

STAFF REPORT

SAUSALITO PLANNING COMMISSION / HISTORIC LANDMARKS BOARD

Project Poggio LP / 777 Bridgeway
Sign Permit (SP 15-032)

Meeting Date June 10, 2015

Staff Calvin Chan, Associate Planner

REQUEST

A **Sign Permit** to allow the modification of four existing awnings with new fabric, signage, and illumination and the modification of eight existing planter boxes with new paint and signage.

PROJECT INFORMATION

APPLICANT Poggio LP

PROPERTY OWNER Larry Mindel

LOCATION 777 Bridgeway (APN 065-063-46)

GENERAL PLAN Central Commercial

ZONING Central Commercial Zoning District
Downtown Historic Overlay Zoning District

CEQA Categorically exempt per CEQA Guidelines Section 15301

Authority Sign Permit (SMC 10.42.090)

BACKGROUND

SITE LOCATION

The project site is located within the Central Commercial (CC) Zoning District and Downtown Historic Overlay District. The site is located along Bridgeway, the city's primary arterial street, directly across from the Sausalito Visitor Center & Historical Exhibit ("Ice House") at 760 Bridgeway (see **Exhibit B** for Vicinity Map).

EXISTING CONDITIONS

The following table provides information on the existing sign program at Poggio.

Sign Type	Sign Area (Approximate)
Blade Sign	6.71 sq. ft.
Door Pull	0.49 sq. ft.
Menu Board	4.0 sq. ft.
Planter Boxes	4.32 sq. ft.
Glass Window Transom	1.91 sq. ft.
Total Sign Area	17.43 sq. ft.

DESCRIPTION

The Sign Permit would allow the following:

- Modification of four existing awning frames
- Change of awning fabric and painting of logos (Sunbrella “Baycrest-Pacific” striped awning fabric on horizontal surfaces / solid blue fabric on vertical face)
- Internal illumination of awnings with dimmable, warm (2700k), light-emitting diode (LED) light strips with metal shroud cover (Ecosense LED lighting)
- Modification of eight existing logo planter boxes with new paint (Benjamin Moore “Red Rock”) and logos

New signage consisting of the Poggio logo and “Coffee Man” and “Wine Man” figures will add 3.26 square feet of signage to the awnings. With this project, the total sign program area at Poggio would become 20.69 square feet. The project plans are provided in **Exhibit C**. Staff notes that the restaurant storefront will be painted in the same color as the planter boxes—a project aspect not included in the Sign Permit review.

ANALYSIS

Section 10.42.060.K stipulates that the maximum sign area allowed for ground level businesses is 0.5 square feet of signage per lineal foot of business frontage, up to a maximum of 50 square feet. The storefront has a street frontage width of 116 feet. Per SMC 10.42.060.K, the limit to 50 square feet of signage is applied in this project. With this Sign Permit, the total sign program area at Poggio would become 20.69 square feet, 41% of the maximum allowed signage area. The project is in compliance with the *Sign and Awning Standards* and *Sign Standards in the Historic Overlay District* of the Sausalito Municipal Code (SMC 10.42.060 and SMC 10.42.070, respectively).

HISTORIC LANDMARKS BOARD REVIEW

On May 27, 2015, the Historic Landmarks Board (HLB) reviewed the project and recommended advancement of the project to joint review by the Planning Commission and HLB. At the HLB meeting, staff highlighted Section 3.17 of the *Historic Design Guidelines* which states, “An awning or canopy should be in character with the building and streetscape.” One of the guidelines under Section 3.17 identifies that the “[i]nternal illumination of an awning is inappropriate.” The HLB and the applicant’s project team discussed the proposed awning illumination and referenced context imagery photos and nighttime/daytime renderings provided by the applicant (see project plans, **Exhibit C**). The proposed light strips will wrap around three sides of each awning and will be shielded by a metal shroud. The metal shroud will facilitate the lighting’s direction upwards at a 30-degree angle to refract light off the underside of the awning fabric and onto the outdoor dining space below. The angle of the light, coupled with the two-layered UV-resistant awning fabric, will result in minimal light spill and glare visible from the public right-of-way and adjacent properties (see additional lighting information provided by Arcanum Architecture in **Exhibit D**). Overall, the proposed lighting would illuminate the underside of the awning and provide a dimmable, radiant glow to allow better lighting for the restaurant’s outdoor dining patrons and potentially improve the atmosphere of the Downtown Historic Overlay District with a better-lighted streetscape. Staff and the HLB conclude that the proposed internal awning illumination would be in character with the building and streetscape and would not detract from the quality, atmosphere, or historicity of the Downtown Historic Overlay District.

SIGN PERMIT

The Planning Commission and Historic Landmarks Board must make findings in order to approve or conditionally approve the proposed project, pursuant to SMC 10.42.090 (Sign Permits). The findings are provided in **Exhibit A**, Draft Resolution, Attachment 1.

PUBLIC NOTICE, CORRESPONDENCE, AND OUTREACH

On May 29, 2015, a public hearing notice was posted on the project site and mailed to all property owners and residents within 300 feet of the project site, as well as interested parties.

As of the writing of this report, staff has not received any correspondence regarding this project.

RECOMMENDATION

Staff recommends the Planning Commission and Historic Landmarks Board approve the attached draft resolution (**Exhibit A**) which makes the findings to approve a Sign Permit to allow the modification of four existing awnings with new fabric, signage, and illumination and the modification of eight existing planter boxes with new paint and signage.

Options for Planning Commission and Historic Landmarks Board joint action:

1. Approve the attached draft resolution (**Exhibit A**) approving a Sign Permit to allow the modification of four existing awnings with new fabric, signage, and illumination and the modification of eight existing planter boxes with new paint and signage.
2. Deny the Sign Permit and direct staff to prepare a resolution with the specific findings for denial.
3. Continue the hearing for additional information and/or project revisions.

EXHIBITS

- A. Draft Resolution
- B. Vicinity Map
- C. Project Plans date-stamped June 3, 2015
- D. Letter from Arcanum Architecture date-stamped June 3, 2015

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**SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
RESOLUTION NO. 2015-XX**

**A RESOLUTION APPROVING A SIGN PERMIT AT 777 BRIDGEWAY
SP 15-032**

WHEREAS, an application has been filed by the applicant, Larry Mindel, on behalf of Poggio LP, requesting Planning Commission and Historic Landmarks Board approval of a Sign Permit to allow the modification of four existing awnings with new fabric, signage, and illumination and the modification of eight existing planter boxes with new paint and signage at 777 Bridgeway (APN 065-063-46); and

WHEREAS, the project site is located within the Central Commercial General Plan land use designation, the Central Commercial (CC) Zoning District, and the Downtown Historic Overlay District; and

WHEREAS, the Planning Commission and Historic Landmarks Board conducted a duly-noticed public hearing on June 10, 2015 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission and Historic Landmarks Board have reviewed and considered the information contained in the June 10, 2015 staff report for the project; and

WHEREAS, the Planning Commission and Historic Landmarks Board have reviewed and considered the project plans prepared by Arcanum Architecture date-stamped June 3, 2015; and

WHEREAS, the Planning Commission and Historic Landmarks Board find that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff report; and

WHEREAS, the Planning Commission and Historic Landmarks Board find that the project is categorically exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA guidelines; and

NOW, THEREFORE, THE PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD HEREBY RESOLVE AS FOLLOWS:

A Sign Permit to allow the modification of four existing awnings with new fabric, signage, and illumination and the modification of eight existing planter boxes with new paint and signage at 777 Bridgeway is approved based upon the findings provided in Attachment 1 and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Planning Commission and Historic Landmarks Board on the _____ day of _____ 2015, by the following vote:

AYES: Planning Commissioner:
NOES: Planning Commissioner:
ABSENT: Planning Commissioner:
ABSTAIN: Planning Commissioner:

EXHIBIT A

AYES: HLB Board Member:
NOES: HLB Board Member:
ABSENT: HLB Board Member:
ABSTAIN: HLB Board Member:

Danny Castro
Secretary to the Planning Commission

Attachments:

1. Findings
2. Conditions of Approval
3. Project Plans

SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
RESOLUTION NO. 2015-XX
JUNE 10, 2015
SP 15-032
777 BRIDGEWAY

ATTACHMENT 1: FINDINGS

SIGN PERMIT FINDINGS

Pursuant to Sausalito Municipal Code Section 10.42.090 (Sign Permits), the Planning Commission and Historic Landmarks Board find:

1. The proposed sign complies with all applicable provisions of this Title.

The sign program is consistent with the Zoning Ordinance standards and the Historic Design Sign Guidelines.

2. The proposed sign is consistent with the applicable sign standards.

The sign program complies with the standards of the Sign and Awning Regulations (Zoning Ordinance Chapter 10.42), including the maximum permitted size, lettering and design. Furthermore, the signage complies with the Historic Design Sign Guidelines.

Section 3.17 of the Historic Design Guidelines states, "An awning or canopy should be in character with the building and streetscape." One of the guidelines under Section 3.17 identifies that the "[i]nternal illumination of an awning is inappropriate." The proposed light strips will wrap around three sides of each awning and will be shielded by a metal shroud. The metal shroud will facilitate the lighting's direction upwards at a 30-degree angle to refract light off the underside of the awning fabric and onto the outdoor dining space below. The angle of the light, coupled with the two-layered UV-resistant awning fabric, will result in minimal light spill and glare visible from the public right-of-way and adjacent properties. Overall, the proposed lighting would illuminate the underside of the awning and provide a dimmable, radiant glow to allow better lighting for the restaurant's outdoor dining patrons and potentially improve the atmosphere of the Downtown Historic Overlay District with a better-lighted streetscape. The proposed internal awning illumination would be in character with the building and streetscape and would not detract from the quality, atmosphere, or historicity of the Downtown Historic Overlay District.

3. The proposed sign will not adversely impact the public health, safety, or general welfare.

The project includes the modification of existing awnings and painting of existing planter boxes. The project is not anticipated to impact the public health, safety, or general welfare.

4. The proposed color, design, material, and location of the proposed sign are compatible with the architectural design of the building.

The materials, colors, and location are compatible with the existing structure and will not negatively affect the historic, visual aesthetics of the building.

5. If the property is located within or near a residential area, the sign is harmonious with the character of the residential neighborhood.

While the project site is located in a commercial area that abuts a residential neighborhood, the sign program and illuminated awnings front on Bridgeway would not be visible to nearby residences.

6. The proposed sign is restrained in character and is no larger than necessary for adequate identification.

The sign program is within the maximum permitted size limits of the Zoning Ordinance Sign and Awning Standards (10.42.060.K). The project is a modification of existing sign program elements and is respectful of the historic character of the building and district.

7. The proposed sign is consistent with the highest graphic standards and composed of durable and appropriate materials.

The sign program will be an attractive design, composed of colors and materials in character with the building.

8. The proposed sign is for an establishment within a commercial or industrial center; the sign is harmonious with the entire center's signage and has been subject to the commercial or industrial center's Design Review.

The sign program is designed to be compatible with the architectural style of the existing commercial building.

9. If the proposed sign is oriented toward a residential zoning district and is within 50 feet of said district, the signage is necessary for minimum business identification and will not have an adverse aesthetic effect on the residential character of the adjacent residential neighborhood.

The sign program is compatible with the signage of surrounding businesses and is not oriented toward a residential zoning district. The modified awnings and planter boxes state the name and logos of the business located at the site.

10. Proposed sign serves to primarily identify the business or type of activity being conducted on the same premises, or the product, service or interest being offered for sale or lease on-site.

The sign program only contains the copy text and imagery necessary to identify the business on site.

11. If the property is located within a designated historic district, or is listed on the local register, the proposed sign has been reviewed and approved by the Historic Landmarks Board and complies with the Historic District Sign Guidelines and Section 10.42.070 (Sign and Awning Standards in the Historic Overlay District and for Properties Listed on the Local Register).

The sign program has been reviewed and approved by the Historic Landmarks Board and complies with the Historic District Sign Guidelines and Section 10.42.070 (Sign and Awning Standards in the Historic Overlay District and for Properties Listed on the Local Register).

SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
RESOLUTION NO. 2015-XX
JUNE 10, 2015
SP 15-032
777 BRIDGEWAY

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by Arcanum Architecture date-stamped June 3, 2015.

General Conditions

1. Signage shall be consistently maintained to upkeep an aesthetic comparable to new installation (e.g. re-painting, repairing, re-lettering, etc.—all maintenance to be in-kind).
2. The Community Development Director is authorized to approve minor modifications to the approved plans. Major design or use modifications to the approved project will require further review and approval by the Planning Commission and/or Historic Landmarks Board.
3. As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and applicant shall thoroughly and accurately document compliance with each Condition of Approval at the time of Building Permit application.
4. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.

Right of Way Items

5. Prior to the final sign-off of the Building Permit, applicant shall repair or replace, at no expense to the City, damage to public facilities that result from the applicant's construction activities. Applicant is advised that applicant's contractor shall save and protect all existing facilities not designated for removal or modification within the public right of way.

Engineering Items

6. Applicant is advised that encroachment permit(s) shall be obtained from the City prior to using the public right of way for non-public purposes (e.g., private parking, material & debris box storage, curb, gutter or sidewalk construction or demolition, driveway connection).
7. Applicant is advised that a condition of issuance of an Encroachment Permit, a traffic control plan conforming to the current edition of Caltrans publication "California Manual on Uniform Traffic Devices, Part 6 – Temporary Traffic Control" shall be submitted for review and approval by the City. The traffic control plan shall show all temporary traffic, pedestrian and bicycle control measures and signage. Bridgeway shall remain open to traffic at all times throughout the duration of this project which shall be documented on the traffic control plan. The traffic control plan shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.

8. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
9. Prior to issuance of an Encroachment Permit, a construction staging plan and construction schedule shall be submitted for review and approval by the City Engineer or designee. The locations of construction materials, equipment, vehicles, debris box, portable restrooms, etc. shall be depicted. Approved plans shall be submitted to property owners adjacent to the subject property not less than one week prior to commencement of construction activities.
10. The construction staging plan and construction schedule shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.
11. Construction workers shall be prohibited from using on-street parking in the vicinity of the project and the applicant shall lease, or otherwise provide, an adequate number of parking spaces in a City parking lot to provide parking for construction workers. Workers shall car pool to the construction site which shall be documented on the construction staging plan.
12. Applicant is advised that construction materials, equipment, vehicles, and properly-permitted debris boxes (Bay Cities Refuse Service is the sole authorized solid waste hauler permitted to provide debris box service in the City of Sausalito) may not be placed in a manner that poses a traffic hazard, shall be placed to minimize obstruction of roads and gutters, shall be equipped with reflectors or lighting to ensure visibility at night and in inclement weather (if placed in the public right of way), shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris boxes shall be emptied on a regular basis, or as directed by the City. Material stock piles & debris boxes shall be covered when not being accessed or filled to prevent dust or liquid from being released to the environment. Construction materials, equipment, vehicles, and debris boxes shall be placed in the public right of way only after securing an encroachment permit.

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. An approval granted by the Planning Commission and Historic Landmarks Board does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
2. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
3. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid.
4. An encroachment permit shall be obtained from the Public Works Department prior to using the public right of way for non-public purposes (e.g., material storage, sidewalk construction or demolition) including any and all construction and demolition activities.
5. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials

discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.

6. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
 - a. Marin Municipal Water District – (415-945-1400), including landscaping and irrigation regulations;
 - b. Southern Marin Fire Protection District -- (415-388-8182)

SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD

RESOLUTION NO. 2015-XX

JUNE 10, 2015

SP 15-032

777 BRIDGEWAY

ATTACHMENT 3: PROJECT PLANS

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POGGIO

EXHIBIT C

RECEIVED

JUN - 3 2015

**CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT**

ARCANUM ARCHITECTURE
501 THIRD STREET, SUITE 200
SAN FRANCISCO, CA 94107
415.357.4415

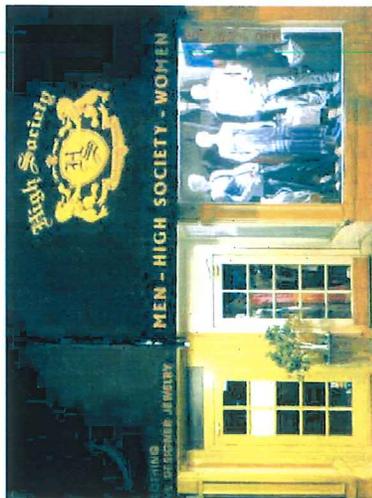
POGGIO

PLANNING SUBMITTAL: AWNING/PAINT

777 BRIDGEWAY-APN #065-063-46
SAUSALITO, CALIFORNIA
06.03.15



EXISTING POGGIO EXTERIOR AT NIGHT

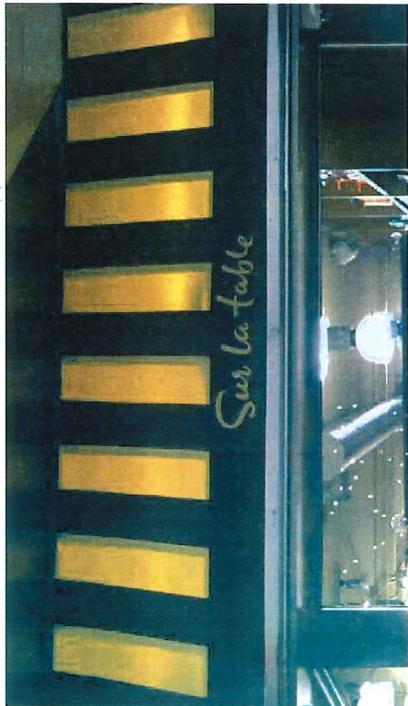


UNDER-LIT AWNING



BACK-LIT AWNING

777 BRIDGEWAY-APN# 065-063-46
SAUSALITO, CALIFORNIA
06.03.15
SCALE: N.T.S.



UNDER-LIT AWNING



UNDER-LIT AWNING WITH LED LIGHTING

CONTEXT IMAGERY

POGGIO

PLANNING SUBMITAL: AWNING / PAINT



UNDER-LIT & TOP-LIT AWNING



UNDER-LIT AWNING WITH FLOOD LIGHTS

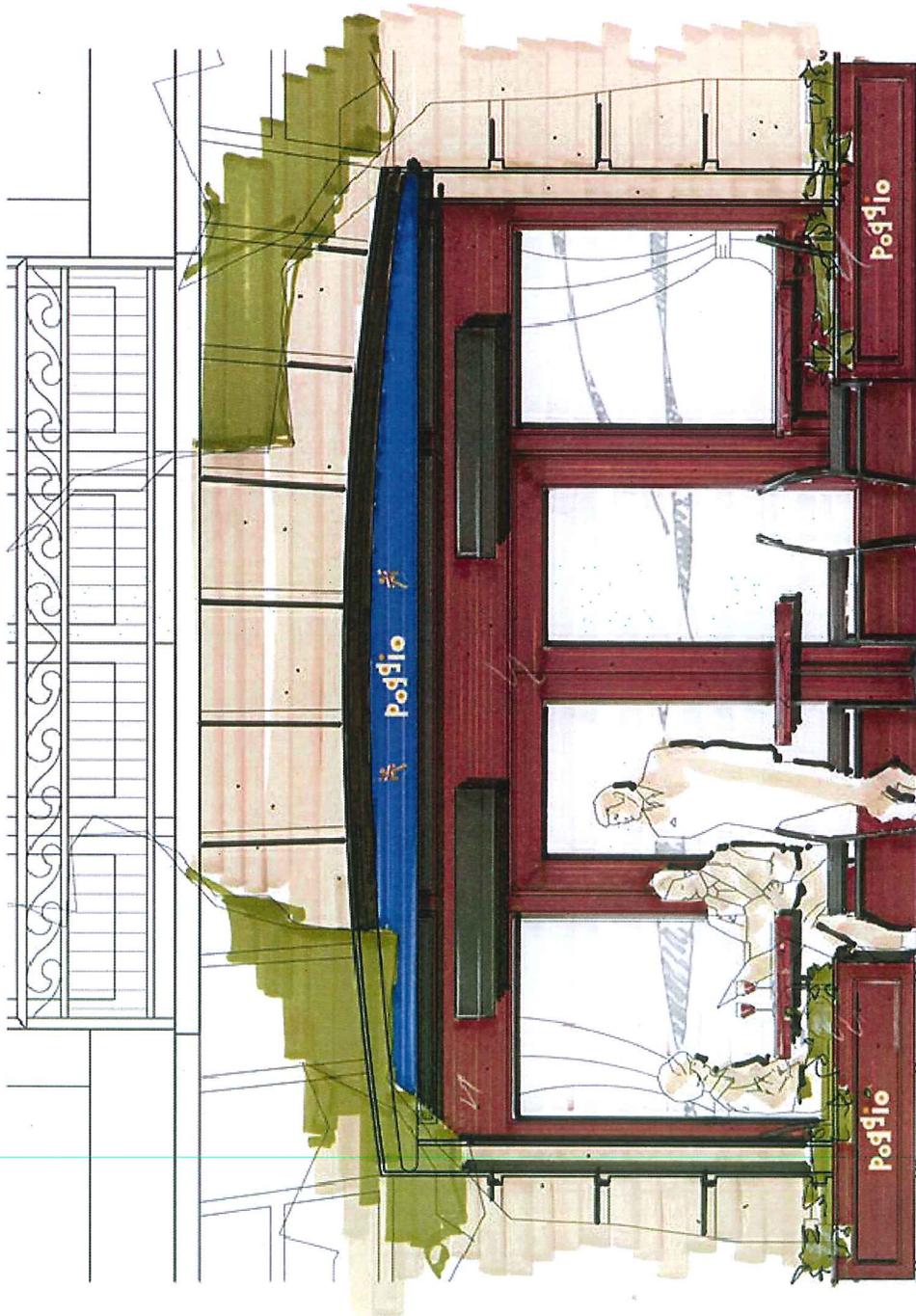


UNDER-LIT AWNING WITH SPOT LIGHT



EXISTING POGGIO EXTERIOR AT NIGHT

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501 THIRD STREET, SUITE 200
SAN FRANCISCO, CA 94107
415.357.4415



PROPOSED EXTERIOR ELEVATION

POGGIO

PLANNING SUBMITTAL: AWNING/PAIN

777 BRIDGEWAY-APN #065-063-46
 SAUSALITO, CALIFORNIA
 06.03.15
 SCALE: 1/2" = 1'-0"



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PROPOSED EXTERIOR NIGHT RENDERING - AWNINGS

777 BRIDGEWAY-APN# 065-063-46
SAUSALITO, CALIFORNIA
06.03.15
SCALE: N.T.S.

POGGIO

PLANNING SUBMITAL: AWNING / PAINT

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PROPOSED EXTERIOR RENDERING - AWNINGS

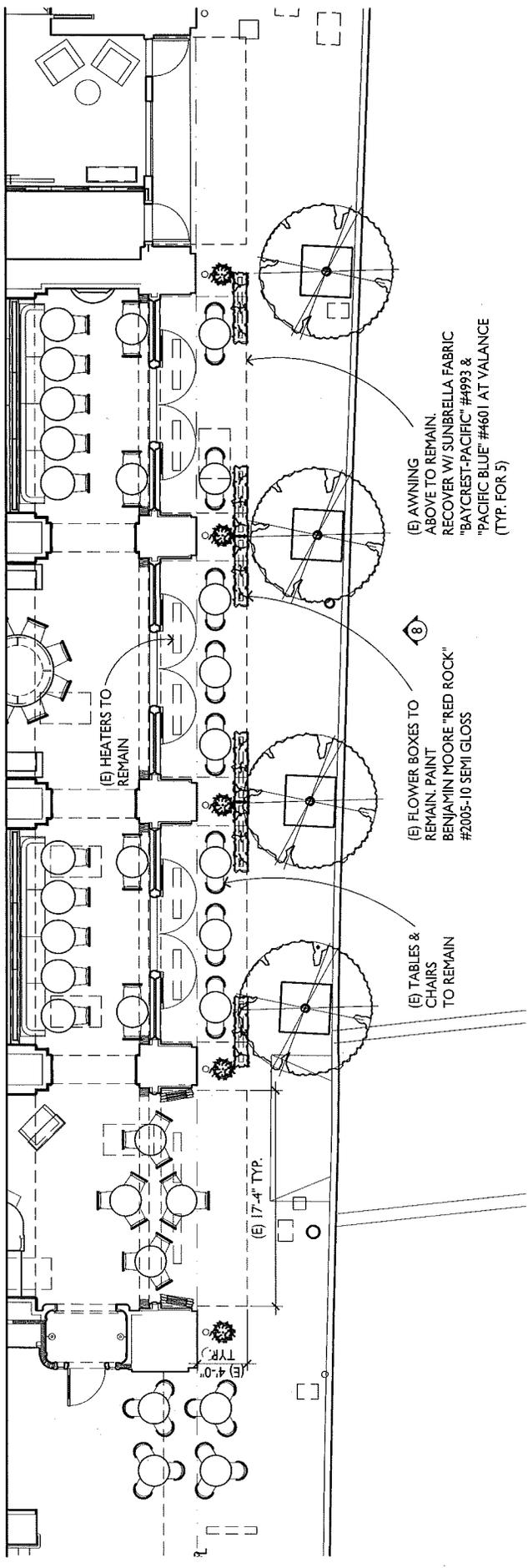
777 BRIDGEWAY-APN# 065-063-46
SAUSALITO, CALIFORNIA
06.03.15
SCALE: N.T.S.

POGGIO

PLANNING SUBMITAL: AWNING / PAINT

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← POGGIO →
 ↑ CASA MADRONA HOTEL



(E) AWNING ABOVE TO REMAIN. RECOVER W/ SUNBRELLA FABRIC "BAYCREST-PACIFIC" #4993 & "PACIFIC BLUE" #4601 AT VALANCE (TYP. FOR 5)

(E) FLOWER BOXES TO REMAIN. PAINT BENJAMIN MOORE "RED ROCK" #2005-10 SEMI GLOSS

(E) TABLES & CHAIRS TO REMAIN

(E) HEATERS TO REMAIN

(E) 17'-4" TYP.

(E) 4'-0" TYP.

B R I D G E W A Y A V E N U E

PARTIAL EXISTING FLOOR PLAN

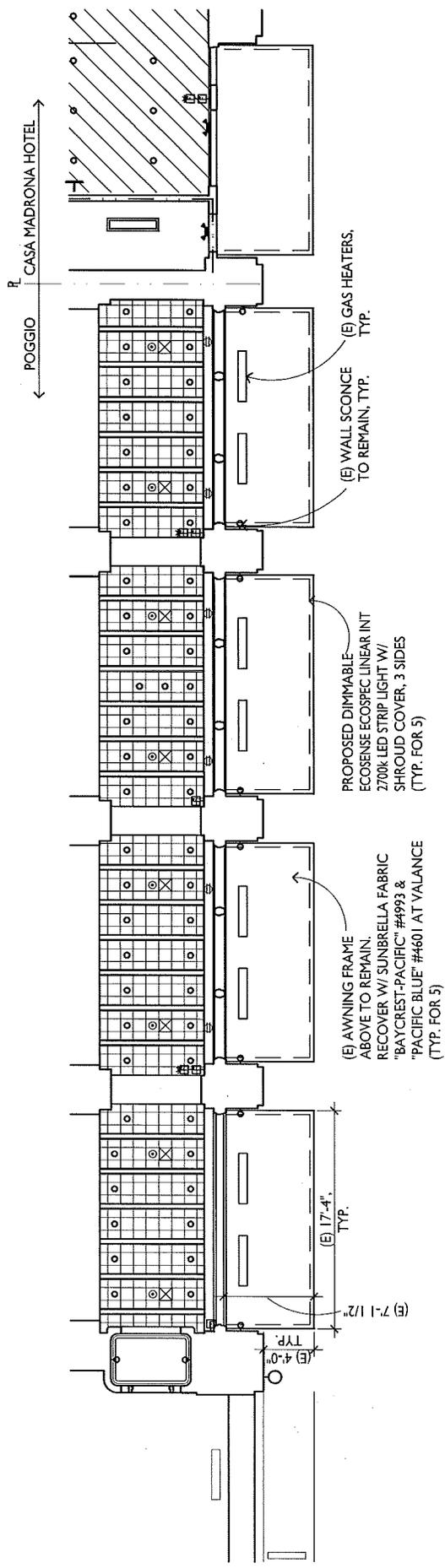
POGGIO

PLANNING SUBMITTAL: AWNING/PAINT

777 BRIDGEWAY-APN #065-063-46
 SAUSALITO, CALIFORNIA
 06.03.15
 SCALE: 1/8" = 1'-0"



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PROPOSED AWNING REFLECTED CEILING PLAN

POGGIO

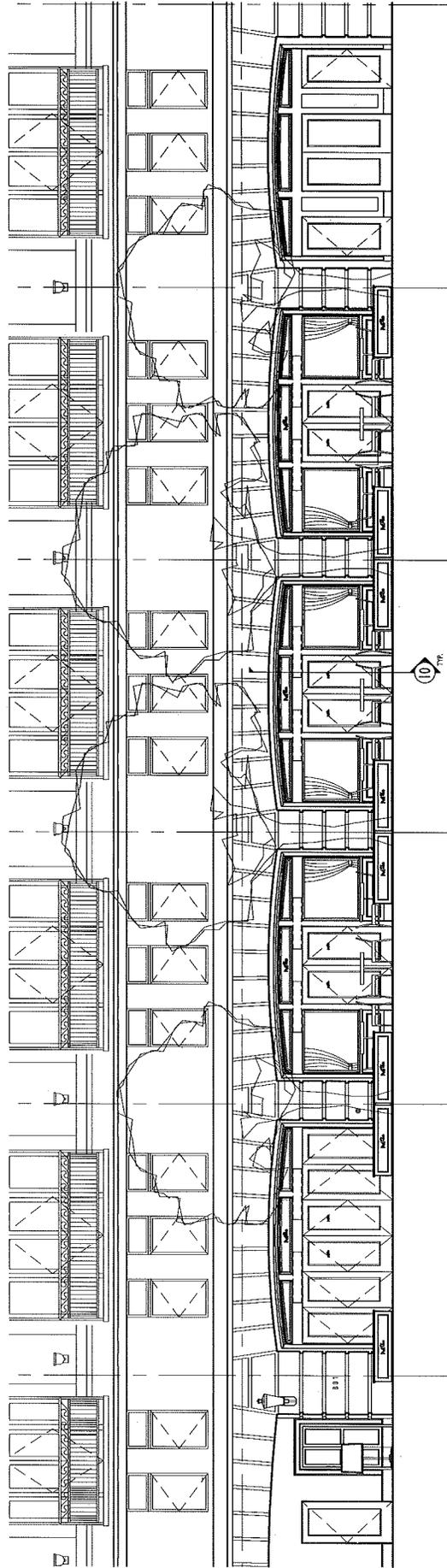
PLANNING SUBMITTAL: AWNING/PAINT

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 06.03.15
 SCALE: 1/8" = 1'-0"



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← POGGIO →
 R CASA MADRONA HOTEL



EXISTING BUILDING EXTERIOR ELEVATION

POGGIO

PLANNING SUBMITTAL: AWNING/PAINT

777 BRIDGEWAY-APN #065-063-46
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 06.03.15
 SCALE: 1/8" = 1'-0"



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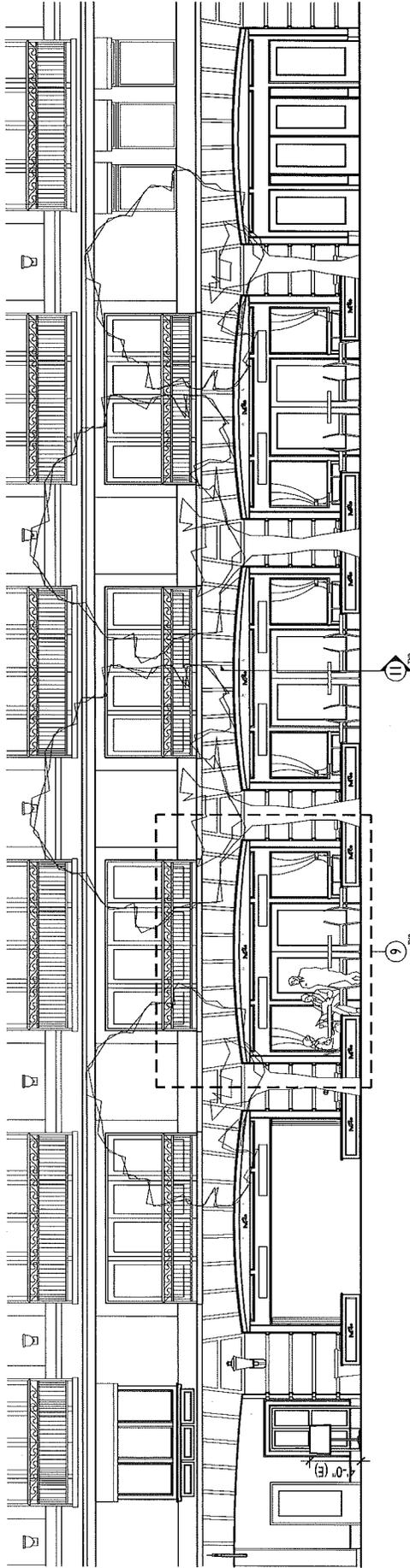
POGGIO SIGNAGE CALCULATION - 777 BRIDGEWAY
EXISTING SIGNAGE:

8 EXISTING POGGIO LOGOS AT PLANTERS	@ .2777sf	= 2.2216sf
10 EXISTING COFFEE MEN AT PLANTERS	@ .2100sf	= 2.100sf
4 EXISTING LOGOS AT GLASS	@ .4773sf	= 1.9095sf
1 EXISTING BLADE SIGN	@ 6.7083sf	= 6.7083sf
1 EXISTING DOOR PULL	@ .4861sf	= .4861sf
1 EXISTING MENU BOARD	@ 4.000sf	= 4.000sf
SUB-TOTAL		= 17.433sf

NEW SIGNAGE:

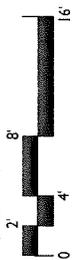
4 NEW POGGIO LOGOS AT AWNINGS	@ .4866sf	= 1.9464sf
8 NEW COFFEE MEN AT AWNINGS	@ .1644sf	= 1.3152sf
SUB-TOTAL		= 3.2616sf
TOTAL		= 20.69sf

ALLOWABLE: 116' X 0.5sf = 58sf (LIMITED TO 50sf) > 20.69sf
NOTE: REFERENCE SHEET 10 FOR NEW SIGNAGE DIMENSIONS



PROPOSED BUILDING EXTERIOR ELEVATION

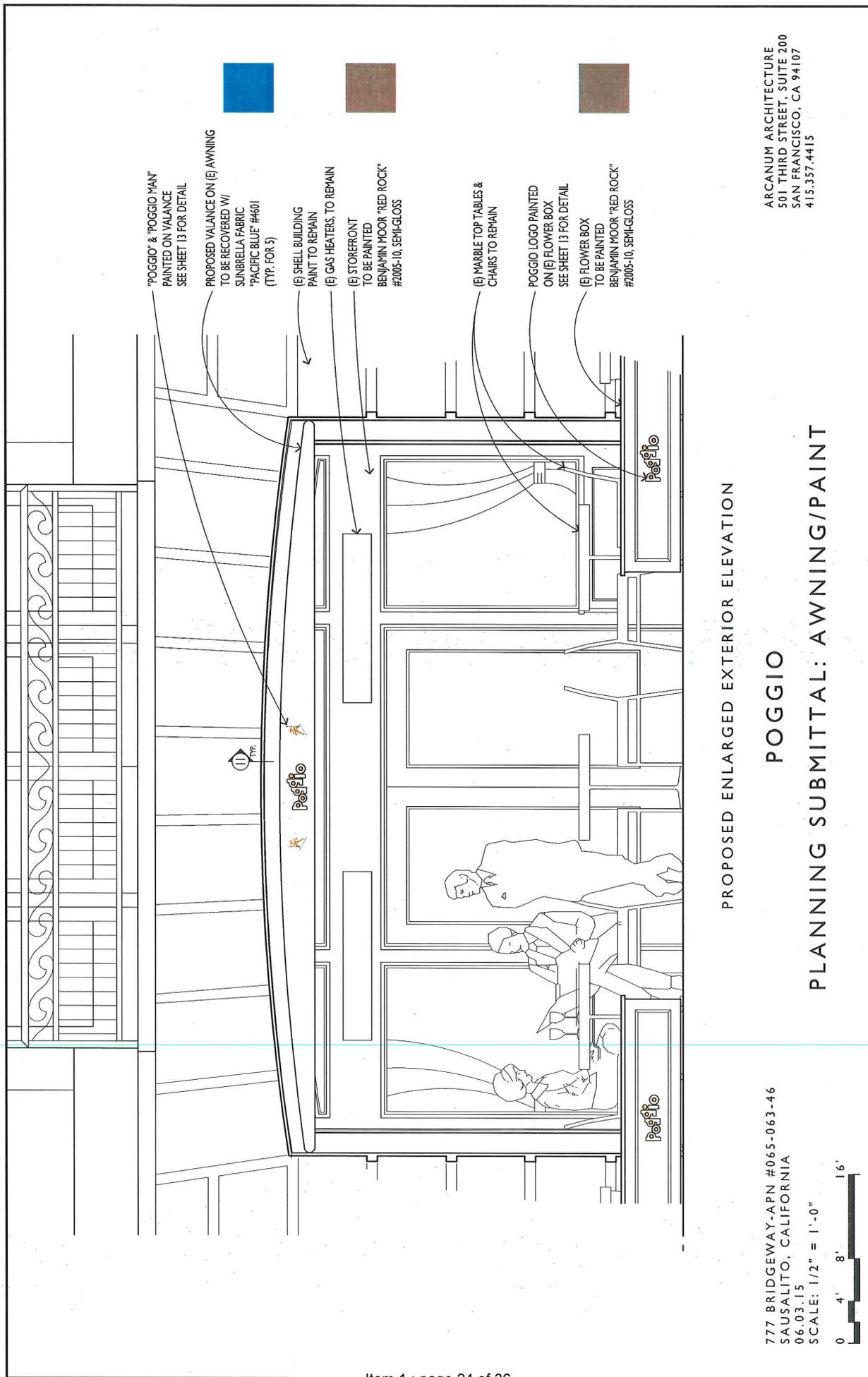
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 SCALE: 1/8" = 1'-0"



POGGIO

PLANNING SUBMITTAL: AWNING/PAIN

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- "POGGIO" & "POGGIO MAN" PAINTED ON VALANCE. SEE SHEET 13 FOR DETAIL
- PROPOSED VALANCE ON (E) AWNING TO BE RECOVERED W/ SUNBRELLA FABRIC "PACIFIC BLUE" #401 (TYP. FOR 5)
- (E) SHELL BUILDING PAINT TO REMAIN
- (E) GAS HEATERS. TO REMAIN
- (E) STOREFRONT TO BE PAINTED
- BENJAMIN MOOR "RED ROCK" #2005-10, SEMI-GLOSS
- (E) MARBLE TOP TABLES & CHAIRS TO REMAIN
- POGGIO LOGO PAINTED ON (E) FLOWER BOX. SEE SHEET 13 FOR DETAIL
- (E) FLOWER BOX TO BE PAINTED
- BENJAMIN MOOR "RED ROCK" #2005-10, SEMI-GLOSS



PROPOSED ENLARGED EXTERIOR ELEVATION

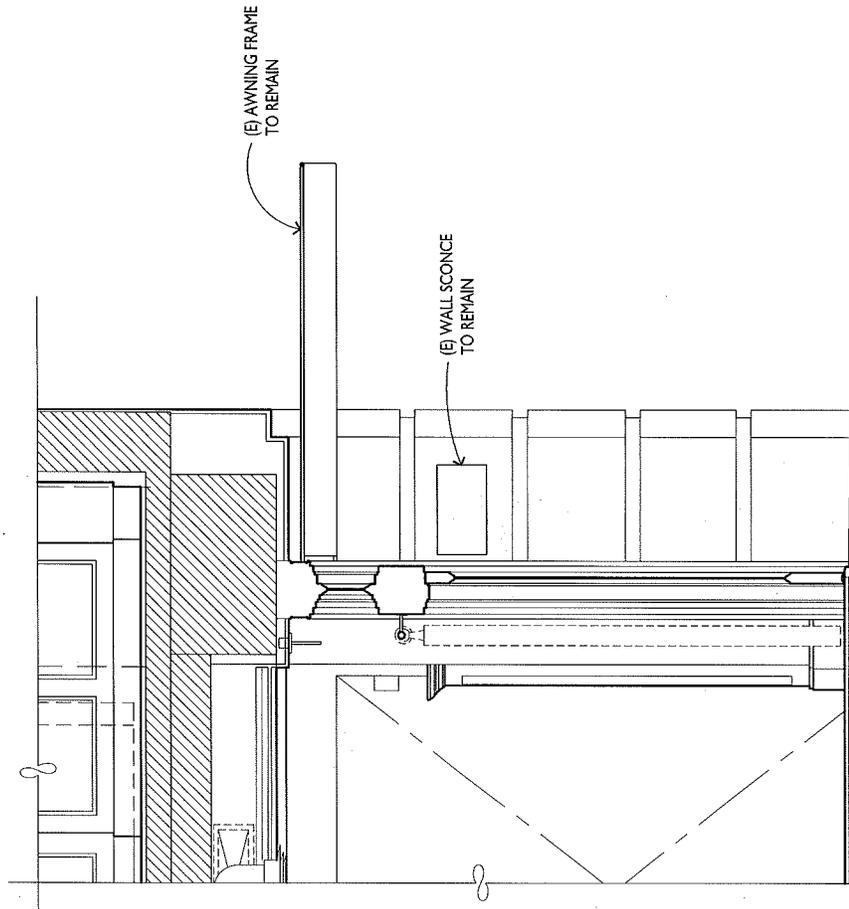
POGGIO

PLANNING SUBMITTAL: AWNING/PAIN'T

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EXISTING SECTION

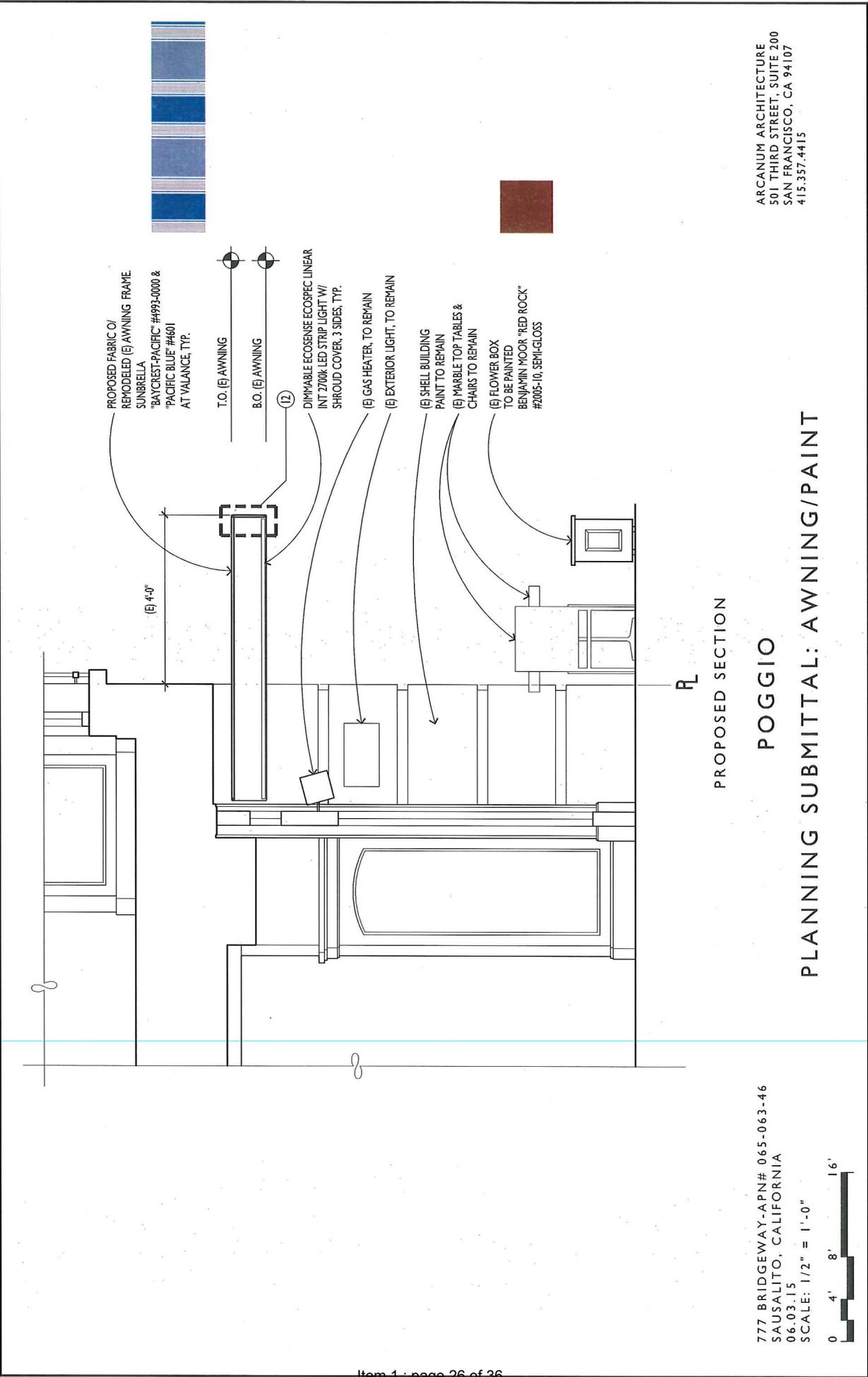
POGGIO

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PROPOSED FABRIC /
REMODELED (E) AWNING FRAME
SUNBRELLA
"BAYCREST-PACIFIC" #493-000 &
"PACIFIC BLUE" #601
AT VALANCE, TYP.

T.O. (E) AWNING
B.O. (E) AWNING

(12)
DIMMABLE ECOSENSE ECOSPEC LINEAR
INT 2700K LED STRIP LIGHT W/
SHROUD COVER, 3 SIDES, TYP.

(E) GAS HEATER, TO REMAIN

(E) EXTERIOR LIGHT, TO REMAIN

(E) SHELL BUILDING
PAINT TO REMAIN

(E) MARBLE TOP TABLES &
CHAIRS TO REMAIN

(E) FLOWER BOX
TO BE PAINTED
BENJAMIN MOOR "RED ROCK"
#2005-10, SEMI-GLOSS

(E) 4'-0"

R

PROPOSED SECTION

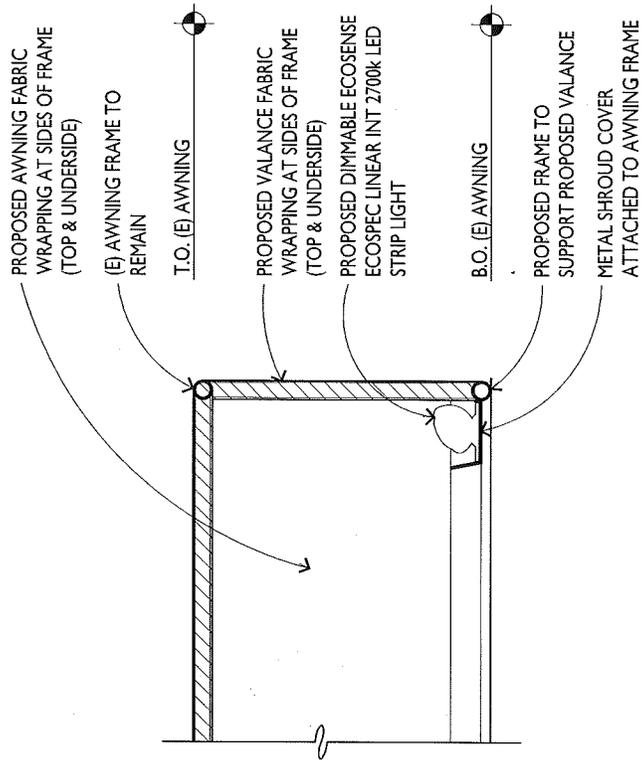
POGGIO

PLANNING SUBMITTAL: AWNING/PAINT

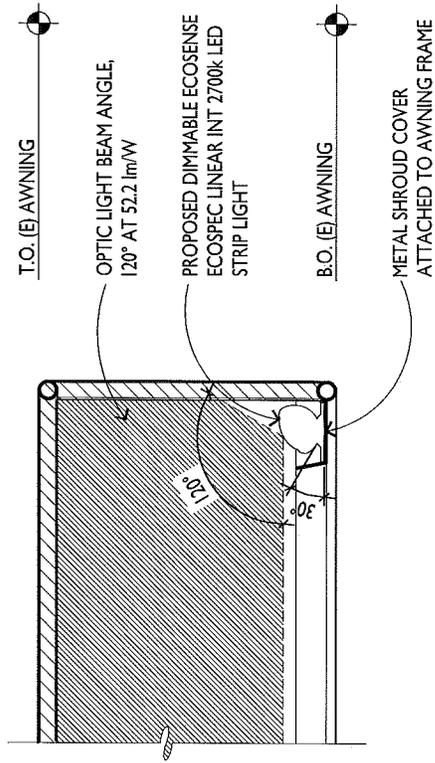
777 BRIDGEWAY-APN# 065-063-46
SAUSALITO, CALIFORNIA
06.03.15
SCALE: 1/2" = 1'-0"



ARCANUM ARCHITECTURE
501 THIRD STREET, SUITE 200
SAN FRANCISCO, CA 94107
415.357.4415



PROPOSED AWNING VALANCE DETAIL



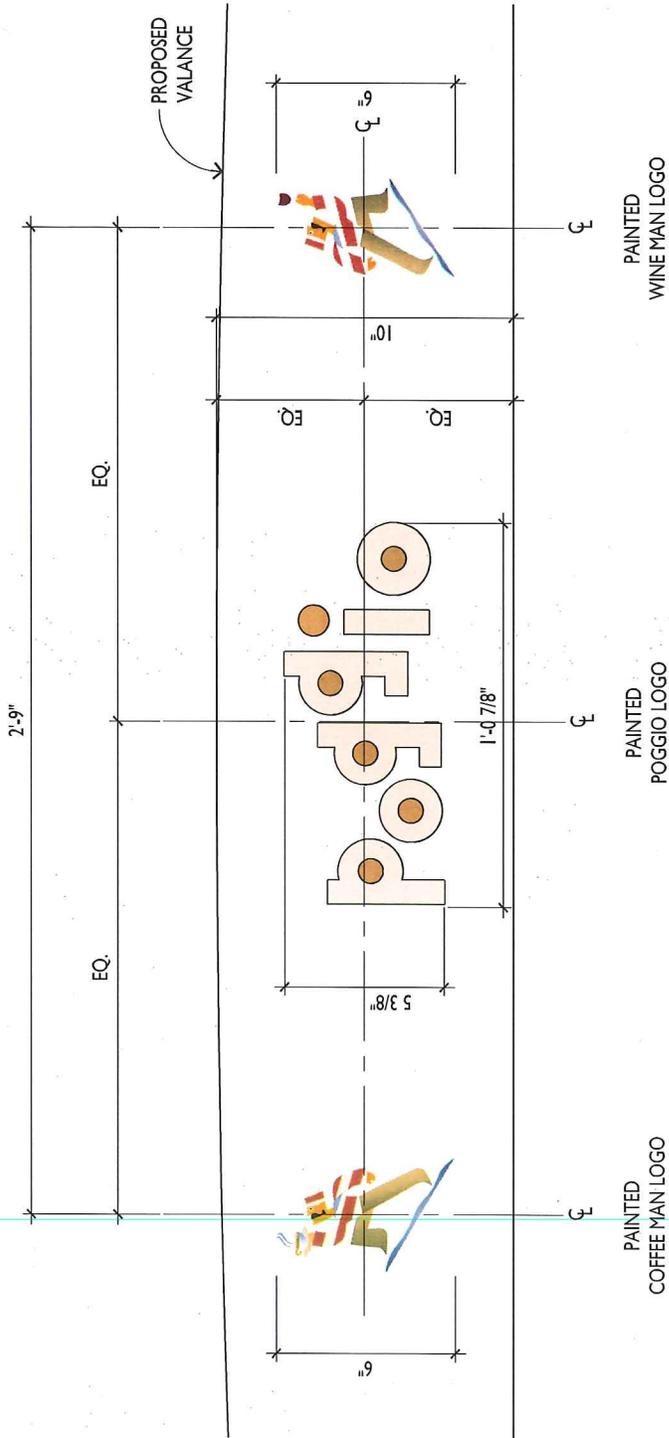
PROPOSED AWNING VALANCE LIGHT DIAGRAM

777 BRIDGEWAY-APN# 065-063-46
 SAUSALITO, CALIFORNIA
 06.03.15
 SCALE: 3" = 1'-0"

POGGIO

PLANNING SUBMITTAL: AWNING/PAINT

ARCANUM ARCHITECTURE
 501 THIRD STREET, SUITE 200
 SAN FRANCISCO, CA 94107
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POGGIO
PLANNING SUBMITAL: AWNING / PAINT

777 BRIDGEWAY-APN# 065-063-46
 SAUSALITO, CALIFORNIA
 06.03.15
 SCALE: N.T.S.

Historic Landmarks Board

Project: Poggio Trattoria – Awning & Paint Submittal
Location: 777 Bridgeway Ave., Sausalito, CA APN #065-063-46

RECEIVED

JUN - 3 2015

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

Response to Historic District Signage Guides & Historic Design Guidelines

Downtown Historic District Signage Guidelines, November 1998

- Sign Guidelines, pg.03: "Flashing, illuminated, phosphorescent, and signs incorporating lights or movement as viewed from the public right of way or from any area open to the public."
- **AA Response:** The proposed awning is to be lit from underneath for reflected lighting on the dining seats below. The proposed signage is to be adhered onto the exterior of the proposed fabric valance with no internal, external illumination or light spill through the fabric. Under-mounted light strips are to be dimmable warm LED light strips at 2700k which do not flash nor are phosphorescent. Please see attached Ecosense lighting spec.
- Lighting, pg. 05: "All lighting should be as unobtrusive as possible. Well-designed small fixtures which limit glare and light spill are strongly encouraged. Internally illuminated signage and bare bulb spot lights will not be allowed. All lighting should be controlled by dimmer switches."
- **AA Response:** The LED light strips will be shielded with a custom metal shroud to prevent light spill onto the public way. The metal shroud will direct light at a 30° angle to refract light off the fabric to the dining tables below. Light glare and spill through the fabric will be at a minimum with two layers of UV resistant awning fabric wrapping the frame. Please see lighting diagram on pg. 12 of the submitted package for the proposed LED optical light spread and direction.

Historic Design Guidelines, September 2011

- G. Awnings & Canopies
 - 3.15 A fabric awning is encouraged
 - **AA Response:** The existing rigid frame awnings are to be wrapped in two layers of UV resistant Sunbrella awning fabrics.
 - 3.17 An awning or canopy should be in character with the building and streetscape.
 - "Use colors that are compatible with the overall color scheme of the facade. Solid colors are encouraged."
 - "Internal illumination of an awning is inappropriate"
 - **AA Response:** The proposed awnings will be wrapped in a nautical strip and a solid fabric that follow the design aesthetic of Sausalito and work with the Poggio Trattoria and Casa Madrona Hotel color palette and aesthetic. The lighting which is proposed to be mounted underneath the awning is indirectly illuminating the tables below. The LED light will be providing downlight which is refracted off of the interior of the fabric awning for the dining experience below. Minimal light spill and glare will exist with a double layer of material wrapping the frame and the mounting angle of the light, please see light diagram on pg. 12.
- I. Site Lighting
 - 3.20 Shield lighting to prevent off-site glare
 - "Light fixtures should incorporate cut-off shields to direct light downward"
 - "Luminaires (lamps) must not be visible from adjacent streets or properties."
 - **AA Response:** The proposed lighting system will be attached onto an adjustable track at 30° which is affixed to a metal shroud on the interior of the awning frame. Sitting within the metal shroud, the LED light strips will be obscured from view within the site and out of the site inside of the awning, please see pg. 12 for attachment detail and lighting diagram. There will be a minimal increase to the existing light visible from the street and adjacent properties.

EXHIBIT D

DATE _____ TYPE _____
 PROJ. _____
 FIRM _____

OVERVIEW / SPECIFICATION



Features:

- Economical
- Simple Installation
- In-line Connection
- High Efficacy
- Integral Driver / AC Power
- Dimmable: ELV (RP), 0-10V
- Dimming at 120V, 220V, and 277V
- Dimming down to 0%
- Long Life (L70)

EcoSpec® Linear INT - is designed with a slim profile and integral brackets with 180° vertical rotation adjustability providing versatility making this luminaire ideally suited for interior architectural, hospitality, retail, exhibit, and display applications. Patent-pending dimming technology dims down to 0% output power.

PERFORMANCE <small>ADDITIONAL INFORMATION ON NEXT PAGE</small>	CCT (K)	Optic	Lumen Output		Efficacy (lm/W)
			12"	48"	
	2700K	120°x120°	223 lm/LF	892 lm	52.2lm/W
	3000K	120°x120°	249 lm/LF	996 lm	54.6lm/W
	3500K	120°x120°	264 lm/LF	1,056 lm	57.3lm/W
	4000K	120°x120°	306 lm/LF	1,224 lm	69.9lm/W
<small>* Performance data is from LM-79 and LM-63 testing at typical power input</small>					
	Color Rendering Index	80+			
	Color Consistency	2 Step MacAdam Ellipse			
	Lumen Depreciation / Rated Life	L70 >60,000 hours @ 25°C*			
<small>* Calculations for LED fixtures are based on measurements that comply with IES LM-80 testing procedures and IES TM-21 Calculator.</small>					
ELECTRICAL	Power Consumption	4.5W/LF Typical (The Typical input power range allows for a +/-10% variation of all components) 5W/LF Maximum (All fixtures are labelled with Maximum wattage)			
	Max Fixture Run Length	140' (40m) @120VAC; 280' (80m) @220VAC ; 200' (60m) @277VAC			
	Power Factor	0.90			
	Operating Voltage	100-120VAC, 220-240VAC, 277VAC, 50/60 Hz (all voltages)			
	Driver	Integral to Fixture; De-rated Power and Synchronous Start-up at Full Brightness			
	Startup Temperature	-4°F to 122°F (-20°C to 50°C)			
	Operating Temperature	-4°F to 122°F (-20°C to 50°C)			
	Storage Temperature	-40°F to 176°F (-40°C to 80°C)			
CONTROL	Dimming	100-120VAC ELV type, Reverse Phase, Trailing Edge 220-240VAC ELV type, Reverse Phase, Trailing Edge 277VAC ELV type, Reverse Phase, Trailing Edge 120VAC / 277VAC, 0-10V with Linear Dimming Control Module (LDCM)			
PHYSICAL	Dimensions	W 2.0" x H 1.4" x L 12" / 48"; (52mm x 35.7mm x 304mm / 1,219mm)			
	Housing / Lens	Extruded Aluminium; Clear Polycarbonate; Stainless Steel Fasteners Plastic Endcaps with Plastic/Rubber Overmold for Cable Assembly			
	Weight	0.496lbs. / 0.225kg (1ft) ; 1.61lbs. / 0.73kg (4ft)			
	Connectors	Integral Male/ Female 3 Pin Connectors on Pigtail Cable Assembly, IP40 Rated			
	Environment	Indoor; CE Certified IP40 / ETL Certified for Dry/Damp Locations			
	Beam Angle	Clear Lens: 120°x 120°, Frosted Lens Accessory Available			
	Mounting Options:	Integral Adjustable 180° Rotation Brackets			
FIXTURE RATING & CERTIFICATIONS	CE, ENEC, C-Tick Certified, CCC	     			
	ETL Certified				
	RoHS Compliant				
	Energy Star				

EcoSense THD/Inrush Current Information. Please contact an EcoSense Lighting sales representative

**Energy Star is certified to LCIS-XX-XX-120-120 series.

1	EcoSense Lighting Inc. 915 Wilshire Boulevard Suite 2175 Los Angeles, CA 90017	Phone 310-496-6255 Fax 310-496-6256 Toll Free 855-632-6736 855-6-ECOSEN	Specifications subject to change without notice. Visit EcoSenseLighting.com for the most current specifications. 2014 All rights reserved. EcoSense, the EcoSense logo, and EcoSpec are registered trademarks of EcoSense Lighting Inc. SPEC-LCIS-20140110-V1
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ECOSENSELIGHTING.COM

ORDERING

Choose the option that best suits your needs and write its corresponding code on the appropriate line to form the product code

LCIS / LCIL	-	-	-	120
MODEL	LENGTH	COLOR	VOLTAGE	OPTIC
LCIS	12 - 12"	23 - 2300K##	120 - 100-120VAC	120 - 120° x 120°
LCIL#	48 - 48"	27 - 2700K	220 - 220-240VAC	
		30 - 3000K	277 - 277VAC**	
		35 - 3500K		
		40 - 4000K		
EXAMPLE: LCIS* - 12 - 27 - 120 - 120 (*Linear Cove Interior Standard Power)				
LCIL* - 12 - 27 - 120 - 120 (*Linear Cove Interior Low Power)				
# See Linear INT Low Power Spec Sheet for more details				
## See Linear INT Warm Cove Spec Sheet for more details				

Wiring Options			
*INT Leader Cable, 3 Pin, 10ft, 110V	INT3P-A-LDR-120-10	INT Leader Cable, 3 Pin, 10ft, 220V	INT3P-A-LDR-220-10
INT Jumper Cable, 3 Pin, 5ft, 110V	INT3P-A-JMP-120-05	INT Jumper Cable, 3 Pin, 5ft, 220V	INT3P-A-JMP-220-05
INT Jumper Cable, 3 Pin, 1ft, 110V	INT3P-A-JMP-120-01	INT Jumper Cable, 3 Pin, 1ft, 220V	INT3P-A-JMP-220-01
INT Jumper Cable, 3 Pin, 4in, 110V	INT3P-A-JMP-120-4	INT Jumper Cable, 3 Pin, 4in, 220V	INT3P-A-JMP-220-4
* One (1) Terminator included standard with each leader cable.			
One Leader Cable is required per circuit / fixture run. Leader cable has bare leads one end, female connector opposite end. Leader / Jumper cables are not rated for plenum applications.			
**The 120VAC cables are also rated for 277VAC use.			

Control Options	
100-120VAC / 277VAC Linear Dimming Control Module 0-10V	LDCM-120-277-010V-GR
100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated	LDCM-PL-120-277-010V-GR

Mounting Options	
Integral, 180° Adjustable Brackets	Factory installed with 2 (two) per product length, non-removable

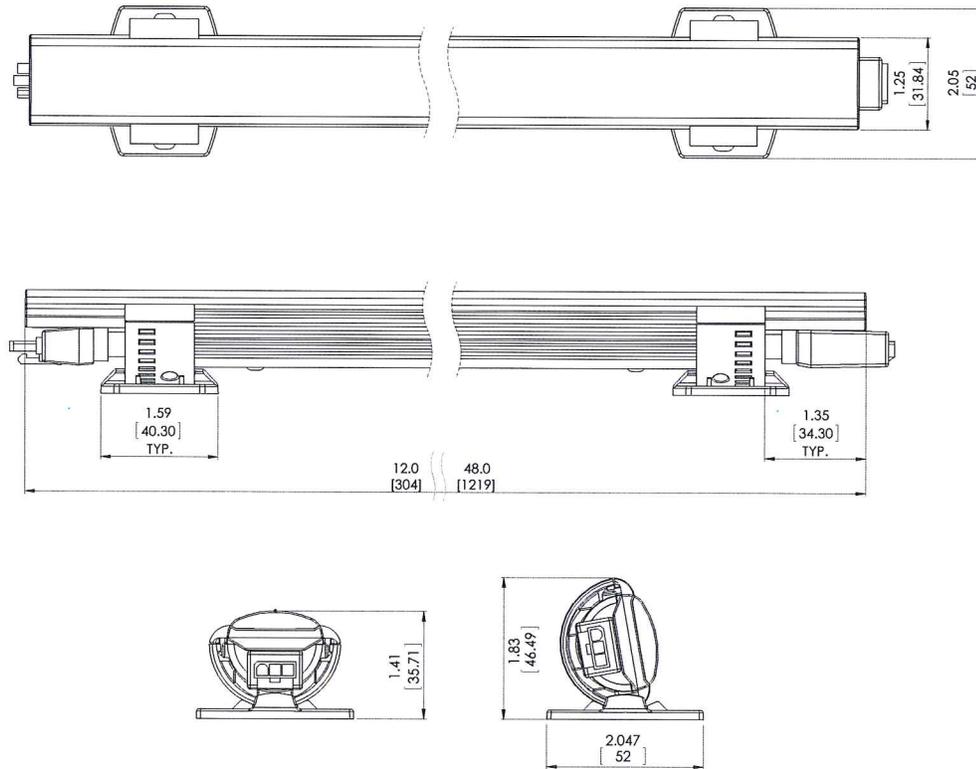
Frosted Lens Option		
Frosted Lens, Linear INT, 12in	LCI-A-FRLS-12	Snap-on lens before or after mounting fixture.
Frosted Lens, Linear INT, 48in	LCI-A-FRLS-48	Snap-on lens before or after mounting fixture.

2	EcoSense Lighting Inc. 915 Wilshire Boulevard Suite 2175 Los Angeles, CA 90017	Phone 310-496-6255 Fax 310-496-6256 Toll Free 855-632-6736 855-6-ECOSEN	Specifications subject to change without notice. Visit EcoSenseLighting.com for the most current specifications. 2014 All rights reserved. EcoSense, the EcoSense logo, and EcoSpec are registered trademarks of EcoSense Lighting Inc. SPEC-LCIS-20140110-V1
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ECOSENSELIGHTING.COM

DIMENSIONS

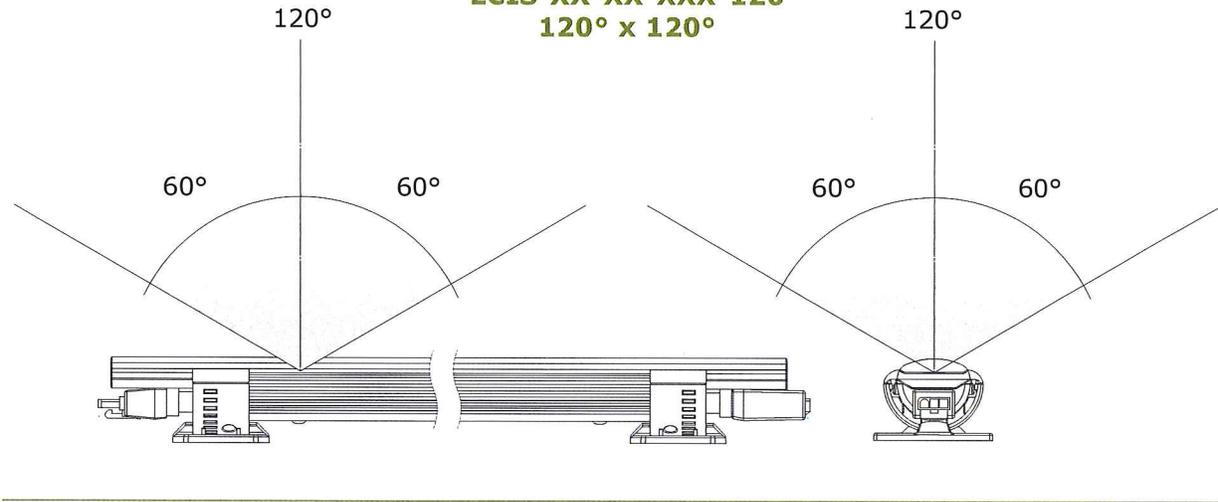
For complete dimensions and submittal drawings, please visit:
ecosenselighting.com



DIMENSION IN
 INCHES / [MM]

DISTRIBUTIONS

LCIS-XX-XX-XXX-120
120° x 120°



EcoSense Lighting Inc.
915 Wilshire Boulevard
Suite 2175
Los Angeles, CA 90017

Phone 310-496-6255
Fax 310-496-6256
Toll Free 855-632-6736
855-6-ECOSEN

Specifications subject to change without notice. Visit
EcoSenseLighting.com for the most current specifications.

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SPEC-LCIS-20140110-V1

ECOSENSELIGHTING.COM

PHOTOMETRY CHARACTERISTICS

For complete library of IES files, please visit ecosenselighting.com

120x120

2700	<p>CHARACTERISTICS: LINEAR INT - SP (LCIS) 2700K / 120. 120</p> <table border="1"> <tr><td>Total Rated Fixture Lumens</td><td>223</td></tr> <tr><td>Total Luminaire Efficiency</td><td>100%</td></tr> <tr><td>Total Input Watts</td><td>4.28W</td></tr> <tr><td>Horizontal Beam Angle (50%)</td><td>112.3</td></tr> <tr><td>Vertical Beam Angle (50%)</td><td>109.7</td></tr> <tr><td>Horizontal Field Angle (10%)</td><td>157.4</td></tr> <tr><td>Vertical Field Angle (10%)</td><td>151.4</td></tr> </table>	Total Rated Fixture Lumens	223	Total Luminaire Efficiency	100%	Total Input Watts	4.28W	Horizontal Beam Angle (50%)	112.3	Vertical Beam Angle (50%)	109.7	Horizontal Field Angle (10%)	157.4	Vertical Field Angle (10%)	151.4	<p>IES Direction</p>	<table border="1"> <thead> <tr> <th></th> <th>0</th> <th>22.5</th> <th>45</th> <th>67.5</th> <th>90</th> </tr> </thead> <tbody> <tr><td>0</td><td>81.5</td><td>81.5</td><td>81.5</td><td>81.5</td><td>81.5</td></tr> <tr><td>5</td><td>81.2</td><td>81.5</td><td>81.7</td><td>81.6</td><td>81.8</td></tr> <tr><td>15</td><td>78.6</td><td>79.1</td><td>79.8</td><td>80.0</td><td>80.4</td></tr> <tr><td>25</td><td>73.4</td><td>74.5</td><td>75.6</td><td>75.8</td><td>76.1</td></tr> <tr><td>35</td><td>65.4</td><td>66.8</td><td>68.6</td><td>69</td><td>69.4</td></tr> <tr><td>45</td><td>54.9</td><td>57.5</td><td>58.7</td><td>59</td><td>59.6</td></tr> <tr><td>55</td><td>42</td><td>44.6</td><td>46.1</td><td>46.2</td><td>46.4</td></tr> <tr><td>65</td><td>26.9</td><td>29</td><td>30</td><td>28.9</td><td>28.8</td></tr> <tr><td>75</td><td>11.7</td><td>12.3</td><td>11.1</td><td>13.2</td><td>13.9</td></tr> <tr><td>85</td><td>1.4</td><td>1.6</td><td>1.1</td><td>1.1</td><td>1.3</td></tr> <tr><td>90</td><td>0.3</td><td>0.4</td><td>0.7</td><td>1.0</td><td>1.1</td></tr> </tbody> </table>		0	22.5	45	67.5	90	0	81.5	81.5	81.5	81.5	81.5	5	81.2	81.5	81.7	81.6	81.8	15	78.6	79.1	79.8	80.0	80.4	25	73.4	74.5	75.6	75.8	76.1	35	65.4	66.8	68.6	69	69.4	45	54.9	57.5	58.7	59	59.6	55	42	44.6	46.1	46.2	46.4	65	26.9	29	30	28.9	28.8	75	11.7	12.3	11.1	13.2	13.9	85	1.4	1.6	1.1	1.1	1.3	90	0.3	0.4	0.7	1.0	1.1	<table border="1"> <tr> <td>3.281ft 1m</td> <td>2.362, 7.582fc 25.43, 81.61lx</td> <td>9.384ft 286.02cm</td> </tr> <tr> <td>6.562ft 2m</td> <td>0.5905, 1.896fc 6.357, 20.40lx</td> <td>18.77ft 572.04cm</td> </tr> <tr> <td>9.843ft 3m</td> <td>0.2625, 0.8425fc 2.825, 9.069lx</td> <td>29.15ft 888.06cm</td> </tr> <tr> <td>13.12ft 4m</td> <td>0.1476, 0.4739fc 1.589, 5.101lx</td> <td>37.54ft 1144.08cm</td> </tr> <tr> <td>16.4ft 5m</td> <td>0.0945, 0.3033fc 1.017, 3.265lx</td> <td>46.92ft 1430.10cm</td> </tr> </table> <p>Height Avg, Emax Angle: 110.07deg Diameter</p>	3.281ft 1m	2.362, 7.582fc 25.43, 81.61lx	9.384ft 286.02cm	6.562ft 2m	0.5905, 1.896fc 6.357, 20.40lx	18.77ft 572.04cm	9.843ft 3m	0.2625, 0.8425fc 2.825, 9.069lx	29.15ft 888.06cm	13.12ft 4m	0.1476, 0.4739fc 1.589, 5.101lx	37.54ft 1144.08cm	16.4ft 5m	0.0945, 0.3033fc 1.017, 3.265lx	46.92ft 1430.10cm
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3000	<p>CHARACTERISTICS: LINEAR INT - SP (LCIS) 3000K / 120. 120</p> <table border="1"> <tr><td>Total Rated Fixture Lumens</td><td>249</td></tr> <tr><td>Total Luminaire Efficiency</td><td>100%</td></tr> <tr><td>Total Input Watts</td><td>4.58W</td></tr> <tr><td>Horizontal Beam Angle (50%)</td><td>112.8</td></tr> <tr><td>Vertical Beam Angle (50%)</td><td>109.9</td></tr> <tr><td>Horizontal Field Angle (10%)</td><td>158</td></tr> <tr><td>Vertical Field Angle (10%)</td><td>150.9</td></tr> </table>	Total Rated Fixture Lumens	249	Total Luminaire Efficiency	100%	Total Input Watts	4.58W	Horizontal Beam Angle (50%)	112.8	Vertical Beam Angle (50%)	109.9	Horizontal Field Angle (10%)	158	Vertical Field Angle (10%)	150.9	<p>IES Direction</p>	<table border="1"> <thead> <tr> <th></th> <th>0</th> <th>22.5</th> <th>45</th> <th>67.5</th> <th>90</th> </tr> </thead> <tbody> <tr><td>0</td><td>90.7</td><td>90.6</td><td>90.7</td><td>90.6</td><td>90.7</td></tr> <tr><td>5</td><td>90.4</td><td>90.1</td><td>89.9</td><td>89.5</td><td>89.6</td></tr> <tr><td>15</td><td>87.7</td><td>86.8</td><td>86.2</td><td>85.2</td><td>85.2</td></tr> <tr><td>25</td><td>82.4</td><td>81</td><td>79.7</td><td>78.3</td><td>78</td></tr> <tr><td>35</td><td>73.7</td><td>71.8</td><td>70.1</td><td>68.4</td><td>68.1</td></tr> <tr><td>45</td><td>62.3</td><td>60.5</td><td>57.7</td><td>55.8</td><td>55.3</td></tr> <tr><td>55</td><td>48.1</td><td>45.9</td><td>42.9</td><td>39.6</td><td>38.5</td></tr> <tr><td>65</td><td>31.2</td><td>28</td><td>23.7</td><td>19.9</td><td>18.3</td></tr> <tr><td>75</td><td>14.2</td><td>9.9</td><td>5.7</td><td>4.2</td><td>3.3</td></tr> <tr><td>85</td><td>1.7</td><td>1</td><td>0.6</td><td>0.4</td><td>0.5</td></tr> <tr><td>90</td><td>0.3</td><td>0.1</td><td>0.3</td><td>0.3</td><td>0.3</td></tr> </tbody> </table>		0	22.5	45	67.5	90	0	90.7	90.6	90.7	90.6	90.7	5	90.4	90.1	89.9	89.5	89.6	15	87.7	86.8	86.2	85.2	85.2	25	82.4	81	79.7	78.3	78	35	73.7	71.8	70.1	68.4	68.1	45	62.3	60.5	57.7	55.8	55.3	55	48.1	45.9	42.9	39.6	38.5	65	31.2	28	23.7	19.9	18.3	75	14.2	9.9	5.7	4.2	3.3	85	1.7	1	0.6	0.4	0.5	90	0.3	0.1	0.3	0.3	0.3	<table border="1"> <tr> <td>3.281ft 1m</td> <td>2.635, 8.434fc 28.36, 90.79lx</td> <td>9.428ft 287.56cm</td> </tr> <tr> <td>6.562ft 2m</td> <td>0.6589, 2.109fc 7.091, 22.70lx</td> <td>18.86ft 574.71cm</td> </tr> <tr> <td>9.843ft 3m</td> <td>0.2928, 0.9371fc 3.152, 10.09lx</td> <td>28.28ft 862.07cm</td> </tr> <tr> <td>13.12ft 4m</td> <td>0.1647, 0.5271fc 1.773, 5.674lx</td> <td>37.71ft 1149.42cm</td> </tr> <tr> <td>16.4ft 5m</td> <td>0.1054, 0.3374fc 1.135, 3.631lx</td> <td>47.14ft 1436.78cm</td> </tr> </table> <p>Height Avg, Emax Angle: 110.32deg Diameter</p>	3.281ft 1m	2.635, 8.434fc 28.36, 90.79lx	9.428ft 287.56cm	6.562ft 2m	0.6589, 2.109fc 7.091, 22.70lx	18.86ft 574.71cm	9.843ft 3m	0.2928, 0.9371fc 3.152, 10.09lx	28.28ft 862.07cm	13.12ft 4m	0.1647, 0.5271fc 1.773, 5.674lx	37.71ft 1149.42cm	16.4ft 5m	0.1054, 0.3374fc 1.135, 3.631lx	47.14ft 1436.78cm
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Photometrics by an independent lab in accordance with current IES published Procedures.

☐ Lumen measurements comply with IES LM-79-08.

IES data is available at www.ecosenselighting.com

EcoSense Lighting Inc.
915 Wilshire Boulevard
Suite 2175
Los Angeles, CA 90017

Phone 310-496-6255
Fax 310-496-6256
Toll Free 855-632-6736
855-6-ECOSEN

Specifications subject to change without notice. Visit EcoSenseLighting.com for the most current specifications.

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SPEC-LCIS-20140110-V1

ECOSENSELIGHTING.COM

DATE _____

PROJ. _____

FIRM _____

TYPE _____

LIGHTING FACTS LABELS

LED
EcoSense Lighting



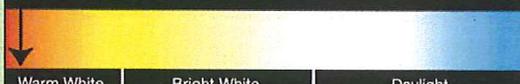
lighting facts[®]

A Program of the U.S. DOE

Light Output (Lumens)	223
Watts	4.277
Lumens per Watt (Efficacy)	52

Color Accuracy Color Rendering Index (CRI)	86
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Light Color Correlated Color Temperature (CCT)	2700 (Warm White)
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2700K
3000K
4500K
6500K

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: XNX5-FREELD (Revised 7/1/2013)
Model Number: LCIS-12-27-120-120
Type: Luminaire - Cove

<p>EcoSense Lighting Inc. 915 Wilshire Boulevard Suite 2175 Los Angeles, CA 90017</p>	<p>Phone 310-496-6255 Fax 310-496-6256 Toll Free 855-632-6736 855-6-ECOSEN</p>	<p>Specifications subject to change without notice. Visit EcoSenseLighting.com for the most current specifications.</p> <p>2014 All rights reserved. EcoSense, the EcoSense logo, and EcoSpec are registered trademarks of EcoSense Lighting Inc. SPEC-LCIS-20140110-V1</p>
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