



Design Review Board

March 27, 2019

5:30-7:30 PM

City Council Briefing Center

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Board Briefing Session:

5:30 - 5:35	1) Chair Report	Steven Meek
	2) Secretary Report	Dean Gunderson

Board Business:

5:35 – 5:40	3) Approve the March 13, 2019 meeting minutes	Steven Meek
	4) Old Business	
	5) New Business	
	6) Changes to the agenda	

Workshop:

5:40 – 7:30	7) McDonald's- 3rd Avenue & Howard	Dean Gunderson
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Adjournment:

The next Design Review Board meeting is scheduled for April 10, 2019

The password for City of Spokane Guest Wireless access has been changed:

Username: COS Guest **Password:** fuP25Cqp

Meeting Rules of Procedure - Spokane Design Review Board

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or jjackson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Call to Order

- Chair calls the meeting to order, noting the date and time of the meeting.
- Chair asks for roll call for attendance.

Board Briefing

- Chair Report – Chair gives a report.
- Secretary Report – Sr. Urban Designer gives a report.

Board Business

- Meeting Minutes - Chair asks for comments on the minutes of the last meeting; Asks for a motion to approve the minutes.
- Chair asks is there any old business? Any old business is discussed.
- Chair asks is there any new business? Any new business is discussed.
- Chair asks if there any changes to the agenda.

Board Workshop

- Chair announces the first project to be reviewed and notes the following: a) the Board will consider the design of the proposal as viewed from the surrounding public realm; b) the Board does not consider traffic impacts in the surrounding area or make recommendations on the appropriateness of a proposed land use; c) it is the applicant's responsibility to meet all applicable code requirements regardless of what might be presented or discussed during workshops.
- Chair asks for a staff report.

Staff Report

- Staff report on the item, giving findings of fact. Presentation will be kept to 5-10 minutes.

Applicant Presentation

- Chair invites the applicant(s) to sit at the table and invites the applicant to introduce the project team and make a 10-15 minute presentation on the project.

Public Comment*

- Chair asks if there are comments from other interested parties – comments shall be kept to 3 minutes, and confined to the design elements of the project.
- Chair reads any written comments submitted by interested citizens.

** Contact Planning Department staff after the meeting for additional opportunities to comment on the proposal.*

DRB Clarification

- Chair may request clarification on comments.

Design Review Board Discussion

- Chair will ask the applicants whether they wish to respond to any public comments, after their response (if any) they are to return to their seats in the audience.
- The Chair will formally close public comments.
- Chair leads discussion amongst the DRB members regarding the staff recommendations, applicable design criteria, identification of key issues, and any proposed design departures.

Design Review Board Motions

- Chair asks whether the DRB is ready to make a motion.
- Upon hearing a motion, Chair asks for a second. Staff will record the motion in writing.
- Chair asks for discussion on the motion.
- Chair asks the applicant if they would like to respond to the motion.
- After discussion, Chair asks for a vote.

Design Review Board Follow-up

- Applicant is advised that they may stay or leave the meeting.
- Next agenda item announced.

Other

- Chair asks board members and audience if there is anything else.

Adjourn

- Chair asks for a motion to adjourn. After the motion is seconded, and approved by vote, Chair announces that the meeting is adjourned, noting the time of the adjournment.

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Design Review Board - Meeting Minutes

March 13, 2019

Meeting called to order at 5:32 PM

Attendance

- **Board Members Present:** Steven Meek (Chair), Anne Hanenburg, Grant Keller, Alex Maxwell, Chuck Horgan
- **Board Members Not Present:** Kathy Lang (CA Liaison), Mark Brower, Ted Teske
- **Quorum present:** Yes
- **Staff Present:** Dean Gunderson (Senior Urban Designer), Alex Mann

Briefing Session:

1. **Chair Report:** None
2. **Secretary Report:**
 - DRB meeting today is to approve the advisory action vote for the Sportsplex workshop that was held on February 27, 2019
 - Alley Hackathon design session will be held on Friday and Saturday (March 29th & 30th). There has been a lot of positive interest in the project.
 - McDonald's has filed their DRB application for a March 27th Recommendation Meeting.
 - Sportsplex will be moving forward with their second workshop soon.

Board Business:

3. **Approval of Minutes:** February 27, 2019 meeting minutes approved unanimously (5/0)
4. **Old Business:** Anne Hanenburg made a motion to approve the advisory action vote for the Sportsplex project. Motion seconded by Grant Keller. Motion approved unanimously. (5/0)
5. **New Business:** None
6. **Changes to the Agenda:** None

Workshop:

None

Meeting adjourned at 5:41 pm

Next Design Review Board meeting is scheduled for March 27, 2019

McDonald's – 517 W 3rd Ave

1 - Recommendation Meeting

Design Review Staff Report

March 22, 2019



Staff:
Dean Gunderson, Senior Urban Designer
Planning & Development Services Department

Applicants:
Representative:
Amanda Martin, PMDG Inc.

Owner:
McDonald's Corp. N
517 W 3rd Ave
Spokane, WA 99201

Background

The Design Review Board Collaborative Workshop was held on September 12, 2018.

The following materials are supplemental to this report:

- *Design Review Board | Collaborative Workshop Advisory Actions, September 12, 2018*
- *Design Review Staff Report | Program Review/Collaborative Workshop, September 7, 2018*

Topics for Discussion

During the workshop, the applicant is encouraged to please describe changes to the design since the last Collaborative Workshop/Program Review including any changes made in response to Advisory Actions offered by the Design Review Board on September 12, 2018 as follows: *(Applicant responses in highlighted and italicized text, from February 25, 2019 submittal):*

1. The applicant shall consider landscape improvements along the Howard Street frontage to include street trees and landscape buffer (which may be located along the back of sidewalk).

The Applicant has added landscape improvements to Howard Street including street trees with 4'x8' grates and metal tree guards per Section 17 of the Municipal Code/SIP and revised planting areas.

2. The applicant shall consider the introduction of an accessible path connecting the Howard Street sidewalk to the site's accessible route to the primary entrance.

Applicant has introduced an accessible path at the Howard Street sidewalk by cutting through McDonald's existing concrete curb at the proposed ADA parking location. This creates a direct connection leading from Howard Street to the main store entry via the new accessible striped crosswalk.

3. The applicant shall consider the removal of the raised/masonry planters throughout the site and replace with plantings at grade (where possible). Additionally, the plant palette should consider CPTED principles.

The Applicant has shown all existing raised/masonry planters as being removed throughout the site. Plantings shall be at grade and take into account CPTED principles.

4. The applicant shall address the blank wall on the southwest side of the building, in accordance with the applicable guideline(s).

The Applicant has addressed the blank wall at the southwest side of the building by mounting a trellis which will activate the façade and allow plantings to grow up from the ground. (FYI - wall is a women's restroom and cannot be glazed)

5. The applicant shall consider an alternative, more human-scaled sign to replace the current pole-mounted sign on W 3rd Avenue – tying the aesthetics of the new sign into the more contemporary design remodel.

The Franchisee Owner has expressed an objection to removal of the current pole-mounted sign which affords him visibility to customer traffic on the adjacent I-90 overpass. (see attached images)

6. The applicant shall investigate increasing the amount of dining room glazing on the north, east and west facades – similar to the prototype image presented.

The Structural Engineer for this project (Brad Young & Assoc.) investigated the addition of glazing at the Dining Area and found that it would destroy the shear walls needed to keep the building from torqueing apart. It would also compromise the roof diaphragm making the building unsafe. McDonald's had to abandon this action.

7. The applicant shall investigate the incorporation of the site furnishings identified in the City of Spokane Streetscape Improvement Plan (SIP) – specific to the Freeway District 3 standards.

The Applicant has investigated the incorporation of site furnishings, taking into account District 3 standards, and has included the proposed trash containers, bike rack and tree grates throughout the site and adjacent street.

Staff Topics for Discussion

The applicant's architect has worked with staff to ensure the greatest degree of accommodation for the DRB's Advisory Actions. The applicant is permitted the retention of the existing tall pole-mounted site sign, and has demonstrated that a lower sign would pose conflicts with the lower overhead electrical lines.

One additional item for consideration rests with the corner landscaping beds at the site's vehicle ingress/egress lanes onto 3rd Avenue. The adjacent parking stalls are diagonally striped, and with the removal of the raised planter beds there is an opportunity to increase the square footage of the beds without impacting the parking stalls or their count (see Figure 1).

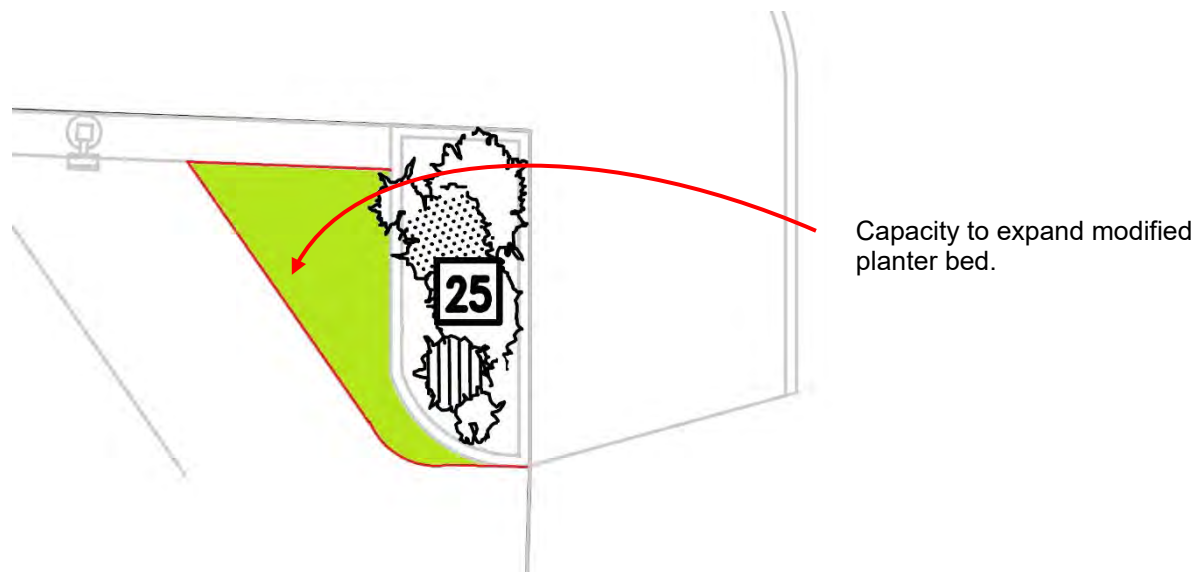


Figure 1. Typical planter bed expansion

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes
City of Spokane Comprehensive Plan
"Fast Forward" Downtown Plan
Downtown Design Guidelines

McDonald's – 517 W 3rd Ave.

1 - Program Review/Collaborative Workshop

Design Review Staff Report

September 7, 2018

**Staff:**

Dean Gunderson, Sr. Urban Designer

Planning & Development Services Department

Applicants:Amanda Martin
PM Design Group**Owner:**McDonalds Corp N
517 W 3rd Ave
Spokane, WA 99201

Design Review Board Authority

Spokane Municipal Code [Chapter 04.13](#) Design Review Board

A. Purpose. The design review board is hereby established to:

1. improve communication and participation among developers, neighbors and the City early in the design and siting of new development subject to design review under the Spokane Municipal Code;
2. ensure that projects subject to design review under the Spokane Municipal Code are consistent with adopted design guidelines and help implement the City's Comprehensive Plan.
3. advocate for the aesthetic quality of Spokane's public realm;
4. encourage design and site planning that responds to context, enhances pedestrian characteristics, considers sustainable design practices, and helps make Spokane a desirable place to live, work and visit.
5. provide flexibility in the application of development standards as allowed through development standard departures; and
6. ensure that public facilities and projects within the City's right of way:
 - a. wisely allocate the City's resources,
 - b. serve as models of design quality

Under SMC [Section 17G.040.020](#) **Design Review Board Authority**, all projects located within the Downtown Perimeter Review Threshold area that propose modifications of more than twenty-five percent of a building façade visible from an adjacent street are subject to Design Review. Recommendations of the Design Review Board must be consistent with regulatory requirements per [Section 17G.040.080](#)

Design Review Board**Recommendations.**

Recommendations of the Design Review Board will be forwarded to the Planning Director.

Project Description

Please see applicant's submittal information. The project consists of a remodel of an existing McDonald's Restaurant: which includes: façade, roof, and site modifications along with miscellaneous interior renovations. The applicant has not proposed building any addition to the existing building.

The applicant is not requesting a Design Departure from any applicable Design Standards contained in the Downtown Zone though, since no addition is proposed, the building and site appear to meet the definition for a legal Nonconforming Situation.

Location & Context

The project is located at the SEC of the intersection of S. Howard Street & W. 3rd Avenue (immediately north of the I-90 viaduct), addressed 517 W 3rd Avenue. The development is located within the Riverside Neighborhood Council, and is located one block north of Lewis and Clark High School. The southern portion of the development's parking lot improvements are constructed in an easement on land owned by the Washington Department of Transportation (for the I-90 viaduct). These improvements are separated from the under-viaduct parking lot by an 8'-wide landscape strip and cast-in-place & decorative masonry block screen wall.

As a corner lot, the site fronts both a Type I Community Activity Complete Street (Howard Street) and a Type III City-Regional Connector Complete Street (3rd Avenue). The Characteristics of the applicable Complete Streets are:

Type I Community Activity Complete Street (S Howard Street)

These streets are slow, two-way streets with wide, well-maintained sidewalks and pedestrian amenities to encourage strolling, walking, and shopping.

Type III City-Regional Connector (W 3rd Avenue)

These streets move auto traffic through downtown and provide connections to the rest of the City and region. These attractive, landscaped arterials are to be improved with street trees, sufficient sidewalks for pedestrian circulation and pedestrian buffer areas, and safe pedestrian crossings.

Spokane Transit Authority's Route 165 (Cheney Express) runs along the site's 3rd Avenue frontage, and STA's Route 44 bus runs one block to the east of the site on Stevens Street. The closest bus stop is located approximately one block to the southeast at the NWC of 4th Avenue and Stevens Street.

The project is subject to the policies from the *Fast Forward Spokane: Downtown Plan* and the plan's implementation elements of the Downtown Design Guidelines, and the code-mandated terms of the Downtown's Design Standards.



Legend

★ Historic Property

Building

Historic District

Design Review Level

Central

Gateway

Perimeter

Complete Streets

Bike/Pedestrian Path

Pedestrian Street

Type I Complete Street

Type II Complete Street

Type III Complete Street

Type IV Complete Street

STA Bus Stop

STA Bus Route



0 165 330 660 990 1,320 Feet

Character Assets

While the property is not located within any existing Character Area, nor within any Historic District, it is located across 3rd Avenue from the historic First Methodist Episcopal Church (built 1905, currently housing the New Community church and Shalom Ministry). Additionally, eighteen historic properties are located within a ¼-mile of the subject parcel.

Regulatory Analysis

Zoning Code Requirements

The parcel is zoned Downtown – South (DTS). The applicant will be expected to meet zoning code requirements. Applicants should contact Current Planning Staff with any questions about these requirements.

Recommendations of the Design Review Board must be consistent with adopted regulations. The DRB may not waive any code requirements.

The project has not gone through the pre-development process with the city, rather it was initially being processed by Development Services as an interior tenant improvement project. The applicant's submittal of the exterior elevations indicated that more than 25% of the elevation was being modified; which is the DRB trigger for review in this zone.

Downtown Design Standards

Design standards in the code appear in the form of Requirements (R), Presumptions (P), and Considerations (C). Upon request of the applicant, the board may offer some flexibility from certain eligible code "design standards" if the board recommends that the proposed solution is equal or better than what is required, and still meets the purpose of the standard.

Section 17C.124.500 Design Standards Implementation:

The design standards and guidelines found in SMC 17C.124.510 through SMC 17C.124.590 follow [SMC 17C.124.015](#), Design Standards Administration. All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. An applicant may seek relief through [chapter 17G.030 SMC](#), Design Departures, for those eligible standards and guidelines contained in the zoning code.

While certain exemptions for compliance are afforded developments operating under a legal Nonconforming Situation, the following Design Standard does not appear to be fully addressed:

SMC 17C.124.510 Windows – Building Design

In the DTS Zone, the portion of the ground floor façade facing Howard Street (a Type I Community Activity Complete Street) located within 60' of the street is required to be composed of 60% clear vision glass (allowing views into the interior of the building). Up to one half of this glazing requirement can be met with display windows. A 30'-6" long portion of the Howard Street ground floor façade rests within 60' of the street, and would be subject to the Complete Street Window Standards. This would require 18'-4" of windows (9'-2" of which can be display windows).

The applicant is not proposing any windows on this portion of the façade (this portion of the building is occupied by the facility's kitchen and Women's restroom).

City of Spokane Comprehensive Plan [Comprehensive Plan link](#)

LU 2 PUBLIC REALM ENHANCEMENT

Goal: Encourage the enhancement of the public realm.

- **LU 2.1 Public Realm Features**

Policy: Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

- **LU 2.2 Performance Standards**

Policy: Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses.

LU 4 TRANSPORTATION

Goal: Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation

- **LU 4.1 Land Use and Transportation**

Policy: Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter, and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.

LU 5 DEVELOPMENT CHARACTER

Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.

- **LU 5.1 Built and Natural Environment**

Policy: Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.

- **LU 5.5 Compatible Development**

Policy Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

TR GOAL E: RESPECT NATURAL & COMMUNITY ASSETS

Protect natural, community, and neighborhood assets to create and connect places where people live their daily lives in a safe and healthy environment.

- **TR 2 Transportation Supporting Land Use**

Policy: Maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.

- **TR 6 Commercial Center Access**

Policy: Improve multi-modal transportation options to and within designated district centers, neighborhood centers, employment centers, corridors, and downtown as the regional center.

- **TR 15 Activation**

Policy: Build great streetscapes and activate public spaces in the right-of-way to promote economic vitality and a sense of place, with a focus on the designated Centers and Corridors identified in the Land Use chapter.

DP 1 PRIDE AND IDENTITY

Goal: Enhance and improve Spokane's visual identity and community pride.

- **DP 1.1 Landmark Structures, Buildings, and Sites**

Policy: Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

- **DP 1.3 Significant Views and Vistas**

Policy: Identify and maintain significant views, vistas, and viewpoints, and protect them by establishing appropriate development regulations for nearby undeveloped properties.

DP 2 URBAN DESIGN

Goal: Design new construction to support desirable behaviors and create a positive perception of Spokane.

- **DP 2.6 Building and Site Design**

Policy: Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use.

- **DP 2.12 Infill Development**

Policy: Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

- **DP 2.15 Urban Trees and Landscape Areas**

Policy: Maintain, improve, and increase the number of street trees and planted areas in the urban environment.

- **DP 2.16 On-Premises Advertising**

Policy: Ensure that on-premises business signs are of a size, number, quality, and style to provide identification of the business they support while contributing a positive visual character to the community.

- **DP 2.21 Lighting**

Policy: Maximize the potential for lighting to create the desired character in individual areas while controlling display, flood and direct lighting installations so as to not directly and unintentionally illuminate, or create glare visible from adjacent properties, residential zones or public right-of-way.

DP 4 DOWNTOWN CENTER VIABILITY

Goal: Create a vital, livable downtown by maintaining it as the region's economic and cultural center and preserving and reinforcing its historic and distinctly urban character.

- **DP 4.2 Street Life**

Policy: Promote actions designed to increase pedestrian use of streets, especially downtown, thereby creating a healthy street life in commercial areas.

- **DP 4.3 Downtown Services**

Policy: Support development efforts that increase the availability of daily needed services in downtown Spokane.

N 1 THE DOWNTOWN NEIGHBORHOOD

Goal: Recognize downtown Spokane as the primary economic and cultural center of the region and improve its viability as a desirable neighborhood in which to live and conduct business.

- **N 1.1 Downtown Development**

Policy: Develop downtown Spokane as the primary economic and cultural center of the region and provide a variety of housing, recreation, and daily service opportunities that attract and retain neighborhood residents.

Downtown Design Guidelines

[Guidelines PDF Link Here](#)

A-1 Respond to the Physical Environment

Each building site lies within a larger physical context having a variety of distinct features and characteristics to which the site planning and building design should respond. Develop a site and building design concept that responds to Spokane's regional character; a city located at the intersection of the Rockies and the Palouse.

B-1 Respond to the Neighborhood Context

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area

Consider the character defining attributes of the immediate neighborhood and reinforce the desirable patterns, massing arrangements and streetscape characteristics of nearby and noteworthy development.

B-5 Explore Opportunities for Building "Green"

Promote "green" buildings by choosing sustainable design practices whenever possible.

C-1 Promote Pedestrian Interaction

The street level of a building should be designed to engage pedestrians. Spaces adjacent to the sidewalk should be open to the general public and appear safe and welcoming.

C-2 Design Facades at Many Scales

Design architectural features, fenestration patterns, and material compositions that refer to the human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation. The building façade should create and reinforce a "human scale" not only at the street level, but also as viewed from farther away.

C-3 Provide Active Facades

Buildings should not have large blank walls facing the street, especially near sidewalks.

D-1 Provide Inviting & Usable Open Space

Design public open spaces to promote a visually pleasing, healthy, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be emphasized.

D-2 Enhancing the Buildings with Landscaping

Enhance the building and site with generous landscaping which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

D-3 Respect Historic Features that Define Spokane

Renovation, restoration and additions within Downtown should respect historic features.

D-4 Provide Elements that Define the Place

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

D-8 Create "Green Streets"

Enhance pedestrian environment and reduce adverse impacts on water resources and the microclimate by mimicking the natural hydrology of the region on the project site, and reducing the area of heat islands.

E-4 Design "Green" Parking

Design places for parking that mitigate automobile impacts to air, temperature, and water; and improve the City's visual and environmental quality.

Topics for Discussion

To address the Downtown Zone Design Standards, Comprehensive Plan Policies, and Downtown Design Guidelines listed in the staff report, staff would offer the following for consideration and discussion:

What opportunities exist to bring the site, adjacent public realm elements, and the building more into compliance with the sustainability recommendations of the Downtown Design Guidelines?

In March 2018, McDonalds Corporation became the first company in the world to address global climate change by setting a Science Based Target to significantly reduce greenhouse gas emissions. The company has also adopted reduction targets for US restaurants by 20% by the year 2020. In this light, how might the proposed renovation address the following guidelines?

- B-5 Explore Opportunities for Building “Green”
Promote “green” buildings by choosing sustainable design practices whenever possible.
- D-8 Create “Green Streets”
Enhance pedestrian environment and reduce adverse impacts on water resources and the microclimate by mimicking the natural hydrology of the region on the project site, and reducing the area of heat islands.
- E-4 Design “Green” Parking
Design places for parking that mitigate automobile impacts to air, temperature, and water; and improve the City’s visual and environmental quality.

In addition to these guidelines, there are a number of Downtown Design Standards that the development would normally be subject to, if it were a new building or was proposing an addition that would trigger compliance. In such situations compliance to the following sustainability measures would become obligatory:

[SMC 17C.210.090\(E\)\(2\) Nonconforming Development - Modification](#)

- Landscape improvements for surface parking and exterior development areas.
- Sidewalks and other pedestrian circulation systems, as required in the base zone standards.
- Bicycle parking by upgrading existing racks and providing additional spaces in order to comply with SMC 17C.230.200, Bicycle Parking. Sites that do not have accessory surface parking are exempt from this standard.
- Interior parking lot landscaping.
- Landscaping in building setbacks.
- Minimum landscaped area (where land is not used for structures, parking or exterior improvements).
- Screening; and
- Paving of surface parking and exterior storage and display areas.

[SMC 17C.124.230\(D\) – Street Trees](#)

- Street trees must be installed and maintained by the adjacent property in all streets bordering development. Requirements for street trees and landscaping are stated in chapter [SMC 17C.200 - Landscaping and Screening](#).

The aforementioned standards also carry specific language addressing on-site vegetated stormwater facilities; which may be incorporated into the required on-site landscaping (bio-swales).

In regards to the provision of surface parking, if the building were new there could be no on-site surface parking located along the Howard Street frontage. Given that Howard Street is a Type I Community Activity Complete Street the presence of surface parking between the building and the street is considered detrimental to the type and kind of activity being encouraged.

Further, if the total repavement of the existing surface parking lot were to exceed 1,000 square feet, the project would be required to install the standard surface parking lot landscape screening (plantings and knee wall). The proposed repavement square footage totals 650 square feet (counting the Accessible Parking stalls/Loading Area, Accessible path, and Drive-thru Ordering Pad repavement), rising to 791

square feet counting the new Accessible sidewalk reconstruction leading from the 3rd Avenue sidewalk to the building's east entrance.

What opportunities exist to more fully integrate the site and building into the planned & expected public realm improvements along Howard Street?

The following guidelines provide direction on the treatment of the public realm along Howard Street (as a Type I Community Activity Complete Street):

- **A-1 Respond to the Physical Environment**
Each building site lies within a larger physical context having a variety of distinct features and characteristics to which the site planning and building design should respond. Develop a site and building design concept that responds to Spokane's regional character; a city located at the intersection of the Rockies and the Palouse.
- **B-1 Respond to the Neighborhood Context**
Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.
- **B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area**
Consider the character defining attributes of the immediate neighborhood and reinforce the desirable patterns, massing arrangements and streetscape characteristics of nearby and noteworthy development.
- **C-1 Promote Pedestrian Interaction**
The street level of a building should be designed to engage pedestrians. Spaces adjacent to the sidewalk should be open to the general public and appear safe and welcoming.
- **D-4 Provide Elements that Define the Place**
Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

Given that the facility is located directly under the I-90 Viaduct from the Lewis & Clark High School, and that there is a significant amount of pedestrian traffic along Howard Street (extending from the Howard Street Plaza on the school campus directly to this facility), special consideration should be given to improving the landscaping and streetscape improvements along the property's Howard Street frontage. It should be noted that there is currently a 6"-9" high curb located between the site and the back of sidewalk on Howard Street – that is, there is no accessible path from the Community Activity street's sidewalk (carrying significant pedestrian traffic to the restaurant) into the site.

What opportunities exist to mitigate the presence of a blank wall façade along Howard Street?

Even given the presence of the detrimental surface parking located between Howard Street and the building, the proposed façade renovation still leaves the entire portion of the facility located within 60' of the street as a blank wall. What can be done to mitigate the presence of this blank portion of façade and improve compliance with the following Design Guidelines?

- **C-2 Design Facades at Many Scales**
Design architectural features, fenestration patterns, and material compositions that refer to the human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation. The building façade should create and reinforce a "human scale" not only at the street level, but also as viewed from farther away.
- **C-3 Provide Active Facades**
Buildings should not have large blank walls facing the street, especially near sidewalks.

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes
City of Spokane Comprehensive Plan
Fast Forward Spokane: Downtown Plan
Downtown Design Guidelines

DESIGN REVIEW BOARD

McDonalds – 517 W 3rd Avenue

1 - Program Review/Collaborative Workshop

September 12, 2018



From :
Design Review Board
 Steven Meek, Chair

c/o Dean Gunderson, DRB
 Secretary
 Planning & Development
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201

To :

Amanda Martin
 PM Design Group
 19401 40th Ave W, Ste 200
 Lynnwood, WA 98036

3MR Restaurants, Inc.
 1821 W 5th Ave, Ste 106
 Spokane, WA 99201-5625

CC :

Heather Trautman, Planning Director
 Tami Palmquist, Associate Planner

Based on review of the materials submitted by the applicant and discussion during the September 12, 2018 Collaborative Workshop the Design Review Board recommends the following Advisory Actions:

1. The applicant shall consider landscape improvements along the Howard Street frontage to include street trees and landscape buffer (which may be located along the back of sidewalk).

Please see Comprehensive Plan Goals: LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 4 TRANSPORTATION, LU 4.1 Land Use and Transportation, LU 5 DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, TR GOAL E: RESPECT NATURAL & COMMUNITY ASSETS, TR 2 Transportation Supporting Land Use, TR 6 Commercial Center Access, TR 15 Activation, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, DP 4 DOWNTOWN CENTER VIABILITY, DP 4.2 Street Life, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-4 Provide Elements that Define the Place, D-8 Create "Green Streets", E-4 Design "Green" Parking

2. The applicant shall consider the introduction of an accessible path connecting the Howard Street sidewalk to the site's accessible route to the primary entrance.

Please see Comprehensive Plan Goals: LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 4 TRANSPORTATION, LU 4.1 Land Use and Transportation, LU 5 DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, TR GOAL E: RESPECT NATURAL & COMMUNITY ASSETS, TR 2 Transportation Supporting Land Use, TR 6 Commercial Center Access, TR 15 Activation, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, DP 4 DOWNTOWN CENTER VIABILITY, DP 4.2 Street Life, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-4 Provide Elements that Define the Place, D-8 Create "Green Streets", E-4 Design "Green" Parking

3. The applicant shall consider the removal of the raised/masonry planters throughout the site and replace with plantings at grade (where possible). Additionally, the plant palette should consider CPTED principles.

Please see Comprehensive Plan Goals: LU 5 DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, TR 6 Commercial Center Access, TR 15 Activation, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, DP 4 DOWNTOWN CENTER VIABILITY, DP 4.2 Street Life, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, C-2 Design Facades at Many Scales, D-1 Provide Inviting & Usable Open Space, D-2 Enhancing the Buildings with Landscaping, D-4 Provide Elements that Define the Place, D-8 Create "Green Streets", E-4 Design "Green" Parking

4. The applicant shall address the blank wall on the southwest side of the building, in accordance with the applicable guideline(s).

Please see Comprehensive Plan Goals: LU 5 DEVELOPMENT CHARACTER, LU 5.5 Compatible Development, TR 6 Commercial Center Access, TR 15 Activation, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, DP 4 DOWNTOWN CENTER VIABILITY, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-2 Enhancing the Buildings with Landscaping, D-4 Provide Elements that Define the Place

5. The applicant shall consider an alternative, more human-scaled sign to replace the current pole-mounted sign on W 3rd Avenue – tying the aesthetics of the new sign into the more contemporary design remodel.

Please see Comprehensive Plan Goals: LU 5 DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, TR 6 Commercial Center Access, TR 15 Activation, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, DP 2.16 On-Premises Advertising, DP 4 DOWNTOWN CENTER VIABILITY, DP 4.2 Street Life, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-4 Provide Elements that Define the Place, D-8 Create "Green Streets", E-4 Design "Green" Parking

6. The applicant shall investigate increasing the amount of dining room glazing on the north, east and west facades – similar to the prototype image presented.

Please see Comprehensive Plan Goals: LU 5 DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 4 DOWNTOWN CENTER VIABILITY, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, C-2 Design Facades at Many Scales, C-3 Provide Active Facades, D-4 Provide Elements that Define the Place

7. The applicant shall investigate the incorporation of the site furnishings identified in the City of Spokane Streetscape Improvement Plan (SIP) – specific to the Freeway District 3 standards.

Please see Comprehensive Plan Goals: LU 5 DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 4 DOWNTOWN CENTER VIABILITY, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, D-4 Provide Elements that Define the Place

A handwritten signature in black ink, appearing to read "Steve Meek". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steven Meek, Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.

February 21, 2019

Mr. Dean Gunderson, MCRP
City of Spokane – Planning & Development Services
3rd Floor City Hall
808 W Spokane Falls Blvd
Spokane, WA 99201

RE: Planning NREC Design Review for **MCDONALD'S REMODEL**
517 W Third Ave
Spokane, WA
PMDG JOB NO. MCD17235

Mr. Gunderson,

Please find below the Written Project Summary for the for the McDonald's remodel at 3rd Ave & Howard Street. This narrative is intended as part of the submittal for the Planning Recommendation Meeting. There have not been additional design changes since the Collaborative Workshop. All changes are part of the Advisory Actions.

The previous meeting (aka Collaborative Workshop) generated seven (7) Advisory Actions which were provided to me in letter form. They are replicated below with responses to how McDonald's and PM Design (applicant) have addressed the direction given by the DRB.

1. The applicant shall consider landscape improvements along Howard Street frontage to include street trees and landscape buffer.

Response: The Applicant has added landscape improvements to Howard Street including street trees with 4'x8' grates and metal tree guards per Section 17 of the Municipal Code/SIP and revised planting areas.

2. The applicant shall consider the introduction of an accessible path connecting the Howard Street sidewalk to the site's accessible route to the primary entrance.

Response: Applicant has introduced an accessible path at the Howard Street sidewalk by cutting through McDonald's existing concrete curb at the proposed ADA parking location. This creates a direct connection leading from Howard Street to the main store entry via the new accessible striped crosswalk.

3. The applicant shall consider the removal of the raised/masonry planters throughout the site and replace with plantings at grade (where possible). Additionally, the plant palette should consider CPTED principles.

Response: The Applicant has shown all existing raised/masonry planters as being removed throughout the site. Plantings shall be at grade and take into account CPTED principles.

4. The applicant shall address the blank wall on the southwest side of the building, in accordance with the applicable guidelines(s).

Response: The Applicant has addressed the blank wall at the southwest side of the building by mounting a trellis which will activate the façade and allow plantings to grow up from the ground. (FYI - wall is a women's restroom and cannot be glazed)

5. The applicant shall consider an alternative, more human-scaled sign to replace the current pole-mounted sign on W 3rd Ave – tying the aesthetics of the new sign into the more contemporary design remodel.

Response: The Franchisee Owner has expressed an objection to removal of the current pole-mounted sign which affords him visibility to customer traffic on the adjacent I-90 overpass. (see attached images)

In addition, there is limited area to place a secondary sign due to site constraints and multiple overhead power lines. McDonald's new, shorter sign is fairly wide and might obstruct pedestrians, vehicles and view corridors. It is not recommended for this location.

6. The applicant shall investigate increasing the amount of dining room glazing on the north, east and west facades.

Response: The Structural Engineer for this project (Brad Young & Assoc.) investigated the addition of glazing at the Dining Area and found that it would destroy the shear walls needed to keep the building from torqueing apart. It would also compromise the roof diaphragm making the building unsafe. McDonald's had to abandon this action.

7. The applicant shall investigate the incorporation of the site furnishings identified in the City of Spokane Streetscape Improvement Plan (SIP) – specific to the Freeway District 3 standards.

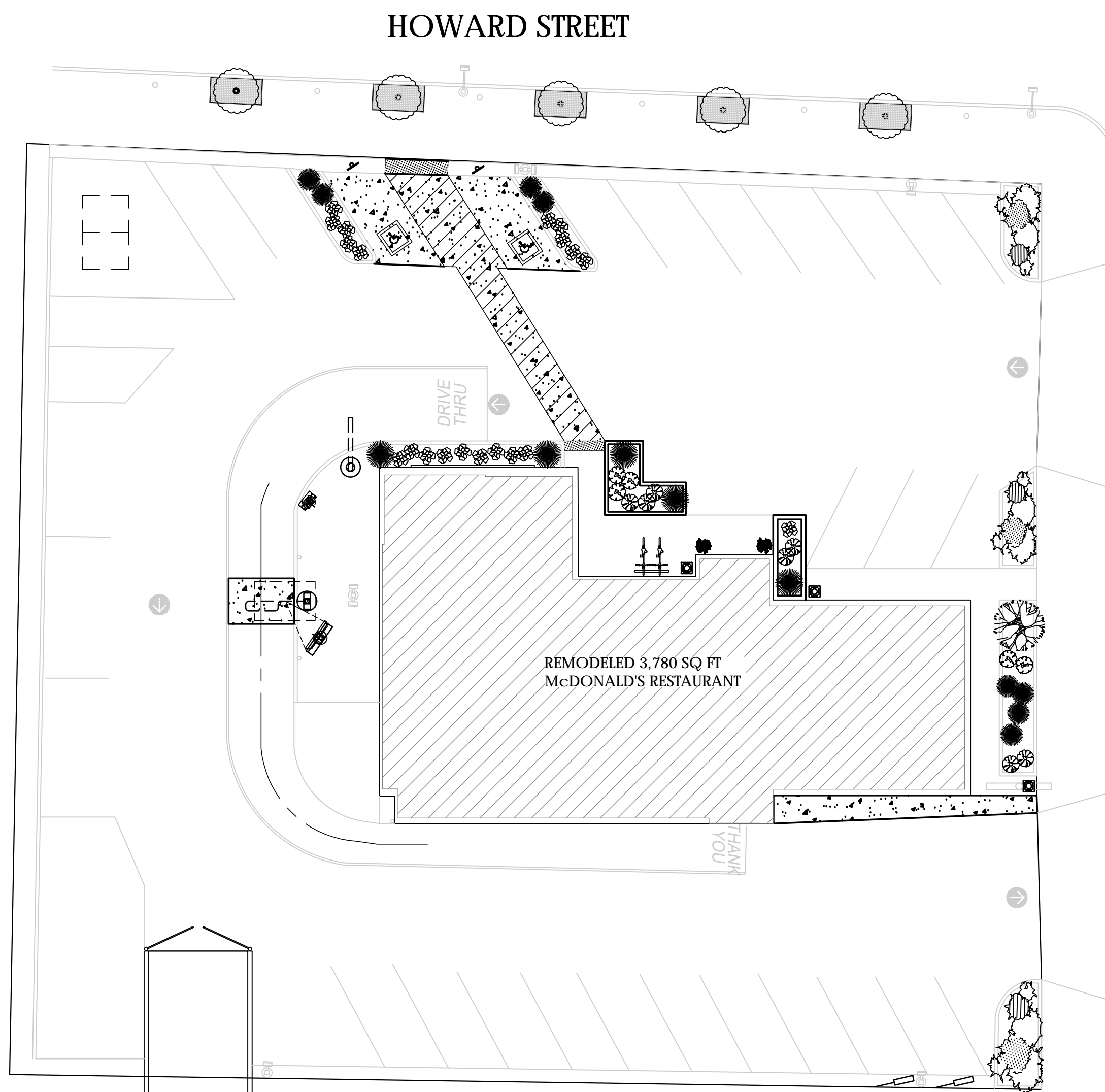
Response: The Applicant has investigated the incorporation of site furnishings, taking into account District 3 standards, and has included the proposed trash containers, bike rack and tree grates throughout the site and adjacent street.

I look forward to continuing our design discussion. Please let me know if you have any questions or concerns.

Respectfully,

PEDRO MCCrackEN DESIGN GROUP, INC.

Amanda Martin
Senior Job Captain
P. 425.967.8409
amartin@pmdginc.com



10' 0 15' 30'
SCALE: 1" = 15'-0"

PROPOSED SITE PLAN SCALE: 1"=15'-0"

KEYED NOTES

MARK	DESCRIPTION OF WORK
<u>1</u>	NEW A.D.A. PARKING. CONCRETE AT ACCESSIBLE STALLS/AISLE AND RE-STRIPE STALLS FOR ACCESSIBILITY REQUIREMENTS.
<u>2</u>	NEW CONCRETE SIDEWALK, RE-GRADE AS NEEDED TO MEET ACCESSIBILITY REQUIREMENTS.
<u>3</u>	EXISTING CONCRETE SIDEWALK TO REMAIN.
<u>4</u>	NEW OUTDOOR DIGITAL MENU BOARD. SEE SHEET SP2.
<u>5</u>	EXISTING PAINTED DIRECTIONAL MARKINGS AND STRIPING TO REMAIN.
<u>6</u>	EXISTING ACCESSIBLE PATH OF TRAVEL, INDICATING PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY TO ACCESSIBLE BUILDING ENTRANCE.
<u>7</u>	EXISTING ACCESS AISLE. REGRADE AND RESTRIPE ACCESS AISLE AS NEEDED TO MEET ACCESSIBILITY REQUIREMENTS.
<u>8</u>	NEW PULL FORWARD STALL SIGNAGE. TYP. OF 2. SEE 6/SD4.
<u>9</u>	NEW DRIVE THRU GATEWAY. SEE 18/SD3.
<u>10</u>	EXISTING TRASH ENCLOSURE. PAINT TO MATCH BUILDING
<u>11</u>	EXISTING CASHIER WINDOW.
<u>12</u>	EXISTING PRESENTER WINDOW.
<u>13</u>	EXISTING PARKING STALLS TO REMAIN.
<u>14</u>	EXISTING LANDSCAPE AREA.
<u>15</u>	EXISTING PUBLIC SIDEWALK.
<u>16</u>	EXISTING PYLON SIGN. EMB TO BE ADDED, SEE ELEC.
<u>17</u>	NEW PRE-BROWSE MENU BOARD, SEE SHEET SD2.
<u>18</u>	NEW C.O.D., SEE SHEET SD4.
<u>19</u>	PROPERTY LINE
<u>20</u>	NEW ADA PARKING STALL SIGNAGE
<u>21</u>	PROPOSED LOCATION FOR TEMPORARY ADA PORTABLE TOILETS & HAND SINK W/HOT & COLD WATER DURING REMODEL.
<u>22</u>	NEW CONCRETE PAVEMENT MATCH EXISTING ADJACENT CONCRETE FINISH IN COLOR AND ENSURE ALIGNMENT OF LEVEL SURFACE.
<u>23</u>	NEW STREET TREE CENTERED BETWEEN PARKING METERS WITH 4'x8" METAL TREE GRATE & TREE GUARD TO COMPLY WITH SIP, TYPICAL OF 5
<u>24</u>	EXISTING PARKING METER, TYP.
<u>25</u>	NEW LANDSCAPING IN EXISTING PLANTING AREA
<u>26</u>	NEW WALL-MOUNTED TRELLIS IN EXISTING PLANTING AREA
<u>28</u>	NEW CONCRETE CURB FOR AT-GRADE PLANTINGS.
<u>29</u>	NEW BIKE RACK AND TRASH CAN LOCATION. DESIGN TO COMPLY WITH SIP.

GENERAL NOTES

1. A TRAILER WITH FULLY OPERABLE RESTROOMS SHALL BE ON SITE FOR THE EMPLOYEES DURING THE REMODEL. TRAILER SHALL HAVE BOTH RUNNING WATER AND POWER.
2. G.C. TO PROVIDE PROTECTION TO THE KITCHEN AREA FROM POTENTIAL CROSS-CONTAMINATION BASED ON THE DESCRIBED REMODELED WORK IN THE DINING AREA AND RESTROOMS. USE DUST CONTAINMENT SYSTEM W/ CLEAR 3.5 MIL PLASTIC SHEETING OR EQ. SEAL AS NEEDED

SHEET NO.	TITLE	DRAWN BY RUDINSKY	CHECKED BY SUTHERLAND	DATE 10/26/17
	MCDONALDS #01593 Spokane 3rd, WA			
	DESCRIPTION PROPOSED SITE PLAN PERMIT DRAWINGS	REVIEWED BY AMARTIN	DATE ISSUED 12/27/17	
	SITE ID SP1	SITE ADDRESS 517 W Third Ave, Spokane, WA 99204		
	PROPOSED SITE PLAN			

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McDonald's USA, LLC

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Professional of Record:

Architectural Solutions Group

19401 40TH Ave W
Suite #200
LYNNWOOD, WA 98036

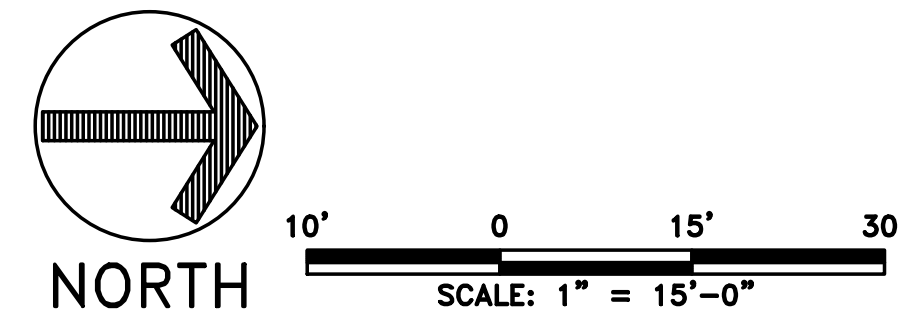
9664 REGISTERED ARCHITECT

KENNETH McCracken
STATE OF WASHINGTON

04/23/18

Seal KIM-1703

REV	DATE	DESCRIPTION	BY
Δ	10/04/18	PERMIT RESUBMITTAL	
	05/15/18	SIGN PERMIT	
	04/23/18	PERMIT SUBMITTAL	



PROPOSED SITE PLAN SCALE: 1"=15'-0"

KEYED NOTES

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9664
REGISTERED
ARCHITECT
KENNETH McCracken
STATE OF WASHINGTON

04/23/18
Seal KJM/1703

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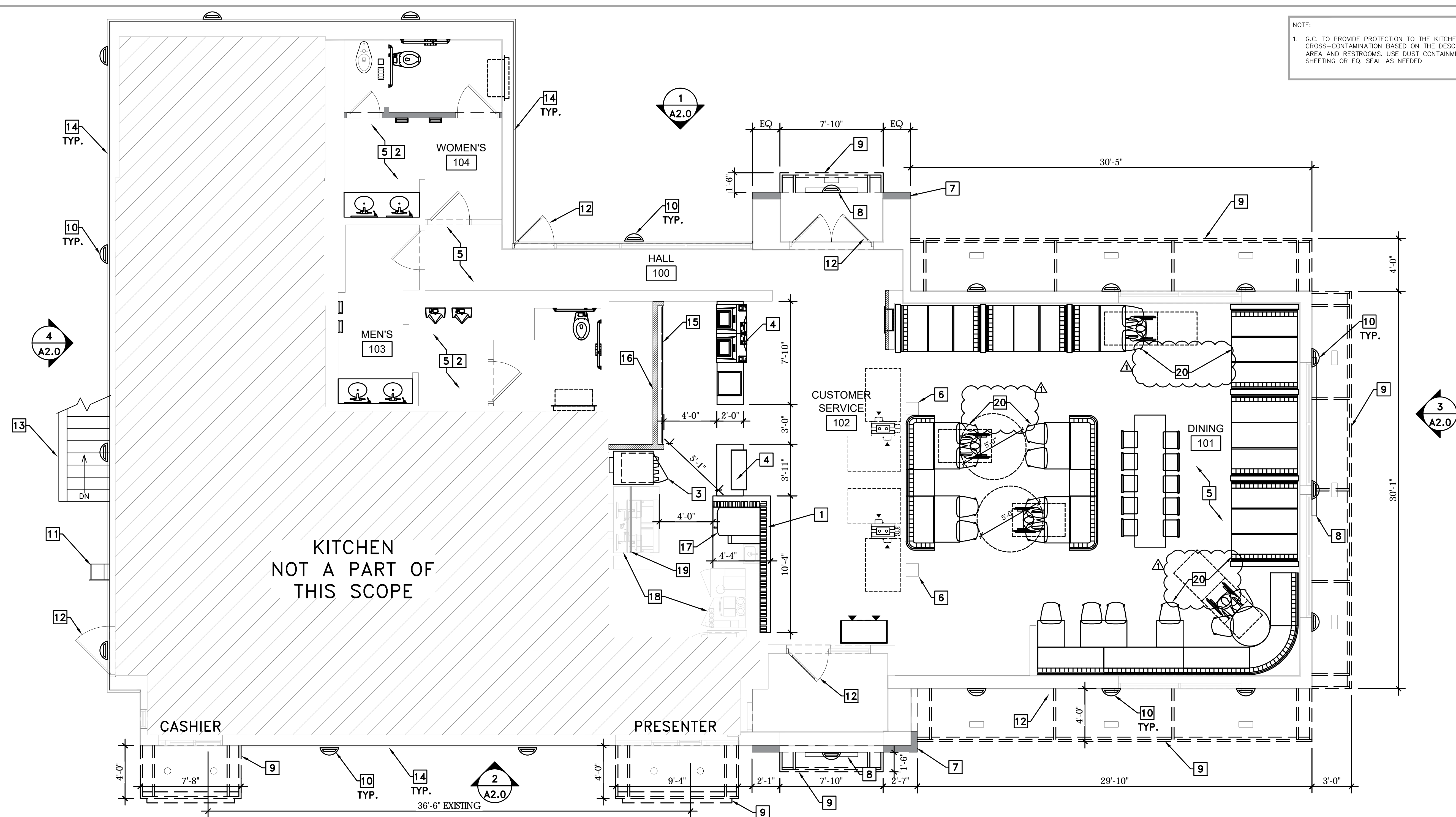
McDonald's USA, LLC

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PREPARED FOR:

SHEET NO.	TITLE	DRAWN BY	BRUNNENSKY
		STD. ISSUE DATE	10/26/17
<div>SP1</div> <div>PROPOSED SITE PLAN</div>	McDONALDS #01593 Spokane 3rd, WA DESCRIPTION MRP 2.0 PERMIT DRAWINGS	REVIEWED BY	AMARTIN
		DATE ISSUED	12/27/17
		SITE ID	046-0027
		SITE ADDRESS	517 W Third Ave, Spokane, WA 99204

MCD17235.0



FLOOR PLAN SCALE: 1/4"=1'-0" (1)

MCD17235.0

File No. DRB 1822

MCDONALD'S – 517 W 3RD AVE – DESIGN DETAILS COLORS/MATERIALS



Benjamin Moore – Fairview Taupe



Benjamin Moore – Iron Mountain



Eurowest – Ewood Tile – R9 Black

File No. DRB 1822

MCDONALD'S – 517 W 3RD AVE – SIGN STUDY



View from I-90 Eastbound



View from I-90 Westbound



Powerlines running entire length of 3rd Ave property line



Sign at Twin Falls (too wide)

HIRAF HIGH EFFICIENCY LINEAR LED FAÇADE FIXTURE

**NEW
FEATURES**



The HIRAF Linear Facade Lighting System is a holistic LED lighting solution designed from a clean slate to maximize the lighting effect for marketing your building as your brand while keeping energy usage and maintenance to an absolute minimum. Thanks to its intuitive plug and play mounting design with integral driver system, installation is quick and simple and only requires that power be brought to one fixture in each continuous row. The long life LED source minimizes maintenance to only an occasional cleaning of outer lens surfaces. This system is truly a "set it and forget it" solution only from Security Lighting!

FEATURES:

- Extruded aluminum construction, finished in weather proof powder-coat paint
- Tempered glass lenses
- Fully integrated driver for completely self-contained lighting system
- Aluminum mounting brackets are finished in powder-coat paint and each order ships with a formed drilling template
- Power feed required only at beginning of each continuous row, subsequent fixtures plug together in series
- Fixtures available in up and down light, down light only or up light only
- 60,000 hour long life LED illumination
- 5000K color temperature standard +/- 50 CCT
- 80 CRI standard
- Linear Façade Fixture (14 watts per foot)

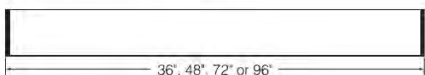
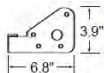


SAMPLE CATALOG NUMBER

HIRAF-HE-LED-XX – XX – X – XX

Series

DIMENSIONS



Source

Size

Distribution

Voltage

Finish

96 8-foot
72 6-foot
48 4-foot
36 3-foot
24 2-foot

UD up and down light
(14 watts per foot)

DO down light only
(8.5 watts per foot)

UO up light only
(5.75 watts per foot)

U = universal
120 to 277 volt

PS Platinum Silver
DB Dark Bronze
WH White
BK Black
RAL and custom color
Consult factory

NEW ENHANCEMENTS:

- Increased light uniformity
- Low-power LED's to provide 50% reduced energy consumption
- Cooler operating temps increases driver life
- Ease of Installation
- Ease of Serviceability
- All new construction and design for enhanced product lifetime performance and reliability.

HIRAF	HIRAF HE Input Watts	Lumens/ft
HIRAFLED96LEDUD120PS	62.2	600 Down 450 Up
HIRAFLED96LEDDO120PS	34.9	600 Down
HIRAFLED72LEDUD120PS	46.6	600 Down 450 Up
HIRAFLED72LEDDO120PS	26.2	600 Down
HIRAFLED48LEDUD120PS	31.1	600 Down 450 Up
HIRAFLED48LEDDO120PS	17.4	600 Down
HIRAFLED36LEDUD120PS	23.3	600 Down 450 Up
HIRAFLED36LEDDO120PS	13.1	600 Down



Security Lighting Systems, a division of Hubbell Lighting, Inc.
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008





LB6LEDA10L

LED Downlight Module (1038 Lumens)

12W High Efficacy

Wet Location

120V

APPLICATIONS:

LiteBox LED modules are designed for use in new construction as well as retrofit applications with existing Prescolite or competitive 6" housings. Lumen output and distribution comparable to a 75W PAR while consuming only 12 watts. ENERGY STAR® qualified. Can be used to comply with California Title 24 IECC watts per square foot requirements. Suitable for use with continuous room side ambient temperature up to 25°C. Flicker-free dimming to 15% with most standard dimmers. (See Dimming Notes).

LIGHT ENGINE:

High efficacy LED light engine, 3000K, 3500K and 5000K, 90+ CRI, integrated with durable aluminum heat sink for excellent thermal management. System designed for optimal life and lumen maintenance (60,000 hours at 70% lumen maintenance per TM-21).

LENS/REFLECTOR:

All LiteBox LED modules are provided standard with a diffuse optical grade acrylic lens for uniform illumination and superior glare control. Reflector powder coat finish creates aesthetic ceiling appearance and visually comfortable 55° cutoff.

LED DRIVER:

Integral high efficiency LED driver 120V, >0.9 power factor, dimmable to 15% with standard incandescent or electronic low voltage dimmers. (See Dimming Notes for recommended dimmers.) Output over-voltage, over-current, and short circuit protection. Life expectancy of 60,000 hours minimum at recommended ambient temperatures.

INSTALLATION:

For New Construction: Use with Prescolite DBX QuickLink LED housings. QuickLink connector mates directly to housing connector without a screw base adapter for California Title 24 compliance.

For Retrofit: Use in Prescolite or other compatible 6" recessed housings using supplied screw base adapter.

Easy installation with (3) stainless steel spring clips (pre-installed).

CERTIFICATIONS:

UL/cUL Classified for use in Prescolite or other 6" recessed housings including Halo, Juno, and Lithonia. (See page 3 for more details) Suitable for wet locations. ENERGY STAR qualified. Meets California Title 24 with DBXQL

WARRANTY:

5 year warranty
Additional information on page 3
See www.prescolite.com for details.



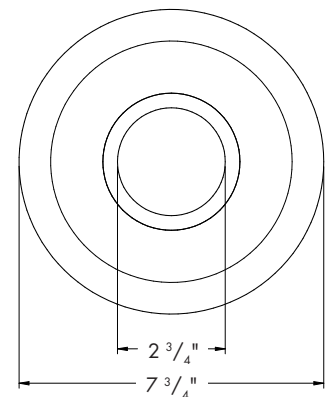
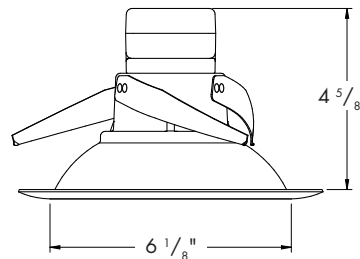
Aperture: Nominal 6"

See Housing Specification Sheet for ceiling cutout requirements

Not to Scale



Wall Wash - LB6LEDA10L35K9WW WH



CATALOG NUMBER

EXAMPLE: LB6LEDA10L30K WH

TRIM	LED COLOR	CRI	TRIM	TRIM COLOR	ACCESSORIES
<input type="checkbox"/> LB6LEDA10L 6" 1000 Lumen Litebox LED Module with dimming to 15% 120V	<input type="checkbox"/> 30K 3000 Kelvin <input type="checkbox"/> 35K 3500 Kelvin <input type="checkbox"/> 50K 5000 Kelvin	<input type="checkbox"/> Blank 80+ CRI <input type="checkbox"/> 9 90+ CRI	<input type="checkbox"/> Blank Open <input type="checkbox"/> WW Wall Wash	<input type="checkbox"/> WH White <input type="checkbox"/> BL Black <input type="checkbox"/> SA Silver Anodized <input type="checkbox"/> GL Gold	<input type="checkbox"/> LiteGear¹ Inverter, single phase central lighting, 125VA-250VA <input type="checkbox"/> LPS Series¹ LitePower micro-inverter, 20VA-55VA <input type="checkbox"/> DBXQL IC/Non-IC Airtight housing with supply wire quick connects <input type="checkbox"/> IBXSQL IIC/Non-IC Airtight shallow housing with supply wire quick connects

¹ See Central Inverter compatibility note and web links on page 2.



PHOTOMETRIC DATA

LB6LEDA10L

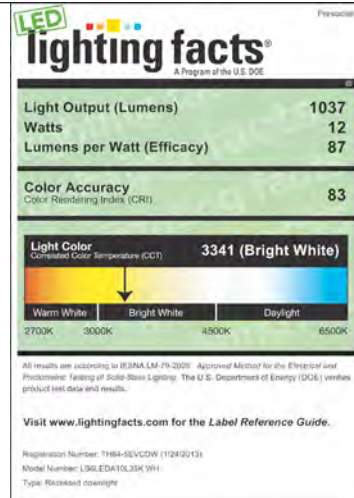
LED Downlight Module (1038 Lumens)

12W High Efficacy

Wet Location

120V

ELECTRICAL DATA	LB6LEDA
Input Voltage	120V
Input Frequency	43-63 Hz
Input Current	0.10A
Input Power	12.0W
Constant Current Output	700mA
Power Factor	>0.90
THD	<20%
EMI Filtering	FCC 47CFR Part 15, Class B
Operating Temperature	-30°C to 60°C
Dimming	Yes*
Over-voltage, over-current, short-circuit protected	
*See Dimming Notes for more information	



Central Inverters

For full fixture output in back-up mode, we recommend you visit www.dual-lite.com for your Central Lighting Inverter options. Please contact your local Hubbell representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

LiteGear: www.dual-lite.com/products/litegear_lg_series

LPS Series: www.dual-lite.com/products/lps

NOTES

Refer to www.prescolite.com for additional photometric tests (IES Files).

Web: www.securitylighting.com

2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704

Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642

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LED Downlight Module (1038 Lumens)

12W High Efficacy

Wet Location

120V

DIMMING NOTES:

LiteBox LED integral driver is compatible with existing 2-wire dimming circuits and is designed to operate with most standard dimmers including incandescent 120V line voltage (forward phase-leading edge) dimmers as well as 120V electronic low voltage (ELV) (reverse phase-trailing edge) dimmers. Dimming capabilities will vary depending upon the dimmer control used.

A 120V Electronic Low Voltage (ELV) dimmer can typically operate a single LED unit and are recommended for use with LB6LEDA Series.

Recommended Electronic Low Voltage Dimmers:

Lutron Nova T Series (Part number NTELV-600)
Lutron Faedra (Part Number FAELV-T00-XX)
Leviton Acenti (Part Number ACE06-XXX)
Leviton Vizia (Part Number VZE04)

Most incandescent line voltage dimmers have minimum load requirements of approximately 40W and may require multiple LED modules per control. (See dimmer control manufacturer's instructions for specific requirements.)

Recommended Incandescent Line Voltage Dimmers:

Leviton, Illumitech Series (Part Numbers IPI06-XXX)
Leviton, Trimatron Series (Part Numbers 6602-X, 6681-X, 6683-X, 6684-X, 700-X and 705-X)
Leviton, SureSlide Series (Part Numbers 6631)
Leviton, True Touch Series (Part Number 66061LM)
Lutron Skylark Series (Part Number S-600, S2-LH)
Lutron, Maestro Series (Part Numbers MAW-600)
Cooper, Aspire Series (Part Numbers 9530XXX)

Digital dimmers are not compatible with LiteBox LED modules.

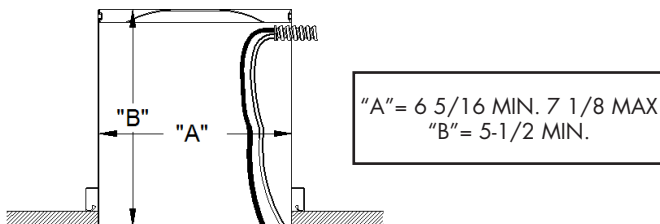
COMPATIBILITY OF 6" RECESSED HOUSINGS:

LiteBox LED modules are UL/cUL classified for use with Prescolite and most competitive recessed cans (with "A" and "B" dimensions) including:

Prescolite

Capri
Commercial Electric
Elco
Emerald
Halo
Intense
Jimway
Juno

Lithonia
Lumapro
Luminaire
Nora
Progress
Sea Gull
WAC



NOTES

1. Operation in ambient temperatures higher than those specified will shorten life and void warranty.
2. Warranty is limited to repair and replacement of defective parts of the LED system and does not include labor or installation.

See www.prescolite.com for details.

Web: www.securitylighting.com

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LIGHTING



**HIRAF LED DOWNLIGHT
BY SECURITY LIGHTING
COLOR: CITYSCAPE**

BRAND WALLS



**RADIAL LED WALL SCONCE
BY SECURITY LIGHTING
COLOR: WHITE/CHARCOAL**

WHITE CANOPY
ENTRIES
BACK OF HOUSE



**ARCHITECTURAL LED FLOOD LIGHT
BY SECURITY LIGHTING
COLOR: WHITE**

WHITE CANOPY (ABOVE)
OPTIONAL HEARTH (OPTION 2)



**6" LED DOWNLIGHT
BY SECURITY LIGHTING
COLOR: WHITE**

DRIVE THRU TRELLIS



ALF

LED Flood

SPECIFICATIONS

Intended Use:

ALF is excellent for small floodlighting applications such as signs, façade, landscape accent or small area illumination. The compact, low profile size allows the flood to be easily hidden or blend into the landscape environment.

Construction:

- Low copper extruded aluminum construction provides long life in outdoor ground mounted applications. Ribbed design adds styling while dissipating LED and driver heat, providing longer component life.
- Tempered and impact resistant glass lens with decorative silk screen seals to housing with silicone gasket
- Dark Bronze powder paint finish provides durable and lasting appearance

Optics/Electrical LED:

- Six or twelve LEDs produce 905 or 1913 lumens at 5000K
- Wide 6 x 5 beam spread covers three times the set back distance with uniform light
- Universal voltage driver is 120-277V*, 50/60hz, with 10.1 input watts (ALF-6LU) 21.4 input watts (ALF-12LU)

*In Canada, ALF should be used for voltages 120-240 only

Installation:

- Knuckle mount: Universal ½" swivel knuckle has serrated teeth for sure aiming. Knuckle threads are brass insuring quality installation and corrosion resistance
- Wall mount: Cast aluminum cover/quick mount plate and universal adapter allows easy installation to 3-½ or 4" standard junction boxes

Listings:

Listed to UL 1598 for use in wet locations

- ALF-6 IP65 • ALF-12 IP64

Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

PRODUCT IMAGE(S)



ALF 6 LED KNUCKLE MOUNT

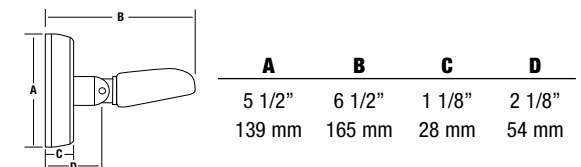
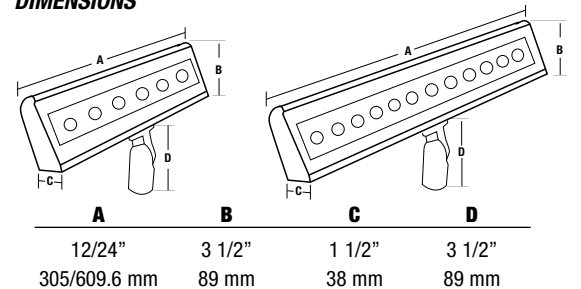


ALFW 6 LED WALL MOUNT



ALF 12 LED KNUCKLE MOUNT

DIMENSIONS



CERTIFICATIONS/ LISTINGS



IP64
IP65

SHIPPING INFORMATION

Catalog Number	G.W.(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
ALF-6LU	9.7 (4.4)	18.5 (47)	14.3 (36.5)	5.7 (14.5)	2
ALFW-6LU-PC	11.4 (5.2)	18.5 (47)	14.3 (36.5)	5.7 (14.5)	2
ALF-12LU	6.5 (2.97)	24.8 (63)	8.8 (22.5)	3.14 (8)	1

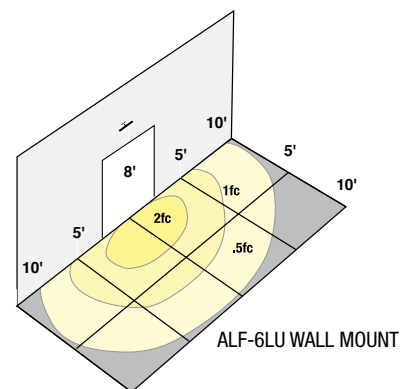
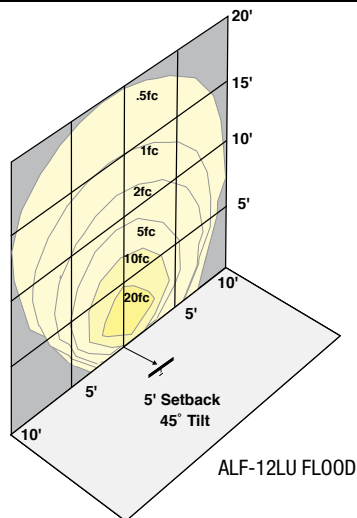
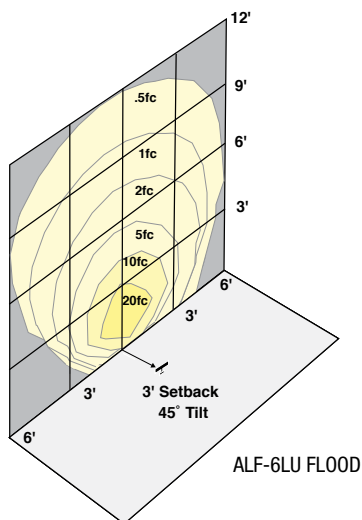
ORDERING INFORMATION

ORDERING EXAMPLE: ALF-6LU-5K-BZ

Catalog Number	Wattage	Number of LEDs	Voltage ¹	Lumens	Life	LPW	CCT	Weight lbs. (kg)
1/2" KNUCKLE MOUNT								
ALF-6LU-5K-BZ	10.1	6	120-277V	905	50,000 hrs	90	5000K	4.0 (1.8)
ALF-12LU-5K-BZ	21.4	12	120-277V	1913	50,000 hrs	89	5000K	8.0 (3.6)
WALLMOUNT								
ALFW-6LU-5K-BZ-PC	10.7	6	120V	510	50,000 hrs	48	5000K	4.5 (2.0)

¹ Unit should not be used above 240V in Canada

PHOTOMETRICS



PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	CCT	LUMENS	BEAM (H X V)	LPW ¹
6	STD. (470mA)	5K	905	6 x 5	90
12	STD. (470mA)	5K	1913	6 x 5	89

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)	POWER FACTOR
6	STD. (470mA)	120	10.1	.09	.97
		277	12.5	.06	.78
12	STD. (470mA)	120	21.0	.18	.98
		277	25.5	.12	.78



RWSC

LED RADIUS WALL SCONCE

The RWSC LED radius wall sconce series offers a combination of light distributions that wash the building facade while the radial soft form housing accentuates building architectural design elements in all commercial and residential applications.

The RWSC LED provides excellent illumination with a high efficiency LED light source of 72 or 36 mid power LEDs that deliver up to 2,400 lumens and up to 109 lumens per watt.

The RWSC LED fixture has become a building standard and is stocked as a quick ship item in many colors and distributions.

Features

- Durable cast aluminum housing
- Integrated design eliminates high angle brightness
- Completely sealed, flat tempered glass lenses, UL listed for use in wet locations
- DLC, Downlight only, full cut-off

Operating Temperature

- -30°C to 40°C

Electrical:

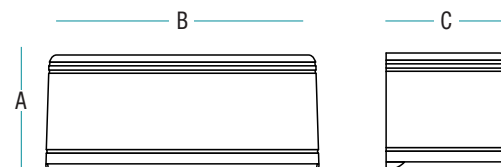
- Dimming is an option (consult factory)

Mounting

RWSC features Intelligent Mounting Bracket which helps save time and money by allowing only one person to easily install. The small mounting bracket is very user friendly and features an integrated level bubble on the bracket ensuring fixture installation will always be perfect.



Dimensions



A	B	C
7.25"	18.0"	9.0"

Certifications/Listings



Ordering Information

 Ordering Example: RWSC - XXL - XK - XX - U - XX - XX

RWSC

Series

RWSC

Radius Wall Sconce

of LED's

36L¹

36 Mid-Power LED's

72L²

72 Mid-Power LED's

CCT

3K

3000K

5K

5000K

Distribution

DO

Down only

UD

Up/Down

Voltage

U

Universal 120/277V

Finish

DB

Dark Bronze

WH

White

BK

Black

PS

Platinum Silver

RA

RAL Color⁴

CC

Custom Color⁵

Options

PC

Photocontrol^{6,7}

Quick Ship:

RWSC36LU5KD0BK

RWSC36LU5KD0WH

RWSC36LU5KD0DB

RWSC36LU5KD0PS

RWSC72L5KUUDWH

RWSC72LU5KUDBK

RWSC72LU5KUDDB

RWSC72LU5KUDPS

Accessories

LG125T

Remote Emergency Inverter (grid mount only)³

LG125S

Remote Emergency Inverter (surface mount only)³

¹ 36L Only available in DO distribution

² 72L Only available in UD distribution

³ One remote inverter required to operate every 8 down only or 5 up/down fixtures requiring EM operation

⁴ Must provide RAL color at time of ordering

⁵ Must provide color sample at time of ordering

⁶ PC must be factory installed

⁷ PC available on down only

¹ 36L Only available in DO distribution

² 72L Only available in UD distribution

³ One remote inverter required to operate every 8 down only or 5 up/down fixtures requiring EM operation

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Performance Data

# of LEDs	Drive Current (Milliamps)	System Watts	Distribution Type	5K (5000K nominal, 80 CRI)					3K (3000K nominal, 80 CRI)				
				Lumens	LPW ¹	B	U	G	Lumens	LPW ¹	B	U	G
36	350	14.4	down	1565	108.7	0	0	0	1561	109.1	0	0	0
72	350	25	up/down	2400	96	n/a	n/a	n/a	2391	97.6	n/a	n/a	n/a

¹Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

Photometric Data

LUMINAIRE DATA

RWSC-36L-5K-DO-U-PS

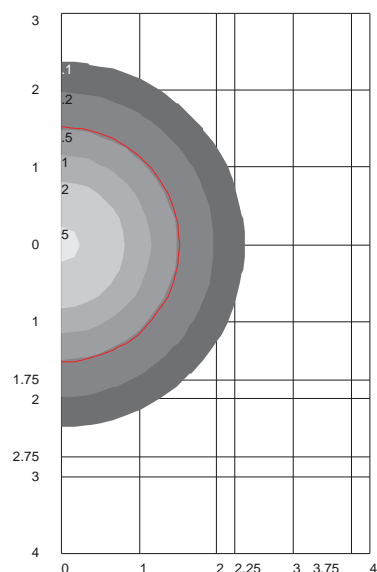
Wall Mounting Outdoor Fixture

DRIVER LED30W-085-C0350

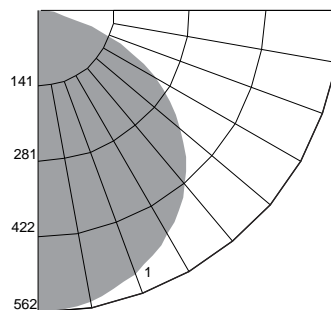
Lamp	LED
Lumens	1565
Watts	14.4
Efficacy	109
Mounting	Wall
Spacing Criterion (0-180)	1.20

ZONE	LUMENS	% FIXT.
Front Low (0-30)	218.6	14.0
Front Medium (30-60)	424.2	27.1
Front High (60-80)	135.5	8.7
Front Very High (80-90)	4.2	0.3
Back Low (0-30)	218.6	14.0
Back Medium (30-60)	424.2	27.1
Back High (60-80)	135.5	8.7
Back Very High (80-90)	4.2	0.3
Uplight Low (90-100)	0.0	0.0
Uplight High (100-180)	0.0	0.0

ISOMETRIC FOOT CANDLES



POLAR GRAPH



LUMINAIRE DATA

RWSC-72L-5K-UD-U-PS

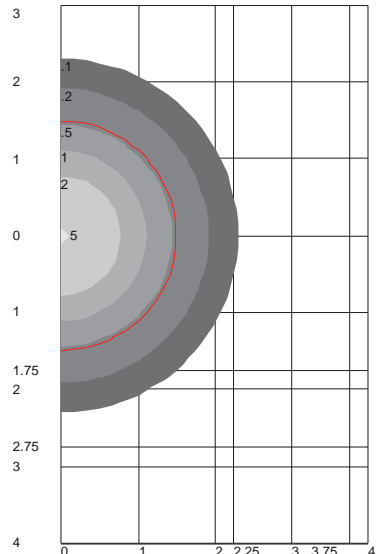
Wall Mounting Outdoor Fixture

DRIVER LED50W-142-C0350

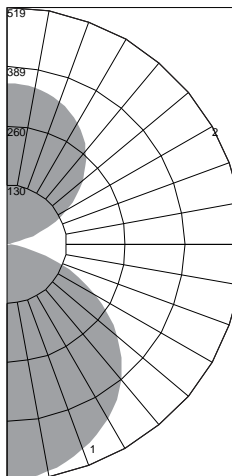
Lamp	LED
Lumens	2400
Watts	25
Efficacy	96
Mounting	Wall
Spacing Criterion (0-180)	1.20

ZONE	LUMENS	% FIXT.
Front Low (0-30)	201.4	8.4
Front Medium (30-60)	387.5	16.1
Front High (60-80)	119.6	5.0
Front Very High (80-90)	3.5	0.1
Back Low (0-30)	201.4	8.4
Back Medium (30-60)	387.5	16.1
Back High (60-80)	119.6	5.0
Back Very High (80-90)	3.5	0.1
Uplight Low (90-100)	5.6	0.2
Uplight High (100-180)	970.7	40.4

ISOMETRIC FOOT CANDLES



POLAR GRAPH



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Tetra® PowerMAX

LED Lighting System

With all new **OptiLens™ X** and groundbreaking energy efficiency

Tetra® PowerMAX—the **24V** remarkable LED system designed for large channel letters as shallow as 4 inches in depth delivers incredibly uniform light, installs easily and operates efficiently. The **Tetra® PowerMAX** is now IP66 and UL wet rated which makes it more robust and reliable even under wet weather.



Powerful all new **OptiLens™ X**

Tetra® PowerMAX features all new **OptiLens™ X** a *new* patented technology that allows for an incredible **170°** viewing angle. The all *new* **Tetra® PowerMAX** is your best option to significantly reduce energy and maintenance costs.

Power Supply Loading

The *new* **24V Tetra® PowerMAX** loading improves 128% from the previous 12V generation. Now load up to 64 feet (19.5 m) or 96 modules of product per GEPS24-100U-NA power supply.

Improved stroke spacing/ New Flow Channels

The *new* **24V Tetra® PowerMAX** stroke spacing has improved on average by 35% (Depth/Stroke Spacing 4"/14", 5"/17", 6"/22"), requiring less product, thanks to the *new* **OptiLens™ X** wide beam angle. In addition, its new silicone flow channels have increased bonding strength by 10-20%.

Tetra® PowerMAX Features

- Wide 170° beam angle
- Improved luminous intensity
- Efficacy: 158 lm/W
- 24 Volt DC, Class 2 (UL), Class III (IEC)
- UL Wet Rated & IP66- no separate enclosure is required
- 5 years limited Warranty

	Can Depth	Coverage
Medium	4-5" (102-127mm)	14" (355.6mm)
	5-6" (127-152mm)	17" (431.8mm)
Large	≥ 6" (152mm)	22" (558.8mm)

Total GE Reliability

To ensure every Tetra® PowerMAX installation will operate brilliantly for years, we perform the most extensive, stringent testing in the industry. We test the LED, water and dust ingress protection, sub-system and complete system at our in-house and independent laboratories around the world. Validation of our designs, components, products and processes include high-temperature, high-humidity and accelerated life testing.

Components

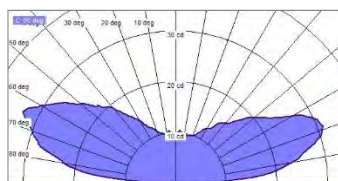
SKU	Description	Details	Color	Pkg Quantity	Additional Information
93051997	GEPM2471-W1	Tetra® PowerMAX 24V 7100K	White	5 Strips/Box	30 modules per strip
93051998	GEPM2450-W1	Tetra® PowerMAX 24V 5000K	Warm White	5 Strips/Box	30 modules per strip
93051999	GEPM2441-W1	Tetra® PowerMAX 24V 4100K	Warm White	5 Strips/Box	30 modules per strip
93052000	GEPM2432-W1	Tetra® PowerMAX 24V 3200K	Warm White	5 Strips/Box	30 modules per strip

Technical Specifications

Description	Wavelength/ CCT	Typical Brightness (Lumens/module)	Typical Brightness Lumen/ft (Lumen/m)	Energy Consumption (Strip/Module)	Energy Consumption (System/Module)	Power Supply Loading	Viewing Angle
GEPM2471-W1	7100K	133	200 (656)	0.84w/module	0.988w/module	64 ft (19.5 m) /100WPS	170
GEPM2450-W1	5000K	133	200 (656)	0.84w/module	0.988w/module	64 ft (19.5 m) /100WPS	170
GEPM2441-W1	4100K	133	200 (656)	0.84w/module	0.988w/module	64 ft (19.5 m) /100WPS	170
GEPM2432-W1	3200K	120	180 (590)	0.84w/module	0.988w/module	64 ft (19.5 m) /100WPS	170

Specification Item	Specification			
LEDs/Module	4			
LEDs/ft (LEDs/m)	6 (19.7)			
Modules/ ft. (Modules/m)	1.5 (4.9)			
Cutting Resolution	Cut on wire between every module			
Power Supply	GEPS24-25-NA Input: 100-305VAC; Output: 24VDC GEPS24D-80U Input: 90-305VAC; Output: 24VDC GEPS24-100U Input: 108-305VAC; Output: 24VDC GEPS24-180U Input: 90-305VAC; Output: 24VDC GEPS24-300U Input: 108-305VAC; Output: 24VDC			
Maximum Supply Wire Limits		18 AWG/0.82 mm ² Supply Wire	16 AWG/1.31 mm ² Supply Wire	14 AWG/2.08 mm ² Supply Wire
	25W Power Supply	120 ft./36.6 m	-	-
	80W Power Supply	20 ft./6.1 m	25 ft./7.6 m	35 ft./10.6 m
	100W Power Supply	20 ft./6.1 m	25 ft./7.6 m	35 ft./10.6 m
	180W Power Supply	20 ft./6.1 m	25 ft./7.6 m	35 ft./10.6 m
	300W Power Supply	20 ft./6.1 m	25 ft./7.6 m	35 ft./10.6 m
Operating Environment	-40 °C to +60 °C			
Module Dimensions (h x l x w) mm	10.76 x 82.9 x 14.4			
Warranty	GE offers a limited system warranty of up to five (5) years			
System Certifications	UL Recognized (C-US) #E219167, UL Classified (C-US) #E229508, CE, ROHS IP66 rated: for dry, damp or wet location.			

Viewing Angle



Mechanical Outline

Dimensions in (inches). Metric equivalent mm.

