



# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Tom Vander Woude, Planning Director

**Meeting Date:** February 14, 2023

**Agenda Item:** PC Docket No. 23-002

**Application:** **Development Plan**

**Hearing:** **PUBLIC HEARING**

**Summary:** Fadi Layous requesting approval of a development plan for a medical office building at 500 45<sup>th</sup> Street.

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**Applicant:** Fadi Layous represented by The HOH Group, Inc.

**Property Address:** 500 45<sup>th</sup> Street

**Current Zoning:** CD-4.B General Urban A Character District

**Adjacent Zoning:** North: SD-M  
South: CD-4.B  
East: SD-M  
West: SD-M

**Action Requested:** Approval of Development Plan

**Additional Actions Required:** Findings of Fact

**Staff Recommendation:** **Approval**

**Attachments:** Narrative Statement prepared by The HOH Group, Inc. dated 01.24.2023  
A.L.T.A./N.S.P.S. Land Title Survey prepared by Glenn Kracht Associates dated 04.08.2022  
Layous Medical Group Pulmonary Clinic Remodel plans prepared by The HOH Group, Inc. dated 01.24.2023  
Holophane WFCL2 Utility Washington Series Luminaire Full Cutoff LED2 specification sheets

## BACKGROUND



Figure 1 Subject property outlined in red.

Fadi Layous has purchased the property located at 500 45<sup>th</sup> Street and has presented plans to use the property for a medical office. The subject property contains an approximately 8,000 square foot building built in 1980 and a 150' tall communications tower constructed in 1996. It was most recently used by the Miner Electronics Company.

In November 2022, the Town Council approved the applicant's petition to rezone the property from SD-Manufacturing zoning district to a CD-4.B zoning district to permit the proposed use. In January 2023, the Board of Zoning Appeals approved a variance from *TABLE 26-6.405.A-7- Vehicular Parking Requirements* of the Munster Zoning Ordinance to permit parking spaces to be constructed in the 1<sup>st</sup> Lot Layer of the property of the property.

The applicant has now submitted for approval a full development plan for the property including modifications to the building façade, expansion and reconfiguration of the parking area, construction of a new dumpster enclosure, installation of exterior lighting, and installation of new landscaping and screening.

## Discussion

The subject property is located in the CD-4.B zoning district and all proposed changes to the building and lot must comply with the CD-4.B development standards and other general standards.



Figure 2 Recent Google street view of property

### 1. Building Materials

Permitted Primary building materials are brick or natural stone, cast stone, wood or metal Shopfront, terra cotta, ceramic tile, similar materials approved by the Plan Commission. Permitted Accent materials are glass, metal, wood, any primary building material, similar materials approved by the Plan Commission.

The applicant proposes to paint the existing brick white and replace the existing parapet paneling with new woodgrain metal paneling. The existing overhead doors will be removed and the openings will be replaced with matching brick and new windows. New metal canopies will be installed over the existing doors.

Required void area (windows and doors) for street facing elevations is 20%. The applicant proposes to install new windows on the south façade increasing the void area to 20.2%.

### 2. Dumpsters

A new brick enclosure is proposed to be constructed to the rear of the building within the 3<sup>rd</sup> Lot Layer.

### 3. Landscaping

Projects that exceed \$100,000 require that all landscaping requirements be met to the extent that they can be met while still providing adequate on-site parking. The requirements include landscape islands within the parking lot and screening from the public right-of-way and adjacent properties. A landscaping plan is provided that shows the following:

- Construction of two new landscape islands within the parking lot meeting the standards for size and inclusion of trees
- Installation of an Enhanced Hedge (solid hedge, ornamental fence, and shade trees planted 30' on center) along the 45<sup>th</sup> Street frontage
- Installation of a hedge screen along the east side of the parking area

- Installation of shade trees planted 30' on center along the Kennedy Court frontage

Staff notes that the plans must also show the installation of shade trees within the parkway (between the sidewalk and the street curb) 30' on center as well.

#### **4. Pedestrian Access**

New public sidewalks will be installed at the edge of the 45<sup>th</sup> Street and Kennedy Avenue right-of-way and a pedestrian walkway will be provided between the public sidewalk and the front doors of the building.

#### **5. Lighting**

A photometric plan and details of the light fixtures have been provided for review. The Power Plan specifies that 20" tall parking lot lights with colonial head fixtures will be installed around the parking lot and wall packs will be installed on the building. All fixtures are a full cut off design to reduce light pollution and glare. Specification sheets of the light fixtures have been provided.

The Town's lighting standards require that illumination of the parking lot and walkways be provided at an average of 1.0-2.5 foot-candles and a minimum of 0.4 foot-candles. The photometric plan shows compliance with this standard.

#### **6. Parking**

The existing parking lot will be expanded to 45 spaces to meet the minimum standard of 5.7 spaces per 1,000 sf of gross building floor area. A variance has been granted to permit some of these spaces to be constructed in the 1<sup>st</sup> Lot Layer.

#### **7. Miscellaneous**

The applicant has proposed to remove the existing driveway cut on 45<sup>th</sup> Street and relocate the parking lot entrance point to Kennedy Court. This modification will improve traffic safety on 45<sup>th</sup> Street as well as the aesthetics and pedestrian accessibility of the building and corridor.

### **MOTION**

The Plan Commission may wish to consider the following motion:

*Motion to approve PC Docket 23-002 granting approval of a development plan for a medical office building at 500 45<sup>th</sup> Street, upon the condition that the landscaping plan be revised to include the required street trees along 45<sup>th</sup> Street and Kennedy Court.*



01.24.2023

Dear City of Munster planning review Committee,

The purpose of our design on this property is intended for the client to use this building as a Medical Clinic. The property has been rezoned from SD-M to CD-4. We are seeking approval of the site development plan proposed to satisfy the City's Zoning Code requirements. The current building is 8,000 SF, to satisfy the City of Munster's Zoning Ordinance for the new CD-4 use, the property will increase the number of parking spaces from 22 to 45. Adjustments to the driveway will be also made. The new driveway will be relocated to Kennedy Court from 45<sup>th</sup> street. Trees will be added every 30 feet. A new garbage enclosure will be constructed with materials that match the buildings renovated exterior finish. A new fence and landscaping will be constructed to screen the parking from the street and site utilities will remain as is and will not need to be altered. Site lighting will also be added per the photometric plan.



ALTA/NSPS SURVEY

LOT 1  
VELKO ADDITION  
VELKO HINGE INC.  
# 45-06-25-402-001.000-027

PROPERTY ADDRESS:  
500 WEST 45TH AVENUE    MUNSTER, IN 46321

LEGAL DESCRIPTION:  
LOT 6 IN KENNEDY COURT RESUBDIVISION OF PART OF BLOCK 2 OF  
MIDWEST CENTRAL BUSINESS PARK TO THE TOWN OF MUNSTER, AS PER  
PLAT THEREOF, RECORDED N PLAT BOOK 51 PAGE 84, IN THE OFFICE OF  
THE RECORDER OF LAKE COUNTY, INDIANA, AND AMENED BY A  
"CERTIFICATE OF CORRECTION" DATED JANUARY 16,19850 AS DOCUMENT  
NO. 569136.

Parcel No. : 45-06-25-402-002.000-027

NOTES CORRESPONDING TO SCHEDULE "B" PART II :  
CHICAGO TITLE INSURANCE COMPANY  
LIBERTY TITKE & ESCROW CO. LLC  
ORDER NO. : NW122003324    DATE: DEC. 23, 2021.

- ITEM NO.:
- 17. The easements for ingress egress and drainage etc. in the 1977 Document are superceded by the Recorded Plats for the subdivisions developed on the parcels.
  - 18. The document is for an agreement for Miner to build the building per the terms of the agreement.
  - 19. The document lays out the original easements in Exhibit B.
  - 20. The documents create additional Lease areas by descriptions
  - 21. The document reiterates the Lease Easement areas.

SURVEYOR REPORT :  
This Retracement Survey of Lot 6 was performed at the Request of Diana Damm of Berkshire Hathaway Homeservices Executive Realty on behalf of the buyer of the parcel. The purpose of this survey is to locate the boundary along with improvements according to the ALTA / ACSM Land Title Survey Standards.  
REFERENCE SURVEYS:  
1. Plat of Survey by Alan V. Eok of Subject Parcel filed in the Office of the Recorder of Lake County IN, in Survey Book 04 page 38.  
The survey used to prepare Plat for NEXTELL Tower dated September 6, 1996.  
2. Final Plat of KENNEDY COURT RESUBDIVISION as shown in Plat Book 51 page 84 in the Office of the Recorder of Lake County.

MONUMENT AVAILABILITY:  
Iron Rods bearing Torrenga Surveying ID Caps were found at the SW corner and SW PC of Lot 1, as well as at the NE Corner of Lot 2. A Rod bearing Hardesty Surveying ID Cap was Found at the SE Corner of Lot 3. And An Iron pipe was found in the Vicinity of the SW Corner of lot 6.  
All of the monuments found were in good condition and close to the surface.

THEORY OF LOCATION:  
A traverse was run between the found monumentation . All of the monuments found measured within tolerance of the record dimensions on the above mentioned reference surveys; EXCEPT the Iron Pipe which was found to be 2.6' South and 9.6' West of Said lot corner. The survey was rotated to the Platted Azimuths(which were Converted to Bearing Calls for This Survey)and the corners of Lot 6 were computed based on the traverse run. The corners were all within close proximity of buried cables , so no iron rods were set.  
POSSESSION LINES :  
There is a Concrete standing curb running along the North Line of Lot 6. No evidence of encroachment onto the property was visible.  
DESCRIPTIONS:  
Upon examination of the adjoining deeds no gaps or overlaps were discovered.  
The Survey performed meets the requirements of an Urban Survey per 865 IAC 1-12-7.  
The acceptable relative positional accuracy of an Urban Survey is 0.07 feet plus 50 parts per million.  
The bearings are based on the Recorded Plat of the Kennedy Court Resubdivision .

PROPERTY IS LOCATED IN FLOOD ZONE : "X" PER  
FEMA COMMUNITY-PANEL NO. 18089 C 0117 E

CERTIFICATION:

TO: Fadi Layous and Maria Layous  
Chicago Title Insurance Company

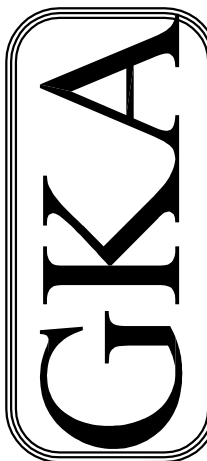
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA, and NSPS and includes items 1-4, 11 & 13 of Table "A" thereof.  
The fieldwork was completed on March 25, 2022

Dated this: 8 th Day of April , 2022

Glenn H. Kracht IN. LS 29400001



GLENN KRACHT  
ASSOCIATES



314 FAIRFIELD DRIVE CROWN POINT, IN 46307  
PHONE: 219/663-8623  
FAX: 219/663-8945

A.L.T.A. / N.S.P.S.  
LAND TITLE SURVEY  
500 W. 45TH AVENUE MUNSTER, IN 46321

OWNER : MINER ELECTRONICS LLC  
BUYER : FADI & MARIA LAYOUS

DATE :  
APRIL 8 , 2022

JOB NO. : 225845

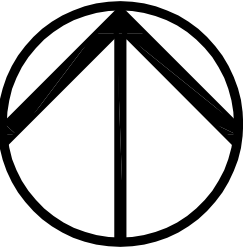
SHEET 1 of 1

LEGEND:

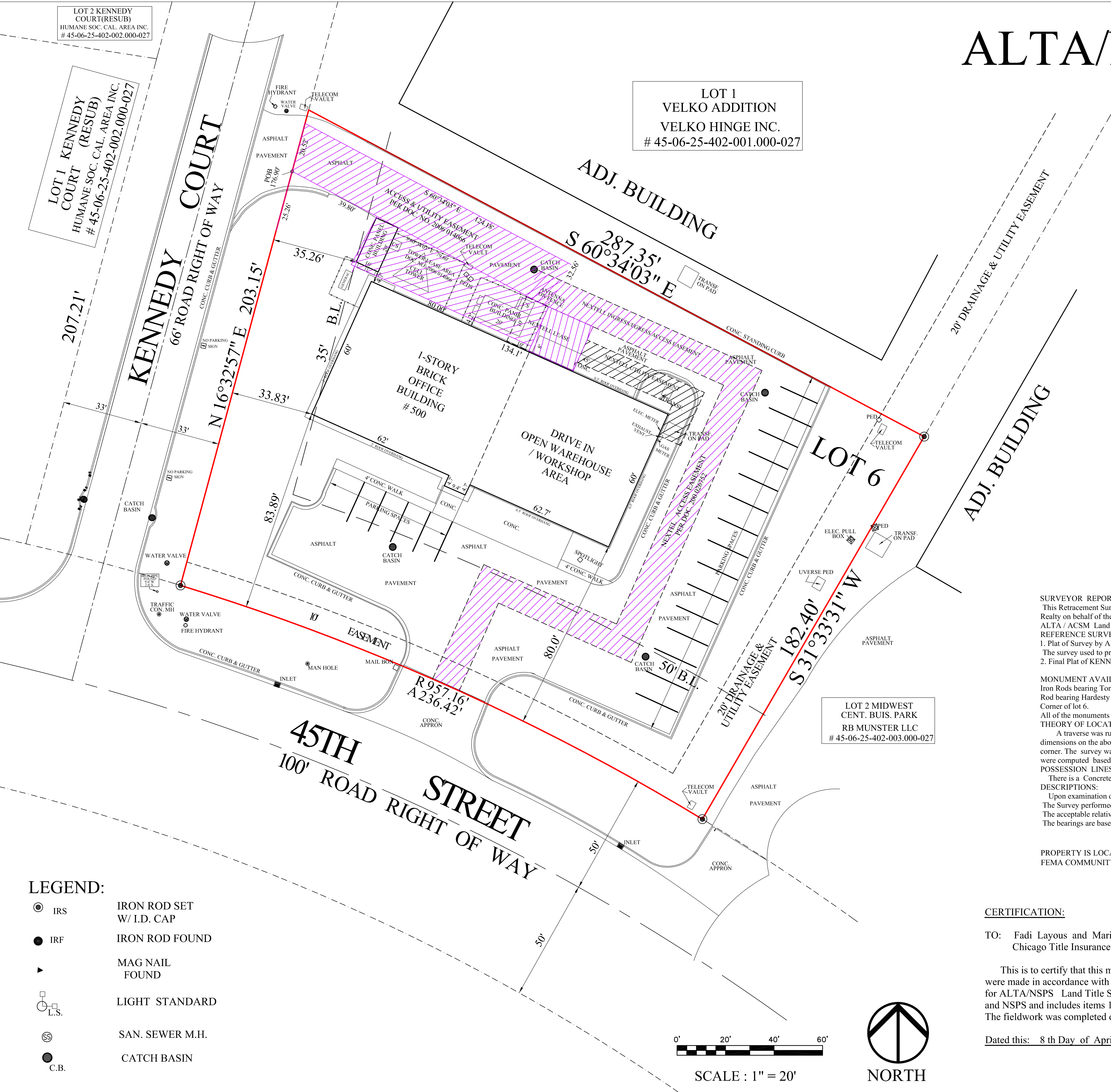
- IRS IRON ROD SET W/ I.D. CAP
- IRF IRON ROD FOUND
- MAG NAIL FOUND
- L.S. LIGHT STANDARD
- ⊗ SAN. SEWER M.H.
- C.B. CATCH BASIN



SCALE : 1" = 20'



NORTH





# LAYOUS MEDICAL GROUP

## PULMONARY CLINIC REMODEL

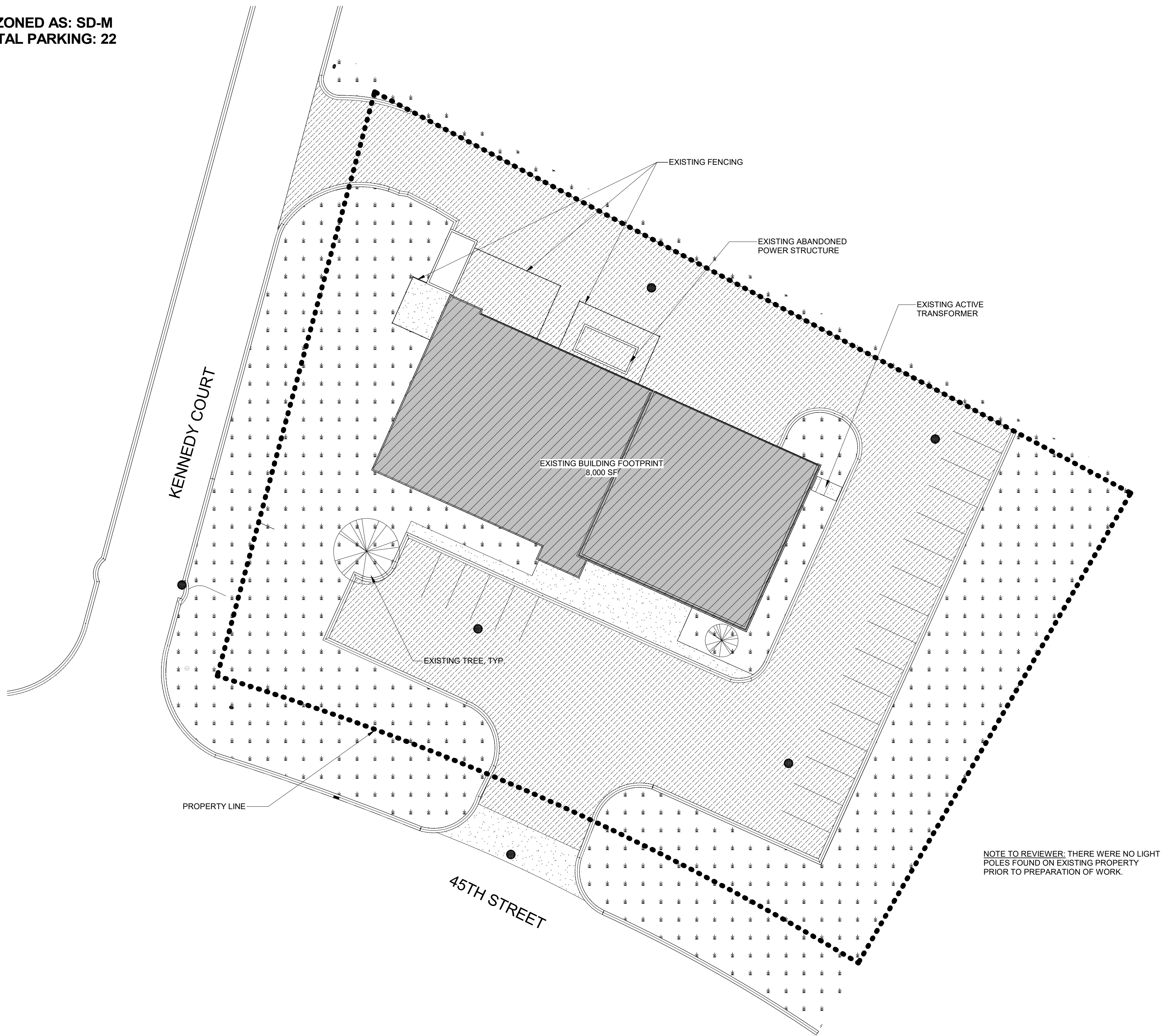
500 45TH STREET  
MUNSTER, IN 46321

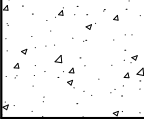
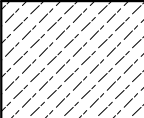

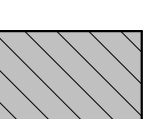
01.24.2023



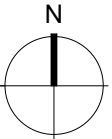


CURRENTLY ZONED AS: SD-M  
CURRENT TOTAL PARKING: 22

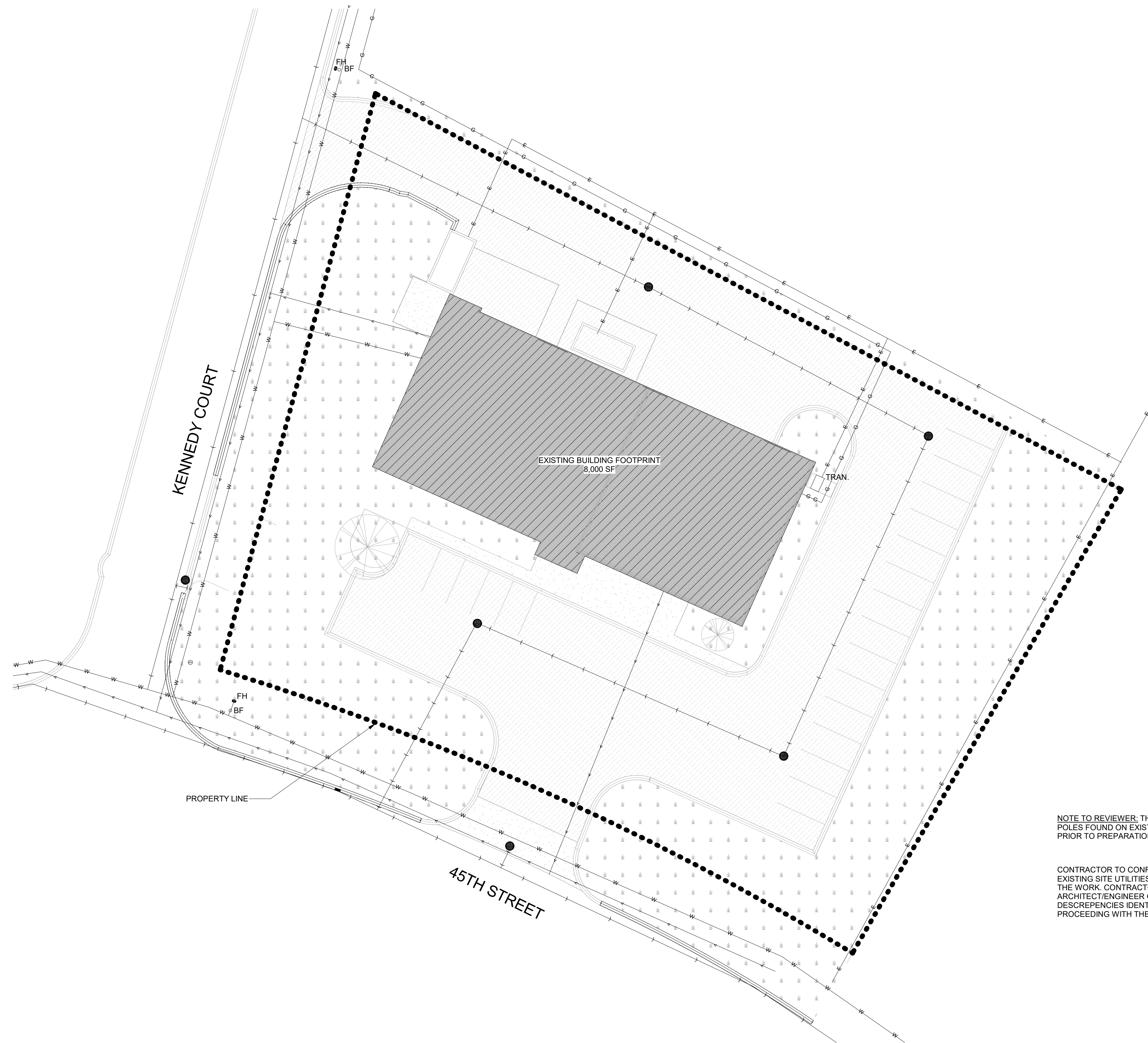


SITE PLAN LEGEND	
	CIP CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GREENSCAPE AREA
	BUILDING FOOTPRINT

2 EXISTING SITE PLAN  
1" = 20'-0"





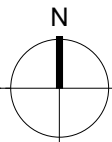


EXISTING SITE UTILITY PLAN LEGEND	
	ELECTRICAL LINE
	GAS LINE
	WATER MAIN
	STORMWATER LINE
	SANITARY LINE
	BUFFALO BOX
	TRANSFORMER
	GREASE TRAP
	CATCH BASIN
	MANHOLE
	FIRE HYDRANT

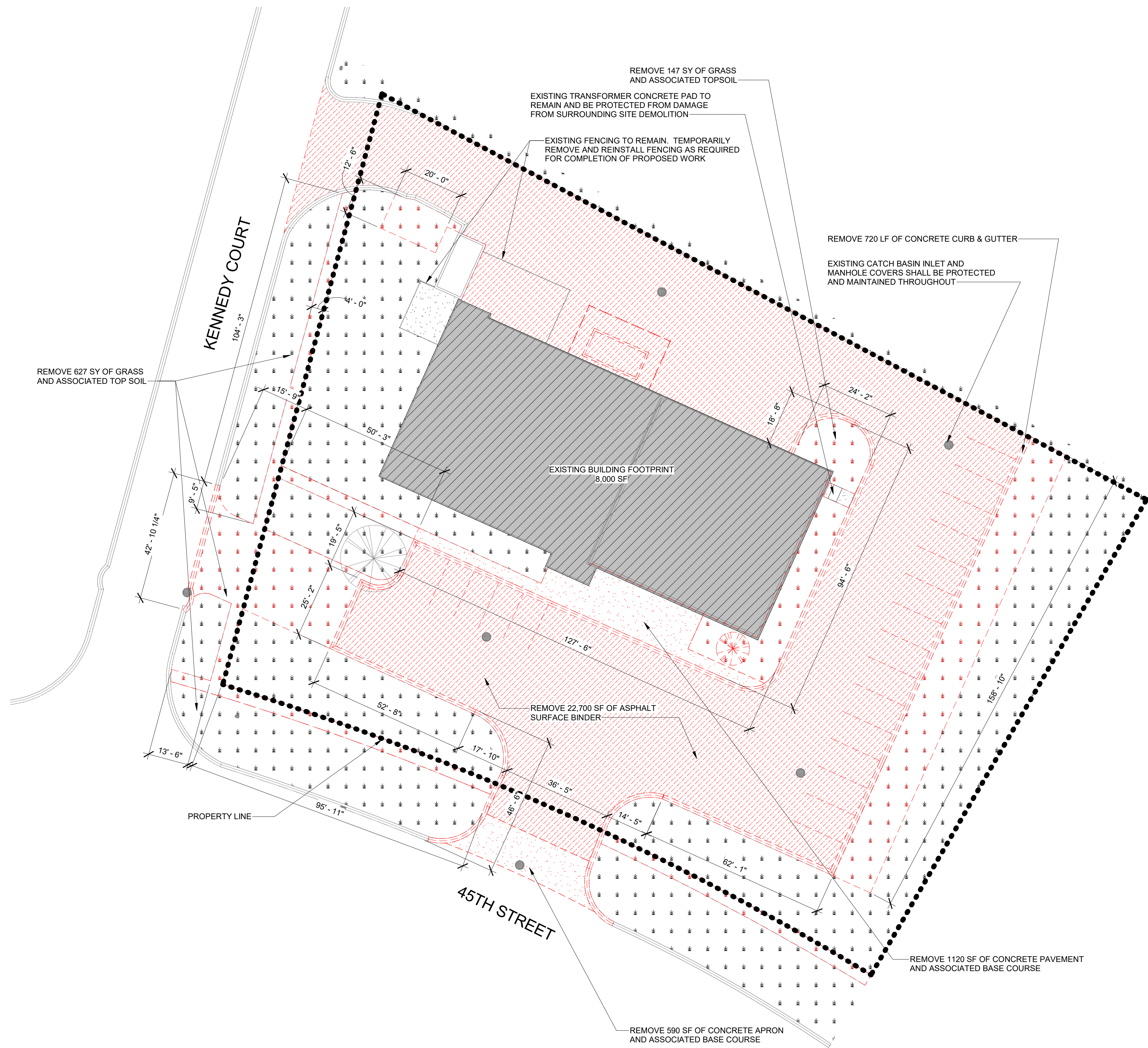
NOTE TO REVIEWER: THERE WERE NO LIGHT  
POLES FOUND ON EXISTING PROPERTY  
PRIOR TO PREPARATION OF WORK.

CONTRACTOR TO CONFIRM EXACT LOCATION OF THE  
EXISTING SITE UTILITIES PRIOR TO PROCEEDING WITH  
THE WORK. CONTRACTOR SHALL NOTIFY  
ARCHITECT/ENGINEER OF RECORD OF ALL  
DESCREPIENCIES IDENTIFIED IN FIELD PRIOR TO  
PROCEEDING WITH THE WORK.

① EXISTING UTILITY PLAN (FOR REFERENCE ONLY)  
1" = 20'-0"







SITE DEMOLITION PLAN LEGEND

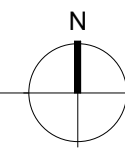
EXISTING CONCRETE DEMOLITION

EXISTING GRASS AND ASSOCIATED TOPSOIL DEMOLITION

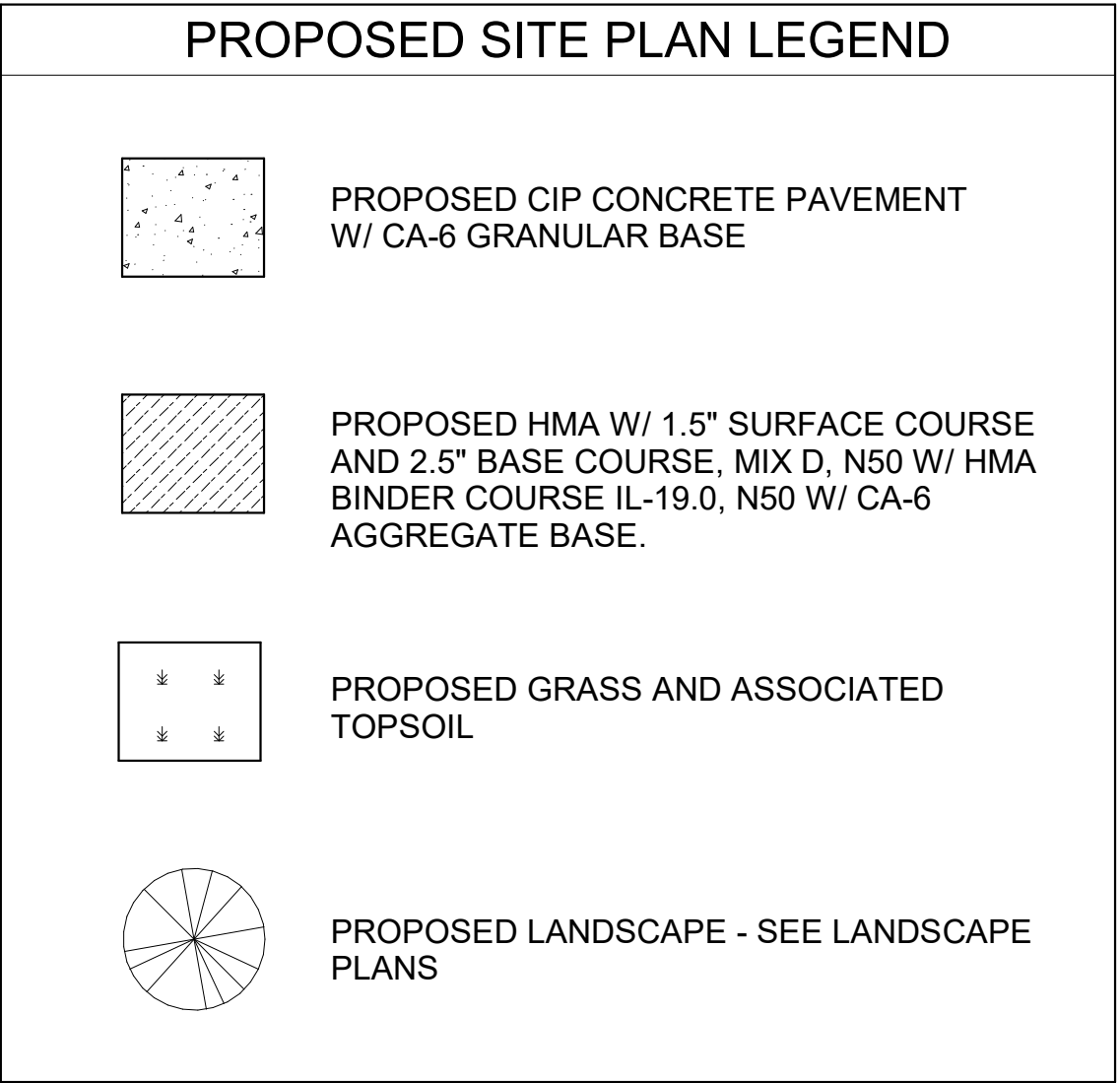
EXISTING ASPHALT SURFACE DEMOLITION

EXISTING LANDSCAPE DEMOLITION

1 EXISTING SITE PLAN DEMOLITION  
1" = 20'-0"

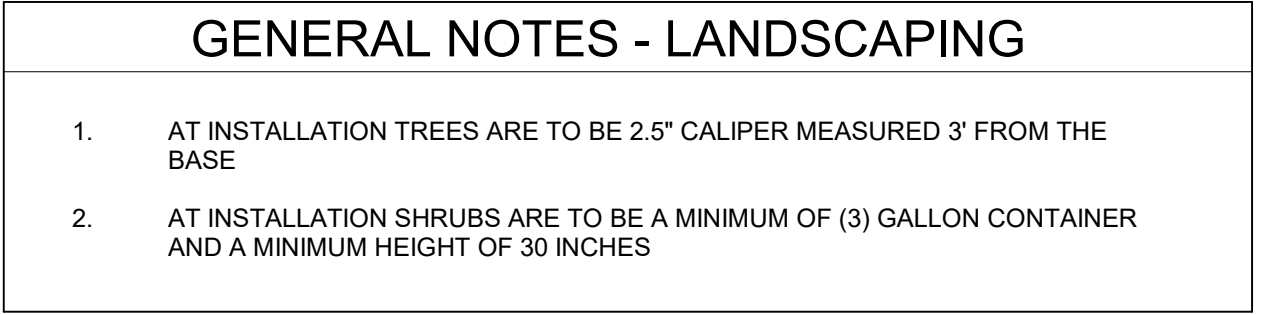




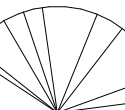





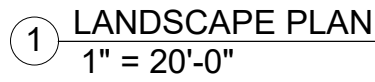
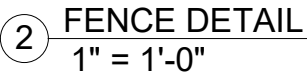
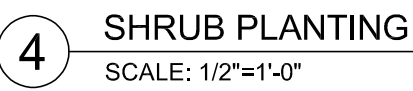
**SOURCE: TABLE 26-6.405.0-1 VEHICULAR PARKING  
REQUIREMENTS ON  
PAGE 242 OF THE CURRENT MUNSTER ZONING CODE  
FOR  
MEDICAL/OUTPATIENT CLINIC**



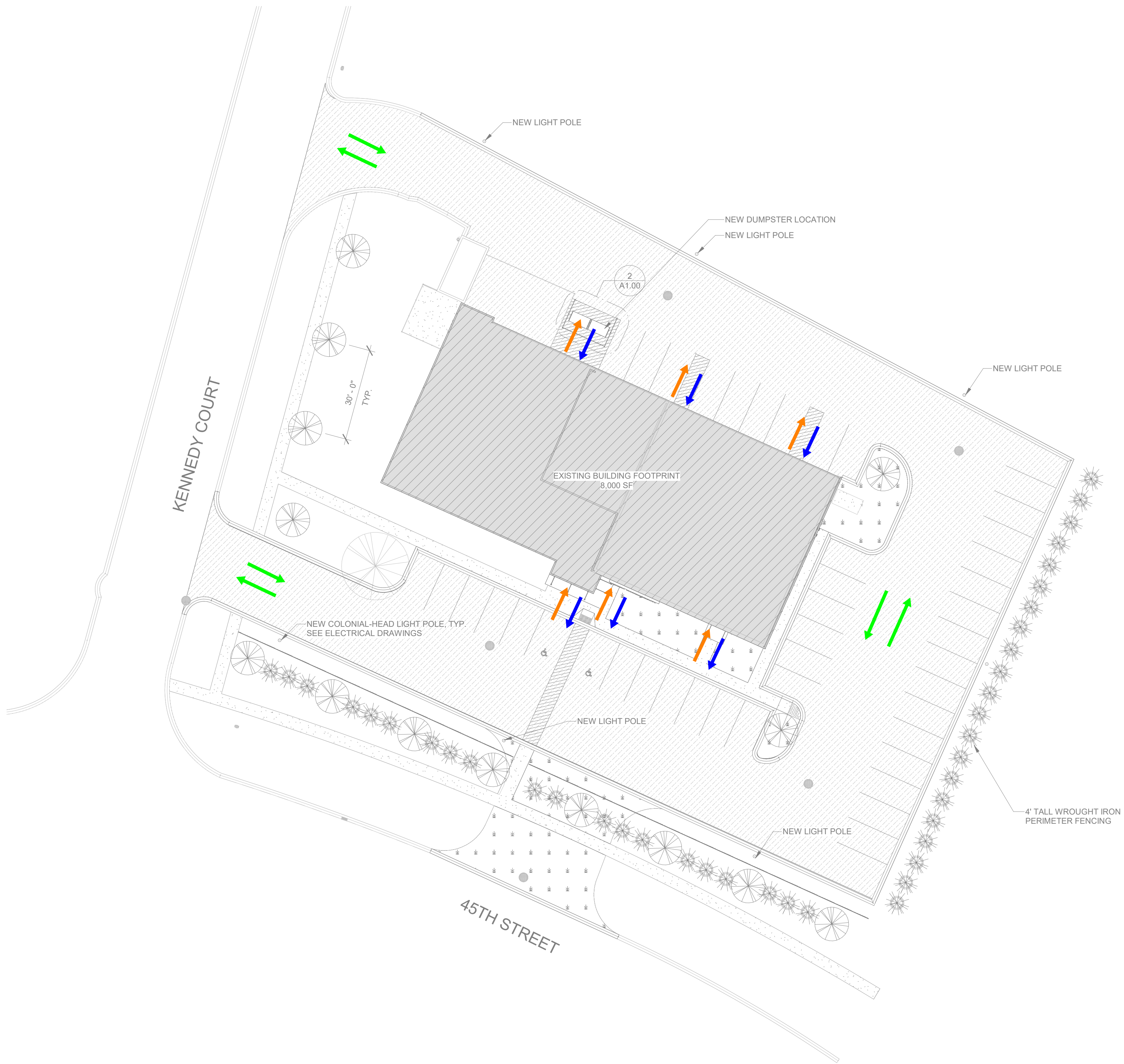





# LANDSCAPING LEGEND

	EXISTING TREE TO REMAIN x(1)
	KENTUCKY COFFEETREE "GYMOCALADUS DIOICIA" x(6) - MALE CLONES ONLY
	ZELKOVA "ZELKOVA SERRATA" x(8)
	SHOW OFF FORSYTHIA "FORSYTHIA X INTERMEDIA"

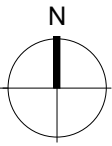





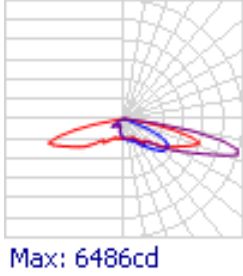

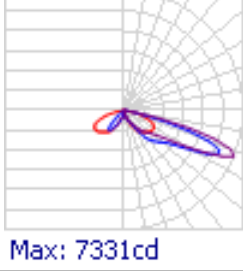


CIRCULATION LEGEND	
	VEHICLE TRAFFIC - CIRCULATION
	FOOT TRAFFIC - EGRESS
	FOOT TRAFFIC - INGRESS

1 PROPOSED SITE PLAN  
1" = 20'-0"



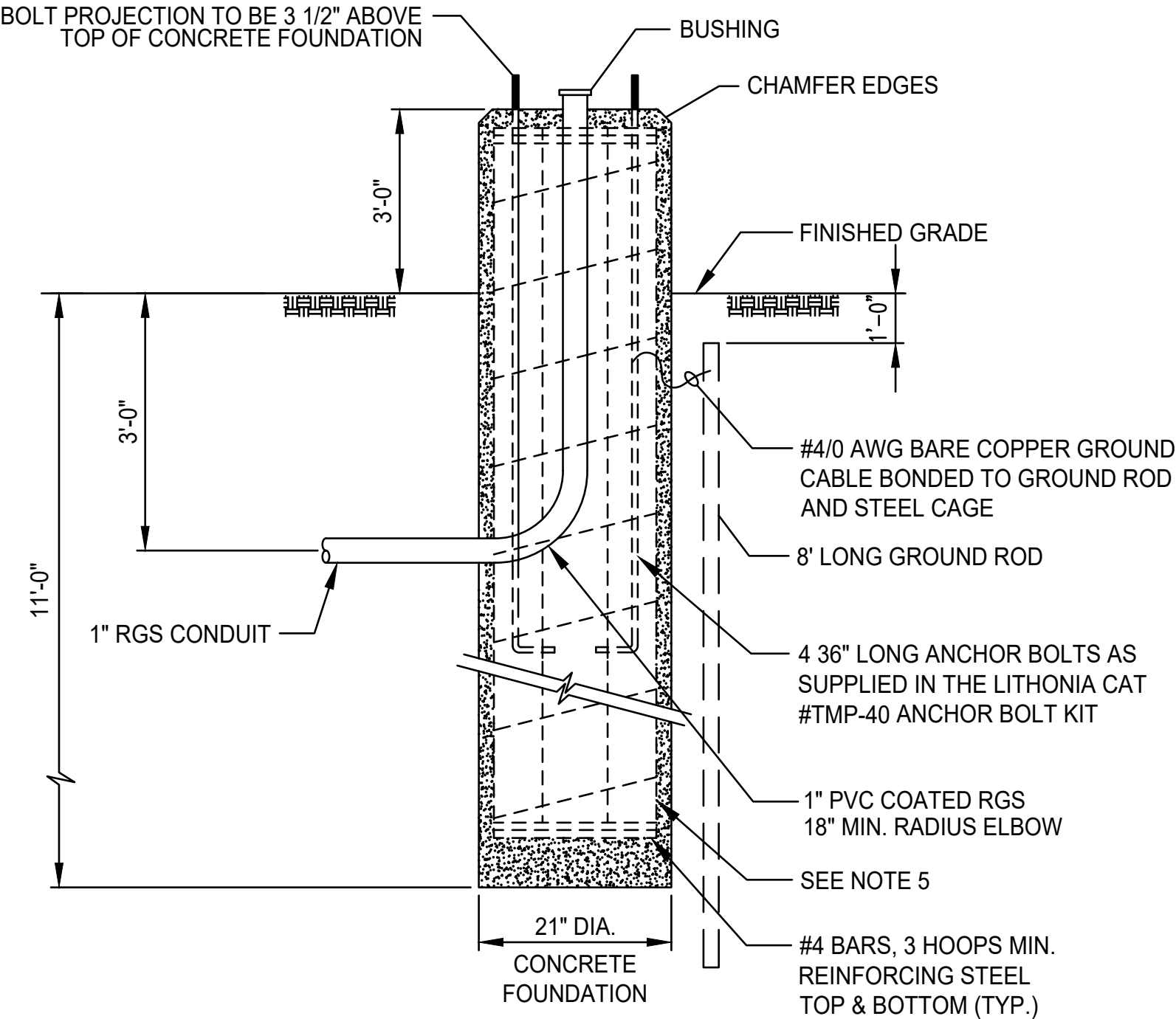
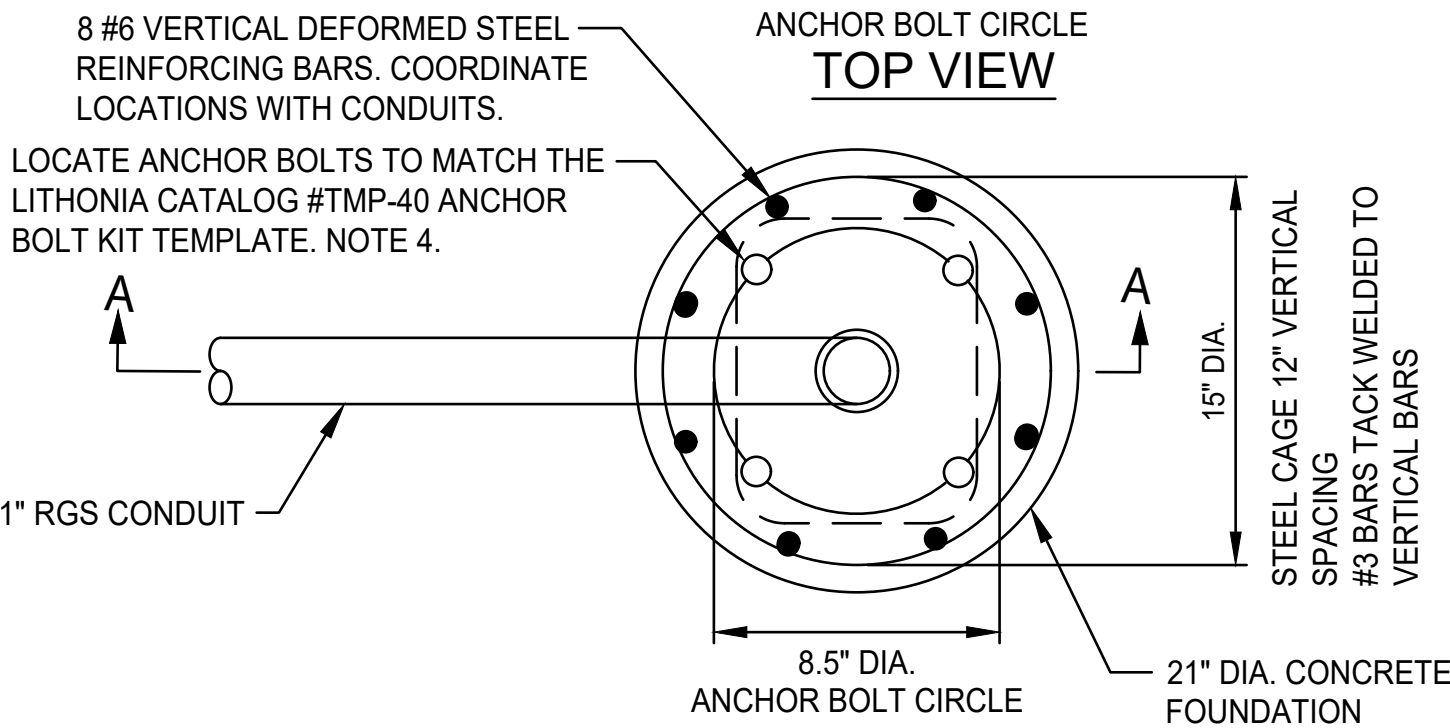
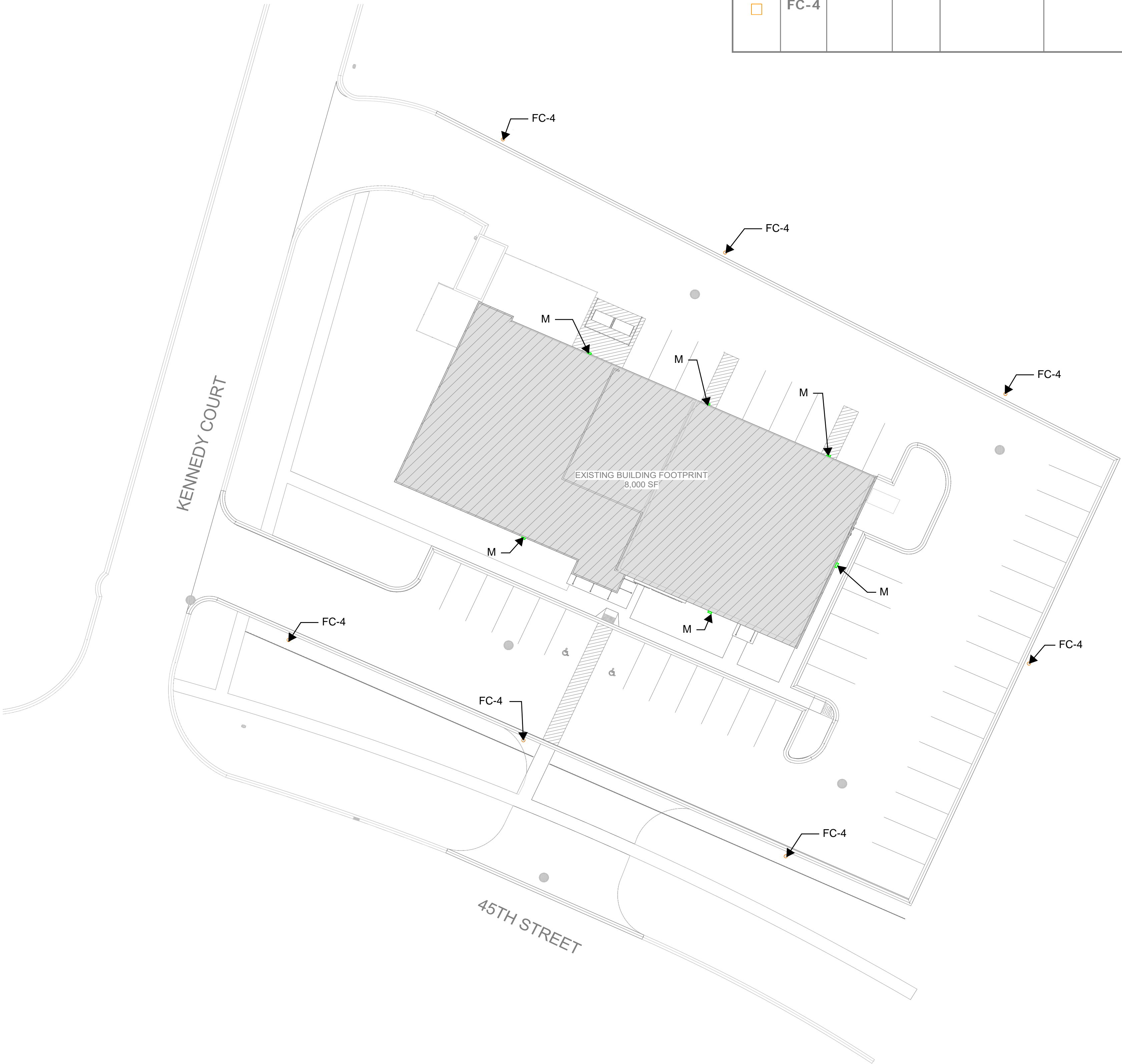


Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	M		5	Holophane	HLWPC2 P30 30K XX T2M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type II Medium	1	7838	0.8	71	 Max: 6486cd
	FC-4		7	Holophane	WFCL2 P50 30K XXXXX FC4 HSS	Washington FCO LED 2, P50, 3000K, Type 4 Optic, with House Side Shield	1	7506	0.85	139	 Max: 7331cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
South	+	0.6 fc	1.9 fc	0.0 fc	N/A	N/A
East	+	0.4 fc	1.8 fc	0.0 fc	N/A	N/A
North	+	1.0 fc	1.9 fc	0.1 fc	19.0:1	10.0:1
Walkway	+	2.7 fc	5.1 fc	1.0 fc	5.1:1	2.7:1
Parking Lot	+	1.6 fc	4.3 fc	0.5 fc	8.6:1	3.2:1
West	+	0.4 fc	1.6 fc	0.1 fc	16.0:1	4.0:1

- NOTES:
- FOR ELECTRICAL SPECIFICATIONS AND GENERAL NOTES SEE DWG. E0.00.
  - ERECT POLES WITH INSTALLED FIXTURE.
  - CALL "JULIE/DIGGER" PRIOR TO EXCAVATION.
  - USE FACTORY-SUPPLIED TEMPLATES FOR FINAL ANCHOR BOLT LOCATIONS.
  - REINFORCING STEEL WITH 3" MIN. CONCRETE COVER.
  - CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH OTHER PARTIES AND OWNER.
  - FOR LIGHTING FIXTURE SCHEDULE SEE DWG. E3.01.
  - ALL EXTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED VIA ASTRONOMICAL TIMER AND PHOTOCELL.
  - COORDINATE LIGHT POLE LOCATIONS WITH ARCHITECTURAL AND CIVIL DRAWINGS

- LEGEND:
- RUN 1" PVC SCH. 80 CONDUIT MIN. 24" BELOW FINISHED GRADE WITH 2#8AWG AND 1#8AWG GND.
  - LIGHT POLE FOUNDATION BY CONTRACTOR. SEE DETAIL 2 ON THIS DWG.
  - PROVIDE MIN. 4 POLE ASTRONOMICAL TIMER AND PHOTOCELL TO CONTROL EXTERIOR LIGHTING FIXTURES.



Colonial Head



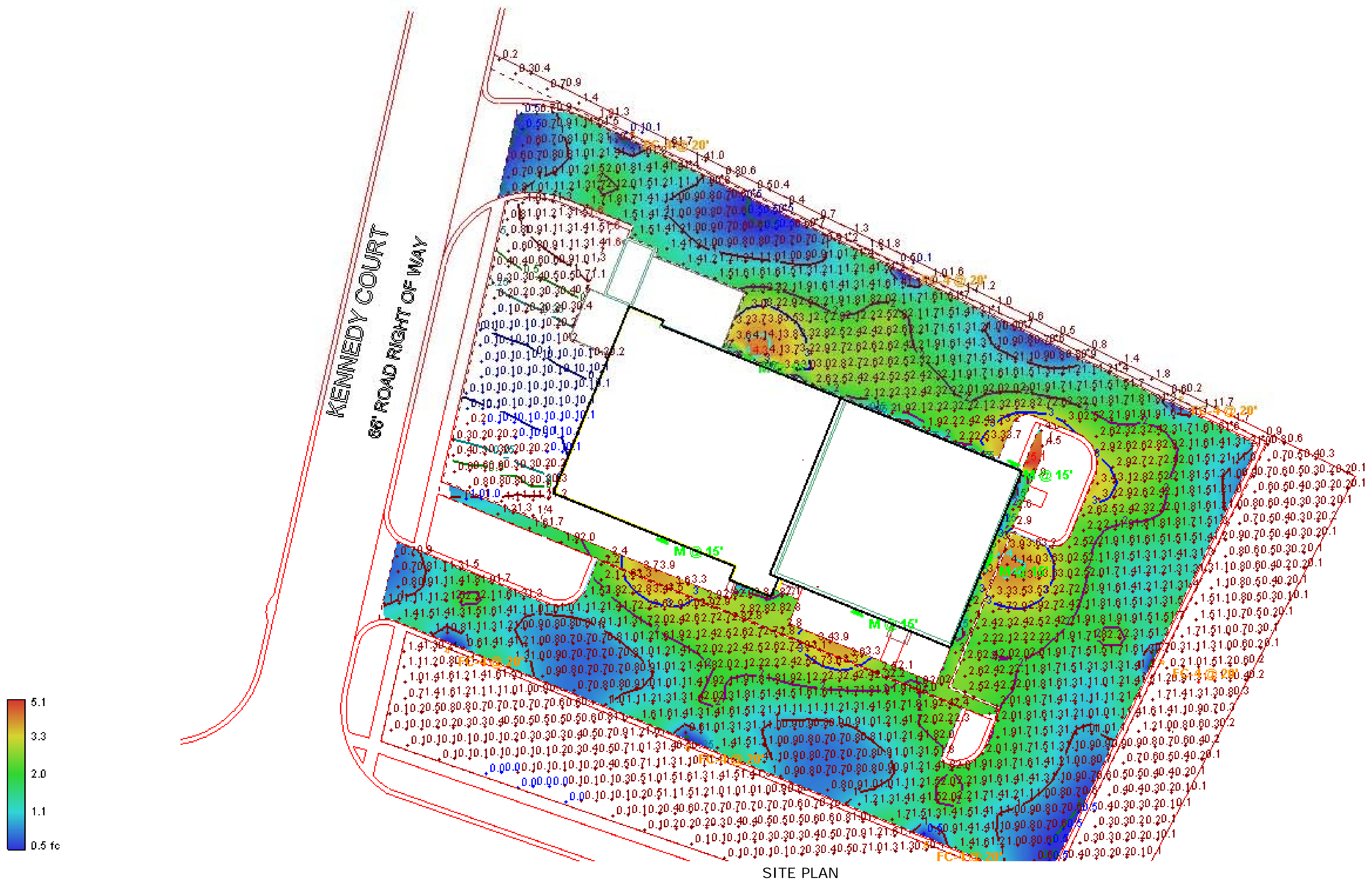
Aluminum Pole



③ TYPICAL LIGHT POLE HEAD & I

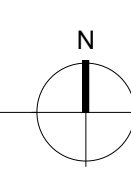
② LIGHT POLE FOUNDATION  
SINGLE CONDUIT ENTRY  
N.T.S.

① POWER PLAN  
1/16" = 1'-0"



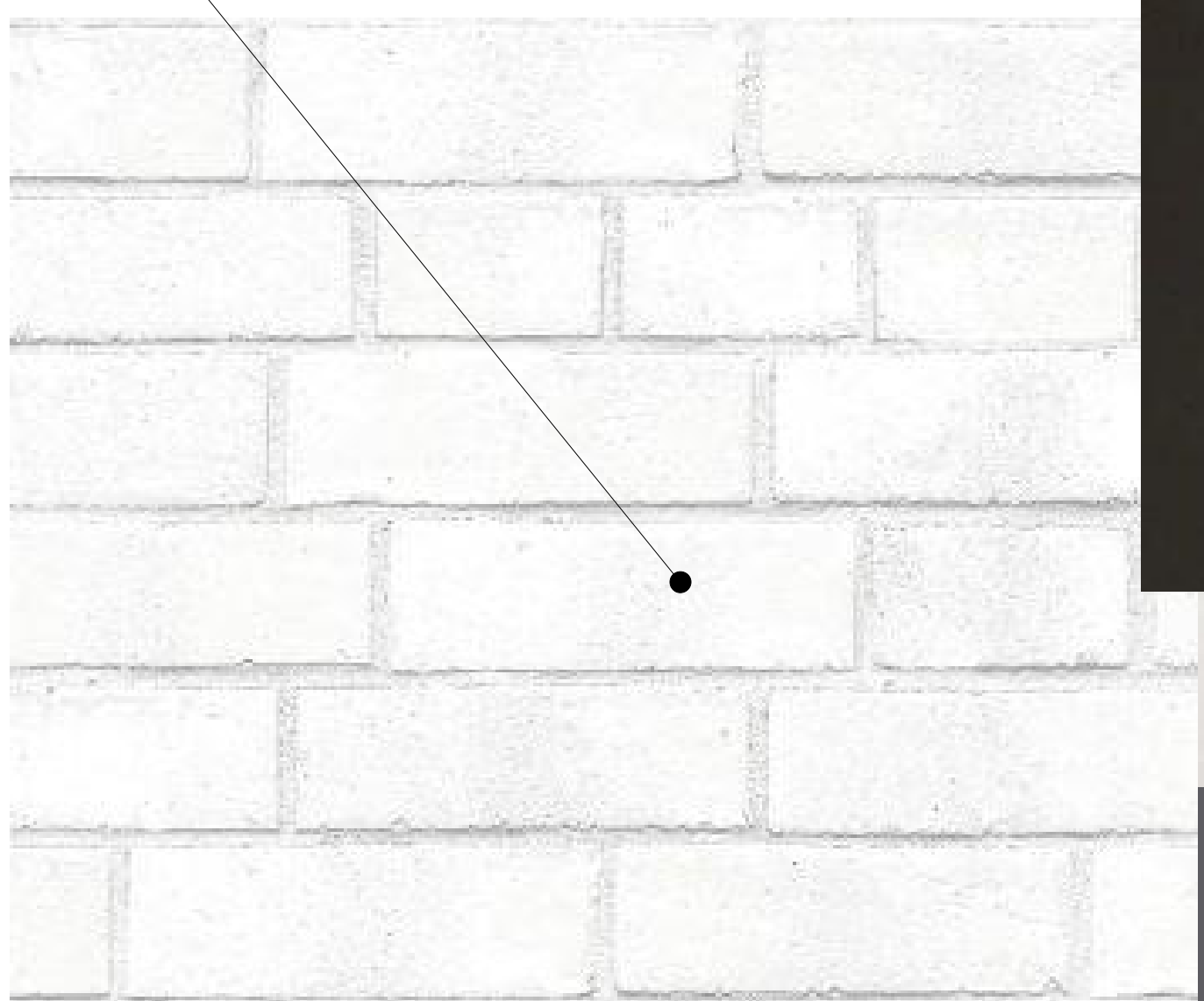
SITE PLAN

1 PHOTOMETRIC PLAN  
SCALE: N.T.S.

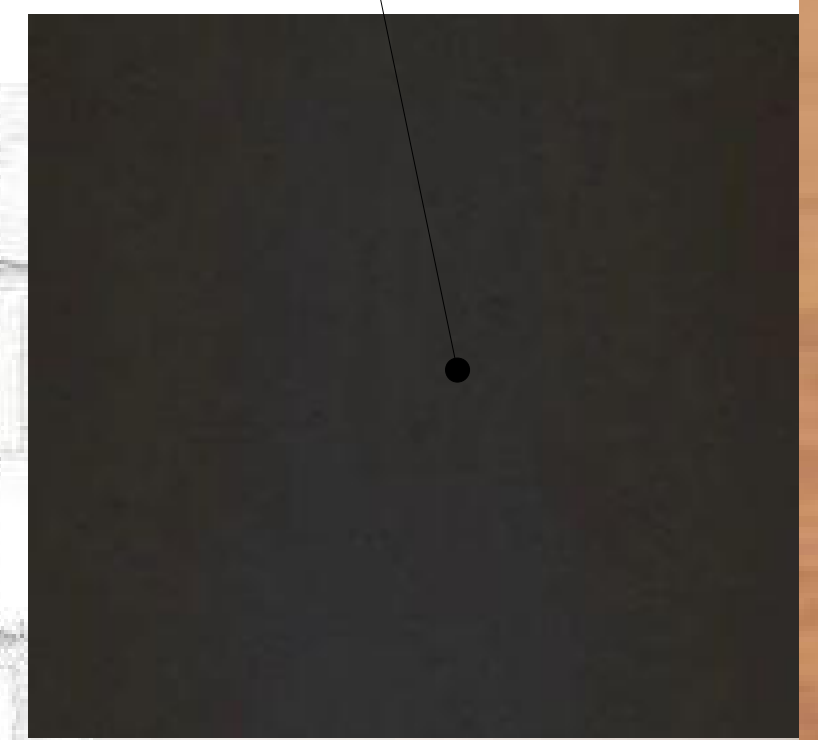




A.  
PAINTED BRICK -  
COLOR: CAPELLA WHITE



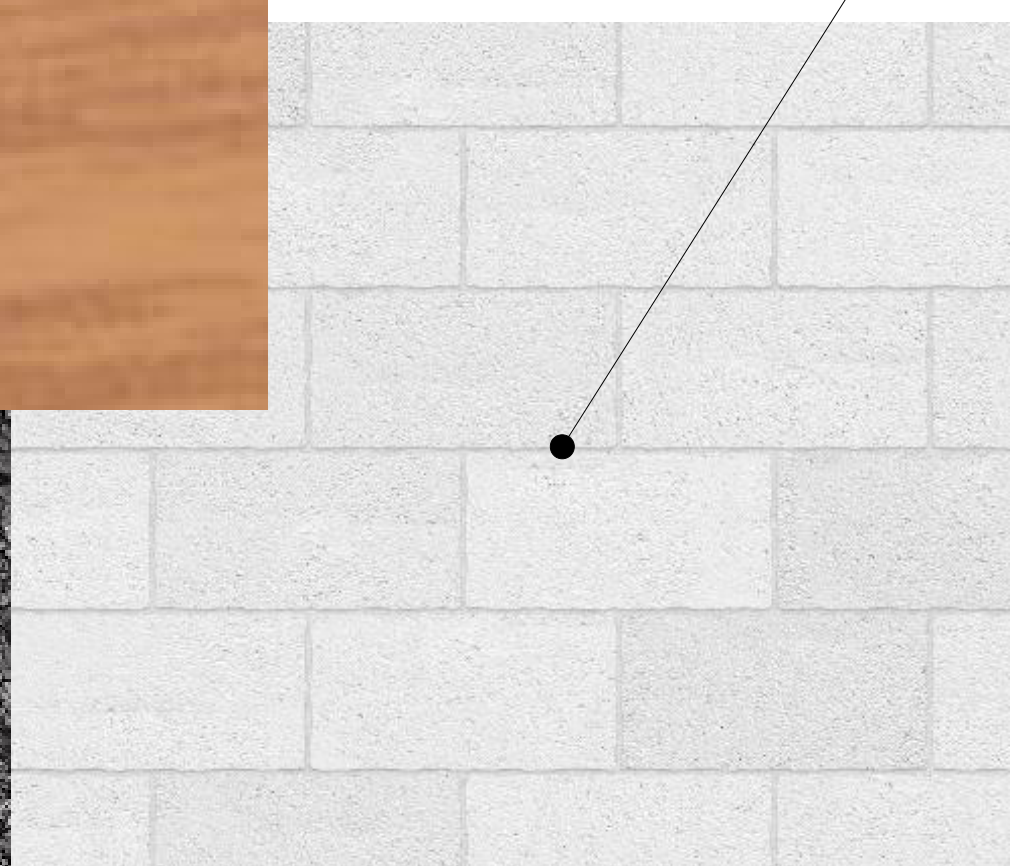
G.  
DOOR FRAMES -  
COLOR: BLACK STEEL



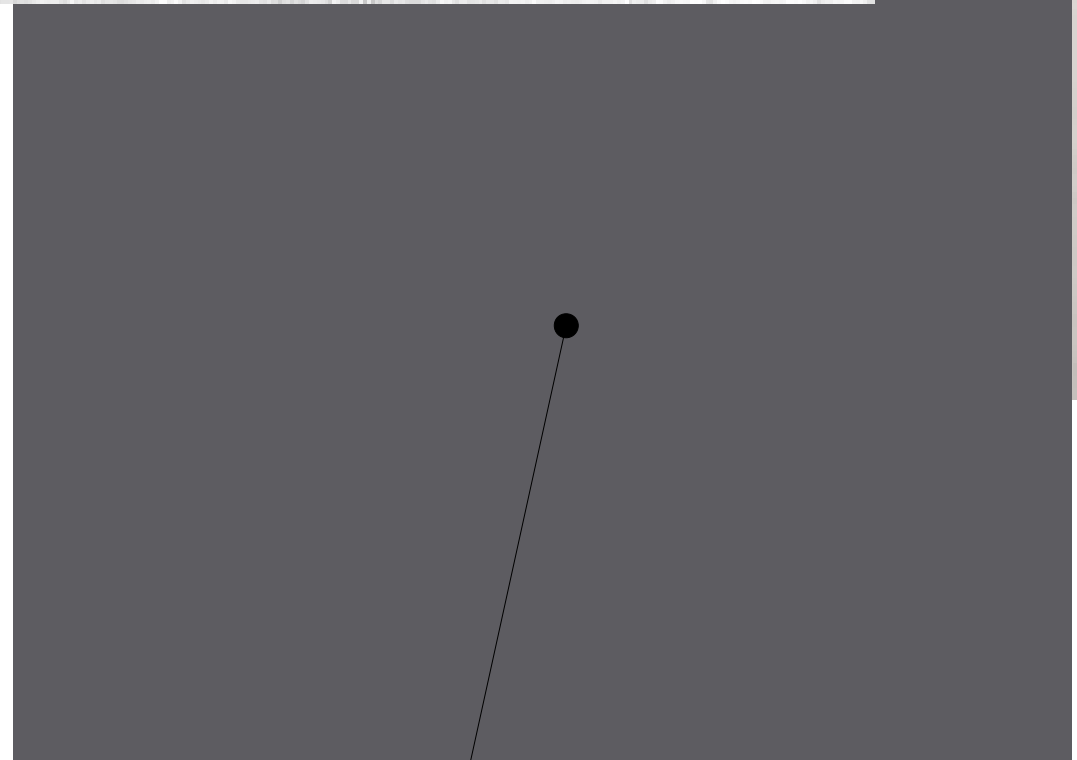
C.  
METAL PANEL -  
COLOR: LIGHT OAK



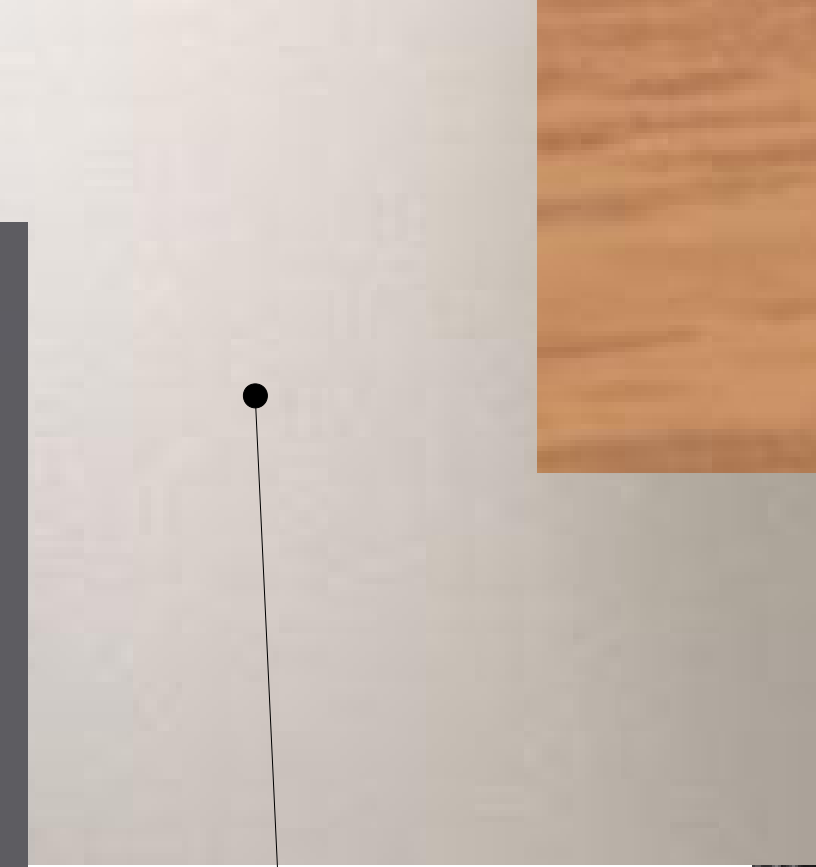
F.  
PAINTED EXISTING CMU -  
COLOR: CAPELLA WHITE



B.  
METAL CANOPY -  
COLOR: CHARCOAL GRAY



E.  
ALUMINUM WINDOWS  
AND DOORS -  
COLOR: CLEAR ANODIZED



D.  
METAL COPING -  
COLOR: BLACK

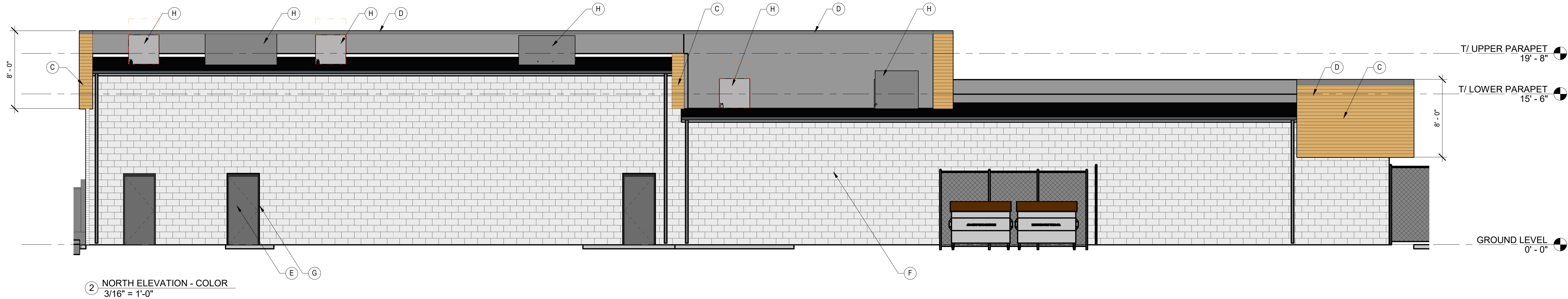
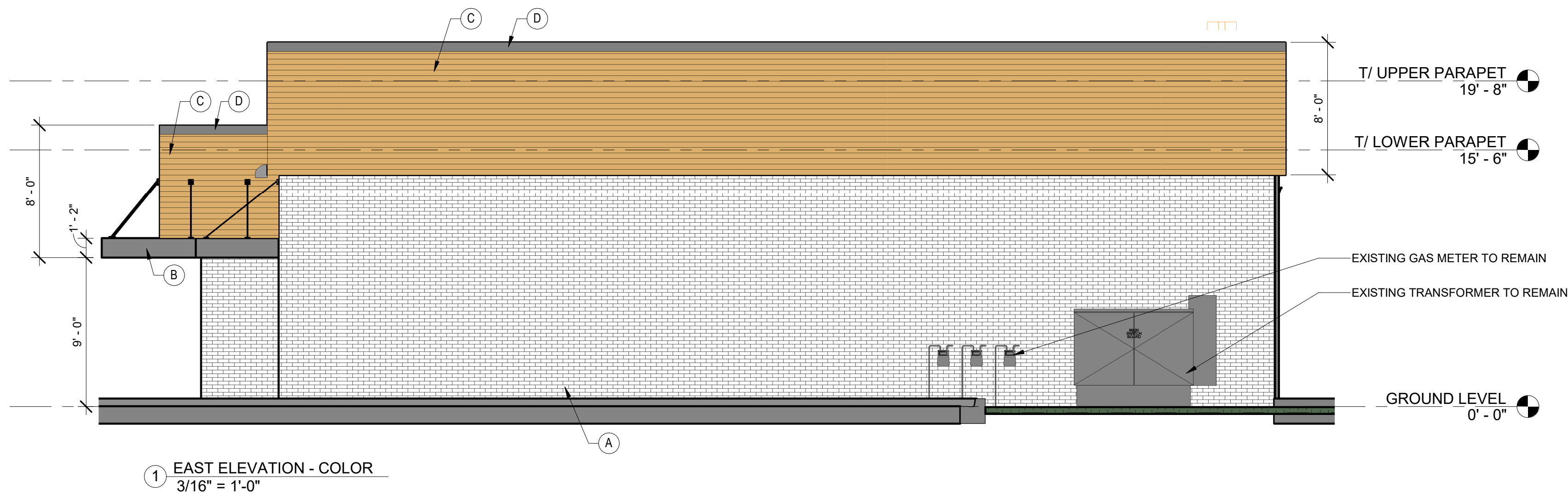


# MATERIAL BOARD



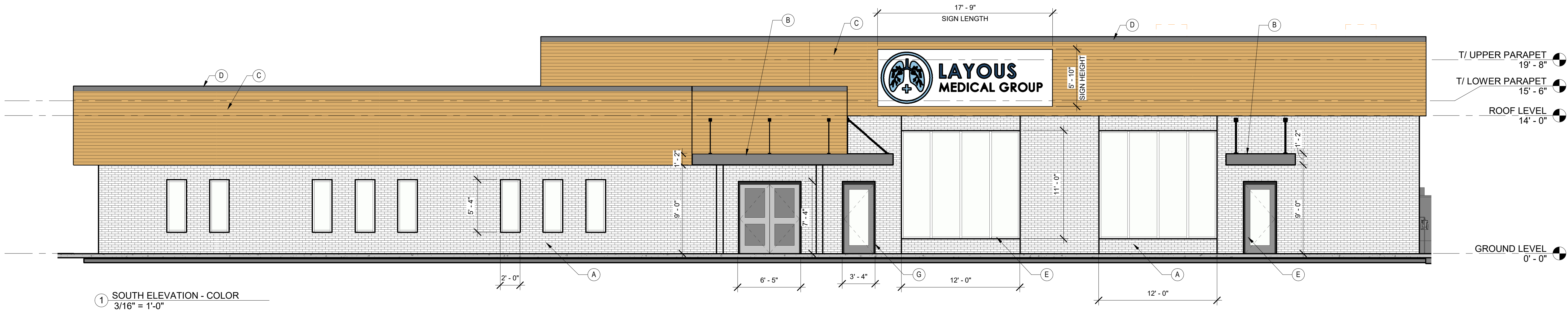
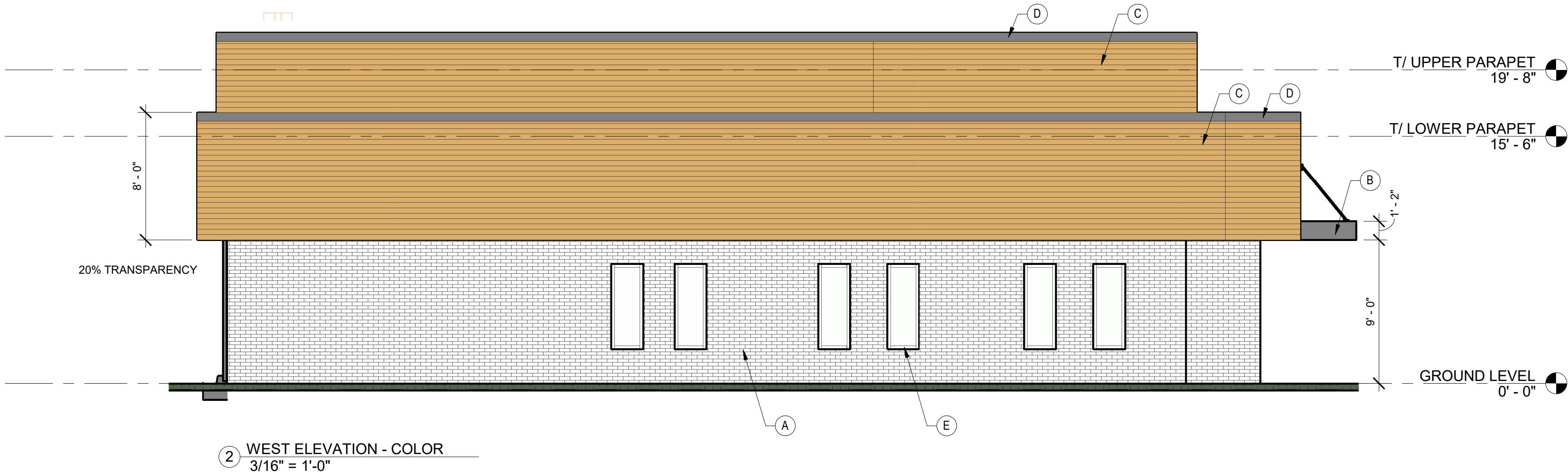
MATERIAL LEGEND

- A. PAINTED BRICK
- B. METAL CANOPY
- C. METAL PANEL
- D. METAL COPING
- E. WINDOWS AND DOORS
- F. PAINTED EXISTING CMU
- G. DOOR FRAMES
- H. MECHANICAL UNITS



MATERIAL LEGEND

- A. PAINTED BRICK
- B. METAL CANOPY
- C. METAL PANEL
- D. METAL COPING
- E. WINDOWS AND DOORS
- F. PAINTED EXISTING CMU
- G. DOOR FRAMES



SOUTH & WEST FACADE VOID AREA

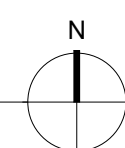
502 sf FENESTRATION  
2484 sf OPAQUE WALL

502 sf / 2484 sf x 100 = 20.2% VOID AREA



# Department Legend

- PULMONARY
- COSMETICS
- PRIMARY CARE
- BACK OF HOUSE
- CIRCULATION
- UNOCCUPIED



Catalog Number	
Notes	Type

## WFCL2

Utility Washington Series Luminaire  
Full Cutoff LED2



### Mechanical

- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

### Electrical

- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 10kV/5kA per ANSI C136.2-2015.
- 20KV Option meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LLED drivers meet maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and are ROHS compliant. Minimum operating temperature is -40°C. Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

### Optical

- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric full cutoff distributions
- 3000K, 4000K, and 5000K CCT
- 70CRI Standard

### Control Options

- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8 (see chart).
- Factory Programmed Driver (FPDxx) - Customize lumen output prior to manufacturing and still enables control leads so other options can also be used
- Long Life Photocontrols (PCLL) - 20 Year Life
- 3 and 7 pin photocontrol receptacles internally (PR3, PR7) or externally (PR3E, PR7E) mounted

### Testing/Compliance

- UL 1598 - Wet Locations Safety Listing
- Suitable for ambient temperatures -40°C to 40°C

### Manufacturing

- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

### Buy American Act

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

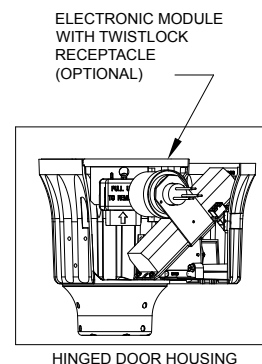
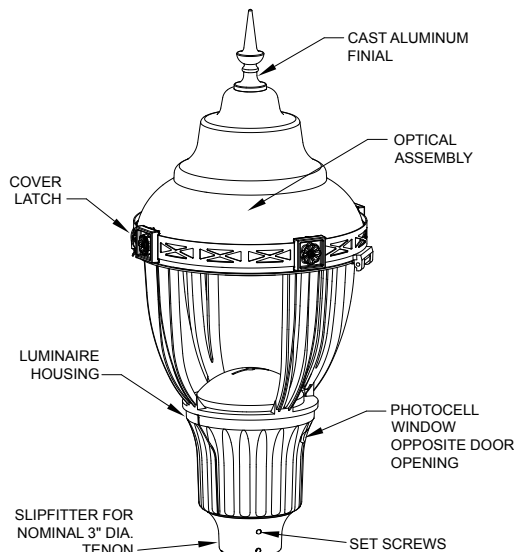
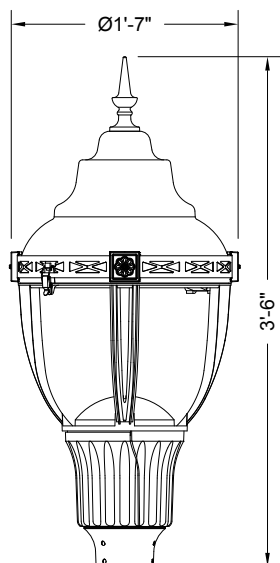
### Warranty

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)

DesignLights Consortium® DLC qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

## DIMENSIONAL DATA



Maximum Weight - 57 lbs  
Maximum Effective Projected Area - 1.72 sq. ft.



# WFCL2

Utility Washington Series Luminaire Full Cutoff LED2

## ORDERING INFORMATION

**Example:** WFCL2 P20 30K AS GN L2 N P73

Series	Led performance package	LED Color temperature	Voltage	Optics	Housing Color	Finial
WFCL2 Utility Washington LED FCO	P10 1,500 nominal lumens (amber only)	AMB True amber	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ	FC2 Type 2 distribution full cutoff	BK Black	NF None
	P20 4,500 nominal lumens	30K 3000K CCT			GR Gray	BL Ball
	P30 6,500 nominal lumens	40K 4000K CCT		FC3 Type 3 distribution full cutoff	GH Graphite	SK Spike
	P40 8,500 nominal lumens	50K 5000K CCT	HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ	FC4 Type 4 distribution full cutoff	GN Green	
	P50 11,500 nominal lumens			FC5 Type 5 distribution full cutoff	PP Prime paint	
					WH White	
					BZ Bronze	
					RALxxxxSDCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.	
					CMC Custom color match	

### Options: Option Compatibility Matrix on page 3 of 4

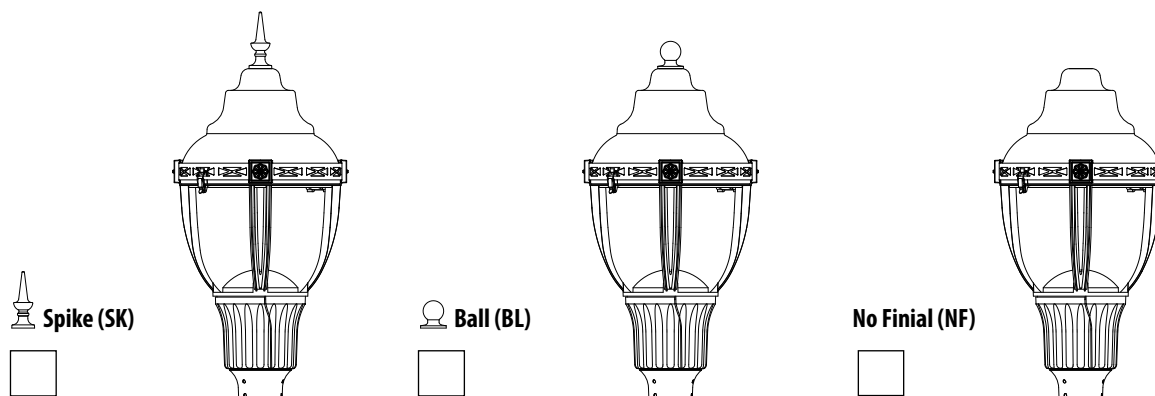
A0 Field Adjustable Output	PR3E NEMA Twist Lock Photocontrol Receptacle - 3 PIN. Externally mounted, available with NF option	L1H 1.5 ft prewired leads
FPDxx Factory Programmed Driver	PR7E NEMA Twist Lock Photocontrol Receptacle - 7 PIN. Externally mounted, available with NF option	L03 3ft prewired leads
PR3 NEMA Twist Lock photocontrol receptacle - 3 PIN receptacle only.	SH Shorting cap	L10 10 ft prewired leads
PR7 NEMA Twist Lock Dimming photocontrol receptacle - 7 PIN receptacle only.	HSS House side shield	L20 20 ft prewired leads
PCLL DTL long life twistlock photocontrol for solid-state MVOLT		L25 25 ft prewired leads
P34 DTL long life twistlock photocontrol for solid-state 347V		L30 30 ft prewired leads
P48 DTL long life twistlock photocontrol for solid-state 480V		NL1X1 NEMA Label 1" X 1"
		NL2X2 NEMA Label 2" X 2"
		20KV 20kV/10kA surge protection

### Accessories: Order as separate catalog number.

WFCL2HSS1	House side shield (Qty 1)
WFCL2HSSJ50	House side shield, (Bulk Qty 50)
RK8WFCL2 MVOLT SPD10K	Replacement surge protector kit, 10KV/5Ka 120-277V
RK8WFCL2 HVOLT SPD10K	Replacement surge protector kit, 10KV/5Ka 347-480V
RK8WFCL2 MVOLT SPD20K	Replacement surge protector kit, 20KV/10Ka 120-277V
RK8WFCL2 HVOLT SPD20K	Replacement surge protector kit, 20KV/10Ka 347-480V

## FINIAL INFORMATION

Mark Appropriate Box for Finial Options



## OPTIONS MATRIX

Mounting		SELECTED OPTION (start here)										
		A0	FPDxx	PR3	PR3E	PR7	PR7E	P34	P48	PCLL	SH	20kV
LED Performance Package	P10	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P20	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P30	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P40	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P50	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Voltage	MVOLT	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y
	HVOLT	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Finial	BL	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y
	SK	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y
	NF	Y	Y	Y	<b>M</b>	Y	<b>M</b>	Y	Y	Y	Y	Y
Compatible Options	A0		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	FPDxx	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y
	PR3	Y	Y		N	N	N	Y	Y	Y	Y	Y
	PR3E	Y	Y	N		N	N	Y	Y	Y	Y	Y
	PR7	Y	Y	N	N		N	Y	Y	Y	Y	Y
	PR7E	Y	Y	N	N	N		Y	Y	Y	Y	Y
	P34	Y	Y	Y	Y	Y	Y		N	N	N	Y
	P48	Y	Y	Y	Y	Y	Y	N		N	N	Y
	PCLL	Y	Y	Y	Y	Y	Y	N	N		N	Y
	SH	Y	Y	Y	Y	Y	Y	N	N	N		Y
	20kV	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

Y = Valid Option Combination

M = Must have: one of these must be installed for the luminaire to operate

N = Combination Not available

## LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Use the factors to determine relative lumen output for average ambient temperatures from 0-40C (32-104F)

Ambient Temp (degrees C) Lumen Multiplier								
0	5	10	15	20	25	30	35	40
1.05	1.04	1.03	1.02	1.01	1.00	0.99	0.98	0.97

## PROJECTED LED LUMEN MAINTENANCE

Data references the extrapolated performance projections for the platforms noted in 25C ambient, based on 6,000 hours of IED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Package	Lumen Maintenance						L70 Hrs
	25k hrs	36k hrs	50k hrs	60k hrs	75k hrs	100k hrs	
P20-P40	0.97	0.96	0.95	0.94	0.93	0.91	383,000
P50	0.96	0.94	0.93	0.91	0.90	0.87	267,667

## PERFORMANCE DATA

LED Package	Distribution	SystemWatts	3000K		4000K		5000K	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P20	FC2	45	4265	95	4701	104	4853	108
	FC3	45	3838	85	4230	94	4357	97
	FC4	45	4054	90	4468	99	4603	102
	FC5	45	4210	94	4640	103	4780	106
P30	FC2	66	6082	92	6703	102	6905	105
	FC3	66	5472	83	6031	91	6213	94
	FC4	66	5781	88	6371	97	6563	99
	FC5	66	6002	91	6615	100	6815	103
P40	FC2	89	7823	88	8622	97	8882	100
	FC3	89	7038	79	7757	87	7991	90
	FC4	89	7436	84	8195	92	8442	95
	FC5	89	7721	87	8509	96	8766	98
P50	FC2	139	11300	81	12454	90	12830	92
	FC3	139	10166	73	11205	81	11543	83
	FC4	139	10740	77	11837	85	12195	88
	FC5	139	11152	80	12291	88	12662	91

## FPDXX DATA OPTIONS

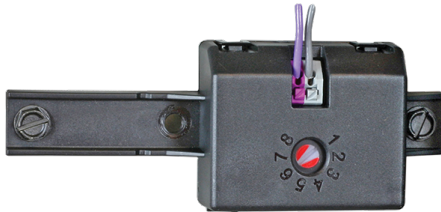
FPDxx Setting	Wattage	P20 30K				P20 40K				P20 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	45	4265	3838	4054	4210	4701	4230	4468	4640	4843	4357	4603	4780
FPD95	43	4052	3646	3852	3999	4466	4018	4245	4408	4601	4139	4373	4541
FPD90	41	3839	3454	3649	3789	4231	3807	4021	4176	4359	3921	4143	4302
FPD85	38	3626	3262	3446	3578	3996	3595	3798	3944	4117	3704	3913	4063
FPD80	36	3412	3070	3243	3368	3761	3384	3575	3712	3874	3486	3683	3824

FPDxx Setting	Wattage	P30 30K				P30 40K				P30 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	66	6082	5472	5781	6002	6703	6031	6371	6615	6905	6213	6563	6815
FPD95	63	5778	5198	5492	5702	6368	5729	6053	6285	6560	5902	6235	6474
FPD90	59	5474	4925	5203	5402	6033	5428	5734	5954	6215	5591	5907	6134
FPD85	56	5170	4651	4914	5102	5698	5126	5415	5623	5870	5281	5579	5793
FPD80	53	4865	4377	4625	4802	5362	4825	5097	5292	5524	4970	5251	5452
FPD75	50	4561	4104	4336	4502	5027	4523	4778	4962	5179	4660	4923	5111
FPD70	46	4257	3830	4046	4202	4692	4221	4460	4631	4834	4349	4594	4771

FPDxx Setting	Wattage	P40 30K				P40 40K				P40 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	89	7823	7038	7436	7721	8622	7757	8195	8509	8882	7991	8442	8766
FPD95	85	7432	6686	7064	7335	8191	7369	7785	8084	8438	7592	8020	8328
FPD90	80	7041	6334	6692	6949	7760	6891	7375	7658	7994	7192	7598	7889
FPD85	76	6649	5982	6320	6562	7329	6593	6966	7233	7550	6792	7176	7451
FPD80	71	6258	5631	5948	6176	6897	6206	6566	6807	7106	6393	6754	7013

FPDxx Setting	Wattage	P50 30K				P50 40K				P50 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	139	11300	10166	10740	11152	12454	11205	11837	11291	12830	11543	12195	12662
FPD95	132	10735	9658	10203	10594	11831	10644	11245	11677	12188	10966	11585	12029
FPD90	125	10170	9150	9666	10037	11209	10084	10654	11062	11547	10389	10975	11396
FPD85	118	9605	8641	9129	9479	10586	9524	10062	10447	10905	9811	10365	10763
FPD80	111	9040	8133	8592	8922	9963	8964	9470	9833	10264	9234	9756	10130

## COMPONENTS & OPTIONS DATA



**AO**  
Manual field adjustable output dimming device



**20kV**  
Safeguard your investment from extreme voltage spikes with our new Extreme 20kV/10kA SPD



**HSS**  
*Minimize backlight with a louvered house-side-shield. Available as a factory option or field accessory*