockout, injunctions, catastrophic breakage or failure of machinery or apparatus, national defense requirements or compliance with or change in applicable law. The non-performing Party shall be diligent in attempting to remove any such cause and shall promptly notify the other Party of the extent and probable duration of such cause.



19. Notices. All notices sent or required to be sent hereunder shall be sent in writing by registered or certified mail, return receipt requested, postage prepaid, to the addresses set forth in the caption to this Lease above or to either Party at such other address as such Party may designate by notice to the other Party.

20. Waiver; Invalidity of Particular Provision. The failure of a Party to exercise or enforce any of its rights under this Lease shall not be a waiver of those rights and shall not affect any other right of that Party under this Lease. In the event that any provision of this Lease shall be found to be void or unenforceable, such findings shall not be construed to render any other provision of this Lease either void or unenforceable and all other provisions shall remain in full force and effect unless the provisions which are invalid or unenforceable shall substantially affect the rights or obligations granted to or undertaken by either Party.

21. Construction; Section Headings. Each term and each provision of this Lease to be performed by the Tenant shall be construed to be both a covenant and a condition. The paragraph headings throughout this Lease are used for convenience only, and shall not be held to explain, modify, amplify or otherwise aid in the interpretation, construction or meaning of this Lease.

22. No Merger of Title. There shall be no merger of this Lease nor of the leasehold estate created by this Lease with the fee estate in or ownership of any of the Leased Premises by reason of the fact that the same person or entity may acquire, hold or own, directly or indirectly, (a) the leasehold estate created by this Lease or any part thereof or interest therein or any interest of the Tenant in this Lease, and (b) the fee estate or ownership of any of the Leased Premises or any interest in such fee estate or ownership; and no such merger shall occur unless and until all persons or entities having any interest in (i) this Lease as the Tenant or the leasehold estate created by this Lease, and (ii) this Lease as the Landlord or the fee estate in or ownership of the Leased Premises or any part thereof sought to be merged shall join in a written instrument effecting such merger and shall duly record the same.

23. Surrender. The Tenant shall (a) on the last day of the term hereof (including the final Renewal Term, if any), (b) upon any earlier termination permitted under this Lease, and (c) upon any permitted entry or re-entry by the Landlord upon the Leased Premises, peaceably leave and surrender the Leased Premises into the possession and use of the Landlord without fraud or delay in good order, condition and repair without violations, reasonable wear and tear and casualty excepted. If the Tenant has made additions, alterations or modifications to the Leased Premises, at the request of the Landlord, the Tenant shall remove such additions, alterations or modifications, at its expense, upon such surrender.

24. Entire Agreement. This Lease contains the entire understanding of the parties and may not be modified except by written instrument signed by both parties.

25. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of Alaska.

26. Counterparts. This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]



**IN WITNESS WHEREOF**, the Parties have caused this Lease to be executed as of the day and year first above written.

LANDLORD:

JUNEAU TLINGIT & HAIDA COMMUNITY COUNCIL  
an Alaska nonprofit corporation

By: 

Name: Kenneth L Southerland

Title: President

TENANT:

MICHAEL PILLING AND KERRY KIRKPATRICK

By: \_\_\_\_\_

Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

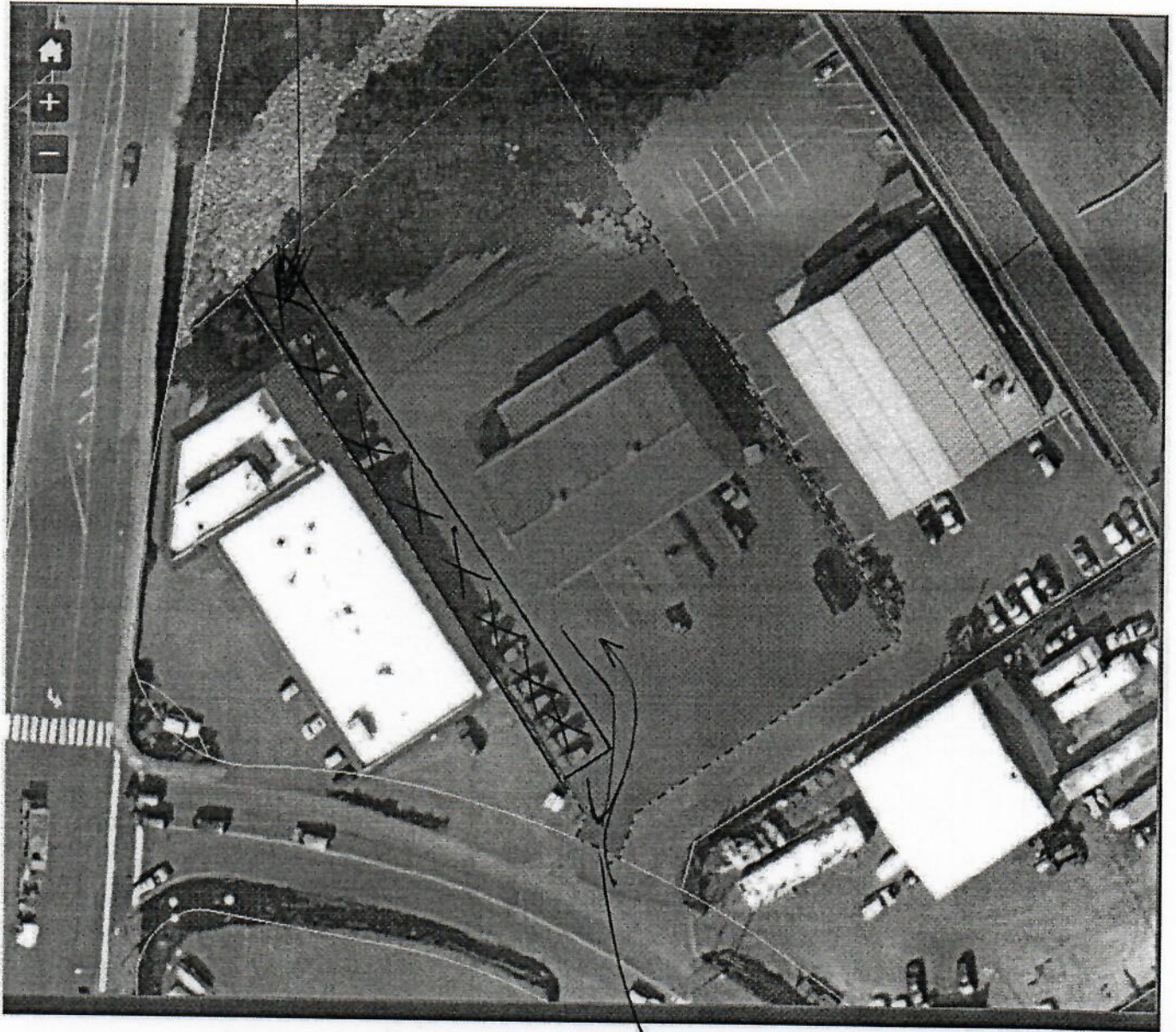


EXHIBIT A

Ingress/  
Egress

IN WITNESS WHEREOF, the Parties have caused this Lease to be executed as of the day and year first above written.

LANDLORD:

JUNEAU TLINGIT & HAIDA COMMUNITY COUNCIL  
an Alaska nonprofit corporation

By: 

Name: Kenneth L Southerland

Title: President

TENANT:

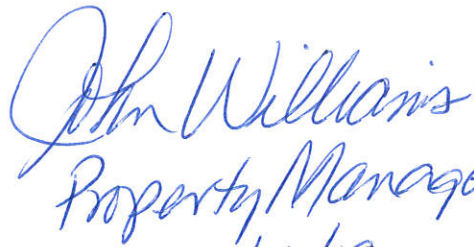
MICHAEL PILLING AND KERRY KIRKPATRICK

By: \_\_\_\_\_

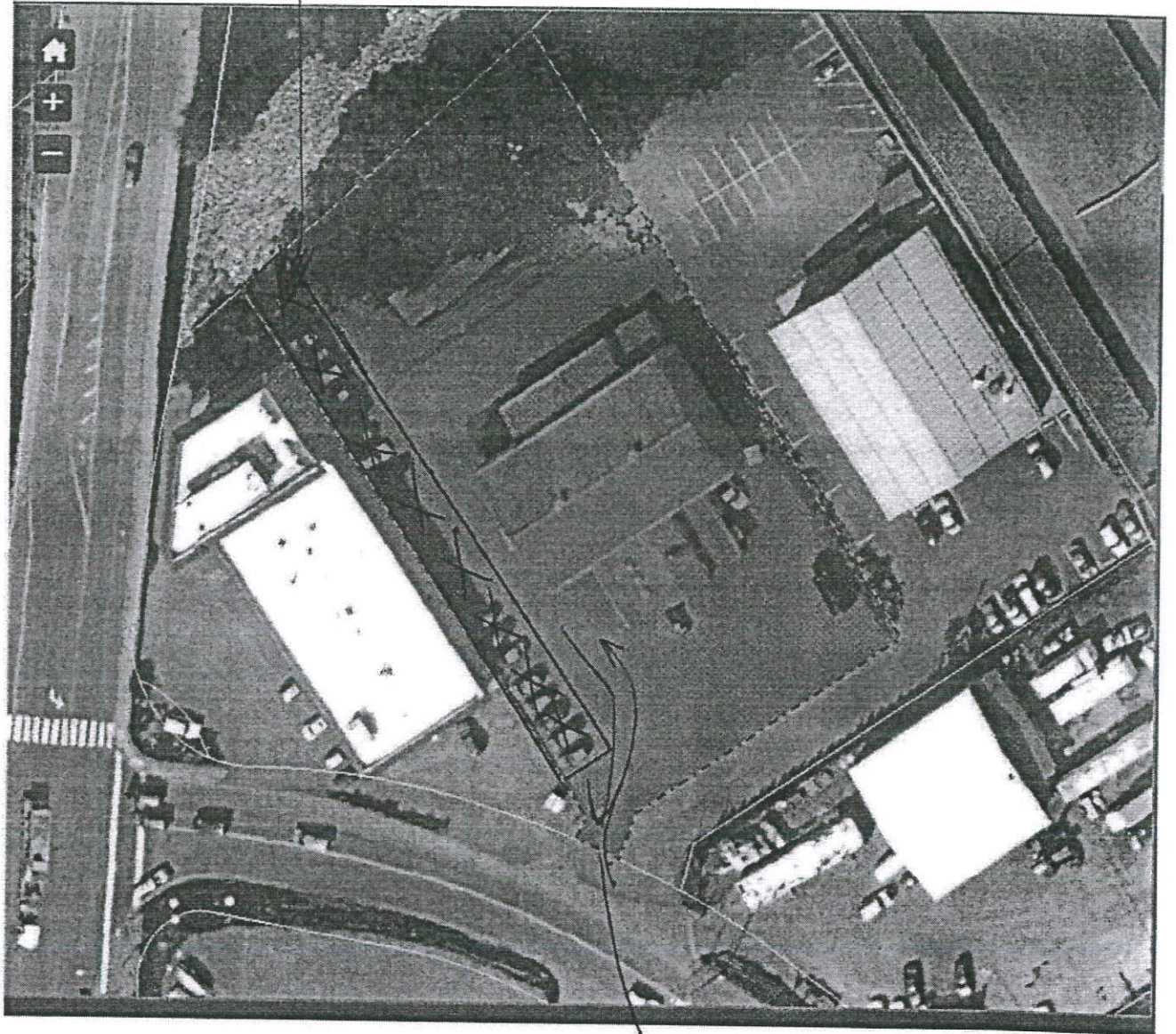
Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

By   
Property Manager  
12/4/19





Parking

Ingress/  
Egress

CPW  
12/19/19

EXHIBIT A

## RECIPROCAL PARKING LOT USE AGREEMENT

The Central Council of Tlingit & Haida Indian Tribes of Alaska (“Tlingit & Haida”) AND Juneau Tlingit Haida Community Council (“Community Council”) (together “Parties”) hereby agree to cooperate in the reciprocal use of their adjoining parking lots as set forth in this Agreement.

### *RECITALS:*

- A. Tlingit & Haida is the Owner of Lot 2, Tlingit Haida Subdivision, USS 1075, City & Borough of Juneau, First Judicial District.
- B. Community Council is the Owner of Lot 1, Tlingit Haida Subdivision, USS 1075, City & Borough of Juneau, First Judicial District.
- C. Tlingit & Haida operates Generations Southeast (Gen SE), located at 3239 Hospital Drive, Juneau Alaska, 99801.
- D. Community Council operates the Community Council Event Hall (“Hall”), located at 3235 Hospital Drive, Juneau, Alaska, 99801.
- E. Both Parties require overflow parking during peak hours for their respective operations and recognize the reciprocal benefit of sharing use of the adjoining parking lots.
- F. The peak hours of operation for the GEN SE and the Hall are non-conflicting.

*AS A RESULT OF THE FOREGOING, TLINGIT & HAIDA AND COMMUNITY COUNCIL AGREE AS FOLLOWS;*

- I. Each Party hereby provides the other, use of the adjoining parking lot for use by their respective patrons.
2. Tlingit & Haida will have primary use of the available overflow parking during the hours of 6:00am - 6:00pm, Monday-Friday.
3. Community Council will have primary use of the available overflow parking during the hours of 6:00pm - 6:00am, Monday- Friday.

4. During the weekends, both Parties will have shared access to the available overflow parking, as needed.
5. This parking agreement will be in effect for 1 (one) year, through December 20, 2024. This Agreement will automatically renew for an additional year in perpetuity, until the parties, in writing, revise this agreement or the Agreement is terminated pursuant to the provisions of this Agreement. Each Party retains the right to terminate this Agreement by providing a minimum of 30 days written notice to the other Party prior to the annual expiration date.
6. The parking lot shall only be used for the purposes of temporary parking and any lawful use incidental to parking and for no other purposes.
7. Both Parties agree to indemnify, defend, and hold the other harmless from and against all claims, demands, judgments, damage, personal injury, wrongful death, wage, employment, or worker's compensation claims arising out of, or in connection to the privileges of this Agreement.
8. The validity, interpretation, and performance of this Agreement shall be governed by: 1) the law of Tlingit & Haida, including traditional tribal law and tribal common law; 2) in the absence of applicable tribal law, federal law, including federal statutory and common law, and; 3) in the absence of applicable tribal and federal law, the laws of the State of Alaska, provided, however, that references to laws of the State of Alaska shall not be construed as an admission or concession by Tlingit & Haida that the State of Alaska, or any subdivision or agency thereof, has authority to promulgate laws applicable to Tlingit & Haida.
9. In the event a dispute over the content, interpretation, or performance of this Agreement shall arise between the Parties, the Parties agree to meet and confer in good faith, in accordance with Southeast Alaska Traditional Values, to attempt to seek an amicable resolution.
10. The venue shall be in the State of Alaska, First Judicial District in Juneau, Alaska.
11. The Parties shall bear their own attorneys' fees.
12. This Agreement contains the entire understanding and agreement of the Parties and supersedes all prior agreements, representations and warranties, whether written or oral.
13. The terms, conditions and covenants of this Agreement shall bind and inure to the benefit of the parties and their respective successors and assigns.



14. This Agreement may be executed in one or more counterparts, each of which will be deemed an original and all of which together constitute one instrument.
15. The Parties are relieved of any liability if they are unable to meet the terms and conditions of this Agreement due to any Act of God, riots, epidemics, strikes, or any act or order which is beyond the control of the party not in compliance. The party out of compliance shall take reasonable steps to effect prompt resumption of its responsibilities under this Agreement.
16. Any notice or demand required to be given under this Agreement shall be given by personal delivery or certified mail with Return Receipt Requested, postage prepaid, addressed as follows:

**Central Council Tlingit & Haida  
Indian Tribes of Alaska**  
P.O. Box 25500  
Juneau, Alaska 99802

**Juneau Tlingit & Haida Community  
Council**  
3235 Hospital Dr.  
Juneau, Alaska 99801


The address to which any notice, demand or other writing shall be given as provided may be changed by written notice given to the other Party.

We hereby agree to the terms and conditions set forth in the agreement.

Central Council of Tlingit & Haida Indian  
Tribes of Alaska

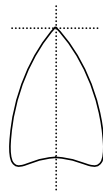
By: Roald Helgesen  
Title: Chief Operating Officer  
Date: December 20, 2023

Juneau Tlingit Haida Community Council

By:   
Title: President  
Date: 12.20.23



**D1 gotham 4in Square evo4sq-4-open**  
**Total # of pages: 8**



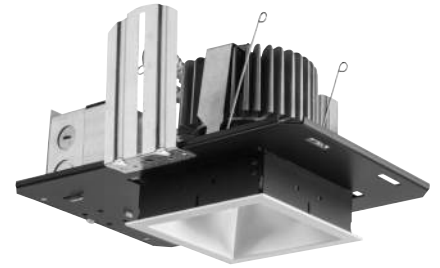
OVERVIEW

# General Illumination Square Downlight

# 4"

## Feature Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- ENERGY STAR® certified product
- Available with 10% dimming, 1% dimming, or dim to dark
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces



## Distribution



## Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500
Delivered Lumens*	271	573	808	1001	1527	1994	2580	3110	3612
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1

COMPLEMENTARY PRODUCTS

## Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

### Core



### Healthcare



### Special Applications



ORDERING INFORMATION

A+ Capable options indicated by this color background.

**DS** Design2Ship Quick Ship Program: Options in green text qualify for Design2Ship — 5 business days from order entry to ship. Refer to Design2Ship Brochure for complete program details. **Maximum Order Quantity: 100 units; 50 for Chicago Plenum.**

Luminaire Type:   
 Catalog Number:

EXAMPLE: EV04SQ 35/15 AR LSS MVOLT EZ1

Series	Color Temperature	Nominal Lumen Values	Reflector & Flange Color	Trim Style	Finish
EV04SQ	27/ 2700 K	02 250 lumens	AR Clear	(blank) Self-flanged	LSS Semi-specular
	30/ 3000 K	05 500 lumens	PR Pewter	FL Flangeless	LD Matte-diffuse
	35/ 3500 K	07 750 lumens	WTR Wheat		
	40/ 4000 K	10 1000 lumens	GR Gold		
	50/ 5000 K	15 1500 lumens	WR <sup>1</sup> White		
			BR <sup>1</sup> Black		
			WRAMF <sup>1</sup> White anti-microbial		

Voltage	Driver <sup>4</sup>	
MVOLT	GZ10 0-10V driver dims to 10%	<b>EDAB<sup>5</sup></b> eldoLED SOLOdrive DALI. Logarithmic dimming to <1%. <b>EDXB<sup>5</sup></b> eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Minimum 1000 lumens. Refer to DMXR Manual <b>ECOS2<sup>5</sup></b> Lutron® Hi-Lume® 2-wire forward-phase driver. Minimum dimming level 1%, 120V only. Minimum 1000 lumens. <b>ECOD<sup>5</sup></b> Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black
120	GZ1 0-10V driver dims to 1%	
277	EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	
347 <sup>2,3</sup>	EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min.	
	EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	

Control Interface	Options
<b>NLT<sup>6</sup></b> nLight® dimming pack controls <b>NLTER<sup>2,6,10</sup></b> nLight® dimming pack controls emergency circuit <b>NLTAIR2<sup>6,12,14</sup></b> nLight® AIR enabled <b>NLTAIRER2<sup>2,10,13</sup></b> nLight® AIR enabled emergency <b>NLTAIREM2<sup>2,13</sup></b> nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit with battery pack options.	<b>SF</b> Single fuse. Specify 120V or 277V. <b>TRW<sup>7</sup></b> White painted flange <b>TRBL<sup>8</sup></b> Black painted flange <b>EL<sup>9</sup></b> Emergency battery pack, 10W, with integral test switch <b>ELR<sup>9</sup></b> Emergency battery pack, 10W, with remote test switch <b>ELSD<sup>9</sup></b> Emergency battery pack, 10W, with self-diagnostics, integral test switch <b>ELRSD<sup>9</sup></b> Emergency battery pack, 10W, with self-diagnostics, remote test switch <b>E10WCP<sup>9</sup></b> Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch <b>E10WCPR<sup>9</sup></b> Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch
	<b>N80<sup>11</sup></b> nLight® Lumen Compensation <b>BGTD</b> Bodine generator transfer device. Specify 120V or 277V. <b>90CRI</b> High CRI (90+) <b>CP<sup>12</sup></b> Chicago Plenum. Specify 120V or 277V with FL option. <b>RRL<sub>-</sub></b> RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature

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

**ISD BC** 0-10V wallbox dimmer. Refer to [ISD-BC](#).

**ORDERING NOTES**

- Not available with finishes.
- Not available with emergency battery pack options.
- Supplied with factory installed step down transformer.
- Refer to [TECH-240](#) for compatible dimmers.
- Not available with nLight® and XPoint options.
- Specify voltage.
- For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WR (white reflector) or FL option.
- For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BR (black reflector) or FL option.
- 11" of plenum depth or top access required for battery pack maintenance.
- ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
- Fixture begins at 80% light level. Must be specified with NLT or NLTER. Only available with EZ10 and EZ1 drivers.
- Not available with battery pack, EXA1, or EXAB options.
- Not available DALI or DMX drivers. Not available with CP, or N80 options. Not recommended for metal ceiling installations.
- When combined with the EZ1, EZ10, or EZB option, normal luminaires (non-emergency) can be used as a normal power sensing device for nearby nLight AIR devices and luminaires with EM emergency options.

**Optical Assembly**

Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from below the ceiling. Optical design is a Bounding Ray™ design with 45° cutoff to source and source image. Top-down flash characteristic for superior glare control. Unitized optics shall have mechanical attachment of the light engine to the lower reflector for complete optical alignment.

**Electrical**

The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. The fluctuations of line voltage shall have no visible effect on the luminous output. The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output. Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages. Input wires shall be 18AWG, 300V minimum, solid copper.

**Controls**

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

**Dimming**

The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%. eldoLED LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered. Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

**Construction**

Luminaire housing shall be constructed of 16-gauge galvanized steel and have preinstalled telescopic mounting bars with maximum 32" and minimum 15" extension and 4" vertical adjustment. High-impact polymer trim shall be constructed with a durable, vapor deposition finish. Patented adjustable aperture allows ¼" adjustments in all directions and up to 5° of rotation for post-installation adjustment to ensure trim-to-trim alignment. Injection molded mud ring included with flangeless trims. Ships separately. Installs independently of the mounting frame to reduce cracks in plaster due to vibration. Luminaires shall be suitable for installation in ceilings up to 1½" thick. Tool-less adjustments shall be possible after installation. The assembly and manufacturing process for the luminaire shall be designed to assure all internal components are adequately supported to withstand mechanical shock and vibration. 25°C ambient temperature standard (1/2" clearance on all sides from non-combustible materials in non-IC applications, unless marked spacing noted otherwise). For use in insulated ceilings, a 3" clearance on all sides from insulation is required (unless marked spacing noted otherwise).

**Listings**

Fixtures are CSA certified to meet US and Canadian standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, wet location covered ceiling. Luminaire configurations are Energy Star certified through testing in EPA-recognized laboratories, with the results reviewed by an independent, accredited certification organization. Visit [www.energystar.gov](http://www.energystar.gov) for specific configurations listed.

**Photometrics**

LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours. Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by a point at the intersection of the CCT line and the black body locus line in CIE chromaticity space.

**Buy American**

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to <https://www.acuitybrands.com/resources/buy-american> for additional information.

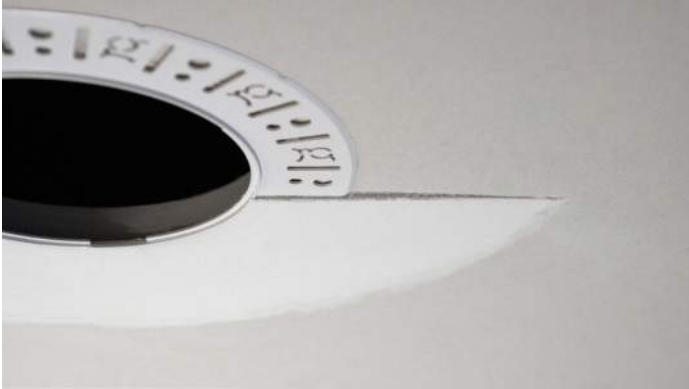
**Warranty**

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](http://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.

Flangeless



Partially finished mud ring, showing cross-section detail.



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



EVO with flangeless trim

**Flangeless Installation**

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

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

**A+ Capable Luminaire**

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

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

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

\*See ordering tree for details

EVO - eldoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ10	10%	Linear	Linear/Logarithmic
EZ1	1%	Linear	Linear/Logarithmic
EXA1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic	Linear
EXAB	<1%	Logarithmic	Linear
EDXB	<1%	Square	Linear

Lumen Output Multiplier		
CRI	CCT	Multiplier
80	2700K	0.96
	3000K	1.00
	3500K	1.00
	4000K	1.01
	5000K	1.07
90	2700K	0.80
	3000K	0.83
	3500K	0.85
	4000K	0.87
	5000K	0.91

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

Driver		Control Provided (note: 347V/UVOLT versions provided with 347 option selected)			
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIRER2
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ10	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ1	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZB	eldoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2

**How to Estimate Delivered Lumens in Emergency Mode**

**Delivered Lumens = 1.25 x P x LPW**

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

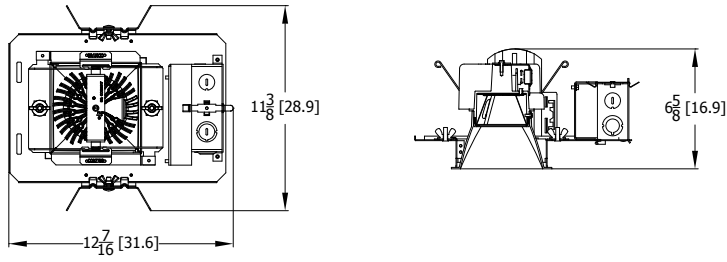


DIMENSIONAL DATA

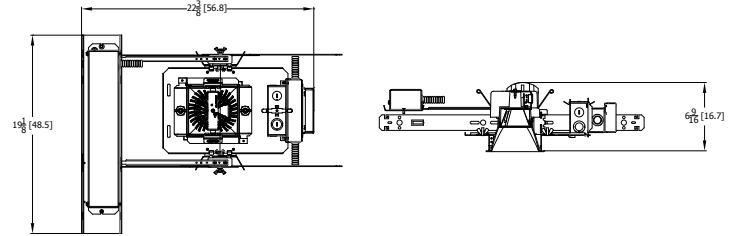
\*Dimensions in inches [centimeters]

Aperture: 4-5/16" (11)      Ceiling Opening: 5-1/8" (13) self-flanged  
 Overlap trim: 5-7/16" (13.8)      5-1/4" (13.3) flangeless

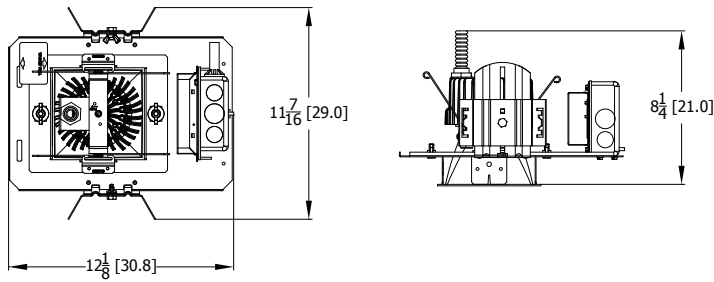
**Standard**



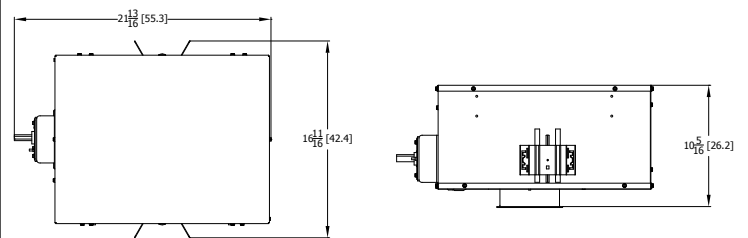
**Battery Pack**



**CP Standard**

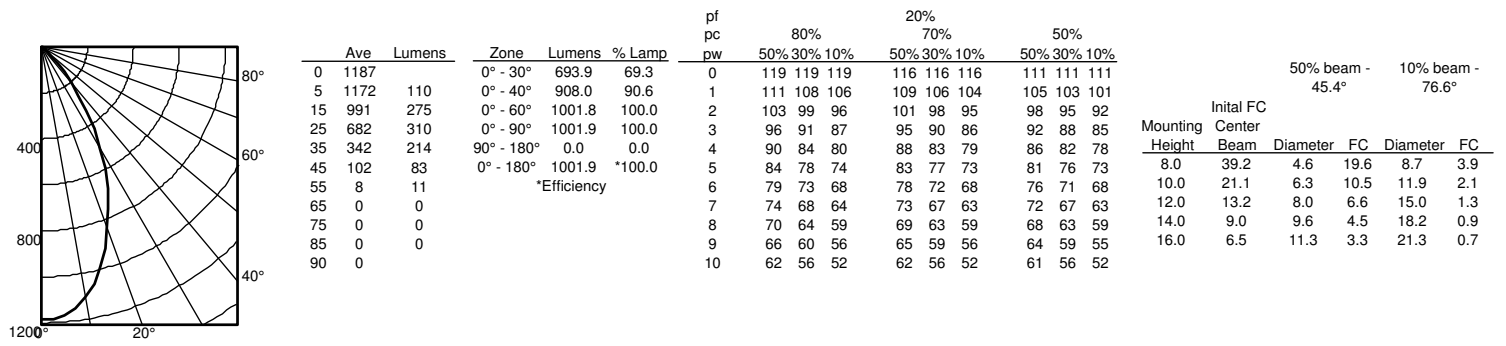


**CP Enclosed For Use With Flangeless & nLight**

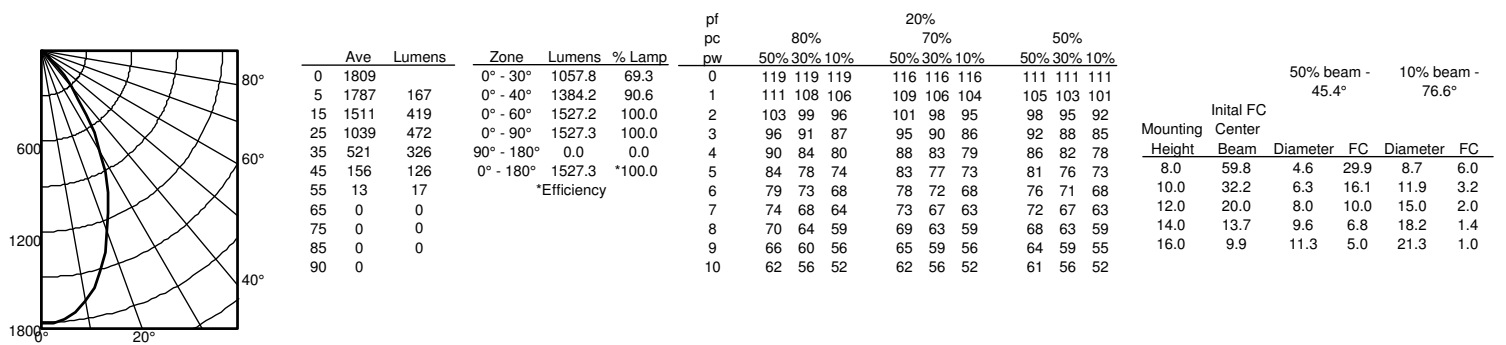


Photometry

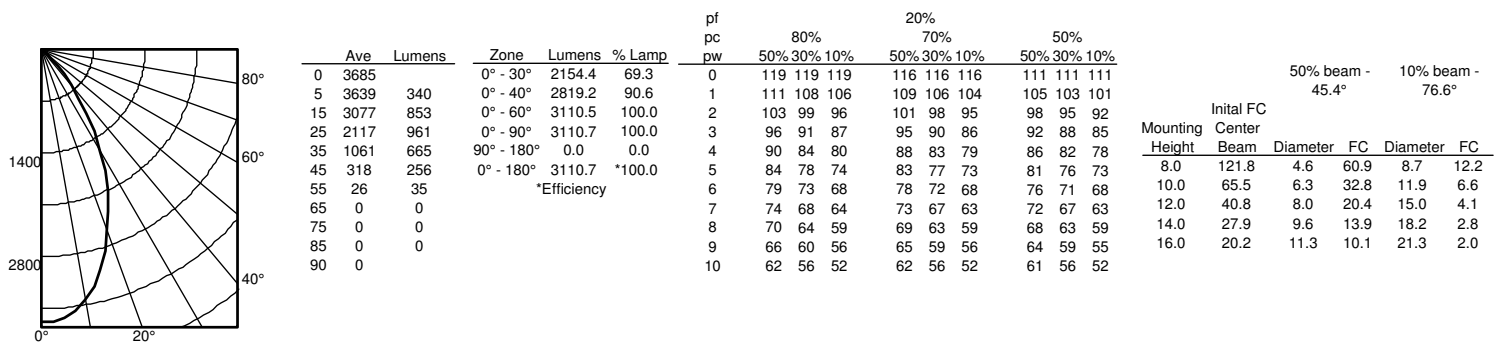
**EVO4SQ 35/10 AR LSS INPUT WATTS: 8.8W, DELIVERED LUMENS: 1002LM, LPW= 113.9LM 0.87 S/MH, TEST NO. LTL27794P85**



**EVO4SQ 35/15 AR LSS INPUT WATTS: 13.7W, DELIVERED LUMENS: 1527LM, LPW= 111.5LM 0.87 S/MH, TEST NO. LTL27794P89**



**EVO4SQ 35/30 AR LSS INPUT WATTS: 31.2W, DELIVERED LUMENS: 3110LM, LPW= 99.7LM 0.87 S/MH, TEST NO. LTL27794P101**



nLIGHT AIR

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

**nLight® AIR Control Accessories**

Order as separate catalog number. Visit [nLight AIR](#).

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

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

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

**UL924 Sequence of Operation**

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLIGHT

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

**nLight® Wired Control Accessories**

Order as separate catalog number. Visit [nLight](#).

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

Photocell Controls	Model Number
Dimming	nCM ADCX

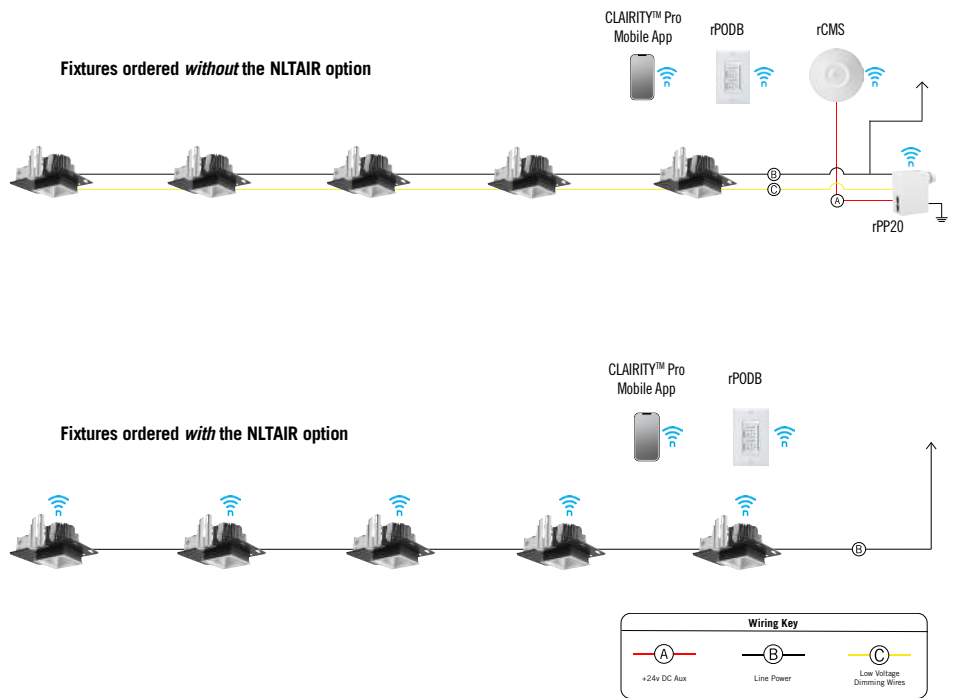
**nLight® Wired Control Accessories (cont.)**

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

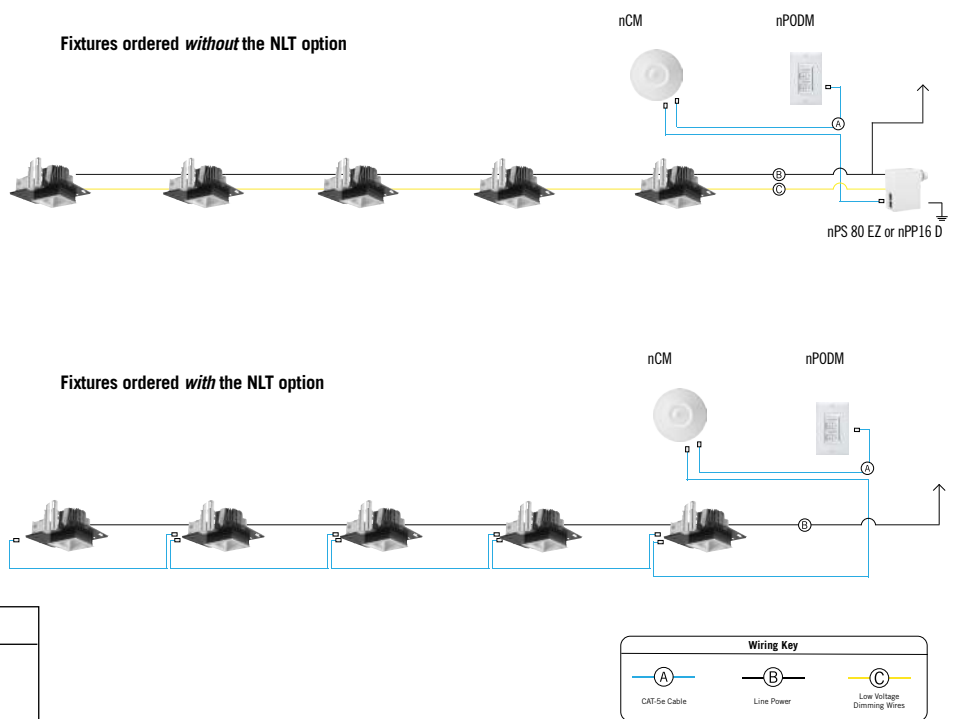
  

Cat-5 Cables (plenum rated)	Model Number
10', CAT5	CAT5 10FT J1
15', CAT5	CAT5 15FT J1

**Possibilities for nLight® AIR**



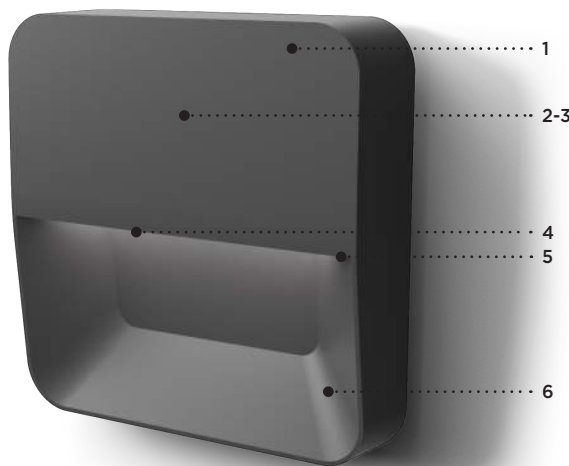
**Possibilities for nLight® wired**





**W5 Luminis Step Light SCENA**  
**Total # of pages: 3**

TYPE: \_\_\_\_\_ QUANTITY: \_\_\_\_\_ PROJECT: \_\_\_\_\_

 CATALOG NUMBER:          
                                  MODEL        LED LIGHT SELECTION        CCT        VOLTAGE        FINISH        OPTION        OPTION        OPTION

**ADA Compliant**

- 1- Corrosion resistant diecast aluminum housing.
- 2- Integrated standard 0-10V driver (dim to <10%).
- 3- Precision LEDs with individual lenses for downlight asymmetric light.
- 4- Clear tempered glass.
- 5- Sealed enclosure with durable gaskets.
- 6- All hardware in stainless steel.

SN825



## MATERIALS

Scena is made of aluminum diecast offering exceptional precision and durability. The main housing is perfectly sealed with durable gaskets. The integrated LED light module and 0-10V driver are protected by a clear tempered glass. With a distinctive look and perceptible quality, Scena is designed for uniform lighting performance.

## ELECTRICAL

**DRIVER** Standard driver is 0-10V dimming-ready (dims to <10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/-22°F to 60°C/140°F, over current and output short circuit protection.

**LED** Offered in 2700K, 3000K, 3500K & 4000K / 80CRI.  
 Optional true amber LED for turtle sensitive areas.  
 Wavelengths: 609nm to 620nm.

## LIFETIME

60,000hrs  $L_{70B_{50}}$  (based on LM-80 report for lumen maintenance).

## FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

## CERTIFICATION

Tested to UL1598 and CSA 22.2 #250. cULus listed wet location.  
 Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C.  
 Lumen depreciation in accordance with IESNA LM80 standards. Rated IP65.

## MOUNTING

Maximum weight: 4.6lbs (2.1kg)

Scena is designed for ease of access and installation. The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3 1/2" (89mm) C/C mounting holes.



# SN825 SERIES SCENA - LED

## LUMINAIRE SELECTION

### 1 MODEL



### 2 LED LIGHT SELECTION

#### WHITE LED SELECTION

SUFFIX	INPUT WATTS	DELIVERED LUMENS*
<input type="checkbox"/> L1L5	12W	553
<input type="checkbox"/> L1L8	19W	817

\*4000K / 80CRI

#### AMBER LED LIGHT SELECTION - TURTLE FRIENDLY

SUFFIX	INPUT WATTS	DELIVERED LUMENS*
<input type="checkbox"/> L1LK2A	7W	221

### 3 CCT °K LED

- K27 2700K\*  
 K30 3000K\*  
 K35 3500K\*  
 K40 4000K\*

\*80CRI

### 4 VOLTAGE

- 120V  
 208V  
 240V  
 277V

### 5 FINISH

#### STANDARD COLORS\*

- WHT Snow white  
 BKT Jet black  
 BZT Bronze  
 MST Matte silver  
 GRT Titanium gray  
 DGT Gun metal  
 CHT Champagne  
 SGT Steel gray  
 BGT English cream

#### OPTIONAL COLORS

- CS Custom color  
 RAL RAL# color

\*Refer to color chart

## OPTIONS

### PHOTOCELL

- PH Thermal button photocell mounted on top casted housing (as shown on image). Instant turn-on, standard 5-10 second turn-off time delay.

### ENVIRONMENT

- MG Marine grade paint<sup>1</sup>  
 NT Natatorium (only available in WHT and BKT)

### MOUNTING BOX

- SWK Surface wall or ceiling mounting option with 3/4" NPT conduit adaptor. (Conduit and adaptor by others)  
 Supplied with 5x18AWG/36" lg. wiring (longer wires to be specified).

## OPTION DETAILS



### TRUE AMBER LED

Optional amber LED for turtle sensitive areas. It protects local habitat and promotes sustainability.



### PH

Thermal button photocell mounted on top casted housing. Instant turn-on, standard 5-10 second turn-off time delay.



### SWK

Surface wall mounting option for Ø4" weatherproof surface junction box (3/4" conduit trade size) (weatherproof junction box, conduit and adaptor by others)  
 Supplied with 5x18AWG/36" lg. wiring (longer wires to be specified).  
 The SWK option adds 1.65" to the total depth of the product. (No ADA compliant).



## NOTES

- 1- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required please contact factory for info.

# LUMINIS®

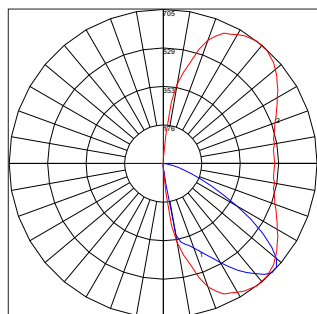
LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com  
 260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

Luminaires may be altered for design improvement without prior notice.

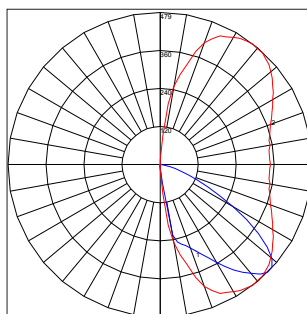
LUMINIS.COM



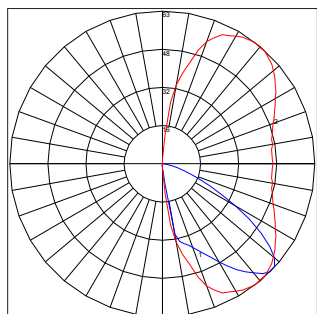
**TYPICAL PHOTOMETRY SUMMARY**



**SN825-L1L8**  
 Total Lms: 817 Lumens  
 Total Input Watts: 18 W  
 Efficacy: 44.2 Lumens/Watt  
 CCT/CRI: 4000K/80  
 Max. Candela: 705 @ 52.5°H/45°V  
 BUG: B0-U0-G0¹



**SN825-L1L5**  
 Total Lms: 553 Lumens  
 Total Input Watts: 12.2 W  
 Efficacy: 45.5 Lumens/Watt  
 CCT/CRI: 4000K/80  
 Max. Candela: 479.4 @ 52.5°H/45°V  
 BUG: B0-U0-G0¹



**SN825-L1LK2A**  
 Total Lms: 221 Lumens  
 Total Input Watts: 6.8 W  
 Efficacy: 32.5 Lumens/Watt  
 CCT/CRI: Not applicable  
 Max. Candela: 190.35 @ 52.5°H/45°V  
 BUG: B0-U0-G0¹

LUMEN CONVERSION FACTOR (LCF)

CCT	LCF	CRI
2700K	0.91	80
3000K	0.92	80
3500K	0.96	80
4000K	1.00	80

All Photometry shown use the Standard 80CRI 4000K LEDs.  
 Please visit our web site [www.luminis.com](http://www.luminis.com) for complete I.E.S. formatted download data

**NOTES**

1- Tested with Jet Black paint (BKT)



**W4 Lumark Wall Pack**  
**Total # of pages: 3**

## DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

## SPECIFICATION FEATURES

### Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

electrical wiring compartment.

Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

### Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

### Warranty

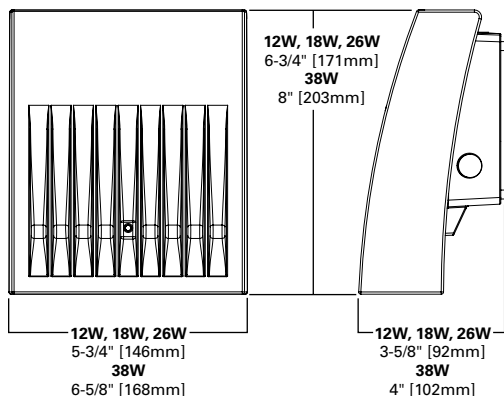
Five-year warranty.



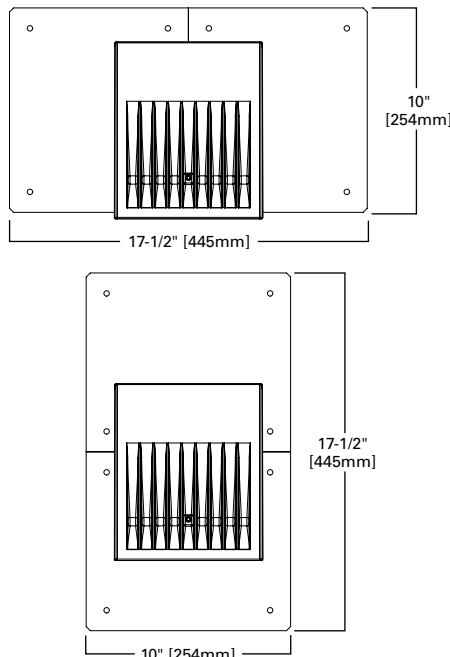
## XTOR CROSSTOUR LED

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

## DIMENSIONS



## ESCUTCHEON PLATES



### CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)  
UL/cUL Wet Location Listed  
LM79 / LM80 Compliant  
ROHS Compliant  
ADA Compliant  
NOM Compliant Models  
IP66 Ingressed Protection Rated  
Title 24 Compliant  
DesignLights Consortium® Qualified\*

### TECHNICAL DATA

40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

### EPA

Effective Projected Area (Sq. Ft.):  
XTOR1B, XTOR2B, XTOR3B=0.34  
XTOR4B=0.45

### SHIPPING DATA:

Approximate Net Weight:  
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

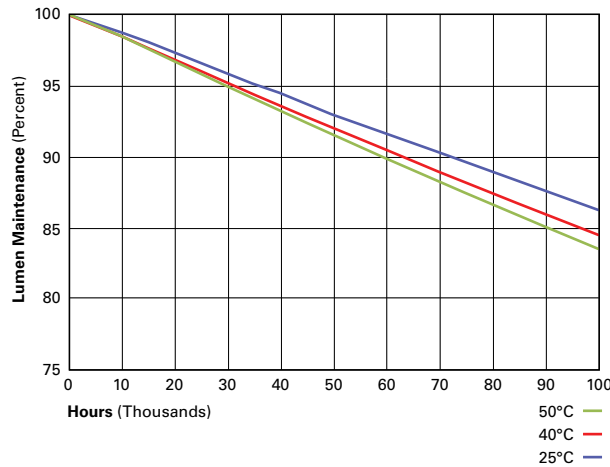
**POWER AND LUMENS BY FIXTURE MODEL**

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) <sup>1</sup>	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating <sup>2</sup>	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

**LUMEN MAINTENANCE**

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
<b>XTOR1B Model</b>		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
<b>XTOR2B Model</b>		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
<b>XTOR3B Model</b>		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
<b>XTOR4B Model</b>		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



**CURRENT DRAW**

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A



**ORDERING INFORMATION**

Sample Number: XTOR2B-W-WT-PC1

Series <sup>1</sup>	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) <sup>8</sup>
<b>XTOR1B</b> =Small Door, 12W <b>XTOR2B</b> =Small Door, 18W <b>XTOR3B</b> =Small Door, 26W <b>XTOR4B</b> =Medium Door, 38W <b>BAA-XTOR1B</b> =Small Door, 12W, Buy American Act Compliant <sup>7</sup> <b>TAA-XTOR1B</b> =Small Door, 12W Trade Agreements Act Compliant <sup>7</sup> <b>BAA-XTOR2B</b> =Small Door, 18W, Buy American Act Compliant <sup>7</sup> <b>TAA-XTOR2B</b> =Small Door, 18W, Trade Agreements Act Compliant <sup>7</sup> <b>BAA-XTOR3B</b> =Small Door, 26W, Buy American Act Compliant <sup>7</sup> <b>TAA-XTOR3B</b> =Small Door, 26W, Trade Agreements Act Compliant <sup>7</sup> <b>BAA-XTOR4B</b> =Medium Door, 38W, Buy American Act Compliant <sup>7</sup> <b>TAA-XTOR4B</b> =Medium Door, 38W, Trade Agreements Act Compliant <sup>7</sup>	<b>[Blank]</b> =Bright White (Standard), 5000K <b>W</b> =Neutral White, 4000K <b>Y</b> =Warm White, 3000K	<b>[Blank]</b> =Carbon Bronze (Standard) <b>WT</b> =Summit White <b>BK</b> =Black <b>BZ</b> =Bronze <b>AP</b> =Grey <b>GM</b> =Graphite Metallic <b>DP</b> =Dark Platinum	<b>PC1</b> =Photocontrol 120V <sup>2</sup> <b>PC2</b> =Photocontrol 208-277V <sup>2,3</sup> <b>347V</b> =347V <sup>4</sup> <b>HA</b> =50°C High Ambient <sup>4</sup>	<b>WG/XTOR</b> =Wire Guard <sup>5</sup> <b>XTORFLD-KNC</b> =Knuckle Floodlight Kit <sup>6</sup> <b>XTORFLD-TRN</b> =Trunnion Floodlight Kit <sup>6</sup> <b>XTORFLD-KNC-WT</b> =Knuckle Floodlight Kit, Summit White <sup>6</sup> <b>XTORFLD-TRN-WT</b> =Trunnion Floodlight Kit, Summit White <sup>6</sup> <b>EWP/XTOR</b> =Escutcheon Wall Plate, Carbon Bronze <b>EWP/XTOR-WT</b> =Escutcheon Wall Plate, Summit White

**NOTES:**

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

**STOCK ORDERING INFORMATION**

Domestic Preferences <sup>1</sup>	12W Series	18W Series	26W Series	38W Series
<b>[Blank]</b> =Standard	<b>XTOR1B</b> =12W, 5000K, Carbon Bronze	<b>XTOR2B</b> =18W, 5000K, Carbon Bronze	<b>XTOR3B</b> =26W, 5000K, Carbon Bronze	<b>XTOR4B</b> =38W, 5000K, Carbon Bronze
<b>BAA</b> =Buy American Act	<b>XTOR1B-WT</b> =12W, 5000K, Summit White	<b>XTOR2B-W</b> =18W, 4000K, Carbon Bronze	<b>XTOR3B-W</b> =26W, 4000K, Carbon Bronze	<b>XTOR4B-W</b> =38W, 4000K, Carbon Bronze
<b>TAA</b> =Trade Agreements Act	<b>XTOR1B-PC1</b> =12W, 5000K, 120V PC, Carbon Bronze	<b>XTOR2B-WT</b> =18W, 5000K, Summit White	<b>XTOR3B-WT</b> =26W, 5000K, Summit White	<b>XTOR4B-WT</b> =38W, 5000K, Summit White
	<b>XTOR1B-W</b> =12W, 4000K, Carbon Bronze	<b>XTOR2B-PC1</b> =18W, 5000K, 120V PC, Carbon Bronze	<b>XTOR3B-PC1</b> =26W, 5000K, 120V PC, Carbon Bronze	<b>XTOR4B-PC1</b> =38W, 5000K, 120V PC, Carbon Bronze
		<b>XTOR2B-W-PC1</b> =18W, 4000K, 120V PC, Carbon Bronze	<b>XTOR3B-W-PC1</b> =26W, 4000K, 120V PC, Carbon Bronze	<b>XTOR4B-W-PC1</b> =38W, 4000K, 120V PC, Carbon Bronze
		<b>XTOR2B-347V</b> =18W, 5000K, Carbon Bronze, 347V	<b>XTOR3B-347V</b> =26W, 5000K, Carbon Bronze, 347V	<b>XTOR4B-347V</b> =38W, 5000K, Carbon Bronze, 347V
		<b>XTOR2B-WT-PC1</b> =18W, 5000K, 120V PC, Summit White	<b>XTOR3B-PC2</b> =26W, 5000K, 208-277V PC, Carbon Bronze	

**NOTES:**

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

**C2 io-linear-line2**  
**Total # of pages: 5**

## DESCRIPTION

The iO LED Line 2.0™ luminaire from Cooper Lighting Solutions is a low voltage linear accent LED luminaire ideal for illuminating both interior and exterior vertical surfaces. The 5°, 10°, 30°, 60° and 90° (both symmetrical and asymmetrical options available) optical distributions can be utilized for accent or general illumination and are designed for tight beam control and to minimize stray light. Line 2.0™ is available in nominal 18", 36", 54" and 72" lengths. The variety of mounting options simplify installation and support a broad range of linear lighting applications.

Catalog #	Type
Project	
Comments	Date
Prepared by	

## SPECIFICATION FEATURES

### Construction

Line 2.0 is constructed of anodized extruded aluminum body and die cast end caps for a durable housing with UV stabilized acrylic optics.

### Electrical

4'-0" 14 AWG, 300 volt rated power cords supplied on one end of the fixture. For details on remote driver distance limitations and run length limits - see pg. 3.

### LED Optics

The customized acrylic optics offer very high transmissivity, UV stability and excellent longevity with optical symmetrical distribution options of 5, 10, 30, 60 and 90 degrees. Asymmetrical optic is also available. Please note acrylic optics should not be cleaned with IPA or other harsh chemicals. Acrylic can be safely cleaned with soap and

water. IES LM79 format files may be downloaded from [www.cooperlighting.com](http://www.cooperlighting.com). All products have an 80+ CRI. White light variance between LEDs is equal to or better than 3-step MacAdam binning.

### Mounting

Three mounting bracket options include: surface, wall and offset adjustable with lockable aiming. The luminaires can quickly be locked onto the brackets for easy installation. Adjustable mounting allows fixtures to be rotated 45° with lockable aiming (see details on page 3). Remote drivers are supplied with NEMA enclosures for power connection. To ensure proper performance, architectural details should allow for ventilation and air flow around the fixture. Ambient temperature surrounding the fixture shall not exceed 122°F (50°C).

### Finish

Anodized aluminum finish is standard. Custom anodized finishes available upon request.

### Compliance

Outdoor fixtures are UL listed for wet locations. Indoor fixtures are UL listed for damp locations. All fixtures are RoHS compliant, and tested per IESNA LM79. LEDs comply with LM80 standards.

### Environment

Line 2.0™ is UL rated for wet locations when an OD environment is specified. It is not rated for submersible applications. It should not be mounted in conditions where there is any standing water.

### Warranty

Standard five-year limited warranty.

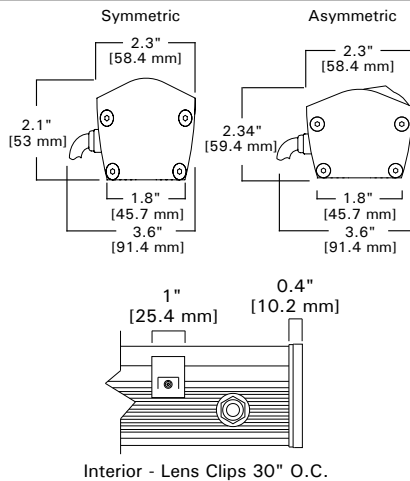
Symmetrical



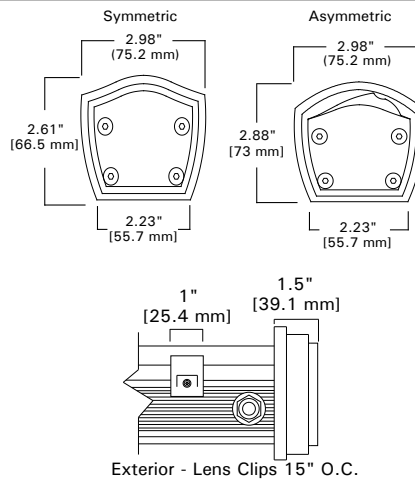
Asymmetrical



## DIMENSIONS INTERIOR / END CAP DETAILS



## DIMENSIONS EXTERIOR / END CAP DETAILS



## LINE 2.0 LED

INTERIOR / EXTERIOR  
LINEAR ACCENT LUMINAIRE  
Symmetrical / Asymmetrical



IP65  
cULus Damp / Wet - 1598  
LM79/LM80 Compliant  
ROHS Compliant

## ORDERING INFORMATION

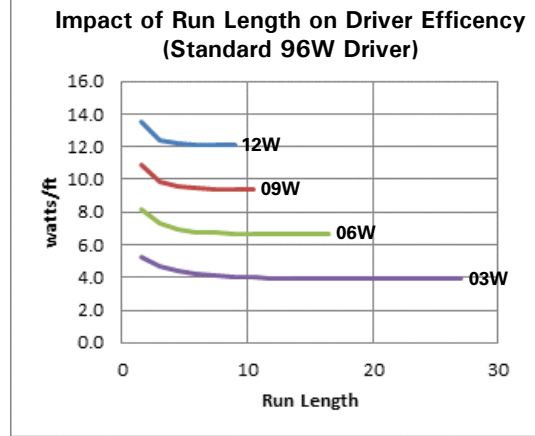
SAMPLE NUMBER 0.05-06W-830-30-ID-HCD-UNV-AN-AM-1-E-7F6

Series	Light Level <sup>1</sup> / Power (nominal for 12" section)	LED CRI & CCT	Optical Distribution	Environment	Driver <sup>2</sup>
0.05 = iO Line 2.0	03W = 286 lumens/ft (3.9W/ft) 06W = 478 lumens/ft (6.6W/ft) 09W = 649 lumens/ft (9.4W/ft) 12W = 744 lumens/ft (12.1W/ft)	827 = 80+ CRI, 2700K CCT 830 = 80+ CRI, 3000K CCT 835 = 80+ CRI, 3500K CCT 840 = 80+ CRI, 4000K CCT	5 = 5 degree 10 = 10 degree 30 = 30 degree 60 = 60 degree 90SYM = 90 degree - Symmetric 90ASYM = 90 degree - Asymmetric	ID = Indoor fixture, NEMA 1 driver enclosure included OD = Outdoor fixture, NEMA 4x driver enclosure included	STD = 96 W, 0-10V (100% - 10% dimming) HCD = 96 W, 0-10V (100% - 0% dimming)
Voltage	Housing Color <sup>3</sup>	Mounting	Driver Location <sup>4</sup>	Length <sup>2,5</sup> (Actual in./mm) (Specify Run or Individual fixture)	
UNV = 120V-277V	AN = Standard anodized aluminum	SM = Surface mount WM = Wall mount AM = Adjustable mount	E = End driver location	_F_ = specify nominal run length in feet and inches (only available in 18" increments) (e.g. 7F6 = 7' 6" run)  Or select individual fixtures: 1F6 = 18" (17.71"/449.83mm) 3F0 = 36" (34.71"/881.63mm) 4F6 = 54" (51.71"/1313.43mm) 6F0 = 72" (68.71"/1745.23mm)	

See page 5 for Technical Notes.

**LIGHT OUTPUT TABLE**

Input, W (Includes driver losses) for max run length	Delivered Lumens/ft. per Optical Distribution						
	CCT	5°	10°	30°	60°	90 SYM	90 ASYM
03W = 3.9 W/ft	2700	213	222.9	252.5	209.9	259	98
	3000	227.8	238.4	270.1	224.5	276	105
	3500	236.9	247.9	280.9	233.5	288	109
	4000	241.4	252.7	286.3	238	293	111
06W = 6.6 W/ft	2700	355.8	372.5	421.9	350.8	432	238
	3000	380.6	398.3	451.2	375.2	462	255
	3500	395.8	414.3	469.3	390.2	480	265
	4000	403.4	422.2	478.3	397.7	490	270
09W = 9.4 W/ft	2700	482.9	505.5	572.6	476	586	332
	3000	516.5	540.6	612.4	509.1	627	355
	3500	537.1	562.2	636.9	529.5	652	369
	4000	547.5	573	649.1	539.7	665	377
12W = 12.1 W/ft	2700	553.4	579.2	656.1	545.5	672	567
	3000	591.9	619.5	701.7	583.4	718	607
	3500	615.5	644.3	729.8	606.8	747	631
	4000	627.4	656.7	743.8	618.4	762	643

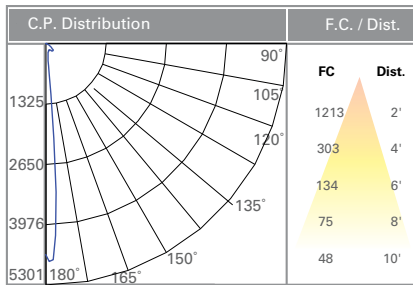


**LIGHT OUTPUT CONVERSION TABLE**

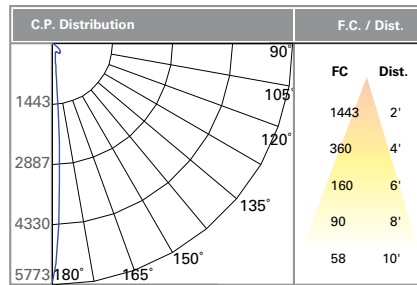
CCT	03W	06W	09W	12W
2700K	0.34	0.57	0.77	0.88
3000K	0.36	0.61	0.82	0.94
3500K	0.38	0.63	0.86	0.98
4000K	0.39	0.64	0.87	1.00

**LIGHT OUTPUT / DISTRIBUTION SYMMETRIC**

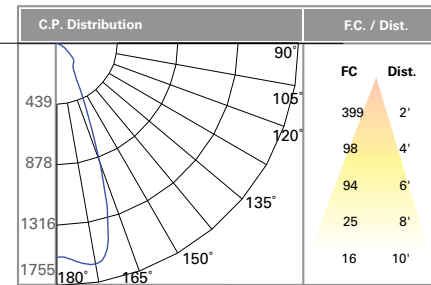
36" 4000K, 12W 5 Degree\*



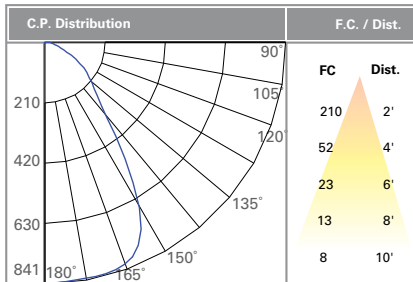
36" 4000K, 12W 10 Degree\*



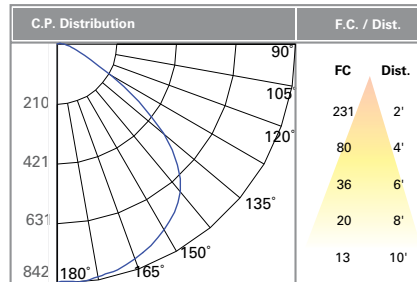
36" 4000K, 12W 30 Degree\*



36" 4000K, 12W 60 Degree\*

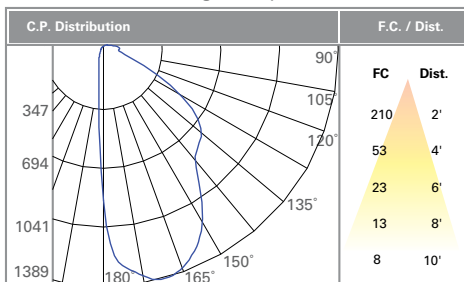


36" 4000K, 12W 90 Degree Symmetric\*



**LIGHT OUTPUT / DISTRIBUTION ASYMMETRIC**

36" 4000K, 12W 90 Degree Asymmetric\*



\*Note: Light output / distributions based on IES file



**INSTALLATION DETAILS**

**Max Run Length**

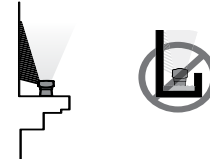
96W Driver	E = End of Driver Location
line 2.0 - 03W	26' (7.92 m)
line 2.0 - 06W	17' (5.18 m)
line 2.0 - 09W	12' (3.66 m)
line 2.0 - 12W	8' (2.44 m)

**Max Allowable Remote Driver Distance by Wire Diameter**

Wire Diameter	Max Allowable Remote Driver Distance
12 AWG	71'-0" (21.6m)
14 AWG	46'-0" (14.0m)
18 AWG	18'-0" (5.5m)

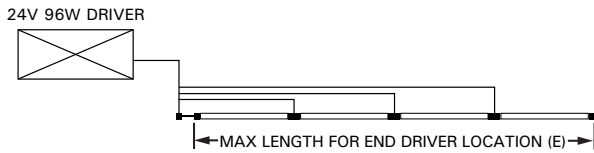
NOTE: Line 2.0™ from iO Lighting is UL listed for wet locations when OD is specified. It is not rated for submersible applications. Line 2.0 should not be mounted in conditions where the fixture could be exposed to standing water.

Ambient temperature surrounding the fixture shall not exceed 122° F (50°C)



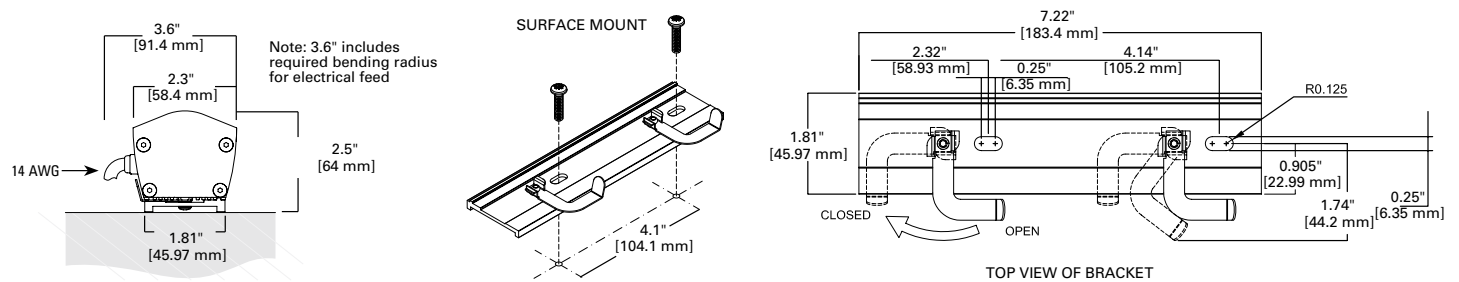
**DRIVER LOCATION DIAGRAM**

**End Driver Location (E):**

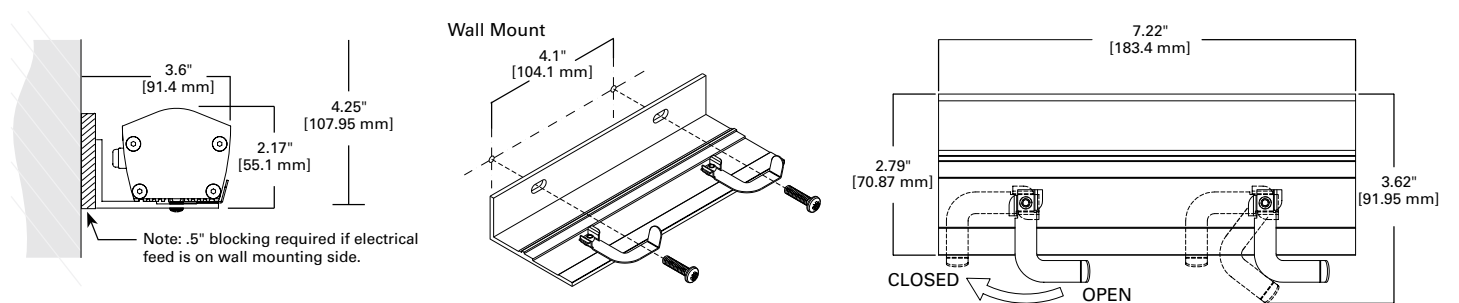


**MOUNTING OPTIONS AND BRACKETS**

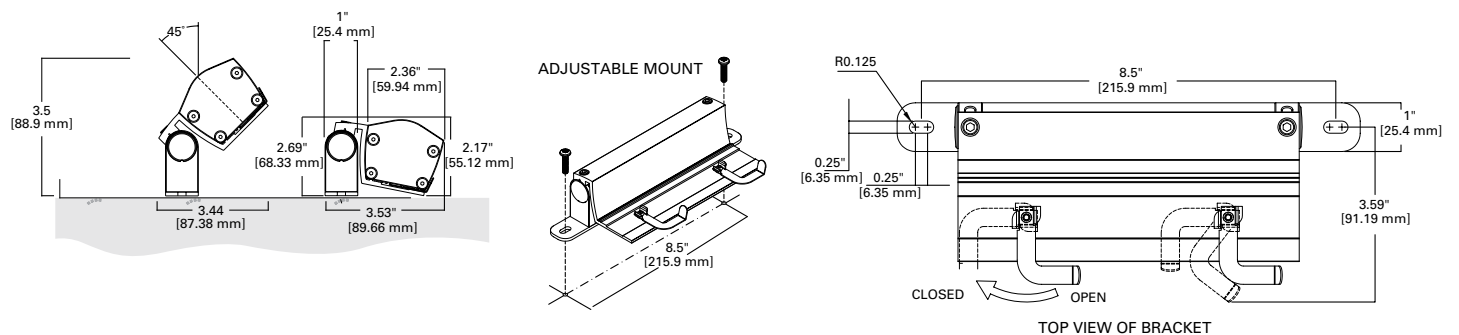
**Surface Mount (iO part #: LA.BK.SURFMT)**



**Wall Mount (iO part #: LA.BK.WALLMT)**



**Field Adjustable Mount with Lockable Aiming (iO part #: LA.BK.ADJMT)**



**ELECTRICAL FEED CONFIGURATION**



Single Side End Feed Symmetric



Single Side End Feed Asymmetric

**DRIVER DETAILS**

Driver Part Number	Description
<b>STD</b>	96W Driver (capable of either Non-Dimming or 0-10V dimming down to 10%) and either NEMA 1 Enclosure (for indoor spec) or NEMA 4 Enclosure (for outdoor spec).
<b>HCD</b>	96W Driver (capable of 0-10V dimming down to 1% with included OTDIM module) and either NEMA 1 Enclosure (for indoor spec) or NEMA 4 Enclosure (for outdoor spec).

**Note:** See page 3 for driver run length limits

**STD DRIVER SPECIFICATIONS**

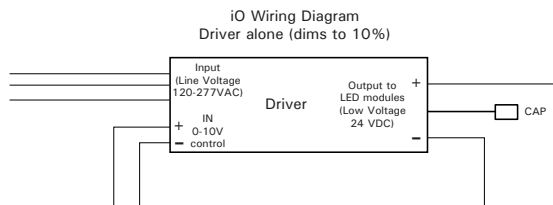
Electrical Specifications	
<b>Input</b>	
Input Voltage (VAC)	120V - 277V (+/-10%)
Frequency Range (Hz)	50 - 60Hz (+/-10%)
Input Current (A)	0.91 @ 120V 0.39 @ 277V
Input Power (W)	111W
THD	< 20%
Power Factor	> 0.95
Inrush Current (Apk)	< 55A
Line Regulation	< 5%
Stand-by Power (W)	< 1.5W
<b>Output</b>	
Output Voltage (VDC)	24V (+/-5%)
Output Current (A)	0.1 - 4.0A
Output Ripple (V)	1V
Efficiency	>85% (Typical)
Load Regulation	<5%
<b>Dimming</b>	
Dimming Control	0 - 10V
Dimming Range	10 - 100%
Dimming Type	PWM
Frequency	250Hz

**HCD DIMMING MODULE SPECIFICATIONS**

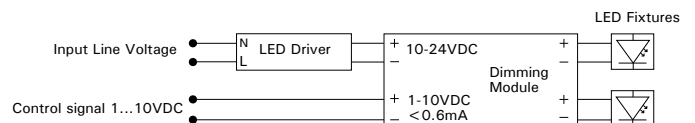
Key Dimming Features	
Utilizes pulse width modulation (PWM), to control LED performance	
Options available for analog or DMX protocols	
Dimming range: 0-100%	
Short circuit, overload and overheating protection	
<b>Dimming Module Specifications</b>	
Location:	Dry
Input Voltage:	24v DC
Max Input Current:	5.3A
Control Voltage:	0-10v DC
Frequency:	135 Hz
Ambient Temp:	-20°C to +50°C
Weight:	.165 lbs
Power Consumption:	Up to 3W

Details on NEMA enclosure options available in the iO LED Accessories Spec Sheet section of the Cooper Lighting Solutions website

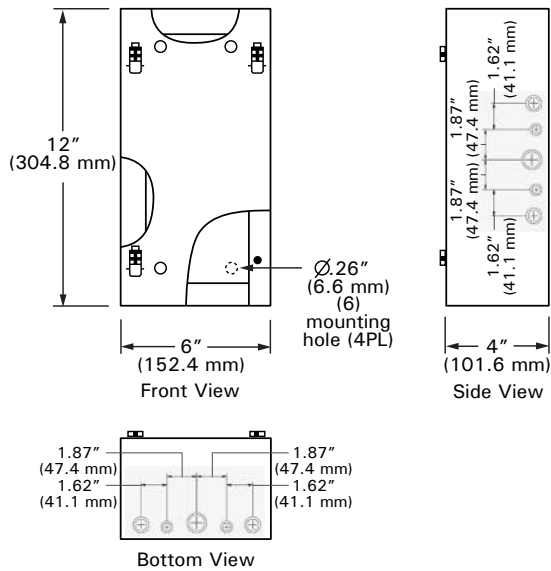
**STD DRIVER WIRING**



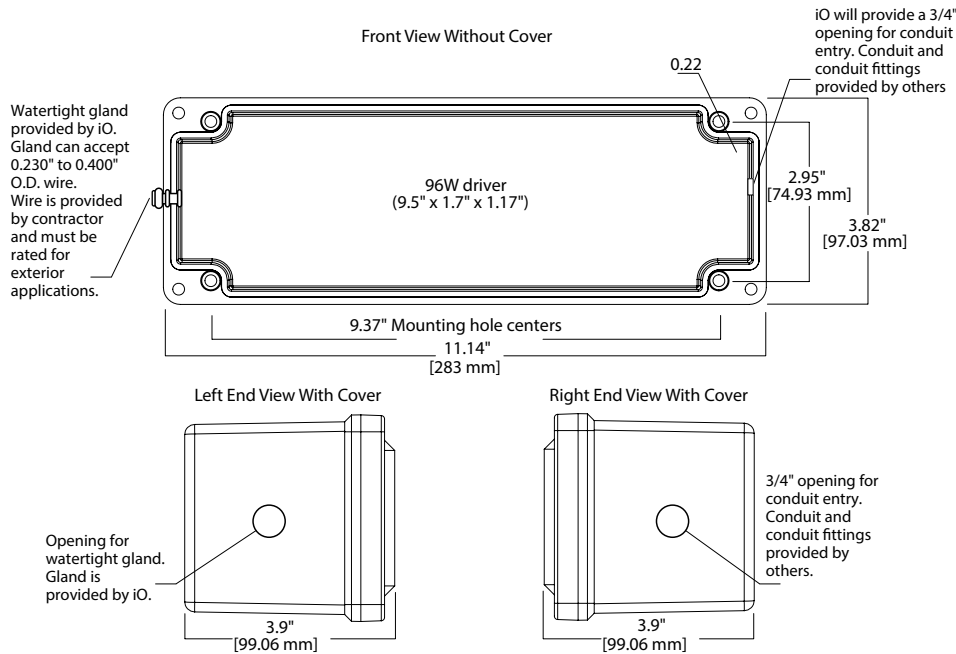
**HCD DIMMING MODULE WIRING**



**NEMA 1 ENCLOSURE DIMENSIONS (for ID specifications)**



**NEMA 4x ENCLOSURE DIMENSIONS (for OD specifications)**



**TECHNICAL NOTES**

1. Light Level provided in delivered lumens based on IES files for 4000K CCT with 30° optical distribution. See table on page 2 for delivered lumen output of all CCTs.
2. Drivers will be optimized if run length is specified; Discrete fixtures will include 1 driver per fixture. Contact Customer Service to order fixtures only.
3. Contact Cooper Lighting Solutions for custom color availability.
4. See Driver Location diagram on page 3.
5. Specified run lengths will be optimized with 6 ft. fixtures and completed with shorter fixtures to satisfy the run length without the total actual length (rather than total nominal length) going greater than the specified run length.

**C2 io Driver 96ND-12X6X4**  
**Total # of pages: 4**



# OPTOTRONIC® Power Supply OT96W/24V/UNV/DIM



## GENERAL INFORMATION

Item Number	51520
Type	Constant Voltage
Output Power	96W (Max.)
Output Voltage	24V DC
Input	Universal (120-277V)

## ELECTRICAL SPECIFICATIONS

### Input

Input Voltage (VAC)	120V-277V (+/- 10%)
Frequency Range (Hz)	50 – 60 Hz (+/- 10%)
Input Current (A)	0.91 @ 120V 0.39 @ 277V
Input Power (W)	111W
THD	< 20%
Power Factor	> 0.95
Inrush Current (A <sub>pk</sub> )	< 55A
Line Regulation	< 5%
Stand-by Power (W)	< 1.5W

### Output

Output Voltage (VDC)	24V (+/- 5%)
Output Current (A)	0.1 – 4.0A
Output Ripple (V)	1V
Efficiency	>85% (Typical)
Load Regulation	<5%

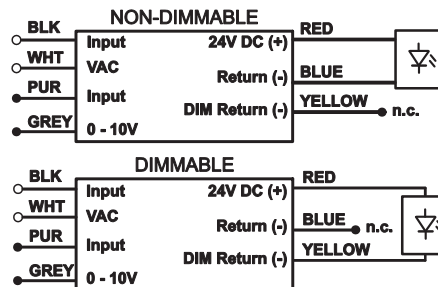
## DIMMING

Dimming Control	0 – 10V
Dimming Range	10 – 100%
Dimming Type	PWM
Frequency	250Hz
Dimming Input Isolation	2.5KV

## ENVIRONMENTAL SPECIFICATIONS

Ambient Operating Temp	-25 to 40 °C
Max. Case Temp. T <sub>c</sub>	75°C
Storage Temp.	-25 to 50 °C
Max. Relative Humidity (%)	96% non-condensing
Surge Protection (KV)	ANSI C62.41 Cat A (2.5KV)
Vibration Rating	3G
Overvoltage Protection	Yes
Short Circuit Protection	Yes
Over-temperature Protection	Yes
UL Environmental Rating	Damp
IP Rating	IP64
EMI Compliance	FCC Part 15 Class A

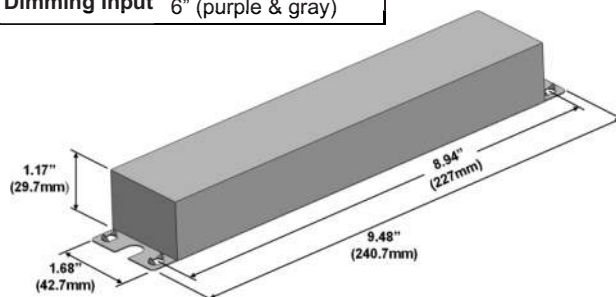
## WIRING DIAGRAM



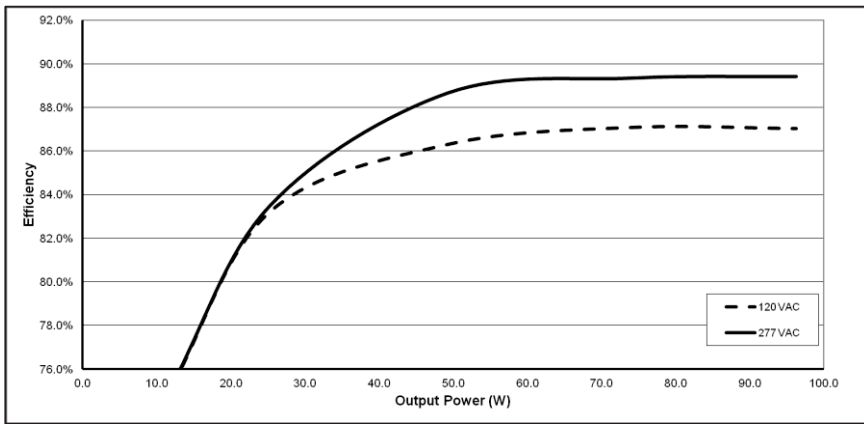
Note: Mounting distance for 18 AWG wire is 15 feet. For additional information on further distances and EMI compliance reference application note LED126.

## MECHANICAL DIAGRAM

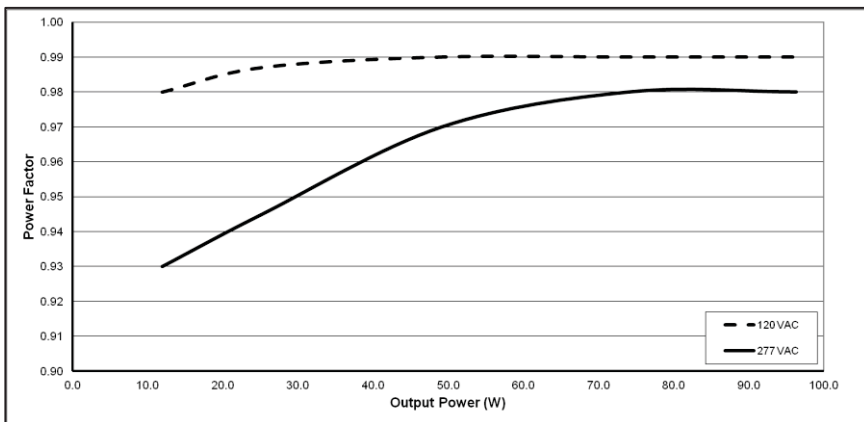
Wiring	Leads Only
Wire Gauge	18AWG
Input Wire	6" (black & White)
Output	6" (red, blue & yellow)
Dimming Input	6" (purple & gray)



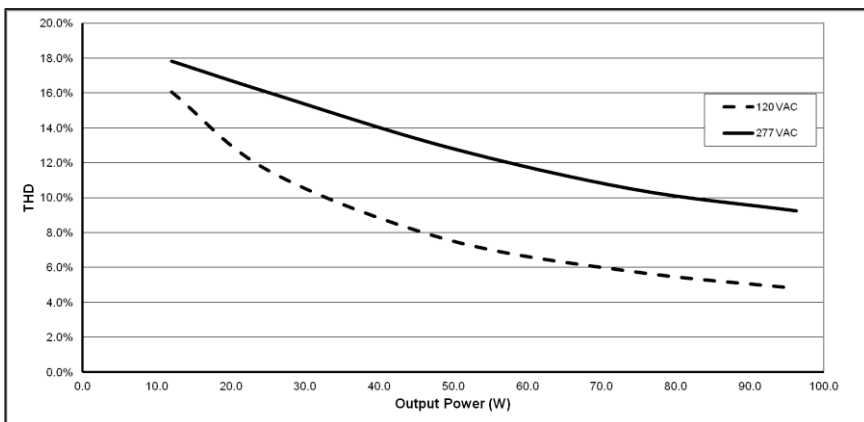
**TYPICAL EFFICIENCY**



**TYPICAL POWER FACTOR**



**TYPICAL THD**



**WARRANTY**

OPTOTRONIC® products are covered by our LED Module, OPTOTRONIC Power Supply or Control Warranty. For additional details, refer to the latest version of the warranty available at [www.sylvania.com](http://www.sylvania.com).

**United States**

**OSRAM SYLVANIA**  
100 Endicott Street  
Danvers, MA 01923

**Trade**

Phone: 1-800-255-5042

Fax: 1-800-255-5043

**National Accounts**

Phone: 1-800-562-4671

Fax: 1-800-562-4674

**OEM/Special Markets**

Phone: 1-800-762-7191

Fax: 1-800-762-7192

**Display Optic**

Phone: 1-888-677-2627

Fax: 1-800-762-7192

**SYLVANIA Lighting Service**

Phone: 1-800-323-0572

Fax: 1-800-537-0784

**Canada**

**OSRAM SYLVANIA LTD./LTÉE**  
2001 Drew Road  
Mississauga, ON L5S 1S4

**Trade**

Phone: 1-800-263-2852

Fax: 1-800-667-6772

**OEM/Special Markets**

Phone: 1-800-265-2852

Fax: 1-800-667-6772

**SYLVANIA Lighting Service**

Phone: 1-800-663-4268

Fax: 1-866-239-1278

**Mexico**

**OSRAM Mexico**

Headquarters

Tultitlan/Edo de Mexico

011-52-55-58-99-18-50

SYLVANIA and SEE THE WORLD IN A NEW LIGHT are registered trademarks of OSRAM SYLVANIA Inc. OSRAM and OPTOTRONIC are registered trademarks of OSRAM AG. Specifications subject to change without notice 1-800-LIGHTBULB (1-800-544-4828)

# 96W Driver

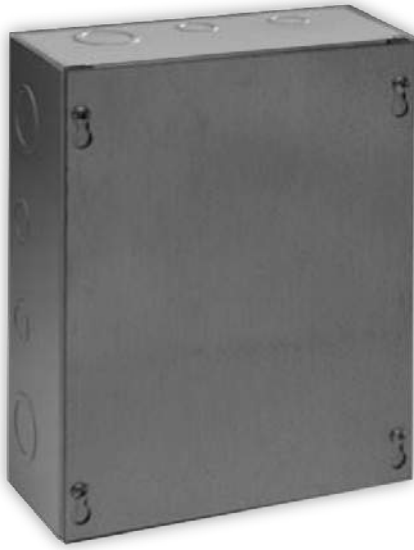
POWER SUPPLY | 96ND-12X6X4

Remote Distance		Diameter	
7'-0"	(2.1m)	w/22 AWG	(.644mm)
18'-0"	(5.5m)	w/18 AWG	(1.02mm)
46'-0"	(14.0m)	w/14 AWG	(1.63mm)
71'-0"	(21.6m)	w/12 AWG	(2.05 mm)

100W	Max Run Length in Series		Max Run Lengths in Parallel	
line .75 - SO / ledge / luxrail	47'	(14.33m)	87'	(26.52m)
line .75 - HO / ledge / luxrail	12'	(3.66m)	23'	(7.018m)
line .75 - VHO (and color) / ledge	9'	(2.74m)	17'	(5.18m)
line 1.5 - SO	30'	(3.66m)	60'	(18.23m)
line 1.5 - HO	8'	(2.44m)	16'	(4.88m)
line 1.5 - VHO (and color)	6'	(1.82m)	12'	(3.66m)
line 2.0 - SO	26'	(7.92m)	26'	(7.92m)
line 2.0 - HO	17'	(5.18m)	17'	(5.18m)
line 2.0 - VHO	12'	(3.66m)	12'	(3.66m)
line 2.0 - V2HO / B / G / A	8'	(2.44m)	8'	(2.44m)
line 2.0 - R	6'	(1.82m)	6'	(1.82m)

# 12x6x4 Enclosure

**POWER SUPPLY | 100ND-12X6X4**



## Enclosure Construction

Enclosure and cover are fabricated from code 16 gauge steel. Enclosure body has mounting holes on the back and are available with or without knock outs on the sides, top and bottom ends. Cover is secured to the body with plated hex head combo screws, and has keyhole slots for easy removal without removing screws.

## Enclosure Industry Standards

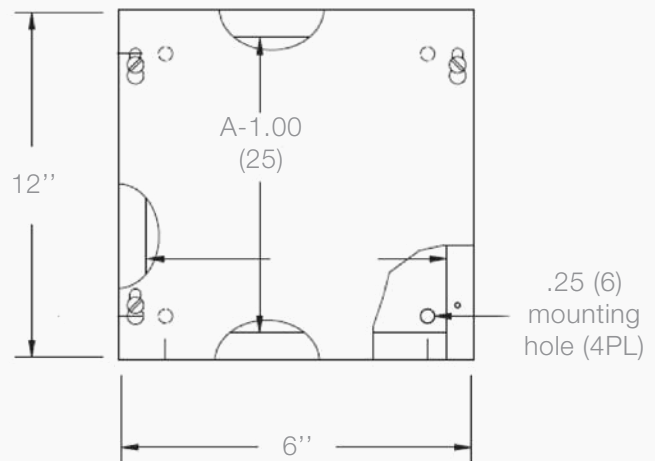
- UL 50 Listed, Type 1
- CSA C22.2 No. 40 certified, Type 1
- Conforms to NEMA standard for Type 1
- IEC 60529, IP30

\*One driver enclosure can hold one 20W or 100W driver and one dimming module.

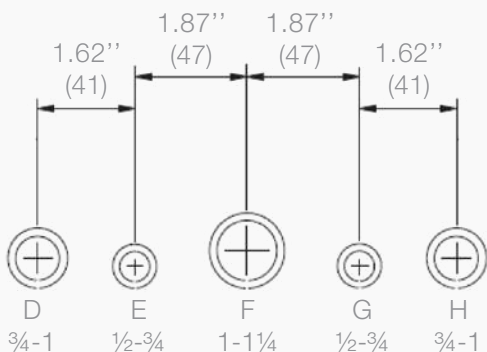
## Left End With Cover



## Front View Without Cover



## Conduit Sizes



*Note: Dimensions are in inches. Millimeters are for reference only. Data subject to change without notice.*