



**LEBANON PLANNING BOARD
MAY 8, 2025 - 1:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 934 787 584#). If you have trouble accessing this meeting, please email [Tim Corwin](#).

2. Notice of Regional Impact

3. Public Hearing Items

- A. **Manjit Singh (applicant), Vorachak, LLC, (property owner), 70 Hanover Street (Tax Map 91, Lot 197), zoned LD:** A request for Site Plan Review of a proposed partial conversion of the existing commercial use to permit a mobile food truck support kitchen and a take-out restaurant. **PB2025-12-MSP - Continued from April 10, 2025**
- B. **Eric S. & Irina K. Stacy, 108 School Street (Tax Map 107, Lot 6), zoned R-3:** Applicant requests minor site plan review of a proposed conversion of the existing two (2)-family dwelling to a four (4)-unit multi-family dwelling, together with associated site improvements. **PB2025-26-MSP**
- C. **Dartmouth Hitchcock Medical Center, One Medical Center Drive (Tax Map 10, Lot 8), zoned MC:** Applicant requests minor site plan review of proposal to convert an existing courtyard area located between the east patient tower and the main hospital building into a usable amenity space for hospital patients. **PB2025-27-MSP**

4. Other Business

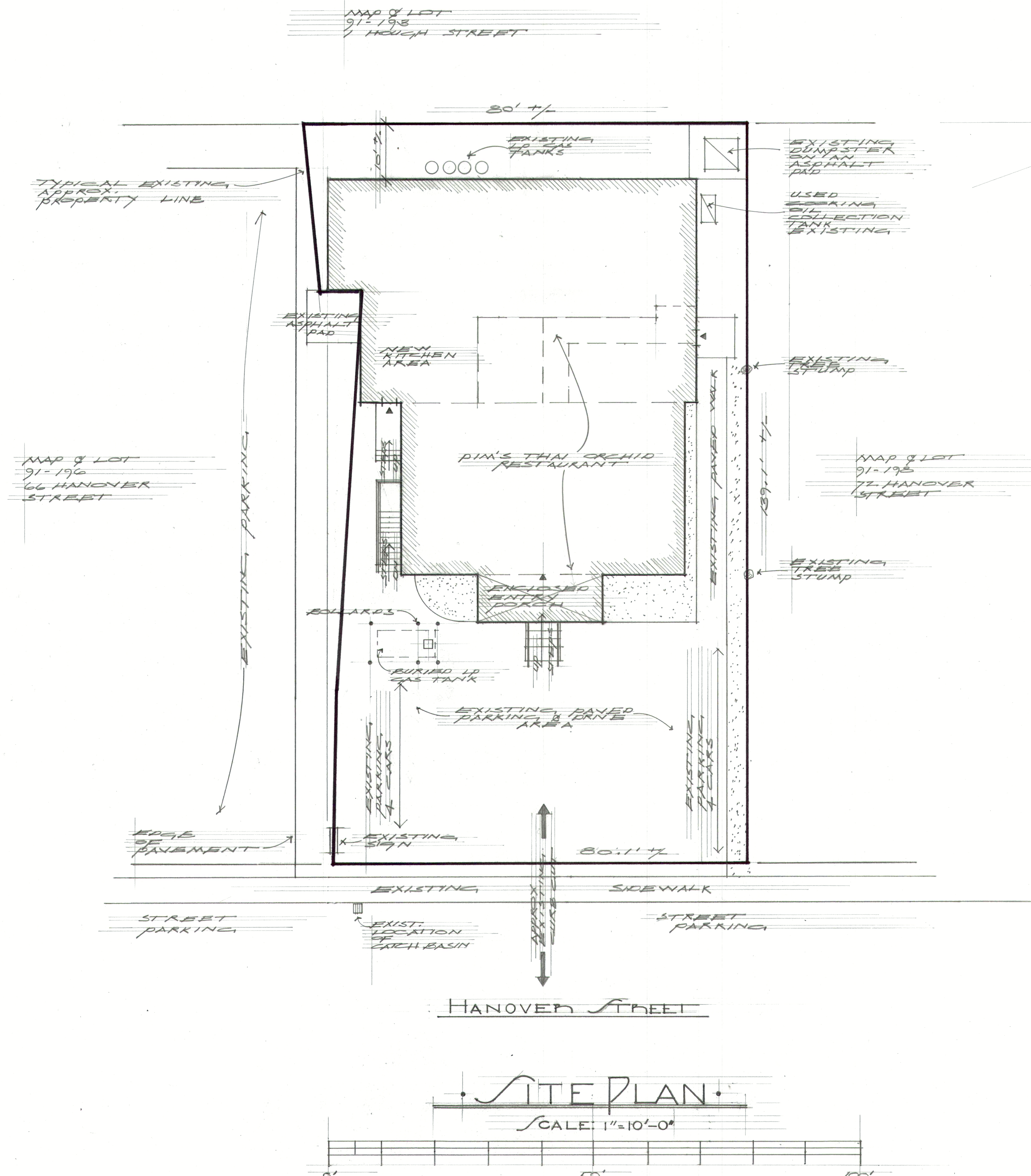
5. Approval of Minutes

- A. April 10, 2025

6. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.



Property Data

Property Owner:
Vorachak, LLC
2 Tannery Lane
Lebanon, NH 03766
(603) 707-0891
spvorachak@gmail.com

Applicant:
Manjit Singh
6 Whitcomb Avenue; Unit 2
West Lebanon, NH 03784
(802) 356-9818
Msaini1971@gmail.com

Property Location:
70 Hanover Street
Tax Map 91 / Lot 197

Zoning Data:
Zoning District:
Lebanon Downtown District "LD"
Use:
Commercial food preparation kitchen.
Lot Area:
Required: 3,000 square feet.
Have: 4,064 square feet.
Frontage:
Required: 40 feet.
Have: 80 feet.
Front Yard Setback:
None Required.
Side Yard Setback:
None Required.
Rear Yard Setback:
Required: 10 feet.
Have: 10 feet.

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70 HANOVER STREET
LEBANON • NEW HAMPSHIRE

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DATE:
APRIL 22, 2025
DESIGNED:
1 OF 1

APPLICATION FOR

SPECIAL EXCEPTION	☐	☒ SITE PLAN REVIEW
VARIANCE	☐	☐ SUBDIVISION
MOTION FOR REHEARING	☐	☐ LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐ CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: *Eric S. and Irina K. Stacy*

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME:

TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: *107*

LOT#: *6*

PLOT #:

ZONE: *R3*

STREET ADDRESS OF PROJECT: *108 School St. Lebanon, NH 03766*

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Convert existing duplex into four 2-bedroom apartments with additional parking

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☒ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☒ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**

USE: _____

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on *May 8*, 20*25*, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: *[Signature]*

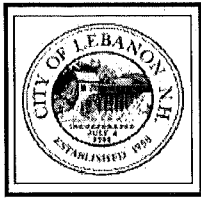
DATE: _____

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: _____

DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEES & AMOUNT	DATE PAID	VOUCHER #
<i>4-7-2025</i>	<i>107-6</i>	<i>PB2025-26-m5d</i>			



City of Lebanon, New Hampshire **APPLICATION FOR MINOR SITE PLAN REVIEW** **SUPPORT STATEMENT**

Office Use Only Date Received: _____ Application No.: _____

I. APPLICATION CHECKLIST [per §3.2.B.7 of the Site Plan Review Regulations]

- An Application, completed in full and signed by the property owner [§3.2.B.7.a]*
- This Support Statement, completed in full and signed by the applicant [§3.2.B.7.b]*
- Payment of the appropriate filing fees [§3.2.B.7.c]*
- A completed Public Hearing Notification List [§3.2.B.7.d]*
- A digital copy of the site plan set, prepared in accordance with the requirements of §3.2.B.7.e, in .PDF format*
- Optional: photos and any other materials in support of your application*

II. PROJECT DESCRIPTION

Describe your proposed project with as much detail as possible, including but not limited to changes to the use(s), to the exterior of the building, and to the site. You can respond in the space provided below or on a separate sheet of paper.

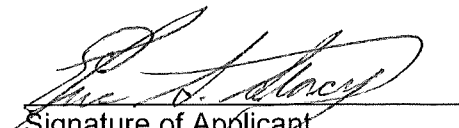
See attached statement.

III. SITE PLAN TECHNICAL CHECKLIST

The site plan shall:	Info. Provided
3.2.B.7.e - Be scaled	☐
3.2.B.7.e - Be prepared utilizing the current approved site plan as a base map, if available	☒
3.2.B.7.e - Identify all abutters	☒
3.2.B.7.e.i - Indicate the site location	☒
3.2.B.7.e.i - Indicate the address of the subject property	☒
3.2.B.7.e.i - Indicate the zoning classification of the subject property	☒
3.2.B.7.e.ii - Describe the size, shape, and use of the subject property	☒
3.2.B.7.e.ii - Describe relevant information about existing site topography, drainage, hydrologic features, vegetation, and other natural features	☒
3.2.B.7.e.ii - Describe proposed changes to site topography, drainage, hydrologic features, vegetation, and other natural features	☒

The site plan shall:	Info. Provided	Not Applicable
3.2.B.7.e.iii - Show the size, dimensions, location, and height (as applicable) of: - existing structures - proposed structures - expansions to existing structures - landscaping - parking areas - walkways / ramps - driveways - lighting fixtures - stormwater control devices - exterior waste receptacles - exterior equipment - utilities - all other improvements	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐
3.2.B.7.e.iv (Article VI design compliance) - Identify or show: where/how stormwater will be discharged	☒	X
3.2.B.7.e.v (Zoning Ordinance compliance) - Identify or show: - setbacks (in ft.) of existing buildings and structures - setbacks (in ft.) of proposed buildings and structures - existing use(s) of property - proposed use(s) of property - size of each existing and proposed non-residential unit - number of existing and proposed dwelling units - number of existing on-site parking spaces - for each use, the number of required parking spaces per Section 607 of the Zoning Ordinance - total proposed number of on-site parking spaces	☒ ☒ ☒ ☒ ☐ ☒ ☒ ☐ ☒ ☒	☐ ☐ X X ☒ ☐ ☐ ☐ ☐ ☐

I hereby attest that to the best of my knowledge all of the information on this Support Statement and in the accompanying Minor Site Plan application materials and documentation is true and accurate.


 Signature of Applicant

4/1/25
 Date

Minor Site Plan Review Supporting Statement

II. Project Description

Conversion of an existing duplex to a 4-plex as approved by the Lebanon Zoning Board of Adjustment in Notice of Decision ZB2025-04-VAR on February 3, 2025 at 108 School Street, Lebanon, NH 03766, Tax Map 107, Lot 6, Zone R3.

The existing property has

1. An approximately 1350 SF, unfinished, dirt-floor, walk-out basement currently containing two fuel oil tanks and furnaces to service the two units. There are at least five existing windows or window frames that have been covered and two exterior doors,
2. An approximately 1350 SF ground floor with two kitchens, two baths, two living rooms, three staircases, and four exterior doors,
3. An approximately 1350 SF second floor with six rooms and two staircases,
4. An approximately 1350 SF third half-floor with 900 SF of area over 4' in height with two bedrooms, two additional generic rooms, and two staircases, all of which show signs of previous habitation but appear to have been abandoned since the 1930's or so based on the wallpaper,
5. Each side of the duplex stacked and occupying space on each floor,
6. Two asphalt driveways on either side with an identical design of two small parking spaces each, one of which is impractical to use in the winter due to snow shedding from the roof,
7. A slope on either side of the house after the end of the driveways of 6 to 8 feet over a distance of approximately 50 feet to the rear property line,
8. A shared fence with the western neighbor and no fence with the eastern neighbor whose driveway is immediately on the eastern boundary
9. An offset, dogleg area extending from the southwest half of the rear boundary containing a square of additional, unused, wooded land for a total property area of 0.39 acres

The remodeled property will have

1. A 736 SF, 2-bedroom apartment with one exterior door and one bathroom with washer/dryer connections,
2. The remainder of the basement will remain unfinished except for an improved exterior door to the rear of the building connecting to an interior staircase that will allow ingress/egress to all floors of the building
3. A 1350 SF ground floor with
 - a. Two exterior doors leading to two common area staircases, the western staircase connects from the walk-in basement to the third floor, while the eastern staircase connects from the ground floor to the third floor,
 - b. A third exterior door on the east side of the building leading to the east porch
 - c. Two bedrooms each with a dedicated bathroom
 - d. Kitchen with washer/dryer hookups
 - e. Living room
 - f. Two staircases, one in the northwest corner and the other in the southeast corner, each providing a means of ingress and egress,
4. A 1355 SF second floor with the same layout at the ground floor with the exception that the ingress and egress is from the two staircases and there is no third exterior door,
5. A 900 SF third half-floor apartment with
 - a. Ingress and egress from the two staircases from below with both bedrooms having immediate access to one of the staircases, through the apartment access to the other, and appropriately sized windows for emergency egress, note that an inspection was conducted by Charlie Barker during the summer to review compliance
 - b. Two bedrooms
 - c. A single, shared bathroom with washer/dryer connections
 - d. A kitchen and dining area
6. One unit on each floor rather than two units on all floors,

7. An expanded eastern driveway with two, fully functional parking spaces safe from snow sloughing off the roof with two installed EV charging stations, each hardwired into the panel of a different apartment so as to avoid communal metering,
8. An expanded, asphalt western driveway
 - a. Lengthened by approximately 25' parallel to the western boundary with a width of 20' for a total of 500 SF to the beginning of a new, rear parking area as described in Item 9 below
 - b. That is sloped downward approximately 3' over this additional 25' distance, regraded to be in the same plane as the neighbor's yard
 - c. Containing one, EV capable, parallel parking place sited on the western 5' driveway setback,
 - d. six to eight *Thuja Occidentalis* conical shrubs from the *Arboretum* family to provide light and noise filtering for the western neighbor parallel to the building then transitioning to a shared, existing fence with no additional landscaping to avoid creating an unmaintainable area for leaf or snow buildup along the shared boundary,
9. An infilled, asphalt parking area in the rear connected to the expanded, western driveway with
 - a. An approximate eastern and western boundary extending 32' below the southern wall of the house with the western boundary located on the 5' driveway setback,
 - b. a southern boundary running east and west of approximate 60' located on the 5' southern boundary driveway setback for a total of 1920 SF to be formed, subject to contractor design, by concrete retaining blocks with between 0' to 3' of infill over the entire area,
 - c. Three 9'x18' 90-degree parking places aligned east-west, the northern two of which are EV installed and hardwired to individual unit panels while the southern most parking space will be EV capable
 - d. Two 9' x 24', EV capable, parallel parking places sited on the western 5' driveway setback

- e. An interior V-slope oriented parallel to the western boundary and located between the western parallel parking places and the eastern 90-degree parking places to channel stormwater
 - f. The southern edge of the lot will be open so that snow can be pushed down the driveway between the parallel parking on the west and the house and 90-degree parking on the east off the lot into the wooded area for and absorption and velocity management when raining,
10. A new eastern sidewalk next to the house to allow access from the southwest, interior, common staircase and the exterior door of the walkout basement apartment to both the eastern and southern parking lots,
 11. A new sidewalk connecting the western driveway and southern parking lot to the walkout basement-level exterior door on the southwest interior corner of the building allowing residents access to all floors of the building via the northwest interior staircase,
 12. The trash receptacles will be located on the southern wall of the structure between the eastern and western sidewalks in the southern parking area,
 13. Low-temp, air-source heat pumps for HVAC replacing the fuel oil systems,
 14. Air-source heat pumps in the basement for domestic hot water
 15. Four 125 Amp or greater electrical services, each with a dedicated EV charging space,
 16. No house meter for electricity since there will be no common area electrical needs,
 17. Capability to wire additional EV capable spaces to the appropriate unit panel dependent upon future occupant needs,
 18. Existing fuel-oil HVAC components and other domestic water systems will be removed in favor of the all-electric approach
 19. Kichler 9234 Dark Sky rated downlights will be added to the exterior as shown with that circuit fed off the walkout basement panel should a rent adjustment be necessary.

III. Site Plan Technical Checklist

Please note that many items are addressed in the description of the remodeled property immediately above.

3.2.B.7.e.iv -- Stormwater Discharge.

No substantial changes are contemplated on the northern or eastern sides of the building. There is a city stormwater drain for School Street at the northeast corner of the property and no problems have even been observed.

The western side of the building has minor issues with stormwater runoff into the southern section of the basement but this will be addressed during the expansion of the western driveway and addition of the southern parking lot. Specifically, a small retaining wall will be constructed on the west side of the building next to the new sidewalk to the walkout basement level, common entrance directing stormwater and dripline runoff away from the building.

The western driveway and southern parking area will have an interior V-slope oriented parallel to the western boundary and located between the western parallel parking places and the building and eastern 90-degree parking places to channel stormwater and roofline discharge off the southern end of the parking lot into the additional wooded area that is part of this parcel.

3.2.B.7.e.v – Zoning Compliance.

Existing Use: Duplex

Proposed Use: 4-plex

Existing Unit Size:

1. 108 School Street – Approx. 1400 SF
2. 108 ½ School Street – Approx. 1300 SF

Proposed Unit Size:

1. 764 SF, 2 BR / 1 BA Walkout Basement
2. 1350 SF, 2 BR / 2 BA Ground Floor Apartment
3. 1350 SF, 2 BR / 2 BA 2nd Floor Apartment
4. 900 SF, 2 BR / 1 BA Attic Apartment

Existing On-site Parking: 4 Spaces

Existing Required Parking: 3 Spaces

Proposed Required Parking: 6 Spaces

Total Proposed Parking: 8 Spaces, 4 EVSE Installed, 4 EVSE Capable

CERTIFIED NOTIFICATION LIST

THE CITY OF LEBANON IS REQUIRED UNDER NH RSA 672:3 TO NOTIFY THE FOLLOWING PERSONS OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: ALL ABUTTERS; THE APPLICANT; PROPERTY OWNER; HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR, OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

MAP & LOT NUMBER: <u>107-6</u> PROPERTY OWNER: Eric & Irina Stacy 108 School St Lebanon, NH 03766	MAP & LOT NUMBER: <u>107-6</u> APPLICANT: Eric & Irina Stacy 108 School St. Lebanon, NH 03766
MAP & LOT NUMBER: <u>107-7</u> ABUTTER/OTHER: Sean C. Bowden 104 School St. Lebanon, NH 03766	MAP & LOT NUMBER: <u>107-8-200</u> ABUTTER/OTHER: <u>(107-8-100)</u> Andrew C Hunnewell P.O. Box 870 Lebanon, NH 03766
MAP & LOT NUMBER: <u>107-5</u> ABUTTER/OTHER: PCF School LLC 32 Main St. West Lebanon, NH 03784	MAP & LOT NUMBER: <u>107-206</u> ABUTTER/OTHER: RL & PM Sherman, TTCS 105 School St. Lebanon, NH 03766
MAP & LOT NUMBER: <u>(107-205)</u> ABUTTER/OTHER: Timothy N + Deborah J Carr 103 School St Lebanon, NH 03766	MAP & LOT NUMBER: _____ ABUTTER/OTHER: Viva Libre Geomatics P.O. Box 1093 Lebanon, NH 03766
MAP & LOT NUMBER: _____ ABUTTER/OTHER:	MAP & LOT NUMBER: _____ ABUTTER/OTHER:
MAP & LOT NUMBER: _____ ABUTTER/OTHER:	MAP & LOT NUMBER: _____ ABUTTER/OTHER:

(9/17/04)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees will also be required. See note on page 2.		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

OTHER		
-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)		
-EXTENSION REQUESTS		
-CONDITIONAL USE PERMITS		
		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice. (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$150.00	\$150.00
NOTIFICATION FEE (see note below)	Current USPS rate per certified notice (see below) X <u>7</u> notices	\$ <u>5.54</u> (abutter certified) 32.24
TOTAL DUE		\$ <u>188.78</u>

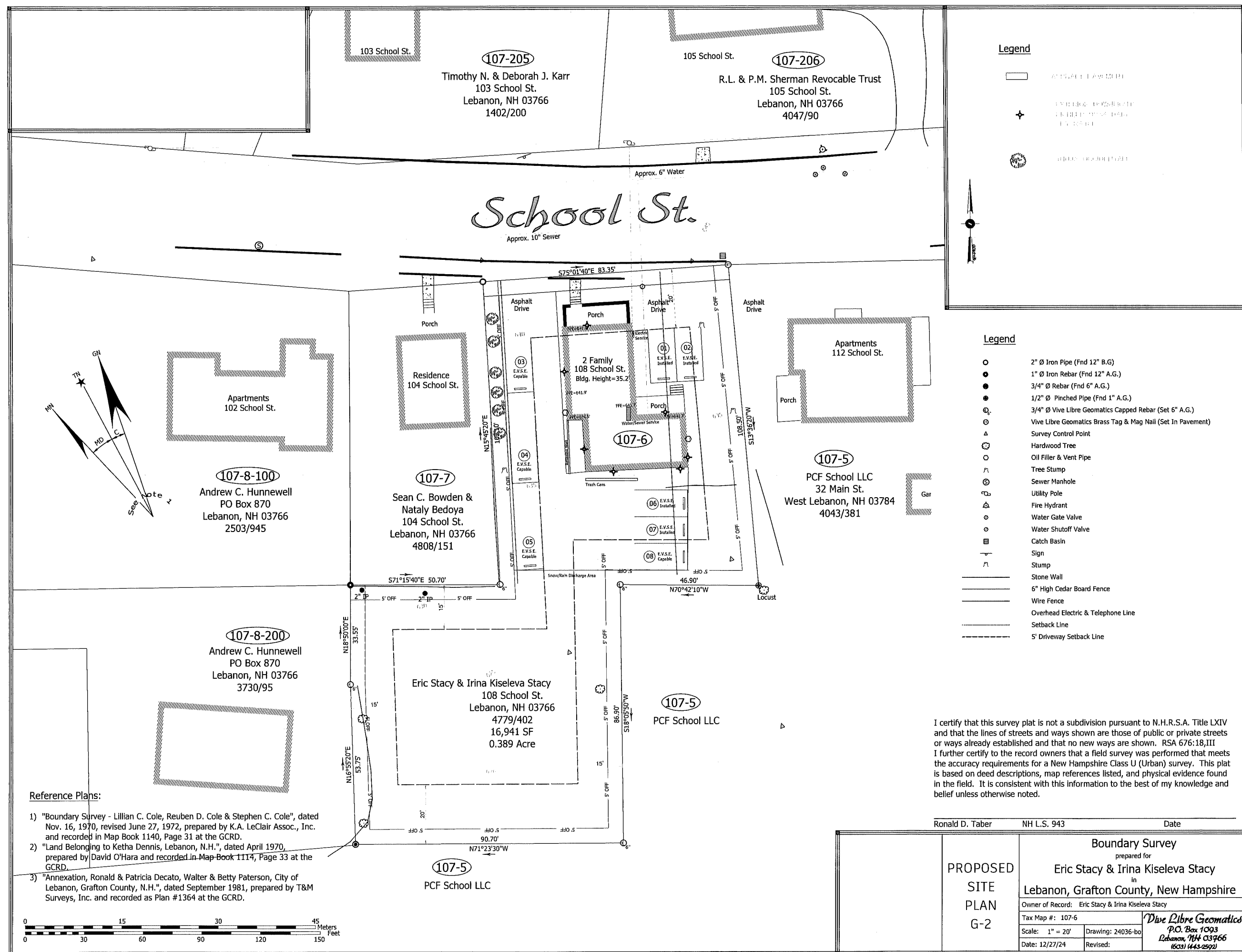
ENGINEERING REVIEW FEES:

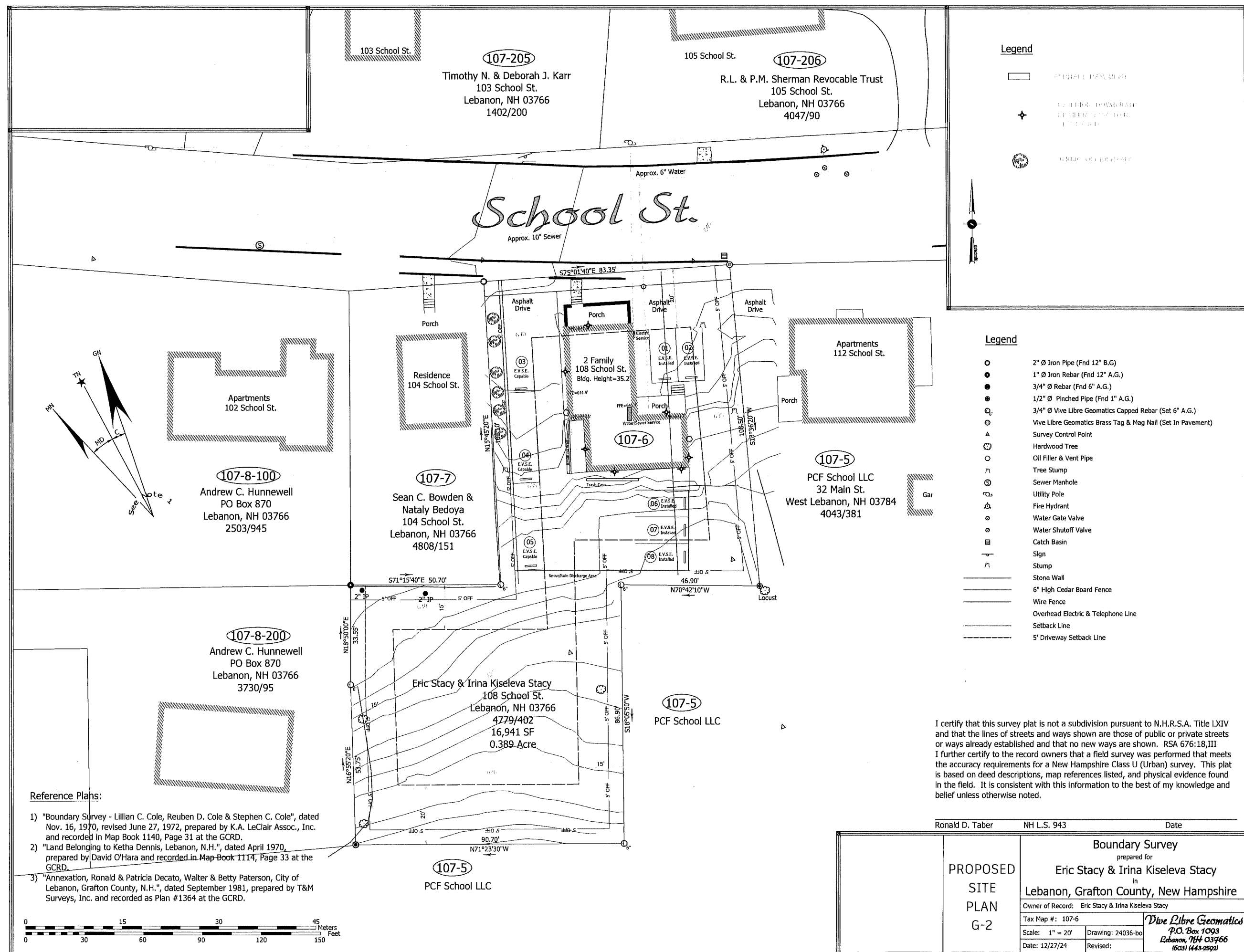
After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$5.54 per certified notice

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).





School St.

Approx. 10" Sewer

Approx. 6" Water

Legend

Boxed

APPROXIMATE

+

EXISTING EASEMENTS
E.P. 100' (SEE PLAN 100-1)

○

NEW EASEMENT

Legend

- 2" Ø Iron Pipe (Find 12" B.G.)
- 1" Ø Iron Rebar (Find 12" A.G.)
- 3/4" Ø Rebar (Find 6" A.G.)
- 1/2" Ø Pinched Pipe (Find 1" A.G.)
- 3/4" Ø Vive Libre Geomatics Capped Rebar (Set 6" A.G.)
- Vive Libre Geomatics Brass Tag & Map Nail (Set In Pavement)
- △ Survey Control Point
- Handwood Tree
- Oil Filler & Vent Pipe
- △ Tree Stump
- Sewer Manhole
- Utility Pole
- △ Fire Hydrant
- Water Gate Valve
- Water Shutoff Valve
- Catch Basin
- Sign
- Stump
- Stone Wall
- 6" High Cedar Board Fence
- Wire Fence
- Overhead Electric & Telephone Line
- Setback Line
- 5' Driveway Setback Line

Reference Plans:

- 1) "Boundary Survey - Lillian C. Cole, Reuben D. Cole & Stephen C. Cole", dated Nov. 16, 1970, revised June 27, 1972, prepared by K.A. LeClair Assoc., Inc. and recorded in Map Book 1140, Page 31 at the GCRD.
- 2) "Land Belonging to Ketha Dennis, Lebanon, N.H.", dated April 1970, prepared by David O'Hara and recorded in Map Book 1114, Page 33 at the GCRD.
- 3) "Annexation, Ronald & Patricia Decato, Walter & Betty Paterson, City of Lebanon, Grafton County, N.H.", dated September 1981, prepared by T&M Surveys, Inc. and recorded as Plan #1364 at the GCRD.



Ronald D. Taber NH L.S. 943 Date

PROPOSED
SITE
PLAN
G-2

Boundary Survey

prepared for

Eric Stacy & Irina Kiseleva Stacy
In
Lebanon, Grafton County, New Hampshire

Owner of Record: Eric Stacy & Irina Kiseleva Stacy

Tax Map #: 107-6

Scale: 1" = 20'

Date: 12/27/24

Drawing: 24036-00

Revised:

Dive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
603.643.2500

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION	☐	☒ Minor SITE PLAN REVIEW
VARIANCE	☐	☐ SUBDIVISION
MOTION FOR REHEARING	☐	☐ LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐ CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Dartmouth Hitchcock Medical Center, attn: David Duncan

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME:

TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 10

LOT#: 8

PLOT #:

ZONE: MC

STREET ADDRESS OF PROJECT: One Medical Center Drive

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

A courtyard makeover to turn an unused space into a beneficial usable space for patients.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**

USE: Medical Center

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: _____ DATE: _____

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY

OWNER: David Stiger

Digitally signed by David Stiger
DN: C=US, E=david.stiger@hitchcock.org, O=Mary Hitchcock Memorial Hospital,
OU=Director Design and Construction, CN=David Stiger
Date: 2025.04.22 12:12:03-04'00'

DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
4/22/2025	10-8	PB2025-27-MSP	



City of Lebanon, New Hampshire

APPLICATION FOR MINOR SITE PLAN REVIEW

SUPPORT STATEMENT

Office Use Only Date Received: _____ Application No.: _____

I. APPLICATION CHECKLIST [per §3.2.B.7 of the Site Plan Review Regulations]

- ☒ An [Application](#), completed in full and signed by the property owner [§3.2.B.7.a]
- ☒ This *Support Statement*, completed in full and signed by the applicant [§3.2.B.7.b]
- ☒ Payment of the appropriate filing fees [§3.2.B.7.c]
- ☒ A completed [Public Hearing Notification List](#) [§3.2.B.7.d]
- ☒ A digital copy of the site plan set, prepared in accordance with the requirements of §3.2.B.7.e, in .PDF format
- ☒ Optional: photos and any other materials in support of your application [Lighting cut sheets](#).

II. PROJECT DESCRIPTION

Describe your proposed project with as much detail as possible, including but not limited to changes to the use(s), to the exterior of the building, and to the site. You can respond in the space provided below or on a separate sheet of paper.

[Redevelopment of courtyard which is almost completely surrounded by 4 and 5 story buildings and is not visible from parking lots or primary sidewalks on campus. The revised courtyard will include a fenced in area for supervised patient use. The area within the fence will have a mix of hardscapes and artificial turf.](#)

[The area outside of the fence will receive a new alignment of a walkway to staff door.](#)

[New lights will be installed to light the courtyard and walkway.](#)

[The project will remove 1,361 sf of asphalt sidewalk and install 3, 579 sf of hardscapes for a change of 2,218 sf.](#)

III. SITE PLAN TECHNICAL CHECKLIST

The site plan shall:	Info. Provided
<u>3.2.B.7.e</u> - Be scaled	☒
<u>3.2.B.7.e</u> - Be prepared utilizing the current approved site plan as a base map, if available	☒
<u>3.2.B.7.e</u> - Identify all abutters	☒
<u>3.2.B.7.e.i</u> - Indicate the site location	☒
<u>3.2.B.7.e.i</u> - Indicate the address of the subject property	☒
<u>3.2.B.7.e.i</u> - Indicate the zoning classification of the subject property	☒
<u>3.2.B.7.e.ii</u> - Describe the size, shape, and use of the subject property	☒
<u>3.2.B.7.e.ii</u> - Describe relevant information about existing site topography, drainage, hydrologic features, vegetation, and other natural features	☒
<u>3.2.B.7.e.ii</u> - Describe proposed changes to site topography, drainage, hydrologic features, vegetation, and other natural features	☒

The site plan shall:	Info. Provided	Not Applicable
3.2.B.7.e.iii - Show the size, dimensions, location, and height (as applicable) of: - existing structures - proposed structures - expansions to existing structures - landscaping - parking areas - walkways / ramps - driveways - lighting fixtures - stormwater control devices - exterior waste receptacles - exterior equipment - utilities - all other improvements	☒ ☐ ☐ ☒ ☐ ☒ ☐ ☒ ☐ ☒ ☒ ☐ ☒ ☒ ☐ ☒ ☒	☐ ☐ ☒ ☐ ☒ ☐ ☒ ☐ ☐ ☐ ☒ ☐ ☐ ☒ ☐ ☐
3.2.B.7.e.iv (Article VI design compliance) - Identify or show: where/how stormwater will be discharged	☒	
3.2.B.7.e.v (Zoning Ordinance compliance) - Identify or show: - setbacks (in ft.) of existing buildings and structures - setbacks (in ft.) of proposed buildings and structures - existing use(s) of property - proposed use(s) of property - size of each existing and proposed non-residential unit - number of existing and proposed dwelling units - number of existing on-site parking spaces - for each use, the number of required parking spaces per Section 607 of the Zoning Ordinance - total proposed number of on-site parking spaces	☒ ☐ ☐ ☐ ☐ ☐ ☒ ☒ ☒ ☐ ☒ ☒	☐ ☒ ☐ ☐ ☒ ☒ ☐ ☐ ☐ ☐

I hereby attest that to the best of my knowledge all of the information on this Support Statement and in the accompanying Minor Site Plan application materials and documentation is true and accurate.



Signature of Applicant

04/22/2025

Date

CERTIFIED NOTIFICATION LIST

Notice shall be sent by certified mail to the Owner; Applicant, if different from Owner; Abutters; Holders of conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property; the holders of easements, rights-of-way, and other restrictions; and every engineer, architect, land surveyor, or soil or wetlands scientist whose seal appears on any plan submitted to the Board; and any other persons required by RSA 676:4, I(d). The names and mailing addresses shall be furnished by the Applicant.

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

Map & Lot Number: 10-8	Map & Lot Number: 10-8
Property Owner: 10-8-100, -200, -300 10-8-70100 Dartmouth Hitchcock Med Center Mary Hitchcock Memorial Hospital 10-10, -21, -22, -23, -25 The Hitchcock Clinic 24-6 c/o David Stiger, DHMC Facilities One Medical Center Drive, Lebanon, NH 03756	Applicant, Co-Applicant, Agent, or Lessee: Dartmouth Hitchcock Med Center c/o David Stiger, DHMC Facilities One Medical Center Drive Lebanon, NH 03756
Map & Lot Number: 5-1, 22-2, 24-4	Map & Lot Number:
Dartmouth College Trustees 10-11-1500 c/o Dan Justynski, Real Estate Office 10-11-1600 PO Box 5188 10-8-7020 Hanover, NH 03755 10-24-100 10-24-200	
Map & Lot Number: 6-1	Map & Lot Number: 10-9 & Hanover 21-6
Liberty Utilities 15 Buttrick Road Londonderry, NH 03053	Route 120 Realty Company c/o Mark Milowsky PO Box 92 Hanover, NH 03755

Map & Lot Number: 10-6-100	Map & Lot Number: 10-6-200
Northern NE Tele Oper LLC Fairpoint Communications Inc 770 Elm St, Tax Dept 2nd Floor Manchester, NH 03101	David's House Inc. Jaye Olmstead, Executive Director 461 Mount Support Road Lebanon, NH 03766
Map & Lot Number: 10-7	Map & Lot Number: 10-7-101
Hanover Road Professional Center PO Box 682 Hanover, NH 03755	Route 102 A-1 Holdings, LLC 1 Pine Drive Hanover, NH 03755
Map & Lot Number: 10-7-102	Map & Lot Number: 10-7-105
Route 102 B-1 Holdings, LLC 1 Pine Drive Hanover, NH 03755	MDM Land Company 1800 West Loop South Houston, TX 77027
Map & Lot Number: 10-7-201	Map & Lot Number: 10-7-202
Route 102 A-2 Holdings, LLC 1 Pine Drive Hanover, NH 03755	Caldwell, MW & TW Ttees 10-7-602 PO Box 176 Lyme Center, NH 03769
Map & Lot Number: 10-7-203	Map & Lot Number: 10-7-204
AJSNH LLC 1046 Goose Pond Rd Canaan, NH 03741	Tiempo de Vals Properties LLC 216 Whitaker Rd Meriden, NH 03770
Map & Lot Number: 10-7-205	Map & Lot Number: 10-7-302
Rentacs LTD Partnership 10-7-502 PO Box 177 Etna, NH 03750	SHUJAA LLC 367 NH Route 120, Unit B3 Lebanon, NH 03766
Map & Lot Number: 10-7-305	Map & Lot Number: 10-7-402
JCP LLC 367 NH Route 120, Unit E3 Lebanon, NH 03766	Unit B4 LLC 19 Hollenbeck Ln Hanover, NH 03755

(Revised 2/8/2024)

Map & Lot Number: 10-7-405	Map & Lot Number: 10-7-702
Hanover Oral Surgery, PLLC 367 NH Route 120, Unit B5 Lebanon, NH 03766	BTA Real Estate LLC PO Box 730 Lebanon, NH 03766
Map & Lot Number: 10-7-802	Map & Lot Number: Hanover 21-1
Rumford Street Properties, LLC 219 Rumford St Concord, NH 03301	Stewart's Shops Coop 2907 Route 9 Ballston Spa, NY 12020
Map & Lot Number: Hanover 20-1	Map & Lot Number: Hanover 20-2
Town of Hanover c/o Dartmouth Real Estate Office PO Box 5188 Hanover, NH 03755	Town of Hanover PO Box 483 Hanover, NH 03755
Map & Lot Number:	Map & Lot Number:
Engineering Ventures PC c/o Nicholas Fiore 85 Mechanic St., Suite E2-3 Lebanon, NH 03766	City of Lebanon 51 N Park St Lebanon, NH 03766
Map & Lot Number:	Map & Lot Number:
LAVALLEE BRESINGER ARCHITECTS COURTNEY CARRIER, AIA 155 DOW STREET, SUITE 400 MANCHESTER, NH 03101	STEVENS & ASSOCIATES, PC BRUD SANDERSON, PE 95 MAIN STREET BRATTLEBORO, VT 05302
Map & Lot Number:	Map & Lot Number:
FITZMEYER & TOCCI ASSOCIATES, INC TIMOTHY PIEHL, PE 300 UNICORN PARK DRIVE, 5TH FLOOR WOBURN, MA 01801	
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)		
		TOTALS
FILING FEE	\$25.00	\$25.00
ADVERTISING FEE	\$100	\$100
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE		\$ _____
MINOR SUBDIVISION		
		TOTALS
FILING FEE	\$150.00	\$150.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ _____
**Engineering Review fees may also be required. See note on page 2.		
PRELIMINARY REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$200.00	\$200.00
NUMBER OF LOTS* _____	\$30.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ _____
*Or units when the subdivision does not create individual lots. **Engineering Review fees will also be required. See note on page 2.		
FINAL REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$500.00	\$500.00
FIRST FIVE (5) LOTS*	\$75.00 per lot*	
NUMBER OF LOTS 6+*	\$150.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE TIME OF FILING		\$ _____
*Or units when the subdivision does not create individual lots. **Engineering Review fees will also be required. See note on page 2.		
SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees will also be required. See note on page 2.		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

OTHER		
-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES) -EXTENSION REQUESTS -CONDITIONAL USE PERMITS		
		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$150.00	\$150.00
NOTIFICATION FEE (see note below)	Current USPS rate per certified notice (see below) X <u>28</u> notices	\$ <u>155.12</u> (abutter certified)
TOTAL DUE		\$ 305.12

ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$5.54 per certified notice

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).

DHMC L2WC PEDI PSYCH COURTYARD
MINOR SITE PLAN REVIEW PLANS

ABUTTER'S LIST

ID	Owner Name	Owner Address	City	State	Zip
10-8	DARTMOUTH HITCHCOCK MEDICAL CENTER	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-8-100	DARTMOUTH HITCHCOCK MEDICAL CENTER	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-8-200	MARY HITCHCOCK MEMORIAL HOSPIAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-8-300	DARTMOUTH HITCHCOCK MEDICAL CENTER	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-8-70100	MARY HITCHCOCK MEMORIAL HOSPIAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-8-7020	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
5-1	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
6-1 (E)	LIBERTY UTILITIES	15 BUTTRICK RD	LONDONDERRY	NH	03053
10-6-100 (E)	NORTHERN NE TELE OPER LLC	770 ELM ST, TAX DEPT 2ND FL	MANCHESTER	NH	03101
10-6-200	DAVIDS HOUSE INC	461 MOUNT SUPPORT RD	LEBANON	NH	03766
10-7	HANOVER ROAD PROFESSIONAL CENTER	PO BOX 682	HANOVER	NH	03755
10-7-101	ROUTE 102 A-1 HOLDINGS, LLC	1 PINE DR	HANOVER	NH	03755
10-7-102	ROUTE 102 B-1 HOLDINGS, LLC	1 PINE DR	HANOVER	NH	03755
10-7-105	MDM LAND COMPANY	1800 WEST LOOP SOUTH	HOUSTON	TX	77027
10-7-201	ROUTE 102 A-2 HOLDINGS, LLC	1 PINE DR	HANOVER	NH	03755
10-7-202	CALDWELL, MW & TW TTEES	PO BOX 176	LYME CNTR	NH	03769
10-7-203	AJSNH LLC	1046 GOOSE POND RD	CANAAN	NH	03741
10-7-204	TIEMPO DE VALS PROPERTIES LLC	216 WHITAKER RD	MERIDEN	NH	03770
10-7-205	RENTACS LIMITED PARTNERSHIP	PO BOX 177	ETNA	NH	03750
10-7-302	SHUJAA LLC	367 NH ROUTE 120, UNIT B3	LEBANON	NH	03766
10-7-305	JPC LLC	367 NH ROUTE 120, UNIT E3	LEBANON	NH	03766
10-7-402	UNIT B4 LLC	19 HOLLENBECK LN	HANOVER	NH	03755
10-7-405	HANOVER ORAL SURGERY PLLC	367 ROUTE 120, UNIT B5	LEBANON	NH	03766
10-7-502	RENTACS LIMITED PARTNERSHIP	PO BOX 177	ETNA	NH	03750
10-7-602	CALDWELL, M W & T W TTEES	PO BOX 176	LYME CNTR	NH	03769
10-7-702	BTA REAL ESTATE, LLC	PO BOX 730	LEBANON	NH	03766
10-7-802	RUMFORD STREET PROPERTIES LLC	219 RUMFORD ST	CONCORD	NH	03301
10-9	ROUTE 120 REALTY COMPANY	PO BOX 92	HANOVER	NH	03755
10-10	THE HITCHCOCK CLINIC	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-11-1500	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
10-11-1600	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
10-21	MARY HITCHCOCK MEMORIAL HOSPIAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-22	MARY HITCHCOCK MEMORIAL HOSPIAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-23	MARY HITCHCOCK MEMORIAL HOSPIAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-24-100	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
10-24-200	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
10-25	MARY HITCHCOCK MEMORIAL HOSPIAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
21-6 (H)	ROUTE 120 REALTY COMPANY	PO BOX 92	HANOVER	NH	03755
22-2	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
24-4	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
24-6	MARY HITCHCOCK MEMORIAL HOSPIAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
21-1 (H)	STEWART'S SHOPS COOP	2907 ROUTE 9	BALLSTON SPA	NY	12020
20-2 (H)(E)	TOWN OF HANOVER	PO BOX 483	HANOVER	NH	03755
20-1 (H)	TOWN OF HANOVER	PO BOX 5188	HANOVER	NH	03755
(E)	CITY OF LEBANON	51 N PARK ST	LEBANON	NH	03766

(E) ABUTTER ALSO HOLDS EASEMENT ON SUBJECT PROPERTY
(H) ABUTTING PROPERTY IN TOWN OF HANOVER

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SUBJECT PROPERTY:

TAX MAP 10 LOT 8
CITY OF LEBANON
GRAFTON COUNTY
NEW HAMPSHIRE, 03766
ZONE: MC

OWNER/APPLICANT:

DARTMOUTH HITCHCOCK MEDICAL CENTER
FACILITIES MANAGEMENT
ONE MEDICAL CENTER DRIVE
LEBANON, NEW HAMPSHIRE 03756

PARKING SUMMARY

EXISTING SPACES: 5,618
MIN. REQUIRED SPACES: 5,470
12% OF MIN. SPACES: 6,564
PROPOSED ADDED SPACES: 0
PREVIOUSLY APPROVED BUT NOT YET CONSTRUCTED SPACES: 72

CONSULTANTS:

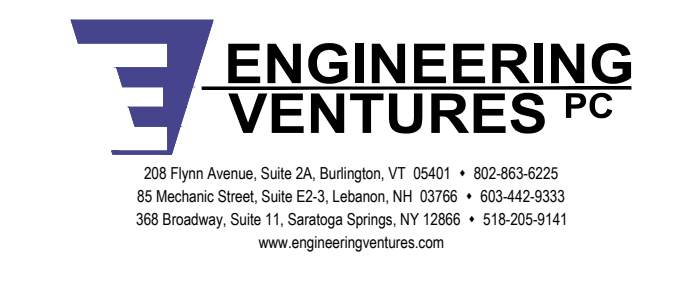
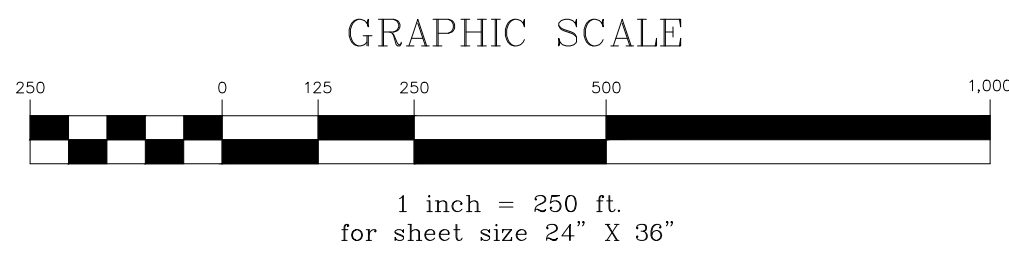
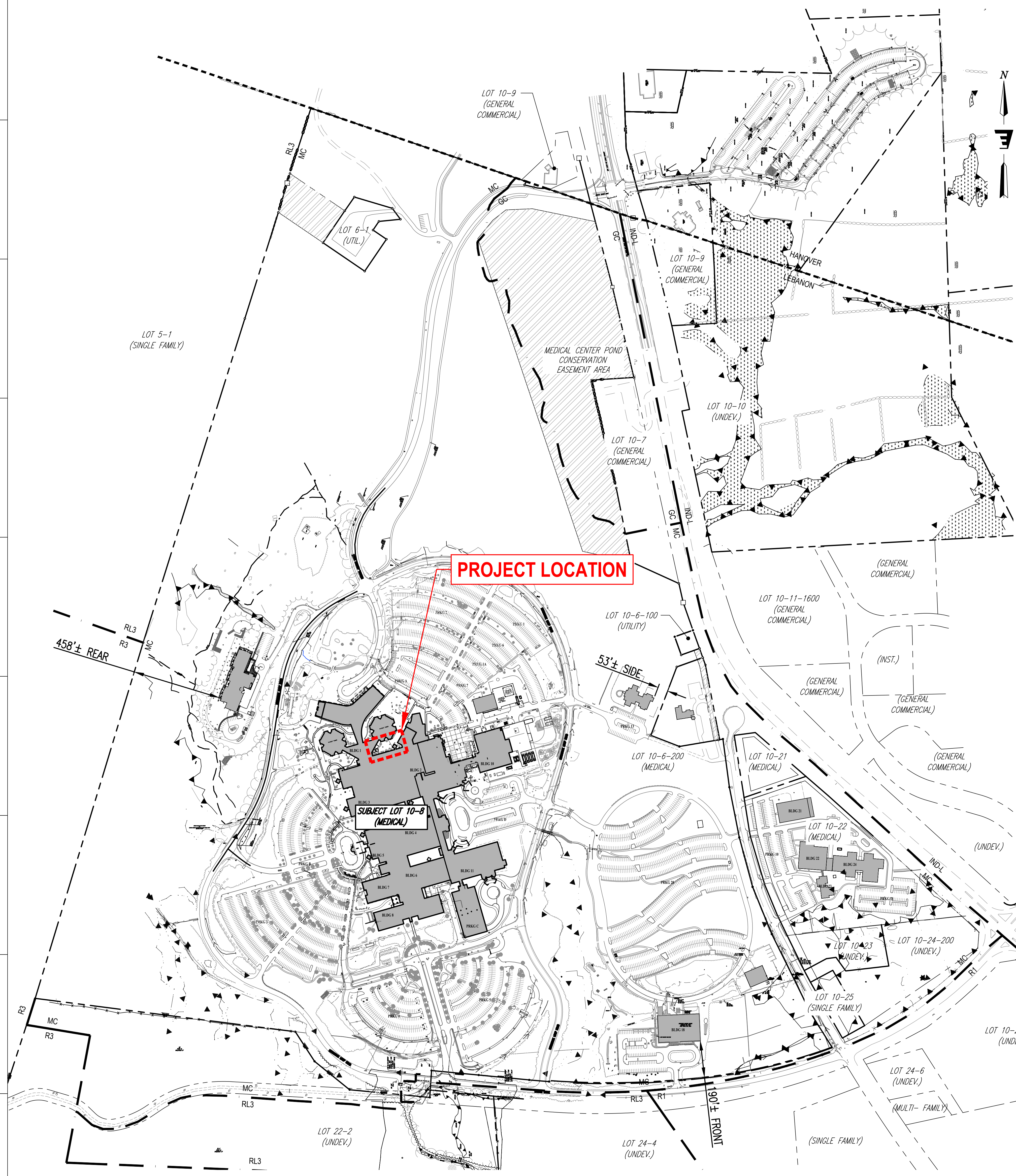
ARCHITECT:
LAVALLEE BRENSINGER ARCHITECTS
COURTNEY CARRIER, AIA
155 DOW STREET, SUITE 400
MANCHESTER, NH 03101
603.622.5450

CIVIL ENGINEER:
ENGINEERING VENTURES, PC
NICHOLAS A. FIORE, PE
65 MECHANIC ST, SUITE B-2
LEBANON, NH 03766
603.442.9333

LANDSCAPE ARCHITECT:
STEVENS & ASSOCIATES, PC
BRUD SANDERSON, PE
95 MAIN STREET
BRATTLEBORO, VT 05702
802.297.9329

ELECTRICAL ENGINEER:
FITZMEYER & TOCCI ASSOCIATES, INC
TIMOTHY FIEHL, PE
300 UNICORN PARK DRIVE, 5TH FLOOR
WOBRURN, MA 01801
781.285.2287

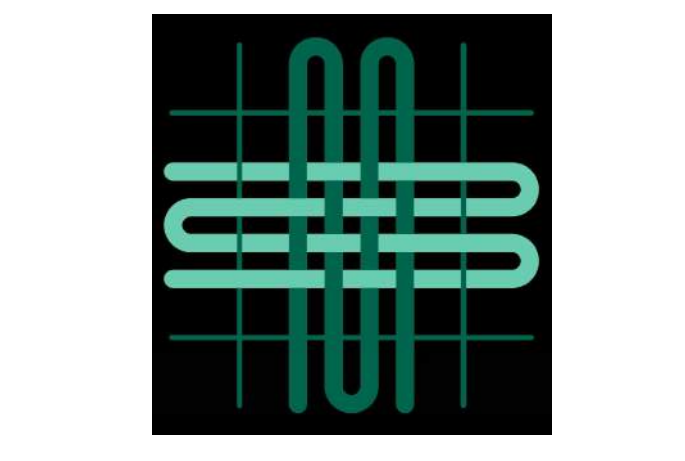
TOPOGRAPHIC SURVEY:
VERMONT SURVEY AND ENGINEERING, INC
ANDREW MCQUEENY
72 RIVER STREET, SUITE 201
MONTPELIER, VT 05602
802.229.9138



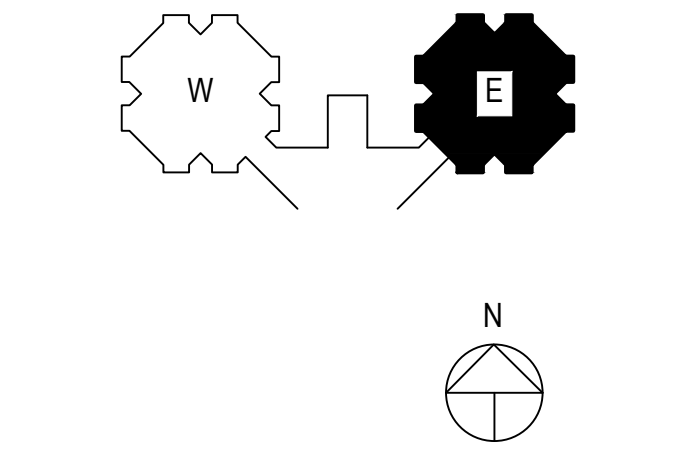
DARTMOUTH HEALTH

DHMC L2WC PEDI
PSYCH UNIT

1 MEDICAL CENTER DR,
LEBANON, NH 03766

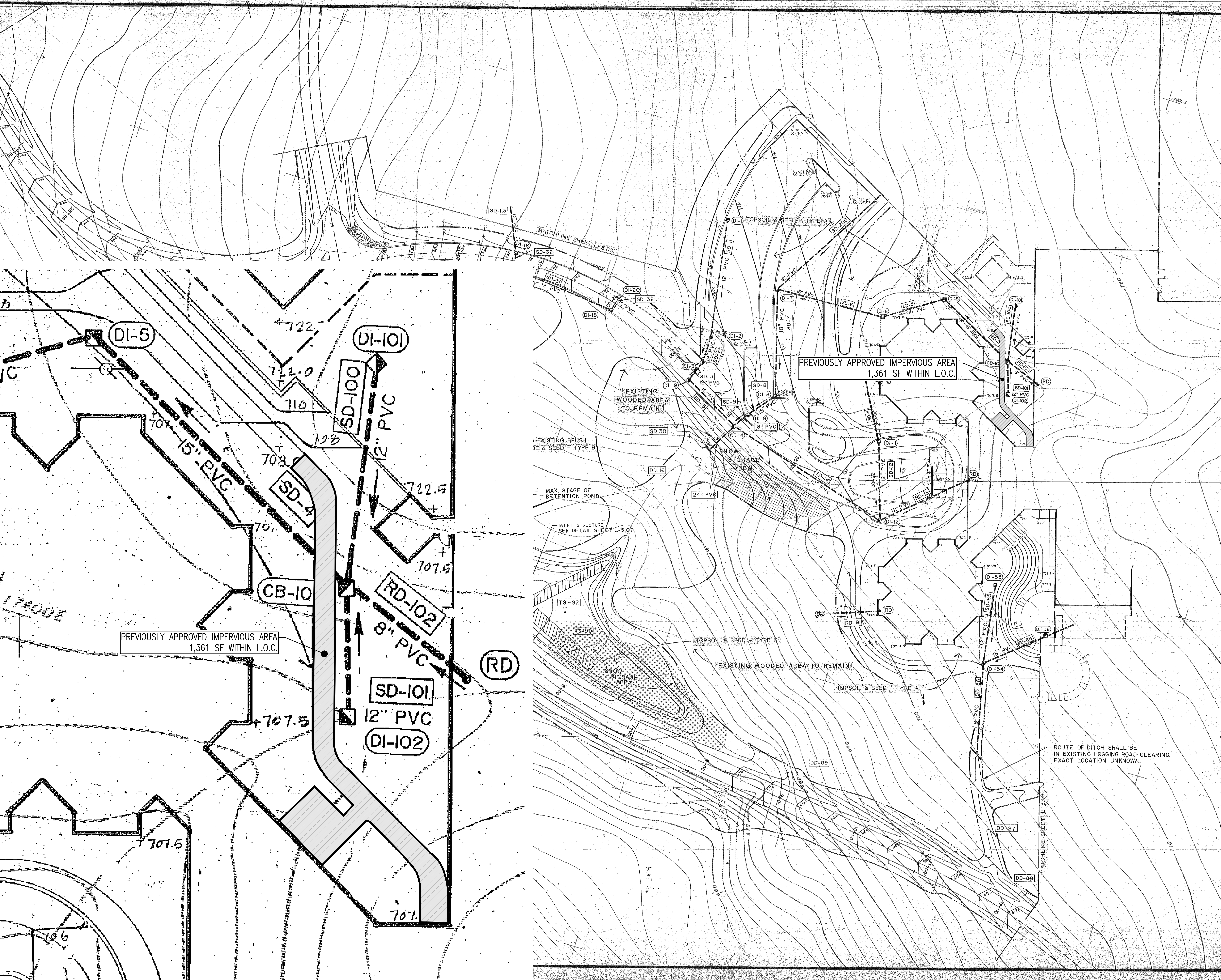


NO.	DESCRIPTION	DATE



FOR ADDITIONAL INFORMATION, REFER TO PROJECT MANUAL.

CONTENT:	
COVER SHEET & OVERVIEW PLAN	
DRAWN BY:	JWF/NAF
PROJECT NO:	25130 (EV)
DATE:	04/22/2025
REVISED:	
SCALE:	1" = 10'
Project Phase	
MINOR SITE PLAN REVIEW	
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GENERAL NOTES

LEGEND

- PROPERTY LINE
- WETLANDS
- TREE LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CULVERT
- PROPOSED CULVERT
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN
- SPOT ELEVATION
- DROP INLET NUMBER
- CATCH BASIN NUMBER
- RIP-RAP
- TREATMENT SWALE (TS)
- LEVEL SPREADER
- ROOF DRAIN
- GRADING LIMIT LINE
- GUARD RAIL
- SNOW STORAGE AREA

8-15-88 Lebanon Subdivision & Site Plan Resubmission
5-31-88 Lebanon Subdivision & Site Plan Partial Resubmission
5-6-88 Lebanon Subdivision & Site Plan Submission

REVISIONS

L-5.01	
L-5.02	
L-5.03	
L-5.04	
L-5.05	
L-5.06	

SHEET KEY

DARTMOUTH-HITCHCOCK MEDICAL CENTER

SHEPLEY BULFINCH RICHARDSON AND ABBOTT
40 BRIDGE STREET, NORTON, MASSACHUSETTS 01950 914-425-1164

Peter G. Rolland and Associates
Site Planners and Landscape Architects
35 Purchase Street, Suite 100, New York, New York 10050 914-967-6181

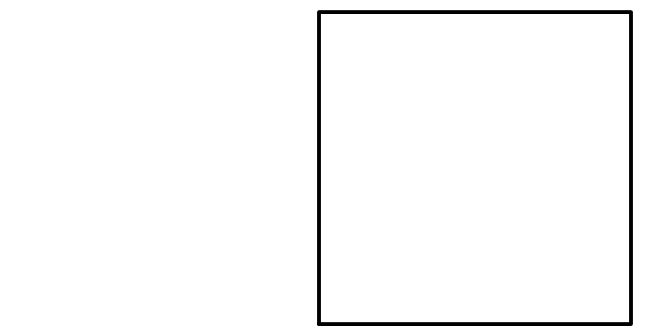
NORMANDEAU ENGINEERS INC.
a unit of T&E Thermo Water Management Inc.
The Colonial Center
10 Ferry Street, Foxe, Concord, NH 03301 603-971-5971

GRADING & DRAINAGE PLAN

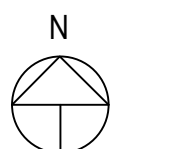
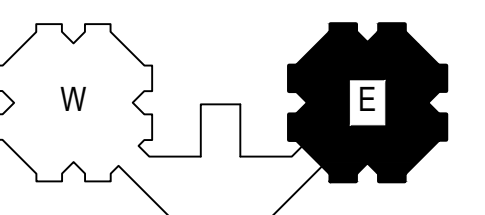
CENTRAL ZONE / WEST

JOB NO.	3256
DATE	MARCH 1988
BY	SJT
CHKD	CEB
SCALE	1" = 40' - 0"
NE 1/4	
SHEET NO. - Page 2 of 9	

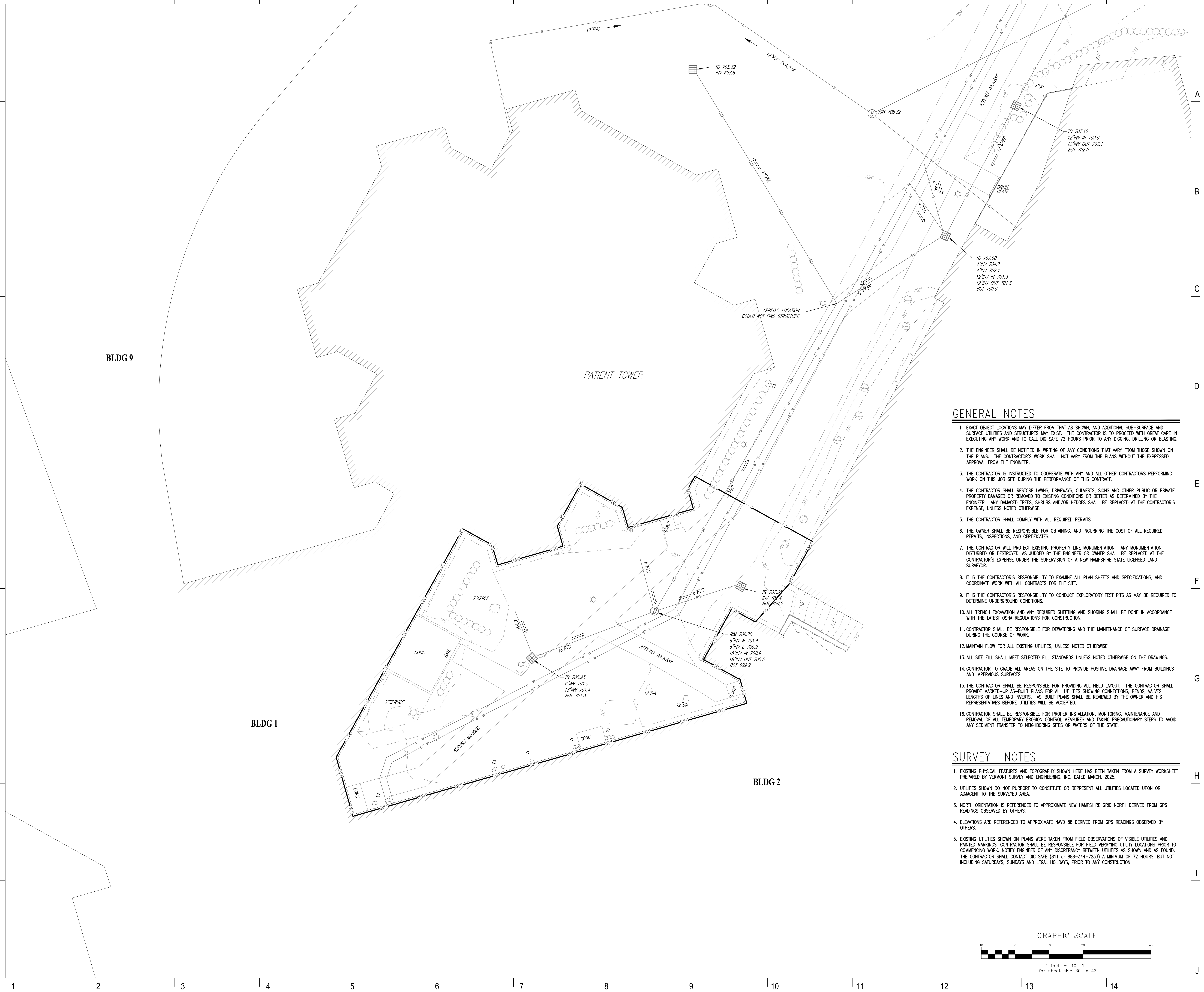
L-5.04

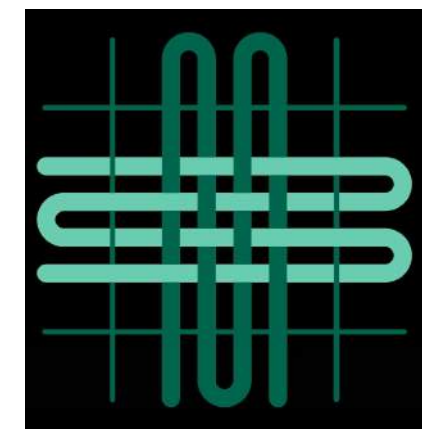


**DHMC L2WC PEDI
PSYCH UNIT**

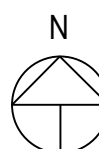
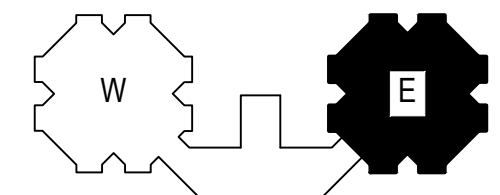
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CONTENT:	
EXISTING CONDITIONS PLAN	
DRAWN BY:	JWF/INAF
PROJECT NO:	25130 (EV)
DATE:	04/22/2025
REVISED:	
SCALE:	1" = 10'
C-1	
Project Phase	
MINOR SITE PLAN REVIEW	
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NO.	DESCRIPTION	DATE



CONTENT:	
SITE PLAN	
DRAWN BY:	JWF/NAF
PROJECT NO:	25130 (EV)
DATE:	04/22/2025
REVISED:	
SCALE:	1" = 10'
C-2	
Project Phase	
MINOR SITE PLAN REVIEW	
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SITE AREA CALCULATIONS

Existing Improved Surface	SF
Walkway	1,361
Proposed Improved Surface	SF
Public Walkway	1,251
Fire Lane	613
Courtyard Walkways	1,083
Courtyard Court	632
Total	3,579
New Improved Surfaces	2,218

SITE SCHEDULE

REFER TO LANDSCAPE PLAN L-1 FOR ADDITIONAL HARDSCAPE FEATURES
REFER TO LIGHTING PLAN FOR SITE LIGHT LOCATIONS AND TYPES.

C1 GRAVEL PAD FOR FIRE TRUCK STAGING

STORMWATER SCHEDULE

D1 12" DIA., YARD DRAIN
RIM: 706.80
INV. OUT (12" HDPE): 702.80
SUMP: 700.80

D2 4' I.D., PRECAST CONCRETE CATCH BASIN
RIM: 706.40
INV. IN (6" PVC): 701.30
INV. IN (12" HDPE): 702.27
INV. OUT (18" HDPE): 701.30
SUMP: 799.30

D3 4' I.D., PRECAST CONCRETE CATCH BASIN
RIM: 706.70
INV. IN (18" HDPE): 701.10
INV. OUT (18" HDPE): 701.10
SUMP: 799.10

D4 EXISTING CATCH BASIN
RIM: 706.70+
PLUS EXISTING 18" INVERT IN OPENING AT INV. 700.90
CORE AND BOOT NEW 12" INLET AT 702.35
CORE AND BOOT NEW 18" INLET AT 700.90

D5 12" DIA., YARD DRAIN
RIM: 706.70
INV. OUT (12" HDPE): 702.70
SUMP: 700.70

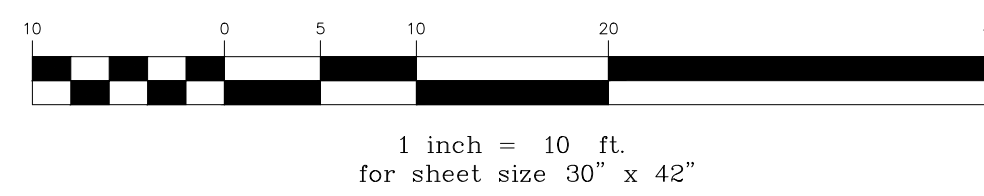
D6 PROVIDE BENDS AND FITTINGS "AS NEEDED" TO TIE
EXISTING 6" PVC DRAIN LINE TO NEW CATCH BASIN "D2"

D7 PROSERVER AND PROTECT EXISTING CATCH BASIN AND
ASSOCIATED PIPING

WATER SCHEDULE

W1 PRESERVE AND PROTECT EXISTING WATER LINES

GRAPHIC SCALE

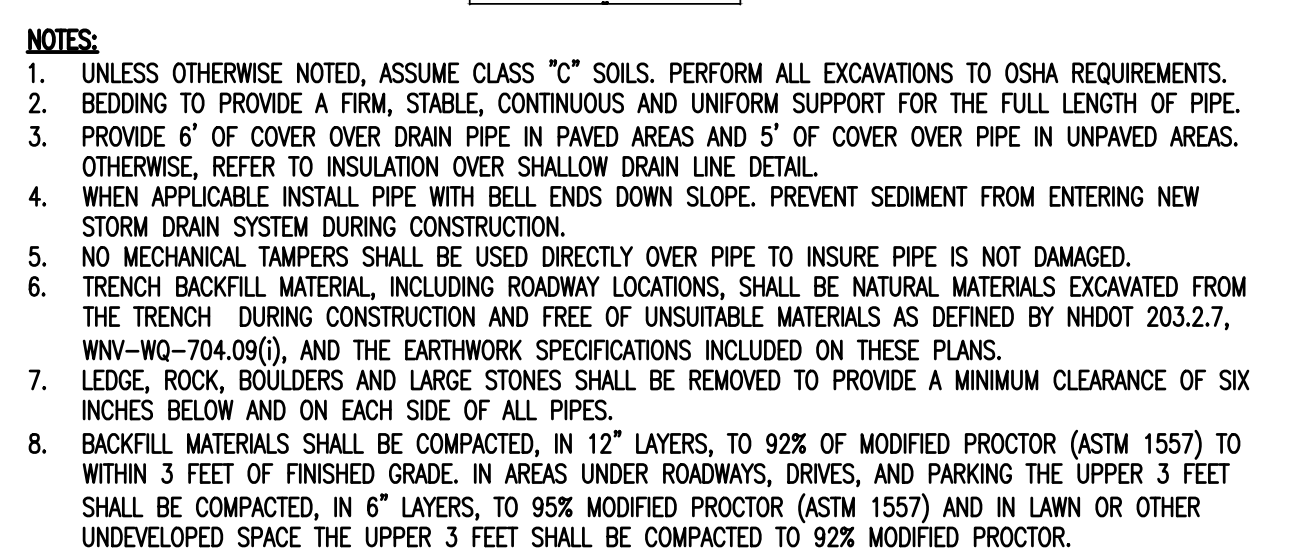


BLDG 9

PATIENT TOWER

BLDG 1

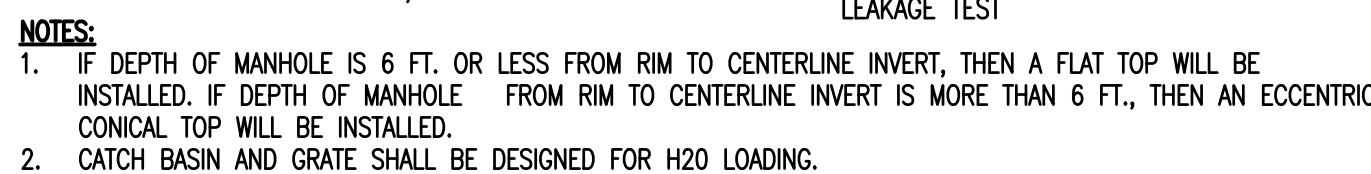
BLDG 2



NOT TO SCALE 1



NOT TO SCALE 2



NOT TO SCALE 3



NOT TO SCALE



CATCH BASIN - ROUND

- NOTES:**
1. ALL DIMENSIONS SHOWN HERE ARE NOMINAL.
 2. COVER SHALL BE HEAVY DUTY (H-20) LOAD RATED.
 3. CATCH BASIN (ROUND) FRAME AND GRATE ASSEMBLY SHALL BE EAST JORDAN IRON WORKS "2266Z 1040M3 SET" (PRODUCT NUMBER 00211033205) OR APPROVED EQUAL.

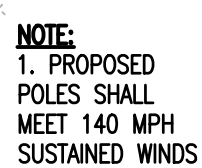
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NOT TO



NOT TO SCALE



TYPICAL LIGHT POLE

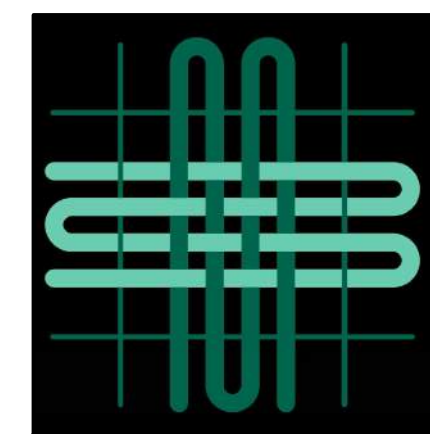
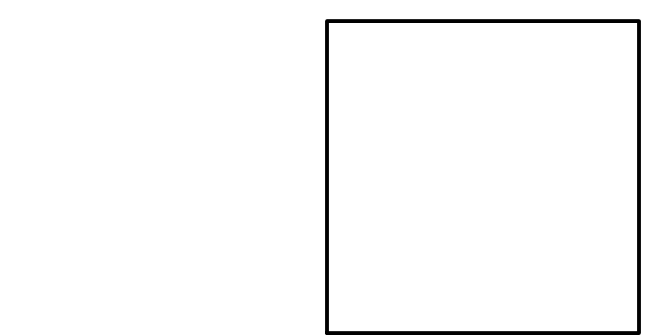
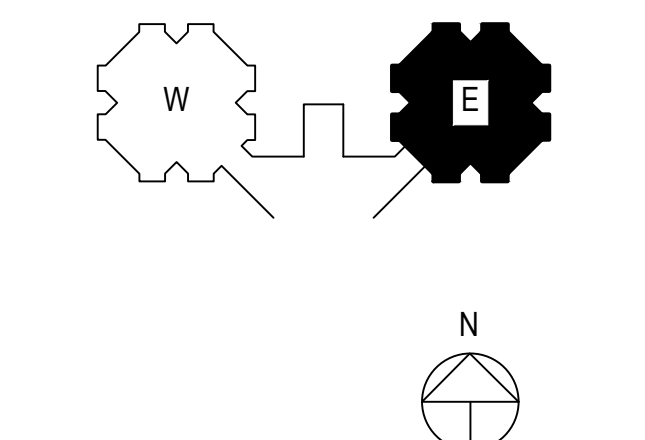
- NOTES:**
1. CONCRETE: 4,000 P.S.I. AFTER 28 DAYS.
 2. REINFORCING: (4) - #4'S, 1 @ EACH CORNER.
 3. 1" CHAMFER @ TOP EDGE.
 4. CONDUIT & ANCHOR BOLTS PLACED AS RE-QUIRED;
PROVIDED BY ELECTRICAL CONTRACTOR.
 5. CONCRETE TO HAVE AIR ENTRAINING AGENT.

TYPICAL LIGHT POLE BASE

LIGHT POLE

NOT TO SCALE 8



[illegible]

CONTENT:	
CONSTRUCTION DETAILS	
DRAWN BY:	JWF/NAF
PROJECT NO:	25130 (E-V)
DATE:	04/22/2025
REVISED:	
SCALE:	1" = 10'

LAYOUT NOTES:

- ALL WALKS ARE 6" WIDE UNLESS OTHERWISE NOTED ON PLANS. (SEE CONC. SIDEWALK DETAIL OR TYPICAL PAVEMENT & CURB DETAIL, AS REQUIRED). SEE PLAN FOR VARYING WALK WIDTHS.
- REFER TO THE ELECTRICAL PLANS AND SPECIFICATIONS FOR SITE LIGHTING FIXTURES AND DETAILS. REFER TO ELECTRICAL AND ARCHITECTURAL PLANS FOR BUILDING MOUNTED LIGHTING.
- SECURE FENCE, GATES AND FOUNDATIONS TO BE INSTALLED BASED ON MANUFACTURERS RECOMMENDATIONS. FENCES AND GATES SHOULD BE 10" HIGH ANTI-CLIMB FENCE UNLESS OTHERWISE NOTED. PROVIDE SECURE FENCE AT BUILDING TO MAINTAIN AREAS SECURITY AT FENCE-BUILDING INTERFACE.

SEE CIVIL PLANS FOR
EXISTING CONDITIONS,
EROSION CONTROL &
GRADING & DRAINAGE PLANS

PURPOSE OF DRAWING:
APRIL 22, 2025

FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

LAVALLEE
BRENSINGER
ARCHITECTS

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155 Dow Street, Suite 400, Manchester, NH 03101
603.622.5450
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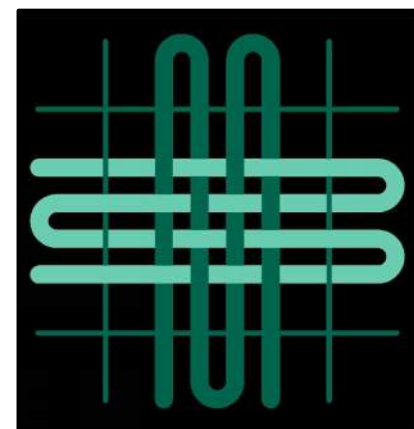


95 Main Street • Brattleboro, VT 05302
802•257•9329 • www.stevens-assoc.com
Civil | Landscape Architecture

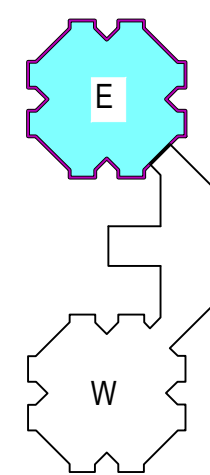
DARTMOUTH HEALTH

DHMC L2WC PEDI
PSYCH UNIT

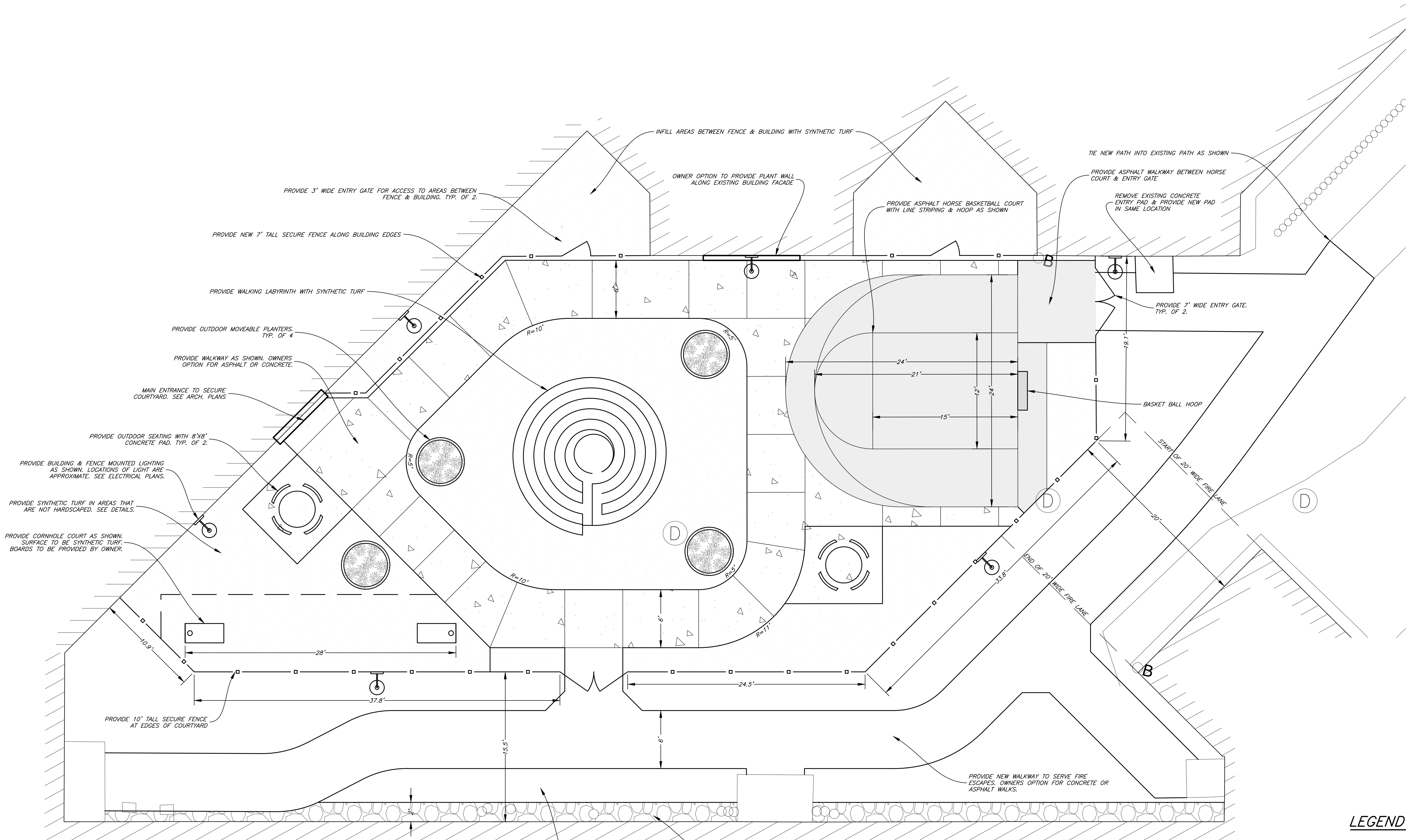
1 MEDICAL CENTER DR,
LEBANON, NH 03766



NO.	DESCRIPTION	DATE

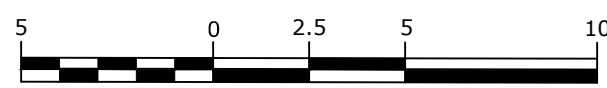


CONTENT:	COURTYARD PLAN
DRAWN BY:	
PROJECT NO:	25-017
DATE:	04/22/2025
REVISED:	
SCALE:	1" = 8'
Project Phase	MINOR SITE PLAN REVIEW
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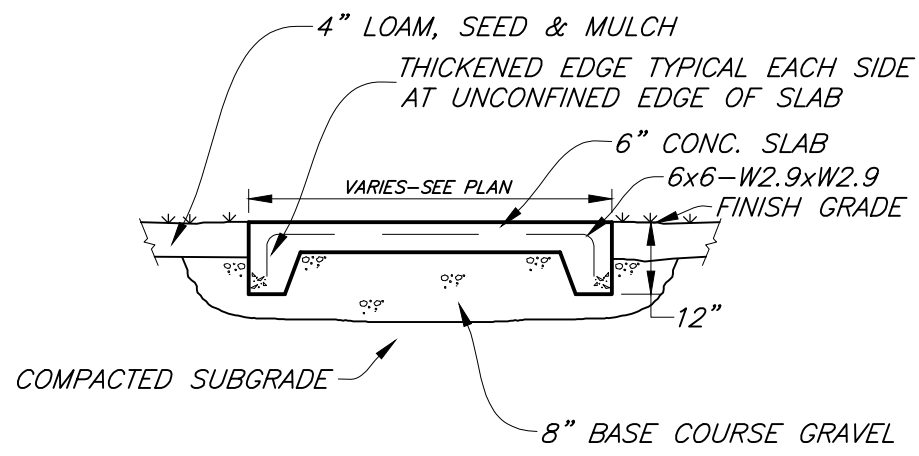
LEGEND

EXISTING	PROPOSED
CATCH BASIN	ECB
DRAIN MANHOLE	EDMH
AREA DRAIN	EAD
CURB STOP	CS
GATE VALVE	GV
SIGN POST	SP
LIGHT POLE	LP
FIRE HYDRANT	FH
ENTRY	ENT
INLET PROTECTION	IP
STONE CHECK DAM	SCD
SILT FENCE	SF
CONIFERS	C
DECIDUOUS TREES	D
SHRUB	S
UNDERGROUND DRAINAGE	UD
UNDERGROUND ELECTRIC	UE
UNDERGROUND SEWER	US
UNDERGROUND UTILITY	UU
UNDERGROUND WATER	UW
CONTOURS	CON
SURFACE WATER FLOW	SWF
STOCKADE FENCE	SF
CHAIN LINK FENCE	CLF
TREE LINE	TL
CONDUIT	CON
BUILDING MOUNTED LIGHT	BML



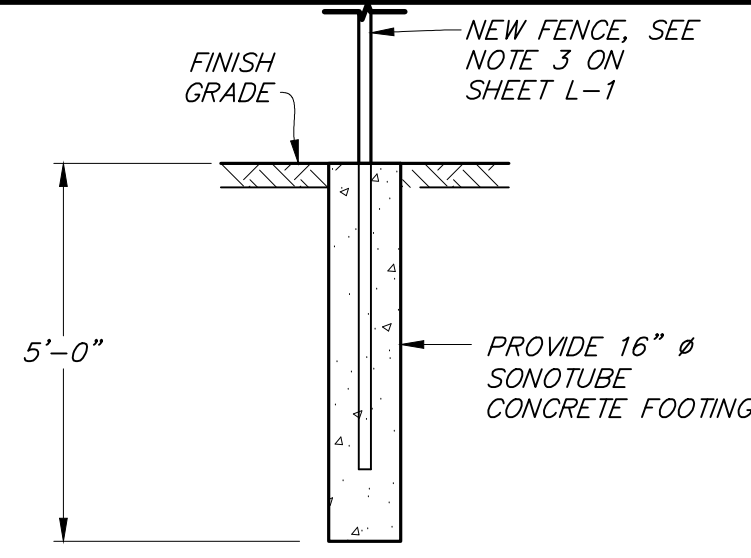
SITE CONCRETE GENERAL NOTES:

1. ALL FOOTINGS SHALL BE CARRIED DOWN TO FIRM UNDISTURBED BEARING SOIL, IRRESPECTIVE OF ANY GRADES OR DIMENSIONS GIVEN ON THE PLANS. SOIL-BEARING CAPACITY ASSUMED TO BE 2 TONS PER SQUARE FOOT MINIMUM.
2. NO FOOTING SHALL BE PLACED ON FROZEN SOIL. EXTERIOR FOOTINGS SHALL NOT BE LESS THAN 4'-0" BELOW FINISH GRADE, EXCEPT WHERE FOUNDED ON LEDGE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL CONDUIT, SLOTS, PIPE SLEEVES, ANCHOR BOLTS, ETC., AS REQUIRED FOR THE TRADES BEFORE CONCRETE IS POURED.
4. ALL SLABS POURED ON GROUND SHALL BE REINFORCED WITH WELDED WIRE MESH 6X6 W2.9XW2.9 MINIMUM UNLESS SHOWN OTHERWISE. MESH TO BE LAPPED MINIMUM 6" ON SIDES AND 6" ON ENDS. NO ROLLS, SHEET FABRIC ONLY.
5. ALL CONCRETE WALLS, FOOTINGS, SLABS ON GROUND AND FRAMED SLABS TO BE FC-4000 PSI @ 28 DAYS AND AIR-ENTRAINED.
6. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DIMENSIONS AND SHALL STAKE OUT THE WORK PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY DEPTH TO LEDGE FOR FTG ELEVATION PRIOR TO REINFORCEMENT FABRICATION.
7. PROTECT IN-PLACE FOUNDATIONS AND SLABS FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETED.
8. REINFORCEMENT SHALL BE ASTM A615 GRADE 60 (YIELD STRESS 60,000 PSI).
9. INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO SCHEDULED CONCRETE PLACEMENT. NOTIFY ARCHITECT OF COMPLETION 24 HOURS PRIOR TO THE SCHEDULED COMPLETION OF THE INSTALLATION OF THE REINFORCEMENT.
10. CLEAR CONCRETE PROTECTION SHALL BE 3" ON FTGS AND WALLS POURED AGAINST EARTH OR WATER AND 2" WHEN POURED AGAINST FORMS AND WEATHER. REINFORCEMENT IN OPPOSITE SIDE FROM EARTH (INSIDE) SHALL BE 1-1/2" MINIMUM. OTHER CLEARANCES TO MEET JOB CONDITIONS.
11. PROVIDE BAR SUPPORTS, SPACERS AND ACCESSORIES RECOMMENDED BY THE ACI DETAILING MANUAL. ALL DETAILING NOT COVERED BY THESE DRAWINGS OR THESE NOTES SHALL BE IN ACCORDANCE WITH THIS SAME MANUAL.
12. ALL CONTINUOUS REINFORCING BARS SHALL BE LAPPED 3x DIAMETERS AT SPLICES AND AT CORNERS UNLESS OTHERWISE SHOWN. TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND BOTTOM BARS AT SUPPORTS AS REQUIRED.
13. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
14. EXPOSED FACES OF ALL SITE CONCRETE TO BE "SMOOTH FORMED" AND "SMOOTH RUBBED" FINISHED UNLESS OTHERWISE SHOWN.
15. CONTRACTOR SHALL SUBMIT CHECKED SHOP DRAWINGS AND PLACING PLANS IN TRIPLICATE FOR ALL REINFORCEMENT TO THE ARCHITECT BEFORE FABRICATION.
16. CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL OR VERTICAL CONSTRUCTION JOINTS EXCEPT WHERE SHOWN OR NOTED. CONSTRUCTION JOINTS SHALL BE 60" APART AND KEYED. CONTROL JOINTS SHALL BE A MAX. OF 30' APART.
17. ALL SPECIFICATIONS NOT COVERED BY THESE DRAWINGS OR NOTES SHALL BE IN ACCORDANCE WITH ACI 301-89, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
18. CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PREVENT FLOTATION OF STRUCTURES DURING CONSTRUCTION, AND SHALL MAINTAIN EXCAVATIONS SUFFICIENTLY FREE OF WATER BY PUMPING DRY TO ALLOW PLACING AND CURING CONCRETE.
19. CONTROL SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION SO THAT FOUNDATION WORK IS DONE ON DRY AND UNDISTURBED SUBGRADE MATERIAL.
20. TRIM AND FINISH BOTTOM OF EXCAVATION WITH HAND SHOVEL.
21. BACKFILL AND COMPACT UNDER STRUCTURAL ELEMENTS IN 8" LIFTS.
22. MIX AND PLACE CONCRETE ONLY WHEN TESTING AGENCY TECHNICIANS IS PRESENT.
23. DO NOT TACK WELD REINFORCEMENT.
24. CONCRETE FINISHES:
TOP OF WALLS - STEEL TROWEL
VERTICAL SURFACES - BURLAP RUBBED
WALKING SURFACES - BROOM



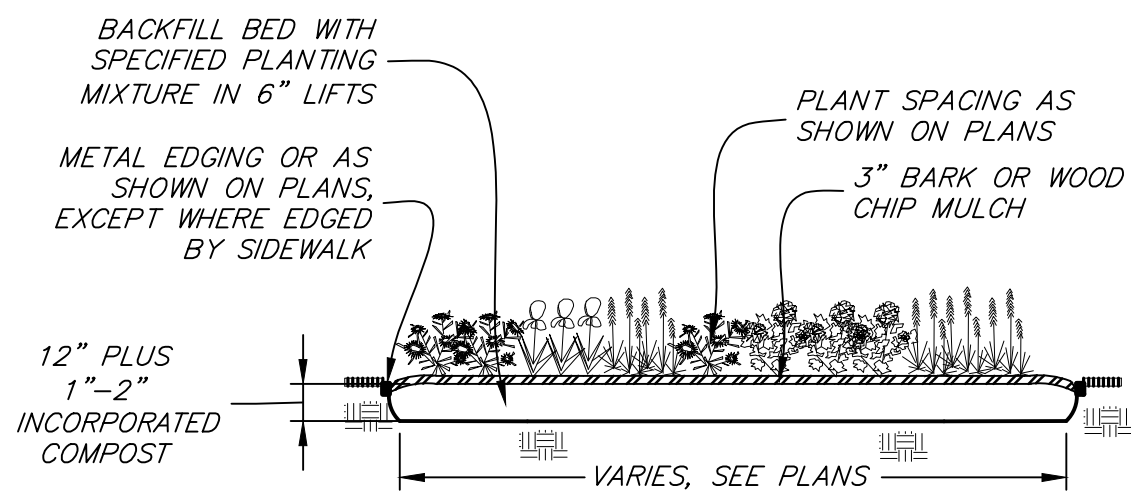
UTILITY SLAB

NTS



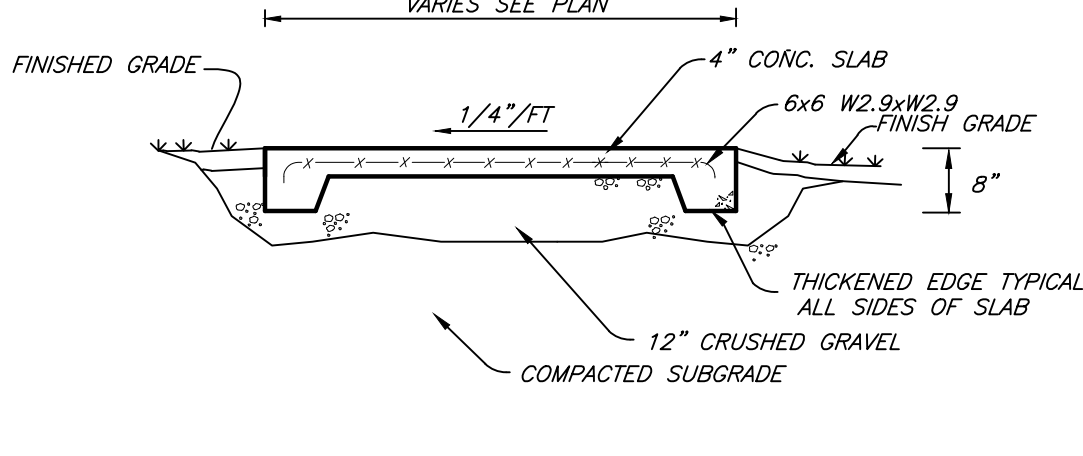
FENCE FOOTING DETAIL

N.T.S.



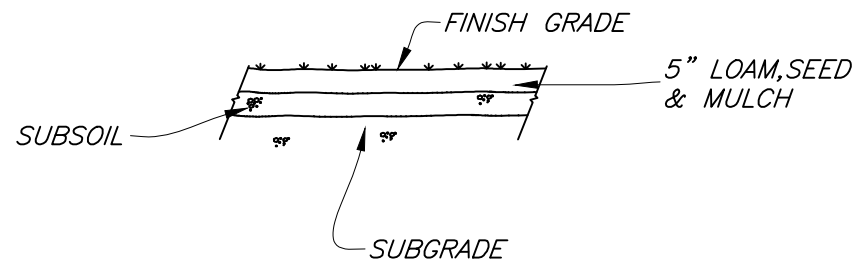
PERENNIAL PLANTING BED

NTS



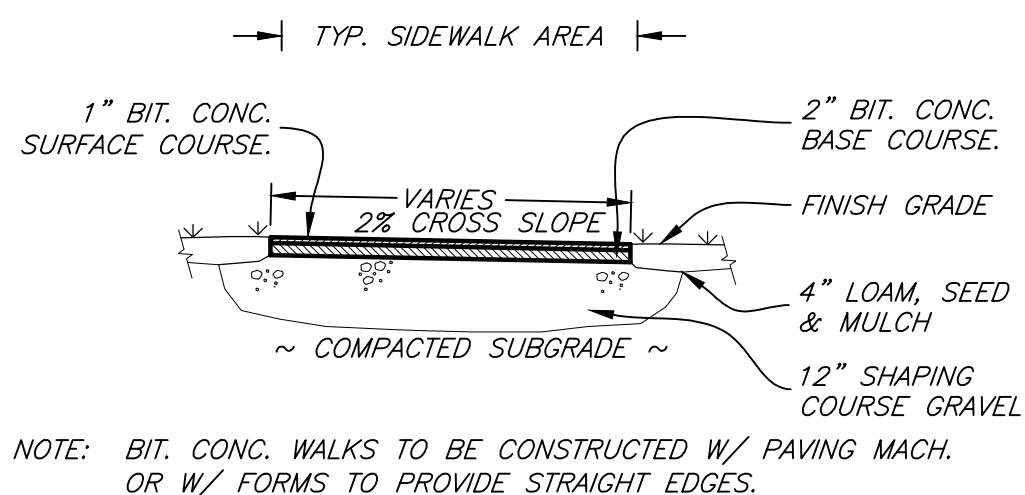
CONC. SIDEWALK DETAIL

NTS



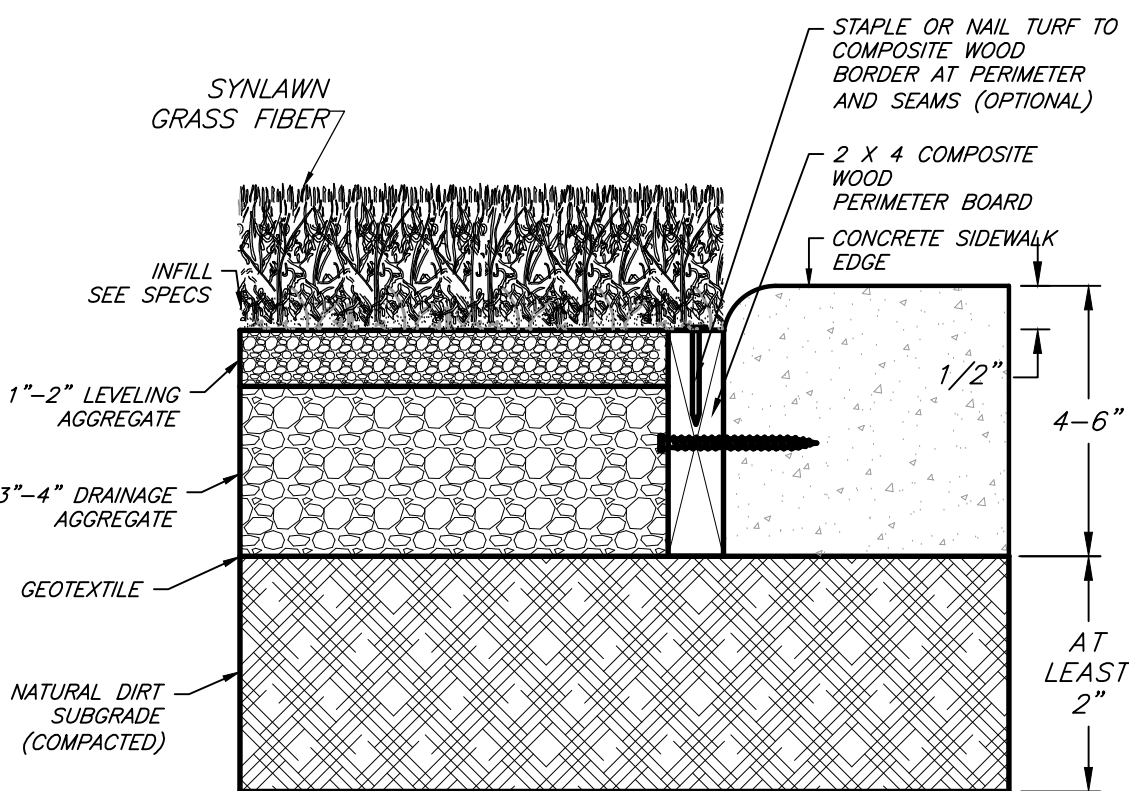
LAWN DETAIL

NTS



BITUMINOUS CONC. SIDEWALK DETAIL

NTS



SYNTHETIC TURF DETAIL

NTS

PURPOSE OF DRAWING:
APRIL 22, 2025
FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

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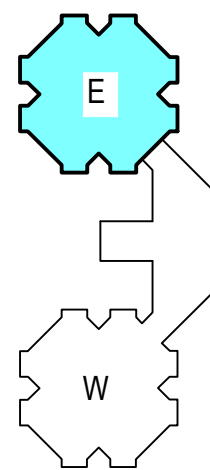
DARTMOUTH HEALTH

DHMC L2WC PEDI
PSYCH UNIT

1 MEDICAL CENTER DR,
LEBANON, NH 03766



NO.	DESCRIPTION	DATE



CONTENT:	COURTYARD DETAILS
DRAWN BY:	
PROJECT NO:	25-017
DATE:	04/22/2025
REVISED:	
SCALE:	NTS
Project Phase	L-2
MINOR SITE PLAN REVIEW	
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4/21/2025 5:57:55 PM Autodesk Docs:DHMC - Ped Psych Courtyard - 250175.01 MEP24 - DHMC - Ped Psych Courtyard - 250175.01.rvt



KEYNOTES	
1	PROVIDE NEW CONDUIT AND WIRE TO INTERCEPT AND EXTEND EXISTING BOLLARD EGRESS LIGHTING BRANCH CIRCUIT MAINTAINED THROUGH DEMOLITION TO INCLUDE NEW FENCE MOUNTED LIGHT FIXTURES. NEW CONDUIT AND WIRE SHALL MATCH EXISTING IN ALL RESPECTS. PROVIDE NEW FIBERGLASS HANDHOLES AS REQUIRED TO FACILITATE THE NEW WORK. NEW CONDUIT AND WIRE SHALL BE RUN FROM NEW HANDHOLE. UP NEW FENCE POST TO SURFACE MOUNTED LIGHT FIXTURE. COORDINATE EXACT MOUNTING REQUIREMENTS WITH ARCHITECT.
2	UTILIZE SPARE 20A-1P CIRCUIT BREAKER IN NEAREST 480/277V. NORMAL POWER LIGHTING PANELBOARD TO SERVE NEW WALL MOUNTED LIGHT FIXTURES. NEW FIXTURES SHALL BE CONTROLLED BY NEW TIME CLOCK AND LOW VOLTAGE DIMMER SWITCH. COORDINATE EXACT LOCATION OF LOW VOLTAGE DIMMER AND TIME CLOCK WITH OWNER AND ARCHITECT. REFER TO LIGHTING CONTROL MATRIX ON DRAWING 1E600 FOR ADDITIONAL DETAIL.
3	PROVIDE NEW LIGHT FIXTURE IN PLACE OF DEMOLISHED WALL PACK. UTILIZE EXISTING CONDUIT, WIRE AND BACKBOX TO THE NEW FIXTURE INTO EXISTING EXTERIOR WALL PACK LIGHTING FIXTURE CIRCUIT MAINTAINED THROUGH DEMOLITION.

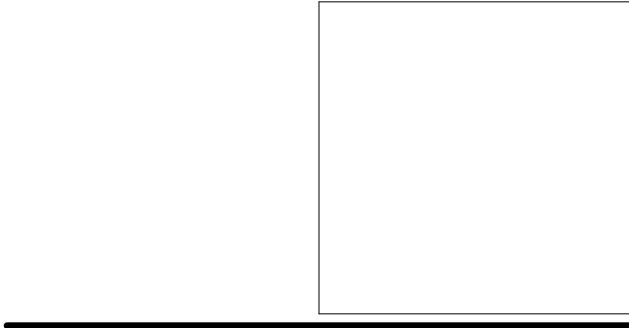
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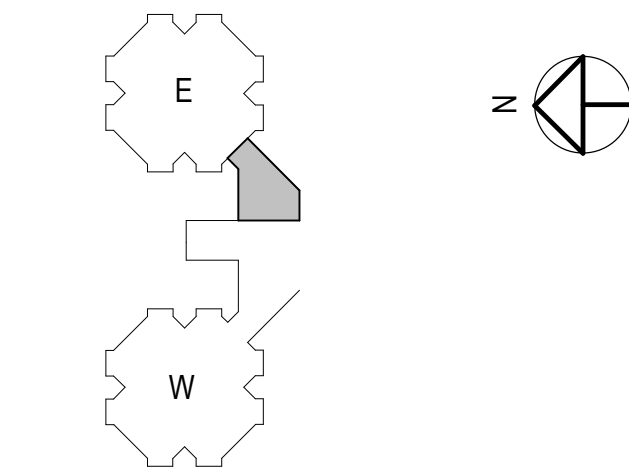


DARTMOUTH HEALTH

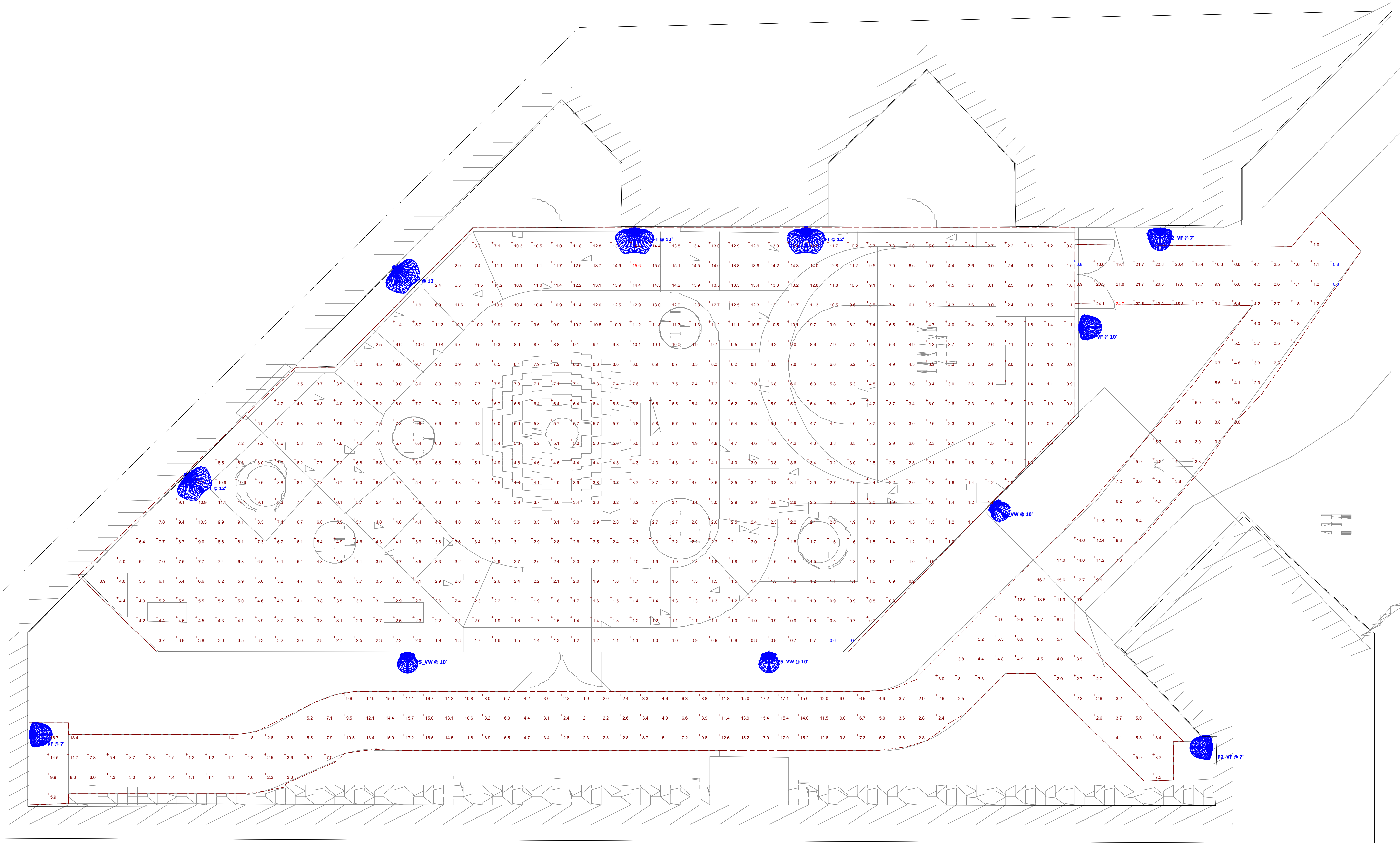
DHMC L2WC PEDI
PSYCH UNIT

1 MEDICAL CENTER DR,
LEBANON, NH 03766

NO.	DESCRIPTION	DATE



CONTENT: ELECTRICAL LEVEL 1 LIGHTING PLAN	
DRAWN BY:	TXP
PROJECT NO:	250175.01
DATE:	04/11/2025
REVISED:	
SCALE:	1/8" = 1'-0"
1E111	
Project Phase	
CONSTRUCTION DOCUMENTS	
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Plan View
Scale - 1" = 4ft

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	P1_F T		4	Lithonia Lighting	WEDGE LED P1 70CRI RFT 40K	WEDGE LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	1	7592	0.9
	P5_V W		3	Lithonia Lighting	WEDGE2 LED P5 40K 80CRI VW	WEDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	6151	0.9
	P5_V F		1	Lithonia Lighting	WEDGE2 LED P5 40K 80CRI VF	WEDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	5996	0.9
	P2_V F		3	Lithonia Lighting	WEDGE2 LED P2 40K 80CRI VF	WEDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	2023	0.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PLAYGROUND @ 0'	+	5.2 fc	15.6 fc	0.6 fc	26.0:1	8.7:1
EGRESS PATHWAY @ 0'	+	7.6 fc	24.7 fc	0.8 fc	30.9:1	9.5:1



WDGE3 LED

Architectural Wall Sconce



Catalog Number **P1_FT**

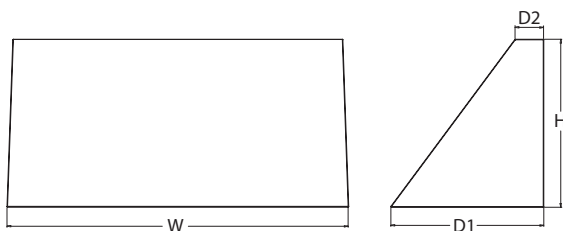
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: 19.5 lbs
 (without options)



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
 *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P0	30K 3000K	70CRI	R2 Type 2	MVOLT	Shipped included
	P1	40K 4000K	80CRI	R3 Type 3	347 ¹	SRM Surface mounting bracket
	P2	50K 5000K		R4 Type 4	480 ¹	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ²
	P3			RFT Forward Throw		
	P4					
						Shipped separately
						AWS 3/8 inch Architectural wall spacer ³
						PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. ³

Options				Finish
E15WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min)	Standalone Sensors/Controls		DDBXD Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD Black
PE	Photocell, Button Type ⁴	PIRHH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁵	PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRHH3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD Sandstone
SPD10KV	10kV Surge pack ⁶	Networked Sensors/Controls		DBBXTD Textured dark bronze
CCE	Coastal Construction ³	NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DBLXBD Textured black
		NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights.	DNATXD Textured natural aluminum
		NLTAIREM2 PIR	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights ⁷	DWHGXD Textured white
		NLTAIREM2 PIRH	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights	DSSTXD Textured sandstone

See page 4 for out of box functionality

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)
 WDGE3PBBW DDBXD U WDGE3 surface-mounted back box (specify finish)

NOTES

- 347V and 480V not available with E15WH and E20WC.
- Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- For PBBW and AWS with CCE option, require an RFA.
- PE not available in 480V and with sensors/controls.
- DMG option not available with sensors/controls.
- Not available with E20WC option.
- Available with MVOLT only and only rated to 25C ambient.



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WDGE3 LED
 Rev. 02/24/25
 Page 35 of 57

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	41W	R2	6,172	151	1	0	1	6,104	149	2	0	1	6,394	156	2	0	1
		R3	6,071	148	1	0	2	6,004	146	1	0	2	6,290	153	1	0	2
		R4	6,256	153	1	0	2	6,187	151	1	0	2	6,481	158	1	0	2
		RFT	6,126	149	1	0	2	6,058	148	1	0	2	6,347	155	1	0	2
P1	52W	R2	7,037	136	1	0	1	7,649	148	2	0	1	7,649	148	2	0	1
		R3	6,922	134	1	0	2	7,524	145	1	0	2	7,524	145	1	0	2
		R4	7,133	138	1	0	2	7,753	150	1	0	2	7,753	150	1	0	2
		RFT	6,985	135	1	0	2	7,592	147	1	0	2	7,592	147	1	0	2
P2	59W	R2	7,968	135	2	0	1	8,661	147	2	0	1	8,661	147	2	0	1
		R3	7,838	133	1	0	2	8,519	144	1	0	2	8,519	144	1	0	2
		R4	8,077	137	1	0	2	8,779	149	1	0	2	8,779	149	1	0	2
		RFT	7,909	134	1	0	2	8,597	146	2	0	2	8,597	146	2	0	2
P3	71W	R2	9,404	132	2	0	1	10,221	143	2	0	1	10,221	143	2	0	1
		R3	9,250	130	2	0	2	10,054	141	2	0	2	10,054	141	2	0	2
		R4	9,532	134	2	0	2	10,361	145	2	0	2	10,361	145	2	0	2
		RFT	9,334	131	2	0	2	10,146	142	2	0	2	10,146	142	2	0	2
P4	88W	R2	11,380	129	2	0	1	12,369	140	2	0	1	12,369	140	2	0	1
		R3	11,194	127	2	0	2	12,167	138	2	0	2	12,167	138	2	0	2
		R4	11,535	131	2	0	2	12,538	142	2	0	2	12,538	142	2	0	2
		RFT	11,295	128	2	0	2	12,277	139	2	0	2	12,277	139	2	0	2

Lumen Output in Emergency Mode (4000K, 70 CRI)

Option	Dist. Type	Lumens
E15WH	R2	3,185
	R3	3,133
	R4	3,229
	RFT	3,162
E20WC	R2	3,669
	R3	3,609
	R4	3,719
	RFT	3,642

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	52W	0.437	0.246	0.213	0.186	0.150	0.110
P2	59W	0.498	0.287	0.251	0.220	0.175	0.126
P3	71W	0.598	0.344	0.300	0.262	0.210	0.152
P4	88W	0.727	0.424	0.373	0.333	0.260	0.190

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier
0°C	1.05
10°C	1.03
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

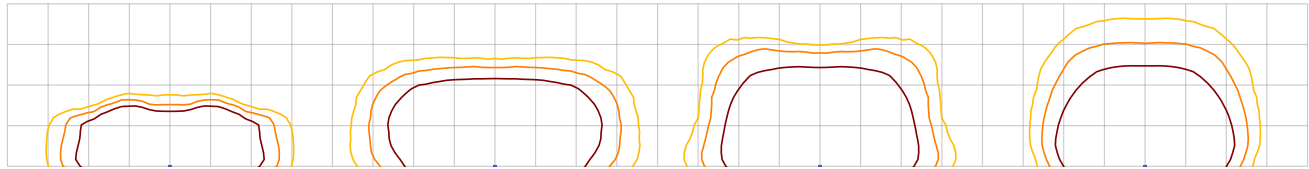
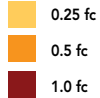
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 15ft
Grid = 15ft x 15ft

WDGE3 LED P3 40K 70CRI R2

WDGE3 LED P3 40K 70CRI R3

WDGE3 LED P3 40K 70CRI R4

WDGE3 LED P3 40K 70CRI RFT

Emergency Egress Options

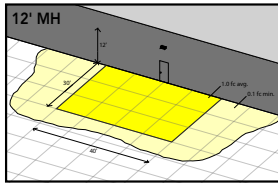
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain, minimum of 60% of the light output at the end of 90 minutes.

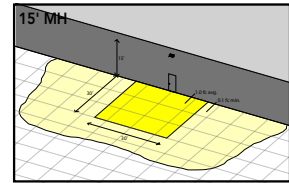
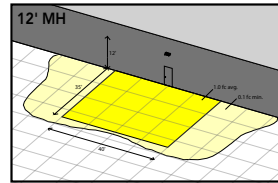
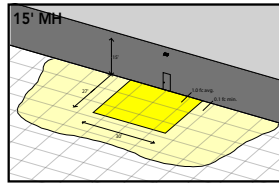
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E15WH or E20WC and R4 distribution.

Grid = 10ft x 10ft



WDGE3 LED xx 40K 70CRI R4 MVOLT E15WH



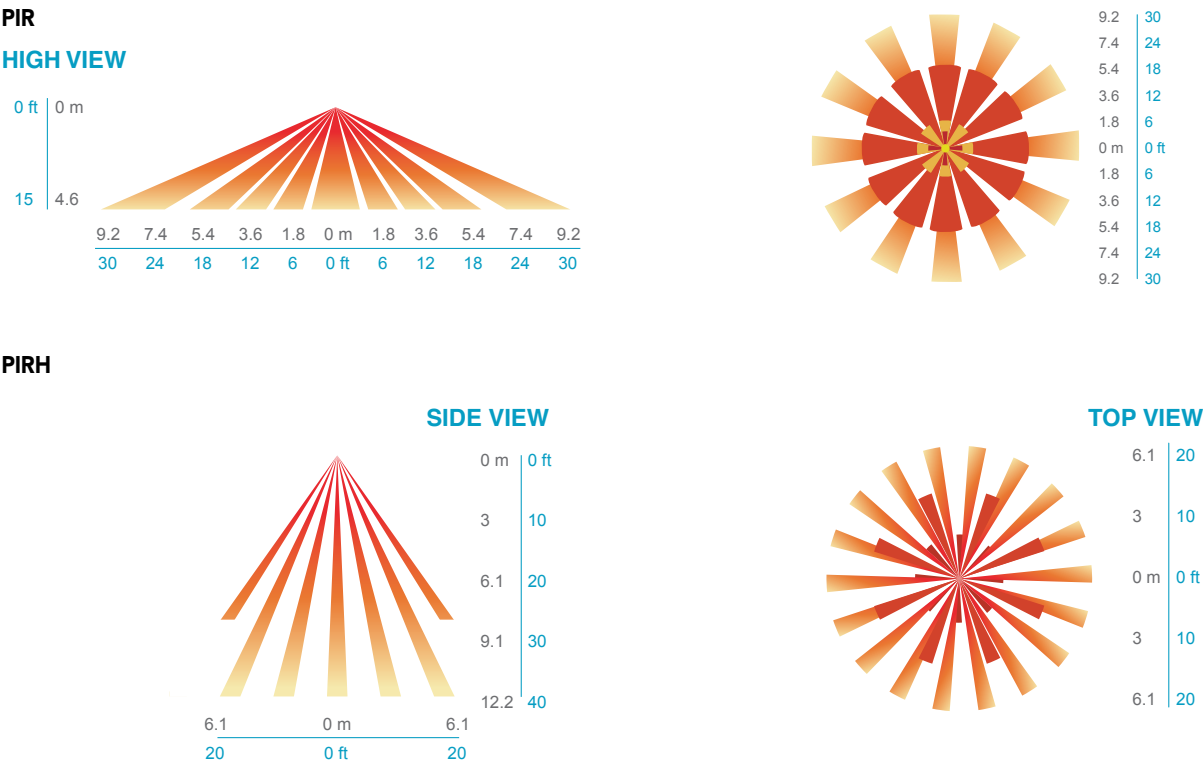
WDGE3 LED xx 40K 70CRI R4 MVOLT E20WC

Motion/Ambient Sensor (PIR, PIRH)

Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.



Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIREM2 PIR, NLTAIREM2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

UL 924 Response - nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.



**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 8"
H = 11"
W = 18"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"
H = 9"
W = 18"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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



WEDGE2 LED

Architectural Wall Sconce

Visual Comfort Optic



Catalog Number **P2_VF**

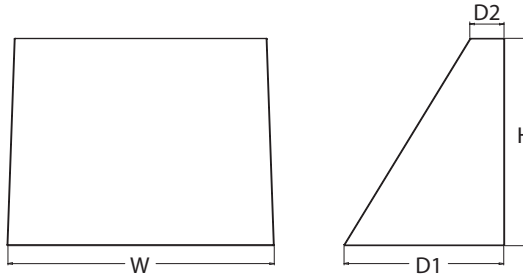
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
(without options)



Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WEDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WEDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WEDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WEDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WEDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution	Voltage	Mounting	
WEDGE2 LED	P1 ¹	P1SW	27K	2700K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347 ³ 480 ³	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁴	
	P2 ¹	P2SW	30K	3000K					
	P3 ¹	P3SW	35K	3500K					
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.		40K	4000K				
	P5 ¹			50K ²	5000K				
								Shipped separately AWS 3/8inch Architectural wall spacer ⁵ PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. ⁵	

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW) PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRHH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRHH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	Networked Sensors/Controls (only available with P1SW, P2SW & P3SW) NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRHH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights ⁹ NLTAIREM2 PIRHH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights ⁹	See page 4 for out of box functionality	DDBXD	Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)				DBLXD	Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)				DNAXD	Natural aluminum
PE	Photocell, Button Type ⁶				DWHXD	White
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) ⁷				DSSXD	Sandstone
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁸	DDBTXD		Textured dark bronze		
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DBLBXD		Textured black		
DSLE	Dual Switching (1 Driver, 2 Light Engines)	DNATXD		Textured natural aluminum		
CCE	Coastal Construction ⁵	DWHGXD		Textured white		
		DSSTXD		Textured sandstone		



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WEDGE2 LED

Rev. 04/02/25

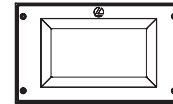
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

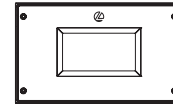
NOTES

- 1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
- 2 50K not available in 90CRI.
- 3 347V and 480V not available with E4WH, E10WH, E20WC, DS or DSLE.
- 4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- 5 For PBBW and AWS with CCE option, require an RFA.
- 6 PE not available in 480V or with sensors/controls.
- 7 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
- 8 DMG option not available with sensors/controls.
- 9 Available with MVOLT only and only rated to 25C ambient.



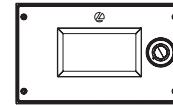
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Projected LED Lumen Maintenance

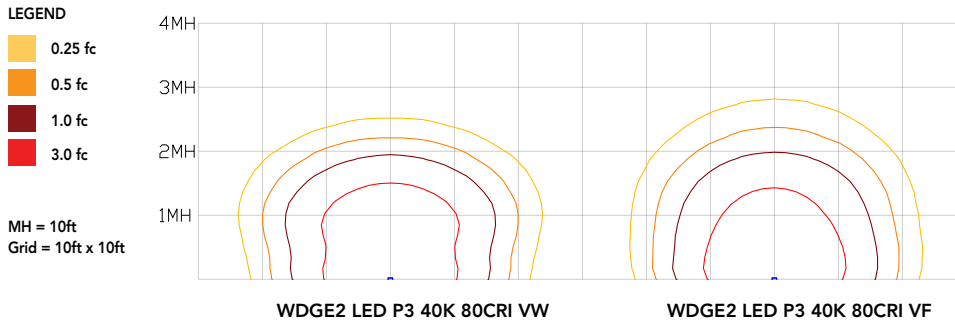
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards.



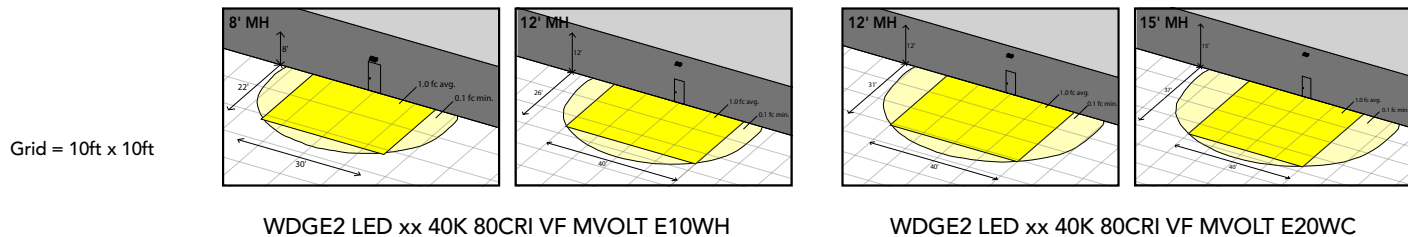
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

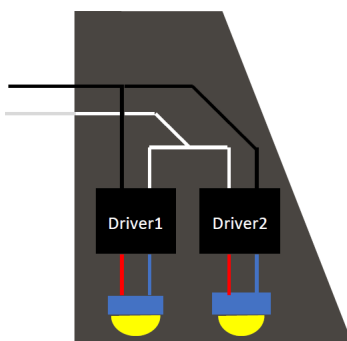
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

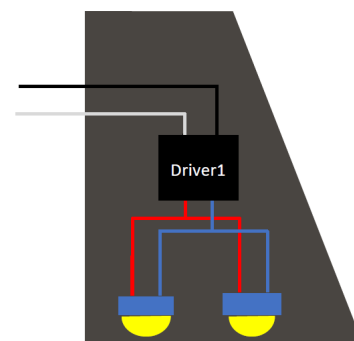
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Motion/Ambient Sensor (PIR, PIRH)

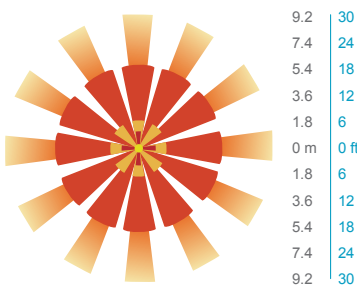
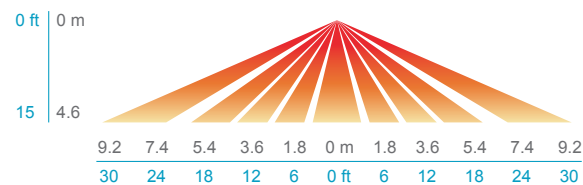
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

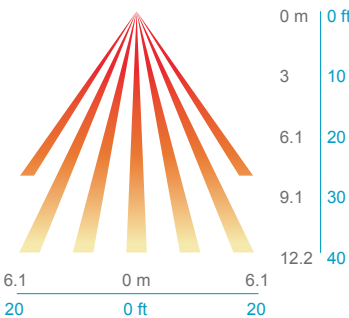
PIR

HIGH VIEW

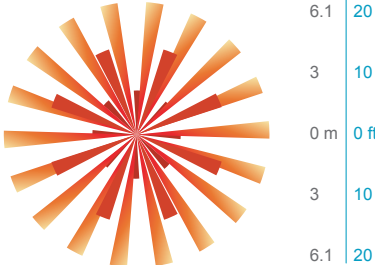


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

UL 924 Response – nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.



**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 7"

H = 11"

W = 11.5"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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



WEDGE2 LED

Architectural Wall Sconce

Visual Comfort Optic



Catalog Number **P5_VF**

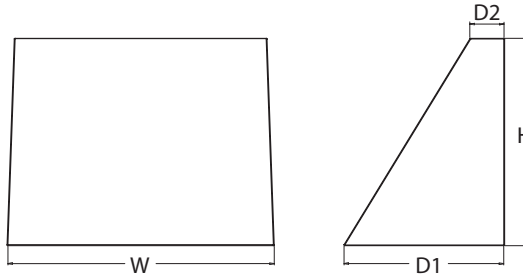
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
(without options)



Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WEDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WEDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WEDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WEDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WEDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution	Voltage	Mounting	
WEDGE2 LED	P1 ¹	P1SW	27K	2700K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347 ³ 480 ³	Shipped included	
	P2 ¹	P2SW	30K	3000K				SRM	Surface mounting bracket
	P3 ¹	P3SW	35K	3500K				ICW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁴
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.		40K	4000K			Shipped separately	
	P5 ¹			50K ²	5000K			AWS	3/8inch Architectural wall spacer ⁵
								PBBW	Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. ⁵

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW) PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DDBXD	Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)		DBLXD	Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)		DNAXD	Natural aluminum
PE	Photocell, Button Type ⁶		DWHXD	White
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) ⁷		DSSXD	Sandstone
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁸	Networked Sensors/Controls (only available with P1SW, P2SW & P3SW) NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights ⁹ NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights ⁹	DDBTXD	Textured dark bronze
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.		DBLXD	Textured black
DSLE	Dual Switching (1 Driver, 2 Light Engines)		DNATXD	Textured natural aluminum
CCE	Coastal Construction ⁵		DWHGXD	Textured white
			DSSTXD	Textured sandstone



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WEDGE2 LED

Rev. 04/02/25

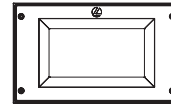
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

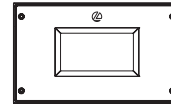
NOTES

- 1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
- 2 50K not available in 90CRI.
- 3 347V and 480V not available with E4WH, E10WH, E20WC, DS or DSLE.
- 4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- 5 For PBBW and AWS with CCE option, require an RFA.
- 6 PE not available in 480V or with sensors/controls.
- 7 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
- 8 DMG option not available with sensors/controls.
- 9 Available with MVOLT only and only rated to 25C ambient.



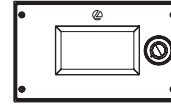
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Projected LED Lumen Maintenance

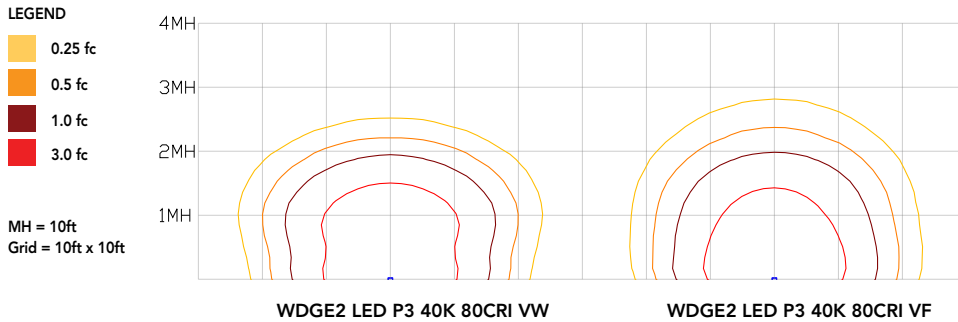
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards.



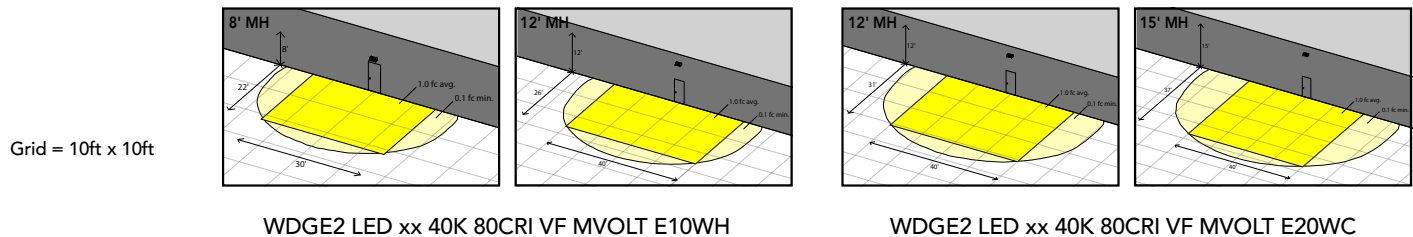
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

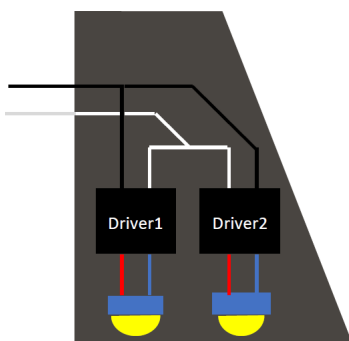
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

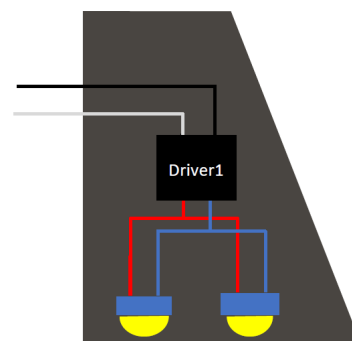
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Motion/Ambient Sensor (PIR, PIRH)

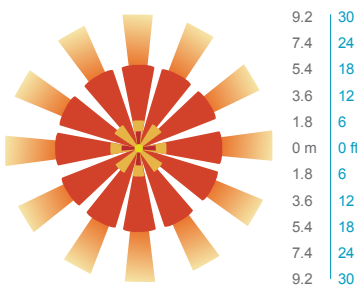
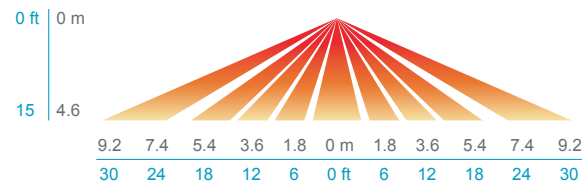
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

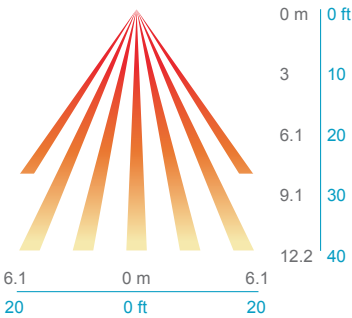
PIR

HIGH VIEW

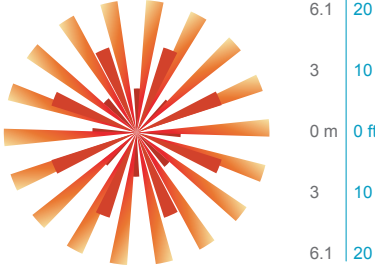


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

UL 924 Response – nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.



**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 7"

H = 11"

W = 11.5"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

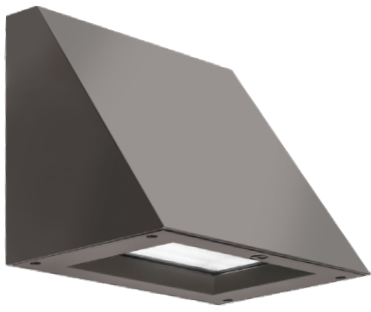
GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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



WEDGE2 LED

Architectural Wall Sconce

Visual Comfort Optic



Catalog Number **P5_VW**

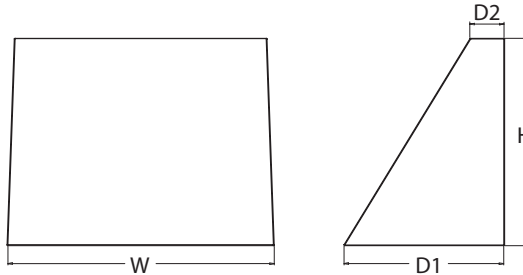
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
(without options)



Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WEDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WEDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WEDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WEDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WEDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution	Voltage	Mounting	
WEDGE2 LED	P1 ¹	P1SW	27K	2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included	Shipped separately
	P2 ¹	P2SW	30K	3000K	90CRI		347 ³	SRM Surface mounting bracket	AWS 3/8inch Architectural wall spacer ⁵
	P3 ¹	P3SW	35K	3500K		VW Visual comfort wide	480 ³	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁴	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. ⁵
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.		40K	4000K				
	P5 ¹			50K ²	5000K				

Options				
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)		Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW) PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls (only available with P1SW, P2SW & P3SW) NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights ⁹ NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights ⁹ See page 4 for out of box functionality	
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)			
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)			
PE	Photocell, Button Type ⁶			
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) ⁷			
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁸			
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.			
DSLE	Dual Switching (1 Driver, 2 Light Engines)			
CCE	Coastal Construction ⁵			
			DDBXD	Dark bronze
			DBLXD	Black
			DNAXD	Natural aluminum
			DWHXD	White
			DSSXD	Sandstone
			DDBTXD	Textured dark bronze
			DBL BXD	Textured black
			DNATXD	Textured natural aluminum
			DWHGXD	Textured white
			DSSTXD	Textured sandstone



COMMERCIAL OUTDOOR

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WEDGE2 LED

Rev. 04/02/25

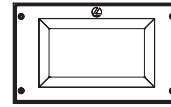
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

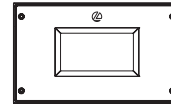
NOTES

- 1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
- 2 50K not available in 90CRI.
- 3 347V and 480V not available with E4WH, E10WH, E20WC, DS or DSLE.
- 4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- 5 For PBBW and AWS with CCE option, require an RFA.
- 6 PE not available in 480V or with sensors/controls.
- 7 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
- 8 DMG option not available with sensors/controls.
- 9 Available with MVOLT only and only rated to 25C ambient.



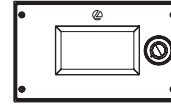
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Projected LED Lumen Maintenance

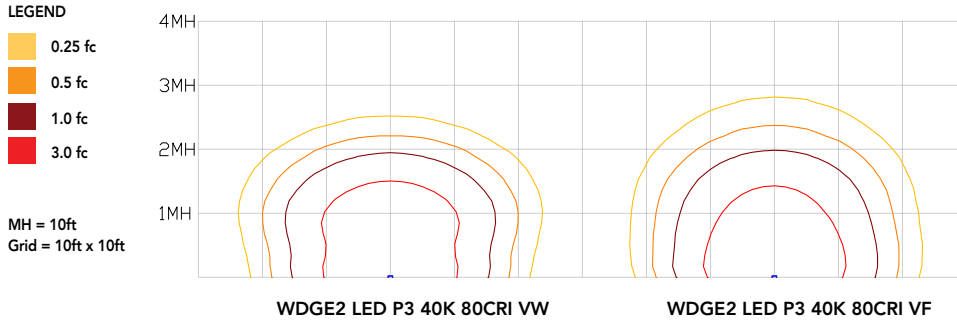
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards.



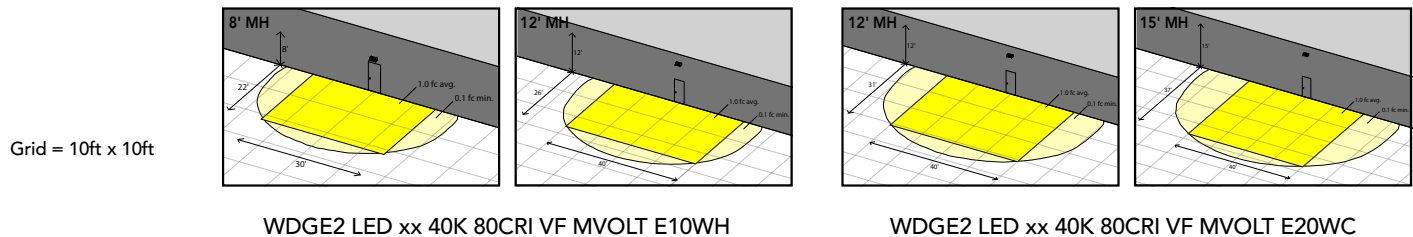
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

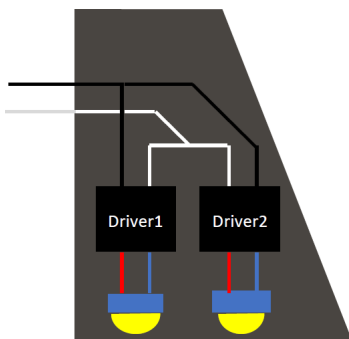
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

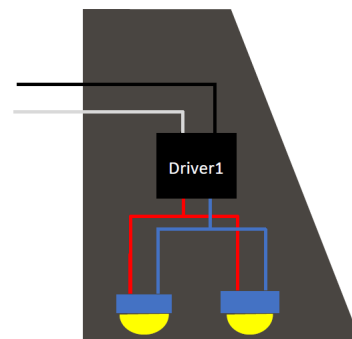
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Motion/Ambient Sensor (PIR, PIRH)

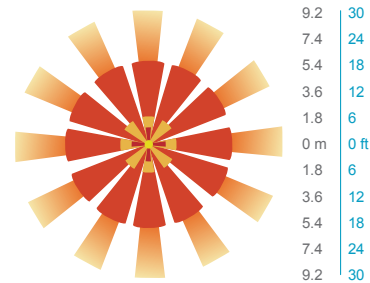
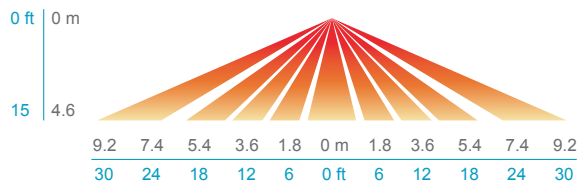
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

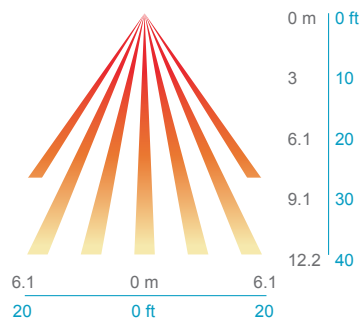
PIR

HIGH VIEW

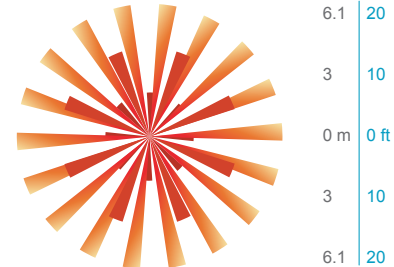


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

UL 924 Response – nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.



**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 7"

H = 11"

W = 11.5"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

DRAFT

**LEBANON MINOR SITE PLAN COMMITTEE
CITY COUNCIL CHAMBERS, CITY HALL
OR REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
APRIL 10, 2025 1:30 PM**

MEMBERS PRESENT: Nate Reichert (Director of Planning & Development), Captain Adam Leland (Lebanon Police Department), Leigh Hays (Building Official), Jeff Libbey (Deputy Fire Chief), Brian Vincent (City Engineer)

STAFF PRESENT: Tim Corwin (Deputy Planning & Development Director)

MEMBERS ABSENT: None

1. CALL TO ORDER

Mr. Reichert called the meeting to order at 1:30pm.

2. PUBLIC HEARING ITEMS

Manjit Singh (applicant), Vorachak, LLC, (property owner), 70 Hanover Street (Tax Map 91, Lot 197), zoned LD: A request for Site Plan Review of a proposed partial conversion of the existing commercial use to permit a mobile food truck support kitchen and a take-out restaurant. PB2025-12-MSP – Continued from March 13, 2025

Mr. Reichert said the applicant submitted additional materials yesterday. He said the new materials are included in the agenda materials.

Ms. Sami Singh and Mr. Rajvir Singh were present on behalf of the applicant.

Mr. Reichert said he had expected the applicant to submit a more thorough site plan but it has not been submitted. Dep. Fire Chief Libbey said they did not receive answers related to the location of propane tanks around the building to accommodate the hood system. He said he also needs specifications for the hood system that will be installed.

Mr. Vincent said the items needing more details noted in the March 13 meeting minutes have not been addressed:

- Final location of the walk-up window
- Directionality of foot traffic flow to and from the pick-up counter
- Location of parking area for pick-up customers
- Number of parking spaces provided / designated handicap/accessibile space(s)
- Signage to direct customers to the space

- 1 • Whether the grease trap (if any) is shared with other tenants in the building
- 2 • Location of a loading zone for the food truck
- 3 • Whether customers must back out into the street when they leave the site
- 4 • A complete utility plan, including interior plumbing plan, location of sewer, water, and power
- 5 lines, a complete energy plan (oil, electric, or propane)
- 6 • Which tenants use the four LP (propane) tanks currently on site
- 7 • Accessibility of the entrances within the Thai Orchid space
- 8 • Methodology for alerting if a fire incident occurs involving the hood system in the kitchen
- 9 (building does not currently have sprinklers or fire alarms)
- 10 • What emergency exit lighting will be installed
- 11 • Installation of fire extinguishers
- 12 • Intended hours of operation / times to load trailer
- 13 • How/when will greywater be offloaded
- 14 • Delineation between the two users (restaurant versus food truck) related to parking area

15
16 Mr. Corwin said the Committee doesn't have the key components to conduct a site plan review.
17 Mr. Reichert suggested the applicants should print the bullet list (above) and determine if the
18 items have been addressed. He said the Committee needs a detailed site plan mapped out to
19 address the outstanding issues.

20
21 Mr. Vincent said the specifications related to the walk-up window, parking spaces, and ADA
22 accessibility need to be addressed in a more detailed site plan. He noted the location of the
23 restrooms in the Thai Orchid restaurant prevents customers from accessing the take-out area the
24 applicant wants to create, and possible ways to redesign the space to create other means of
25 access. Mr. Vincent noted that a utility plan would help identify where and how the utilities are
26 connected. Dep. Fire Chief Libbey asked if the take-out area would share an electrical panel with
27 Thai Orchid and Mr. Singh said it will have its own panel.

28
29 Dep. Fire Chief Libbey noted that, if a hood system is installed, the applicants will need to
30 include a warning system to indicate whether the alarm is activated after hours. Mr. Hays said
31 that the alert system is a requirement of the fire prevention permit at the time of installation.

32
33 Ms. Singh said the kitchen will only be used for food preparation right now. Mr. Reichert said it
34 would be easier to approve the walk-up now (if that is planned for the future) than to get
35 approved just for food truck support now and then try later to get approval for take-out. Mr. Hays
36 said the only thing that will change (if approval for the take-out services is sought later) is the
37 use of the accessible entrance as the entrance for the take-out window.

38
39 Mr. Vincent discussed the plumbing details related to the capacity of the grease trap at length. He
40 said the plumbing plan (and the entire utility plan) is very important. He also said the water
41 source should be 10 feet away (at least) from the sewer.

42
43 Mr. Reichert suggested the applicant might consider working on the site plan with Jay Barrett
44 (who is an architect), but if they want to create the site plan themselves, to come to the Planning
45 Department office and Staff will help them. The group discussed how Simple Energy (who the

1 applicant confirmed is providing propane services) could also provide plumbing and electrical
2 services, if the applicant decided to use them for that as well.

3
4 ***A MOTION was made by Jeff Libbey that the application of Manjit Singh (applicant),***
5 ***Vorachak, LLC, (property owner), 70 Hanover Street (Tax Map 91, Lot 197), zoned LD***
6 ***PB2025-12-MSP be continued until the May 08, 2025 Minor Site Plan Review Meeting at***
7 ***1:30pm. The MOTION was seconded by Leigh Hays.***

8
9 ****The MOTION was approved (5-0)***

10 11 **3. OTHER BUSINESS**

12 13 **4. APPROVAL OF MINUTES – March 13, 2025**

14
15 ***A MOTION was made by Jeff Libbey to approve the Minor Site Plan Review Committee***
16 ***Meeting Minutes of March 13, 2025. The Motion was seconded by Adam Leland.***

17
18 ****The MOTION was approved (5-0).***

19
20 The group discussed whether the Minor Site Plan Committee should begin by requiring site plans
21 from applicants, or if it would be more beneficial to applicants if the Committee first conducted
22 site visits and identified issues on-site.

23 24 **5. ADJOURNMENT**

25
26 The meeting adjourned at 2:17pm.

27
28 Respectfully submitted,
29 Paula Roux
30 Recording Secretary
31