



189 Main Street, Suite 200
Yarmouth, ME 04096

January 31, 2022

City of Auburn
60 Court Street
Auburn, ME 04210

Re: 10 Subaru Drive – Proposed Olive Garden
Project Narrative

Dear Planning:

Trillium Engineering Group is providing this project narrative for a proposed 6,856 square foot Olive Garden to be located at 10 Subaru Drive (Parcel ID 280-013-000-001). This project proposes the removal of the existing Ruby Tuesdays building for a new restaurant to be constructed in the same parcel.

A different iteration of this project was previously approved by the City of Auburn Planning Board. However, during the permitting process, restroom requirements and a previously unlocated electrical line dictated a larger building footprint with a new location. This change has led to the proposed footprint resting 0.60' away from the side property line. Trillium Engineering Group has prepared a waiver request for the setback violation.

Please see below and attached for the information required in the Development Review Application.

Responses to Development Review Checklist

Site Plan

Trillium Engineering Group is applying for a setback reduction waiver. Please see the attached waiver request document for additional information.

All other requirements mentioned in the *Site Plan* portion of the checklist are either shown on plan, given in the narrative, or have been approved by the Auburn Planning Board during the previous submission.

Landscape Plan

An updated landscaping plan created by Cowles Studio has been included with this submission. Please see the attached plan for additional landscaping information.

Stormwater Management Plan

This project does not propose the disturbance of more than one acre, meaning that the project does not qualify for a Maine Construction General Permit. Additionally, this project will lead to a decrease in on-site impervious area, which will improve the overall quality and quantity of stormwater leaving the site.

Lighting Plan

An updated photometric plan and a copy of the lighting specifications have been included with this submission.

Traffic Information

The increased footprint will have no effect on the previously approved traffic patterns or parking demands.

Utility Plan

The increased footprint will have no effect on the previously approved utility demand.

Natural Resources

This project will not adversely affect any protected natural resources.

Right, Title, or Interest

The special warranty deed was included in the previously approved submission. Ownership has not changed and the warranty deed has not been included.

Technical and Financial Capacity

A letter of technical and financial capacity was included in the previously approved submission. Since the previous submission, there has been no change to the client's financial resources or assembled design team.

State Subdivision Law

This section does not apply, as the existing subdivision remains unchanged.

Thank you for taking the time to review this application. Should you have any questions or require any additional information, please do not hesitate to ask.

Sincerely,

A handwritten signature in black ink, appearing to read "David Latham", with a stylized flourish extending from the end.

David Latham, P.E.
Trillium Engineering Group



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: Olive Garden

PROPOSED DEVELOPMENT ADDRESS: 10 Subaru Drive

PARCEL ID #: 280-013-000-001

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐
 Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION: The applicant proposes to build a new 6,916 square foot Olive
Garden in the same general location as the old Ruby Tuesday's

CONTACT INFORMATION:

Applicant

Name: Eric Dube, P.E.
Address: 189 Main Street
City / State Yarmouth, ME
Zip Code 04096
Work #: 207-307-0872
Cell #: 207-842-2800
Fax #:
Home #:
Email: ericd@trilliumeg.com

Property Owner

Name: Four Corners Property Trust
Address: 591 Redwood Highway, Suite 3215
City / State Mill Valley, CA
Zip Code 94941
Work #:
Cell #:
Fax #:
Home #:
Email:

Project Representative

Name: Eric Dube, P.E.
Address: 189 Main Street
City / State Yarmouth, ME
Zip Code 04096
Work #: 207-307-0872
Cell #: 207-842-2800
Fax #:
Home #:
Email: ericd@trilliumeg.com

Other professional representatives for the project (surveyors, engineers, etc.),

Name:
Address:
City / State
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	18,589 sq. ft.
Proposed Total Paved Area	11,341 sq. ft.
Proposed Total Impervious Area	18,196 sq. ft.
Proposed Impervious Net Change	-393 sq. ft.
Impervious surface ratio existing	11.26 % of lot area
Impervious surface ratio proposed	11.02 % of lot area

Note: only area directly surrounding the proposed development included in impervious calculations

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	5,296 sq. ft.
Proposed Building Footprint	6,856 sq. ft.
Proposed Building Footprint Net change	1,560 sq. ft.
Existing Total Building Floor Area	5,296 sq. ft.
Proposed Total Building Floor Area	6,856 sq. ft.
Proposed Building Floor Area Net Change	1,560 sq. ft.
New Building	YES (yes or no)
Building Area/Lot coverage existing	3.21 % of lot area
Building Area/Lot coverage proposed	4.15 % of lot area

ZONING

Existing _____
Proposed, if applicable _____
General Business - GB

LAND USE

Existing _____ Restaurant
Proposed _____ Restaurant

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units _____
Proposed Number of Residential Units _____
Subdivision, Proposed Number of Lots _____
Not Applicable

PARKING SPACES

Existing Number of Parking Spaces	37
Proposed Number of Parking Spaces	0
Number of Handicapped Parking Spaces	2
Proposed Total Parking Spaces	27

ESTIMATED COST OF PROJECT: \$1,100,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	18,589 sq. ft.
Proposed Disturbed Area	25,675 sq. ft.
Proposed Impervious Area	18,196 sq. ft.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing _____ passenger car equivalents (PCE)
(Since July 1, 1997) No change

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the General Business - GB zoning district.

2. Parcel Area: 3.79 acres / 165,135 square feet(sf).

Regulations

Required/Allowed

Provided

Min Lot Area 10,000 / 165,135

Street Frontage 100' / 326'

Min Front Yard 25' / 40.65'

Min Rear Yard 35' / 273.73'

Min Side Yard 25' / 0.60'

Max. Building Height 45' / 27'-3"

Use Designation Restaurant / Restaurant

Parking Requirement 1 space/ per square feet of floor area

Total Parking: Previously approved/

Overlay zoning districts (if any): N/A / /

Urban impaired stream watershed? YES/NO If yes, watershed name NO

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

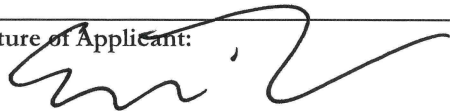
To view the City of Auburn Zoning Ordinance, go to:

www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use / [Zoning Ordinance](#)

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:



Date:

9/9/2021



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Olive Garden

PROPOSED DEVELOPMENT ADDRESS: 10 Subaru Drive

PARCEL #: 280-013-000-001

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
		<i>Applicant</i>	<i>Staff</i>	
Site Plan				
	Owner's Names/Address	X		
	Names of Development	X		
	Professionally Prepared Plan	X		
	Tax Map or Street/Parcel Number	X		
	Zoning of Property	X		
	Distance to Property Lines	X		
	Boundaries of Abutting land	X		
	Show Setbacks, Yards and Buffers	X		
	Airport Area of Influence	N/A		
	Parking Space Calcs	X		
	Drive Openings/Locations	N/A		
	Subdivision Restrictions	N/A		
	Proposed Use	X		
	PB/BOA/Other Restrictions	N/A		
	Fire Department Review	N/A		
	Open Space/Lot Coverage	X		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Landscape Plan		<i>Applicant</i>	<i>Staff</i>	
	Greenspace Requirements	X		
	Setbacks to Parking	X		
	Buffer Requirements	X		
	Street Tree Requirements	X		
	Screened Dumpsters	X		
	Additional Design Guidelines	X		
	Planting Schedule	X		
Stormwater & Erosion Control Plan		<i>Applicant</i>	<i>Staff</i>	
	Compliance w/ chapter 500	N/A		
	Show Existing Surface Drainage			
	Direction of Flow			
	Location of Catch Basins, etc.			
	Drainage Calculations			
	Erosion Control Measures			
	Maine Construction General Permit			
	Bonding and Inspection Fees			
	Post-Construction Stormwater Plan			
	Inspection/monitoring requirements	▼		
Lighting Plan		<i>Applicant</i>	<i>Staff</i>	
	Full cut-off fixtures	X		
	Meets Parking Lot Requirements	X		
Traffic Information		<i>Applicant</i>	<i>Staff</i>	
	Access Management	N/A		
	Signage	▼		
	PCE - Trips in Peak Hour	▼		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
	Vehicular Movements	N/A		
	Safety Concerns			
	Pedestrian Circulation			
	Police Traffic			
	Engineering Traffic	↓		
Utility Plan		<i>Applicant</i>	<i>Staff</i>	
	Water	X		
	Adequacy of Water Supply	X		
	Water main extension agreement	N/A		
	Sewer	X		
	Available city capacity	X		
	Electric	X		
	Natural Gas	X		
	Cable/Phone	X		
Natural Resources		<i>Applicant</i>	<i>Staff</i>	
	Shoreland Zone	N/A		
	Flood Plain			
	Wetlands or Streams			
	Urban Impaired Stream			
	Phosphorus Check			
	Aquifer/Groundwater Protection			
	Applicable State Permits			
	Lake Auburn Watershed			
	Taylor Pond Watershed			
Right, Title or Interest		<i>Applicant</i>	<i>Staff</i>	
	Verify	X		
	Document Existing Easements, Covenants, etc.	N/A		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Technical & Financial Capacity		<i>Applicant</i>	<i>Staff</i>	
	Cost Est./Financial Capacity	X		
	Performance Guarantee	X		
State Subdivision Law		<i>Applicant</i>	<i>Staff</i>	
	Verify/Check	N/A		
	Covenants/Deed Restrictions			
	Offers of Conveyance to City			
	Association Documents			
	Location of Proposed Streets & Sidewalks			
	Proposed Lot Lines, etc.			
	Data to Determine Lots, etc.			
	Subdivision Lots/Blocks			
	Specified Dedication of Land	↓		
Additional Subdivision Standards		<i>Applicant</i>	<i>Staff</i>	
	Mobile Home Parks	N/A		
	PUD	N/A		
A JPEG or PDF of the proposed site plan		<i>Applicant</i>	<i>Staff</i>	
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving		X		



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January 31, 2022

City of Auburn
60 Court Street
Auburn, ME 04210

Re: 10 Subaru Drive – Proposed Olive Garden
Project Narrative

Dear Planning:

Trillium Engineering Group is formally requesting waivers for the following requirements in the Olive Garden site plan application:

- Side setback reduction

Request for Side Setback Reduction

The proposed Olive Garden is to be placed on the existing Ruby Tuesdays pad, but the proposed footprint is larger than that of the existing building. Because of this, the proposed building had to be located such that it would have a minimal impact on the existing on-site traffic flow.

Previously, the City of Auburn Planning Board approved a 4.47' setback reduction. However, during the demolition permit process, Trillium Engineering Group learned of the existence of a CMP high voltage duct system that was located directly under the previously approved building footprint. Additionally, during the fire approval process, the building footprint was revised to meet restroom requirements.

In order to meet the aforementioned requirements, Trillium Engineering Group has shifted the building footprint such that it is 0.60 feet away from the side property line. This allows for clear building installation that will not affect the existing high voltage duct system. While a portion of the building does encroach on the setback, it is worth noting that there is only 89.7 square feet of proposed area exceeding the previously approved 4.47' setback.

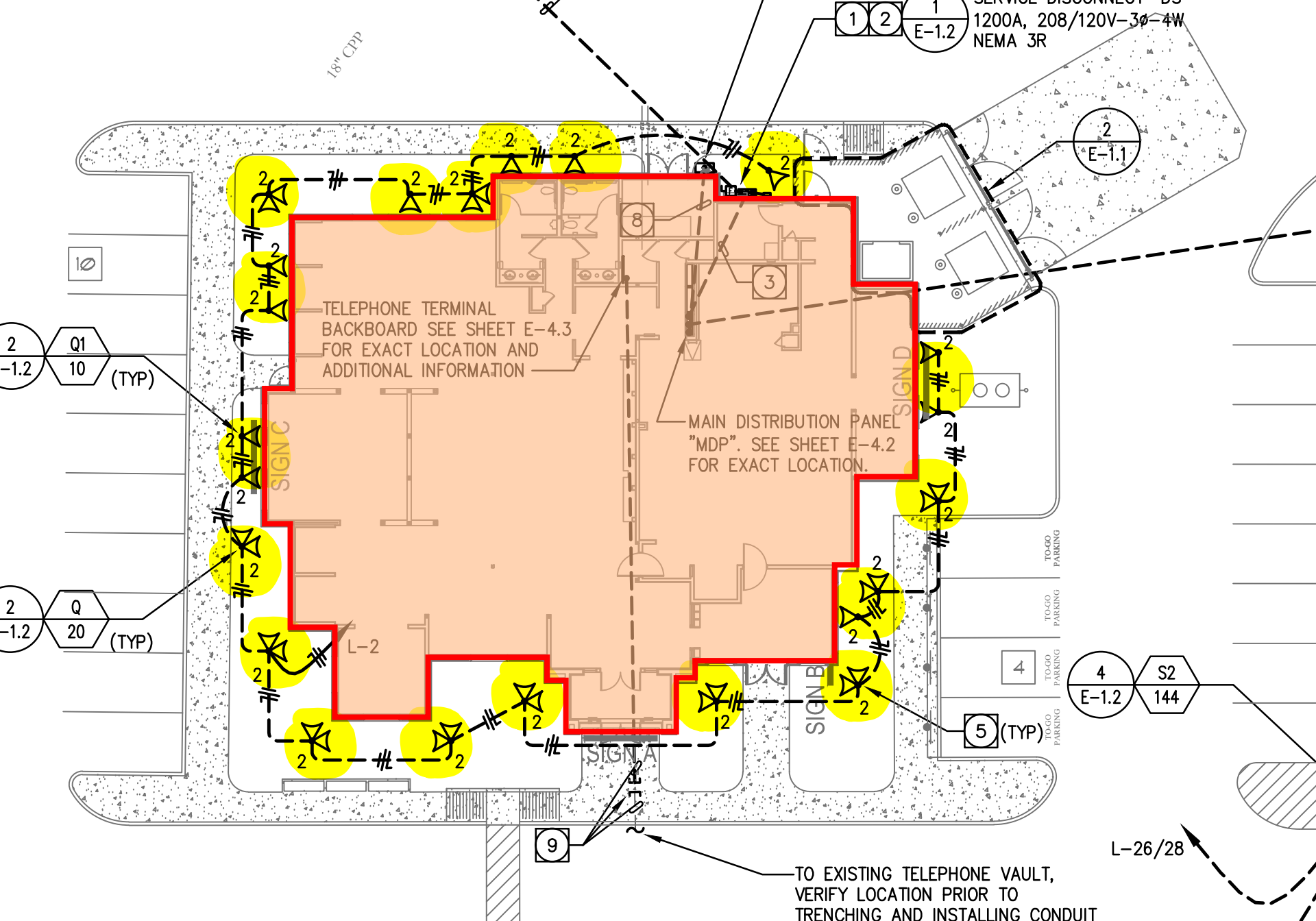
This building will still have adequate area for green space and landscaping as demonstrated on the attached landscaping plan. Reducing the side setback is crucial to not only avoid the CMP high voltage line, but also to maintain the existing traffic pattern with minimal interruption.

Thank you for taking the time to review this. Should you have any further questions or require any additional information, please do not hesitate to ask.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Latham', with a stylized flourish at the end.

David Latham, P.E.
Trillium Engineering Group





FIXTURE TYPE LF16

PRODUCT SPECIFICATIONS

*Image shown may not reflect your configured options



Airis Large Outdoor Sconce

Base Item #307930
Configured Item #307930-1024
307930-SKT-77-II0241

FINISH
Coastal Dark Smoke - 77

GLASS
Seeded Clear Glass (II)

LAMPING
Incandescent

OPTIONS

FINISH

Coastal Black - 10
Coastal Natural Iron - 20
Coastal Mahogany - 73
Coastal Bronze - 75
Coastal Dark Smoke - 77
Coastal Burnished Steel - 78

GLASS

Seeded Clear Glass (II)
Stainless Steel Mesh tube (ZK)
Reflect Texture Textured plate (ZL)

LAMPING

Incandescent

SPECIFICATIONS

Airis Large Outdoor Sconce

Base Item #: 307930
Configured Item #: 307930-1024
307930-SKT-77-II0241

Outdoor sconce: Airis; aluminum with options, large.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.

Dimensions

Height	33.00"
Width	6.80"
Projection	4.60"
Product Weight	12.50 lbs
Backplate	33.00" x 6.10"
Vertical Mounting Height	16.50"

Incandescent Lamping

Socket: GU10 Halogen
Bulb: MR-16 reflector, 50W Max
Number of Bulbs: 1 (not included)
IES Files Available: N

Location Rating

Outdoor Wet

Safety Rating

UL, CUL listed

C-Series LED

TYPE Q, Q1

120V-277V LED Small Accent, 5.3W & 10W



PROJECT:

TYPE:

ORDERING:

COMMENTS:

APPLICATIONS

Kichler's 120V-277V LED accent lighting fixtures are designed for outdoor lighting applications requiring uniform light sources, with long life, and little maintenance requirements.

CONSTRUCTION

Modern style with durable polyester powder coating. Vandal resistant hardware, reinforced knuckle design, a water draining front end with an integrated cowl. The accent can accept multiple media; lenses and louvers.

ELECTRICAL

UL listed for 120V-277 VAC (50/60 Hz), and suitable for wet locations. Integrated surge protection (4kV) comes standard.

OPTICS

Utilized a single LED chip-on-board light source that provides for center-to-edge uniformity and enhances beam control. Three-step binning for tight color consistency. Multiple degree options (15, 40, 55).

LUMEN INFORMATION

Low 16209 - 16211				
Wattage	CRI	Lumens	Efficacy	L70 (hrs)
5.3W	80+	425Lm	80 LPW	40,000

High 16212 - 16214				
Wattage	CRI	Lumens	Efficacy	L70 (hrs)
10W	80+	750Lm	75 LPW	40,000

*Lumen values same for both 3000K/4000K

LISTINGS

UL / cUL Listed - Wet Location rated
IP66 - Dust & Water proof
FCC Compliant

WARRANTY

6 Year Limited Warranty

INCLUDED ACCESSORIES

Three (3) King Innovation Gel-Filled Wire Nuts

ORDERING MATRIX (Model # +Finish & CCT Codes)

Model #	Wattage	Beam Angle / Lumens		Finish	CCT
16209	5.3W	15 Deg	425 Lm	AZT - Textured Architectural Bronze	30 - 3000k
16210	5.3W	40 Deg	425 Lm	BKT - Textured Black	40 - 4000k
16211	5.3W	55 Deg	425 Lm		
16212	10W	15 Deg	750 Lm		
16213	10W	40 Deg	750 Lm		
16214	10W	55 Deg	750 Lm		

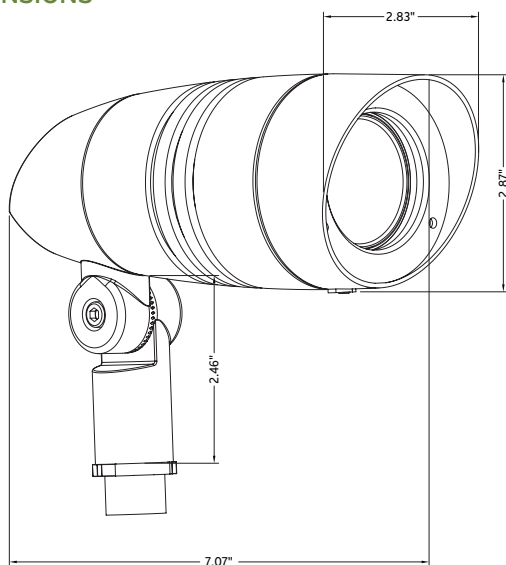
Example: 16212BKT40: Small Accent, 750Lm, 15Deg, Black Finish, 4000K

KICHLER

C-Series LED

120V-277V LED Small Accent, 5.3W & 10W

DIMENSIONS



ACCESSORIES

Ordered & shipped separately (for knuckle only)

15645 AZT, BKT - 6" Stem	Corrosion resistant
15656 AZT, BKT - 12" Stem	aluminum alloy with
15657 AZT, BKT - 18" Stem	baked thermoset
15658 AZT, BKT - 24" Stem	powder coating.

15276 BKT - Power Post: A Fast, One-Step Connector

Made of Impact / Corrosion Resistant PVC

2.250" Inside Diameter to Accommodate Conduits
of Different Sizes

Accepts .50 NPSM Thread

Designed For 120V-277V Line Voltage Landscape Lighting,

Eliminating Need For Above or Below Ground Boxes,

Built-in Stabilizer Removes Need For Concrete

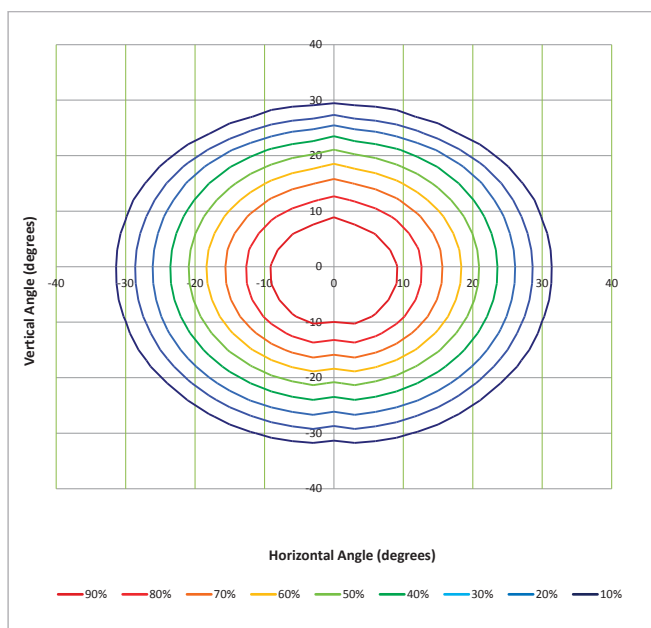
15601 AZT, BKT - Cast Aluminum Surface Mounting

Flange with Bronze or Black Finish, Neoprene Gasket For
Watertight Seal

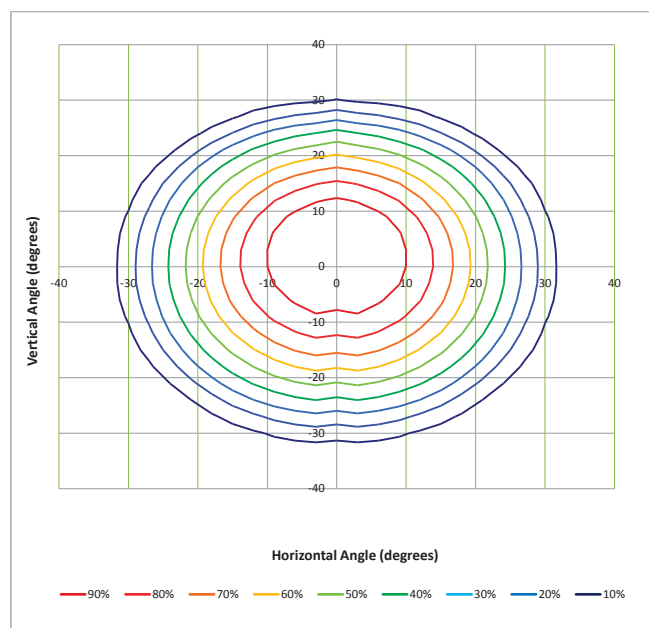
15609 AZT, BKT - Junction Box Mounting Bracket

Corrosion Resistant Cast Aluminum Alloy with Baked
Thermoset Bronze or Black Powder Coat Finish

PHOTOMETRIC DIAGRAMS



16210BKT30 shown (425 Lumens)



16213BKT30 shown (750 Lumens)

KICHLER®

DATE	PROJECT	FIRM	TYPE
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RISE IS A SYSTEM OF BEAUTIFULLY DESIGNED OUTDOOR RATED LUMINAIRES THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY. RISE F170 SINGLE IS A POWERFUL AND COMPACT LED LIGHT FIXTURE, DELIVERING UP TO 2900 LUMENS, THAT CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO™ LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY USING ONLY ONE TOOL.

FEATURES :

- ONLY 5° LASER SPOT
- STRONGEST CBCP IN MARKET
- POWERFUL OUTPUT 1200-2900LMS
- MACRO™ LOCK - 180° TILT AND 360° PAN
- 11 UNIQUE BEAM ANGLES
- MULTIVOLT (100-277V)
- 8 CCTS: 2200K THROUGH 6500K
- 80+ AND 90+ CRI
- DIMMABLE TO 5%
- IP66 RATED



FIXTURE MODEL	FIXTURE CONFIG.	POWER/ LUMEN OUTPUT*	CCT/ COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F170	1S - Single Head	LO - Low Output MO - Medium Output HO - High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber	8 - 80 9 - 90+ X - For RD, GR, BL, AM *90 CRI not available in 2200K, 2500K, 5000K, and 6500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Wide Flood (60°) 80 - Very Wide Flood (80°) E1 - Elliptical 1 (15°x60°) E2 - Elliptical 2 (30°x60°) E3 - Elliptical 3 (60°x15°) E4 - Elliptical 4 (60°x30°)	K - Black Z - Bronze S - Silver W - White C - Custom* *Select color at pantone.com	X - No Accessory H - Half Snoot F - Full Snoot C - Custom Will ship as X if not specified	A - 19" Flying Leads - Internal Cable IC; Bottom Exit: 1/2" NPT-100V-277V; UL/CE Rated B* - 3.3' External Cable Side Exit; Surface Mount - 100V-277V; CE Rated Not UL Listed C* - 3.3' External Cable Bottom Exit; Surface Mount - 1/2" NPT-100V-277V; UL/CE Rated *Available to order after 02/13/17 Will ship as A if not specified

EXAMPLE: F170-1S-LO-22-8-05-S-X-A

*SEE PHOTOMETARY CHART FOR LUMEN DATA

PERFORMANCE	WATTS	POWER	LUMEN OUTPUT	OPTIC	EFFICACY	CBCP
	13	Low Output	1321	5°	102	76,168
	25	Medium Output	2239	5°	90	129,065
	38	High Output	2907	5°	77	167,560

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX 80+, 90+
COLOR CONSISTENCY 3-STEP MACADAM ELLIPSE

LUMEN DEPRECIATION / RATED LIFE	WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
HIGH	>60,500** >(181,000)	>36,3000** >(109,000)	>60,500** >(69,800)	31,700**	

* ENERGY STAR REPORTED TESTING HOURS TO DATE. CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR
** ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/rise for the most updated information.

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012

P • 310.496.6255
F • 310.496.6256
T • 855.632.6736
855.6.ECOSEN

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. VISIT ECOSENSELIGHTING.COM FOR THE MOST CURRENT SPECIFICATIONS.
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ECOSENSELIGHTING.COM

1/4

DATE	PROJECT	FIRM	TYPE
ELECTRICAL	WATTAGE POWER FACTOR THD OPERATING VOLTAGE DRIVER STARTUP TEMPERATURE OPERATING TEMPERATURE STORAGE TEMPERATURE	LOW OUTPUT = 13W; MEDIUM OUTPUT = 25W; HIGH OUTPUT = 38W >0.9 for 120V (HO, MO, LO), 230V (HO, MO), 277V (HO) <0.2 for 120V (HO, MO, LO), 230V (HO, MO), 277V (HO) MULTIVOLT: 100V-277VAC, 50/60 Hz INTEGRAL TO FIXTURE; DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS -40°F TO 122°F (-40°C TO 50°C) -40°F TO 122°F (-40°C TO 50°C) -40°F TO 176°F (-40°C TO 80°C)	
CONTROL	DIMMING	100-277VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE	
PHYSICAL	DIMENSIONS HOUSING/LENS WEIGHT ENVIRONMENT MOUNTING OPTIONS JUNCTION BOX WIRING TOOLS CORROSION RESISTANT	W 5.2" x H 12.07" x L 10.24" ; (131.98mm x 306.65mm x 260.01mm) EXTRUDED ALUMINUM; UV STABILIZED POLYCARBONATE; STAINLESS STEEL FASTENERS 8.5LBS / 3.85KG OUTDOOR • UL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 A - FLYING LEADS - INTERNAL CABLE IC; BOTTOM EXIT; 1/2" NPT-100V-277V; UL/ CE RATED B - EXTERNAL CABLE SIDE EXIT; SURFACE MOUNT-100V-277V; CE RATED C - EXTERNAL CABLE BOTTOM EXIT; 1/2" NPT-100V-277V; UL/CE RATED PROVIDED BY OTHERS LENGTH OF FLYING LEADS 19" (482.6mm) LENGTH OF EXTERNAL CABLE 3.3' (1m) 3mm HEX KEY FOR INTERCHARGABLE LENS + SNOOTS 5mm HEX KEY FOR AIMING RISE HAS A HIGH-PERFORMING, CORROSION-RESISTANT FINISH THAT USES HIGH DURABILITY TRIGLYCIDYL ISOCYANURATE (TGIC) POWDER COATINGS SPECIFICALLY DESIGNED FOR EXTERIOR AND WEATHER EXPOSURE. THIS FINISH IS TESTED AGAINST THE MOST SEVERE SPECIFICATIONS, PROVIDING SIGNIFICANT RESISTANCE TO COLOR CHANGE.	

FIXTURE RATING & CERTIFICATIONS

CE, UL CERTIFIED
RoHS COMPLIANT, IK10



LIMITED WARRANTY 5 YEARS

0-10V CONTROL OPTIONS

100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated LDCM-PL-120-277-010V-GR
All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES

Snoots
Half Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F170-H-(K,Z,S,W,C)
Full Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F170-F-(K,Z,S,W,C)

Interchangeable Lens	
5 Degree	F170-LENS-05
10 Degree	F170-LENS-10
15 Degree	F170-LENS-15
20 Degree	F170-LENS-20
40 Degree	F170-LENS-40
60 Degree	F170-LENS-60
80 Degree	F170-LENS-80
15x60 Degree	F170-LENS-15x60
30x60 Degree	F170-LENS-30x60
60x15 Degree	F170-LENS-60x15
60x30 Degree	F170-LENS-60x30
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 80, 15x60, 30x60, 60x15, 60x30)	F170-LENS-FULLSET

Canopy Plate
RISE Canopy Plate (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) RISE-CANOPY-04-(K,Z,S,W,C)

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselightning.com/raise for the most updated information.

DATE	PROJECT	FIRM	TYPE
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Color Filters

Red	F170-FILTER-RED
Blue	F170-FILTER-BLUE
Green	F170-FILTER-GREEN
Amber	F170-FILTER-AMBER

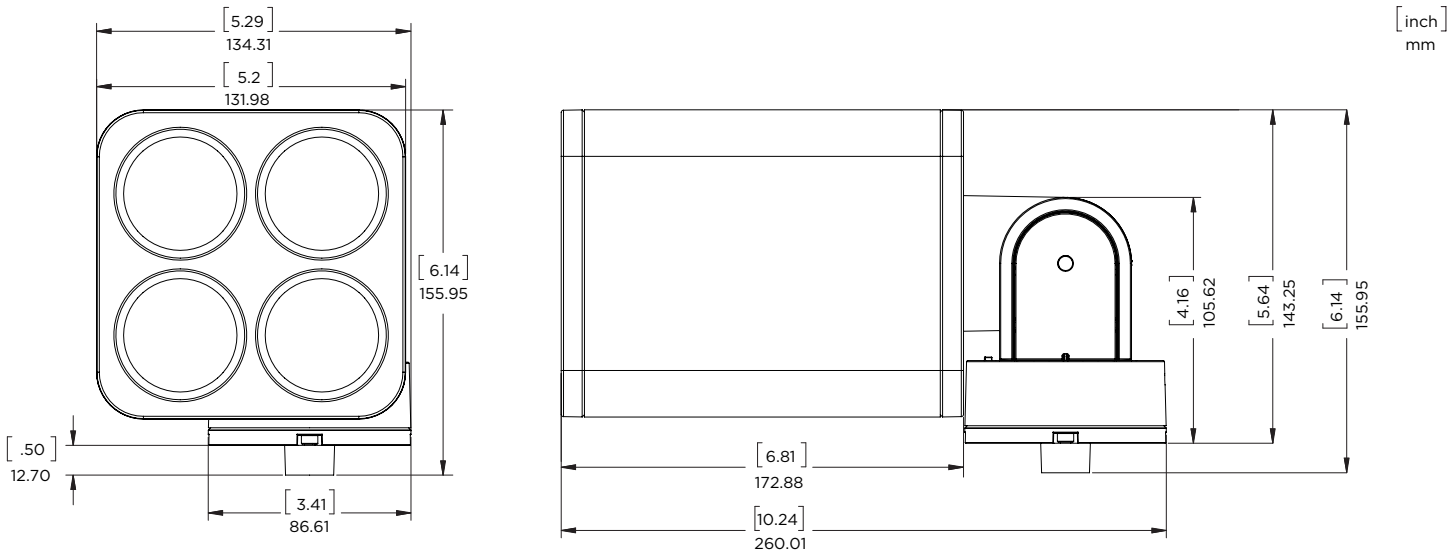
F170 Wall Mount Arm

Wall Mount Arm, 6 inch, Color Finish (K=Black, C=Custom)	F170-WMA-06-(K,C)
Wall Mount Arm, 12 inch, Color Finish (K=Black, C=Custom)	F170-WMA-12-(K,C)
Wall Mount Arm, 18 inch, Color Finish (K=Black, C=Custom)	F170-WMA-18-(K,C)
Wall Mount Arm, 24 inch, Color Finish (K=Black, C=Custom)	F170-WMA-24-(K,C)

Ground Stake

Landscape Stake, 12in (for use with F170 Single Head only, not for use with multi-fixture units)	F170-LS-1S-STK-12
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DIMENSIONS



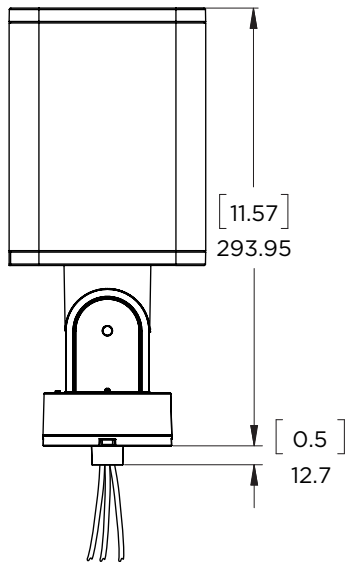
NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/raise for the most updated information.

DATE	PROJECT	FIRM	TYPE
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WIRING GUIDE

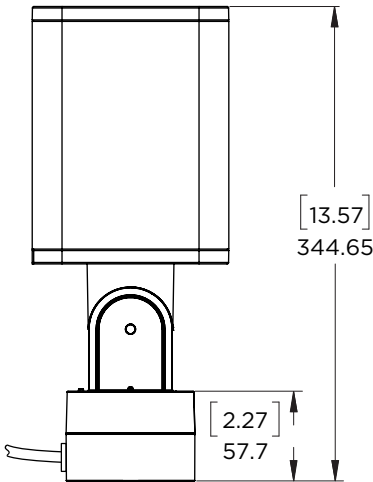
RISE is and exterior rated (IP66) fixture that is available in three different wiring options:

Flying Leads - Internal Cable
(UL + CE Rated)



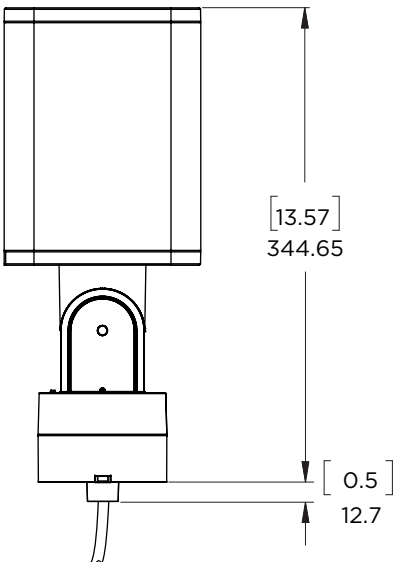
- For use with standard junction boxes
- 1/2" NPT Taper, Cable Length is 19"
- Compatible with EcoSense Canopy junction Box Cover
- 18 AWG Stranded Copper Cable - 3 Conductors

External Cable Side Exit
(CE Rated Only)
* NOT UL LISTED



- Not UL Listed
- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the side of the base
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 3.3' (1m)

External Cable Bottom Exit
(UL + CE Rated)



- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the bottom for use with various accessories such as Wall Mount Arm and Ground Stake
- 1/2" NPT taper for mounting
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 3.3' (1m)

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/raise for the most updated information.

XSP Series XSPWA03

XSPW™ Wall Pack Luminaire – Wall Mount – Type III

Product Description

XSPW has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic Precision Delivery Grid™ system in multiple distributions.

Performance Summary

Utilizes BetaLED® Technology

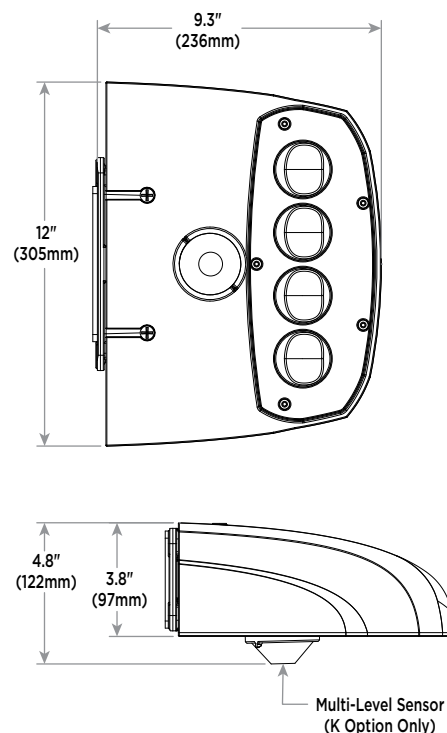
NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish



Ordering Information

Example: XSPWA03FC-US

XSPW	A	0	3						
Product	Version	Mounting	Optic	Modules	Input Power Designator	-	Voltage	Color Options	Options
XSPW	A	0 Wall	3 Type III	F Module 4000K M Module 5700K	C 42W G 25W	- US + Canada	U Universal 120-277V 1 120V 2 208-277V	Z Bronze S Silver T Black B Platinum Bronze W White	Y 0-10V Dimming - Control by others - Available with Input Power Designator C only - Refer to dimming spec sheet for details P Photocell - Not available with all K options. - Must specify voltage other than U K Multi-Level - Refer to ML spec sheet for details

* See www.cree.com/lighting/products/warranty for warranty terms



Rev. Date: 02/21/14



Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Designed and UL approved for easy through-wiring
- Designed for downlight applications only
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, silver, black, white, and platinum bronze are available

ELECTRICAL SYSTEM

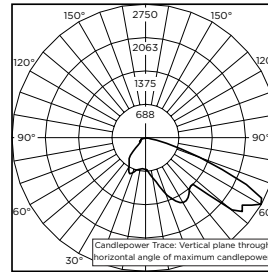
- **Input Voltage:** 120–277V, 50/60Hz, Class 2 output
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

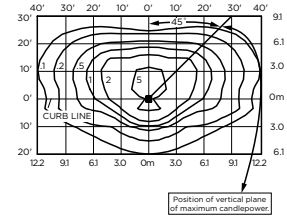
- cULus Listed
- Suitable for wet locations
- Product qualified on the DesignLights Consortium ("DLC") Qualified Products List ("QPL")
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA

Photometry

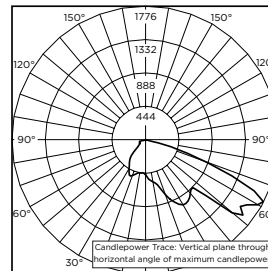
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.



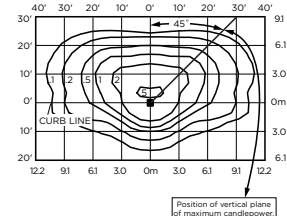
CESTL Test Report #: 2014-0018
BXSPWA*3FC-US
Initial Delivered Lumens: 4,187



BXSPWA*2FC-US
Mounting Height: 10' (3.0m)
Initial Delivered Lumens: 3,819
Initial FC at grade



CESTL Test Report #: 2014-0019
BXSPWA*3FG-US
Initial Delivered Lumens: 2,692



BXSPWA*3FG-US
Mounting Height: 10' (3.0m)
Initial Delivered Lumens: 2,529
Initial FC at grade

Luminaire Weight

Weight
9.5 lbs (4.3kg)

Lumen Output, Electrical, and Lumen Maintenance Data

Type III Distribution										
Input Power Designator	5700K		4000K		System Watts 120–277V Nominal	Total Current				50K Hours Projected Lumen Maintenance Factor @ 15 °C (59 °F)***
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11		120V	208V	240V	277V	
C	4,109	B1 U0 G1	3,819	B1 U0 G1	42	.35	.20	.18	.15	99%
G	2,722	B1 U0 G1	2,529	B1 U0 G1	25	.21	.12	.10	.09	100%

* Actual production yield may vary between -4 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

*** For recommended lumen maintenance factor data see TD-13. Projected L_{m} based on 11,088 hours LM-80-08 testing: > 150,000 hours