CITY OF DULUTH
Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 16-008	**Contact**	Jenn Reed Moses, jmoses@duluthmn.gov		
Application Type	MU-W Planning Review	**Planning Commission Date**	February 9, 2016		
Deadline for Action	**Application Date**	January 14, 2016	**60 Days**	March 14, 2016	
	Date Extension Letter Mailed	January 22, 2016	**120 Days**	May 13, 2016	
Location of Subject	1000 Minnesota Avenue				
Applicant	Island Inn & Suites	**Contact**	Troy Hoekstra, thoekstra@charter.net		
Agent	DJR Architecture	**Contact**	Scott England, sengland@djr-inc.com		
Legal Description	PID 010-4400-00890				
Site Visit Date	August 24, 2015	**Sign Notice Date**	August 21, 2015		
Neighbor Letter Date	January 25, 2016	**Number of Letters Sent**	40		

Proposal

The applicant is requesting a revised MU-W Planning Review increasing the size of the hotel from 70 rooms to 84 rooms and reducing the size of the convenience store from 900 sq. ft. to 284 sq. ft. Building width is reduced from 67 feet to 62 feet.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-W	Marina	Commercial Waterfront
North	I-W	Corps of Engineers	Institutional
South	MU-W	Marina/hotel	Commercial Waterfront
East	R-1	Marina	Traditional Neighborhood
West	N/A	N/A	N/A

Summary of Code Requirements (reference section with a brief description):

50-15.6 MU-W District - Planning review by the Planning Commission is required for new development, redevelopment, and expansions in the MU-W district. Additional development standards in 50-15.6.E
50-18.1E Storm Water Management - Addresses water runoff quality and quantity pre- and post-construction.
50-23 Connectivity and Circulation - Focuses on pedestrian and bicycle accommodations.
50-24 Parking and Loading - Addresses required minimum and maximum parking spaces and loading docks, dimensional standards, snow storage and pedestrian circulation.
50-25 Landscaping and Tree Preservation - Speaks to landscaping standards such as materials, plant size, location, tree preservation and replacement.
50-26 Screening, Walls, and Fences - Screening of mechanical equipment, loading areas, and commercial containers, plus regulations regarding fences and retaining walls.
50-29 Sustainability and 50-30 Design Standards - Building standards for multi-family, commercial, institutional, and industrial buildings.
50-31 Exterior Lighting - Directs the minimum and maximum illumination values and lighting fixtures for a site.
50-37.11 Planning Review - Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Governing Principle #1 - Reuse previously developed lands.
Governing Principle #4 - Support emerging economic growth sectors.

Commercial Waterfront: Waterfront-dependent commercial uses, sometimes mixed with residential or adjacent to higher density residential. Includes tourist- or recreation-oriented uses. Commercial areas can be adjacent to industrial waterfront. Abuts other commercial uses and recreation areas, preservation areas. Access to regional arterial traffic and water access.

In 2015, this property received a shoreland variance and an approved planning review for a 70-room hotel and 900-square-foot convenience store.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

Staff finds that:
1.) 50-15.6.E (Development Standards) - For the purposes of this Planning Review, Staff considers the marina slips adjacent to the proposed hotel parking to be the waterfront. Hotel orientation, facade design, and required entrances meet MU-W requirements. Applicant states that north elevation is a minimum 45% transparent. No public street runs parallel to the marina slips. (Note that if staff had determined that the main part of the bay to the west was the "waterfront," then Minnesota Avenue would run parallel to the water; in this instance, the building width of approximately 62 feet complies with width requirements of this section).
2.) 50-18.1 (Natural Resources Overlay District) - Applicant is planning adequate BMPs to address stormwater requirements. Site is within a floodplain and will need to meet elevation requirements. Structure meets shoreland setback requirements; however, applicant will place impervious surface within the 50 feet setback(variance approved under PL 15-127).
3.) Per City Engineering, a water main extension will be required.
4.) 50-23 (Connectivity) - A sidewalk along southern boundary of property will connect pedestrians to Minnesota Avenue, which currently does not have sidewalks.
5.) 50-24 (Parking) - A total of 41 parking spaces are required per the UDC. Applicant is proposing 41 parking spaces; site is within 1/4 mile of a DTA route and is using the 30% reduction from required minimums.
6.) 50-25 (Landscaping and Tree Preservation) - No trees currently exist on the site. Landscape Plan shows project will provide 38% tree canopy coverage and will exceed street frontage landscaping requirements. Applicant is proposing an alternative landscaping plan where increased tree canopy coverage and concentration of shrubs and trees in the front infiltration area would offset a proposed reduction in interior landscaping area.
7.) 50-26 (Screening, Walls and Fences) - Applicant is not proposing any ground-mounted or roof-top mechanicals. If any are added, they will need to meet the UDC requirements for screening.
8.) 50-27 (Signage) - Any signs will need to apply for and receive a building permit prior to installation.
9.) 50-29 (Sustainability Standards) - Project will need 4 sustainability points, to be verified at the time of building permit application; applicant is planning a total of 4.5 sustainability points.
10.) 50-30 (Building Design Standards) - Project meets building design standards, as iterated in the applicant's memo.
11.) 50-31 (Exterior Lighting) - Applicant states that full cut-off fixtures will meet UDC requirements. Photometric plan shows elevated light levels at the southeast property line.
12.) No public, agency, or City comments were received.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Staff recommends that Planning Commission approve the MU-W Planning Review for the hotel, with the following conditions:
1.) The project be limited to, constructed, and maintained according to: "Exterior Elevations A200," dated 12/21/15; "Floor Plan - L1 and L2," dated 1/12/16; "Paving and Dimension Plan C2.0," dated 1/12/16; "Grading and Erosion Control Plan C3.0," dated 1/12/16; and "Landscape Plan L1.0," dated 1/13/16.
2.) Alternative Landscape Plan receive final approval from Land Use Supervisor.
3.) Photometric plan be revised to show compliance with exterior lighting requirements.
4.) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

Per UDC 50-37.1.N, an approved Planning Review will expire if the project or activity authorized is not begun within 1 year.

C-2

Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

City Planning

PL 16-008

1000 Minnesota Avenue

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Hydrant
- Water Main

Network Structure

Subtype
- Storage Basin
- Pump Station

Sanitary Gravity Mains

Owner
- CITY OF DULUTH
- WLSSD; PRIVATE; RICE LAKE TWP
- Sanitary Sewer Forced Main
- Storm Sewer Catch Basin

Subtype
- Storm Sewer Pipe

Gas Distribution Main

Material
- Coated Steel
- Plastic

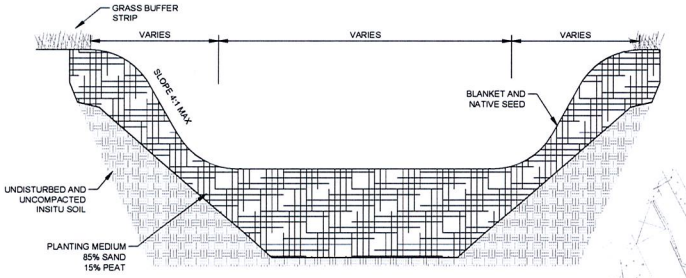
Zoning Boundaries
- Zoning Boundaries

Right-of-Way Type
- Road or Alley ROW
- Vacated ROW

Easement Type
- Utility Easement
- Other Easement

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

C-3



INFILTRATION BASIN DETAIL

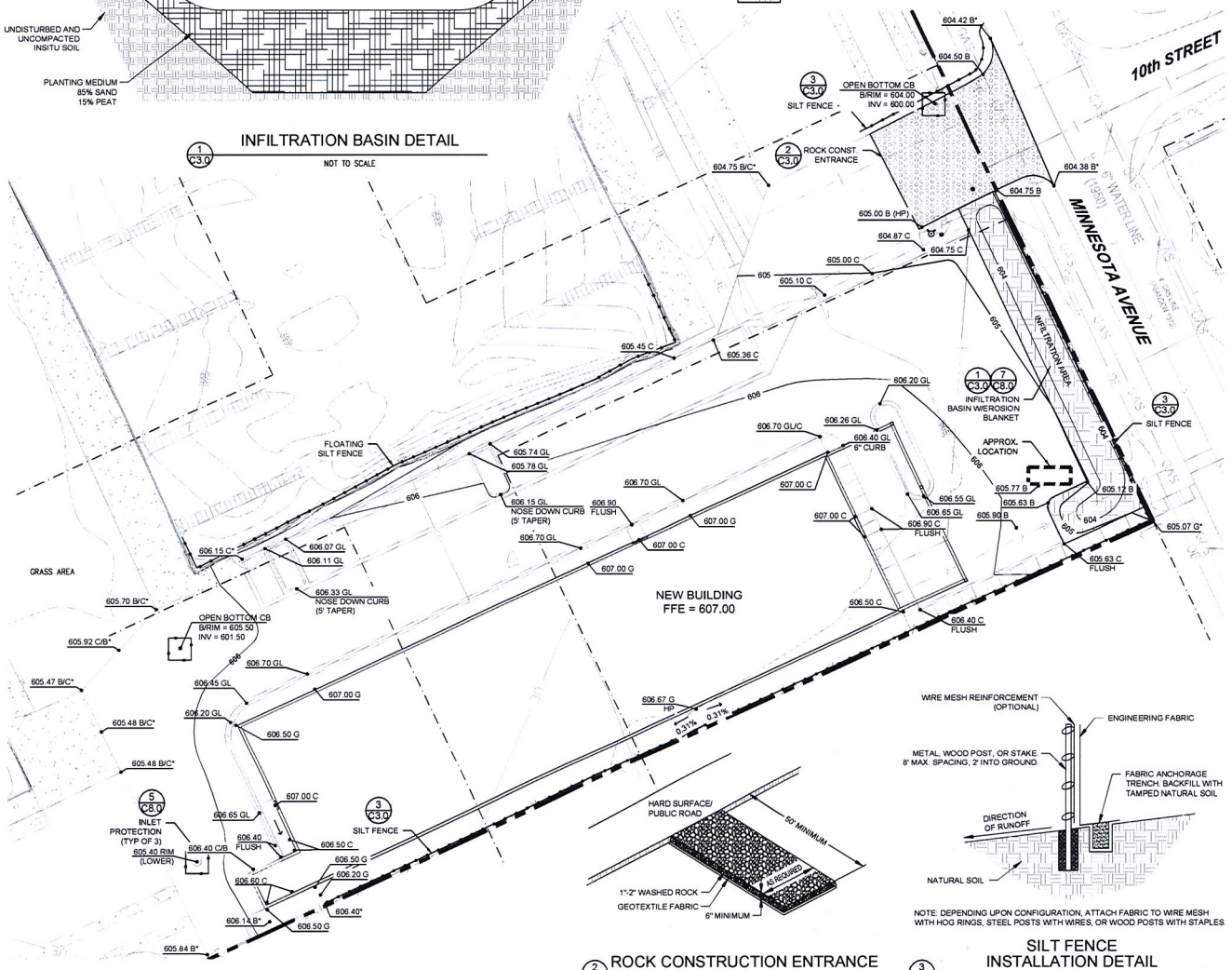
1 / C3.0

NOT TO SCALE

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- CONCRETE WASHOUT STATION

SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMUNOUS
C - CONCRETE
(*) - EXISTING TO BE VERIFIED



ROCK CONSTRUCTION ENTRANCE

2 / C3.0

NOT TO SCALE

NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

SILT FENCE INSTALLATION DETAIL

3 / C3.0

NOT TO SCALE

EROSION CONTROL NOTES

1. Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stablization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
26. Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

NORTH

0 10 20 40

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Client: UNITED DEVELOPMENT SOLUTIONS
921 1ST ST NORTH - SUITE 202
SAUK RAPIDS, MN 56379

Project Title: ISLAND INN AND SUITES
DULUTH, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Thomas J. Herkenhoff, P.E.

Date: 01.12.16 Reg. No.: 25520

Rev.	Date	Description

Project #: 12156107.000
Drawn By: BDM
Checked By: TJH
Issue Date: 01.12.16

Sheet Title: GRADING AND EROSION CONTROL PLAN

C3.0

Sheet: 3 of 8

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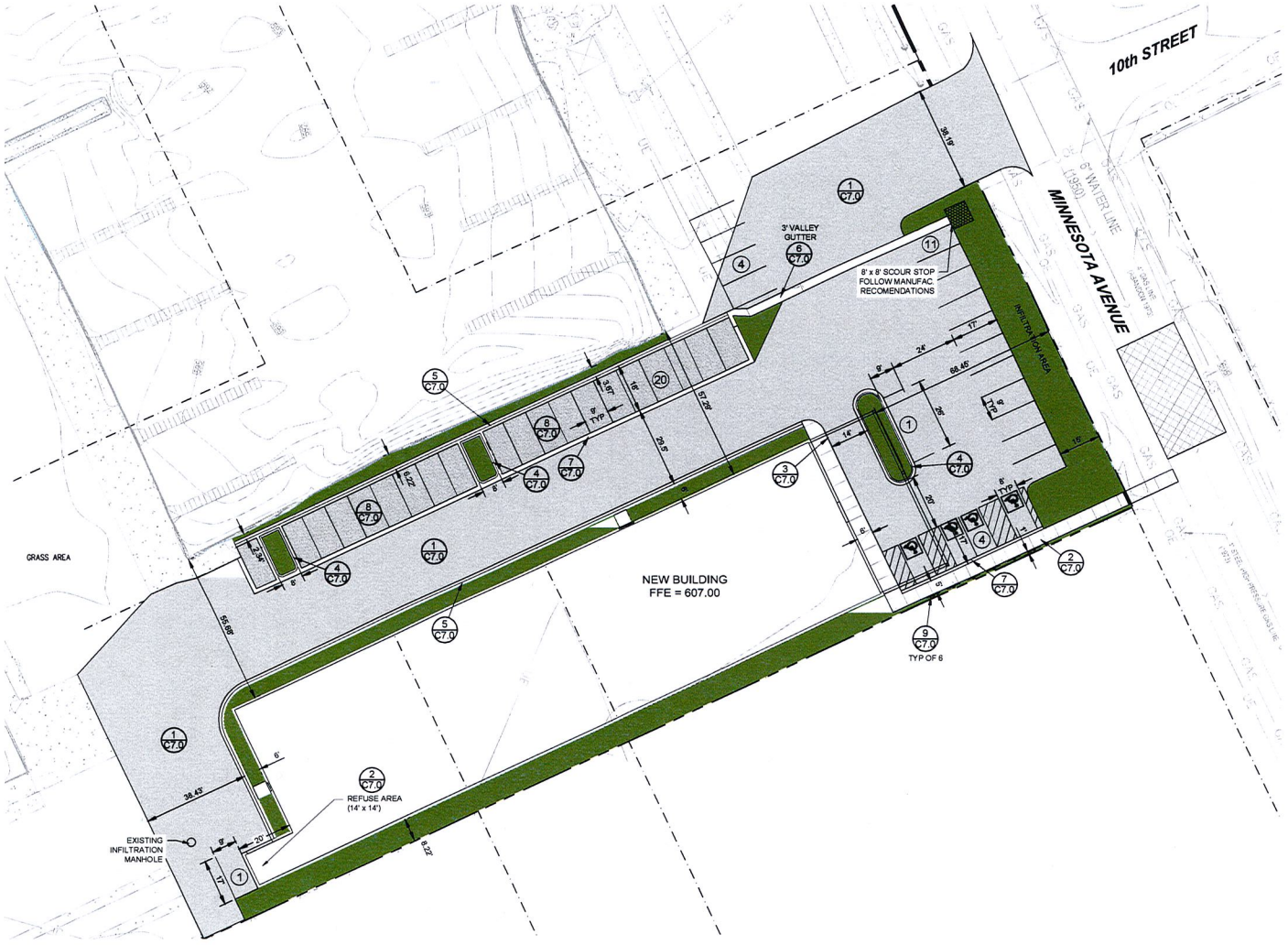
C-4



SYMBOL LEGEND

- NEW 3.5" BITUMINOUS OVER NEW 6" AGGREGATE BASE OVER 27" GRANULAR SEE DETAIL 1/C7.0
- NEW PERVIOUS CONCRETE PAVERS SEE DETAIL 8/C7.0
- CITY STREET CUT AND PATCH REPAIR (RESTORE PER CITY REQS)
- NEW 7" CONCRETE OVER NEW 6" AGGREGATE BASE OVER 27" GRANULAR SEE DETAIL 2/C7.0
- NEW GREEN SPACE / INFILTRATION AREA
- (X) PARKING STALL COUNT

PARKING REQUIREMENTS:

MOTEL - 84 UNITS @ 2 STALLS PER 3 GUEST ROOMS = 56 PARKING STALLS

CONVENIENCE STORE - 2 PARKING STALLS

58 SPACES TOTAL * (0.70) = 40.6 = 41 REQUIRED STALLS

41 PARKING STALLS PROVIDED (4 ADA)

AREA TABULATION (SITE):

TOTAL DISTURBED AREA = 50,307 SF ±
BUILDING = 14,863 SF ±
IMPERVIOUS PAVEMENT = 25,787 SF±
GREEN SPACE = 6,665 SF ±
PERVIOUS PAVERS = 2,992 SF ±

NORTH

0 10 20 40

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Client:
UNITED DEVELOPMENT SOLUTIONS
921 1ST ST NORTH - SUITE 202
SAUK RAPIDS, MN 56379

Project Title:
ISLAND INN AND SUITES
DULUTH, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Thomas J. Herkenhoff, P.E.
Date: 01.12.16 Reg. No.: 25520

Rev.	Date	Description

Project #: 12156107.000
Drawn By: BDM
Checked By: TJH
Issue Date: 01.12.16
Sheet Title:

PAVING AND DIMENSION PLAN

C2.0

Sheet: 2 of 8

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C-5

DJR
ARCHITECTURE, INC.

333 Washington Avenue North, Suite 210, Union Plaza, Minneapolis, MN 55401
T: 612.676.2700 F: 612.676.2796 www.djr-inc.com

January 12, 2016

Duluth Planning Department
Jenn Moses
411 West First Street, Room 208
Duluth, MN 55802

Re: Hilton Home 2
1000 Minnesota Avenue
Duluth, MN
Review of Zoning Section 50-30

Dear Ms. Moses;

Per your request, here is a review of Section 50-30 of the Duluth Zoning Ordinance relating to the new development for a Hilton Home 2 on Minnesota Avenue. This review relates to the provisions under 50-30.2 regarding Commercial and Industrial Design Standards.

50-30.2, A This development meets the minimum standards of this section as the hotel has more than 10,000 square feet of floor area.

50-30.2, B
1. Transparency Requirement. The East Façade, facing Minnesota Avenue, has 2,059 square feet of wall area. 10% of that area, 206 sq. ft., needs to be windows. This façade has 249 sq. ft. of window. 5% of the façade, 103 sq. ft., needs to be on the first floor and no higher than 4 feet above sidewalk. The first floor windows have 155 square feet of area.
2. Wall Plane Articulation Option. The north and south facades of this building fall under these requirements. Each of these facades incorporates differing materials consistent with these requirements. The facades have differing materials each with a specific projection per brand standards, which also comply with these standards.
3. Vertical Articulation Option. Each of the four facades incorporates banding and change of materials to provide generally a vertically divided façade. The use of a base material with alternating colored upper portion materials separated by banding adequately articulates these facades vertically.
4. The facades have typically three levels of top of parapet relating to the individual portions of the façade. The steps up are less than the required 3 foot as the design attempts to remain lower to meet other recommendations of the zoning ordinance.
5. Foundation Landscaping Option. Because of the nature of this development, the sidewalk abuts the east façade for ease of access from the parking stalls to the entry doors.

50-30.2, C Entryway Design and Location. The entry for this hotel will be readily understood with the use of the drive under component, which includes a canopy (1), and an arcade (4).

50-30.2, D Does not apply to this development.

50-30.2, E Does not apply to this development

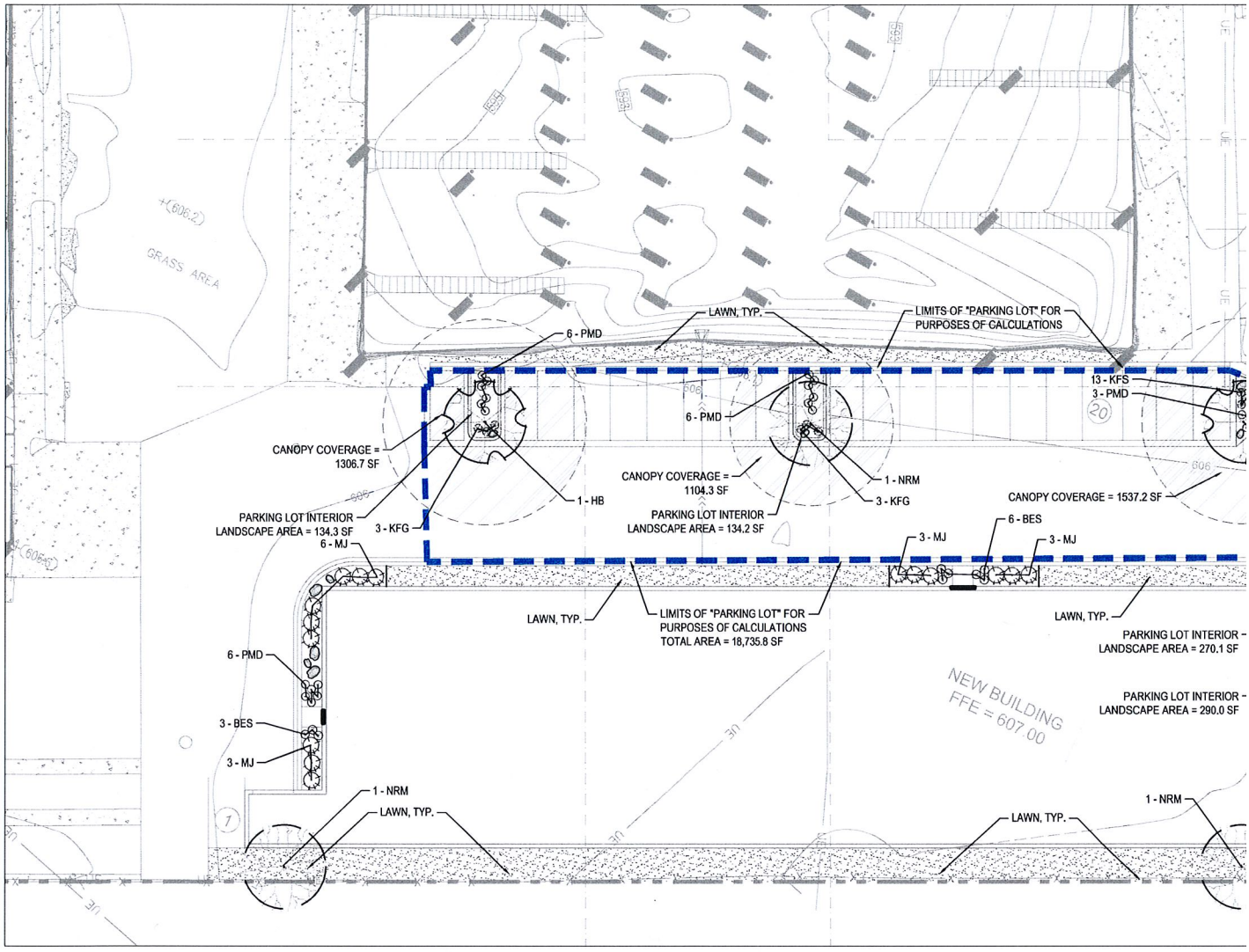
50-30.2, F Does not apply to this development

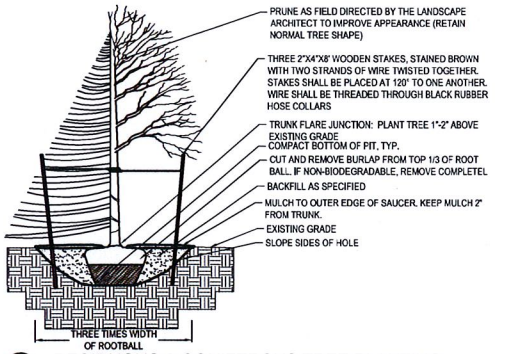
Should you have any questions on this report, please get in touch with me. Thank you.

Sincerely,

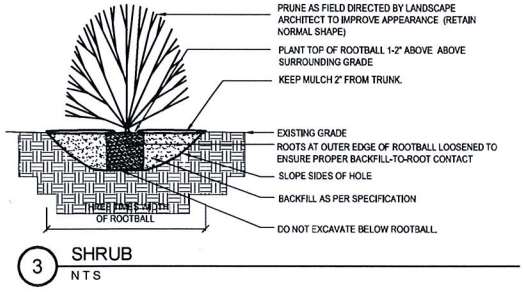
Scott England, Principal

C-9





1 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS



3 SHRUB
NTS

PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME
		DECIDUOUS TREES
NRM	6	NORTHWOOD RED MAPLE
HB	5	HACKBERRY
		ORNAMENTAL TREES
ABS	2	SERVICEBERRY
		DECIDUOUS & EVERGREEN SHRUBS
DBH	6	DWARF BUSH HONEYSUCKLE
ABW	11	ARCTIC BLUE LEAF WILLOW
IDW	10	ISANTI DOGWOOD
MJ	15	MEDORA JUNIPER
		PERENNIALS & GRASSES
PMD	49	PARDON ME DAYLILY
KFG	33	KARL FOERSTER GRASS
BES	38	GOLDSTURM RUDBECKIA
PCF	8	PIXIE MEADOWBRITE ECHINACEA

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRA
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY I
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDU OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL S SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHE
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICA JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN S PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERI REPRESENTIVE.

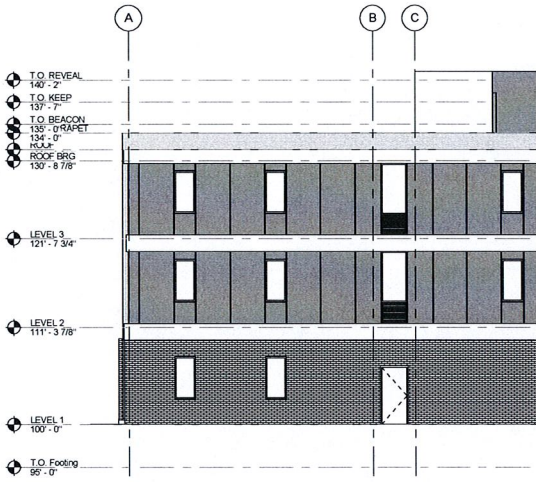
ELEVATION GLAZING AREA:
NORTH: 4,084 SF OF 8,000 SF = 51% (45% MIN.)
SOUTH: 1,488 SF OF 8,000 SF = 19%
WEST: 162 SF OF 2,059 SF = 8%
EAST: 249 SF OF 2,059 SF = 12%

OVERALL GLAZING AREA (10% MIN):
5,940 SF OF 20,118 SF = 30%

L1 GLAZING AREA OF EAST ELEVATION (5% MIN):
155 SF OF 2,059 SF = 7.5%

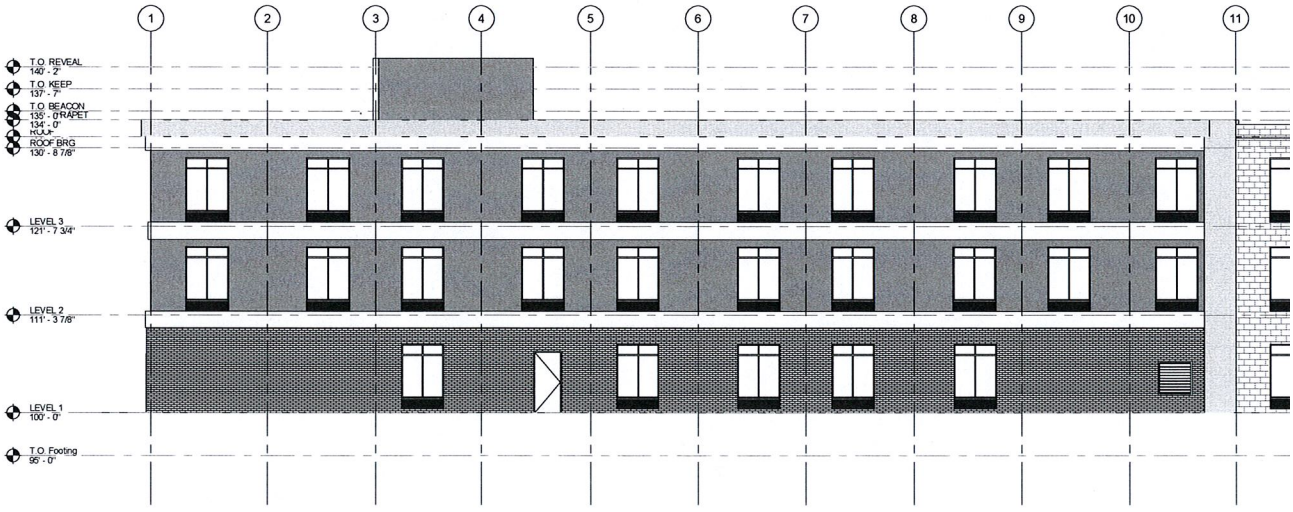
BUILDING MATERIAL LEGEND

- FIBER CEMENT BOARD COLOR 1 (CORE)
- FIBER CEMENT BOARD COLOR 2 (WRAP)
- FIBER CEMENT BOARD COLOR 3 (REVEAL AND BAND)
- TRANSLUSCENT PANEL (CROWN)
- PREFINISHED METAL TILE (LINK AND KEEP)
- METAL PANEL (ACCENT BANDS)
- BRICK (SUPPORT)

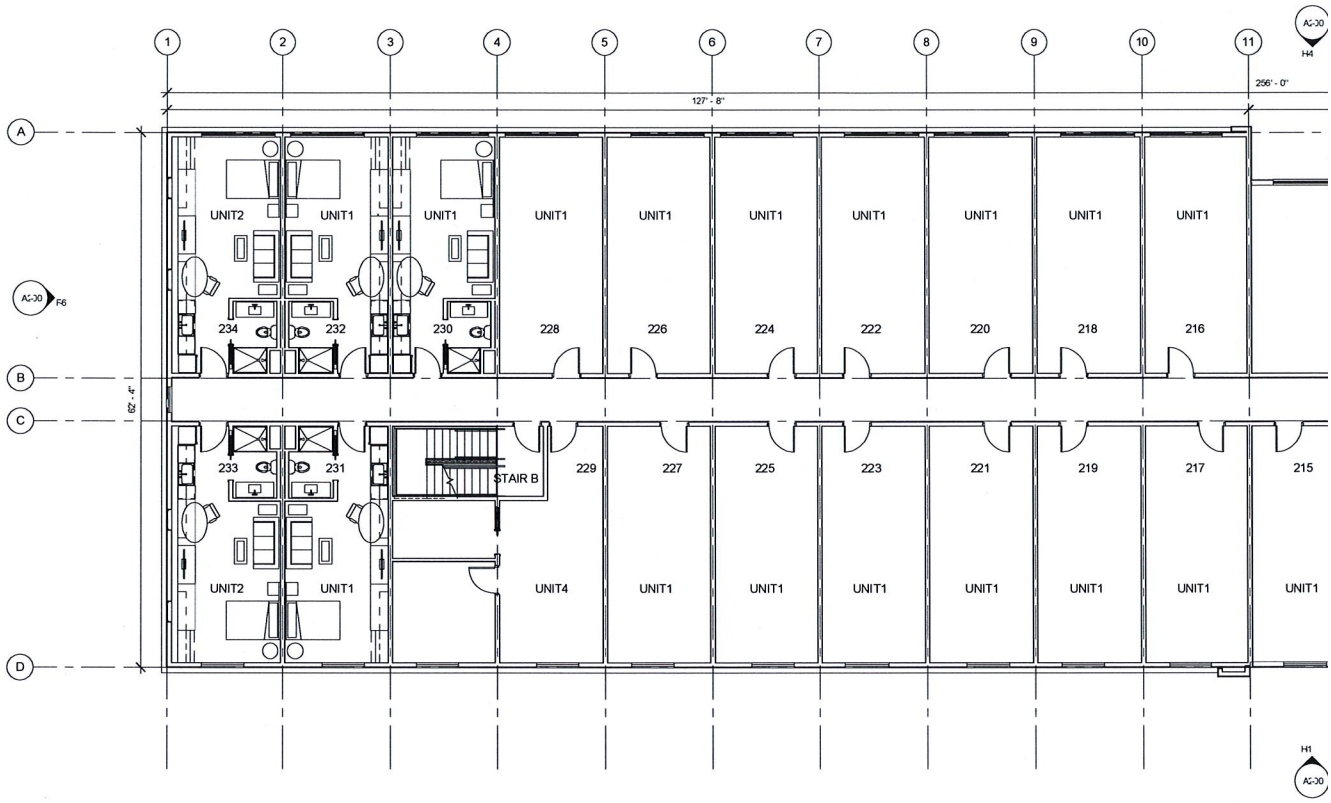


F6 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

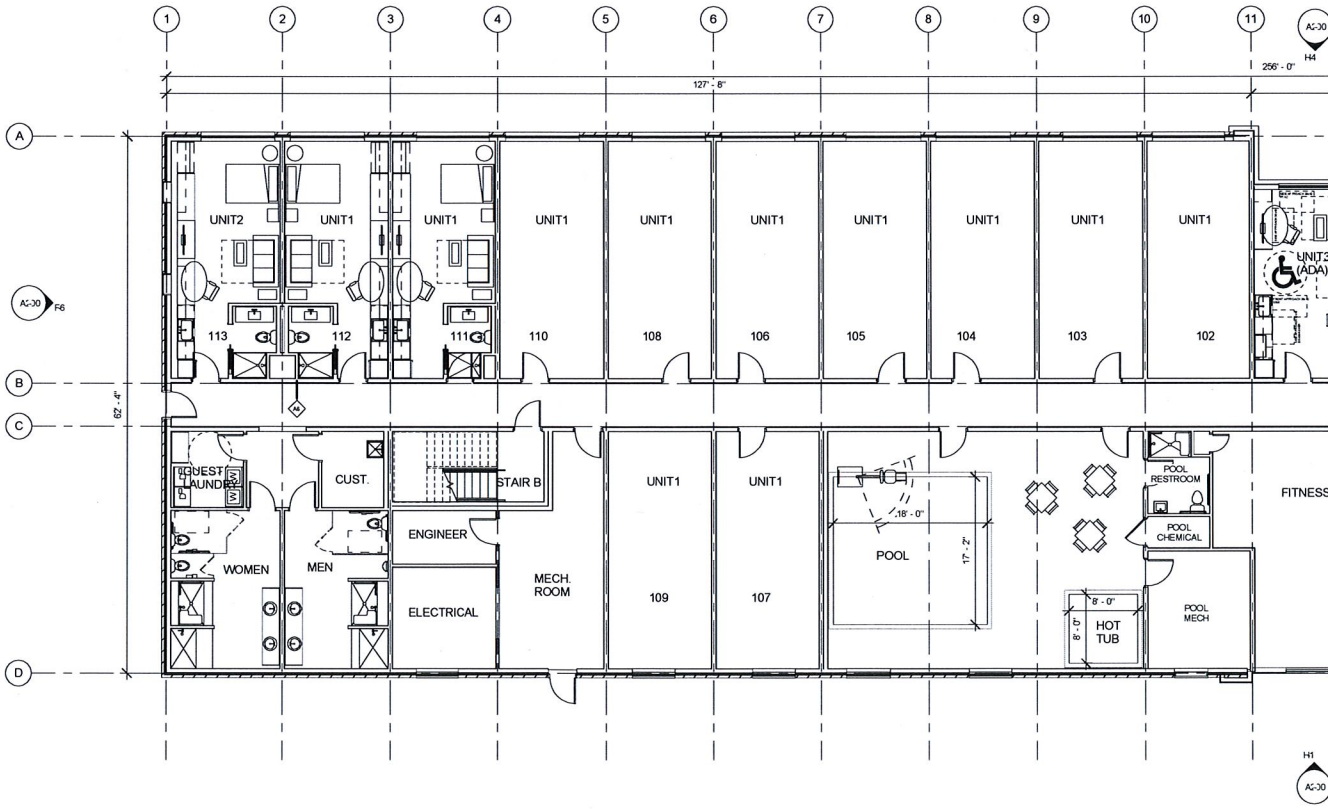
H4 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



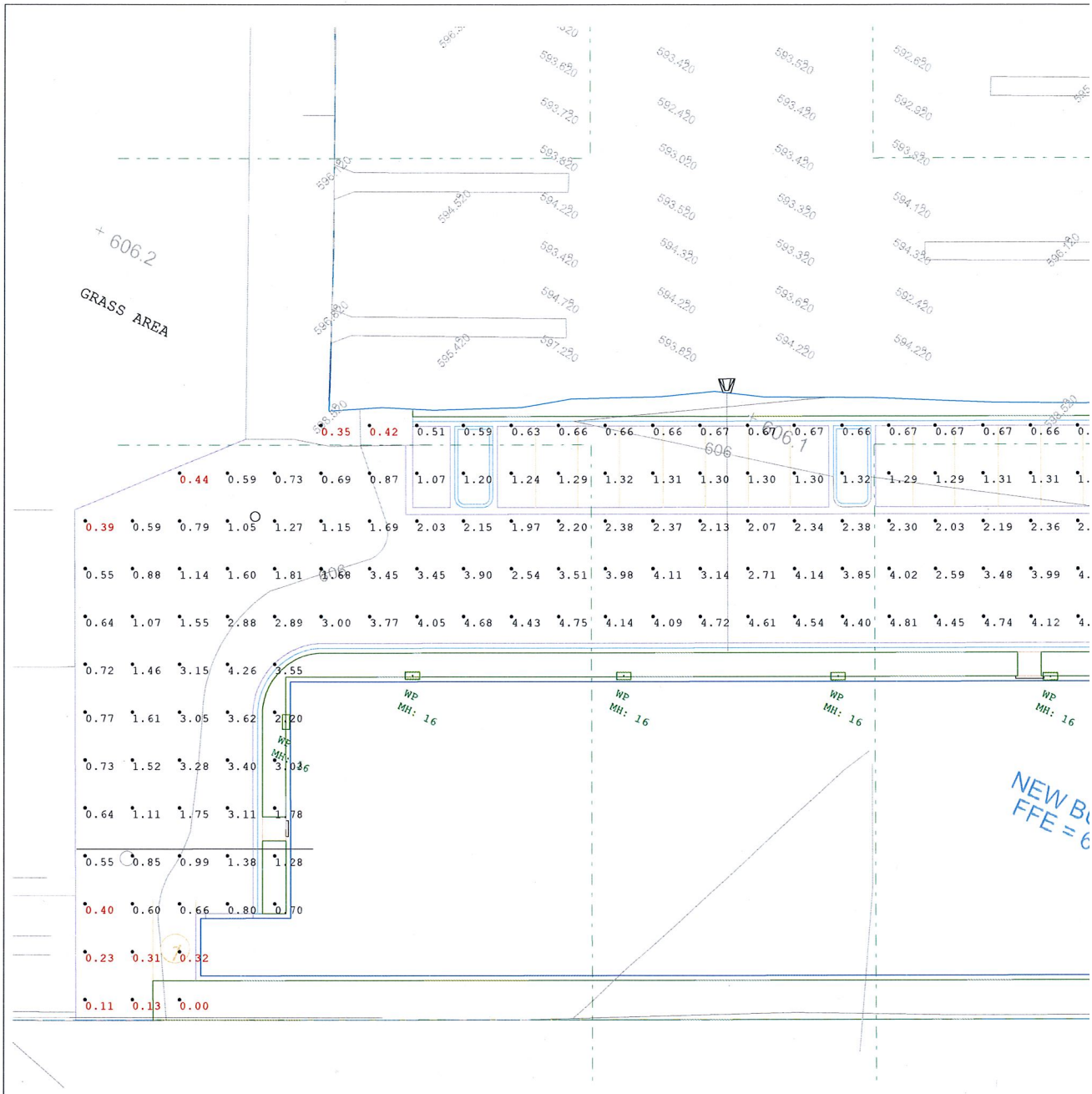
H1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



H4 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



H1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



Scale: 1 inch= 20 Ft.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	6	WP	SINGLE	N.A.	0.900	GE - EWNA_D4550
	2	P1	SINGLE	N.A.	0.900	GE - EASC_F4F550
	2	C1	SINGLE	N.A.	0.900	CRUSSM-SC-LED-SS-CW

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	2.52	22.47	0.00	N.A.	N.A.

17x22