Town of Truckee
California

PLANNING COMMISSION RESOLUTION 2024-08

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2021-00000060/DP (SILVER CREEK ESTATES)

WHEREAS, the Town of Truckee Planning Commission approved a Development Permit, Planned Development, Use Permit, and Tentative Map for a 167-unit residential subdivision (Winter Creek) on APN 19-450-61; and

WHEREAS, the Winter Creek Final Map created the subject parcel and reserved it for future development; and

WHEREAS, the Town has received an application requesting approval of a Development Permit for the construction of 40 multifamily residential units located on Winter Creek Loop - No Address Assigned (APN 019-820-001-000) in the RM (Residential Multifamily) zoning district. Development Permit approval is required for permitted uses with more than 7,500 square feet of floor area; and

WHEREAS, the Planning Commission is responsible for the review and consideration of Development Permits; and

WHEREAS, a public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site informing the public of the date, time, and location of the public hearing for the consideration of the approval or denial of the Development Permit; and

WHEREAS, the Planning Commission held a public hearing on the matter at its regularly scheduled Planning Commission meeting beginning and ending on May 21, 2024 and considered all information, and public comment related thereto; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application 2021-00000060/DP (Silver Creek Estates):

1. Determines the project to be exempt from the provisions of CEQA per the Class 32 exemption for In-Fill Development Projects (Section 15332 of the CEQA Guidelines); and

2. Approves a Development Permit and the conditions of approval set forth in Exhibit C (Conditions of Approval) attached hereto and incorporated herein.

BE IT FURTHER RESOLVED, the Planning Commission adopts the findings set forth in Exhibit D (Findings), in support of approval of the Development Permit.

The foregoing Resolution was introduced by _____ and seconded by _____ at a Regular Meeting of the Truckee Planning Commission held on the 21st day of May 2024 and adopted by the following vote:

AYES:

NOES:

ABSENT:

_____
Mitch Clarin, Chair
Town of Truckee Planning Commission

ATTEST:

_____
Kayley Metroka, Administrative Technician

Attachments:

Exhibit A: Project Plans
Exhibit B: Density Bonus Incentive/Concession, Waivers/Reductions and Parking
Exhibit C: Draft Conditions of Approval
Exhibit D: Findings

PLANNING COMMISSION RESOLUTION 2024-08

EXHIBIT A

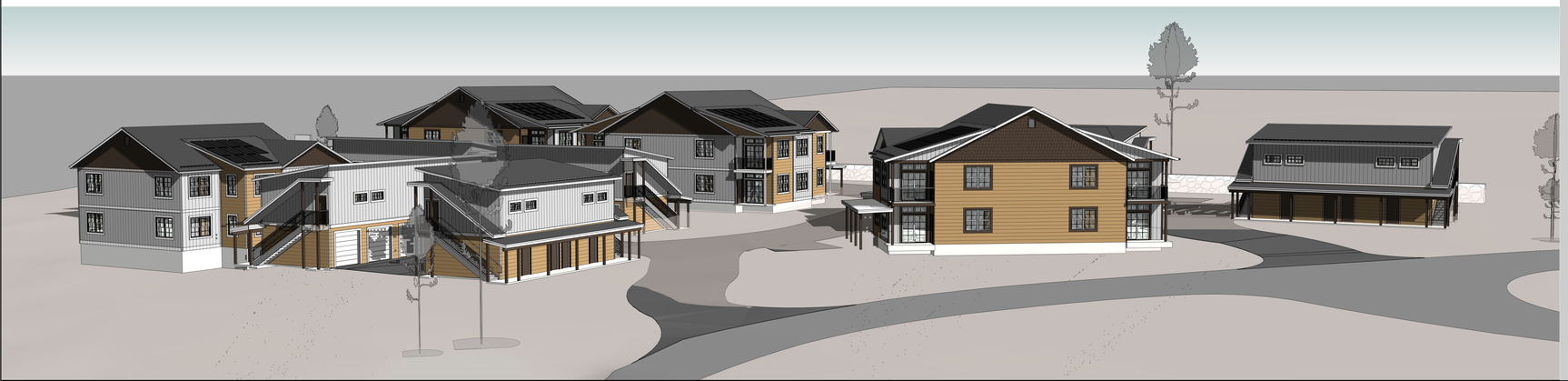
A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2021-00000060/DP (SILVER CREEK ESTATES)

PLANS

SILVER CREEK APARTMENTS

Winter Creek Loop
Truckee CA 96161

SCHEMATIC DESIGN PACKAGE



SHEET INDEX

COVER SHEET

a000

FORMGREY STUDIO
400 South Wells Avenue, Suite B, Reno NV 89502 | www.formgrey.com | (775) 507-7200

SILVER CREEK APARTMENTS
Client: Neptune Investment, LLC

Winter Creek Loop
Truckee CA 96161

SCHEMATIC DESIGN

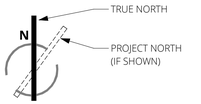
Issue Date: 01-23-24

FGS Project #: 2023-05

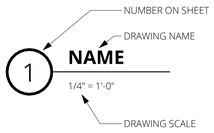
NOT FOR CONSTRUCTION

DRAWING SYMBOLS

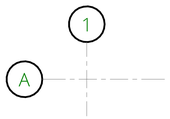
NORTH ARROW



DRAWING / VIEW TITLE

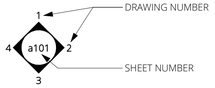


GRID LINE

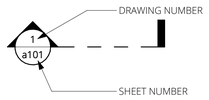


EXTERIOR ELEVATION

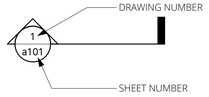
INTERIOR ELEVATION



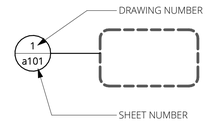
BUILDING SECTION



WALL SECTION



DETAIL CALLOUT



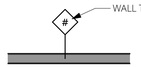
MATCHLINE

REVISION

ROOM

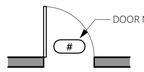
WALL / PARTITION

REFERENCE WALL TYPE SCHEDULE



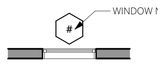
DOOR

REFERENCE DOOR SCHEDULE



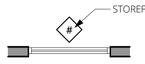
WINDOW

REFERENCE WINDOW SCHEDULE



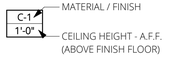
STOREFRONT SYSTEM

REFERENCE DOOR SCHEDULE



CEILING TAG

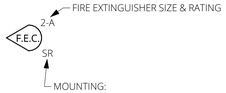
REFERENCE FINISH SCHEDULE



FIXTURE / EQUIPMENT TAG

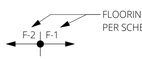
REFERENCE EQUIPMENT SCHEDULE

FIRE EXTINGUISHER



FLOOR FINISH TRANSITION

REFERENCE FINISH SCHEDULE



LEVEL / ELEVATION DATUM

SPOT ELEVATION

GENERAL NOTES

1. THESE GENERAL NOTES PERTAIN TO WORK DESCRIBED ON ALL CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS CONSIST OF THE OWNER CONTRACTOR AGREEMENT, THE CONDITIONS OF CONTRACT (GENERAL, SUPPLEMENTARY, AND OTHER CONDITIONS), THE DRAWINGS, THE SPECIFICATIONS, AND ALL ADDENDA ISSUED PRIOR TO AND ALL MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT.
3. FORMGREY STUDIO, LLC IS THE AUTHOR OF THESE PLANS AND CLAIMS A COPYRIGHT IN THESE PLANS AND THE DESIGNS CONTAINED IN THESE PLANS. THIS CLAIM IS MADE UNDER TITLE 17 OF THE UNITED STATES CODE AND ALL APPLICABLE TREATIES AND FOREIGN LAWS. THESE COPYRIGHTED DRAWING FILES ARE TO BE USED FOR REFERENCE ONLY. FORMGREY STUDIO, LLC WILL TAKE NO RESPONSIBILITY FOR ANY CHANGES MADE TO THESE DOCUMENTS BY ANOTHER PARTY AND NO LICENSE IS GIVEN FOR TRANSFER OF THESE COPYRIGHTS TO ANOTHER PARTY.
4. THE WORK COMPRISES THE COMPLETED CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS AND INCLUDES ALL LABOR NECESSARY TO PRODUCE SUCH CONSTRUCTION, AND ALL MATERIALS AND EQUIPMENT INCORPORATED OR TO BE INCORPORATED IN SUCH CONSTRUCTION.
5. SHOP DRAWINGS, PRODUCT DATA AND SAMPLES ARE NOT A PART OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL REVIEW THEM, BUT ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECTS REVIEW OF SHOP DRAWINGS, PRODUCT DATA OR SAMPLES.
6. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSIONS HE MAY DISCOVER. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF THE WORK.
7. ALL WORK IS TO CONFORM WITH THE CONTRACT DOCUMENTS. DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
8. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONTRACT DOCUMENTS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR AND SHALL BE REVIEWED BY THE ARCHITECT.
9. ALL WORK SHALL BE PERFORMED WITHIN STRICT CONFORMANCE TO THE MINIMUM STANDARDS OF THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL APPLICABLE NATIONAL, STATE, AND LOCAL LAWS, REGULATIONS AND ORDINANCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL SAFETY DURING CONSTRUCTION, AND ALL WORK SHALL CONFORM TO PERTINENT SAFETY REGULATIONS.
11. THE CONTRACTOR SHALL COORDINATE LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING AND PLUMBING INCLUDING ALL PIPING, DUCT WORK AND CONDUIT. COORDINATE ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF THE ABOVE EQUIPMENT.
12. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THEIR BEST SKILL AND ATTENTION, THEY SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF THEIR EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY WORK UNDER A CONTRACT WITH THE CONTRACTOR.
14. THE CONTRACTOR SHALL PURSUE WORK IN A CONTINUOUS AND DILIGENT MANNER TO INSURE TIMELY COMPLETION OF THE PROJECT.
15. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR OPERATIONS. AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL THEIR WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL THEIR TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIALS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR PROTECTION OF ALL EXISTING AND PROPOSED PIPING, UTILITIES, STRUCTURES, ADJACENT STREETS, AND IMPROVEMENTS DURING THE PERIOD OF CONSTRUCTION.
17. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
18. THE CONTRACTOR SHALL SUBMIT WEEKLY JOB STATUS REPORTS TO THE ARCHITECT. THE REPORT SHALL STATE ACTUAL PROGRESS OF THE JOB AND LIST ANY CHANGES OR CONDITIONS WITHIN THE SCOPE OF THE CONTRACT DOCUMENTS AFFECTING THE JOB PROGRESS.
19. WHERE CONFLICTS OCCUR, COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, TELEPHONES AND ELECTRICAL/COMMUNICATION OUTLETS AND SWITCHES WITH ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
20. WHERE CONFLICT IS ENCOUNTERED BETWEEN THE CONTRACT DOCUMENTS THAT WILL MATERIALLY AFFECT THE QUALITY OR EXTENT OF THE WORK, SUCH CONFLICT SHALL BE RESOLVED TO THE SATISFACTION OF THE ARCHITECT BEFORE THE AFFECTED ITEMS AND/OR MATERIALS ARE PURCHASED, FABRICATED AND/OR INSTALLED.
21. WHERE PRE-MANUFACTURED OR PRE-FABRICATED ITEMS AND/OR MATERIALS ARE TO BE INSTALLED - THE CONTRACTOR SHALL VERIFY ROUGH OR FINISHED DIMENSIONS IN THE FIELD PRIOR TO PURCHASE OR FABRICATION.
22. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS TO BE FREE FROM DEFECTS FOR A MINIMUM OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AND PROMPTLY REMEDY SUCH DEFECTS AND ANY SUBSEQUENT DAMAGE CAUSED BY THE DEFECTS OR REPAIR THEREOF, AT NO EXPENSE TO THE OWNER. GUARANTEE PERIODS OF GREATER THAN ONE YEAR MAY BE REQUIRED AND CONTAINED WITHIN THE CONTRACT DOCUMENTS.
23. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
24. WHERE ANY ITEM AND/OR MATERIAL IS INDICATED IN THE CONTRACT DOCUMENTS, AND NOT NECESSARILY DETAILED IN EACH SPECIFIC CASE, BUT IS REQUIRED FOR A COMPLETE AND PROFESSIONAL INSTALLATION - SUCH ITEM AND/OR MATERIAL SHALL BE PROVIDED AS IF SHOWN AND DETAILED IN FULL. PROVIDE MEANS TO FURNISH AND INSTALL.

SITE DATE / ZONING SUMMARY

ADDRESS:	WINTER CREEK LOOP, TRUCKEE CA 96161
APN:	019-820-001-000
AREA:	+/- 1.71 acres
ZONING:	MULTI-FAMILY RESIDENTIAL
JURISDICTION:	TOWN OF TRUCKEE
ACTUAL BUILDING HEIGHT:	35 FEET MAX.
STORIES:	2
UNIT COUNT:	40
PROPOSED DENSITY:	17 DWELLING UNITS / ACRE

BUILDING AREAS:

BLDG. 1 (4 UNITS):	5,247 GROSS S.F.
BLDG. 2 (4 UNITS):	5,247 GROSS S.F.
BLDG. 3 (5-CAR GARAGE with 2 CARRIAGE UNITS ABOVE):	2,310 GROSS S.F.
BLDG. 4 (4-CAR GARAGE with 2 CARRIAGE UNITS ABOVE):	1,848 GROSS S.F.
BLDG. 5 (4 UNITS):	4,108 GROSS S.F.
BLDG. 6 (5-CAR GARAGE with 2 CARRIAGE UNITS ABOVE):	2,310 GROSS S.F.
BLDG. 7 (4-CAR GARAGE with 2 CARRIAGE UNITS ABOVE):	1,848 GROSS S.F.
BLDG. 8 (4 UNITS):	5,247 GROSS S.F.
BLDG. 9 (4-CAR GARAGE with 2 CARRIAGE UNITS ABOVE):	1,848 GROSS S.F.
BLDG. 10 (4-CAR GARAGE with 2 CARRIAGE UNITS ABOVE):	1,848 GROSS S.F.
TOTAL ALL BUILDINGS:	31,861 GROSS S.F.

UNIT COUNT

BUILDING NO.	Name	Count
1 & 8	1 BEDROOM UNIT	8
2	1 BEDROOM UNIT	2
3 & 6	1 BEDROOM UNIT	4
1 BEDROOM UNIT: 14		14
1 & 8	2 BEDROOM UNIT	8
2	2 BEDROOM UNIT	4
5	2 BEDROOM UNIT	3
2 BEDROOM UNIT: 15		15
2	ACCESSIBLE 1 BEDROOM UNIT	1
ACCESSIBLE 1 BEDROOM UNIT: 1		1
5	ACCESSIBLE 2 BEDROOM UNIT	1
ACCESSIBLE 2 BEDROOM UNIT: 1		1
2	ACCESSIBLE STUDIO	1
ACCESSIBLE STUDIO: 1		1
4 7 9 & 10	STUDIO	8
STUDIO: 8		8
Grand total: 40		40

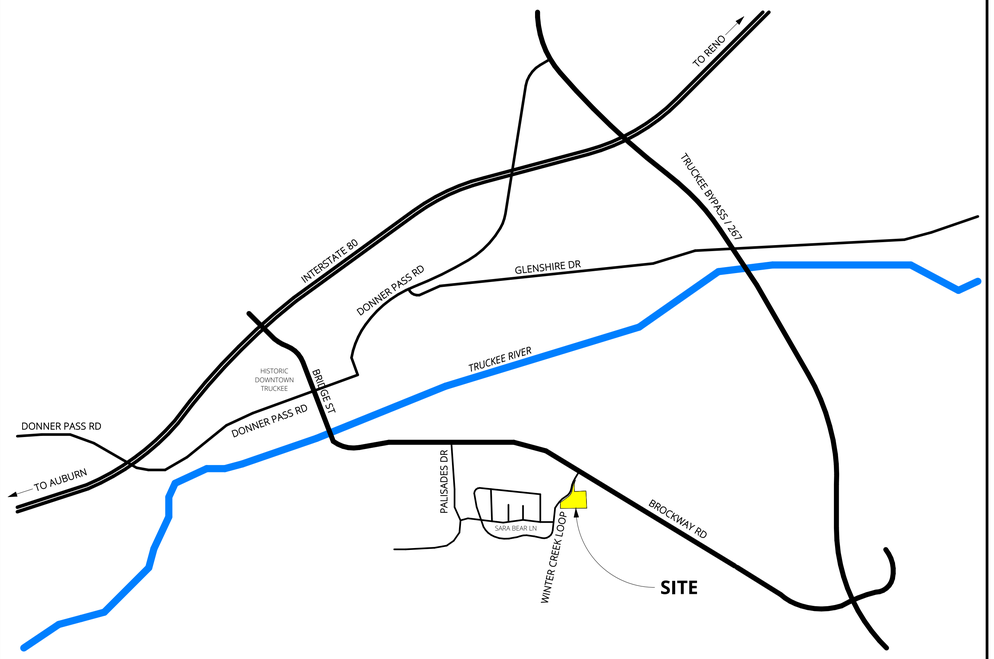
DESIGN CRITERIA

APPLICABLE CODES:

BUILDING CODES:	2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
MECHANICAL CODE:	2022 CALIFORNIA MECHANICAL CODE (CMC)
PLUMBING CODE:	2022 CALIFORNIA PLUMBING CODE (CPC)
ENERGY CODE:	2022 CALIFORNIA ENERGY CODE (CEC)
ELECTRICAL CODE:	2022 CALIFORNIA ELECTRICAL CODE (CEC)
FIRE CODES:	2022 FIRE CODE, AS AMENDED BY TRUCKEE FIRE PROTECTION DISTRICT
ACCESSIBILITY:	ICC A117.1-2009 ACCESSIBILE AND USABLE BUILDINGS AND FACILITIES 2010 AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDLINES FAIR HOUSING ACT
OTHER CODES:	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) 2018 INTERNATIONAL WILDLAND-URBAN INTERFACE (IWUIC) 1997 UNIFORM HOUSING CODE 2021 INTERNATIONAL SOLAR ENERGY PROVISIONS

CODE ANALYSIS SUMMARY:

OCCUPANCY GROUP:	RESIDENTIAL R-2
TYPE OF CONSTRUCTION:	TYPE V-B
REQUIRED SEPARATIONS:	1-HOUR AT DWELLING UNIT SEPARATIONS (WALLS AND FLOOR/CEILING) 1-HOUR AT CORRIDOR WALLS 1-HOUR AT EXTERIOR EXIT STAIRWAYS 1-HOUR AT VERTICAL SHAFTS
FIRE SPRINKLERS:	YES - NFPA 13R
ALARM SYSTEM:	YES
NO. OF STORIES:	2
ALLOWABLE BUILDING HEIGHT:	40 FEET
ALLOWABLE AREA:	21,000 ft² PER STORY



N

VICINITY MAP

1" = 1000'-0"

PROJECT TEAM

OWNER

NEPTUNE INVESTMENT, LLC
261 N. HIGHWAY 101
SOLANA BEACH CA 92075

REZA SHERA
(858) 401-9090
rezashera@gmail.com

ARCHITECT

FORMGREY STUDIO, LLC
400 S WELLS AVE., SUITE B
RENO NV 89502

NATHANIEL B. HUDSON, AIA, NCARB
(775) 507-7200
nhudson@formgrey.com

GENERAL CONTRACTOR

TBD — TBD

CIVIL

SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY CA 95645

(530) 272-5841
MARTIN WOOD, P.L.S.: martinwood@scopeinc.net
JASON BARNUM, P.E.: jason@scopeinc.net

STRUCTURAL

TBD — TBD

MECHANICAL

TBD — TBD

ELECTRICAL

TBD — TBD

LANDSCAPE

A THYME TO PLANT, INC. — SHANA BEHAN / JUAN MUNOZ
530-548-5029
shana@athymetoplanttahoe.com

PROJECT DESCRIPTION

40 DWELLING UNITS CONSISTING OF FOUR APARTMENT BUILDINGS AND SIX MULTI-CAR PARKING GARAGES WITH DWELLING UNITS ABOVE. SITE IMPROVEMENTS AND LANDSCAPING.

PROJECT
INFORMATION, CODES

a001

FORMGREY STUDIO
400 South Wells Avenue, Suite B, Reno NV 89502 | www.formgrey.com | (775) 507-7200

SILVER CREEK APARTMENTS

Client: Neptune Investment, LLC

Winter Creek Loop
Truckee CA 96161

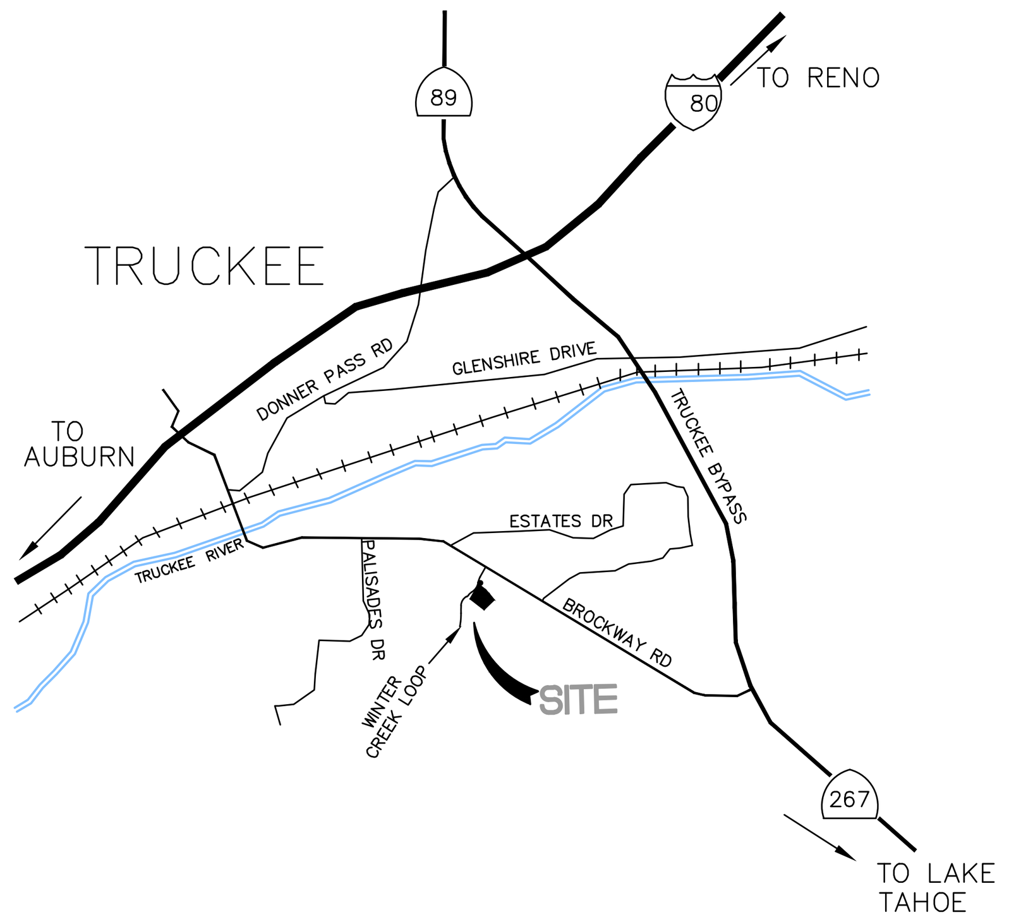
SCHEMATIC DESIGN

Issue Date: 01-23-24

FGS Project #: 2023-05

NOT FOR CONSTRUCTION

1/23/2024 2:17:16 PM



VICINITY MAP
NO SCALE

LAND USE			
	Proposed		
	Sq. Ft.	AC	%
Bldg Footprint	17,709	0.41	23.8
Asphalt *	26,007	0.60	34.9
Concrete	5,415	0.12	7.3
Trail	1,030	0.02	1.4
Landscape/OS	24,327	0.56	32.7
TOTAL	**74,487**	**1.71**	**100**

* Asphalt under canopy = 1,237 sf

PARKING STATISTICS		
	Proposed	Required
Covered Parking	26	N/A
Standard Parking	33	TBD
Compact Parking	9	N/A
ADA Parking	4	3
TOTAL	**72**	**72**

OWNER
NEPTUNE INVESTMENT, LLC
261 N. HIGHWAY 101
SOLANA BEACH, CA 92075
ATTN: REZA SHERA (858) 401-9090

SITE ADDRESS
XXXXX WINTER CREEK LOOP
TRUCKEE, CA, 96161

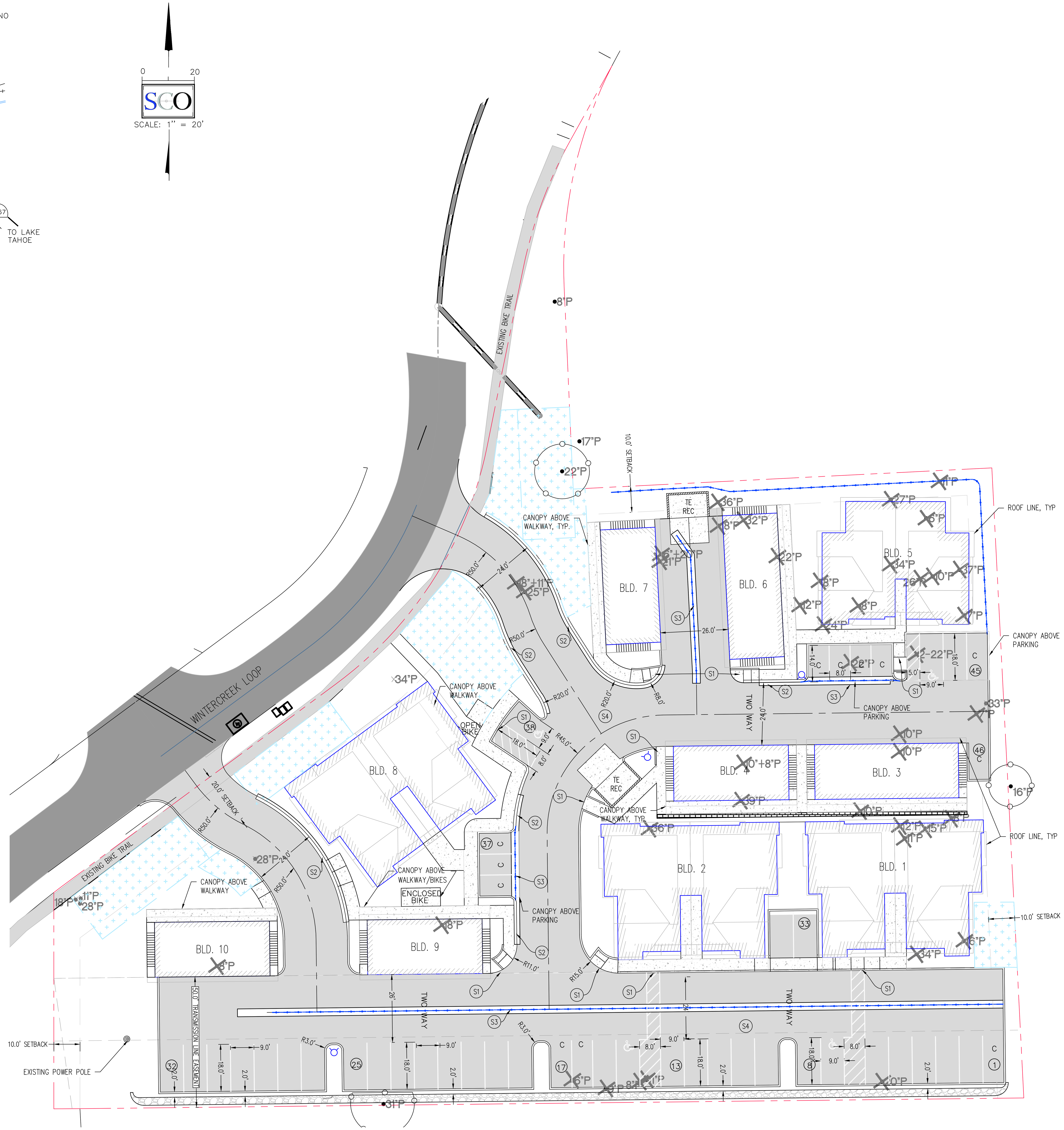
PLANNING/ENINEERING
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95645
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S. or JASON BARNUM, P.E.

ASSESSOR'S PARCEL NUMBER
019-820-001-000

ACREAGE
1.71± ACRES

ZONING
MULTI-FAMILY RESIDENTIAL

PROPOSED DENSITY
17 UNITS/ ACRE – 40 MULTI-FAMILY



LEGEND
- PROPERTY LINE
- EXISTING FENCE
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- •22"P EXISTING TREE TO REMAIN (P) PINE (F) FIRE, DIAMETER INDICATED
- ✕2"P TREES TO BE REMOVED – ± 42 TREES OF 53 TREES
- SNOW STORAGE AREA (TYPICAL)

SNOW STORAGE CALCULATIONS:
TOTAL ASPHALT** = 24,770 S.F.
REQUIRED SNOW STORAGE AREA = 12,385 S.F.
ON SITE SNOW RAMPED AREAS = 4,000 S.F.
ON SITE SNOW STORAGE = 7,673 S.F. (31.0% OF TOTAL AC)
SNOW STORAGE OFF HAUL = 4,712 S.F.

**ASPHALT NOT COVERED BY CANOPIES

SNOW STORAGE NOTES:
1. SNOW POLES TO BE INSTALLED AT TOP BACK OF CURB, LOCATIONS TO BE APPROVED BY TOWN BEFORE INSTALLATION.

SITE ITEMS:
S1 ADA RAMP
S2 TYPE MODIFIED TYPE E CURB AND GUTTER
S3 3' CONCRETE VALLEY GUTTER
S4 NEW AC SECTION 3" ON 8" MIN.
S5 ADA PARKING STALL
S6 TYPE A1-6 CURB
S7 TRASH ENCLOSURE
S8 DEPRESS CURB AND SIDEWALK FOR ACCESS TO PARKING AREA
S9 BIKE PARKING AREA

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202310
DATE: OCTOBER, 2023
DWG: SEE DAY STAMP

NO.	REVISIONS	DATE

CIVIL IMPROVEMENT PLANS
SILVER CREEK
SITE, SNOW STORAGE AND TREE REMOVAL PLAN
GRASS VALLEY CALIFORNIA

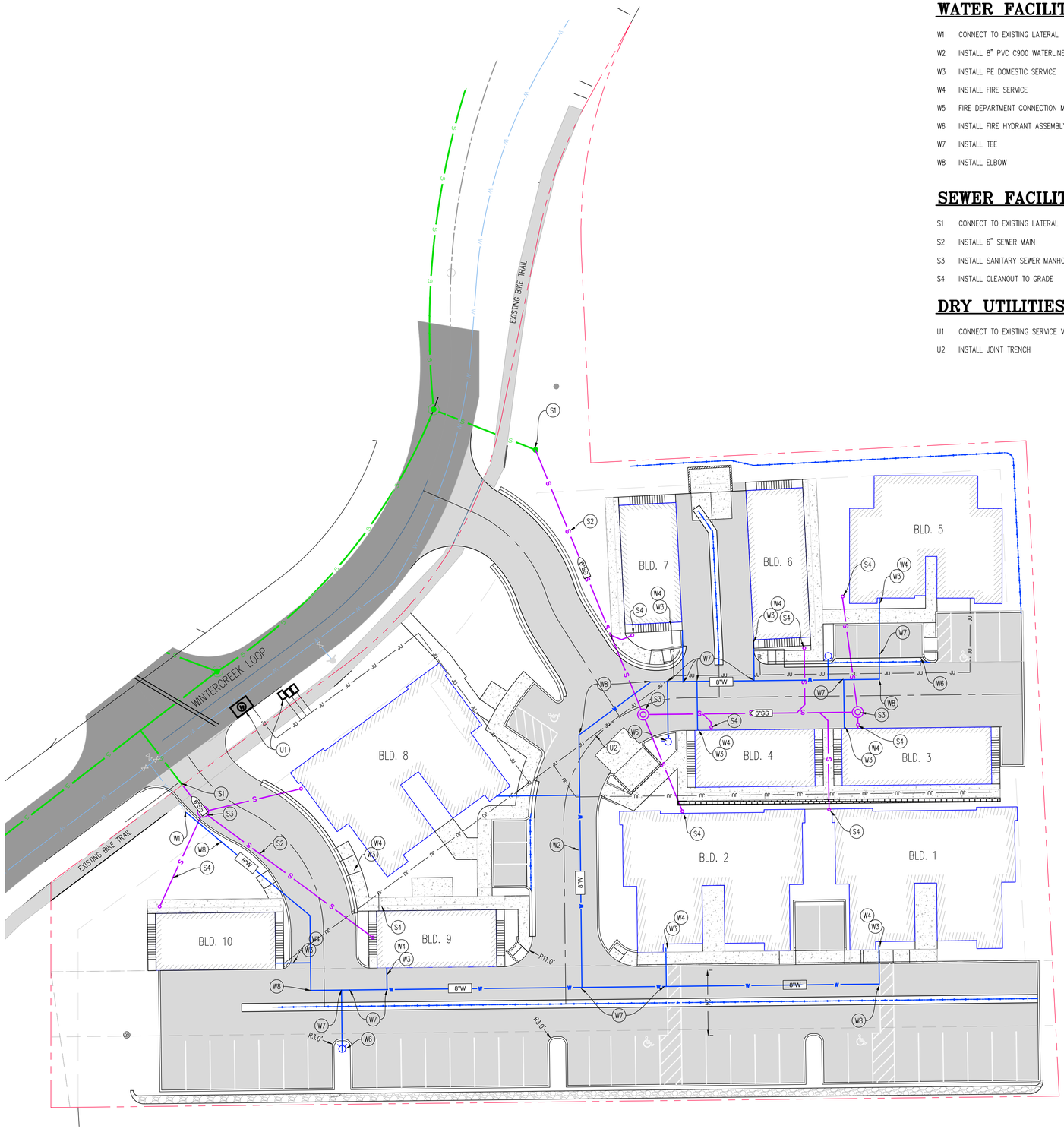
SCO PLANNING•ENGINEERING•SURVEYING

GRASS VALLEY (530) 272-5841
TRUCKEE (530) 582-4043

PRELIMINARY
JASON T. BARNUM
CIVIL
STATE OF CALIFORNIA
8/10/2023

0 20

SCALE: 1" = 20'



WATER FACILITIES:

W1 CONNECT TO EXISTING LATERAL

W2 INSTALL 8" PVC C900 WATERLINE

W3 INSTALL PE DOMESTIC SERVICE

W4 INSTALL FIRE SERVICE

W5 FIRE DEPARTMENT CONNECTION MOUNTED TO BUILDING

W6 INSTALL FIRE HYDRANT ASSEMBLY

W7 INSTALL TEE

W8 INSTALL ELBOW

SEWER FACILITIES:

S1 CONNECT TO EXISTING LATERAL

S2 INSTALL 6" SEWER MAIN

S3 INSTALL SANITARY SEWER MANHOLE

S4 INSTALL CLEANOUT TO GRADE

DRY UTILITIES FACILITIES:

U1 CONNECT TO EXISTING SERVICE VAULTS

U2 INSTALL JOINT TRENCH

LEGEND

- PROPERTY LINE
- 8"W — WATER LINE PIPE (SIZE AS NOTED)
- 8"SS — SEWER LINE (SIZE AS NOTED)
- GAS — GAS LINE
- JU — JOINT TRENCH (DRY UTILITIES)
- E — ELECTRIC LINE
- JU — JOINT TRENCH (DRY UTILITIES)
- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- FLOW LINE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- FIRE HYDRANT
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE
- SEWER MANHOLE
- ELECTRIC TRANSFORMER & VAULT
- COMCAST BOX & TDPUD ELECTRIC BOX
- SUDDENLINK & AT&T BOX
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT

UTILITY NOTES:

MAINTAIN MINIMUM SEPARATION FOR ALL UTILITIES PER UTILITY COMPANY STANDARD SPECIFICATIONS AND TDPUD STD. DWG. NO. UT-S3.

CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF ACTUAL LOCATION AND DEPTH DIFFERS SIGNIFICANTLY FROM LOCATION AND DEPTH SHOWN ON PLANS.

CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO OBTAIN FINAL CONSTRUCTION DRAWINGS AND STANDARD SPECIFICATIONS. ALL UNDERGROUND CONDUIT AND PIPING TO BE INSTALLED IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA PLUMBING CODE AS WELL AS PLANS/STANDARDS AND DETAILS OF THE LOCAL UTILITY COMPANY HAVING JURISDICTION.

NATURAL GAS PIPING TO THE GAS METER SHALL BE INSTALLED BY SW GAS (ALL TRENCHING AND BACKFILL BY CONTRACTOR). NATURAL GAS PIPING BEYOND THE METER SHALL BE INSTALLED BY THE CONTRACTOR PER THE APPROVED PLUMBING PLAN. ALL UNDERGROUND PIPE TO BE INSTALLED WITH TRACER WIRE PLACED 12" ABOVE PIPE WITH YELLOW WARNING TAPE LABELED "DANGER GAS PIPE".

WATER INSTALLATION & NOTES:

WHERE WATERLINE INTERSECTS ABOVE SD OR SEWER LINE CONTRACTOR SHALL INSTALL A FULL STICK OF WATER PIPE SHOULD BE CENTERED ON THE STORM DRAIN OR SEWER, WHEN THE WATER PIPE IS BELOW THE STORM DRAIN OR SEWER.

MAINTAIN MINIMUM SEPARATION FOR ALL UTILITIES PER TDPUD STD. DWG. NO. W-44.2. PROVIDE 24" MINIMUM CLEARANCE FROM WATER FACILITIES TO ANY OTHER UTILITY. THIS INCLUDES ALL ELECTRIC, GAS, TELEPHONE AND CABLE FACILITIES, ABOVE OR BELOW GROUND.

SEE W-6.3 AND W-8.2 FOR THRUST BLOCK AND MECHANICAL PIPE RESTRAINT NOTES.

CONTRACTOR SHALL ADJUST ALL (E) UTILITY BOXES, VAULTS AND MANHOLES WHICH OCCUR WITHIN NEW PAVEMENT TO 1/2" TO 1/4" BELOW FINISH GRADE. CONTRACTOR SHALL UPGRADE ALL BOXES, VAULTS AND LIDS TO H-20 TRAFFIC RATED WHERE BOXES VAULTS AND LIDS OCCUR WITHIN VEHICLE TRAFFIC AREAS.

SEE LANDSCAPE PLANS FOR IRRIGATION PIPE, VALVES AND SLEEVE LOCATIONS.

SEWER NOTES:

ALL SEWER INSTALLATION SHALL MEET OR EXCEED DISTRICT CODE ORDINANCE 1-2021.

SEWER LATERAL NOTE: ALL 4" SEWER LATERALS SHALL BE CONSTRUCTED 2% MIN SLOPE PER FIG. 8 SHT. C8.5. ONCE BEYOND CROSSING WITH OTHER UTILITIES SUCH AS WATER AND STORM DRAIN LATERALS CAN BE STEEPENED TO HAVE CLEANOUTS TO GRADE AND LATERAL AT 48" MIN DEPTH TYPICAL ALL LOTS.

ALL SEWER LATERALS 2% MIN TO MANHOLE OR WYE. PER TSD FIG 8 NOTE:

WHERE SEWER LATERALS CROSS WATER LINE MAINTAIN 2% OFF OF WYE AND RISE AFTER CROSSING

NO.	REVISIONS	DATE

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202310
DATE: OCTOBER, 2023
DWG: SEE DAY STAMP

CIVIL IMPROVEMENT PLANS
SILVER CREEK
UTILITY PLAN

GRASS VALLEY CALIFORNIA

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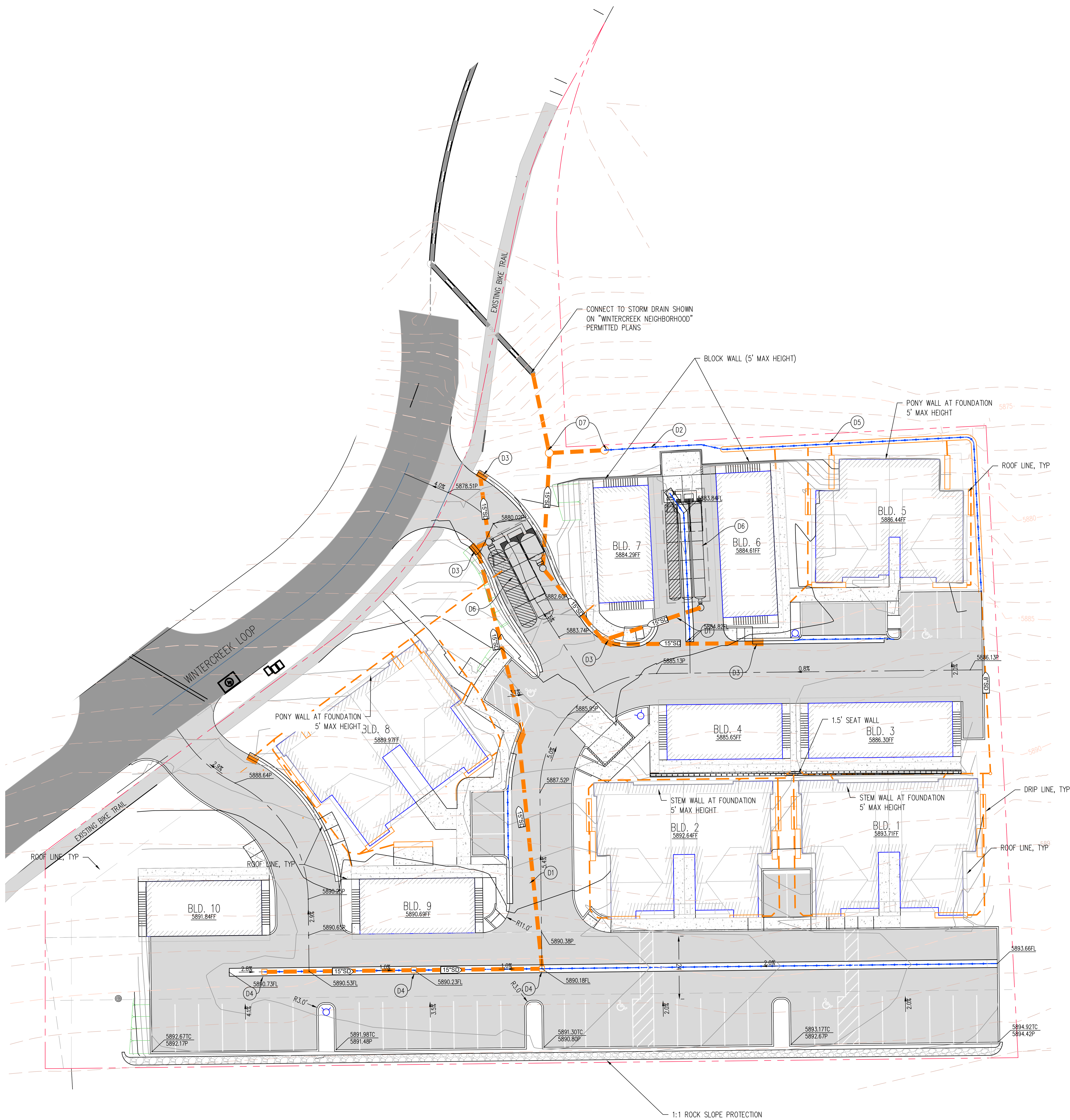
GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

PRELIMINARY
JASON T. BANNON
PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
5/10/2023



LEGEND

- PROPERTY LINE
- STORM DRAIN PIPE
- FIRE HYDRANT
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE
- SEWER MANHOLE
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT

DRAINAGE FACILITIES:

- D1 HDPE STORM DRAIN PIPE TO SIZE SHOWN.
- D2 TYPE 1/1R DITCH SEE DITCH SHALL BE ROCK LINED PER TYPE 1R WHEN SLOPES EXCEED 5%.
- D3 TYPE E/ROTATED TYPE E DRAINAGE INLET
- D4 24" SQAURE DRAINAGE INLET
- D5 BIOSWALE DRAINAGE TREATMENT AREA.
- D6 STORMTECH CHAMBERS STRUCTURE.
- D7 36" CMP DRAINAGE INLET

PRELIMINARY EARTHWORK

CUT: 3921 C.Y.
FILL: 1556 C.Y.

HARDSCAPE/ BUILDING SECTIONS AND CLEARING LOSS: 770 C.Y.

NET EARTHWORK: 3135 C.Y. EXPORT

DESIGNED:	JTB
DRAWN:	JTB
PROJ. NO:	202310
DATE:	OCTOBER, 2023
DWG:	SEE DAY STAMP

NO.	REVISIONS	DATE

CIVIL IMPROVEMENT PLANS
SILVER CREEK
GRADING AND DRAINAGE PLAN

GRASS VALLEY CALIFORNIA

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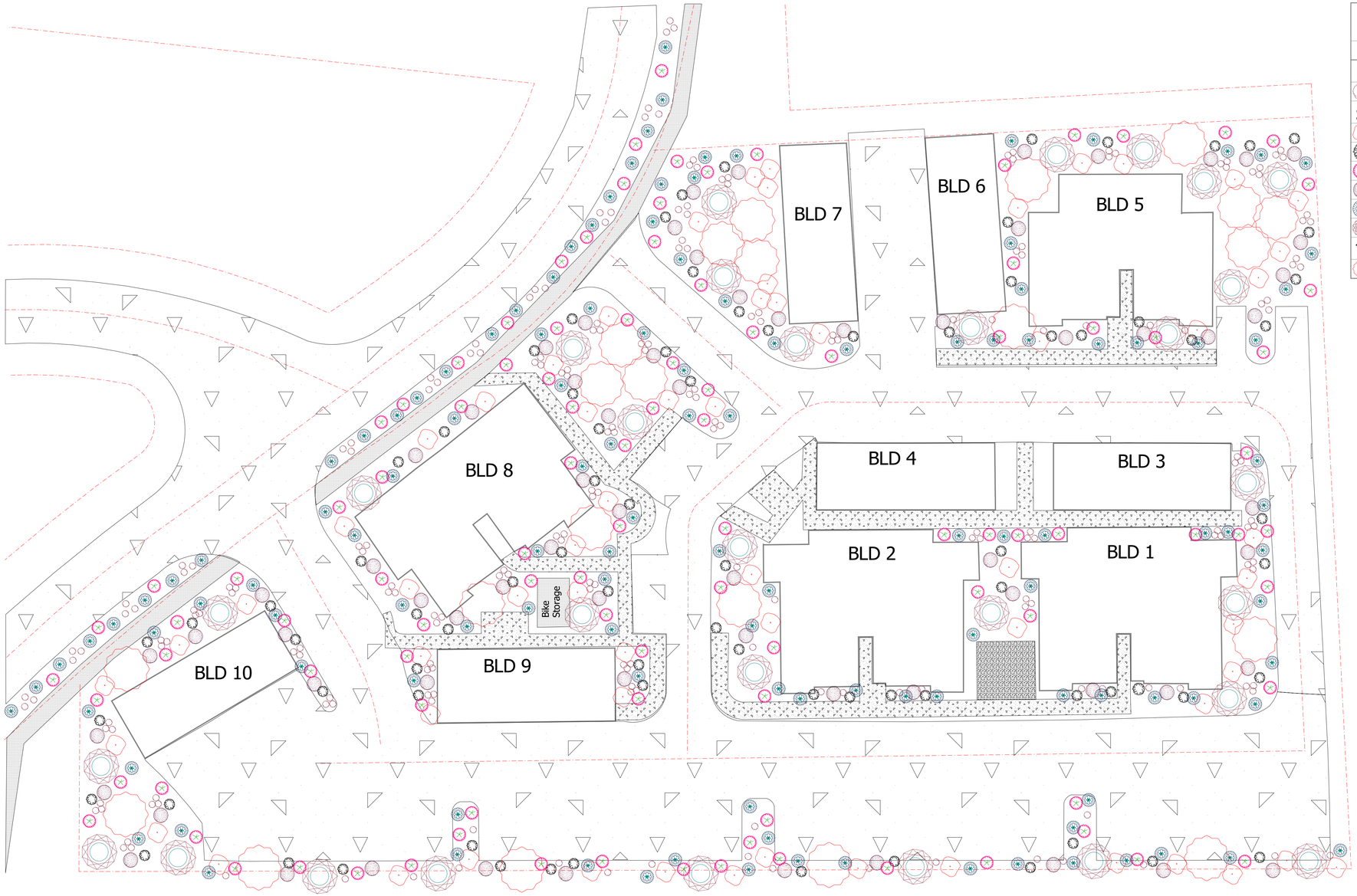


Legend

Common Name	Qty	Botanical Name
Flower, Perennial		
Grass, Maiden	219	Miscanthus sinensis
Shrub, Deciduous		
Dogwood, Baileys Red Twig	62	Cornus sericea 'Bailey's'
Dogwood, Variegated Red Twig	79	Cornus alba 'Elegantissima'
Mountain Spirea	102	Spirea densiflora
Ninebark, Eldiablo	67	Physocarpus opulifolius
Potentilla fruitcosa 'Abbotswood'	125	Potentilla fruitcosa 'Abbotswood'
Western Chokecherry	30	Prunus virginiana var. demissa
Tree, Deciduous		
Red Maple spp.	22	Acer rubrum

Revision #: 007

Date: 12/18/2023

Scale:

1" = 30'

Landscape Plan:

Silver Creek Condominums

Landscape Design by: SB

A Thyme to Plant Inc.

L1

TABLE 503.1 IGNITION-RESISTANT CONSTRUCTION

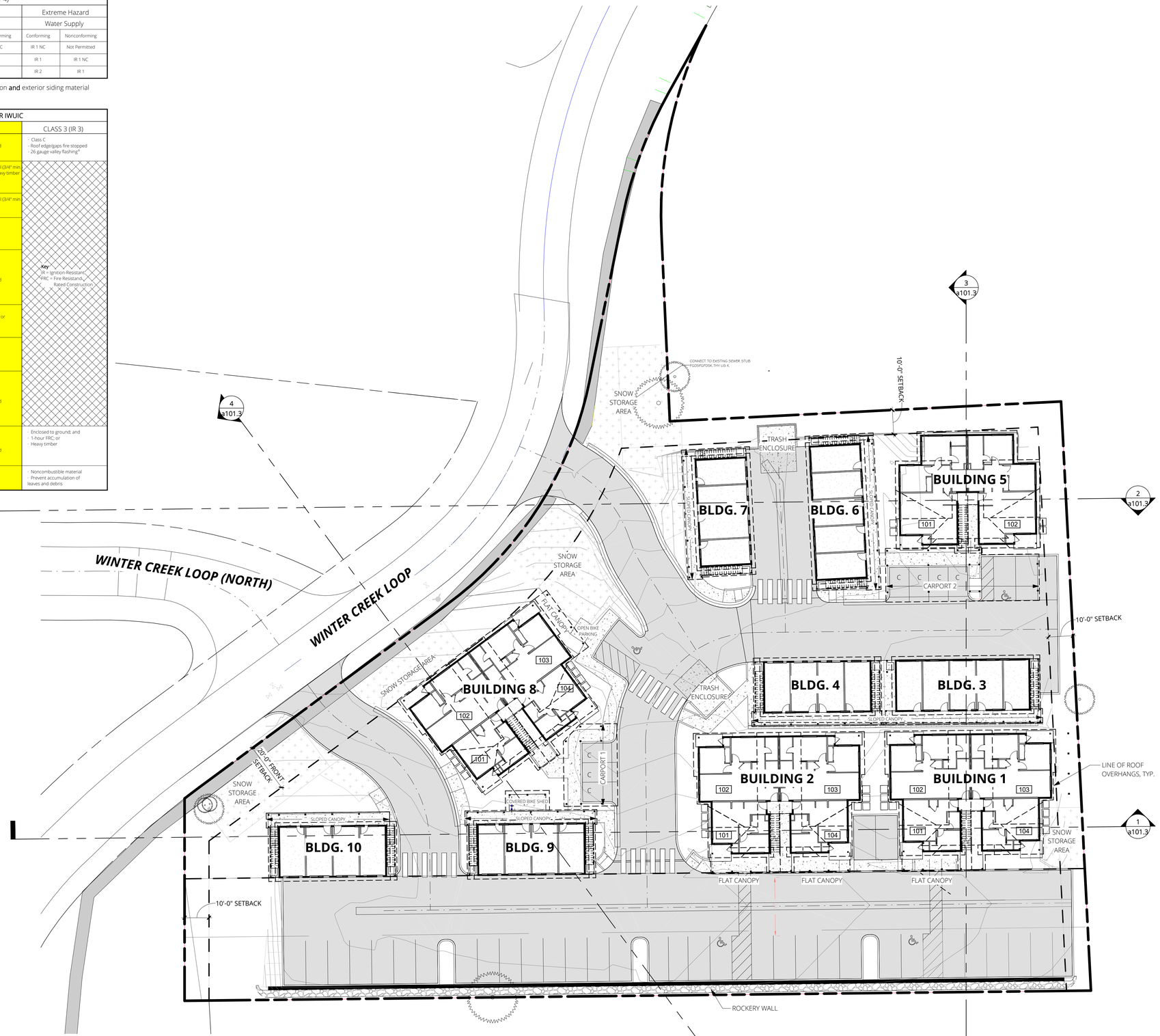
DEFENSIBLE SPACE (Chapter 6)	Fire Hazard Severity (Chapter 4)					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply		Water Supply		Water Supply	
	Conforming	Nonconforming	Conforming	Nonconforming	Conforming	Nonconforming
Nonconforming	IR 2	IR 1	IR 1	IR 1 NC	IR 1 NC	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 NC
1.5 Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

Note: IR 1 NC shall have exterior walls of 1 hour fire resistive construction **and** exterior siding material shall be noncombustible

IGNITION-RESISTANT CONSTRUCTION PER IWUIC

	CLASS 1 (IR 1)	CLASS 2 (IR 2)	CLASS 3 (IR 3)
ROOFS	- Class A - Roof edge/gaps fire stopped - 26 gauge valley flashing[d]	- Class B - Roof edge/gaps fire stopped - 26 gauge valley flashing[d]	- Class C - Roof edge/gaps fire stopped - 26 gauge valley flashing[d]
EAVES	- IR material - 1-hour FRC - 2" nom. dimension lumber - Or treated materials	- Enclosed with solid material (3/4" min - No exposed tails unless heavy timber	
FASCIA	- IR material - 1-hour FRC - 2" nom. dimension lumber	- Enclosed with solid material (3/4" min	
VENTS[b,c]	- <144 square inches - <1/4 in. noncombustible corrosion-resistant mesh - Or approved device[c]	- <144 square inches - <1/4 in. noncombustible corrosion-resistant mesh - Or approved device (c)	
EXTERIOR WALLS	- Approved 1-hour FRC[a] or - Approved noncombustible materials; or - Heavy timber or log wall; or - Fire retardant treated wood labeled for exterior use; or - IR material	- Approved 1-hour FRC[a] or - Approved noncombustible materials; or - Heavy timber or log wall; or - Fire retardant treated wood labeled for exterior use; or - IR material	Key IR = Ignition-Resistant FRC = Fire Resistant Rated Construction
WINDOWS	- Tempered glass; or - Multilayered glazed panels; or - Glass block; or - Min. 20 minute rating	- Tempered glass; or - Multilayered glazed panels; or - Glass block; or - Min. 20 minute rating	
DOORS[e]	- Approved noncombustible construction; or - Solid core (1 3/4" min.); or - Min. 20 minute rating	- Approved noncombustible construction; or - Solid core (1 3/4" min.); or - Min. 20 minute rating	
APPENDAGES (i.e. DECKS)[f]	- 1-hour FRC - Heavy timber; or - Approved noncombustible materials; or - Fire retardant treated wood labeled for exterior use; or - IR material	- 1-hour FRC - Heavy timber; or - Approved noncombustible materials; or - Fire retardant treated wood labeled for exterior use; or - IR material	
UNCLOSED UNDERFLOOR	- Enclosed to ground; and - 1-hour FRC; or - Heavy timber; or - Fire retardant treated wood labeled for exterior use	- Enclosed to ground; and - 1-hour FRC; or - Heavy timber; or - Fire retardant treated wood labeled for exterior use	- Enclosed to ground; and - 1-hour FRC; or - Heavy timber
GUTTERS AND DOWNSPOUTS	- Noncombustible material - Prevent accumulation of leaves and debris	- Noncombustible material - Prevent accumulation of leaves and debris	- Noncombustible material - Prevent accumulation of leaves and debris

a. When provided.
b. Gable end, soffit, eave, and dormer vents shall be located at least 10 feet (3048 mm) from lot lines.
c. Attic ventilation openings at soffits, eaves, or overhang areas must be approved devices only.
d. On the exterior side.
e. Exception: Vehicle access door.
f. See WUI Code, amendments, and guide for additional restrictions or exceptions.



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ARCHITECTURAL SITE PLAN - SCHEMATIC DESIGN

1" = 20'-0"

0 20 40 80

SITE PLAN NOTES

APN: 019-820-001-000
OWNER: NEPTUNE INVESTMENT, LLC

1. THERE IS AN AVAILABLE PUBLIC WATER SYSTEM.
2. THIS IS NOT A LEGAL SURVEY. PROPERTY DESCRIPTION INFORMATION ON THIS SHEET FOR GENERAL USE ONLY.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM PERIMETER OF BUILDING, MINIMUM SLOPE 5% FOR 10' MIN. AWAY FROM BLDG.
4. SLOPE ALL CONCRETE 2% UNLESS NOTED OTHERWISE.
5. CONNECT UTILITY EXTENSIONS TO EXISTING UTILITIES. CONTRACTOR TO VERIFY LOCATIONS OF EXTENSIONS.
6. LIMITS OF CONSTRUCTION, STORAGE AREA, & VEGETATION OF CONCERN TO BE COORDINATED W/ OWNER OR ARCHITECT
7. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PER REQUIRED BMP'S PRIOR TO BEGINNING CONSTRUCTION.
8. FOR REMAINING SITE INFORMATION REFER TO CIVIL AND LANSCAPE DRAWINGS.

SCHEMATIC ARCHITECTURAL SITE PLAN

a101

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SILVER CREEK APARTMENTS

Client: Neptune Investment, LLC

Winter Creek Loop
Truckee CA 96161

SCHEMATIC DESIGN
Issue Date: 01-23-24
FGS Project #: 2023-05
NOT FOR CONSTRUCTION

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ARCHITECTURAL 2nd FLOOR SITE PLAN - SCHEMATIC DESIGN

1" = 20'-0"

0 20 40 80

SCHEMATIC 2nd
FLOOR SITE PLAN

a101.1

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FGS Project #: 2023-05

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SITE ROOF PLAN - SCHEMATIC DESIGN

1" = 20'-0"

SCHEMATIC ROOF SITE PLAN

a101.2

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SCHEMATIC DESIGN

Issue Date: 01-23-24

FGS Project #: 2023-05

NOT FOR CONSTRUCTION

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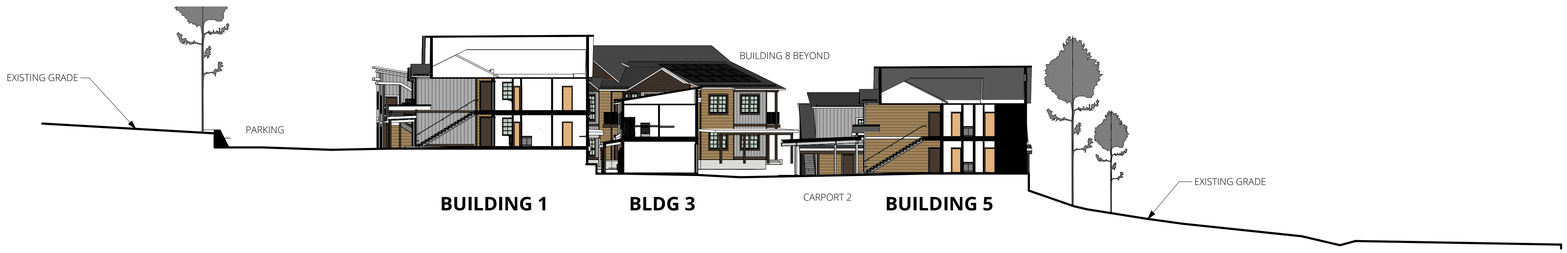
4 SITE SECTION 4

1" = 20'-0"

0 20 40 80



3 SITE SECTION 3

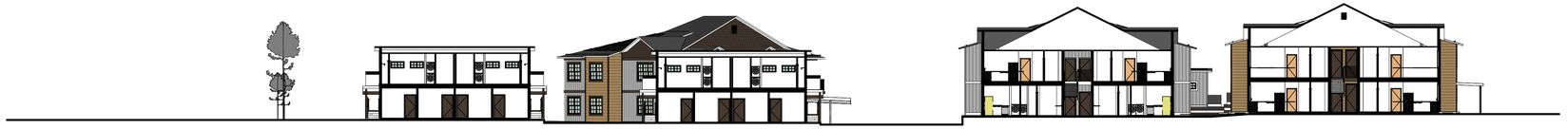
1" = 20'-0"

0 20 40 80

2 SITE SECTION 2

1" = 20'-0"

0 20 40 80



1 SITE SECTION 1

1" = 20'-0"

0 20 40 80

SCHEMATIC SITE SECTIONS

a101.3

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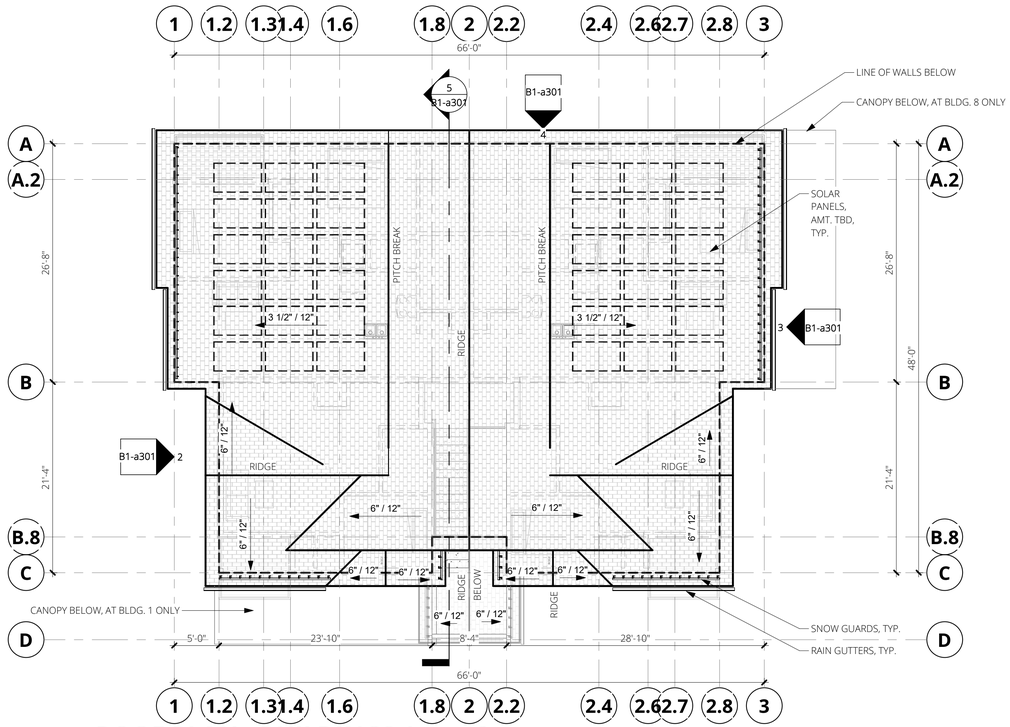
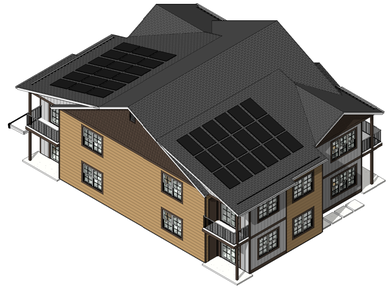
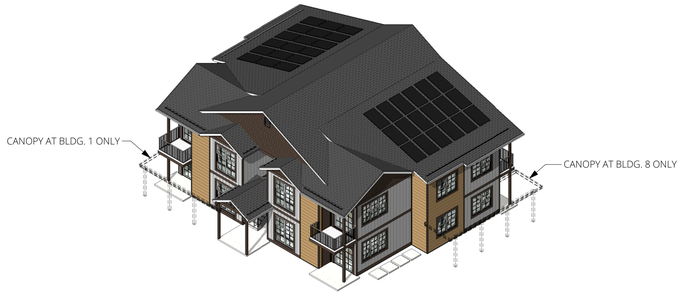


ROOF PLAN - BUILDINGS 1 and 8

1/8" = 1'-0"



ISOMETRIC - NORTHWEST VIEW



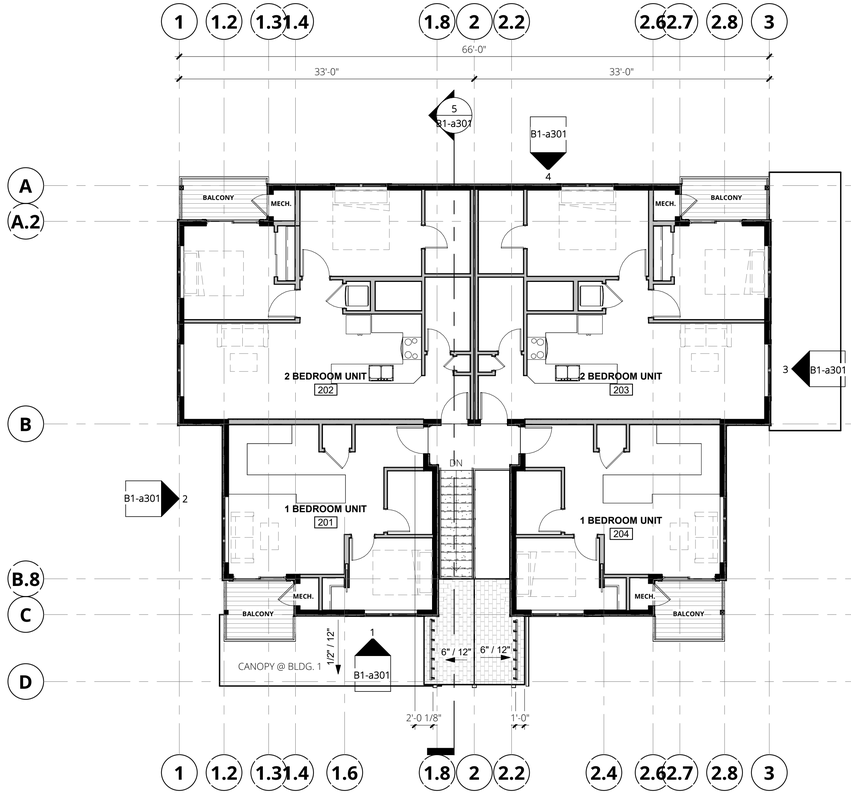
ISOMETRIC - SOUTHEAST VIEW

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD, AND FACE-OF-BLOCK TO FACE-OF-BLOCK (U.N.O.)
2. ALL LUMBER TO BE FOREST STEWARDSHIP COUNCIL CERTIFIED DOUGLAS FIR#2 OR BETTER (U.N.O.)
3. ALL FINISH MATERIALS NOT SPECIFIED TO BE COORDINATED WITH OWNER AND/OR ARCHITECT.
4. PROVIDE SOLID BLOCKING BEHIND ALL FIXTURES AND WALL MOUNTED ACCESSORIES.
5. ANY WALLS THAT ARE MODIFIED, REPLACE GYP. BD. W/ 5/8" TYPE 'X' GYP. BD.
6. WHERE (E) STUD WIDTHS VARY FROM NEW WALL TYPE STUD WIDTH, MATCH (E) STUD WIDTH.
7. PROVIDE WALL & FLOOR STOPS AT DOORS AS REQUIRED.
8. (E) WALLS REQUIRING OPENINGS TO BE INFILLED SHALL MATCH (E) CONSTRUCTION & FIRE RATING.
9. ALL PLYWOOD SHEATHING SHALL BE FOREST STEWARDSHIP COUNCIL CERTIFIED (U.N.O.).

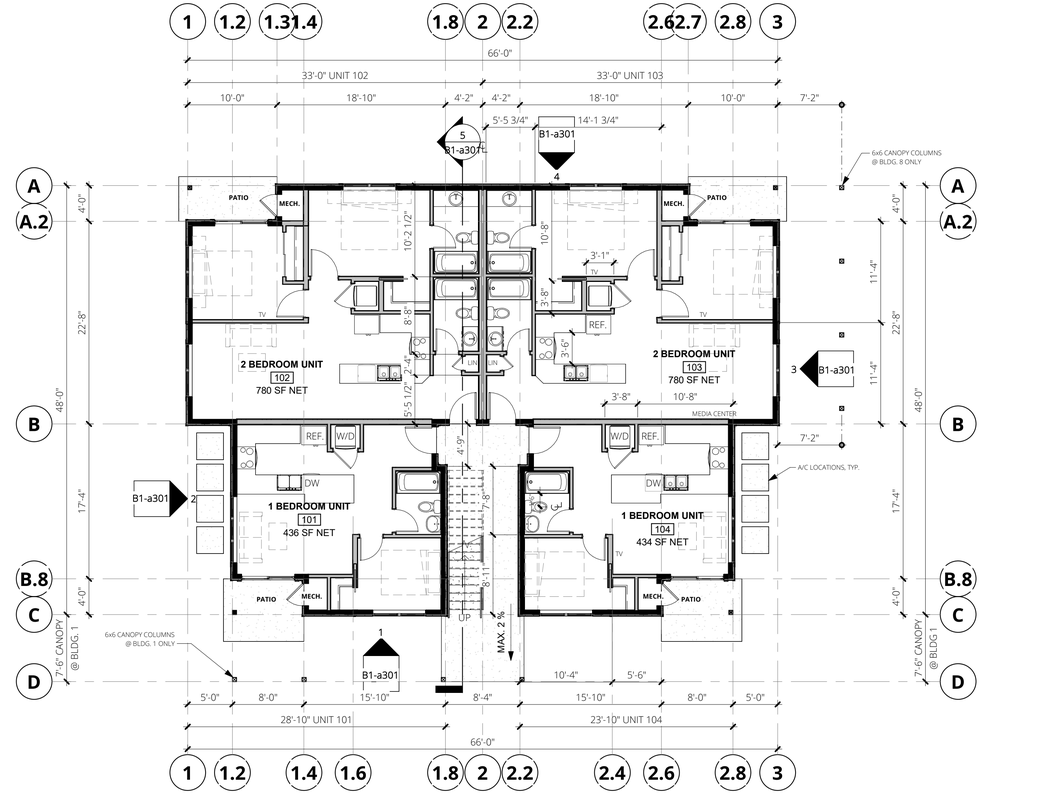
ROOF NOTES

1. ROOF MATERIAL SHALL BE **<METAL ROOFING> <ASPHALT SHINGLES>** OVER ONE LAYER 30 # ASPHALT FELT PAPER AND SOLID ROOF SHEATHING. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING INFORMATION. THE ROOF SHALL CONFORM TO THE REQUIREMENTS OF A **<CLASS "C" OR BETTER ROOFING ASSEMBLY> <CLASS "A" ROOFING ASSEMBLY>**. ALL NON-MEMBRANE ROOFING SYSTEMS AT LESS THAN 2:12 PITCH SHALL REQUIRE ICE SHIELD UNDERLAYMENT.
2. ROOF PITCH SHALL BE 4:12, OR UNLESS NOTED OTHERWISE ON ROOF PLAN.
3. ROOF OVERHANGS SHALL BE AS DIMENSIONED ON ROOF PLAN.
4. ALL VENT PIPES AND CAPS SHALL BE PAINTED TO MATCH COLOR OF ROOF MATERIAL AND SHALL BE HIDDEN BEHIND RIDGES WHERE POSSIBLE.
5. PROVIDE ICE SHIELD PER **<IBC 1507.1.2> <IRC R905.1.2>** AT ALL EAVES.
6. PROVIDE ATTIC VENTILATION @ 1 SQ. FT. PER 150 SQ. FT. OF ATTIC AREA BY MEANS OF EQUALLY SPACED EAVE VENTS WITH 1/4" X 1/4" GALVANIZED MESH SCREEN AND PREFABRICATED GABLE END ATTIC VENTS AS INDICATED ON EXTERIOR ELEVATIONS.



2nd FLOOR PLAN - BUILDINGS 1 and 8 2,623.39 SF GROSS

1/8" = 1'-0"



1st FLOOR PLAN - BUILDINGS 1 and 8 2,623.39 SF GROSS

1/8" = 1'-0"

0' 4' 8' 16' 32'

BUILDINGS 1 and 8
SCHEMATIC FLOOR AND ROOF PLANS

B1-a201

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SILVER CREEK APARTMENTS
Client: NEPTUNE INVESTMENT, LLC

Winter Creek Loop
Truckee CA 96161

SCHEMATIC DESIGN
Issue Date: 11-30-23
FGS Project #: 2023-05
NOT FOR CONSTRUCTION

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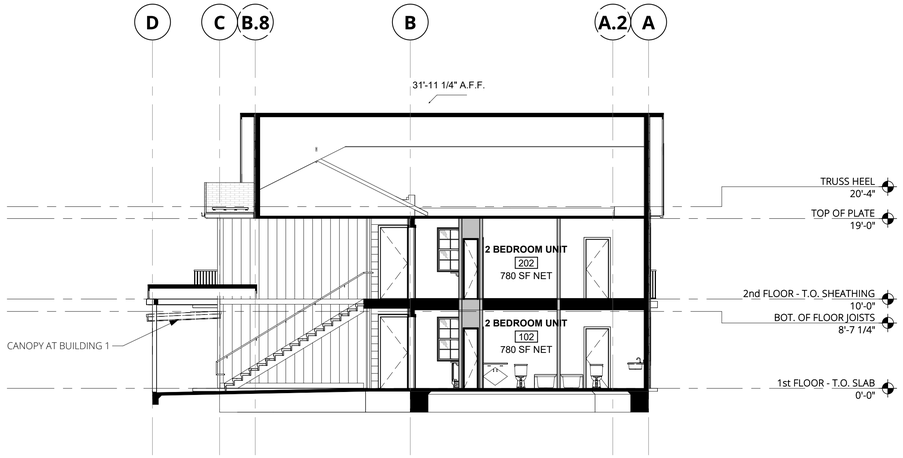
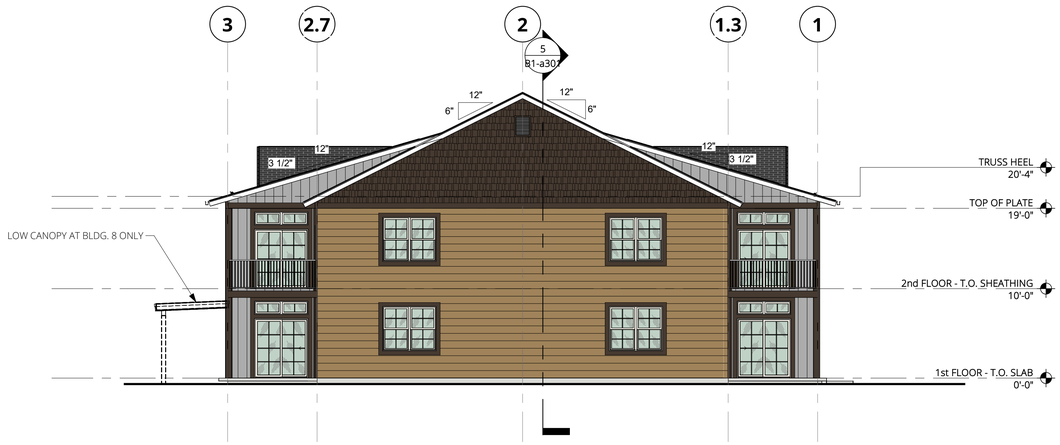


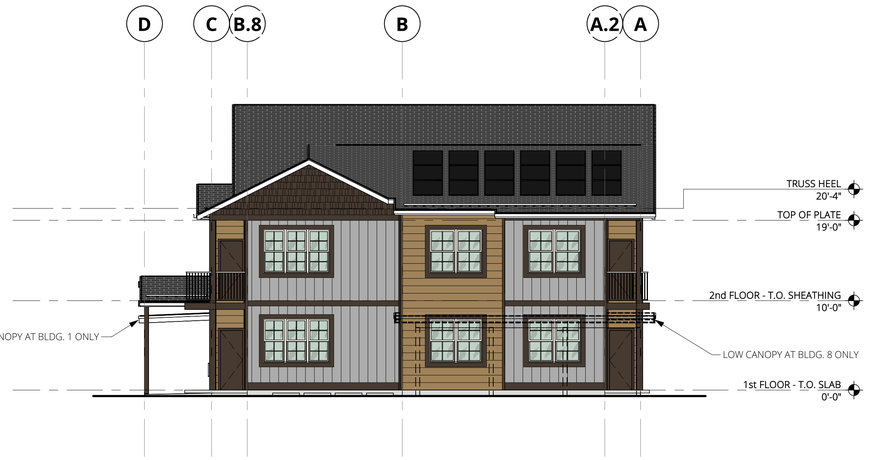
5 SCHEMATIC BUILDING SECTION

1/8" = 1'-0"



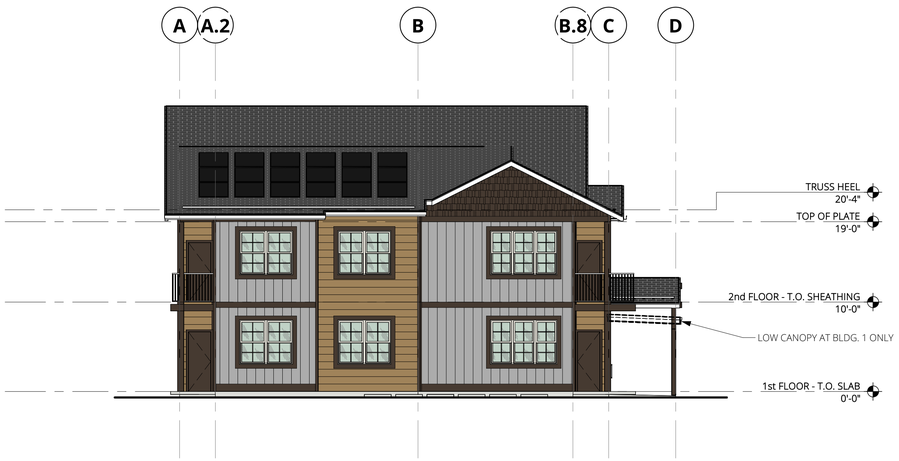
4 REAR ELEVATION

1/8" = 1'-0"



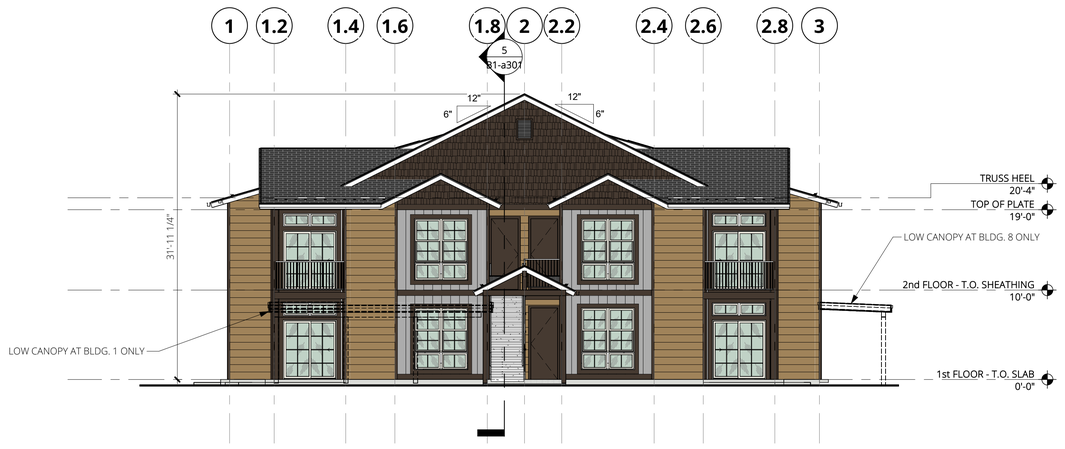
3 RIGHT SIDE ELEVATION

1/8" = 1'-0"



2 LEFT SIDE ELEVATION

1/8" = 1'-0"



1 FRONT ELEVATION

1/8" = 1'-0"

BUILDINGS 1 and 8
SCHEMATIC EXTERIOR
ELEVATIONS

B1-a301

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SILVER CREEK
APARTMENTS
Client: NEPTUNE INVESTMENT, LLC

Winter Creek Loop
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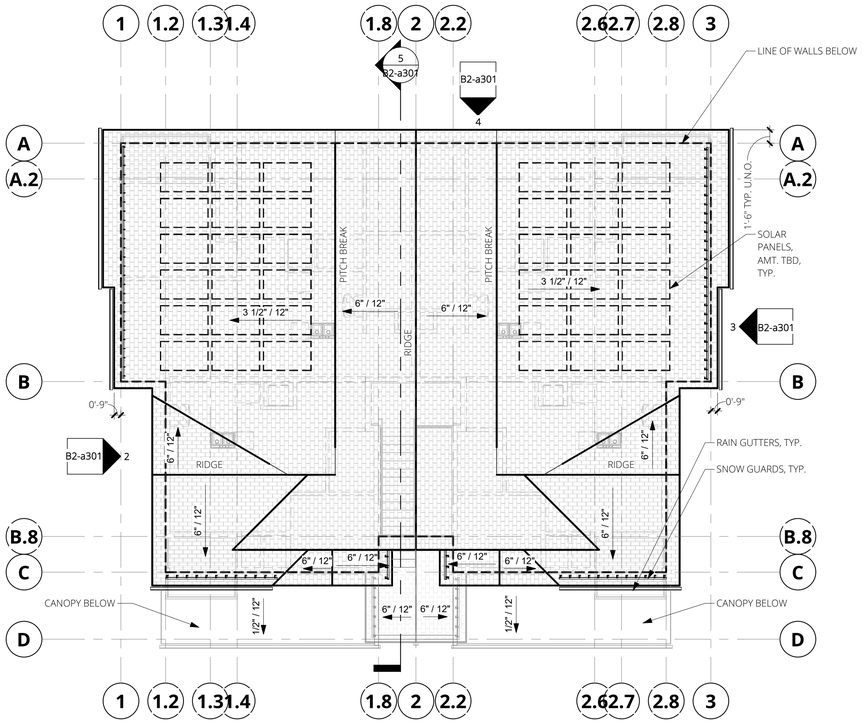
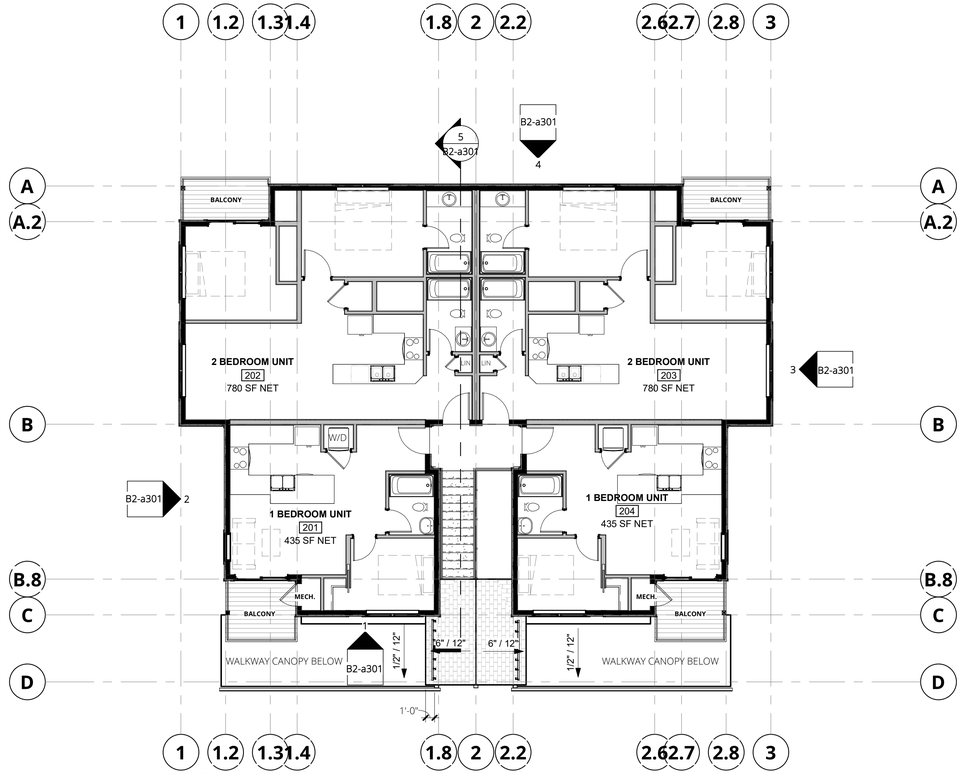


ROOF PLAN - BUILDING 2

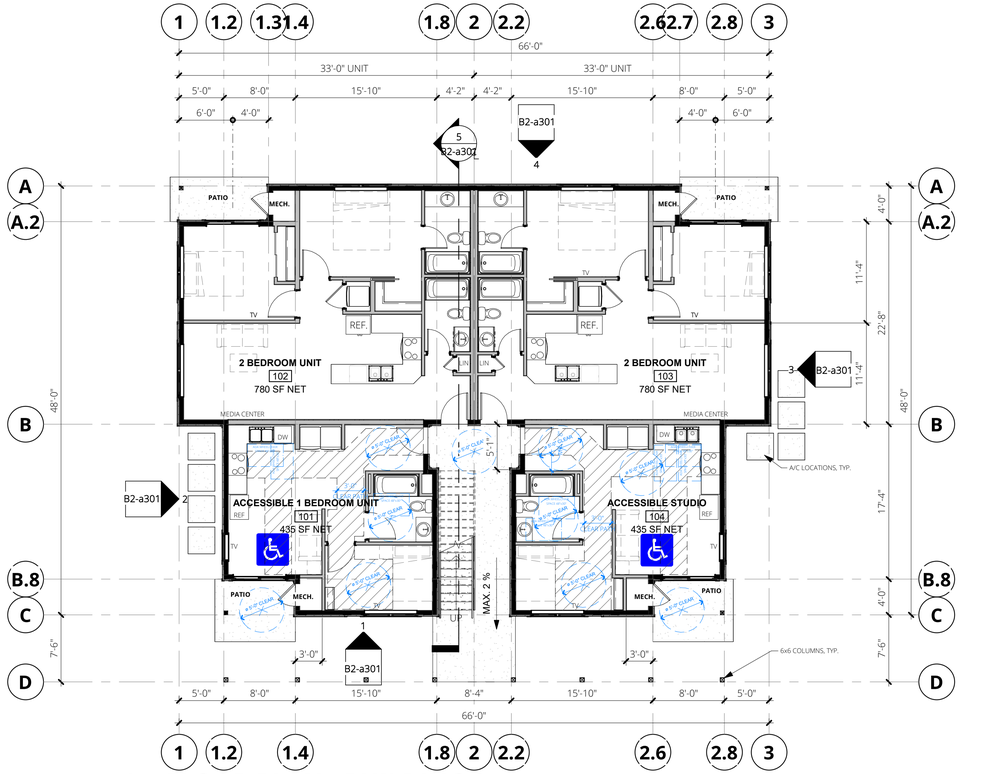
1/8" = 1'-0"



2nd FLOOR PLAN - BUILDING 2

2,622.72 SF GROSS

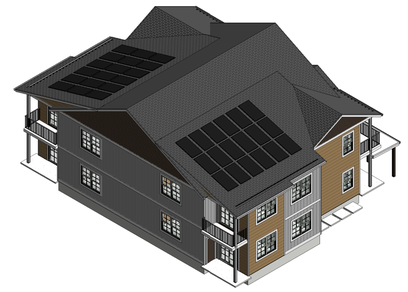
1/8" = 1'-0"



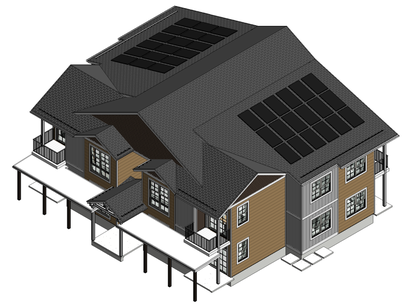
1st FLOOR PLAN - BUILDING 2

2,622.72 SF GROSS

1/8" = 1'-0"



ISOMETRIC - NORTHWEST VIEW



ISOMETRIC - SOUTHEAST VIEW

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD, AND FACE-OF-BLOCK TO FACE-OF-BLOCK (U.N.O.)
2. ALL LUMBER TO BE FOREST STEWARDSHIP COUNCIL CERTIFIED DOUGLAS FIR#2 OR BETTER (U.N.O.)
3. ALL FINISH MATERIALS NOT SPECIFIED TO BE COORDINATED WITH OWNER AND/OR ARCHITECT.
4. PROVIDE SOLID BLOCKING BEHIND ALL FIXTURES AND WALL MOUNTED ACCESSORIES.
5. ANY WALLS THAT ARE MODIFIED, REPLACE GYP. BD. W/ 5/8" TYPE 'X' GYP. BD.
6. WHERE (E) STUD WIDTHS VARY FROM NEW WALL TYPE STUD WIDTH, MATCH (E) STUD WIDTH.
7. PROVIDE WALL & FLOOR STOPS AT DOORS AS REQUIRED.
8. (E) WALLS REQUIRING OPENINGS TO BE INFILLED SHALL MATCH (E) CONSTRUCTION & FIRE RATING.
9. ALL PLYWOOD SHEATHING SHALL BE FOREST STEWARDSHIP COUNCIL CERTIFIED (U.N.O.).

ROOF NOTES

1. ROOF MATERIAL SHALL BE **<METAL ROOFING> <ASPHALT SHINGLES>** OVER ONE LAYER 30 # ASPHALT FELT PAPER AND SOLID ROOF SHEATHING. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING INFORMATION. THE ROOF SHALL CONFORM TO THE REQUIREMENTS OF A **<CLASS "C" OR BETTER ROOFING ASSEMBLY> <CLASS "A" ROOFING ASSEMBLY>**. ALL NON-MEMBRANE ROOFING SYSTEMS AT LESS THAN 2:12 PITCH SHALL REQUIRE ICE SHIELD UNDERLAYMENT.
2. ROOF PITCH SHALL BE 4:12, OR UNLESS NOTED OTHERWISE ON ROOF PLAN.
3. ROOF OVERHANGS SHALL BE AS DIMENSIONED ON ROOF PLAN.
4. ALL VENT PIPES AND CAPS SHALL BE PAINTED TO MATCH COLOR OF ROOF MATERIAL AND SHALL BE HIDDEN BEHIND RIDGES WHERE POSSIBLE.
5. PROVIDE ICE SHIELD PER **<IBC 1507.1.2> <IRC R905.1.2>** AT ALL EAVES.
6. PROVIDE ATTIC VENTILATION @ 1 SQ. FT. PER 150 SQ. FT. OF ATTIC AREA BY MEANS OF EQUALLY SPACED EAVE VENTS WITH 1/4" X 1/4" GALVANIZED MESH SCREEN AND PREFABRICATED GABLE END ATTIC VENTS AS INDICATED ON EXTERIOR ELEVATIONS.

BUILDING 2
SCHEMATIC FLOOR
AND ROOF PLANS

B2-a201

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SILVER CREEK
APARTMENTS
Client: NEPTUNE INVESTMENT, LLC

Winter Creek Loop
Truckee CA 96161

SCHEMATIC DESIGN
Issue Date: 11-30-23
FGS Project #: 2023-05
NOT FOR CONSTRUCTION

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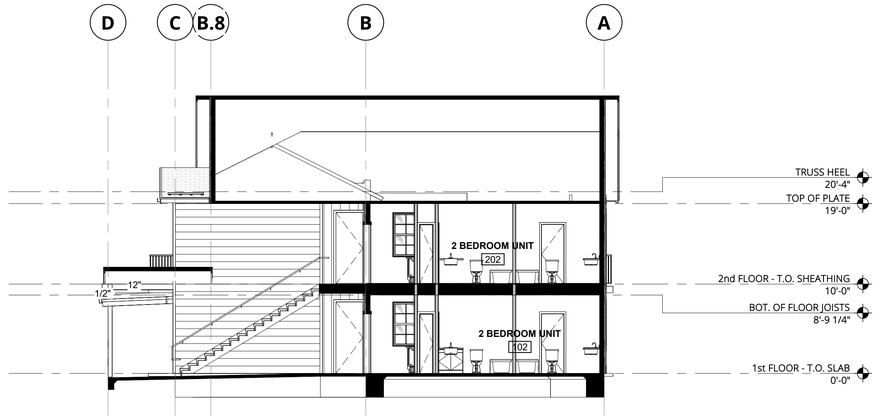
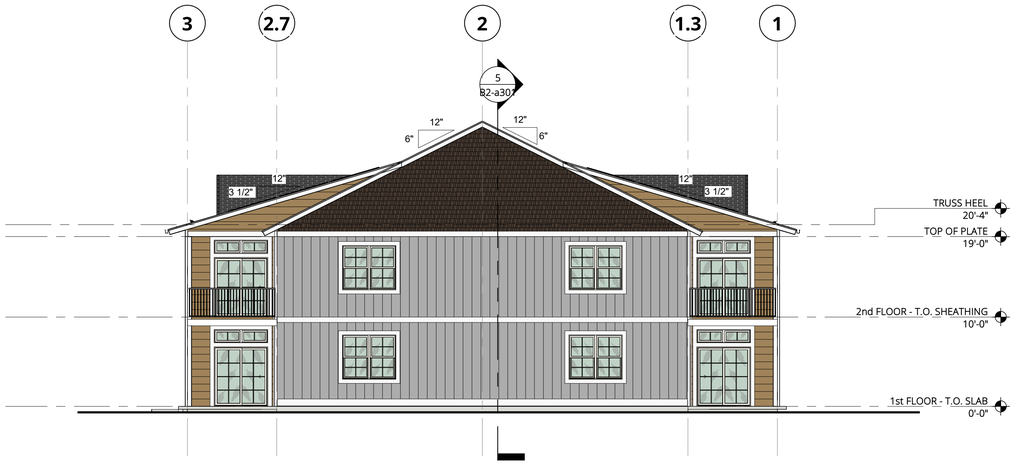


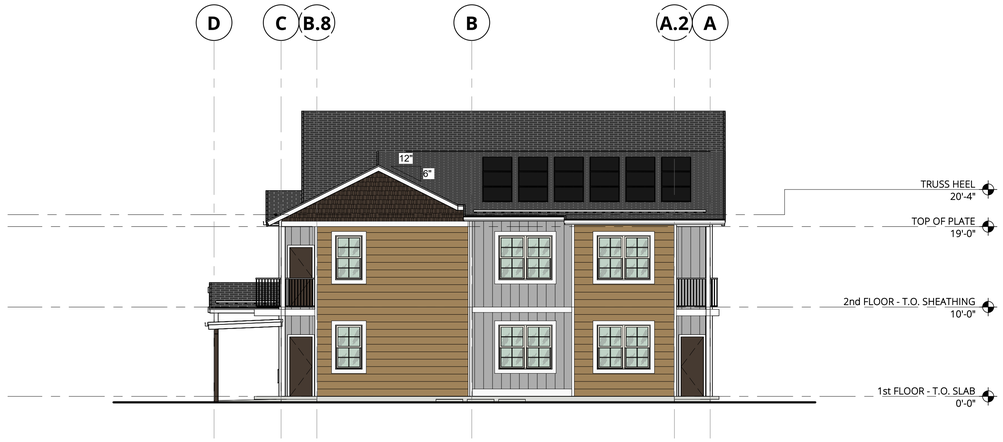
5 SCHEMATIC BUILDING SECTION

1/8" = 1'-0"



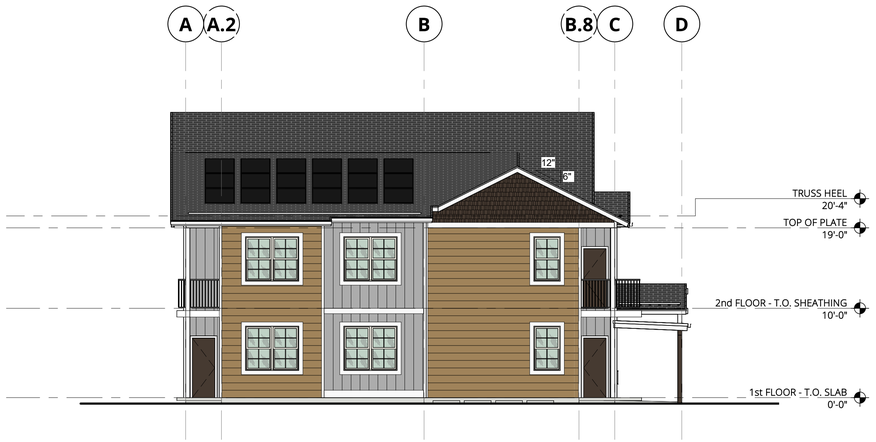
4 REAR ELEVATION

1/8" = 1'-0"



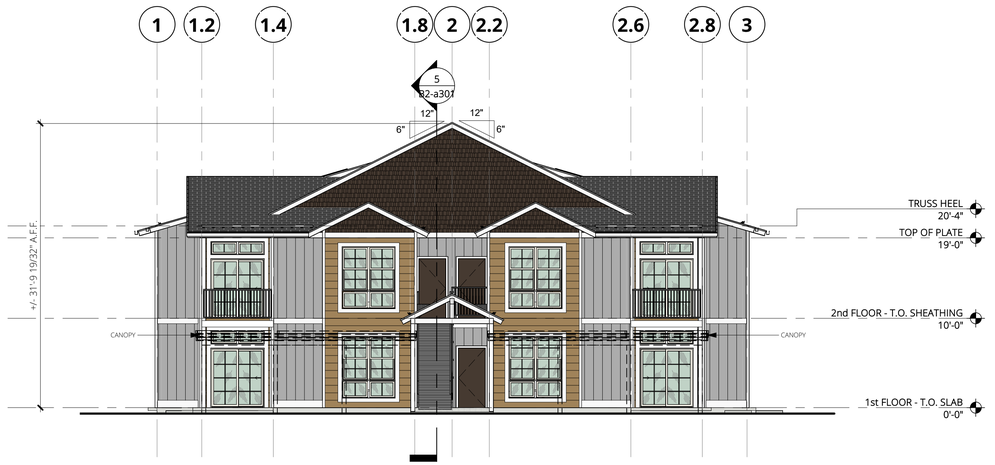
3 RIGHT SIDE ELEVATION

1/8" = 1'-0"



2 LEFT SIDE ELEVATION

1/8" = 1'-0"



1 FRONT ELEVATION

1/8" = 1'-0"

BUILDING 2
SCHEMATIC EXTERIOR
ELEVATIONS

B2-a301

FORMGREY STUDIO
400 South Wells Avenue, Suite B, Reno NV 89502 | www.formgrey.com | (775) 507-7200

SILVER CREEK
APARTMENTS

Client: NEPTUNE INVESTMENT, LLC

Winter Creek Loop
Truckee CA 96161

SCHEMATIC DESIGN

Issue Date: 11-30-23

FGS Project #: 2023-05

NOT FOR CONSTRUCTION

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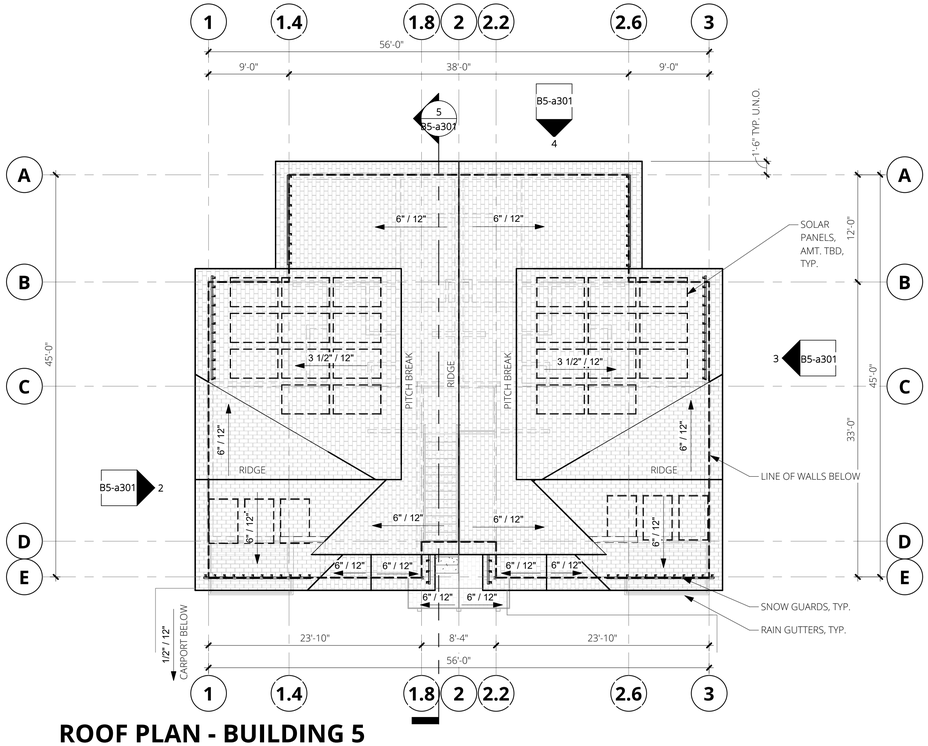
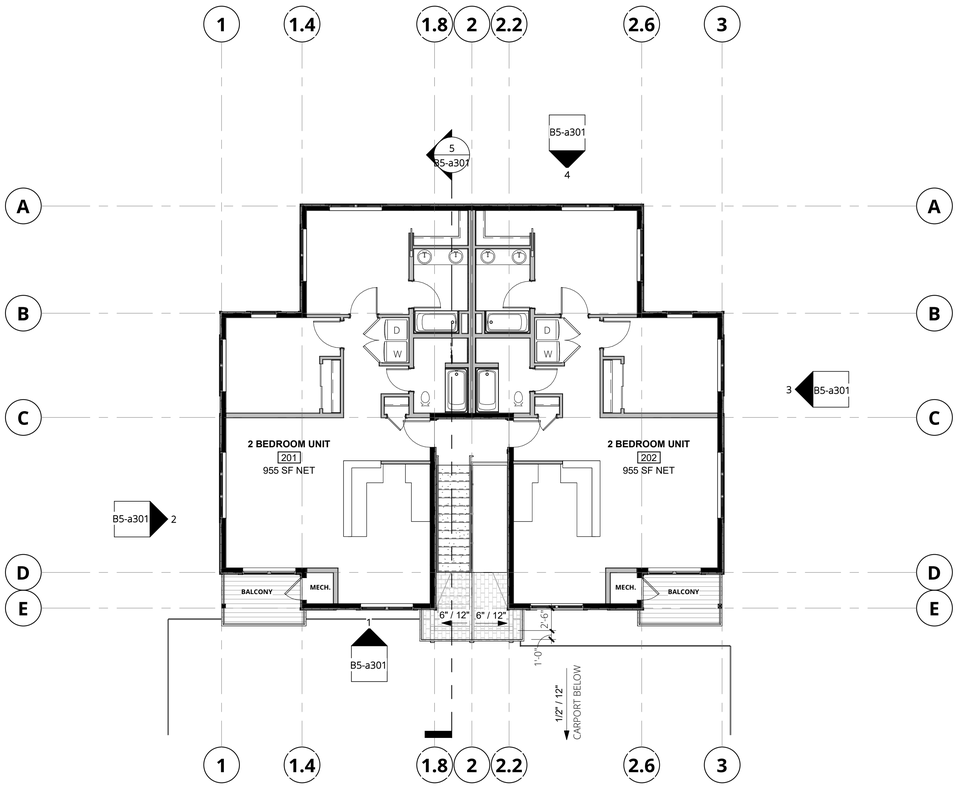


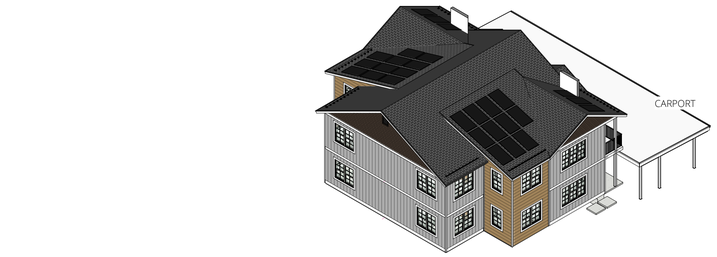
ROOF PLAN - BUILDING 5

1/8" = 1'-0"

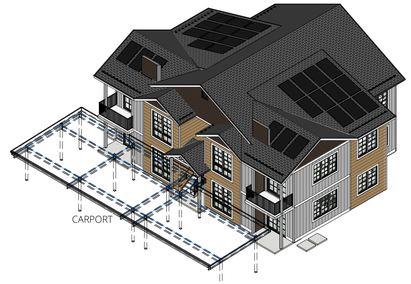


2nd FLOOR PLAN - BUILDING 5 2,054.22 SF GROSS

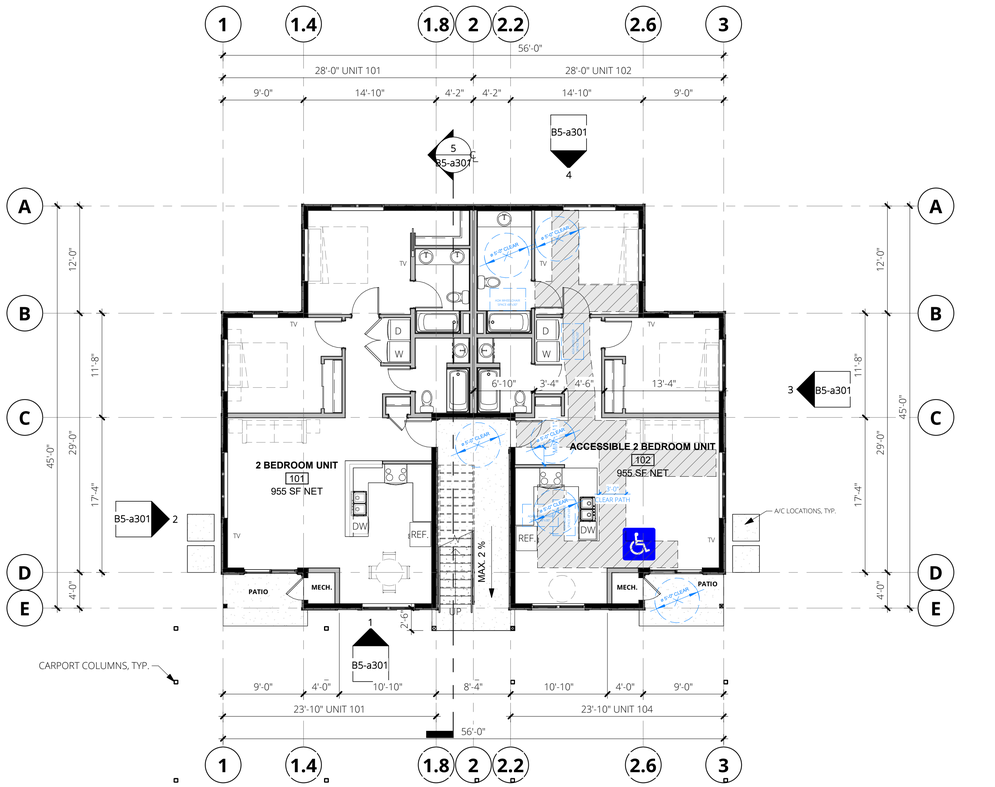
1/8" = 1'-0"



ISOMETRIC - NORTHWEST VIEW



ISOMETRIC - SOUTHEAST VIEW



1st FLOOR PLAN - BUILDING 5 2,054.22 SF GROSS

1/8" = 1'-0"

0' 4' 8' 16' 32'

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD, AND FACE-OF-BLOCK TO FACE-OF-BLOCK (U.N.O.)
2. ALL LUMBER TO BE FOREST STEWARDSHIP COUNCIL CERTIFIED DOUGLAS FIR#2 OR BETTER (U.N.O.)
3. ALL FINISH MATERIALS NOT SPECIFIED TO BE COORDINATED WITH OWNER AND/OR ARCHITECT.
4. PROVIDE SOLID BLOCKING BEHIND ALL FIXTURES AND WALL MOUNTED ACCESSORIES.
5. ANY WALLS THAT ARE MODIFIED, REPLACE GYP. BD. W/ 5/8" TYPE 'X' GYP. BD.
6. WHERE (E) STUD WIDTHS VARY FROM NEW WALL TYPE STUD WIDTH, MATCH (E) STUD WIDTH.
7. PROVIDE WALL & FLOOR STOPS AT DOORS AS REQUIRED.
8. (E) WALLS REQUIRING OPENINGS TO BE INFILLED SHALL MATCH (E) CONSTRUCTION & FIRE RATING.
9. ALL PLYWOOD SHEATHING SHALL BE FOREST STEWARDSHIP COUNCIL CERTIFIED (U.N.O.).

ROOF NOTES

1. ROOF MATERIAL SHALL BE **<METAL ROOFING> <ASPHALT SHINGLES>** OVER ONE LAYER 30 # ASPHALT FELT PAPER AND SOLID ROOF SHEATHING. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING INFORMATION. THE ROOF SHALL CONFORM TO THE REQUIREMENTS OF A **<CLASS "C" OR BETTER ROOFING ASSEMBLY> <CLASS "A" ROOFING ASSEMBLY>**. ALL NON-MEMBRANE ROOFING SYSTEMS AT LESS THAN 2:12 PITCH SHALL REQUIRE ICE SHIELD UNDERLAYMENT.
2. ROOF PITCH SHALL BE 4:12, OR UNLESS NOTED OTHERWISE ON ROOF PLAN.
3. ROOF OVERHANGS SHALL BE AS DIMENSIONED ON ROOF PLAN.
4. ALL VENT PIPES AND CAPS SHALL BE PAINTED TO MATCH COLOR OF ROOF MATERIAL AND SHALL BE HIDDEN BEHIND RIDGES WHERE POSSIBLE.
5. PROVIDE ICE SHIELD PER **<IBC 1507.1.2> <IRC R905.1.2>** AT ALL EAVES.
6. PROVIDE ATTIC VENTILATION @ 1 SQ. FT. PER 150 SQ. FT. OF ATTIC AREA BY MEANS OF EQUALLY SPACED EAVE VENTS WITH 1/4" X 1/4" GALVANIZED MESH SCREEN AND PREFABRICATED GABLE END ATTIC VENTS AS INDICATED ON EXTERIOR ELEVATIONS.

BUILDING 5
SCHEMATIC FLOOR AND ROOF PLANS

B5-a201

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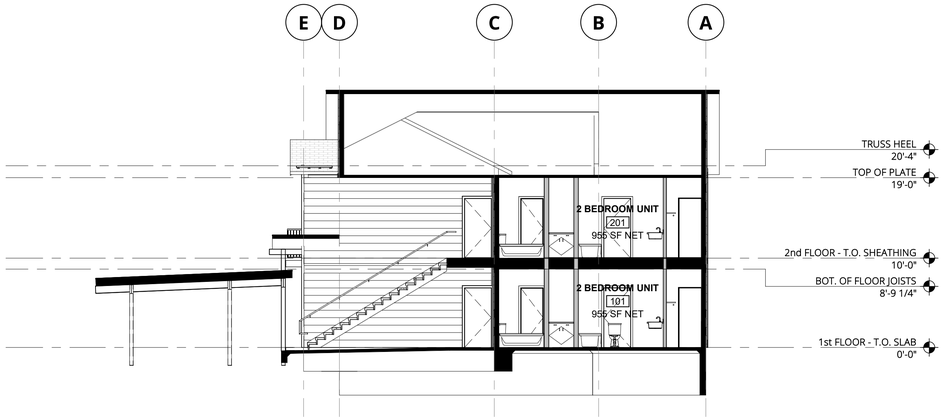
SILVER CREEK APARTMENTS
Client: NEPTUNE INVESTMENT, LLC

Winter Creek Loop
Truckee CA 96161

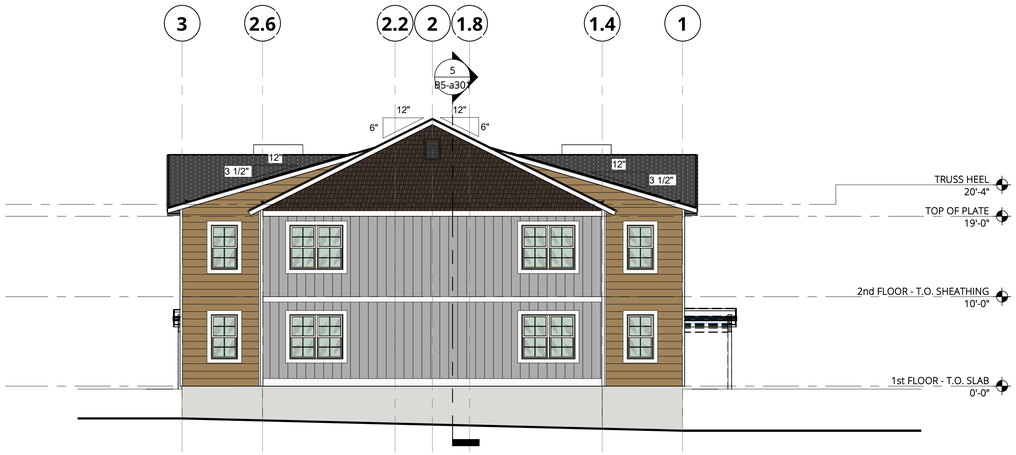
SCHEMATIC DESIGN
Issue Date: 11-30-23
FGS Project #: 2023-05
NOT FOR CONSTRUCTION

12/7/2023 3:18:35 PM



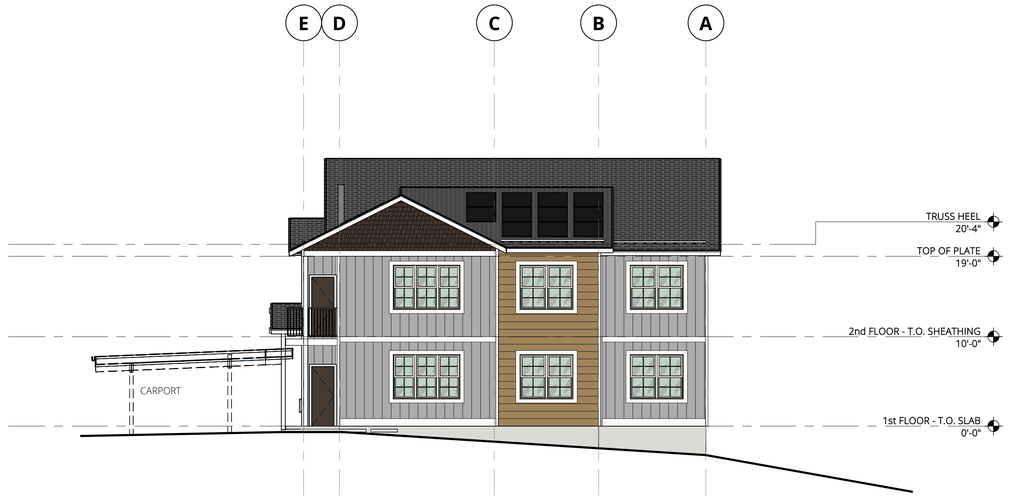
5 SCHEMATIC BUILDING SECTION

1/8" = 1'-0"



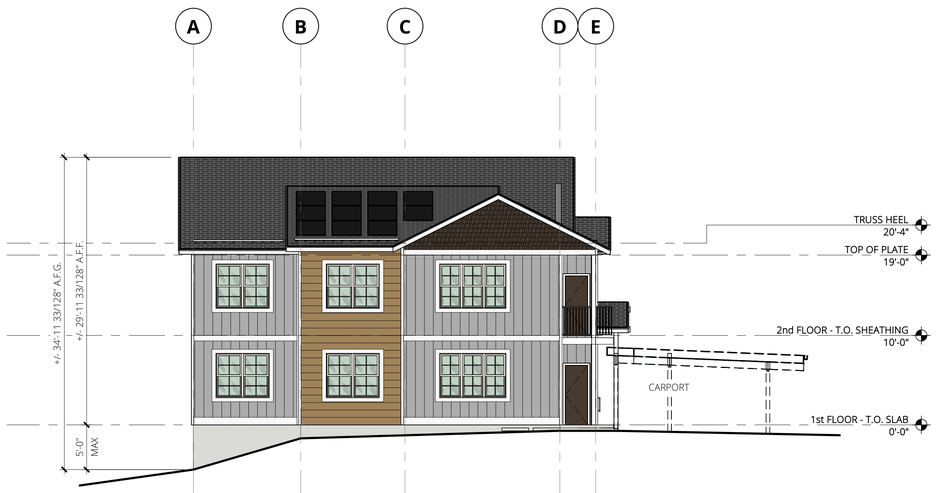
4 REAR ELEVATION

1/8" = 1'-0"



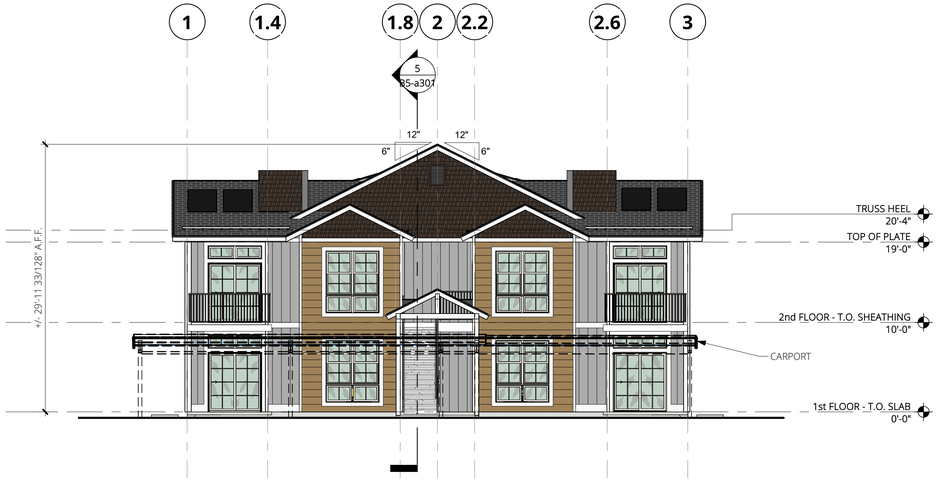
3 RIGHT SIDE ELEVATION

1/8" = 1'-0"



2 LEFT SIDE ELEVATION

1/8" = 1'-0"



1 FRONT ELEVATION

1/8" = 1'-0"

BUILDING 5
SCHEMATIC EXTERIOR
ELEVATIONS

B5-a301

FORMGREY STUDIO
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SILVER CREEK
APARTMENTS
Client: NEPTUNE INVESTMENT, LLC

Winter Creek Loop
Truckee CA 96161

SCHEMATIC DESIGN
Issue Date: 11-30-23
FGS Project #: 2023-05
NOT FOR CONSTRUCTION

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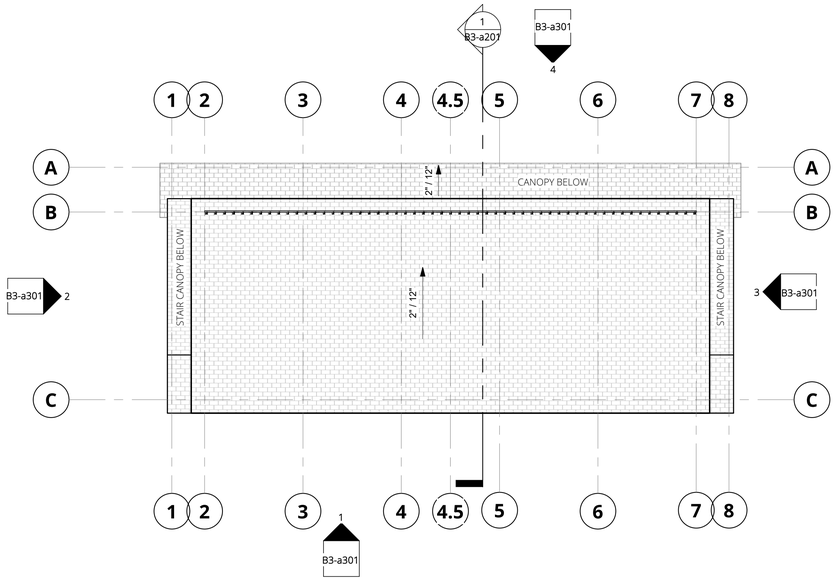
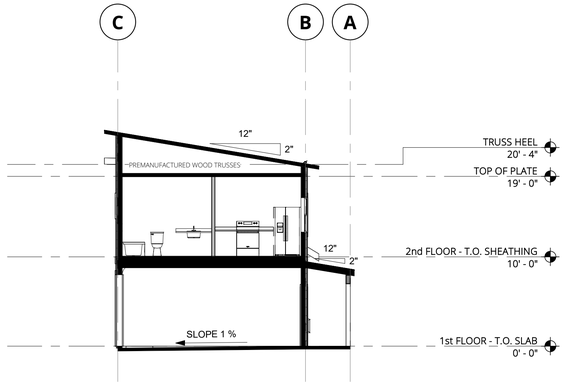


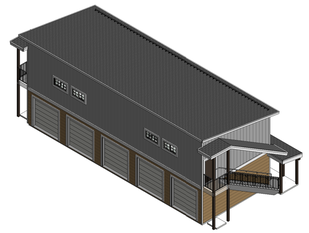
ROOF PLAN - BUILDINGS 3 and 6

1/8" = 1'-0"

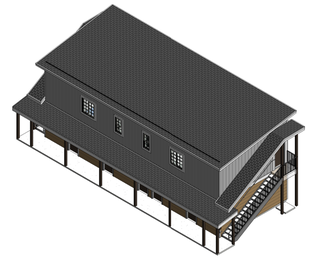


1 BUILDING SECTION

1/8" = 1'-0"



ISOMETRIC 2



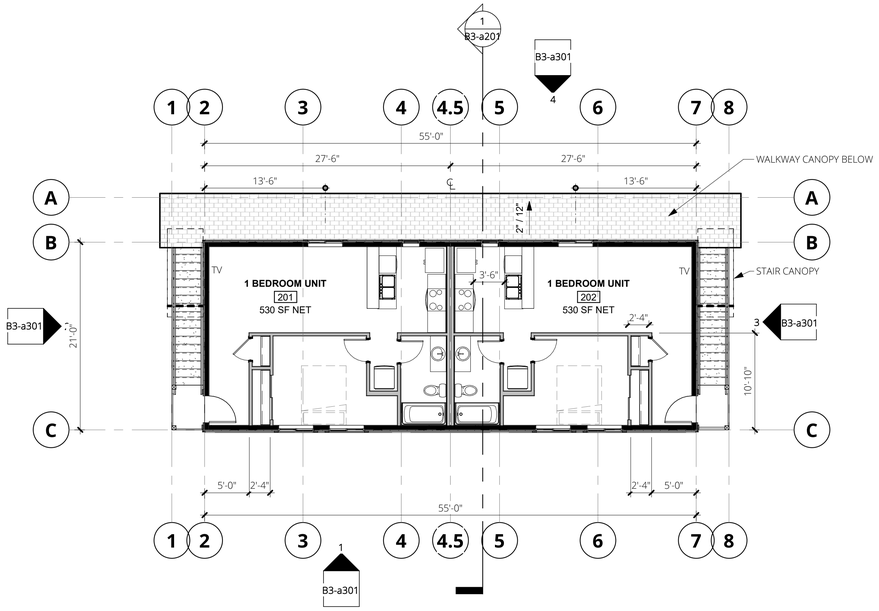
ISOMETRIC 1

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD, AND FACE-OF-BLOCK TO FACE-OF-BLOCK (U.N.O.)
2. ALL LUMBER TO BE FOREST STEWARDSHIP COUNCIL CERTIFIED DOUGLAS FIR#2 OR BETTER (U.N.O.)
3. ALL FINISH MATERIALS NOT SPECIFIED TO BE COORDINATED WITH OWNER AND/OR ARCHITECT.
4. PROVIDE SOLID BLOCKING BEHIND ALL FIXTURES AND WALL MOUNTED ACCESSORIES.
5. ANY WALLS THAT ARE MODIFIED, REPLACE GYP. BD. W 5/8" TYPE 'X' GYP. BD.
6. WHERE (E) STUD WIDTHS VARY FROM NEW WALL TYPE STUD WIDTH, MATCH (E) STUD WIDTH.
7. PROVIDE WALL & FLOOR STOPS AT DOORS AS REQUIRED.
8. (E) WALLS REQUIRING OPENINGS TO BE INFILLED SHALL MATCH (E) CONSTRUCTION & FIRE RATING.
9. ALL PLYWOOD SHEATHING SHALL BE FOREST STEWARDSHIP COUNCIL CERTIFIED (U.N.O.).

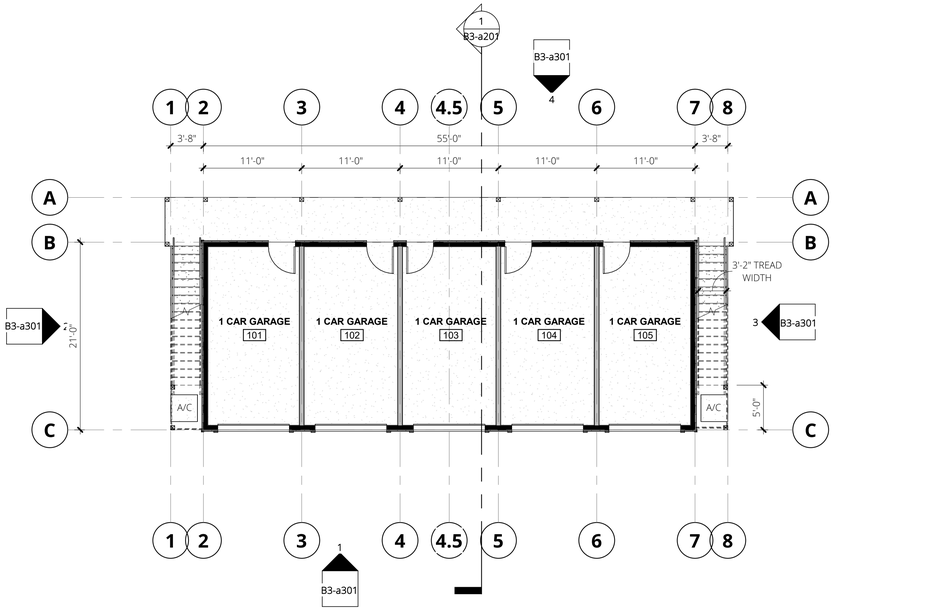
ROOF NOTES

1. ROOF MATERIAL SHALL BE **ASPHALT SHINGLES** OVER ONE LAYER 30 # ASPHALT FELT PAPER AND SOLID ROOF SHEATHING. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING INFORMATION. THE ROOF SHALL CONFORM TO THE REQUIREMENTS OF A **CLASS "A" ROOFING ASSEMBLY**. ALL NON-MEMBRANE ROOFING SYSTEMS AT LESS THAN 2:12 PITCH SHALL REQUIRE ICE SHIELD UNDERLAYMENT.
2. ROOF PITCH SHALL BE 4:12, OR UNLESS NOTED OTHERWISE ON ROOF PLAN.
3. ROOF OVERHANGS SHALL BE AS DIMENSIONED ON ROOF PLAN.
4. ALL VENT PIPES AND CAPS SHALL BE PAINTED TO MATCH COLOR OF ROOF MATERIAL AND SHALL BE HIDDEN BEHIND RIDGES WHERE POSSIBLE.
5. PROVIDE ICE SHIELD PER **CBC 1507.1.2** AT ALL EAVES.
6. PROVIDE ATTIC VENTILATION @ 1 SQ. FT. PER 150 SQ. FT. OF ATTIC AREA BY MEANS OF EQUALLY SPACED EAVE VENTS WITH 1/4" X 1/4" GALVANIZED MESH SCREEN AND PREFABRICATED GABLE END ATTIC VENTS AS INDICATED ON EXTERIOR ELEVATIONS.



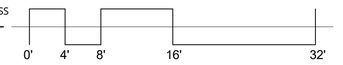
2nd FLOOR PLAN - BUILDINGS 3 and 6 1,155.00 SF GROSS

1/8" = 1'-0"



1st FLOOR PLAN - BUILDINGS 3 and 6 1,155.00 SF GROSS

1/8" = 1'-0"



5-CAR GARAGE & CARRIAGE UNITS SCHEMATIC PLANS - BUILDINGS 3 and 6

B3-a201

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SILVER CREEK APARTMENTS

Client: NEPTUNE INVESTMENT, LLC

Winter Creek Loop
Truckee CA 96161

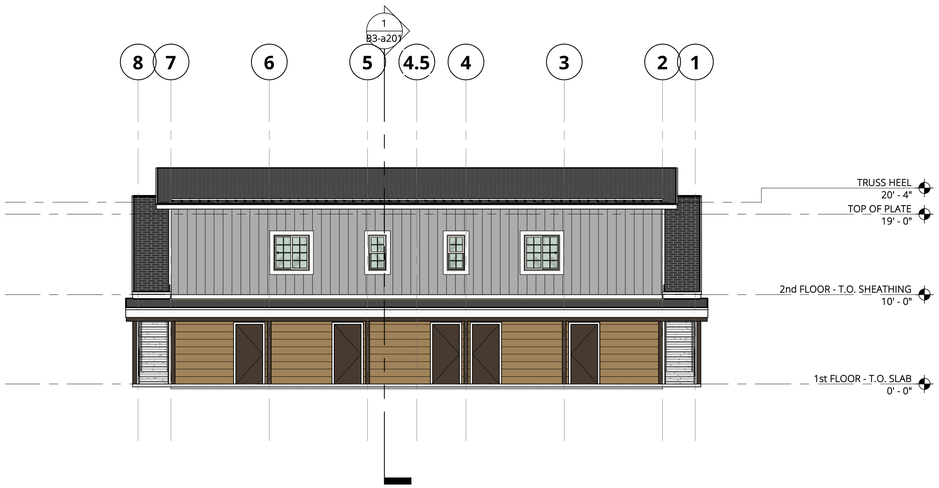
SCHEMATIC DESIGN

Issue Date: 11-30-23

FGS Project #: 2023-05

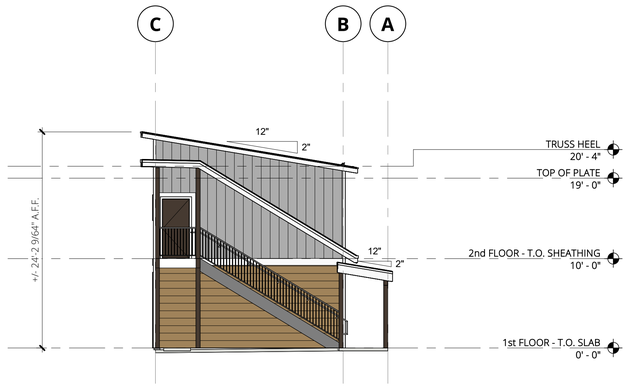
NOT FOR CONSTRUCTION

12/7/2023 3:19:52 PM



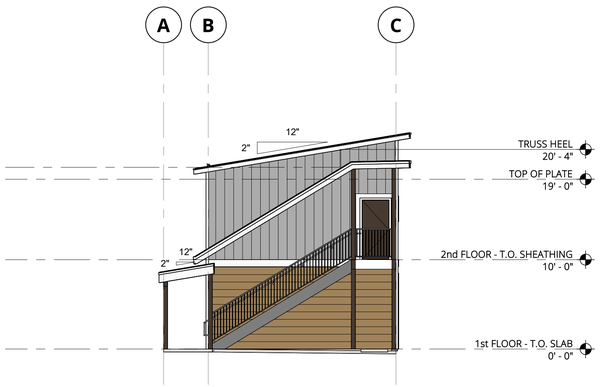
4 REAR ELEVATION

1/8" = 1'-0"



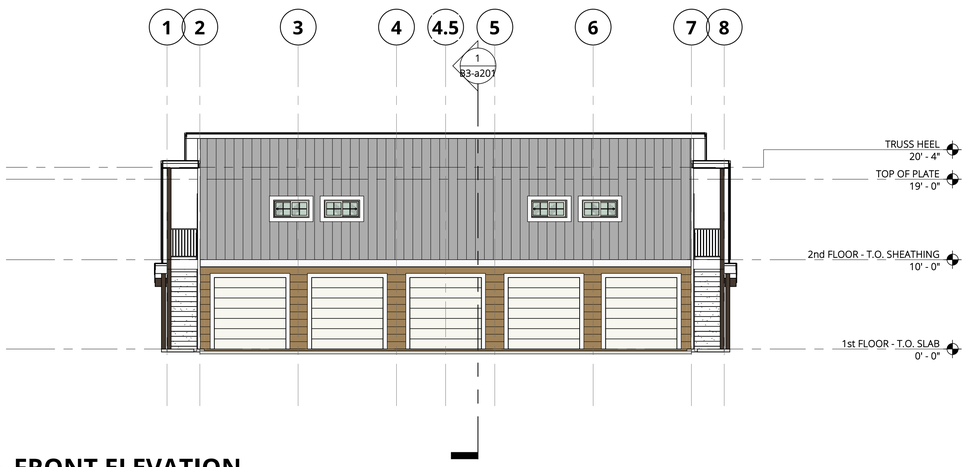
3 RIGHT SIDE ELEVATION

1/8" = 1'-0"



2 LEFT SIDE ELEVATION

1/8" = 1'-0"



1 FRONT ELEVATION

1/8" = 1'-0"

5-CAR GARAGE &
CARRIAGE UNITS
SCHEMATIC EXTERIOR
ELEVATIONS -
BUILDINGS 3 and 6

B3-a301

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SILVER CREEK
APARTMENTS
Client: NEPTUNE INVESTMENT, LLC

Winter Creek Loop
Truckee CA 96161

SCHEMATIC DESIGN

Issue Date: 11-30-23

FGS Project #: 2023-05

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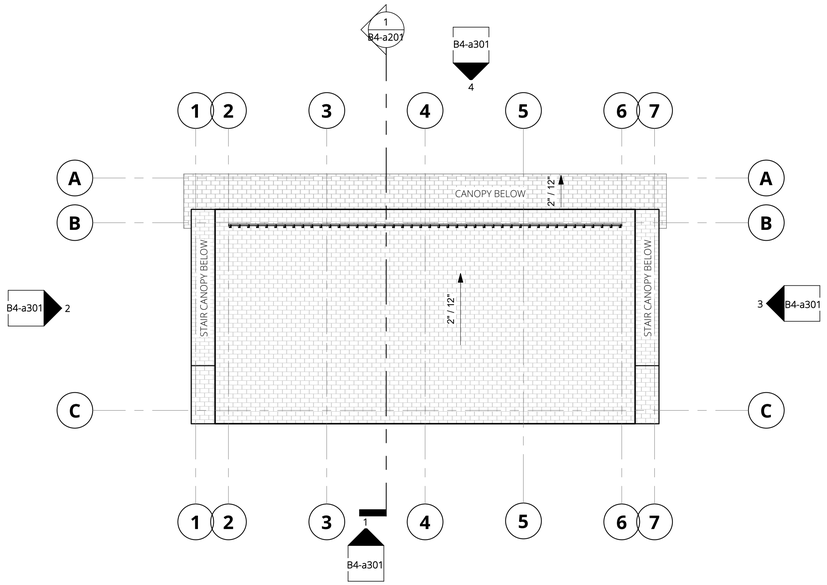
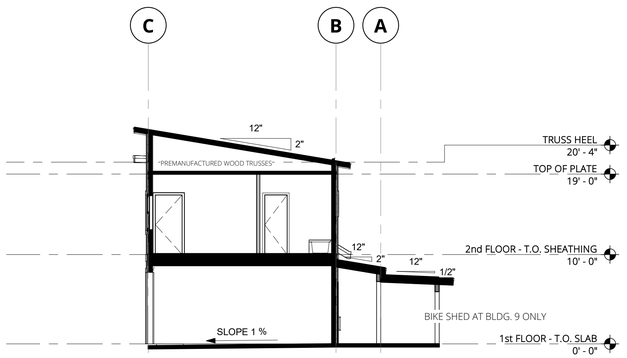


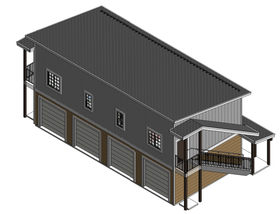
ROOF PLAN - BUILDINGS 4, 7, 9, and 10

1/8" = 1'-0"

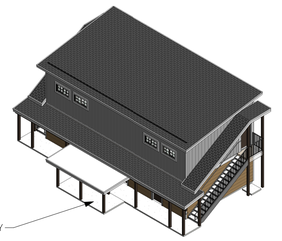


1 BUILDING SECTION

1/8" = 1'-0"



ISOMETRIC 2



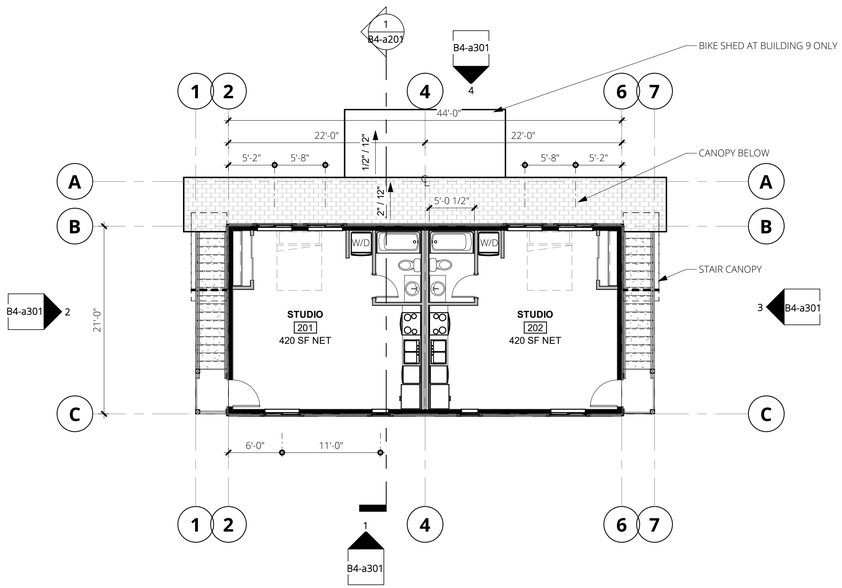
ISOMETRIC 1

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD, AND FACE-OF-BLOCK TO FACE-OF-BLOCK (U.N.O.)
2. ALL LUMBER TO BE FOREST STEWARDSHIP COUNCIL CERTIFIED DOUGLAS FIR#2 OR BETTER (U.N.O.)
3. ALL FINISH MATERIALS NOT SPECIFIED TO BE COORDINATED WITH OWNER AND/OR ARCHITECT.
4. PROVIDE SOLID BLOCKING BEHIND ALL FIXTURES AND WALL MOUNTED ACCESSORIES.
5. ANY WALLS THAT ARE MODIFIED, REPLACE GYP. BD. W/ 5/8" TYPE 'X' GYP. BD.
6. WHERE (E) STUD WIDTHS VARY FROM NEW WALL TYPE STUD WIDTH, MATCH (E) STUD WIDTH.
7. PROVIDE WALL & FLOOR STOPS AT DOORS AS REQUIRED.
8. (E) WALLS REQUIRING OPENINGS TO BE INFILLED SHALL MATCH (E) CONSTRUCTION & FIRE RATING.
9. ALL PLYWOOD SHEATHING SHALL BE FOREST STEWARDSHIP COUNCIL CERTIFIED (U.N.O.).

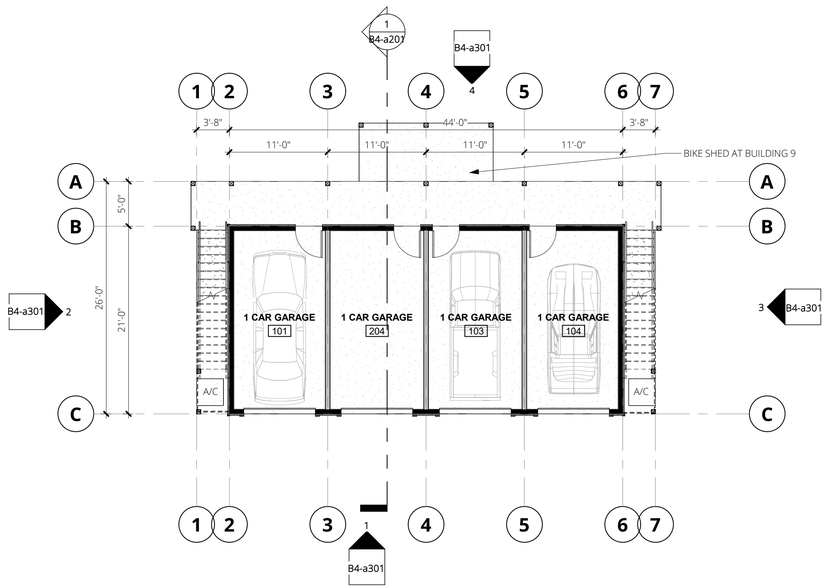
ROOF NOTES

1. ROOF MATERIAL SHALL BE **ASPHALT SHINGLES** OVER ONE LAYER 30 # ASPHALT FELT PAPER AND SOLID ROOF SHEATHING. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING INFORMATION. THE ROOF SHALL CONFORM TO THE REQUIREMENTS OF A **CLASS "A" ROOFING ASSEMBLY**. ALL NON-MEMBRANE ROOFING SYSTEMS AT LESS THAN 2:12 PITCH SHALL REQUIRE ICE SHIELD UNDERLAYMENT.
2. ROOF PITCH SHALL BE 4:12, OR UNLESS NOTED OTHERWISE ON ROOF PLAN.
3. ROOF OVERHANGS SHALL BE AS DIMENSIONED ON ROOF PLAN.
4. ALL VENT PIPES AND CAPS SHALL BE PAINTED TO MATCH COLOR OF ROOF MATERIAL AND SHALL BE HIDDEN BEHIND RIDGES WHERE POSSIBLE.
5. PROVIDE ICE SHIELD PER **CBC 1507.1.2** AT ALL EAVES.
6. PROVIDE ATTIC VENTILATION @ 1 SQ. FT. PER 150 SQ. FT. OF ATTIC AREA BY MEANS OF EQUALLY SPACED EAVE VENTS WITH 1/4" X 1/4" GALVANIZED MESH SCREEN AND PREFABRICATED GABLE END ATTIC VENTS AS INDICATED ON EXTERIOR ELEVATIONS.



2nd FLOOR PLAN - BUILDINGS 4, 7, 9, and 10 924.00 SF GROSS

1/8" = 1'-0"



1st FLOOR PLAN - BUILDINGS 4, 7, 9, and 10

1/8" = 1'-0"

924.00 SF GROSS

0' 4' 8' 16' 32'

4-CAR GARAGE & CARRIAGE UNITS SCHEMATIC PLANS - BUILDINGS 4, 7, 9, and 10

B4-a201

FORMGREY STUDIO
400 South Wells Avenue, Suite B, Reno NV 89502 | www.formgrey.com | (775) 507-7200

SILVER CREEK APARTMENTS

Client: NEPTUNE INVESTMENT, LLC

Winter Creek Loop
Truckee CA 96161

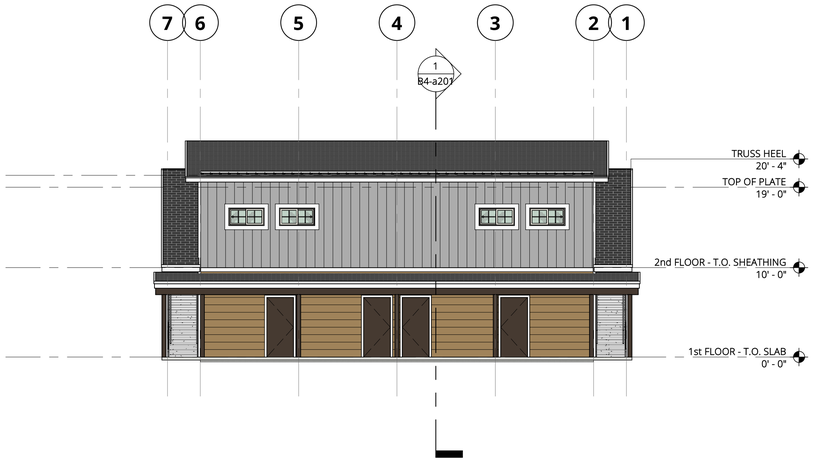
SCHEMATIC DESIGN

Issue Date: 11-30-23

FGS Project #: 2023-05

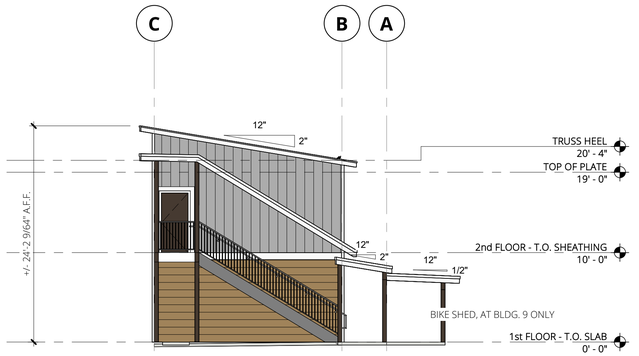
NOT FOR CONSTRUCTION

12/7/2023 3:21:14 PM



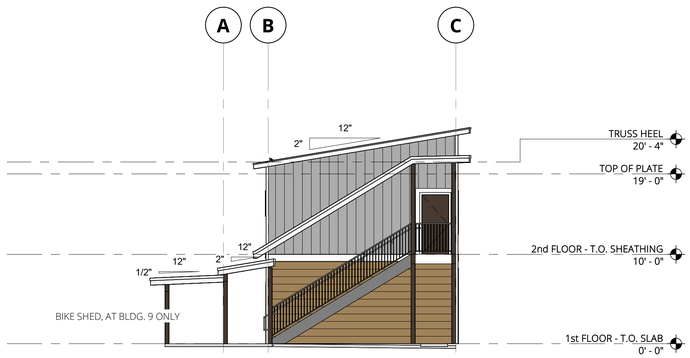
4 REAR ELEVATION

1/8" = 1'-0"



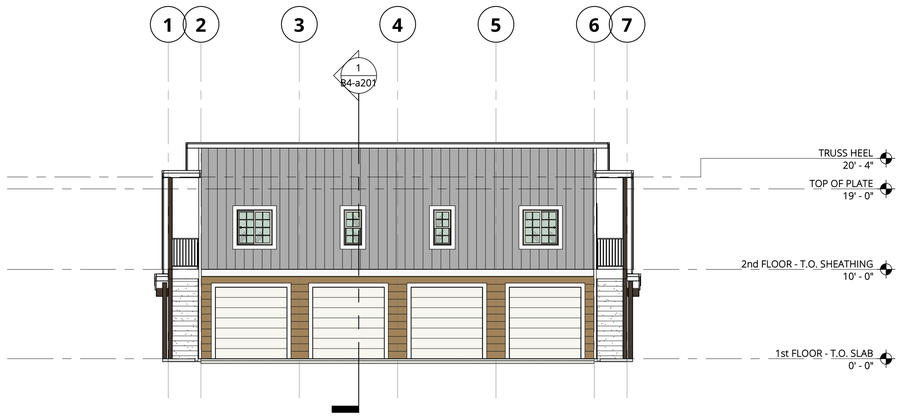
3 RIGHT SIDE ELEVATION

1/8" = 1'-0"



2 LEFT SIDE ELEVATION

1/8" = 1'-0"



1 FRONT ELEVATION

1/8" = 1'-0"

4-CAR GARAGE &
CARRIAGE UNITS
SCHEMATIC ELEVATIONS -
BUILDINGS 4, 7, 9, and 10

B4-a301

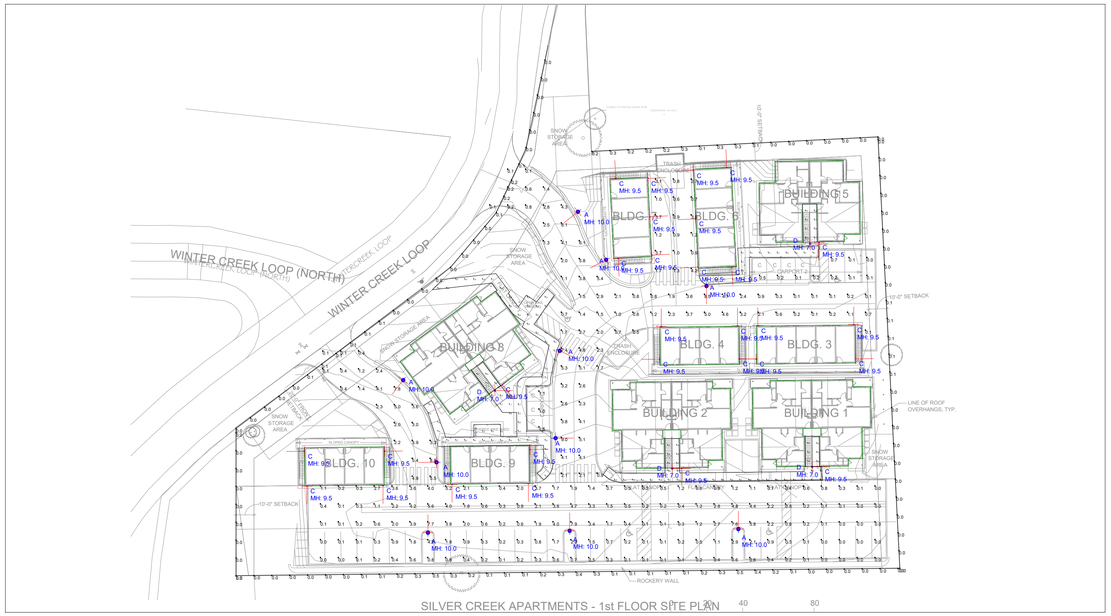
FORMGREY STUDIO
400 South Wells Avenue, Suite B, Reno NV 89502 | www.formgrey.com | (775) 507-7200

SILVER CREEK
APARTMENTS
Client: NEPTUNE INVESTMENT, LLC

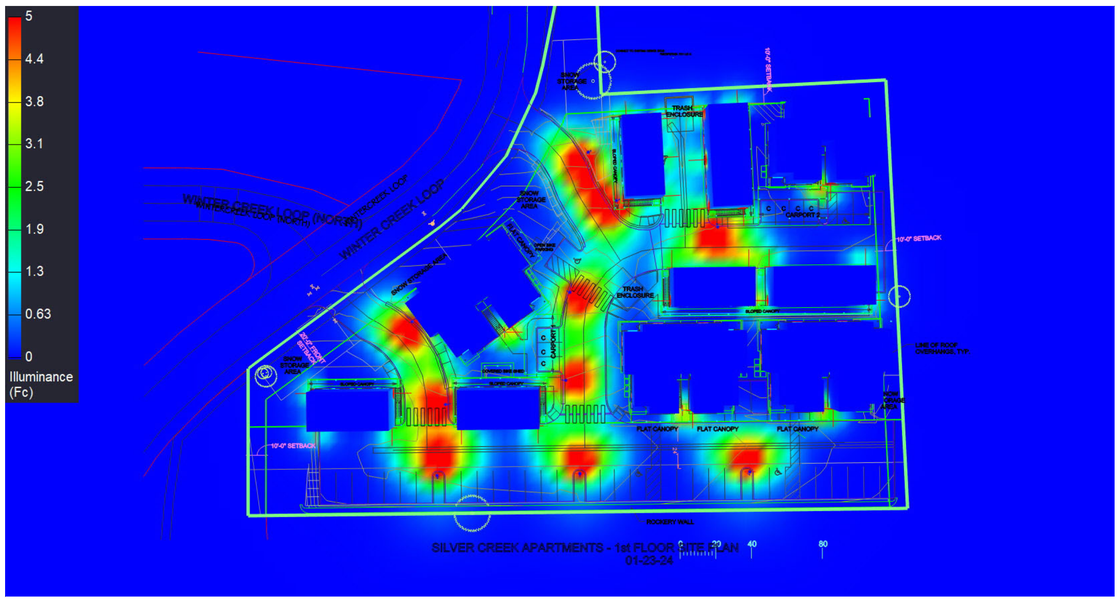
Winter Creek Loop
Truckee CA 96161

SCHEMATIC DESIGN
Issue Date: 11-30-23
FGS Project #: 2023-05
NOT FOR CONSTRUCTION

12/7/2023 3:21:16 PM



Scale: 1 inch= 40 Ft.



Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design,as approved by others.

Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/ architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

LIGHTING DETAILS:

Luminaire Schedule

Label	Symbol	Qty	LLF	Description	Luminaire Lumens	Luminaire Watts
A		10	0.850	LMTD50W T4 Osram 2 LMTD-HS-50-T4-TD-1-30K	6634	50
C		29	0.900	WD1473B-BWW-T30	799	10.42
D		4	0.900	GUSW1010LAJENBK_3000K	751	11.6327

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
BLDG 1 & 2 SIDEWALK	Illuminance	Fc	1.89	8.7	0.2	9.45	43.50	0
BLDG 1 ENTRANCE	Illuminance	Fc	1.48	3.6	0.2	7.40	18.00	0
BLDG 2 ENTRANCE	Illuminance	Fc	1.55	3.7	0.2	7.75	18.50	0
BLDG 5 & 6 SIDEWALK	Illuminance	Fc	1.68	4.7	0.1	16.80	47.00	0
BLDG 5 ENTRANCE	Illuminance	Fc	0.96	3.1	0.0	N.A.	N.A.	0
BLDG 6 & 7 DRIVEWAY	Illuminance	Fc	1.84	4.2	0.6	3.07	7.00	0
BLDG 8 & 9 SIDEWALK	Illuminance	Fc	1.18	6.2	0.0	N.A.	N.A.	0
BLDG 8 ENTRANCE	Illuminance	Fc	1.35	3.2	0.2	6.75	16.00	0
CARPORT 1	Illuminance	Fc	1.20	1.5	1.0	1.20	1.50	0
CARPORT 2	Illuminance	Fc	0.22	0.7	0.0	N.A.	N.A.	0
EAST DRIVEWAY	Illuminance	Fc	2.97	8.8	0.1	29.70	88.00	0
EAST PROPERTY LINE	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.	N.A.
NORTH PROPERTY LINE	Illuminance	Fc	0.13	0.3	0.0	N.A.	N.A.	N.A.
SOUTH PARKING LOT	Illuminance	Fc	1.23	7.9	0.0	N.A.	N.A.	0
SOUTH PROPERTY LINE	Illuminance	Fc	0.14	0.5	0.0	N.A.	N.A.	N.A.
WEST DRIVEWAY	Illuminance	Fc	2.38	9.0	0.1	23.80	90.00	0
WEST PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	N.A.
WINTER CREEK LOOP PROPERTY LINE	Illuminance	Fc	0.04	0.2	0.0	N.A.	N.A.	N.A.

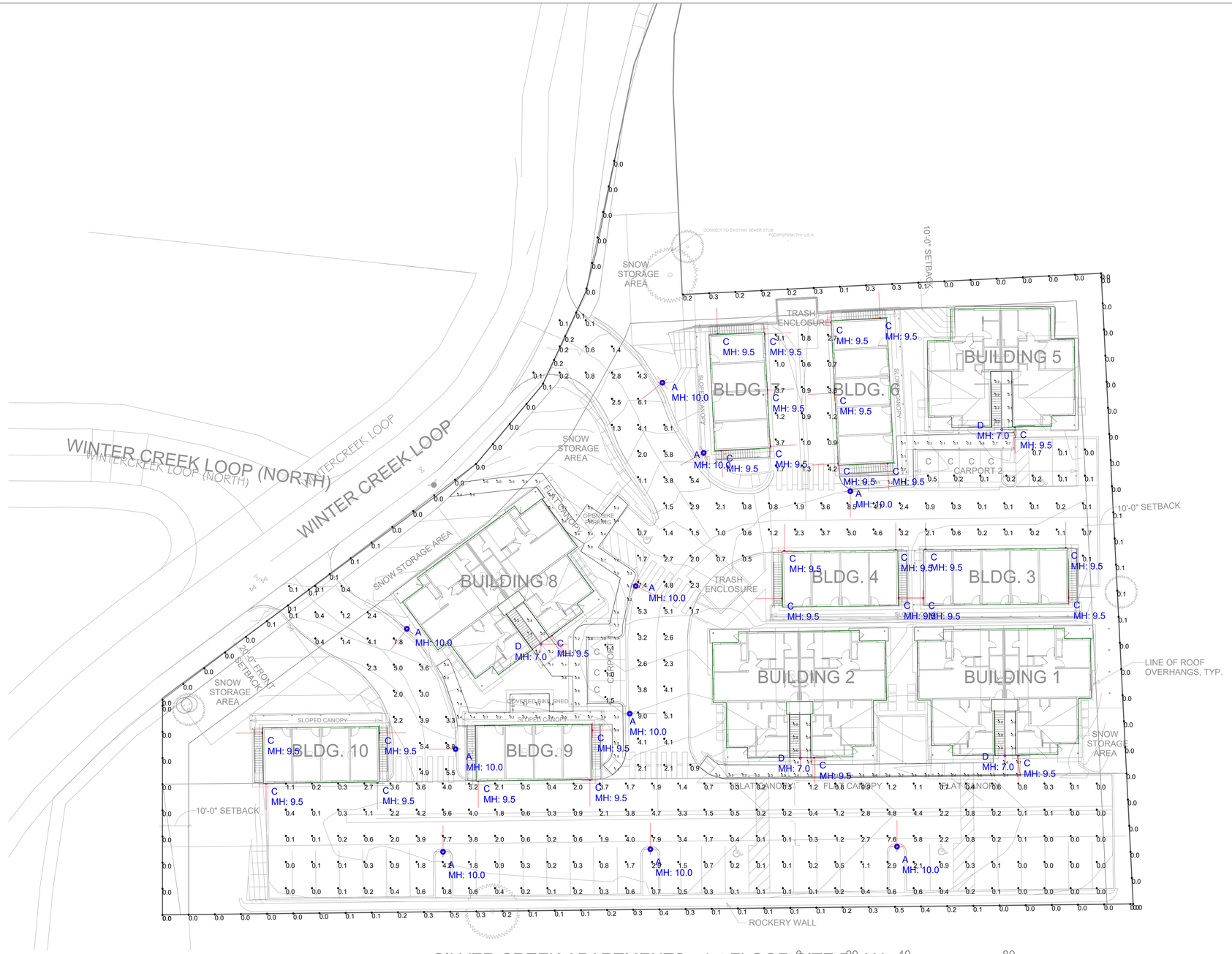
DESIGN NOTES:
1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS
2. MEASUREMENTS TAKEN 0" AFF
3. SURFACE REFLECTANCE: .5

Western Lighting & Energy Controls

Silver Creek Apartments

Date:2/16/2024
Drawn By: SBM
Revision #: 4

Overall Layout:



SILVER CREEK APARTMENTS - 1st FLOOR SITE PLAN
01-23-24

0 20 40 80

Scale: 1 inch= 20 Ft.

Western Lighting & Energy Controls

Silver Creek Apartments

Date:2/16/2024

Drawn By: SBM

Revision #: 4

BASELINE
BY LUMECON

PROJECT NAME: _____ CATALOG #: _____

NOTES: _____ DATE: _____

BLS-FCW
FULL CUTOFF WALL PACK

The BLS-FCW Full Cutoff Wall Pack is a high performance fixture offering both durability and style featuring a slimline design. BLS-FCW has on-site dimmable output and CCT settings, allowing the contractor to set the lumen value and CCT of the fixture at the installation site to a level that is perfectly suitable for the work site. The thin shape of the BLS-FCW series was designed for applications such as factories, warehouses, self storage, commercial buildings, entrances and walkways.

SPECIFICATIONS FEATURES

Color Temperature Tuning: Capable of delivering 3000K, 4000K & 5000K color temperatures

Construction: Two-piece die-cast aluminum housing secures the thermally conductive LED panel and electrical chamber. Suitable for applications requiring 3G vibration test according to ANSI C136.31

Lens: Anti-UV prismatic translucent lens is designed to shape the light distribution and uniformity.

CRI: 70

Voltage: 120-277V or 347-480V

Dimming: 0-10V Dimmable

Controls: Optional Photocell and Emergency Battery available.

Lifespan: Estimated 50,000 Hour based on IES LM-80 results and TM-21 calculations.

Operating Temperature: -40°C to 40°C (-40˚F - + 104˚F).Note: Operating with emergency battery temperature range: 10°C to 40°C (+50˚F - + 104˚F)

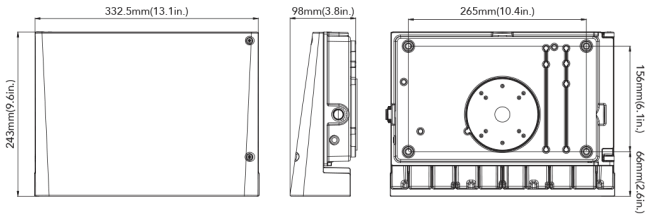
Power Factor: > 0.90, THD <20%

Listings: cULus, IP66, Suitable for Wet location, RoHS compliant, Meets LM-79 LM-80 Standards. DesignLights Consortium® (DLC) Qualified Product: Unless noted, not all versions of this product may be DLC® qualified. For a complete list of Lumecon DLC® Qualified Products visit: www.designlights.org.

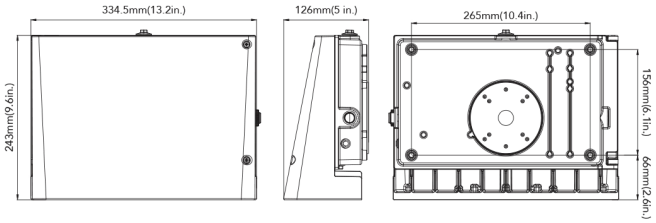
Warranty: 5 year warranty

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(±5°C) specifications subject to change without notice.

Small size:
For 26W,38W,65W CCT dial
For 26W,38W,65W,100W,135W single CCT



Large Size:
For 100W CCT dial



ORDERING GUIDE

SAMPLE: BLS-FCW-26-1-ADJ-D-PC-BB

[ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ]

MODEL	WATTAGE	VOLTAGE	CCT	FINISH	PHOTOCELL	EMERGENCY BATTERY	CCT & POWER ADJUSTABLE
BLS-FCW	**26** 26W	**1** 120-277V	**ADJ**[1] Adjustable Color Temperature	**D** Dark Bronze	**PC** 120-277V	**BB**[3] Battery Back-Up	**AD**[1] Adjustable Dial
	38 38W	**2**[2] 347-480V	**40K** 4000K	**CC** Custom Color	**BLANK** Without Photocell	**BLANK** Without Battery Backup	**BLANK** Without Adjustable Dial
	65 65W		**50K** 5000K				
	100 100W						

Note
1. CCT adjustable(3000K/4000K/5000K).
2. Only 65W and 100W optional for 347-480V.
3. 100W model not compatible with battery back-up.

STRUCTURAL DESIGN

PHOTOCELL

Optional photocell allows for security and energy savings.

HOUSING

Two-piece die-cast aluminum housing with optimal thermal management both enhances LED efficacy and extends fixture's life.

MOUNTING

Can be mounted directly over a standard 4' and 5' electrical junction box. Three 1/2 inch conduit holes on three sides allow for surface conduit wiring.

EMERGENCY (option)

8W Emergency battery, 900lm, 90 minute

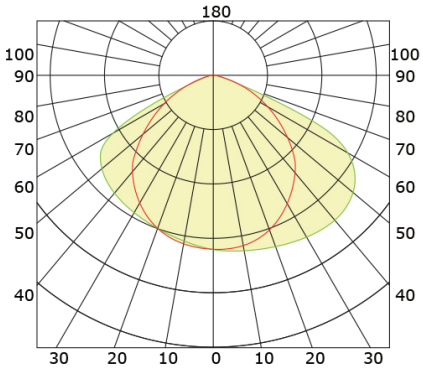
POWER AND CCT CONTROLLER

The wattage and CCT can be changed by switch selection on the controller, it easy very fast to meet the varied requirements.

OPTICS

Zero uplight distributions. Independently designed optical lens, using anti-UV material to maximize the lighting effect while reducing glare.

PHOTOMETRICS



PERFORMANCE DATA (@ CCT DIAL)

SYSTEM WATTS	VOLTAGE	CRI	LUMENS (3000K)	LPW (3000K)	LUMENS (4000K)	LPW (4000K)	LUMENS (5000K)	LPW (5000K)
26W	120-277VAC	70	3800lm	146 lm/W	4000lm	154 lm/W	3900lm	150 lm/W
38W	120-277VAC	70	5600lm	147 lm/W	6000lm	158 lm/W	5700lm	150 lm/W
65W	120-277VAC	70	9500lm	146 lm/W	10000lm	154 lm/W	9700lm	149 lm/W
65W	347-480VAC	70	9400lm	145 lm/W	9900lm	152 lm/W	9500lm	146 lm/W
100W	120-277VAC	70	14800lm	148 lm/W	15500lm	155 lm/W	15000lm	150 lm/W
100W	347-480VAC	70	14000lm	140 lm/W	15000lm	150 lm/W	14500lm	145 lm/W

PERFORMANCE DATA (@SINGLE CCT)

SYSTEM WATTS	VOLTAGE	CRI	LUMENS (3000K)	LPW (3000K)	LUMENS (4000K)	LPW (4000K)	LUMENS (5000K)	LPW (5000K)
26W	120-277VAC	70	3800lm	146 lm/W	3900lm	150 lm/W	3900lm	150 lm/W
38W	120-277VAC	70	5600lm	147 lm/W	5700lm	150 lm/W	5700lm	150 lm/W
65W	120-277VAC	70	9500lm	146 lm/W	9700lm	149 lm/W	9700lm	149 lm/W
65W	347-480VAC	70	9400lm	145 lm/W	9500lm	146 lm/W	9500lm	146 lm/W
100W	120-277VAC	70	14800lm	148 lm/W	15000lm	150 lm/W	15000lm	150 lm/W
100W	347-480VAC	70	14000lm	140 lm/W	14500lm	145 lm/W	14500lm	145 lm/W

ADJUSTABLE LUMEN OUTPUT TABLE

		26W		38W		65W		100W	
SETTING	VOLTAGE	SYSTEM WATTS	LUMENS (5000K)	SYSTEM WATTS	LUMENS (5000K)	SYSTEM WATTS	LUMENS (5000K)	SYSTEM WATTS	LUMENS (5000K)
100%	120-277VAC	26.45	3918.10	38.12	5690.70	64.93	9816.80	103.20	14950.00
80%	120-277VAC	21.42	3374.27	30.95	4871.24	49.30	7873.07	84.21	12725.44
60%	120-277VAC	15.50	2502.50	23.01	3697.60	34.47	5782.90	61.92	9548.57
40%	120-277VAC	11.31	1882.00	16.89	2789.20	23.37	4042.90	42.83	6667.70

ELECTRICAL DATA

Number Of Drivers	Driver Current (mA)	Nominal Power (W)	INPUT VOLTAGE (V)	CURRENT (Amps)
1	430	26	120	0.22
		26	208	0.13
		26	240	0.11
		26	277	0.09
1	680	38	120	0.32
		38	208	0.18
		38	240	0.16
		38	277	0.14
1	980	65	120	0.54
		65	208	0.31
		65	240	0.27
		65	277	0.23
	1850	65	347	0.19
		65	480	0.14
1	850	100	120	0.83
		100	208	0.48
		100	240	0.42
		100	277	0.36
	2520	100	347	0.29
		100	480	0.21
1	1200	135	120	1.13
		135	208	0.65
		135	240	0.56
		135	277	0.49

LOCATION		DATE	
PREPARED BY		QUANTITY	
COMMENTS		FIXTURE TYPE	
CATALOG NUMBER			

Gus LED Outdoor Sconce
GUSW Series

Features
This outdoor LED light is ideal for security and general lighting.
For outdoor or indoor residential, commercial, and hospitality applications.
Fixture mounts to a standard junction box (not included).

Construction
Metal construction. Standard mounting holes and hardware are included.
Power supply connections must be made inside a junction box (not included).

Finish
Two-tone metal finish. Black exterior and Copper interior.

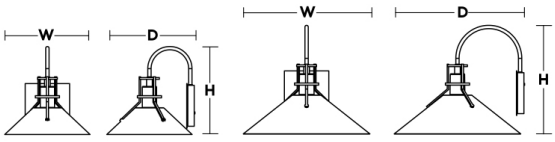
Electrical
Input 120 VAC / 60 Hz.
Minimum starting temp -4° F/ -20°C.

LED
Integrated LED modules capable of producing:
12W = 630 delivered lumens
20W = 950 delivered lumens
Adjustable CCT - 3000K/4000K/5000K
Rated for 50,000 Hrs., 90 CRI.

Certification
All fixtures are cETLus listed for wet locations.
Title 24/JA8 Compliant (outdoor only).

Warranty
Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions subject to change without notice.



Ordering Information:

Black	LED	Delivered Lumens	Adjustable CCT	H	W	D
GUSW1010LAJENBK	12W	630	3000K/4000K/5000K	9-3/4″	9-1/2″	9-3/4″
GUSW1411LAJENBK	20W	950	3000K/4000K/5000K	12″	14″	14-1/2″

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V9 01/30/2024

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and internal roadways

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 85,000

Efficacy: Up to 171 LPW

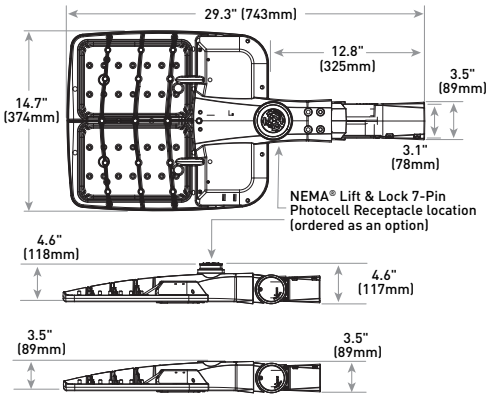
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

†See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

OSQM - AA Mount



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings on page 27.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*

OSQ-

Medium/Large Mounts
OSQ-ML-C-AA Adjustable Arm
OSQ-ML-C-DA Direct Arm
OSQ-ML-C-TM Trunnion Mount

Extra Large Mounts
OSQ-X-C-AA Adjustable Arm
OSQ-X-C-DA Direct Arm

Color Options: **SV** Silver **BK** Black **BZ** Bronze **WH** White

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 14.

Luminaire (Mount must be ordered separately)

OSQ **C**

Family	Size	Series	Lumen Package†	CCT/ CRI	Optic	Voltage	Mount	Color Options	Controls*	Options
OSQ	**M** Medium **L** Large **X** Extra Large	**C**	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **16L** 16,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens **40L** 40,000 Lumens **Extra Large** **50L** 50,000 Lumens **65L** 65,000 Lumens **75L** 75,000 Lumens **85L** 85,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **2M** Type II Mid **2B**** Type II Mid w/ Factory-Installed Backlight Shield - Available with all lumen packages except 85L **3M** Type III Mid **3B**** Type III Mid w/ Factory-Installed Backlight Shield - Available with all lumen packages except 85L **4M** Type IV Mid **4B**** Type IV Mid w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **AF** Automotive FrontlineOptic™ **AB**** Automotive Frontline Optic™ w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **Symmetric** **5L** Type V Long **5M** Type V Mid **5N** Type V Narrow **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **75** NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L, 40L, 75L or 85L lumen packages **UE** Universal 277-480V - Available only with 40L, 75L and 85L lumen packages	**NM** No Mount - Must specify mount from table above - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML** **Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-40' sensor lens installed on luminaire; 8-20' sensor lens and aisle shroud included - Intended for downlight applications at 0° tilt - Not available with Q or X options or Synapse TL7-HVG accessory **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1** **Field Adjustable Output** - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with BML or X options or Synapse TL7-HVG accessory **X8/X7/X6/X5/X4/X3/X2/X1** **Locked Lumen Output** - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 16L/UL, 16L/UH, 30L/UL, 30L/UH, 65L/UL, 65L/UH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values	**20KV** **20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **F** **Fuse** - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse **N** **Utility Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle** - External utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others **R** **NEMA® Lift & Lock 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse control offerings **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 27 for optic directionality - Not for use with symmetric optics **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 27 for optic directionality - Not for use with symmetric optics

† Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
* Luminaire comes standard with 0-10V dimming.
** Factory-installed backlight shields are integral to luminaire optic and may not be removed in the field. For field-install backlight control, please refer to the External Backlight Shields in the accessory table on page 2.

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING®

Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY

Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort™Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuit board, but not fully populated with LEDs or optics to scale back lumen package
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 14 for fixture mounting drill patterns
- Adjustable arm mount adapters are rugged die cast aluminum
- OSQ-ML-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375" (60mm) O.D. tenon and can be adjusted 180˚ in 2.5˚ increments
- OSQ-X-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon and can be adjusted 180˚ in 5.0˚ increments. **NOTE: Tenon length must be a minimum of 3.75" (95mm), and tenon must be steel**
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180˚ in 15˚ degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires include 15" (381mm) 18/5 cord exiting the luminaire
- Designed for uplight and downlight applications. Uplight orientation not suitable for use with N or R options
- 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. Silver, bronze, black, and white are available

Weight

Mount	Housing Size		
	Medium	Large	Extra Large
Direct Arm	19.7 lbs. (8.9kg)	28.8 lbs. (13.1kg)	45.8 lbs. (20.8kg)
Adjustable Arm	19.3 lbs. (8.8kg)	28.4 lbs. (12.9kg)	48.6 lbs. (22.0kg)
Trunnion	23.2 lbs. (10.5kg)	32.3 lbs. (14.7kg)	N/A

For BML sensor add 0.1 lbs. (45g), and for NEMA receptacle, add 0.3 lbs. (136g).

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V, 277-480V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Dims to 10%. Controls by others
- 0-10V dimming per ANSI C137.1-2019 (8-Volt or 9-Volt per power level/options selected)
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.8mA
- **Operating Temperature Range:** -40˚C - +40˚C (-40˚F - +104˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL certified in accordance with UL8750
- Meets requirements of IP66 per IEC 60529 when ordered without N or R options
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK07 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct arm mount only. Please refer to https://darksky.org/what-we-do/darksky-approved/products-companies/#!/~/search/keyword=cree for most current information
- DLC and DLC Premium qualified SKUs available. Exceptions apply when 5L, 2B, 3B, 4B & AB optics are selected. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- DLC Luna qualified when ordered with direct arm mount and 30K7 CCT. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-HVG) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-HVG
- Suitable for 120-480V (UL, UE and UH) voltages
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with BML or Q options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-HVG spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket

KIT-ANT360
- Kit includes antenna, 30' cable and bracket

KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
			120V	208V	240V	277V	347V	480V
4L**	26	30	0.21	0.12	0.11	0.09	N/A	N/A
6L	37	40	0.31	0.18	0.15	0.13	0.11	0.08
9L	55	60	0.46	0.27	0.23	0.20	0.16	0.12
11L	68	70	0.57	0.33	0.28	0.25	0.20	0.14
16L	97	100	0.81	0.47	0.40	0.35	0.28	0.20
22L	131	130	1.09	0.63	0.55	0.47	0.38	0.27
30L	175	180	1.46	0.84	0.73	0.63	0.50	0.36
40L	236	240	1.96	1.13	0.98	0.85	0.68	0.49
50L	297	N/A	2.48	1.43	1.24	1.07	0.86	0.62
65L	384	N/A	3.20	1.85	1.60	1.39	1.11	0.80
75L	447	N/A	3.73	2.15	1.86	1.61	1.29	0.93
85L	520	N/A	4.34	2.50	2.17	1.88	1.50	0.93

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V, 277-480V or 347-480V+/-10%.
** Available with UL voltage only.

OSQ-C Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5˚C (41˚F)	1.02	0.99	0.93	0.88	0.83
10˚C (50˚F)	1.02	0.98	0.93	0.87	0.82
15˚C (59˚F)	1.01	0.98	0.92	0.87	0.82
20˚C (68˚F)	1.01	0.97	0.92	0.86	0.81
25˚C (77˚F)	1.00	0.97	0.91	0.86	0.81

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

Accessories

Field-Installed

External Backlight Shield
OSQ-M-C-BLSF (Medium)
OSQ-L-C-BLSF (Large)
OSQ-X-C-BLSF (Extra Large)
- Not for use with rotated optics
- Provides 1 mounting height backlight cutoff
- 18 ga. steel construction w/black finish

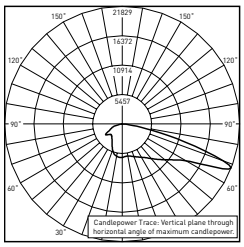
Bird Spikes
OSQ-M-C-BRDSPK (Medium)
OSQ-L-C-BRDSPK (Large)
OSQ-X-C-BRDSPK (Extra Large)
- Includes bird spikes (three rows for M/L; four rows for X) and screws to attach to housing

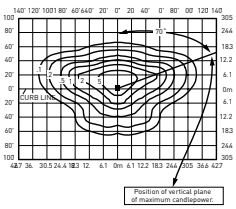
Shorting Cap
XA-XSLSHRT

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

2M





RESTL Test Report #: PL17910-001A
Configured
OSQL-C-30L-30K7-2M-UL-xx-xx-xx
Initial Delivered Lumens: 27,400

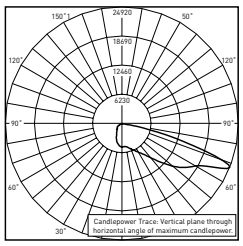
OSQL-C-30L-30K7-2M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 27,400
Initial FC at grade

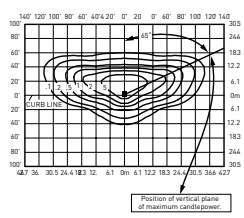
Type II Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U0 G1	3,800	B1 U0 G1	2,810	B1 U0 G1	3,800	B1 U0 G1
6L	5,475	B1 U0 G1	5,700	B1 U0 G1	4,220	B1 U0 G1	5,700	B1 U0 G1
9L	8,225	B2 U0 G2	8,550	B2 U0 G2	6,325	B2 U0 G2	8,550	B2 U0 G2
11L	10,025	B2 U0 G2	10,450	B2 U0 G2	7,750	B2 U0 G2	10,450	B2 U0 G2
16L	14,650	B3 U0 G3	15,200	B3 U0 G3	11,275	B2 U0 G2	15,200	B3 U0 G3
22L	20,100	B3 U0 G3	20,900	B3 U0 G3	15,500	B3 U0 G3	20,900	B3 U0 G3
30L	27,400	B3 U0 G3	28,500	B3 U0 G3	21,100	B3 U0 G3	28,500	B3 U0 G3
40L	36,500	B4 U0 G4	38,000	B4 U0 G4	28,100	B3 U0 G3	38,000	B4 U0 G4
50L	45,600	B4 U0 G4	47,500	B4 U0 G4	35,200	B3 U0 G3	47,500	B4 U0 G4
65L	59,300	B4 U0 G5	61,800	B4 U0 G5	45,700	B4 U0 G4	61,800	B4 U0 G5
75L	68,400	B5 U0 G5	71,300	B5 U0 G5	52,800	B4 U0 G4	71,300	B5 U0 G5
85L	77,600	B5 U0 G5	80,800	B5 U0 G5	59,800	B4 U0 G5	80,800	B5 U0 G5

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

2B





RESTL Test Report #: PL17977-001A
OSQL-C-40L-30K7-2B-UL-xx-xx-xx
Initial Delivered Lumens: 25,560

OSQL-C-40L-30K7-2B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 25,100
Initial FC at grade

Type II Mid w/BLS Distribution (factory-installed)

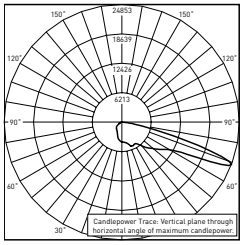
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U0 G1	2,620	B1 U0 G1	1,940	B0 U0 G1	2,620	B1 U0 G1
6L	3,760	B1 U0 G1	3,920	B1 U0 G1	2,900	B1 U0 G1	3,920	B1 U0 G1
9L	5,650	B1 U0 G1	5,875	B1 U0 G1	4,350	B1 U0 G1	5,875	B1 U0 G1
11L	6,900	B1 U0 G1	7,200	B1 U0 G2	5,325	B1 U0 G1	7,200	B1 U0 G2
16L	10,075	B1 U0 G2	10,450	B2 U0 G2	7,750	B1 U0 G2	10,450	B2 U0 G2
22L	13,800	B2 U0 G2	14,375	B2 U0 G2	10,650	B2 U0 G2	14,375	B2 U0 G2
30L	18,800	B2 U0 G2	19,600	B2 U0 G3	14,525	B2 U0 G2	19,600	B2 U0 G3
40L	25,100	B3 U0 G3	26,200	B3 U0 G3	19,400	B2 U0 G2	26,200	B3 U0 G3
50L	31,400	B3 U0 G4	32,700	B3 U0 G4	24,200	B3 U0 G3	32,700	B3 U0 G4
65L	40,800	B3 U0 G4	42,500	B3 U0 G4	31,500	B3 U0 G4	42,500	B3 U0 G4
75L	47,100	B3 U0 G5	49,000	B3 U0 G5	36,300	B3 U0 G4	49,000	B3 U0 G5

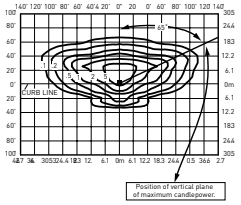
* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

2M W/OSQ-*-C-BLSF





RESTL Test Report#: PL17978-001B
OSQL-C-40L-30K7-2M-UL-xx-xx-xx w/ OSQ-L-C-BLSF
Initial Delivered Lumens: 21,978

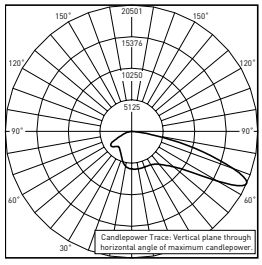
OSQL-C-40L-30K7-2M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,000
Initial FC at grade

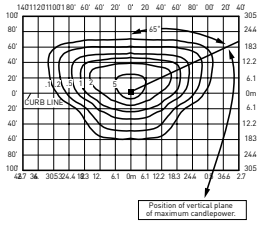
Type II Mid Distribution w/OSQ-*-C-BLSF (field-installed)

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,100	B0 U0 G1	2,180	B0 U0 G1	1,610	B0 U0 G1	2,180	B0 U0 G1
6L	3,140	B1 U0 G1	3,270	B1 U0 G1	2,420	B1 U0 G1	3,270	B1 U0 G1
9L	4,720	B1 U0 G1	4,910	B1 U0 G1	3,630	B1 U0 G1	4,910	B1 U0 G1
11L	5,750	B1 U0 G1	6,000	B1 U0 G1	4,450	B1 U0 G1	6,000	B1 U0 G1
16L	8,400	B1 U0 G2	8,725	B1 U0 G2	6,475	B1 U0 G2	8,725	B1 U0 G2
22L	11,550	B2 U0 G2	12,000	B2 U0 G2	8,900	B1 U0 G2	12,000	B2 U0 G2
30L	15,700	B2 U0 G3	16,400	B2 U0 G3	12,100	B2 U0 G2	16,400	B2 U0 G3
40L	21,000	B3 U0 G3	21,800	B3 U0 G3	16,100	B2 U0 G3	21,800	B3 U0 G3
50L	26,200	B3 U0 G4	27,300	B3 U0 G4	20,200	B3 U0 G3	27,300	B3 U0 G4
65L	34,000	B3 U0 G4	35,500	B3 U0 G4	26,200	B3 U0 G4	35,500	B3 U0 G4
75L	39,300	B3 U0 G4	40,900	B3 U0 G4	30,300	B3 U0 G4	40,900	B3 U0 G4
85L	44,500	B3 U0 G5	46,400	B4 U0 G4	34,300	B3 U0 G5	46,400	B3 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

3M





RESTL Test Report #: PL17882-001A
Configured
OSQL-C-30L-30K7-3M-UL-xx-xx-xx
Initial Delivered Lumens: 27,400

OSQL-C-30L-30K7-3M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 27,400
Initial FC at grade

Type III Mid Distribution

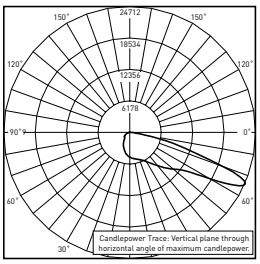
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U0 G1	3,800	B1 U0 G1	2,810	B1 U0 G1	3,800	B1 U0 G1
6L	5,475	B1 U0 G1	5,700	B1 U0 G1	4,220	B1 U0 G1	5,700	B1 U0 G1
9L	8,225	B2 U0 G2	8,550	B2 U0 G2	6,325	B1 U0 G1	8,550	B2 U0 G2
11L	10,025	B2 U0 G2	10,450	B2 U0 G2	7,750	B2 U0 G2	10,450	B2 U0 G2
16L	14,650	B3 U0 G3	15,200	B3 U0 G3	11,275	B2 U0 G2	15,200	B3 U0 G3
22L	20,100	B3 U0 G3	20,900	B3 U0 G3	15,500	B3 U0 G3	20,900	B3 U0 G3
30L	27,400	B3 U0 G4	28,500	B3 U0 G4	21,100	B3 U0 G3	28,500	B3 U0 G4
40L	36,500	B4 U0 G4	38,000	B4 U0 G4	28,100	B3 U0 G4	38,000	B4 U0 G4
50L	45,600	B4 U0 G5	47,500	B4 U0 G5	35,200	B3 U0 G4	47,500	B4 U0 G5
65L	59,300	B4 U0 G5	61,800	B4 U0 G5	45,700	B4 U0 G5	61,800	B4 U0 G5
75L	68,400	B4 U0 G5	71,300	B5 U0 G5	52,800	B4 U0 G5	71,300	B5 U0 G5
85L	77,600	B5 U0 G5	80,800	B5 U0 G5	59,800	B4 U0 G5	80,800	B5 U0 G5

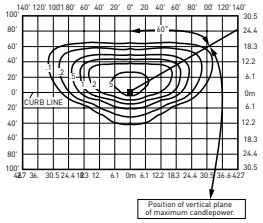
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

3B





RESTL Test Report #: PL17975-001A
OSQL-C-40L-30K7-3B-UL-xx-xx-xx
Initial Delivered Lumens: 25,199

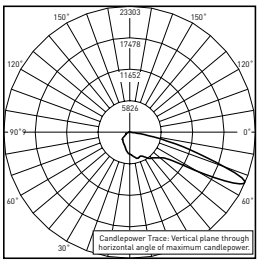
OSQL-C-40L-30K7-3B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 25,100
Initial FC at grade

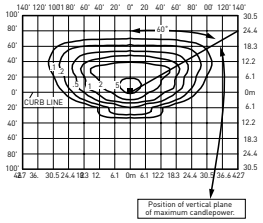
Type III Mid w/BLS Distribution (factory-installed)

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U0 G1	2,620	B1 U0 G1	1,940	B0 U0 G1	2,620	B1 U0 G1
6L	3,760	B1 U0 G1	3,920	B1 U0 G1	2,900	B1 U0 G1	3,920	B1 U0 G1
9L	5,650	B1 U0 G1	5,875	B1 U0 G2	4,350	B1 U0 G1	5,875	B1 U0 G2
11L	6,900	B1 U0 G2	7,200	B1 U0 G2	5,325	B1 U0 G1	7,200	B1 U0 G2
16L	10,075	B1 U0 G2	10,450	B2 U0 G2	7,750	B1 U0 G2	10,450	B2 U0 G2
22L	13,800	B2 U0 G2	14,375	B2 U0 G2	10,650	B2 U0 G2	14,375	B2 U0 G2
30L	18,800	B2 U0 G3	19,600	B2 U0 G3	14,525	B2 U0 G2	19,600	B2 U0 G3
40L	25,100	B3 U0 G4	26,200	B3 U0 G4	19,400	B2 U0 G3	26,200	B3 U0 G4
50L	31,400	B3 U0 G4	32,700	B3 U0 G4	24,200	B3 U0 G3	32,700	B3 U0 G4
65L	40,800	B3 U0 G5	42,500	B3 U0 G5	31,500	B3 U0 G4	42,500	B3 U0 G5
75L	47,100	B3 U0 G5	49,000	B3 U0 G5	36,300	B3 U0 G4	49,000	B3 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

3M W/OSQ-*-C-BLSF





RESTL Test Report#: PL17976-001A
OSQL-C-40L-30K7-3M-UL-xx-xx-xx w/ OSQ-L-C-BLSF
Initial Delivered Lumens: 22,081

OSQL-C-40L-30K7-3M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,000
Initial FC at grade

Type III Mid Distribution w/OSQ-*-C-BLSF (field-installed)

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,100	B0 U0 G1	2,180	B0 U0 G1	1,610	B0 U0 G1	2,180	B0 U0 G1
6L	3,140	B1 U0 G1	3,270	B1 U0 G1	2,420	B1 U0 G1	3,270	B1 U0 G1
9L	4,720	B1 U0 G1	4,910	B1 U0 G1	3,630	B1 U0 G1	4,910	B1 U0 G1
11L	5,750	B1 U0 G2	6,000	B1 U0 G2	4,450	B1 U0 G1	6,000	B1 U0 G2
16L	8,400	B1 U0 G2	8,725	B1 U0 G2	6,475	B1 U0 G2	8,725	B1 U0 G2
22L	11,550	B2 U0 G2	12,000	B2 U0 G2	8,900	B1 U0 G2	12,000	B2 U0 G2
30L	15,700	B2 U0 G3	16,400	B2 U0 G3	12,100	B2 U0 G2	16,400	B2 U0 G3
40L	21,000	B2 U0 G3	21,800	B3 U0 G3	16,100	B2 U0 G3	21,800	B3 U0 G3
50L	26,200	B3 U0 G4	27,300	B3 U0 G4	20,200	B2 U0 G3	27,300	B3 U0 G4
65L	34,000	B3 U0 G4	35,500	B3 U0 G5	26,200	B3 U0 G4	35,500	B3 U0 G5
75L	39,300	B3 U0 G5	40,900	B3 U0 G5	30,300	B3 U0 G4	40,900	B3 U0 G5
85L	44,500	B3 U0 G5	46,400	B3 U0 G5	34,300	B3 U0 G4	46,400	B3 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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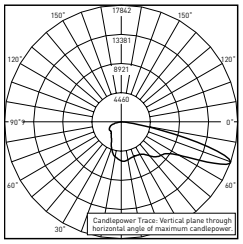
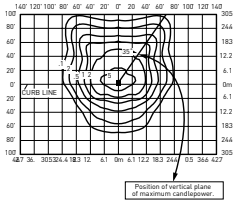
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

4M





RESTL Test Report #: PL17908-001A
Configured
OSQL-C-30L-30K7-4M-UL-xx-xx-xx
Initial Delivered Lumens: 27,400

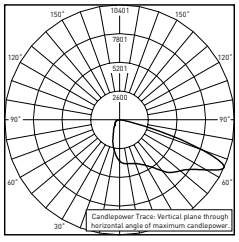
OSQL-C-30L-30K7-4M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 27,400
Initial FC at grade

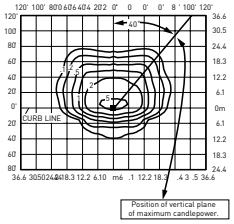
Type IV Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U0 G1	3,800	B1 U0 G1	2,810	B1 U0 G1	3,800	B1 U0 G1
6L	5,475	B1 U0 G1	5,700	B1 U0 G1	4,220	B1 U0 G1	5,700	B1 U0 G1
9L	8,225	B2 U0 G2	8,550	B2 U0 G2	6,325	B1 U0 G1	8,550	B2 U0 G2
11L	10,025	B2 U0 G2	10,450	B2 U0 G2	7,750	B2 U0 G2	10,450	B2 U0 G2
16L	14,650	B3 U0 G2	15,200	B3 U0 G2	11,275	B2 U0 G2	15,200	B3 U0 G2
22L	20,100	B3 U0 G3	20,900	B3 U0 G3	15,500	B3 U0 G2	20,900	B3 U0 G3
30L	27,400	B3 U0 G3	28,500	B3 U0 G4	21,100	B3 U0 G3	28,500	B3 U0 G4
40L	36,500	B4 U0 G4	38,000	B4 U0 G4	28,100	B3 U0 G4	38,000	B4 U0 G4
50L	45,600	B4 U0 G5	47,500	B4 U0 G5	35,200	B4 U0 G4	47,500	B4 U0 G5
65L	59,300	B5 U0 G5	61,800	B5 U0 G5	45,700	B4 U0 G5	61,800	B5 U0 G5
75L	68,400	B5 U0 G5	71,300	B5 U0 G5	52,800	B4 U0 G5	71,300	B5 U0 G5
85L	77,600	B5 U0 G5	80,800	B5 U0 G5	59,800	B5 U0 G5	80,800	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

4B





RESTL Test Report #: PL17930-001A
Configured
OSQL-C-30L-30K7-4B-UL-xx-xx-xx
Initial Delivered Lumens: 17,200

OSQL-C-30L-30K7-4B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 17,200
Initial FC at grade

Type IV Mid w/BLS Distribution (factory-installed)

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,300	B1 U0 G0	2,400	B1 U0 G0	1,770	B0 U0 G0	2,400	B1 U0 G0
6L	3,440	B1 U0 G1	3,590	B1 U0 G1	2,660	B1 U0 G0	3,590	B1 U0 G1
9L	5,175	B1 U0 G1	5,400	B1 U0 G1	3,980	B1 U0 G1	5,400	B1 U0 G1
11L	6,325	B1 U0 G1	6,600	B1 U0 G1	4,880	B1 U0 G1	6,600	B1 U0 G1
16L	9,225	B2 U0 G2	9,575	B2 U0 G2	7,100	B1 U0 G1	9,575	B2 U0 G2
22L	12,625	B2 U0 G2	13,175	B2 U0 G2	9,750	B2 U0 G2	13,175	B2 U0 G2
30L	17,200	B2 U0 G2	18,000	B2 U0 G2	13,300	B2 U0 G2	18,000	B2 U0 G2
40L	23,000	B3 U0 G3	24,000	B3 U0 G3	17,700	B2 U0 G2	24,000	B3 U0 G3
50L	28,700	B3 U0 G3	29,900	B3 U0 G3	22,200	B3 U0 G3	29,900	B3 U0 G3
65L	37,400	B3 U0 G4	38,900	B3 U0 G4	28,800	B3 U0 G3	38,900	B3 U0 G4
75L	43,100	B3 U0 G4	44,900	B4 U0 G4	33,200	B3 U0 G4	44,900	B4 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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Photometry

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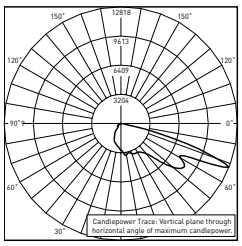
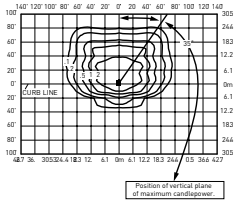
4M W/OSQ-*-C-BLSF





RESTL Test Report #: PL17929-001A Configured
OSQL-C-30L-30K7-4M-UL-xx-xx-xx w/OSQ-L-C-BLSF
Initial Delivered Lumens: 15,400

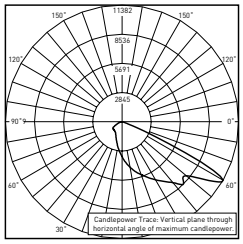
OSQL-C-30L-30K7-4M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 15,700
Initial FC at grade

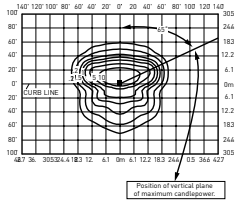
Type IV Mid Distribution w/OSQ-*-C-BLSF (field-installed)

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,100	B1 U0 G1	2,180	B1 U0 G1	1,610	B0 U0 G1	2,180	B1 U0 G1
6L	3,140	B1 U0 G1	3,270	B1 U0 G1	2,420	B1 U0 G1	3,270	B1 U0 G1
9L	4,720	B1 U0 G1	4,910	B1 U0 G1	3,630	B1 U0 G1	4,910	B1 U0 G1
11L	5,750	B1 U0 G1	6,000	B1 U0 G2	4,450	B1 U0 G1	6,000	B1 U0 G2
16L	8,400	B1 U0 G2	8,725	B2 U0 G2	6,475	B1 U0 G2	8,725	B2 U0 G2
22L	11,550	B2 U0 G2	12,000	B2 U0 G2	8,900	B2 U0 G2	12,000	B2 U0 G2
30L	15,700	B2 U0 G2	16,400	B2 U0 G2	12,100	B2 U0 G2	16,400	B2 U0 G2
40L	21,000	B3 U0 G3	21,800	B3 U0 G3	16,100	B2 U0 G2	21,800	B3 U0 G3
50L	26,200	B3 U0 G4	27,300	B3 U0 G4	20,200	B3 U0 G3	27,300	B3 U0 G4
65L	34,000	B3 U0 G4	35,500	B3 U0 G4	26,200	B3 U0 G4	35,500	B3 U0 G4
75L	39,300	B3 U0 G4	40,900	B3 U0 G5	30,300	B3 U0 G4	40,900	B3 U0 G5
85L	44,500	B4 U0 G5	46,400	B4 U0 G5	34,300	B3 U0 G4	46,400	B4 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

AF





RESTL Test Report #: PL17970-001A
OSQM-C-16L-50K9-AF-UL-xx-xx-xx
Initial Delivered Lumens: 12,361

OSQL-C-40L-40K7-AF-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Automotive FrontLineOptic™ Distribution

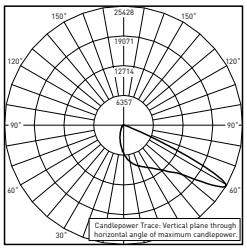
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U0 G1	3,800	B1 U0 G1	2,810	B1 U0 G0	3,800	B1 U0 G1
6L	5,475	B1 U0 G1	5,700	B1 U0 G1	4,220	B1 U0 G1	5,700	B1 U0 G1
9L	8,225	B1 U0 G1	8,550	B1 U0 G1	6,325	B1 U0 G1	8,550	B1 U0 G1
11L	10,025	B2 U0 G1	10,450	B2 U0 G1	7,750	B1 U0 G1	10,450	B2 U0 G1
16L	14,650	B2 U0 G2	15,200	B2 U0 G2	11,275	B2 U0 G1	15,200	B2 U0 G2
22L	20,100	B3 U0 G2	20,900	B3 U0 G2	15,500	B2 U0 G2	20,900	B3 U0 G2
30L	27,400	B3 U0 G3	28,500	B3 U0 G3	21,100	B3 U0 G2	28,500	B3 U0 G3
40L	36,500	B3 U0 G3	38,000	B3 U0 G3	28,100	B3 U0 G3	38,000	B3 U0 G3
50L	45,600	B4 U0 G3	47,500	B4 U0 G3	35,200	B3 U0 G3	47,500	B4 U0 G3
65L	59,300	B4 U0 G3	61,800	B4 U0 G3	45,700	B4 U0 G3	61,800	B4 U0 G3
75L	68,400	B4 U0 G4	71,300	B4 U0 G4	52,800	B4 U0 G3	71,300	B4 U0 G4
85L	77,600	B4 U0 G4	80,800	B5 U0 G4	59,800	B4 U0 G3	80,800	B5 U0 G4

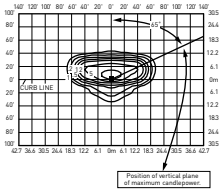
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

AB





RESTL Test Report #: PL18107-001A
Configured
OSQL-C-30L-40K7-AB-UL-xx-xx-xx
Initial Delivered Lumens: 19,600

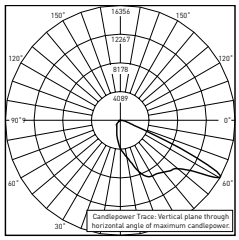
OSQL-C-30L-40K7-AB-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 19,600
Initial FC at grade

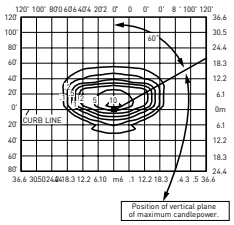
Automotive FrontLineOptic™ w/BLS Distribution (factory-installed)

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B0 U0 G0	2,620	B0 U0 G0	1,940	B0 U0 G0	2,620	B0 U0 G0
6L	3,760	B1 U0 G0	3,920	B1 U0 G0	2,900	B1 U0 G0	3,920	B1 U0 G0
9L	5,650	B1 U0 G0	5,875	B1 U0 G0	4,350	B1 U0 G0	5,875	B1 U0 G0
11L	6,900	B1 U0 G1	7,200	B1 U0 G1	5,325	B1 U0 G0	7,200	B1 U0 G1
16L	10,075	B1 U0 G1	10,450	B1 U0 G1	7,750	B1 U0 G1	10,450	B1 U0 G1
22L	13,800	B2 U0 G1	14,375	B2 U0 G1	10,650	B1 U0 G1	14,375	B2 U0 G1
30L	18,800	B2 U0 G2	19,600	B2 U0 G2	14,525	B2 U0 G1	19,600	B2 U0 G2
40L	25,100	B3 U0 G2	26,200	B3 U0 G2	19,400	B2 U0 G2	26,200	B3 U0 G2
50L	31,400	B3 U0 G2	32,700	B3 U0 G2	24,200	B3 U0 G2	32,700	B3 U0 G2
65L	40,800	B3 U0 G2	42,500	B3 U0 G2	31,500	B3 U0 G2	42,500	B3 U0 G2
75L	47,100	B3 U0 G3	49,000	B3 U0 G3	36,300	B3 U0 G2	49,000	B3 U0 G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

AF W/OSQ-*-C-BLSF





RESTL Test Report #: PL18108-001A
Configured
OSQL-C-30L-40K7-AF-UL-xx-xx-xx w/OSQ-L-C-BLSF
Initial Delivered Lumens: 16,400

OSQL-C-30L-40K7-AF-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 16,400
Initial FC at grade

Automotive FrontLineOptic™ w/OSQ-*-C-BLSF (field-installed)

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,100	B0 U0 G1	2,180	B0 U0 G1	1,610	B0 U0 G1	2,180	B0 U0 G1
6L	3,140	B1 U0 G1	3,270	B1 U0 G1	2,420	B0 U0 G1	3,270	B1 U0 G1
9L	4,720	B1 U0 G1	4,910	B1 U0 G1	3,630	B1 U0 G1	4,910	B1 U0 G1
11L	5,750	B1 U0 G1	6,000	B1 U0 G1	4,450	B1 U0 G1	6,000	B1 U0 G1
16L	8,400	B1 U0 G1	8,725	B1 U0 G1	6,475	B1 U0 G1	8,725	B1 U0 G1
22L	11,550	B1 U0 G1	12,000	B1 U0 G1	8,900	B1 U0 G1	12,000	B1 U0 G1
30L	15,700	B2 U0 G2	16,400	B2 U0 G2	12,100	B1 U0 G1	16,400	B2 U0 G2
40L	21,000	B2 U0 G2	21,800	B2 U0 G2	16,100	B2 U0 G2	21,800	B2 U0 G2
50L	26,200	B3 U0 G2	27,300	B3 U0 G2	20,200	B2 U0 G2	27,300	B3 U0 G2
65L	34,000	B3 U0 G2	35,500	B3 U0 G3	26,200	B3 U0 G2	35,500	B3 U0 G3
75L	39,300	B3 U0 G3	40,900	B3 U0 G3	30,300	B3 U0 G2	40,900	B3 U0 G3
85L	44,500	B3 U0 G3	46,400	B3 U0 G3	34,300	B3 U0 G2	46,400	B3 U0 G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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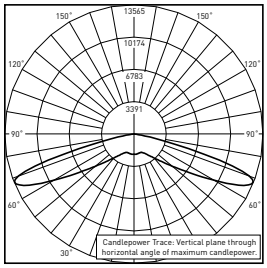
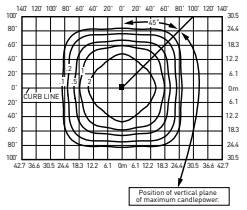
5L





RESTL Test Report #: PL18074-001A Configured
OSQL-C-30L-40K7-5L-UL-xx-xx-xx
Initial Delivered Lumens: 30,000

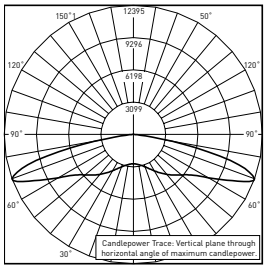
OSQL-C-30L-40K7-5L-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 30,000
Initial FC at grade

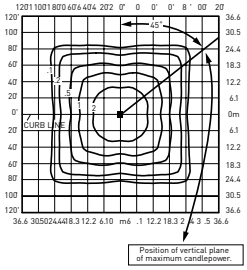
Type V Long Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,840	B2 U0 G1	4,000	B3 U0 G1	2,960	B2 U0 G1	4,000	B3 U0 G1
6L	5,750	B3 U0 G1	6,000	B3 U0 G1	4,440	B3 U0 G1	6,000	B3 U0 G1
9L	8,650	B3 U0 G2	9,000	B3 U0 G2	6,650	B3 U0 G1	9,000	B3 U0 G2
11L	10,550	B4 U0 G2	11,000	B4 U0 G2	8,150	B3 U0 G2	11,000	B4 U0 G2
16L	15,400	B4 U0 G2	16,000	B4 U0 G2	11,850	B4 U0 G2	16,000	B4 U0 G2
22L	21,100	B5 U0 G3	22,000	B5 U0 G3	16,300	B4 U0 G2	22,000	B5 U0 G3
30L	28,800	B5 U0 G3	30,000	B5 U0 G4	22,200	B5 U0 G3	30,000	B5 U0 G4
40L	38,400	B5 U0 G4	40,000	B5 U0 G4	29,600	B5 U0 G3	40,000	B5 U0 G4
50L	48,000	B5 U0 G5	50,000	B5 U0 G5	37,000	B5 U0 G3	50,000	B5 U0 G5
65L	62,400	B5 U0 G5	65,000	B5 U0 G5	48,100	B5 U0 G5	65,000	B5 U0 G5
75L	72,000	B5 U0 G5	75,000	B5 U0 G5	55,500	B5 U0 G5	75,000	B5 U0 G5
85L	81,600	B5 U0 G5	85,000	B5 U0 G5	62,900	B5 U0 G5	85,000	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5M





RESTL Test Report #: PL17909-001A
Configured
OSQL-C-30L-30K7-5M-UL-xx-xx-xx
Initial Delivered Lumens: 28,800

OSQL-C-30L-30K7-5M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 28,800
Initial FC at grade

Type V Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,840	B2 U0 G1	4,000	B2 U0 G1	2,960	B2 U0 G1	4,000	B2 U0 G1
6L	5,750	B3 U0 G1	6,000	B3 U0 G1	4,440	B2 U0 G1	6,000	B3 U0 G1
9L	8,650	B3 U0 G2	9,000	B3 U0 G2	6,650	B3 U0 G1	9,000	B3 U0 G2
11L	10,550	B3 U0 G2	11,000	B3 U0 G2	8,150	B3 U0 G1	11,000	B3 U0 G2
16L	15,400	B4 U0 G2	16,000	B4 U0 G2	11,850	B4 U0 G2	16,000	B4 U0 G2
22L	21,100	B4 U0 G2	22,000	B4 U0 G2	16,300	B4 U0 G2	22,000	B4 U0 G2
30L	28,800	B5 U0 G3	30,000	B5 U0 G3	22,200	B4 U0 G2	30,000	B5 U0 G3
40L	38,400	B5 U0 G4	40,000	B5 U0 G4	29,600	B5 U0 G3	40,000	B5 U0 G4
50L	48,000	B5 U0 G4	50,000	B5 U0 G4	37,000	B5 U0 G4	50,000	B5 U0 G4
65L	62,400	B5 U0 G5	65,000	B5 U0 G5	48,100	B5 U0 G4	65,000	B5 U0 G5
75L	72,000	B5 U0 G5	75,000	B5 U0 G5	55,500	B5 U0 G4	75,000	B5 U0 G5
85L	81,600	B5 U0 G5	85,000	B5 U0 G5	62,900	B5 U0 G5	85,000	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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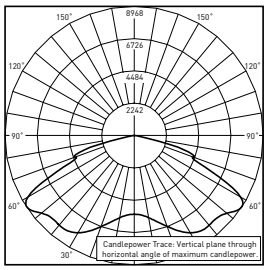
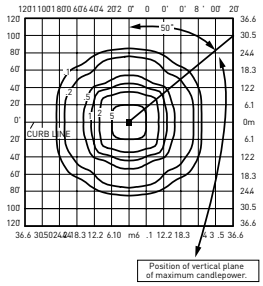
5N



RESTL Test Report #: PL17911-001A
Configured
OSQL-C-30L-30K7-5N-UL-xx-xx-xx
Initial Delivered Lumens: 28,800



OSQL-C-30L-30K7-5N-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 28,800
Initial FC at grade

Type V Narrow Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,840	B2 U0 G0	4,000	B2 U0 G0	2,960	B1 U0 G0	4,000	B2 U0 G0
6L	5,750	B2 U0 G1	6,000	B2 U0 G1	4,440	B2 U0 G0	6,000	B2 U0 G1
9L	8,650	B3 U0 G1	9,000	B3 U0 G1	6,650	B2 U0 G1	9,000	B3 U0 G1
11L	10,550	B3 U0 G1	11,000	B3 U0 G1	8,150	B2 U0 G1	11,000	B3 U0 G1
16L	15,400	B3 U0 G2	16,000	B3 U0 G2	11,850	B3 U0 G1	16,000	B3 U0 G2
22L	21,100	B4 U0 G2	22,000	B4 U0 G2	16,300	B3 U0 G2	22,000	B4 U0 G2
30L	28,800	B4 U0 G2	30,000	B4 U0 G2	22,200	B4 U0 G2	30,000	B4 U0 G2
40L	38,400	B5 U0 G2	40,000	B5 U0 G2	29,600	B4 U0 G2	40,000	B5 U0 G2
50L	48,000	B5 U0 G3	50,000	B5 U0 G3	37,000	B5 U0 G2	50,000	B5 U0 G3
65L	62,400	B5 U0 G4	65,000	B5 U0 G4	48,100	B5 U0 G3	65,000	B5 U0 G4
75L	72,000	B5 U0 G4	75,000	B5 U0 G4	55,500	B5 U0 G3	75,000	B5 U0 G4
85L	81,600	B5 U0 G4	85,000	B5 U0 G4	62,900	B5 U0 G4	85,000	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

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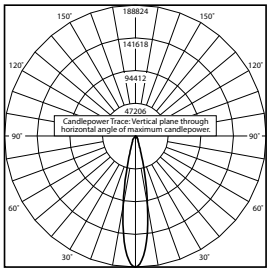
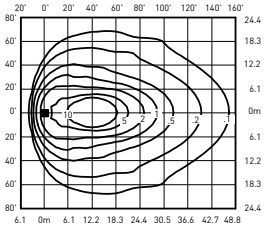


RESTL Test Report #: PL17450-001A
OSQL-C-40L-30K7-33-UL-xx-xx-xx
Initial Delivered Lumens: 36,102



OSQL-C-40L-40K7-33-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 3x3 Distribution

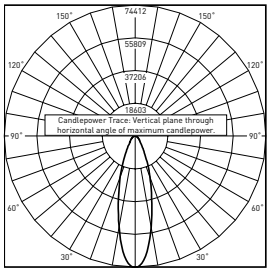
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,960	4,000
6L	5,750	6,000	4,440	6,000
9L	8,650	9,000	6,650	9,000
11L	10,550	11,000	8,150	11,000
16L	15,400	16,000	11,850	16,000
22L	21,100	22,000	16,300	22,000
30L	28,800	30,000	22,200	30,000
40L	38,400	40,000	29,600	40,000
50L	48,000	50,000	37,000	50,000
65L	62,400	65,000	48,100	65,000
75L	72,000	75,000	55,500	75,000
85L	81,600	85,000	62,900	85,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

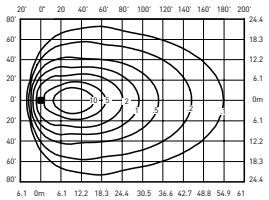
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
https://creelighting.com/products/outdoor/area/osq-series

44



RESTL Test Report #: PL17748-001A
OSQL-C-40L-30K7-44-UL-xx-xx-xx
Initial Delivered Lumens: 35,349

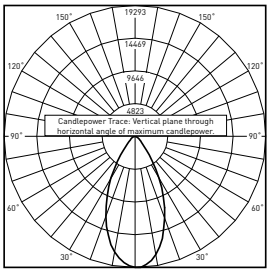


OSQL-C-40L-40K7-44-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

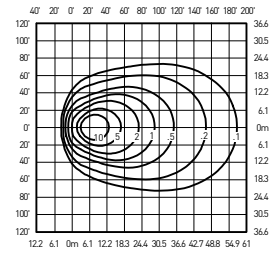
NEMA® 4x4 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,960	4,000
6L	5,750	6,000	4,440	6,000
9L	8,650	9,000	6,650	9,000
11L	10,550	11,000	8,150	11,000
16L	15,400	16,000	11,850	16,000
22L	21,100	22,000	16,300	22,000
30L	28,800	30,000	22,200	30,000
40L	38,400	40,000	29,600	40,000
50L	48,000	50,000	37,000	50,000
65L	62,400	65,000	48,100	65,000
75L	72,000	75,000	55,500	75,000
85L	81,600	85,000	62,900	85,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

55



RESTL Test Report #: PL17771-001A
OSQL-C-40L-30K7-55-UL-xx-xx-xx
Initial Delivered Lumens: 37,424



OSQL-C-40L-40K7-55-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

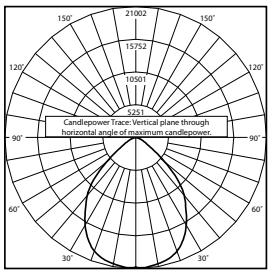
NEMA® 5x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,960	4,000
6L	5,750	6,000	4,440	6,000
9L	8,650	9,000	6,650	9,000
11L	10,550	11,000	8,150	11,000
16L	15,400	16,000	11,850	16,000
22L	21,100	22,000	16,300	22,000
30L	28,800	30,000	22,200	30,000
40L	38,400	40,000	29,600	40,000
50L	48,000	50,000	37,000	50,000
65L	62,400	65,000	48,100	65,000
75L	72,000	75,000	55,500	75,000
85L	81,600	85,000	62,900	85,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

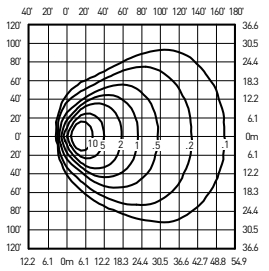
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
https://creelighting.com/products/outdoor/area/osq-series

66



RESTL Test Report #: PL17439-001A
OSQL-C-40L-30K7-66-UL-xx-xx-xx
Initial Delivered Lumens: 37,525

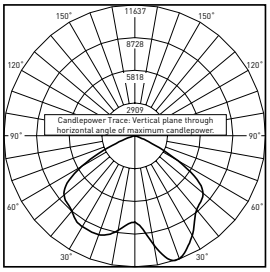


OSQL-C-40L-40K7-66-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

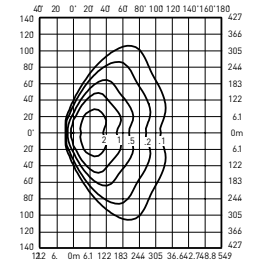
NEMA® 6x6 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,960	4,000
6L	5,750	6,000	4,440	6,000
9L	8,650	9,000	6,650	9,000
11L	10,550	11,000	8,150	11,000
16L	15,400	16,000	11,850	16,000
22L	21,100	22,000	16,300	22,000
30L	28,800	30,000	22,200	30,000
40L	38,400	40,000	29,600	40,000
50L	48,000	50,000	37,000	50,000
65L	62,400	65,000	48,100	65,000
75L	72,000	75,000	55,500	75,000
85L	81,600	85,000	62,900	85,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

75



RESTL Test Report #: PL17921-001A
OSQM-C-16L-40K7-75-UL-xx-xx-xx
Initial Delivered Lumens: 16,933



OSQL-C-16L-40K7-75-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 16,000
Initial FC at grade

NEMA® 7x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,960	4,000
6L	5,750	6,000	4,440	6,000
9L	8,650	9,000	6,650	9,000
11L	10,550	11,000	8,150	11,000
16L	15,400	16,000	11,850	16,000
22L	21,100	22,000	16,300	22,000
30L	28,800	30,000	22,200	30,000
40L	38,400	40,000	29,600	40,000
50L	48,000	50,000	37,000	50,000
65L	62,400	65,000	48,100	65,000
75L	72,000	75,000	55,500	75,000
85L	81,600	85,000	62,900	85,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Adjustable Arm Mount – OSQ-ML-C-AA Weight: Medium - 19.3 lbs. (8.8kg); Large - 28.4 lbs. (12.9kg); **OSQ-X-C-DA** Weight: Extra Large - 48.6 lbs. (22kg)								
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
	Tenon Configuration (0˚-90˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	 PB-1A*; PT-1+; PW-1A3**	 PB-2A*; PB-2R2.375; PD-2A4(180)+; PT-2(180)+; PW-2A3**	 PB-2A*; PB-2R2.375; PD-2A4(90)+; PT-2(90)+; PW-2A3**	 PB-3A*; PB-3R2.375; PD-3A4(90)+; PT-3(90)+	 PB-3A*; PB-3R2.375; PT-3(120)+	 PB-3A*; PB-3R2.375	 PB-4A*(180); PB-4R2.375	 PB-4A*(90); PB-4R2.375; PD-4A4(90)+; PT-4(90)+
	0˚ Tilt							
OSQM	0.69	1.38	1.11	1.80	2.01	1.38	1.73	2.22
OSQL	0.78	1.55	1.30	2.07	2.33	1.55	1.94	2.60
OSQX	0.98	1.95	1.65	2.63	2.97	1.95	2.44	3.31
	45˚ Tilt							
OSQM	1.41	2.81	2.10	3.50	4.23	4.22	5.63	4.19
OSQL	2.62	5.23	3.39	6.01	6.91	7.85	10.46	6.79
OSQX	4.35	8.70	5.33	9.68	9.65	13.05	17.40	10.66
	90˚ Tilt* **							
OSQM	1.89	3.79	2.58	4.48	5.56	5.68	7.57	5.17
OSQL	3.52	7.03	4.29	7.81	9.14	10.55	14.07	8.59
OSQX	5.84	11.68	6.82	12.66	12.78	17.52	23.36	13.63

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")
*** PD-2A4(90), PT-2(90), PD-3A4(90), PT-3(90), PD-4A4(90), PT-4(90) are not compatible with 90 degree tilt
+ PT & PD aluminum tenons are not suitable for use with OSQX luminaires.

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles
- Not for use with OSQX luminaires

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-ML-C-AA or OSQ-X-C-AA mounts
WM-4 – L-Shape for OSQ-ML-C-AA or OSQ-X-C-AA mounts
WM-DM – Plate for OSQ-ML-C-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon
- Not for use with OSQX luminaires

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-3(120) – 120˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-ML-C-AA or OSQ-X-C-AA mounts

‡ Refer to the Bracket and Tenons spec sheet for more details

Luminaire EPA

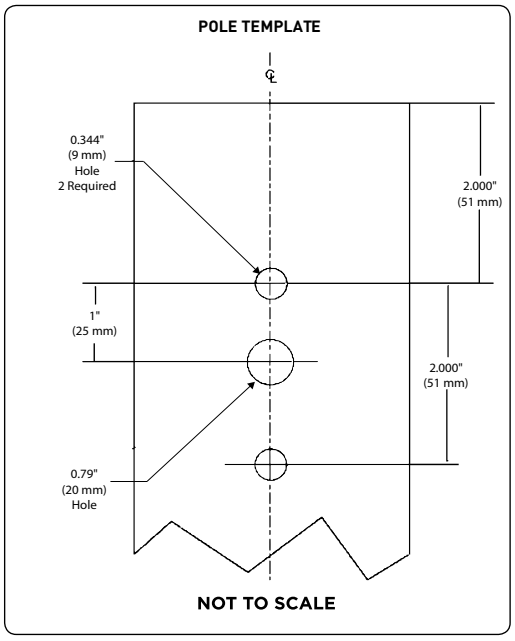
Direct Arm Mount – OSQ-ML-C-DA Weight: Medium - 19.7 lbs. (8.9kg); Large - 28.8 lbs. (13.1kg); **OSQ-X-C-DA** Weight: Extra Large - 45.8 lbs. (20.8kg)						
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
						
OSQM	0.63	1.26	0.98	1.61	1.79	1.97
OSQL	0.72	1.45	1.24	1.97	2.23	2.49
OSQX	0.91	1.83	1.52	2.43	2.74	3.04

Direct Mount Configurations

Compatibility with Direct Mount Brackets					
Size	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	N/A	✓	N/A	N/A	N/A
3" Round					
Medium/Large	N/A	✓	N/A	✓	N/A
Extra Large	N/A	N/A	N/A	N/A	N/A
4" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
4" Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓
5" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
5" Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓
6" + Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
6" + Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓

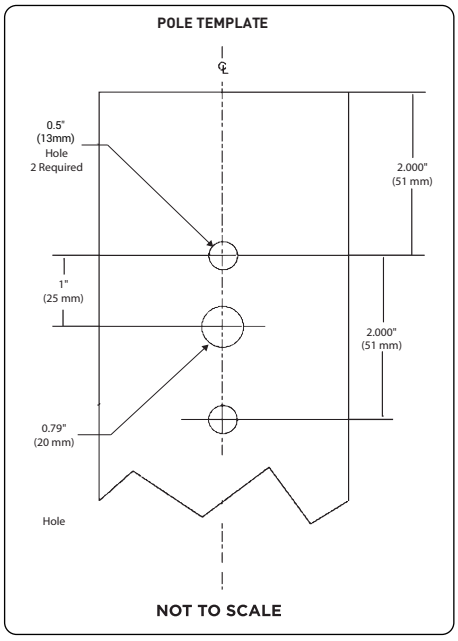
Fixture Mounting Drill Pattern for OSQ-ML-C-DA Mount

Note: When using with Cree Lighting poles, order the BLANK Fixture Mounting Drill Pattern.



Fixture Mounting Drill Pattern for OSQ-X-C-DA

Note: When using with Cree Lighting poles, order the Q Fixture Mounting Drill Pattern.



Luminaire EPA

Trunnion Mount – OSQ-ML-C-TM Weight: Medium - 23.2 lbs. (10.5kg); Large - 32.3 lbs. (14.7kg)	
Single	
Medium	**Large**
0˚ Tilt	
0.69	0.78
45˚ Tilt	
1.41	2.62
90˚ Tilt	
1.89	3.52

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 4L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	Asymmetric Lumens w/ External BLS		Asymmetric / Asymmetric w/ External BLS	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	26	3,650	3,840	2,510	2,300	2,100	30	4000 L	4000 L	3000 L	2000 L
	40K (70 CRI)		3,800	4,000	2,620	2,400	2,180		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,810	2,960	1,940	1,770	1,610		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,800	4,000	2,620	2,400	2,180		4000 L	4000 L	3000 L	2000 L
Q8/X8	30K (70 CRI)	24	3,480	3,660	2,390	2,190	2,000	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,630	3,820	2,500	2,290	2,080		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,680	2,820	1,840	1,690	1,540		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,630	3,820	2,500	2,290	2,080		4000 L	4000 L	3000 L	2000 L
Q7/X7	30K (70 CRI)	23	3,340	3,510	2,300	2,100	1,920	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,480	3,660	2,390	2,190	2,000		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,580	2,710	1,770	1,620	1,480		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,480	3,660	2,390	2,190	2,000		3000 L	4000 L	2000 L	2000 L
Q6/X6	30K (70 CRI)	22	3,220	3,390	2,220	2,030	1,850	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,360	3,540	2,310	2,120	1,930		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,490	2,620	1,710	1,570	1,430		2000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,360	3,540	2,310	2,120	1,930		3000 L	4000 L	2000 L	2000 L
Q5/X5	30K (70 CRI)	20	2,950	3,100	2,030	1,860	1,690	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,070	3,230	2,110	1,930	1,760		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,270	2,390	1,560	1,430	1,300		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,070	3,230	2,110	1,930	1,760		3000 L	3000 L	2000 L	2000 L
Q4/X4	30K (70 CRI)	18	2,680	2,820	1,840	1,690	1,540	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		2,790	2,940	1,920	1,760	1,600		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,060	2,170	1,420	1,300	1,180		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,790	2,940	1,920	1,760	1,600		3000 L	3000 L	2000 L	2000 L
Q3/X3	30K (70 CRI)	16	2,470	2,600	1,700	1,560	1,420	20	2000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		2,580	2,710	1,770	1,620	1,480		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		1,910	2,010	1,310	1,200	1,100		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,580	2,710	1,770	1,620	1,480		3000 L	3000 L	2000 L	2000 L
Q2/X2	30K (70 CRI)	15	2,220	2,340	1,530	1,400	1,270	20	2000 L	2000 L	2000 L	1000 L
	40K (70 CRI)		2,320	2,440	1,600	1,460	1,330		2000 L	2000 L	2000 L	1000 L
	50K (90 CRI)		1,720	1,810	1,180	1,080	990		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,320	2,440	1,600	1,460	1,330		2000 L	2000 L	2000 L	1000 L
Q1/X1	30K (70 CRI)	13	1,970	2,070	1,350	1,240	1,130	10	2000 L	2000 L	1000 L	1000 L
	40K (70 CRI)		2,050	2,160	1,410	1,290	1,180		2000 L	2000 L	1000 L	1000 L
	50K (90 CRI)		1,520	1,600	1,050	960	870		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,050	2,160	1,410	1,290	1,180		2000 L	2000 L	1000 L	1000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 6L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	Asymmetric Lumens w/External BLS		Asymmetric / Asymmetric w/ External BLS	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	37	5,475	5,750	3,760	3,440	3,140	40	5000 L	6000 L	4000 L	3000 L
	40K (70 CRI)		5,700	6,000	3,920	3,590	3,270		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		4,220	4,440	2,900	2,660	2,420		4000 L	4000 L	3000 L	3000 L
	57K (70 CRI)		5,700	6,000	3,920	3,590	3,270		6000 L	6000 L	4000 L	4000 L
Q8/X8	30K (70 CRI)	36	5,200	5,475	3,580	3,280	2,980	40	5000 L	5000 L	4000 L	3000 L
	40K (70 CRI)		5,450	5,725	3,740	3,430	3,130		5000 L	6000 L	4000 L	3000 L
	50K (90 CRI)		4,030	4,240	2,770	2,540	2,310		4000 L	4000 L	3000 L	3000 L
	57K (70 CRI)		5,450	5,725	3,740	3,430	3,130		5000 L	6000 L	4000 L	3000 L
Q7/X7	30K (70 CRI)	34	4,990	5,250	3,430	3,140	2,860	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,200	5,475	3,580	3,280	2,980		5000 L	5000 L	4000 L	3000 L
	50K (90 CRI)		3,860	4,060	2,650	2,430	2,220		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,200	5,475	3,580	3,280	2,980		5000 L	5000 L	4000 L	3000 L
Q6/X6	30K (70 CRI)	32	4,820	5,075	3,320	3,040	2,770	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,050	5,300	3,470	3,170	2,900		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,730	3,920	2,560	2,350	2,140		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,050	5,300	3,470	3,170	2,900		5000 L	5000 L	3000 L	3000 L
Q5/X5	30K (70 CRI)	29	4,420	4,650	3,040	2,780	2,540	30	4000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		4,610	4,850	3,170	2,900	2,650		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,410	3,590	2,350	2,150	1,960		3000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		4,610	4,850	3,170	2,900	2,650		5000 L	5000 L	3000 L	3000 L
Q4/X4	30K (70 CRI)	27	4,010	4,220	2,760	2,530	2,300	30	4000 L	4000 L	3000 L	3000 L
	40K (70 CRI)		4,180	4,400	2,880	2,640	2,400		4000 L	4000 L	3000 L	3000 L
	50K (90 CRI)		3,100	3,260	2,130	1,950	1,780		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,180	4,400	2,880	2,640	2,400		4000 L	4000 L	3000 L	3000 L
Q3/X3	30K (70 CRI)	24	3,710	3,900	2,550	2,340	2,130	20	4000 L	4000 L	3000 L	2000 L
	40K (70 CRI)		3,870	4,070	2,660	2,440	2,220		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,860	3,010	1,970	1,800	1,640		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,870	4,070	2,660	2,440	2,220		4000 L	4000 L	3000 L	2000 L
Q2/X2	30K (70 CRI)	21	3,340	3,510	2,300	2,100	1,920	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,480	3,660	2,390	2,190	2,000		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,580	2,710	1,770	1,620	1,480		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,480	3,660	2,390	2,190	2,000		3000 L	4000 L	2000 L	2000 L
Q1/X1	30K (70 CRI)	19	2,950	3,100	2,030	1,860	1,690	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,070	3,230	2,110	1,930	1,760		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,270	2,390	1,560	1,430	1,300		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,070	3,230	2,110	1,930	1,760		3000 L	3000 L	2000 L	2000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 9L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	Asymmetric Lumens w/External BLS		Asymmetric / Asymmetric w/ External BLS	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	55	8,225	8,650	5,650	5,175	4,720	60	8000 L	9000 L	6000 L	5000 L
	40K (70 CRI)		8,550	9,000	5,875	5,400	4,910		9000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		6,325	6,650	4,350	3,980	3,630		6000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		8,550	9,000	5,875	5,400	4,910		9000 L	9000 L	6000 L	5000 L
Q8/X8	30K (70 CRI)	53	7,850	8,250	5,400	4,940	4,510	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		8,150	8,575	5,600	5,125	4,680		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		6,025	6,350	4,150	3,800	3,460		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,150	8,575	5,600	5,125	4,680		8000 L	9000 L	6000 L	5000 L
Q7/X7	30K (70 CRI)	50	7,500	7,900	5,175	4,730	4,310	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,825	8,225	5,375	4,930	4,490		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,775	6,075	3,970	3,640	3,310		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		7,825	8,225	5,375	4,930	4,490		8000 L	8000 L	5000 L	5000 L
Q6/X6	30K (70 CRI)	48	7,275	7,650	5,000	4,580	4,180	50	7000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,550	7,950	5,200	4,760	4,330		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,575	5,875	3,840	3,520	3,200		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		7,550	7,950	5,200	4,760	4,330		8000 L	8000 L	5000 L	5000 L
Q5/X5	30K (70 CRI)	43	6,650	7,000	4,580	4,190	3,820	40	7000 L	7000 L	5000 L	4000 L
	40K (70 CRI)		6,925	7,275	4,760	4,360	3,980		7000 L	7000 L	5000 L	4000 L
	50K (90 CRI)		5,100	5,375	3,510	3,220	2,930		5000 L	5000 L	4000 L	3000 L
	57K (70 CRI)		6,925	7,275	4,760	4,360	3,980		7000 L	7000 L	5000 L	4000 L
Q4/X4	30K (70 CRI)	40	6,025	6,350	4,150	3,800	3,460	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		6,275	6,600	4,320	3,950	3,600		6000 L	7000 L	4000 L	4000 L
	50K (90 CRI)		4,640	4,880	3,190	2,920	2,660		5000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,275	6,600	4,320	3,950	3,600		6000 L	7000 L	4000 L	4000 L
Q3/X3	30K (70 CRI)	36	5,575	5,875	3,840	3,520	3,200	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		5,800	6,100	3,990	3,650	3,330		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		4,290	4,510	2,950	2,700	2,460		4000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		5,800	6,100	3,990	3,650	3,330		6000 L	6000 L	4000 L	4000 L
Q2/X2*	30K (70 CRI)	32	5,025	5,275	3,450	3,160	2,880	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,225	5,500	3,600	3,290	3,000		5000 L	6000 L	4000 L	3000 L
	50K (90 CRI)		3,860	4,060	2,650	2,430	2,220		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,225	5,500	3,600	3,290	3,000		5000 L	6000 L	4000 L	3000 L
Q1/X1*	30K (70 CRI)	29	4,430	4,660	3,050	2,790	2,540	30	4000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		4,610	4,850	3,170	2,900	2,650		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,400	3,580	2,340	2,140	1,950		3000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		4,610	4,850	3,170	2,900	2,650		5000 L	5000 L	3000 L	3000 L

* X2 and X1 options not available with 9L lumen package with UL voltage.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 11L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	Asymmetric Lumens w/ External BLS		Asymmetric / Asymmetric w/ External BLS	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	68	10,025	10,550	6,900	6,325	5,750	70	10000 L	11000 L	7000 L	6000 L
	40K (70 CRI)		10,450	11,000	7,200	6,600	6,000		10000 L	11000 L	7000 L	7000 L
	50K (90 CRI)		7,750	8,150	5,325	4,880	4,450		8000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		10,450	11,000	7,200	6,600	5,750		10000 L	11000 L	7000 L	7000 L
Q8/X8	30K (70 CRI)	65	9,575	10,075	6,600	6,025	5,500	70	10000 L	10000 L	7000 L	6000 L
	40K (70 CRI)		9,975	10,500	6,875	6,300	5,725		10000 L	11000 L	7000 L	6000 L
	50K (90 CRI)		7,400	7,775	5,075	4,660	4,250		7000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		9,975	10,500	6,875	6,300	5,725		10000 L	11000 L	7000 L	6000 L
Q7/X7	30K (70 CRI)	62	9,175	9,650	6,300	5,775	5,275	60	9000 L	10000 L	6000 L	6000 L
	40K (70 CRI)		9,550	10,050	6,575	6,025	5,475		10000 L	10000 L	7000 L	6000 L
	50K (90 CRI)		7,075	7,450	4,870	4,460	4,060		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		9,550	10,050	6,575	6,025	5,475		10000 L	10000 L	7000 L	6000 L
Q6/X6	30K (70 CRI)	59	8,875	9,325	6,100	5,575	5,100	60	9000 L	9000 L	6000 L	6000 L
	40K (70 CRI)		9,250	9,725	6,350	5,825	5,300		9000 L	10000 L	6000 L	6000 L
	50K (90 CRI)		6,850	7,200	4,710	4,310	3,930		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		9,250	9,725	6,350	5,825	5,300		9000 L	10000 L	6000 L	6000 L
Q5/X5	30K (70 CRI)	53	8,100	8,525	5,575	5,100	4,650	50	8000 L	9000 L	6000 L	5000 L
	40K (70 CRI)		8,450	8,900	5,825	5,325	4,850		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		6,250	6,575	4,300	3,940	3,590		6000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		8,450	8,900	5,825	5,325	4,850		8000 L	9000 L	6000 L	5000 L
Q4/X4	30K (70 CRI)	49	7,375	7,750	5,075	4,640	4,230	50	7000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,675	8,075	5,275	4,840	4,410		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,675	5,975	3,910	3,580	3,260		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		7,675	8,075	5,275	4,840	4,410		8000 L	8000 L	5000 L	5000 L
Q3/X3	30K (70 CRI)	44	6,800	7,150	4,680	4,280	3,900	40	7000 L	7000 L	5000 L	4000 L
	40K (70 CRI)		7,075	7,450	4,870	4,460	4,060		7000 L	7000 L	5000 L	4000 L
	50K (90 CRI)		5,250	5,525	3,610	3,310	3,010		5000 L	6000 L	4000 L	3000 L
	57K (70 CRI)		7,075	7,450	4,870	4,460	4,060		7000 L	7000 L	5000 L	4000 L
Q2/X2	30K (70 CRI)	39	6,100	6,425	4,200	3,850	3,500	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		6,375	6,700	4,380	4,010	3,660		6000 L	7000 L	4000 L	4000 L
	50K (90 CRI)		4,720	4,970	3,250	2,980	2,710		5000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,375	6,700	4,380	4,010	3,660		6000 L	7000 L	4000 L	4000 L
Q1/X1	30K (70 CRI)	35	5,400	5,675	3,710	3,400	3,100	40	5000 L	6000 L	4000 L	3000 L
	40K (70 CRI)		5,625	5,925	3,870	3,550	3,230		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		4,170	4,390	2,870	2,630	2,390		4000 L	4000 L	3000 L	3000 L
	57K (70 CRI)		5,625	5,925	3,870	3,550	3,230		6000 L	6000 L	4000 L	4000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 16L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	Asymmetric Lumens w/External BLS		Asymmetric / Asymmetric w/ External BLS	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	97	14,650	15,400	10,075	9,225	8,400	100	15000 L	15000 L	10000 L	9000 L
	40K (70 CRI)		15,200	16,000	10,450	9,575	8,725		15000 L	16000 L	10000 L	10000 L
	50K (90 CRI)		11,275	11,850	7,750	7,100	6,475		11000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		15,200	16,000	10,450	9,575	8,725		15000 L	16000 L	10000 L	10000 L
Q8/X8	30K (70 CRI)	93	13,975	14,700	9,600	8,800	8,025	90	14000 L	15000 L	10000 L	9000 L
	40K (70 CRI)		14,550	15,300	10,000	9,175	8,350		15000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		10,750	11,300	7,400	6,775	6,175		11000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		14,550	15,300	10,000	9,175	8,350		15000 L	15000 L	10000 L	9000 L
Q7/X7	30K (70 CRI)	87	13,375	14,075	9,200	8,425	7,675	90	13000 L	14000 L	9000 L	8000 L
	40K (70 CRI)		13,900	14,625	9,575	8,750	7,975		14000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		10,300	10,825	7,075	6,475	5,900		10000 L	11000 L	7000 L	6000 L
	57K (70 CRI)		13,900	14,625	9,575	8,750	7,975		14000 L	15000 L	10000 L	9000 L
Q6/X6	30K (70 CRI)	84	12,950	13,625	8,900	8,150	7,425	80	13000 L	14000 L	9000 L	8000 L
	40K (70 CRI)		13,450	14,150	9,250	8,475	7,725		13000 L	14000 L	9000 L	8000 L
	50K (90 CRI)		9,950	10,475	6,850	6,275	5,700		10000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		13,450	14,150	9,250	8,475	7,725		13000 L	14000 L	9000 L	8000 L
Q5/X5	30K (70 CRI)	76	11,825	12,450	8,150	7,450	6,800	80	12000 L	12000 L	8000 L	7000 L
	40K (70 CRI)		12,275	12,925	8,450	7,750	7,050		12000 L	13000 L	8000 L	8000 L
	50K (90 CRI)		9,100	9,575	6,250	5,725	5,225		9000 L	10000 L	6000 L	6000 L
	57K (70 CRI)		12,275	12,925	8,450	7,750	7,050		12000 L	13000 L	8000 L	8000 L
Q4/X4	30K (70 CRI)	70	10,750	11,300	7,400	6,775	6,175	70	11000 L	11000 L	7000 L	7000 L
	40K (70 CRI)		11,175	11,750	7,675	7,025	6,425		11000 L	12000 L	8000 L	7000 L
	50K (90 CRI)		8,275	8,700	5,700	5,200	4,750		8000 L	9000 L	6000 L	5000 L
	57K (70 CRI)		11,175	11,750	7,675	7,025	6,425		11000 L	12000 L	8000 L	7000 L
Q3/X3	30K (70 CRI)	62	9,925	10,450	6,825	6,250	5,700	60	10000 L	10000 L	7000 L	6000 L
	40K (70 CRI)		10,325	10,850	7,100	6,500	5,925		10000 L	11000 L	7000 L	7000 L
	50K (90 CRI)		7,625	8,025	5,250	4,810	4,380		8000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		10,325	10,850	7,100	6,500	5,925		10000 L	11000 L	7000 L	7000 L
Q2/X2	30K (70 CRI)	55	8,925	9,400	6,150	5,625	5,125	60	9000 L	9000 L	6000 L	6000 L
	40K (70 CRI)		9,275	9,750	6,375	5,850	5,325		9000 L	10000 L	6000 L	6000 L
	50K (90 CRI)		6,875	7,225	4,720	4,330	3,950		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		9,275	9,750	6,375	5,850	5,325		9000 L	10000 L	6000 L	6000 L
Q1*	30K (70 CRI)	50	7,900	8,300	5,425	4,970	4,530	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		8,200	8,625	5,650	5,175	4,710		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		6,050	6,375	4,170	3,820	3,470		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,200	8,625	5,650	5,175	4,710		8000 L	9000 L	6000 L	5000 L

* X1 option not available with 16L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 22L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-in-stalled BLS)	Asymmetric Lumens w/ External BLS		Asymmetric / Asymmetric w/ External BLS	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	131	20,100	21,100	13,800	12,625	11,550	130	20000 L	21000 L	14000 L	13000 L
	40K (70 CRI)		20,900	22,000	14,375	13,175	12,000		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		15,500	16,300	10,650	9,750	8,900		16000 L	16000 L	11000 L	10000 L
	57K (70 CRI)		20,900	22,000	14,375	13,175	12,000		21000 L	22000 L	14000 L	13000 L
Q8/X8	30K (70 CRI)	126	19,100	20,100	13,150	12,050	10,975	130	19000 L	20000 L	13000 L	12000 L
	40K (70 CRI)		20,000	21,000	13,725	12,575	11,475		20000 L	21000 L	14000 L	13000 L
	50K (90 CRI)		14,825	15,600	10,200	9,350	8,500		15000 L	16000 L	10000 L	9000 L
	57K (70 CRI)		20,000	21,000	13,725	12,575	11,475		20000 L	21000 L	14000 L	13000 L
Q7/X7	30K (70 CRI)	119	18,300	19,300	12,625	11,550	10,500	120	18000 L	19000 L	13000 L	12000 L
	40K (70 CRI)		19,100	20,100	13,150	12,050	10,975		19000 L	20000 L	13000 L	12000 L
	50K (90 CRI)		14,175	14,900	9,750	8,925	8,125		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		19,100	20,100	13,150	12,050	10,975		19000 L	20000 L	13000 L	12000 L
Q6/X6	30K (70 CRI)	114	17,800	18,700	12,225	11,200	10,225	110	18000 L	19000 L	12000 L	11000 L
	40K (70 CRI)		18,400	19,400	12,675	11,625	10,550		18000 L	19000 L	13000 L	12000 L
	50K (90 CRI)		13,700	14,400	9,425	8,625	7,875		14000 L	14000 L	9000 L	9000 L
	57K (70 CRI)		18,400	19,400	12,675	11,625	10,550		18000 L	19000 L	13000 L	12000 L
Q5/X5	30K (70 CRI)	103	16,200	17,000	11,125	10,175	9,300	100	16000 L	17000 L	11000 L	10000 L
	40K (70 CRI)		16,900	17,800	11,650	10,650	9,700		17000 L	18000 L	12000 L	11000 L
	50K (90 CRI)		12,525	13,175	8,625	7,900	7,200		13000 L	13000 L	9000 L	8000 L
	57K (70 CRI)		16,900	17,800	11,650	10,650	9,700		17000 L	18000 L	12000 L	11000 L
Q4/X4	30K (70 CRI)	95	14,725	15,500	10,125	9,275	8,450	100	15000 L	16000 L	10000 L	9000 L
	40K (70 CRI)		15,300	16,100	10,525	9,650	8,775		15000 L	16000 L	11000 L	10000 L
	50K (90 CRI)		11,375	11,975	7,825	7,175	6,525		11000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		15,300	16,100	10,525	9,650	8,775		15000 L	16000 L	11000 L	10000 L
Q3/X3	30K (70 CRI)	84	13,600	14,300	9,350	8,575	7,800	80	14000 L	14000 L	9000 L	9000 L
	40K (70 CRI)		14,175	14,925	9,750	8,950	8,125		14000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		10,500	11,050	7,225	6,625	6,025		11000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		14,175	14,925	9,750	8,950	8,125		14000 L	15000 L	10000 L	9000 L
Q2/X2	30K (70 CRI)	75	12,250	12,875	8,425	7,700	7,025	80	12000 L	13000 L	8000 L	8000 L
	40K (70 CRI)		12,750	13,425	8,775	8,050	7,325		13000 L	13000 L	9000 L	8000 L
	50K (90 CRI)		9,450	9,950	6,500	5,950	5,425		9000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		12,750	13,425	8,775	8,050	7,325		13000 L	13000 L	9000 L	8000 L
Q1/X1	30K (70 CRI)	68	10,825	11,375	7,450	6,825	6,225	70	11000 L	11000 L	7000 L	7000 L
	40K (70 CRI)		11,275	11,850	7,750	7,100	6,475		11000 L	12000 L	8000 L	7000 L
	50K (90 CRI)		8,350	8,775	5,750	5,250	4,790		8000 L	9000 L	6000 L	5000 L
	57K (70 CRI)		11,275	11,850	7,750	7,100	6,475		11000 L	12000 L	8000 L	7000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (</= 24,000 lumens rounded to nearest 1000 lumens, > 24,001 lumens rounded to the nearest 2000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 30L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	Asymmetric Lumens w/ External BLS		Asymmetric / Asymmetric w/ External BLS	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	175	27,400	28,800	18,800	17,200	15,700	180	28000 L	28000 L	19000 L	17000 L
	40K (70 CRI)		28,500	30,000	19,600	18,000	16,400		28000 L	30000 L	20000 L	18000 L
	50K (90 CRI)		21,100	22,200	14,525	13,300	12,100		21000 L	22000 L	15000 L	13000 L
	57K (70 CRI)		28,500	30,000	19,600	18,000	16,400		28000 L	30000 L	20000 L	18000 L
Q8/X8	30K (70 CRI)	168	26,100	27,500	18,000	16,500	14,975	170	26000 L	28000 L	18000 L	17000 L
	40K (70 CRI)		27,200	28,600	18,700	17,100	15,600		28000 L	28000 L	19000 L	17000 L
	50K (90 CRI)		20,200	21,200	13,850	12,700	11,600		20000 L	21000 L	14000 L	13000 L
	57K (70 CRI)		27,200	28,600	18,700	17,100	15,600		28000 L	28000 L	19000 L	17000 L
Q7/X7	30K (70 CRI)	158	25,000	26,300	17,200	15,800	14,350	160	26000 L	26000 L	17000 L	16000 L
	40K (70 CRI)		26,000	27,400	17,900	16,400	14,925		26000 L	28000 L	18000 L	16000 L
	50K (90 CRI)		19,300	20,300	13,275	12,150	11,075		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		26,000	27,400	17,900	16,400	14,925		26000 L	28000 L	18000 L	16000 L
Q6/X6	30K (70 CRI)	152	24,200	25,500	16,700	15,300	13,900	150	24000 L	26000 L	17000 L	15000 L
	40K (70 CRI)		25,200	26,500	17,300	15,900	14,475		26000 L	26000 L	17000 L	16000 L
	50K (90 CRI)		18,600	19,600	12,825	11,750	10,675		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		25,200	26,500	17,300	15,900	14,475		26000 L	26000 L	17000 L	16000 L
Q5/X5	30K (70 CRI)	137	22,100	23,300	15,200	13,950	12,675	140	22000 L	23000 L	15000 L	14000 L
	40K (70 CRI)		23,000	24,200	15,800	14,500	13,200		23000 L	24000 L	16000 L	15000 L
	50K (90 CRI)		17,000	17,900	11,700	10,725	9,750		17000 L	18000 L	12000 L	11000 L
	57K (70 CRI)		23,000	24,200	15,800	14,500	13,200		23000 L	24000 L	16000 L	15000 L
Q4/X4	30K (70 CRI)	126	20,100	21,100	13,800	12,625	11,550	130	20000 L	21000 L	14000 L	13000 L
	40K (70 CRI)		20,900	22,000	14,375	13,175	12,000		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		15,500	16,300	10,650	9,750	8,900		16000 L	16000 L	11000 L	10000 L
	57K (70 CRI)		20,900	22,000	14,375	13,175	12,000		21000 L	22000 L	14000 L	13000 L
Q3/X3	30K (70 CRI)	113	18,500	19,500	12,750	11,675	10,625	110	19000 L	20000 L	13000 L	12000 L
	40K (70 CRI)		19,300	20,300	13,275	12,150	11,075		19000 L	20000 L	13000 L	12000 L
	50K (90 CRI)		14,350	15,100	9,875	9,050	8,225		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		19,300	20,300	13,275	12,150	11,075		19000 L	20000 L	13000 L	12000 L
Q2/X2	30K (70 CRI)	100	16,700	17,600	11,500	10,550	9,575	100	17000 L	18000 L	12000 L	11000 L
	40K (70 CRI)		17,400	18,300	11,975	10,950	10,000		17000 L	18000 L	12000 L	11000 L
	50K (90 CRI)		12,875	13,550	8,850	8,125	7,400		13000 L	14000 L	9000 L	8000 L
	57K (70 CRI)		17,400	18,300	11,975	10,950	10,000		17000 L	18000 L	12000 L	11000 L
Q1*	30K (70 CRI)	90	14,725	15,500	10,125	9,275	8,450	90	15000 L	16000 L	10000 L	9000 L
	40K (70 CRI)		15,400	16,200	10,600	9,700	8,850		15000 L	16000 L	11000 L	10000 L
	50K (90 CRI)		11,375	11,975	7,825	7,175	6,525		11000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		15,400	16,200	10,600	9,700	8,850		15000 L	16000 L	11000 L	10000 L

* X1 option not available with 30L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (</= 24,000 lumens rounded to nearest 1000 lumens, > 24,001 lumens rounded to the nearest 2000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 40L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	Asymmetric Lumens w/ External BLS		Asymmetric / Asymmetric w/External BLS	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	236	36,500	38,400	25,100	23,000	21,000	240	36000 L	38000 L	26000 L	23000 L
	40K (70 CRI)		38,000	40,000	26,200	24,000	21,800		38000 L	40000 L	26000 L	24000 L
	50K (90 CRI)		28,100	29,600	19,400	17,700	16,100		28000 L	30000 L	19000 L	18000 L
	57K (70 CRI)		38,000	40,000	26,200	24,000	21,800		38000 L	40000 L	26000 L	24000 L
Q8/X8	30K (70 CRI)	221	34,800	36,600	23,900	21,900	20,000	220	34000 L	36000 L	24000 L	22000 L
	40K (70 CRI)		36,300	38,200	25,000	22,900	20,800		36000 L	38000 L	26000 L	23000 L
	50K (90 CRI)		26,800	28,200	18,400	16,900	15,400		26000 L	28000 L	18000 L	17000 L
	57K (70 CRI)		36,300	38,200	25,000	22,900	20,800		36000 L	38000 L	26000 L	23000 L
Q7/X7	30K (70 CRI)	212	33,400	35,100	23,000	21,000	19,200	210	34000 L	36000 L	23000 L	21000 L
	40K (70 CRI)		34,800	36,600	23,900	21,900	20,000		34000 L	36000 L	24000 L	22000 L
	50K (90 CRI)		25,800	27,100	17,700	16,200	14,800		26000 L	28000 L	18000 L	16000 L
	57K (70 CRI)		34,800	36,600	23,900	21,900	20,000		34000 L	36000 L	24000 L	22000 L
Q6/X6	30K (70 CRI)	203	32,200	33,900	22,200	20,300	18,500	200	32000 L	34000 L	22000 L	20000 L
	40K (70 CRI)		33,600	35,400	23,100	21,200	19,300		34000 L	36000 L	23000 L	21000 L
	50K (90 CRI)		24,900	26,200	17,100	15,700	14,300		24000 L	26000 L	17000 L	16000 L
	57K (70 CRI)		33,600	35,400	23,100	21,200	19,300		34000 L	36000 L	23000 L	21000 L
Q5/X5	30K (70 CRI)	184	29,500	31,000	20,300	18,600	16,900	180	30000 L	32000 L	20000 L	19000 L
	40K (70 CRI)		30,700	32,300	21,100	19,300	17,600		30000 L	32000 L	21000 L	19000 L
	50K (90 CRI)		22,700	23,900	15,600	14,325	13,025		23000 L	24000 L	16000 L	14000 L
	57K (70 CRI)		30,700	32,300	21,100	19,300	17,600		30000 L	32000 L	21000 L	19000 L
Q4/X4	30K (70 CRI)	167	26,800	28,200	18,400	16,900	15,400	170	26000 L	28000 L	18000 L	17000 L
	40K (70 CRI)		27,900	29,400	19,200	17,600	16,000		28000 L	30000 L	19000 L	18000 L
	50K (90 CRI)		20,600	21,700	14,200	13,000	11,825		21000 L	22000 L	14000 L	13000 L
	57K (70 CRI)		27,900	29,400	19,200	17,600	16,000		28000 L	30000 L	19000 L	18000 L
Q3/X3	30K (70 CRI)	151	24,700	26,000	17,000	15,600	14,175	150	24000 L	26000 L	17000 L	16000 L
	40K (70 CRI)		25,800	27,100	17,700	16,200	14,800		26000 L	28000 L	18000 L	16000 L
	50K (90 CRI)		19,100	20,100	13,150	12,050	10,975		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		25,800	27,100	17,700	16,200	14,800		26000 L	28000 L	18000 L	16000 L
Q2/X2	30K (70 CRI)	135	22,200	23,400	15,300	14,025	12,750	140	22000 L	23000 L	15000 L	14000 L
	40K (70 CRI)		23,200	24,400	16,000	14,625	13,325		23000 L	24000 L	16000 L	15000 L
	50K (90 CRI)		17,200	18,100	11,825	10,850	9,875		17000 L	18000 L	12000 L	11000 L
	57K (70 CRI)		23,200	24,400	16,000	14,625	13,325		23000 L	24000 L	16000 L	15000 L
Q1/X1	30K (70 CRI)	116	19,700	20,700	13,525	12,400	11,300	120	20000 L	21000 L	14000 L	12000 L
	40K (70 CRI)		20,500	21,600	14,125	12,925	11,775		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		15,200	16,000	10,450	9,575	8,725		15000 L	16000 L	10000 L	10000 L
	57K (70 CRI)		20,500	21,600	14,125	12,925	11,775		21000 L	22000 L	14000 L	13000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 50L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				
			Asymmetric	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	Asymmetric Lumens w/External BLS
Q9 (Full Power)	30K (70 CRI)	297	45,600	48,000	31,400	28,700	26,200
	40K (70 CRI)		47,500	50,000	32,700	29,900	27,300
	50K (90 CRI)		35,200	37,000	24,200	22,200	20,200
	57K (70 CRI)		47,500	50,000	32,700	29,900	27,300
Q8/X8	30K (70 CRI)	285	43,500	45,800	29,900	27,400	25,000
	40K (70 CRI)		45,300	47,700	31,200	28,600	26,000
	50K (90 CRI)		33,600	35,300	23,100	21,100	19,300
	57K (70 CRI)		45,300	47,700	31,200	28,600	26,000
Q7/X7	30K (70 CRI)	269	41,700	43,900	28,700	26,300	23,900
	40K (70 CRI)		43,400	45,700	29,900	27,400	24,900
	50K (90 CRI)		32,100	33,800	22,100	20,200	18,400
	57K (70 CRI)		43,400	45,700	29,900	27,400	24,900
Q6/X6	30K (70 CRI)	258	40,300	42,400	27,700	25,400	23,100
	40K (70 CRI)		42,000	44,200	28,900	26,500	24,100
	50K (90 CRI)		31,100	32,700	21,400	19,600	17,900
	57K (70 CRI)		42,000	44,200	28,900	26,500	24,100
Q5/X5	30K (70 CRI)	233	36,900	38,800	25,400	23,200	21,200
	40K (70 CRI)		38,400	40,400	26,400	24,200	22,000
	50K (90 CRI)		28,400	29,900	19,600	17,900	16,300
	57K (70 CRI)		38,400	40,400	26,400	24,200	22,000
Q4/X4	30K (70 CRI)	215	33,500	35,200	23,000	21,100	19,200
	40K (70 CRI)		34,900	36,700	24,000	22,000	20,000
	50K (90 CRI)		25,900	27,200	17,800	16,300	14,875
	57K (70 CRI)		34,900	36,700	24,000	22,000	20,000
Q3/X3	30K (70 CRI)	191	30,900	32,500	21,300	19,500	17,700
	40K (70 CRI)		32,200	33,900	22,200	20,300	18,500
	50K (90 CRI)		23,900	25,100	16,400	15,000	13,725
	57K (70 CRI)		32,200	33,900	22,200	20,300	18,500
Q2/X2	30K (70 CRI)	170	27,900	29,300	19,200	17,500	16,000
	40K (70 CRI)		29,000	30,500	19,900	18,300	16,600
	50K (90 CRI)		21,500	22,600	14,775	13,525	12,350
	57K (70 CRI)		29,000	30,500	19,900	18,300	16,600
Q1/X1	30K (70 CRI)	153	24,600	25,900	16,900	15,500	14,125
	40K (70 CRI)		25,700	27,000	17,700	16,200	14,750
	50K (90 CRI)		18,900	19,900	13,000	11,925	10,850
	57K (70 CRI)		25,700	27,000	17,700	16,200	14,750

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 65L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				
			Asymmetric	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	Asymmetric Lumens w/External BLS
Q9 (Full Power)	30K (70 CRI)	384	59,300	62,400	40,800	37,400	34,000
	40K (70 CRI)		61,800	65,000	42,500	38,900	35,500
	50K (90 CRI)		45,700	48,100	31,500	28,800	26,200
	57K (70 CRI)		61,800	65,000	42,500	38,900	35,500
Q8/X8	30K (70 CRI)	365	56,600	59,500	38,900	35,600	32,500
	40K (70 CRI)		58,900	62,000	40,500	37,100	33,800
	50K (90 CRI)		43,600	45,900	30,000	27,500	25,000
	57K (70 CRI)		58,900	62,000	40,500	37,100	33,800
Q7/X7	30K (70 CRI)	347	54,200	57,000	37,300	34,100	31,100
	40K (70 CRI)		56,500	59,400	38,800	35,600	32,400
	50K (90 CRI)		41,800	44,000	28,800	26,400	24,000
	57K (70 CRI)		56,500	59,400	38,800	35,600	32,400
Q6/X6	30K (70 CRI)	332	52,500	55,200	36,100	33,100	30,100
	40K (70 CRI)		54,700	57,500	37,600	34,400	31,400
	50K (90 CRI)		40,400	42,500	27,800	25,500	23,200
	57K (70 CRI)		54,700	57,500	37,600	34,400	31,400
Q5/X5	30K (70 CRI)	301	47,900	50,400	33,000	30,200	27,500
	40K (70 CRI)		49,900	52,500	34,300	31,400	28,600
	50K (90 CRI)		37,000	38,900	25,400	23,300	21,200
	57K (70 CRI)		49,900	52,500	34,300	31,400	28,600
Q4/X4	30K (70 CRI)	276	43,500	45,800	29,900	27,400	25,000
	40K (70 CRI)		45,300	47,700	31,200	28,600	26,000
	50K (90 CRI)		33,600	35,300	23,100	21,100	19,300
	57K (70 CRI)		45,300	47,700	31,200	28,600	26,000
Q3/X3	30K (70 CRI)	247	40,200	42,300	27,700	25,300	23,100
	40K (70 CRI)		41,900	44,100	28,800	26,400	24,100
	50K (90 CRI)		31,000	32,600	21,300	19,500	17,800
	57K (70 CRI)		41,900	44,100	28,800	26,400	24,100
Q2/X2	30K (70 CRI)	220	36,200	38,100	24,900	22,800	20,800
	40K (70 CRI)		37,700	39,700	26,000	23,800	21,600
	50K (90 CRI)		27,900	29,300	19,200	17,500	16,000
	57K (70 CRI)		37,700	39,700	26,000	23,800	21,600
Q1*	30K (70 CRI)	195	31,900	33,600	22,000	20,100	18,300
	40K (70 CRI)		33,300	35,000	22,900	21,000	19,100
	50K (90 CRI)		24,600	25,900	16,900	15,500	14,125
	57K (70 CRI)		33,300	35,000	22,900	21,000	19,100

* X1 option not available with 65L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 75L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				
			Asymmetric	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	Asymmetric Lumens w/External BLS
Q9 (Full Power)	30K (70 CRI)	447	68,400	72,000	47,100	43,100	39,300
	40K (70 CRI)		71,300	75,000	49,000	44,900	40,900
	50K (90 CRI)		52,800	55,500	36,300	33,200	30,300
	57K (70 CRI)		71,300	75,000	49,000	44,900	40,900
Q8/X8	30K (70 CRI)	426	65,300	68,700	44,900	41,100	37,500
	40K (70 CRI)		68,100	71,600	46,800	42,900	39,100
	50K (90 CRI)		50,300	52,900	34,600	31,700	28,900
	57K (70 CRI)		68,100	71,600	46,800	42,900	39,100
Q7/X7	30K (70 CRI)	404	62,500	65,800	43,000	39,400	35,900
	40K (70 CRI)		65,200	68,600	44,900	41,100	37,400
	50K (90 CRI)		48,200	50,700	33,200	30,400	27,700
	57K (70 CRI)		65,200	68,600	44,900	41,100	37,400
Q6/X6	30K (70 CRI)	387	60,500	63,600	41,600	38,100	34,700
	40K (70 CRI)		63,000	66,300	43,400	39,700	36,200
	50K (90 CRI)		46,700	49,100	32,100	29,400	26,800
	57K (70 CRI)		63,000	66,300	43,400	39,700	36,200
Q5/X5	30K (70 CRI)	350	55,300	58,200	38,100	34,900	31,700
	40K (70 CRI)		57,600	60,600	39,600	36,300	33,100
	50K (90 CRI)		42,600	44,800	29,300	26,800	24,500
	57K (70 CRI)		57,600	60,600	39,600	36,300	33,100
Q4/X4	30K (70 CRI)	321	50,200	52,800	34,500	31,600	28,800
	40K (70 CRI)		52,400	55,100	36,000	33,000	30,100
	50K (90 CRI)		38,700	40,700	26,600	24,400	22,200
	57K (70 CRI)		52,400	55,100	36,000	33,000	30,100
Q3/X3	30K (70 CRI)	287	46,400	48,800	31,900	29,200	26,600
	40K (70 CRI)		48,400	50,900	33,300	30,500	27,800
	50K (90 CRI)		35,700	37,600	24,600	22,500	20,500
	57K (70 CRI)		48,400	50,900	33,300	30,500	27,800
Q2/X2	30K (70 CRI)	256	41,700	43,900	28,700	26,300	23,900
	40K (70 CRI)		43,500	45,800	29,900	27,400	25,000
	50K (90 CRI)		32,200	33,900	22,200	20,300	18,500
	57K (70 CRI)		43,500	45,800	29,900	27,400	25,000
Q1/X1	30K (70 CRI)	227	36,900	38,800	25,400	23,200	21,200
	40K (70 CRI)		38,400	40,400	26,400	24,200	22,000
	50K (90 CRI)		28,400	29,900	19,600	17,900	16,300
	57K (70 CRI)		38,400	40,400	26,400	24,200	22,000

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

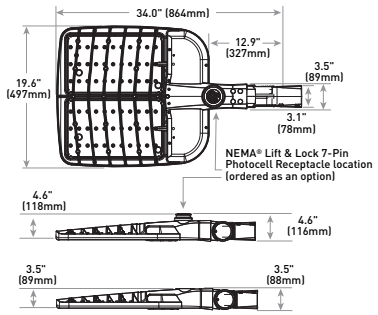
Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 85L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				
			Asymmetric	Symmetric	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	Asymmetric Lumens w/External BLS
Q9 (Full Power)	30K (70 CRI)	520	77,600	81,600	N/A	N/A	44,500
	40K (70 CRI)		80,800	85,000	N/A	N/A	46,400
	50K (90 CRI)		59,800	62,900	N/A	N/A	34,300
	57K (70 CRI)		80,800	85,000	N/A	N/A	46,400
Q8/X8	30K (70 CRI)	494	74,000	77,800	N/A	N/A	42,500
	40K (70 CRI)		77,100	81,100	N/A	N/A	44,300
	50K (90 CRI)		57,000	60,000	N/A	N/A	32,700
	57K (70 CRI)		77,100	81,100	N/A	N/A	44,300
Q7/X7	30K (70 CRI)	469	70,900	74,600	N/A	N/A	40,700
	40K (70 CRI)		73,900	77,700	N/A	N/A	42,400
	50K (90 CRI)		54,700	57,500	N/A	N/A	31,400
	57K (70 CRI)		73,900	77,700	N/A	N/A	42,400
Q6/X6	30K (70 CRI)	450	68,500	72,100	N/A	N/A	39,300
	40K (70 CRI)		71,400	75,100	N/A	N/A	41,000
	50K (90 CRI)		52,900	55,600	N/A	N/A	30,400
	57K (70 CRI)		71,400	75,100	N/A	N/A	41,000
Q5/X5	30K (70 CRI)	407	62,600	65,900	N/A	N/A	35,900
	40K (70 CRI)		65,300	68,700	N/A	N/A	37,500
	50K (90 CRI)		48,300	50,800	N/A	N/A	27,700
	57K (70 CRI)		65,300	68,700	N/A	N/A	37,500
Q4/X4	30K (70 CRI)	373	56,900	59,900	N/A	N/A	32,700
	40K (70 CRI)		59,300	62,400	N/A	N/A	34,000
	50K (90 CRI)		43,900	46,200	N/A	N/A	25,200
	57K (70 CRI)		59,300	62,400	N/A	N/A	34,000
Q3/X3	30K (70 CRI)	334	52,600	55,300	N/A	N/A	30,200
	40K (70 CRI)		54,800	57,600	N/A	N/A	31,500
	50K (90 CRI)		40,500	42,600	N/A	N/A	23,200
	57K (70 CRI)		54,800	57,600	N/A	N/A	31,500
Q2/X2	30K (70 CRI)	298	47,300	49,800	N/A	N/A	27,200
	40K (70 CRI)		49,300	51,900	N/A	N/A	28,300
	50K (90 CRI)		36,500	38,400	N/A	N/A	21,000
	57K (70 CRI)		49,300	51,900	N/A	N/A	28,300
Q1/X1	30K (70 CRI)	263	41,800	44,000	N/A	N/A	24,000
	40K (70 CRI)		43,500	45,800	N/A	N/A	25,000
	50K (90 CRI)		32,200	33,900	N/A	N/A	18,500
	57K (70 CRI)		43,500	45,800	N/A	N/A	25,000

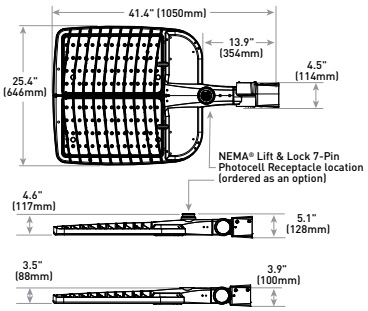
OSQL - AA Mount



Luminaire	Weight
OSQL	28.4 lbs. (12.9kg)

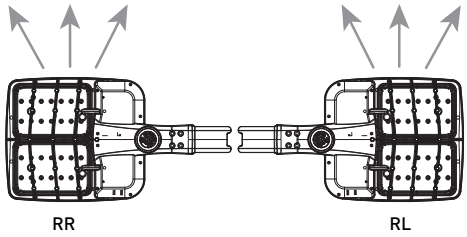
Note: For OSQM w/AA mount, refer to drawing on page 1.

OSQX - AA Mount



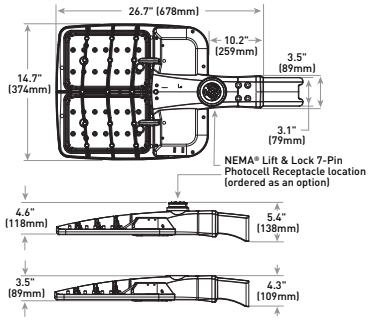
Luminaire	Weight
OSQX	48.6 lbs. (22.0kg)

RR/RL Configuration



OSQM - DA Mount

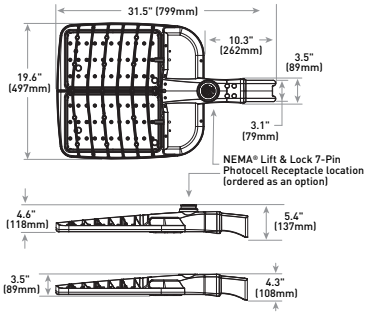
OSQM - DA Mount



Luminaire	Weight
OSQM	19.7 lbs. (8.9kg)

Note: Refer to page 14 for fixture mounting drill pattern.

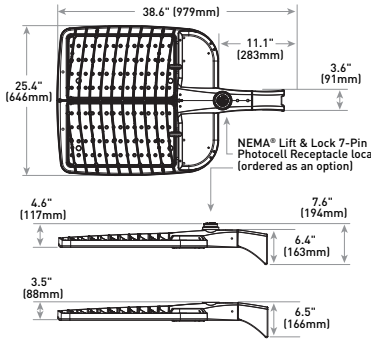
OSQL - DA Mount



Luminaire	Weight
OSQL	28.8 lbs. (13.1kg)

Note: Refer to page 14 for fixture mounting drill pattern.

OSQX-DA Mount

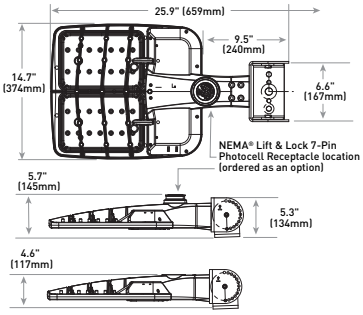


Luminaire	Weight
OSQX	45.8 lbs. (20.8kg)

Note: Refer to page 14 for fixture mounting drill pattern.

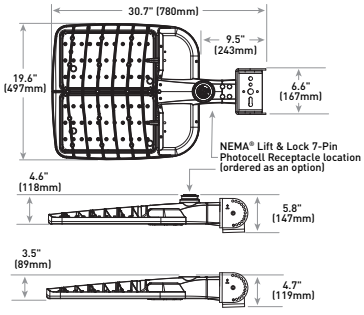
OSQM - Trunnion Mount

OSQM - Trunnion Mount



Luminaire	Weight
OSQM	23.2 lbs. (10.5kg)

OSQL - Trunnion Mount



Luminaire	Weight
OSQL	32.3 lbs. (14.7kg)

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PLANNING COMMISSION RESOLUTION 2024-08

EXHIBIT B

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2021-00000060/DP (SILVER CREEK ESTATES)

DRAFT STATE DENSITY BONUS

Pursuant to State Density Bonus Law (SDBL), the following modifications to the Development Code are granted for the Silver Creek Estates Project:

1. Density Bonus: Four additional units are approved beyond the maximum allowable gross residential density on site, for a total of 40 units.

   [For reference: The allowable density for the project site is 36 units. The applicant is deed-restricting five units to affordable rents. Under SBDL, this qualifies the project for a 23% increase in density, or 8 additional units. The applicant is choosing to construct four additional units.]

2. Incentive/Concession: Private Exterior Space: The applicant is requesting a reduction in both the size and provision of private exterior space. The patios and balconies provided are smaller than required by the Development Code and carriage units are not provided private exterior space.

   [For reference: Development Code Section 15.58.180 (Multifamily Residential Projects) requires that each multifamily unit have private exterior space as either a balcony, deck or patio. A private balcony shall have an area of at least 60 sf and a patio shall have an area of at least 90 sf. Both amenities shall not have a dimension less than six feet].

3. Waiver: Maximum Site Coverage: The project is proposing 50,161 sf of site coverage, or 67.3% of the project site.

   [For reference: The standard coverage requirement for parcels greater than 10,000 sf in the RM (Multi-family Residential) zoning district is a 40% maximum].

4. Waiver: Required Open Space of 30%: The project is not providing open space.

   [For reference: The open space requirement for the RM (Multi-family Residential) zoning district is 30%.]

5. Waiver: Common Recreational Amenity: The proposed project does not provide any recreational amenities.

   [For reference: All multifamily residential developments with 10 or more units are to provide a minimum of one indoor/outdoor recreational amenity for every 25 units or fraction thereof within the common open space areas.]

6. Waiver: Common Useable Open Space of 250 sq ft Per Unit: The project does not provide any common open space.

*[For reference: All multifamily residential developments with five or more units are required to incorporate common open space consisting of active recreation and natural preservation areas. The project shall be designed to provide the equivalent of a minimum of 250 square feet of common open space for each dwelling unit. To meet Development Code standards, Silver Creek would need to provide 9,000 square feet of common open space (36 units * 250 sf).]*

7. Reduction: Parking Lot Interior Landscaping: The project provides less than the required amount of parking lot interior landscaping.

   [For reference: Landscaping shall be evenly dispersed throughout the parking lot at a ratio of 200 square feet of landscaped area for every five parking stalls or fraction thereof. Two trees and four shrubs shall be provided for every five parking stalls or fraction thereof.]

8. Reduction: Setback Landscaping: The project provides a portion of the required front and side yard setback landscaping.

   [For reference: All front yard setback areas and side yard setback areas shall be landscaped, except where a required setback is occupied by a drainage facility, structure, parking space, sidewalk or driveway, or where a required setback is screened from public view.]

9. Reduction: Parking Lot Perimeter Landscaping: The project provides a portion of the required perimeter landscaping.

   [For reference: Parking lots shall be landscaped both adjacent to streets and side or rear property lines. Development Code Section 18.40.040.B.3 requires at least a six-foot-wide landscaping buffer for parking areas.]

10. Parking Requirements. The project provides 72 off-street parking spaces, with 26 spaces located in individual garages.

    *[For reference: Development Code Chapter 18.48 (Parking and Loading Standards) provides a parking demand for the project resulting in 85 parking spaces, with 35 of the spaces located in a garage (24 * 1.5 = 36, 16 * 2 = 32, 36 + 32 = 68, 68 * 0.25 = 17, 68 + 17 = 85)*

    SDBL limits the amount of parking the Town can require for a density bonus housing project. The Town cannot require more than 48 parking spaces, none of which must be covered.

    *16 two-bedrooms (16 * 1.5 = 24) + 15 one-bedroom + 9 studios = 24+15+9 = 48 parking spaces]*

PLANNING COMMISSION RESOLUTION 2024-08

EXHIBIT C

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2021-00000060/DP (SILVER CREEK ESTATES)

DRAFT CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Development Permit to allow for construction of 40 multifamily residential units within 10 buildings located at Winter Creek Loop - No Address Assigned (APN 019-820-001-000) is hereby approved as described in the May 21, 2024 staff report and as shown on the site plans and civil drawings approved by the Planning Commission on May 21, 2024 and on file in the Community Development Department except as modified by these conditions of approval.

2. A density bonus of 4 units is approved. Parking reductions as allowed by State Density Bonus Law is approved. One concession/incentive and seven waivers/reductions, as described in the May 21, 2024 staff report and incorporated as Exhibit B, are approved. (***Planning Division Recommendation)***

3. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with the conditions. A meeting with the Planning and Engineering Divisions is required prior to building permit submittal to review the conditions of approval and identify any changes in the project from the approved plan set. The applicant shall pay the hourly rate of staff time for this meeting and review of any proposed changes. An Administrative Review fee based on three hours of staff time (currently $186 for the Planning Division and $200 for the Engineering Division) shall be submitted as an initial deposit prior to scheduling the meeting. The staff time rates shall be based on the current Town of Truckee fee schedule in effect at the time the meeting is scheduled. ***(Planning Division Recommendation)***

4. A matrix or letter shall be submitted as part of any grading or building permit application indicating how each condition has been met. Review of building permits will not commence until an itemized list of conditions of approval and status is provided. As part of the matrix or letter, the applicant shall identify any changes made from the Planning Commission approved plan set design. ***(Planning Division Recommendation)***

5. The effective date of approval shall be June 3, 2024 unless the approval is appealed to the Town Council by 5:00 PM on Friday, May 31, 2024. In accordance with Section 18.84.050 of the Development Code, the Development Permit shall be exercised within two (2) years of the effective date of approval, and the project shall be completed within four (4) years after the effective date of approval. Otherwise, the approval shall become null and void unless an extension of time is granted by the Planning Commission, in compliance with Section 18.84.055 (Time Extensions). ***(Planning Division Recommendation)***

6. The Community Development Director may authorize minor alterations to the approved Development Permit in accordance with Section 18.84.070(B)(1) of the Development

Code, including a reduction in the size of the project. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Section 19.84.070(B)(2) of the Development Code. (***Planning Division Recommendation)***

7. Except as modified by these conditions of approval, the project shall comply with all applicable provisions and standards of the Development Code (effective date May 27, 2021) including, but not limited to the following:

    a. General Development Standards as contained in Table 2-9 including site coverage, setbacks, and height limits;
    b. Air Emissions in accordance with Section 18.30.030;
    c. Drainage and stormwater runoff in accordance with Section 18.30.050;
    d. Bicycle Parking in accordance with Section 18.48.090;
    e. Building Height in accordance with Section 18.30.090;
    f. Snow Storage in accordance with Section 18.30.130;
    g. Exterior Parking in accordance with Chapters 18.48 and 18.50;
    h. Exterior lighting in accordance with Section 18.30.060;
    i. Solid Waste/Recyclable Materials in accordance with Section 18.30.150;
    j. Open Space in accordance with Section 18.46.060;
    k. Off-Street Loading Space Requirements in accordance with Section 18.84.100;
    l. Property Maintenance in accordance with Section 18.30.100;
    m. Parking in accordance with Chapters 18.48 and 18.50;
    n. Landscaping in accordance with Chapters 18.40 and 18.42. (***Planning Division Recommendation)***

8. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. (***Planning Division Recommendation)***

9. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Planning Commission, which action is brought within the time period provided for by State law. (***Planning Division, Town Attorney***)

10. Prior to issuance of any grading or building permits for the project, the applicant shall provide performance guarantees with sufficient legal commitments and financial sureties to guarantee the faithful performance of any and all conditions of approval and completion of the phase or to guarantee the restoration of the site if the phase is not completed. The form, manner, and amount of the guarantee shall comply with the requirements of the Town Planner and the Town Attorney and shall be reviewed and approved by the Community Development Director prior to issuance of permits. (***Development Code Section 18.84.040***)

11. Prior to commencement of any work on the site, the applicant shall obtain grading and building permit(s) for all work on the building(s) and site. Complete building plans and engineering in accordance with the current Town Building Code will be required for all structures. The building plans shall include details and elevations for all State of California, Title 24, and accessibility regulations. Please contact the Building Division at

(530) 582-7821 to determine what permits are required. ***(Building Division Recommendation)***

12. Prior to grading or building permit issuance, the applicant shall demonstrate compliance with all conditions and requirements of the following agencies, including, but not limited to:
    - Town of Truckee Engineering Division
    - Liberty
    - Town of Truckee Building Division
    - Truckee Donner Public Utility District
    - Truckee Sanitary District
    - Truckee Fire Protection District
    - Nevada County Department of Environmental Health
    - Tahoe Truckee Sierra Disposal Company
    - Southwest Gas ***(Planning Division Recommendation*)**

13. Prior to the issuance of building permits or improvement plans, the applicant shall submit payment for a construction mitigation fee. The fee amount is established by the Town Fee Schedule in effect at the time of building permit submittal. ***(Planning Division Recommendation)***

14. *Construction Hours:* Hours of operation of construction activities shall be limited to 7:00 AM and 9:00 PM Monday through Saturday and 9:00 AM and 6:00 PM on Sunday, unless the Community Development Director authorizes an extension of the time limitations based on the finding that the noise levels from the construction activities will not negatively affect the residential uses in the surrounding area. No construction shall be permitted on designated holidays set by the Town. If a noise complaint is received after the construction time limits are extended, the Community Development Director has the ability to render the extended time limits null and void and the applicant shall revert to the aforementioned hours of operation time limitations. Interior construction activities may occur after these hours if such activities will not result in exterior noise audible at property lines. Improvement, grading, and building plans shall note these limited hours of construction. ***(Planning Division Recommendation)***

Engineering Division Conditions

15. Prior to building (grading) permit issuance, the project proponents shall submit improvement plans stamped by a licensed civil engineer to the satisfaction of the Town Engineer for all work both in and out of the proposed public right-of way, easements and private roadways.

    The plans shall be prepared in accordance with the Town of Truckee Public Improvement and Engineering Standards dated May 2003; shall comply with the design standards identified in Water Quality Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004, such as hydro-modification requirements, or the most current Phase 2 Municipal Separate Storm Sewer System (MS4) Permit; and shall comply with the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. The plans at a minimum shall incorporate proposed grades, drainage, driveway design and erosion control; and incorporate cost estimates for all work to be performed.

Said improvement plans shall be accompanied by appropriate plan check fees to be calculated by the Town Engineer at the time of plan approval. Public improvement plan check fees and inspection fees are calculated using the estimated construction costs. The plan check fee is equal to the following formula based upon the estimated construction costs:

5% of valuation from $0 to $50,000
3% of valuation from $50,000 to $250,000
1% of valuation above $250,000

The inspection fee, due prior to start of construction, is equal to the following formula based upon the estimated construction costs:

6% of valuation from $0 to $50,000
4% of valuation from $50,000 to $250,000
1.5% of valuation above $250,000
(Engineering Division Requirement)

16. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the project proponents shall provide identification of all existing drainage on the property and adjacent properties, which may affect this project. This identification shall show discharge points on all downstream properties as well as drainage courses before and after the proposed development for the 10-year and 100-year flows. ***(Engineering Division Requirement)***

17. Prior to building (grading) permit issuance, the applicant shall provide an erosion control plan and stormwater quality plan, per the requirements of the Town of Truckee for review and approval that shows temporary construction BMPs and permanent on-site treatment of the 85th percentile, 24-hour storm. The plan shall provide details for the proposed project stormwater collection and treatment including the safe release of overflow. ***(Engineering Division Requirement)***

18. If the project disturbs one acre or more or is part of a larger planned development, the project shall also comply with the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. Prior to building (grading) permit issuance, the applicant shall provide the WDID number issued by the State Water Resources Control Board. ***(Engineering Division Requirement)***

19. Hydromodification Requirement: If the project creates or replaces one acre or more of impervious surface, post-project storm water flows shall equal pre-project flows for the design year event (2-year, 24-hour storm or current standard), unless additional mitigations are proposed by the applicant and approved by the Town Engineer to provide for the increase in flows. ***(Engineering Division Requirement)***

20. Prior to building (grading) permit issuance, the applicant shall submit a Best Management Practice (BMP) operation and maintenance plan to the Town Engineer for review and approval. Recordation of the operation and maintenance plan for permanent structural treatment control BMPs installed by the project may be required depending on the type of permanent BMP proposed. The property owner shall submit yearly BMP operation and maintenance certifications to the Engineering Division according to the Water Quality Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004 or the most current

Phase 2 Municipal Separate Storm Sewer System (MS4) Permit. ***(Engineering Division Requirement)***

21. Prior to building (grading) permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of February 23, 2024, based on 27,055 SF of Multi-Family Residential (calculation utilized "Building Summary" on Cover Sheet and assumed 50% of SF for buildings with garages below), the estimated traffic impact fees for the proposed project are **$97,398.00**. The actual traffic impact fees will be based upon the development square footage proposed and current fee schedule adopted by the Town Council in effect at the time of building permit issuance. See Resolution No. 2023-07 for more information on the Town's AB1600 Fee Program. ***(Engineering Division Requirement)***

22. Prior to building (grading) permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of February 24, 2024, based on 27,055 SF of Multi-Family Residential (calculation utilized "Building Summary" on Cover Sheet and assumed 50% of SF for buildings with garages below), the estimated facilities impact fees for the proposed project are **$44,911.30**. The actual facilities impact fees will be based upon the development square footage proposed and the current fee schedule adopted by the Town Council in effect at the time of building permit issuance. ***(Engineering Division Requirement)***

23. Prior to building (grading) permit issuance, structures shall be designed such that snow will not shed into pedestrian areas, onto parked vehicles, into drive aisles, or onto adjacent properties. ***(Engineering Division Recommendation)***

24. Prior to building (grading) permit issuance, provide a snow removal/storage plan for approval by Town Engineer that shows snow storage calculations (50% of impervious area), locations, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e. no curbs). Provide snow storage as close to the source as possible with a means of containment (typically an earthen berm) to prevent contaminants from leaving the project site (if applicable based on topography/proximity to sensitive areas). Snow storage is not permissible within or above stormwater conveyance and treatment facilities. At the Town Engineer's discretion, a snow off-haul plan may be prepared by the applicant for 50% of the required snow storage on a site. This plan shall be reviewed and approved by the Town Engineer prior to land use entitlement and building permit issuance. ***(Engineering Division Requirement)***

25. The project shall ensure that the existing paved trail along the frontage of the property remains a minimum of five feet wide at the conclusion of the project. If any portion of the trail is damaged during construction or is less than five feet wide, as originally constructed by the Winter Creek development, the project proponent will be responsible for reconstructing the trail to five feet wide and to the satisfaction of the Town Engineer. A pedestrian connection between the proposed buildings and the public way (paved trail) will be required. ***(Engineering Division Requirement)***

26. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is required to offer for dedication to the Town an easement for any portions of the frontage improvements that are outside of the Winter Creek Loop right-of-way. ***(Engineering Division Requirement)***

27. Prior to building (grading) permit issuance, the applicant will be required to enter into a Roadway Maintenance agreement with the Winter Creek Owners' Association for both short-term (i.e. snow removal, sweeping, and drainage facility maintenance) and long-term maintenance/replacement of Winter Creek Loop from Brockway Road through the Winter Creek Loop/Winter Creek Loop intersection where the project driveway is proposed to connect. If an agreement cannot be reached with the Winter Creek Owners' Association for maintenance of the roadway section, the project proponent may choose to identify itself as the sole responsible member of the agreement for maintenance of the roadway as described above. The Roadway Maintenance agreement will be reviewed and approved by the Town Engineer, and will be recorded against the property. ***(Engineering Division Requirement)***

28. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is to offer for dedication to the Town of Truckee 20' wide drainage easement centered along all drainage paths that cross the applicant property. ***(Engineering Division Recommendation)***

29. Prior to Parcel Map Recordation, Lot Line Adjustment, Final Map Recordation, or certificate of occupancy, all roadway, drainage, frontage and utility improvements shall be constructed and approved by the respective responsible agencies or a financial surety in the following amounts consistent with section 18.108 of the Development Code and to the satisfaction of the Town Engineer:

    - If provided as a cash deposit, 125% of the costs of the remaining improvements.
    - If provided as a bond or letter of credit, a guarantee for Faithful Performance equal to 100% of the costs of the remaining improvements and a guarantee for Materials and Labor equal to 100% of the costs of the remaining improvements.

    "Cost of remaining improvements" includes construction management costs. The limits of the remaining improvements will be reviewed and approved by the Town Engineer. ***(Engineering Division Requirement)***

30. Prior to building (grading) permit issuance, approvals from individual utility providers impacted by the development shall be obtained and copies of approvals shall be provided to the Town Engineer to ensure there are no objections by affected utilities and that the project proponents are coordinating improvements. ***(Engineering Division Requirement)***

31. Prior to building (grading) permit issuance or certificate of occupancy (whichever is specified), the applicant shall conform to all Engineering mitigation measures that are outlined in the final Winter Creek Subdivision Initial Study/Mitigate Negative Declaration (or more recent Environmental Document). ***(Engineering Division Requirement)***

32. Prior to certificate of occupancy, the applicant shall provide the Town As-Builts for all public improvements required by the project, including, but not limited to: sidewalks, trails, transit shelters, drainage facilities, etc. The as-built drawings shall be completed by the Contractor and submitted to the Engineer in electronic format upon completion of construction and prior to the acceptance of the improvements by the Town Engineer. As-built drawings shall include all changes made during construction and shall be signed by the engineer of record and the contractor. In addition, a digital copy of the plans and survey control shall be submitted for the Town's use.

Electronic files shall be submitted to the Town of Truckee in PDF format and in one or more of the following formats:

1. AutoCAD 2018 (or older) format *.dwg CAD files to generate all final drawings and maps, with any associated images as geo-referenced 8-bit PC format TIFF files, with coordinate system defined.
2. ArcGIS-compatible shapefiles or coverages, with images as geo-referenced 8-bit PC format TIFF files, and any raster data in ESRI GRID format, with coordinate system defined.

The CAD or GIS system must have a defined coordinate system. The Town prefers that all submitted data be in Lambert Conformal Conic NAD 1983 CA State Plane II FIPS project, to match the existing Town of Truckee GIS data. ***(Engineering Division Recommendation)***

Other Conditions of Approval

33. Cultural Resources: In the event that archaeological or cultural resources are discovered during any construction, all construction activities shall cease within 200 feet of the find unless a lesser distance is approved by the Community Development Director, and the Community Development Department shall be notified so that the extent and location of discovered materials may be recorded in a written report prepared by a qualified archaeologist, and disposition of discovered materials may occur in compliance with State and Federal law. Construction shall not recommence until the Director authorizes construction to begin. This note should be included in the construction plan set. ***(Development Code Section 18.30.040)***

34. Parking Requirements: As SDBL allows reduced parking requirements, the parking requirements for this project are as follows:

    - 72 parking spaces are required

        1) 40 of the 72 spaces outside of Liberty Easement of which 26 spaces are located in garages)

35. Parking Requirements: The parking and circulation dimensions shall be in compliance with Development Code Chapter 18.48 (Parking and Loading Standards). All required parking spaces and walkways shall be kept clear of snow so they are useable year-round. Snow must be kept on the confines of the property as approved and may not be moved onto or stored on the Town maintained right-of-way or Town snow storage easements, unless specifically approved by the Town Engineer. ***(Development Code Chapter 18.48)***

36. The property owner(s) shall either manage the property or hire a property management company (companies) to manage leasing, parking plan, monitoring, complaints, and enforcement of the requirements of the entire project site. If a property management company (companies) is hired, the developer shall provide a copy of the executed contract to the Community Development Director prior to final occupancy for review and approval. ***(Planning Division Recommendation)***

37. Parking Management Plan: The property manager must assign parking spaces, outline enforcement methods and any other management efforts as deemed necessary. All leases must clearly indicate that on street parking in the Winter Creek subdivision is not allowed year-round. ***(Planning Division Recommendation)***

38. Snow Storage Plan: Prior to issuance of any grading permit, building permit, and/or improvements plans, the developer shall submit a final snow storage plan for approval by the Town Engineer to meet the standards of Development Code Section 18.30.130 (Snow Storage). Snow storage equal to 50% of the area of the paved parking and circulation area is required.

    Snow storage areas are required to be located near the sides or rear of parking areas, away from the primary street frontage, shall be a least 10 feet in any direction, and shall be designed to drain toward on-site drainage retention/treatment facilities. Snow storage areas are prohibited in drainage basins or in heavily landscaped areas.

    All parking spaces and walkways shall be kept clear of snow so they are useable year-round. Snow storage is prohibited in drainage basins or in heavily landscaped areas. Snow must be kept on the confines of the property and may not be moved onto or stored on the Town maintained right-of-way or Town snow storage easements, unless specifically approved by the Town Engineer, and shall not impact traffic visibility. Any future modifications shall be reviewed and approved by the Town Engineer and Community Development Director prior to implementation. ***(Planning Division Recommendation)***

39. Exterior Lighting: Prior to building permit issuance, a final lighting plan identifying locations, types, and lumens for all lights on site, including proposed building and existing parking lot lighting shall be submitted. All lights are required to be fully shielded and shall not trespass onto adjacent properties. A final photometric plan demonstrating that light will not trespass onto adjacent properties is required. Timers and sensors are required to be used to ensure that excessive lighting is avoided. Lights shall be color corrected with warm color temperatures, 3,000K or less. ***(Planning Division Recommendation)***

40. Any mechanical equipment, including utility meters and individual air conditioning units, shall be screened from public view and designed to complement the adjacent building design. Screening shall be compatible in color and materials of adjacent buildings. All flashing, vents, gutters, and bear boxes shall be painted in a color to blend with adjacent building colors. Prior to building permit final, all screening will be inspected to ensure compliance with this condition. ***(Planning Division Recommendation)***

41. Solid Waste and Recycling: Prior to building permit issuance, a final solid waste plan shall be approved by the Planning Division to verify that the project is in compliance with Development Code Section 18.30.150 (Solid Waste/Recyclable Material Storage), including but not limited to minimum solid waste and recyclable material storage area requirements, and in compliance with State of California requirements for food waste. The applicant shall provide a copy of a “will-serve” letter or equivalent from Tahoe Truckee Sierra Disposal (TTSD) to ensure that the final solid waste and recycling collection plan will be serviced by TTSD. The proposed storage areas are required to be located within 250 feet of an access doorway to the residential units which they are intended to serve and should accommodate storage of all mixed waste, recyclables and cardboard. The storage areas shall be properly screened and resistant to wildlife. Storage areas are required to be compatible with the project and surrounding structures and land uses and screened from the public right-of-way. The solid waste and recycling receptacle area(s) shall be designed to divert drainage from adjoining roofs and pavement around the receptacle. The solid waste and recycling receptacle(s) shall also be covered when not in use or during storm events. The applicant shall pay to have the project site serviced as frequently as necessary to ensure there is no stockpiling of food byproducts, garbage, packaging materials, etc. and to reduce potential impacts on adjacent properties in terms

of odors, wildlife nuisances, etc. The solid waste and recyclables storage areas shall be kept tidy and free from loose debris at all times.

To meet the Solid Waste requirements, the applicant has indicated they will pay additional fees to TTSD to have twice weekly service and dumpster pull-out service. ***(Planning Division, Development Code Section 18.30.150)***

42. Bear boxes must meet the following requirements: made of metal, stone, brick, concrete, or equivalently sturdy material; have a front-facing door; fit two 32-gallon cans; have a roof with side or back snow shedding; and have plunging pins securing the top and bottom locking mechanism. Bear sheds must be located out of the Town right-of-way and within twenty-eight feet of the edge of the roadway. Trash cans and bear boxes must be clearly labelled for each residential unit so that TTSD may attribute any additional trash charges to the appropriate residential unit. Carts must be wheeled to the edge of the street for weekly collection. The project shall comply with all applicable Truckee Tahoe Sierra Disposal (TTSD) requirements for the location, dimensions, and maintenance of the trash enclosure and shall be reviewed and approved by TTSD prior to building permit issuance. The dumpsters shall be maintained and monitored to ensure that the project is being adequately serviced. ***(Solid Waste and Recycling Division Recommendation***)

43. No wood-burning appliances are proposed or approved as part of this project. ***(Planning Division Recommendation)***

44. The number of bike parking spaces shall comply with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). For residential projects, one long-term parking space is required for each unit that does not have a fully enclosed garage, and additional short-term bicycle parking provided for guests at a rate of one space per ten residential units (a minimum of two guest spaces shall be provided in all cases). Long-term bicycle parking shall be located at ground level and covered from the elements and may be located in a locked enclosure or secure area internal to a building. Prior to building permit issuance, the Planning Division shall verify that the project provides the required number of secure bicycle parking spaces or storage prior to building permit issuance. The dimensions, location, and design of the bicycle parking shall be in compliance with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). ***(Planning Division Recommendation)***

45. Prior to final certificate of occupancy, the bicycle parking spaces shall be installed. Each bicycle parking space shall include a stationary parking device, mounted to the ground to adequately support the bicycle. Each bicycle space shall be a minimum of two feet in width and six feet in length and have a minimum of seven feet of overhead clearance; shall be conveniently located and generally within proximity to the main entrance of a structure; and be separated from motor vehicle parking spaces or aisles by a fence, wall or curb, or by at least five feet of open area, marked to prohibit motor vehicle parking. ***(Planning Division Recommendation)***

46. Utilities: All new utilities to serve the subject property shall be undergrounded in accordance with the requirements of the Development Code and the Town Engineer. The entirety of this work shall be completed in conjunction with the grading plans for the development and shall be included in the engineered improvement plans prepared for this project. **(*Development Code Section 18.30.160)***

47. The applicant shall pay all required impact fees as required by each respective District, including fire, school and recreation fees. Enforcement and clarification to any of these agency/district requirements and the necessary timing for satisfying these requirements is at the discretion of the respective agency/district ***(Planning Division Recommendation)***

48. Prior to building permit issuance, the applicant shall provide a dust suppression plan, in compliance with Development Code Section 18.30.030 (Air Emissions). ***(Development Code Section 18.30.030)***

49. All graded areas shall be protected from wind and water erosion. Interim erosion control plans shall be required, certified by the project engineer, and reviewed and approved by the Town Engineer prior to building permit issuance. Permanent erosion control measures in accordance with Best Management Practices of the "Project Guidelines for Erosion Control for the Truckee River Hydrologic Unit" as adopted by the Lahontan Regional Water Quality Control Board shall be reviewed by the Town Engineer prior to building permit issuance. Prior to building permit final, the permanent erosion control shall be reviewed and approved by the Building Division. ***(Planning Division Recommendation)***

50. Survey: Prior to building permit issuance, a survey shall be submitted that shows topography and easements on the property. ***(Planning Division Recommendation)***

51. Prior to building permit issuance, the applicant shall provide a tree protection plan in compliance with Development Code Section 18.30.155 (Tree Preservation). ***(Development Code Section 18.30.155)***

52. No trees shall be removed unless a grading permit or building permit is issued by the Town of Truckee Building Division. ***(Planning Division Recommendation)***

53. Signs: No new signs are proposed or approved as part of this approval, including any "A-frame" or similar temporary signage. A Sign Plan application, consistent with the Development Code requirements for signs, shall be submitted for review and approval by the Planning Division prior to installation of any signage. The required Sign Plan review fee will be based on the Town of Truckee fee schedule in effect at the time the Sign Plan application is submitted. ***(Planning Division Recommendation)***

54. No temporary signage is approved with this project. Any future temporary signage shall be required to apply for a Temporary Sign Permit for review and approval. ***(Planning Division Recommendation)***

55. Inclusionary Housing and Density Bonus: The project proposes to construct 36 multifamily residential units (does not include bonus units). In compliance with Development Code Chapter 18.212 (Inclusionary Housing), 15 percent of the units are required to be inclusionary units (5.4 units). The project shall construct five affordable housing units and pay 40% of the affordable housing in-lieu fee. Under Town Council Resolution 2022-77, the current in-lieu fee is $134,413 per unit with an administrative fee based on one hour of staff time (currently $186). The affordable housing in-lieu fee required for the fractional unit would be $53,765.02 (40% of 134,413) plus the $186 administrative fee. However, the applicant shall pay the affordable housing in-lieu fee and hourly staff fee in effect at the time of building permit issuance.

For lower income units, housing costs (rent and reasonable utility costs) may not exceed 30% x 60% of the area median income for a household size suitable for the unit and meet all State Density Bonus Law requirements

56. The affordable housing units shall be restricted in perpetuity. The deed restriction shall be in compliance with Chapter 18.210.090 (Affordable Housing Agreement) and submitted prior to building permit issuance for review and approval by the Community Development Director and Town Attorney. Payment of the affordable housing in-lieu fee shall be made prior to building permit issuance. The deed restriction shall be recorded prior to issuance of final occupancy. ***(Planning Division Recommendation)***

57. All building materials and colors shall be consistent with the applicant submittal, and as described in the May 21, 2024 Planning Commission staff report. ***(Planning Division Recommendation)***

58. Prior to building permit submittal, the applicant shall provide a copy of written permission from Liberty allowing all proposed development in the Liberty Transmission Line Easement. Conditions that must be met prior to receiving written approvals are listed in the letter from Liberty dated January 16, 2022. As additional improvements have been proposed since the writing of the Liberty letter, the written letter must include permission to install all improvements as shown in the approved plans. A Project Amendment may be required if improvements are not allowed in the Liberty easement. ***(Planning Division Recommendation)***

59. The project shall comply with the 2022 California Building code of Regulation's or current codes enforced during time of submittal with emphasis on ADA and sound transmission requirements (CBC section 1206). Recommend pre-submittal meeting with design professional. ***(Building Division)***

60. Final Landscaping Plan: The project shall provide landscaping in accordance with Chapters 18.40 and 18.42 and Section 18.30.155 of the Development Code, and as follows:
    - Prior to building permit issuance, the applicants shall submit a final landscaping plan for review and approval by the Community Development Director. All plants shall be appropriate for the Truckee climate. Native, adapted, and drought tolerant plants are preferred. The final landscape plan shall include the irrigation design plan.
    - Prior to issuance of certificate of occupancy, the applicant shall submit documentation of compliance with Development Code Section 18.40.060 (Water Efficient Landscape Ordinance), including all required Water Efficient Landscape Worksheets including Worksheet A (Maximum Allowed Water Allowance) and Worksheet B (Certificate of Completion) for review and approval by the Community Development Director.
    - Prior to issuance of certificate of occupancy, the applicant shall submit to the Planning Division a complete maintenance plan and contract, ensuring proper maintenance of all landscaping and irrigation, to be approved by the Community Development Director. The property owner shall be responsible for maintaining all plantings and irrigation, and in any case where required plantings have not survived, the property owner shall be responsible for replacement with equal or better plant materials.
    - At least one week prior to issuance of a temporary or final certificate of occupancy, the applicant shall request an on-site inspection from the Planning Division for all

landscaping and irrigation, and the applicant shall submit a landscape inspection fee in the amount established by the Town Fee Schedule at the time of the request (currently $306). All landscaping shall be installed in accordance with the final landscape plan and these landscape conditions prior to issuance of a temporary certificate of occupancy OR installation of the landscaping shall be guaranteed by a performance guarantee or other acceptable security prior to issuance of a temporary certificate of occupancy and installation shall be completed prior to issuance of a final certificate of occupancy.

- Maintenance of all plantings and irrigation is required. In any case where required plantings have not survived, the property owner shall be responsible for replacement with equal or better plant materials (***Planning Division Recommendation)***

Other Agency Conditions

61. Sewer lateral from proposed manhole S3 will be required to upsize to 6". TSD will provide 6" wye at sewer main. ***(Truckee Sanitary District)***

62. The project will be subject to the requirements of SB 7 regarding the metering of water usage in multi-family residential structures ***(TDPUD – Water)***

63. The proposed project will be subject to the requirements of AB 1881 and installation of a separate dedicated irrigation meter will be required if the project has 5,000 square feet or more of irrigated landscape. ***(TDPUD – Water)***

64. The Utility Plan included with the routing depicts a connection to an existing water pipe in Winter Creek Loop. There is also an existing point of connection located along the eastern property line. The District will require that the on-site piping loop through the project and connect to both stubs. ***(TDPUD – Water)***

65. Prior to any building or grading permit issuance, the applicant shall pay all AB1600 Mitigation Fees and Quimby Act Fees for all approved residential units as required by the Truckee-Donner Recreation and Park District. The fees shall be based upon the latest fee or fee schedule that was adopted by the Town Council and which is in effect at the time payment is made. ***(TDRPD)***

66. The project location is Timberland as defined by Public Resources Code 4526. The project shall comply with all requirements of CalFire, including, but not limited to, filing a Timber Harvesting Conversion and Timber Harvest Plan or Notice of Conversion Exemption Timber Operations with the California Department of Forestry and Fire Protection. (***CalFire***)

67. The project will likely require the addition of two fire hydrants. ***(Truckee Fire Protection District)***

68. New developments within our District boundaries are required to meet the following conditions:

    a. The Fire District routinely adopts and amends the California Fire Code. New developments are required to comply with the locally adopted and amended Fire Code that is in effect at the time the project is permitted. Complete plans must be

submitted to the Fire District for review and approval Plan Review — Truckee Fire Protection District. The developer will be responsible for plan review fees for both in house plan reviews as well as third party plan reviews conducted to ensure compliance with the locally adopted Fire Code. The developer is required to comply with the Fire District's interpretation of the Fire Code as the authority having jurisdiction. Some typical interpretations include: providing Knox key box access for building control rooms and gates, providing markers, snow removal, and vehicle impact protection for fire hydrants, providing and maintaining pre-fire safety plans for Fire District use and, limiting vertical combustible construction prior to completion of an emergency water supply.

b. The Fire District has adopted a capital facilities mitigation program that applies to new developments. The developer will be required to pay fire mitigation fees at the appropriate rate when the project is permitted.

c. The developer is required to comply with the Fire District's currently adopted defensible space ordinance throughout the life of the project. The Zone 0 "ignition resistant zone" will be in effect after January 1st 2023 for new construction and January 1st 2024 for existing construction

d. Inspections can be scheduled at Inspections — Truckee Fire Protection District

e. Sprinkler plans can be submitted as a deferred submittal to EFS Engineered Fire Systems, Inc.

(Truckee Fire Protection District)

PLANNING COMMISSION RESOLUTION 2024-08

EXHIBIT D

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2021-00000060/DP (SILVER CREEK ESTATES)

FINDINGS

DEVELOPMENT PERMIT FINDINGS

1. The proposed development is allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of the applicable land use permit and complies with all applicable provisions of this Development Code, the Municipal Code and the Public Improvement and Engineering Standards.

   "Multifamily Dwellings, 11 and more units" are a permitted use in the Residential Multifamily (RM) zoning district with approval of a Development Permit as identified by Development Code Table 2-2 (Allowed Uses and Permit Requirements for Residential Zoning Districts). With the incorporation of the Conditions of Approval and application of the SDBL incentives/concessions and waivers/reductions the project is in compliance with the zoning district standards, Development Code, Municipal Code, and PIES. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 21, 2024.

2. The proposed development is consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan and the Particulate Matter Air Quality Management Plan.

   With incorporation of the Conditions of Approval, the project is consistent with the 2025 General Plan as supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 21, 2024.

   The project is not located within a Specific Plan or Master Plan Area and is not located within a Truckee Tahoe Airport Land Use Compatibility Plan Zone. No trails are required at this location by the Trails and Bikeways Master Plan.

3. The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines and would not impair the design and architectural integrity and character of the surrounding neighborhood.

   The SDBL allows the project to not meet this finding. The Town is not allowed to apply development standards which preclude the project from building at the permitted density as supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 21, 2024. The project uses natural (metal/wood) materials which are painted earthtone colors.

4. The Development Permit approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted.

The proposed project is exempt from the provisions of CEQA per the Class 32 exemption for In-Fill Development Projects (Section 15332 of the CEQA Guidelines). The Class 32 exemption can be applied to projects that meet the following criteria:

Consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations

- *With the exception of the allowances required by SDBL, the project is consistent with the General Plan and Development Code. A 2011 case, Wollmer v. City of Berkeley, clarified the use of the CEQA infill exemption for density bonus projects. In this case, an opponent challenged the use of the urban infill exemption on the grounds that the modifications and waivers of development standards, as required to be granted under SDBL, meant that the project was not consistent with existing zoning. The court rejected that argument, finding that the modifications required by the Density Bonus Law did not disqualify the project from claiming the exemption.*

Located within town limits on a project site of no more than five acres and is substantially surrounded by urban uses

- *The project site is under two acres and is substantially surrounded by urban uses.*

Project site has no value as habitat for endangered, rare or threatened species

- *The project site was previously reviewed under the Winter Creek MND. The MND found no habitat on the project site that would have value for endangered, rare or threatened species.*

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality

- *The project is located in the Residential CEQA VMT (Vehicle Miles Traveled) Exemption Zone and is presumed to have a less-than-signification transportation impact. In order to analyze potential LOS (Level of Service) impacts, the Town required a traffic analysis (Attachment X). The traffic analysis determined the study intersection LOS is adequate and there are no queuing concerns or need for an additional turn lane.*
- *The project will be subject to all standard requirements in regard to air quality, noise and water quality. The project does not include wood burning appliances and will be required to have a dust suppression plan (COA #X). The project meets all stormwater requirements as determined by the Engineering Division (COA #X). The project is required to meet construction noise standards (COA #X) and AB1307 clarifies that the effects of noise generated by the occupants of a development are not a significant effect on the environment per CEQA standards.*

The project can be adequately served by all required utilities and public services.

- *The project has been reviewed by all utilities and public service agencies and final "will-serve" letter are required prior to building permit issuance.*

5. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land and all development fees have been paid prior to occupancy of buildings and the land.

The recommended Conditions of Approval ensure adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services. All utility agencies have reviewed the project, and no objections were filed. This finding is further supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 21, 2024.

6. The subject site is:

   Physically suitable for the type and density/intensity of development being proposed;

   The SDBL allows the project to not meet this finding. The Town is not allowed to apply development standards which preclude the project from building at the permitted density as supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 21, 2024.

   Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards and other features required by this Development Code; and

   The SDBL allows the project to not meet this finding. The Town is not allowed to apply development standards which preclude the project from building at the permitted density as supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 21, 2024.

   Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.

   The site is served by public streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development. This finding is supported by the LSC traffic analysis and by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 21, 2024.

7. The proposed development is consistent with all applicable regulations of the Nevada County Environmental Health Department and the Truckee Fire Protection District for the transport, use and disposal of hazardous materials.

   The project does not propose to transport, use or dispose of hazardous materials.