

Application No.: \_\_\_\_\_

FOR OFFICE USE ONLY Fee Paid: \_\_\_\_\_ Date of Submission: \_\_\_\_\_

Final Action: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Withdrawn: \_\_\_\_\_ Date of Action: \_\_\_\_\_  
Approved w/ Conditions: \_\_\_\_\_ Action By: \_\_\_\_\_



**City of Groton, CT**  
**Department of Planning & Economic Development**

**Form 1 - Planning and Zoning Application**

*Submit all applications and fees in person at the  
Building and Zoning Department, 295 Meridian St, Groton, CT 06340  
M-F between 8:00AM – 4:30PM.*

*For more information please visit us at the above address or call to schedule an appointment:  
City Planner: 860-446-4169, Dennis Goderre, ASLA, AICP CUD*

**Important Considerations**

Applications that require Planning and Zoning Commission review must be submitted three (3) weeks in advance of a regularly scheduled meeting date. See the Planning and Zoning webpage for schedules. Eight copies of all application materials shall be submitted unless otherwise directed by staff. PDF of all application material shall accompany the submission and all fees paid at time of application.

The application will be received at the next regularly scheduled meeting that follows the date of submission. If the meeting is canceled, the date of receipt will remain the date the meeting would have occurred. The Commission will not review the application at this meeting. The Commission will review the application, and if appropriate, take action to approve or deny the application at the following meeting (approximately six (6) weeks following the date of submission). This will allow time for staff review and the applicant to respond to staff comments. More time may be warranted. If a public hearing is required, the hearing may not occur until the second meeting following the date of receipt.

NOTE: Prior to making application a Pre-application meeting is recommended as outlined in Section 9.1 of the Zoning Regulations.

**Application Type**

Select all application(s) required and attach the completed form(s) as referenced:

- Zoning Permit (Form A)
- Site Plan (Form A & Zoning Table)
- Site Plan: Major Mod. (Form A & Zoning Table)
- Special Permit (Form A)
- Coastal Area Management (Form A & B)
- Floodplain Development (Form A & C)
- Subdivision/Lot Line Revision (Form D)
- Lot Combination (Form D)
- Zoning Amendment (Map) (Form E)
- Zoning Amendment (Text) (Form E)
- Subdivision – Major Mod.

Application No.: \_\_\_\_\_

### Property Information

Property Address<sup>1</sup>: 18 Thames Street

Property Size: 0.45 Acres 19,730 SF In flood zone: Yes<sup>2</sup>  No  In CAM Zone: Yes<sup>3</sup>  No

Zoning District(s): General Commercial

Parcel ID 168914330372 Information can be obtained at <http://maps.groton-ct.gov/apps/GrotonViewer/>

*If more than one property is part of the project, separate application forms and fees must be submitted for each property.*

### Property Owner Information

Name(s): Thames Leasing, LLC

Attn: Thomas K. Green

Street Address: P.O. Box 963

City: Niantic State: CT Zip Code: 06357

Phone: \_\_\_\_\_ Mobile: (860) 961-8709 Email: tgreen70@frontier.com

### Stormwater Management Design

Does the stormwater management plan meet the requirements of Section 7.7? Yes  No

If no, what section of the regulations are you requesting relief by Special Permit? 7.7.D.2

Explain (below or attach separate sheets):

See attached Special Permit Explanations.

*Note: A stormwater management report with supporting calculations must be provided and signed and sealed by the design engineer licensed in the State of Connecticut.*

<sup>1</sup> Address shall correspond to the address identified on the Assessors Property Information <http://maps.groton-ct.gov/apps/GrotonViewer/>

<sup>2</sup> If within a Flood Protection Overlay Zone Form C must accompany this application. See Section 5.3 FP Overlay Zone

<sup>3</sup> If in a CAM area Form B must accompany this application. See Section 5.2 CAM Zone

**Applicant Information**

Note: Designer/representative/architect/engineer is NOT the applicant (see Agent contact information below).

Please check if Applicant is the same as Property Owner

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent/Primary Point of Contact (may be designer/representative/architect/engineer)**

Name: Demian Sorrentino Company: Boundaries LLC

Address: P.O. Box 184 City: Griswold State: CT Zip Code: 06234

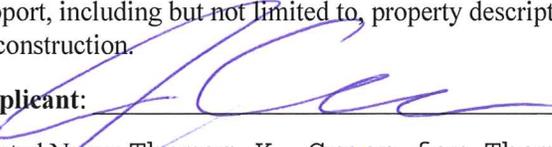
Phone: (860) 376-2006 Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

dsorrentino@boundariesllc.net

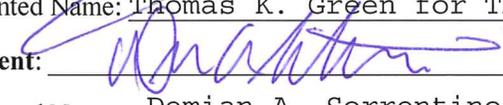
**Signatures (all owners)**

By signing below I acknowledge the following;

1. This entire application must be completed, signed, and submitted with the required fee(s) and map(s) prepared in accordance with the applicable regulations or the application may be deemed incomplete or denied;
2. This application constitutes the property owner's permission for the commission or its staff to enter the property for the purpose of inspection;
3. The applicant agrees to pay all additional fees and/or address such costs deemed necessary by the Department of Planning and Economic Development as described in the City Fee Ordinance #169; and
4. That the information provided herein and any supplemental information that may be provided in support of the application is accurate to the best of my knowledge and truthfully represents the information it is intended to support, including but not limited to, property descriptions, use descriptions, calculations, and methods and means of construction.

Applicant:  Date: 5/7/19

Printed Name: Thomas K. Green for Thames Leasing, LLC

Agent:  Date: 5/7/19

Printed Name: Demian A. Sorrentino for Boundaries, LLC

Property Owner (1): \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Property Owner (2): \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

If held in a Trust, name of Trust: \_\_\_\_\_



**City of Groton  
Department of Planning & Economic Development**

**Form A: Zoning Permit, Site Plan and Special Permit**

Refer to Section 9 Administrative Provisions of the Zoning Regulations for all application procedures in addition to those listed upon this form.

**The Form A - Zoning Table must be attached to this form.**

**District**

Zoning District(s): 1. GC 2. \_\_\_\_\_

**Proposed Use**

List the Principal Use(s) you are requesting permits for (See applicable district regulation):

- 1. Bus/Prof Office (4.3.C.7) 3. \_\_\_\_\_
- 2. \_\_\_\_\_ 4. \_\_\_\_\_

List the Accessory Use(s) you are requesting permits for (See applicable district regulation):

- 1. Acc. Storage (4.3.E.1) 3. \_\_\_\_\_
- 2. \_\_\_\_\_ 4. \_\_\_\_\_

**Project Narrative**

On the following page describe the proposed project/request being as detailed as possible. The Project narrative helps to establish the use(s) listed above for which the permit will be issued. At minimum, it shall include the following information:

- a. Describe the nature of use(s) and associated activities. Be as detailed as possible.
- b. Describe all natural resources including but not limited to inland wetlands, flood areas and coastal resources as defined in C.G.S. Section 22a-93
- c. Methods, timing, schedule, sequence of construction and staging
- d. SF of existing and proposed buildings; Number of stories of buildings/additions
- e. Number of employees
- f. Description of utilities
- g. Number of parcels upon which improvements are proposed
- h. Quantity of parking required and proposed and itemized by principal use
- i. Hours of operation
- j. Number of residential units
- k. For mixed use, breakdown by SF of each use and number of residential units
- l. *For Special Permits, provide a separate narrative explaining how the application addresses each Special Permit Criteria explained in Section 9.4.D.*

**Project Narrative** (see instructions on previous page)

- a. This project proposes to convert a former CT State Police barracks into 6,153 SF of professional office space on floors 1, 2 & 3, with 3,464 SF of accessory storage area on floor 1.
- b. The subject property is within the coastal boundary but no coastal resources nor other regulated environmental resources are present upon or contiguous to the site.
- c. Project commencement: Summer 2019, Project Completion: Fall 2019.
- d. Building is existing and no additions are proposed. Floors 1, 2 & 3 contain approximately 9,600 SF of total area.
- e. Anticipated total number of employees is 10-15.
- f. The subject property is served by public water and public sewer, and new underground electric service has recently been installed.
- g. One parcel identified as 18 Thames Street (ID 168914330372).
- h. Parking Required/Provided: Based on analysis of uses and building square footages, the required parking is 29 spaces. The proposed plan provides 21 on-site spaces and 8 off-site, on-street spaces. See Sheet 3/3 for more info.
- i. Anticipated hours of operation: Mon - Sat.: 7:00A - 7:00P  
Sun.: 7:00A - 12:00P
- j. No residential units proposed.
- k. No mixed use proposed.
- l. A total of 3 Special Permits are requested as part of this application. See special Permit explanations provided under separate cover.

(attach additional pages if required)



**City of Groton  
Department of Planning & Economic Development**

**Form B: Coastal Area Management**

Refer to Section 5.2 CAM of the Zoning Regulations and CGS Sections 22a-90- through 22a-115

The CAM Boundary is depicted upon the Groton City Zoning Map

**a. Coastal Resources Narrative**

Provide a narrative describing all coastal resources as defined in C.G.S. Section 22a-93 with an accompanying site plan depicting the location of all resources.

The subject site is located within the "coastal boundary", but no

"coastal resources" as defined in CGS Section 22a-93 (7) are present upon

the subject property, nor are any "coastal resources" as defined in CGS

Section 22a-93 (7) "contiguous to the site"

**B. Assessment of Project Suitability: Capability of Resources to Accommodate the Proposed Use**

1. Identify any and all coastal resource policies applicable to the proposed project as identified in C.G.S. Section 22a-92 (b) (2) and the *CT Coastal Management Manual*.

None of the "policies concerning coastal land and water resources within

the coastal boundary" as identified in CGS Section 22a-92 (b) (2) are

applicable to this proposal.

2. Identify any and all coastal use policies applicable to the proposed project as identified in C.G.S. Section 22a-92 (b) (1) and the *CT Coastal Management Manual*.

None of the "policies concerning development, facilities and uses within the coastal boundary" as identified in CGS Section 22a-92 (b) (1) are applicable to this proposal.

3. Describe how the proposed project is consistent with all of the coastal policies identified above (i.e., describe the extent to which the project complies or conflicts with each policy). Note: If a project conflicts with any policy, the project should be modified to reduce or eliminate the conflict.

As stated above, none of the policies identified in CGS Section 22a-92 (b) (1) nor 22a-92 (b) (2) are applicable to this proposal.

**c. Potential Beneficial and Adverse Impacts and Methods of Mitigation**

1. Identify and describe the potential adverse impacts (as defined C.G.S. Section 22a-93 (15)) and potential beneficial impacts of the project on coastal resources.

This proposal will have no effect, neither negative nor positive, on coastal resources.

**ITEM 2 and 3 BELOW FOR WATERFRONT PROPERTY ONLY:**

2. Is the project a water dependent use as defined in C.G.S. Section 22a-93 (16)? If so, explain why.

Not Applicable.

3. Describe the impacts or effects (either positive or negative) that the project will have on future water dependent uses or development on, and adjacent to this site. (Adverse impacts on future water dependent development opportunities are described in C.G.S. Section 22a-93 (17)).

Not Applicable.

4. Describe the proposed measures to mitigate (reduce or eliminate) any adverse impacts on coastal resources described in c.1 and, if applicable, on future water dependent developments opportunities described in c.3.

Not Applicable.

**D. Demonstration of the Acceptability of Remaining or Unmitigated Adverse Impacts on Coastal Resources and Future Water Dependent Uses and Development**

1. Describe any adverse impacts that remain after employing all reasonable mitigation measures.

Not Applicable.

2. Explain why these other remaining adverse impacts were not mitigated.

Not Applicable.

3. Explain why the Commission reviewing this application should find these remaining adverse impacts to be acceptable.

Not Applicable.

**SUPPORTING MATERIALS/DOCUMENTATION**

The Commission or Board may request the submission of such additional information that it deems necessary in order to reach a decision on the application. Include any additional information required by the Commission, and list any supplemental materials (plans, reports, etc.) that are being submitted in support of this application.



- 7. **Site Layout Plan** depicting all proposed improvements and clearly labeled and corresponding to the applicable construction detail provided; critical dimensions provided for such items as walks, drives, setbacks, parking spaces, etc. to demonstrate code requirements (building and zoning). Plan shall depict the following minimum information:
- a. Building locations and decks (including roof overhangs),
  - b. Walks
  - c. Fences and Bollards
  - d. Pavement materials and markings
  - e. Curbing
  - f. Parking
  - g. Handicap parking
  - h. Handicap ramps
  - i. Signage (including those used for traffic control)

NOTE: Information depicted on the Site Layout Plan shall be carried forward on each of the subsequent plans listed below.

- 8. **Stormwater Management Plan** prepared by a CT licensed Professional Engineer; In addition to information requested in the Zoning Regulations, include the following:
- a. **Grading and Drainage Plan(s)** depicting at minimum:
    - i. existing and proposed contours at a minimum of 2' intervals;
    - ii. spot elevations at high and low points, top and bottom of stairs and ramps, intermediate landings of ramps, top and bottom of all site walls (retaining and free standing);
    - iii. all drainage structures, piping (including inverts, size, slope and material), stormwater facilities (above and below ground)
    - iv. Finished floor elevations of all structures
    - v. Location and base flood elevation of all Special Flood Hazard Areas
  - b. **Stormwater report** with supporting calculations (pre and post: quantity and quality)
  - c. **Construction details** of all materials and techniques used to control stormwater.
- 9. **Utility Plan** showing all proposed electrical, telecommunications, fiber optics, sanitary sewer, water, transformers, and other above and below grade utilities, including those to remain.
- 10. **Landscape Plan, Tree Survey, Tree Protection Plan** depicting location of all plant material and protection measures and shall include all proposed and existing features to remain, below and above grade utility improvements, signage and lighting in order to confirm no conflicts exist with proposed landscape materials. Plan shall also include a Landscape Schedule, provide on each landscape plan when more than one is needed, and contain the following information:
- a. Plant Code or Symbol
  - b. Scientific Name
  - c. Common Name
  - d. Size at time of planting using American Nursery & Landscape Association standard size nomenclature
  - e. Method of planting (i.e. container grown, balled and burlapped, etc)
  - f. Notes as may be applicable to plant species
- 11. **Lighting Plan** depicting the location of all exterior lighting, including those mounted on the exterior of a building. Provide lighting details and product cuts to demonstrate compliance with the zoning regulations. Lighting may be combined with the Site Layout Plan or Landscape Plan

as long as legibility is not affected.

- 12. **Photometric Plan** prepared by a licensed professional engineer depicting foot candles on the ground and demonstrating conformance with the zoning regulations. This plan must be separate from all other plans.
- 13. **Building Floor Plans** with clearly labeled space/room uses, provide critical dimensions, location of windows, exterior and interior doorways, utility and storage rooms, location of utilities entering the building.
- N/A  14. **Building Elevations** (Including existing buildings with additions) depicting all exterior improvements and accurately illustrating roof lines and wall height.
- 15. **Construction details** depicting the methods and means of installation of major site improvements
- 16. **Additional items** that may be required by staff include:
  - a. Traffic report
  - b. Environmental reports
  - c. Architectural product samples
  - d. Noise study
  - e. Structural analysis
  - f. Geotechnical reports
  - g. Illustrative renderings
  - h. Other supporting information found necessary by staff or the commission



**City of Groton, CT**  
**Department of Planning & Economic Development**  
**Form A - Zoning Table**

NOTE: Attach this form to the end of Form A Application and provide upon submitted site plan.

Item	Required	Proposed
Lot Area	4,000 SF	19,730 SF
Lot Width	N/A	N/A
Front Yard Setback (Min)	N/A	48'
Front Yard Setback (Max)	N/A	N/A
Side Yard Setback <del>N/A</del> Left	N/A	8.3'
Side Yard Setback <del>N/A</del> Right	N/A	9.8'
Rear Yard Setback	N/A	1.1'
Building Coverage	70%	26%
Building Height	35	EXIST
Building Width	N/A	N/A
Total Impervious Coverage	N/A	15,704 SF
Existing Impervious Coverage	N/A	15,240 SF
Parking Provided (mixed uses complete below)	29	29
Use 1:	<b>Professional Office</b>	25
Use 2:	<b>Accessory Storage</b>	4
Use 3:		



Boundaries LLC  
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P.O. Box 184  
Griswold, CT 06351  
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May 7, 2019

Dennis Goderre, ASLA, AICP CUD  
Groton City Planner  
295 Meridian Street  
Groton, CT 06340

**RE: Explanation of Requested Special Permits to Accompany Site Plan Application**  
**Applicant/Owner: Thames Leasing, LLC**  
**Location: 18 Thames Street, Groton, CT**  
**Boundaries LLC Job I.D. No. 19-2707**

Mr. Goderre,

The attached application(s) and plans for proposed redevelopment of property located at 18 Thames Street require Site Plan Approval from the City of Groton Planning & Zoning Commission in accordance with Section 9.3 of the City of Groton Zoning Regulations. Because our project entails redevelopment of an already improved property, we will also require the issuance three (3) Special Permits referenced to the following Sections:

**7.1.C Possible Modification of Parking Requirements**

**1. Permanent Parking Reduction for a Single Property** – The Commission may, by Special Permit, modify the cumulative parking requirements of Section 7.1B of these Regulations for a single property in the following situations:

a. Where in a mixed-use development on a single property, there are two or more land uses which have differences in their principal operating hours or dissimilarities in their clientele, thereby allowing utilization of the same parking spaces.

b. Where a use is located within 500 feet of another use, such as a church or other public place of assembly that is not in operation during the same hours or days as the first use, and where such church or public place of assembly is willing to make its parking available to the first use.



c. Where the Commission finds that existing on-street parking or on-street parking to be established by the applicant in the vicinity will alleviate the need to provide the full complement of parking on the site.

#### **7.1.E Size of Spaces**

1. Off-street parking space shall be 9 feet in width by 20 feet in length except that the Commission may, by Special Permit, permit the following parking space configuration where the location and distribution of spaces and overall circulation is appropriate:

a. At least 60 percent of the spaces shall be 9 feet in width by 18 feet in length;

b. Up to 20 percent of the spaces may be 8 feet in width by 16 feet in length and be marked as “compact spaces”; and

c. Up to 20 percent of the spaces shall be 10 feet in width by 20 feet in length and be marked as “oversized spaces.”

#### **7.7.D Modifications**

The Commission may, by Special Permit, reduce the requirements as specified in Section 7.7.C provided that adequate information has been submitted by the applicant for the Commission to evaluate the request and:

1. The City Engineer has provided a recommendation such requirements cannot reasonably be attained at the subject property and/or such requirements would be of limited practical benefit at the subject property; or

2. The Commission has received a report from a professional engineer hired by the Commission, at the applicant's expense, providing a positive recommendation regarding the modification.

We look forward to presenting our application to the City of Groton Planning & Zoning Commission and will submit further documentation to demonstrate compliance with the Special Permit Criteria contained in Section 9.4.D of the City of Groton Zoning Regulations at that time.

Thank you.

Sincerely,



Demian A. Sorrentino, AICP, C.S.S.  
Certified Planner & Soil Scientist  
Boundaries LLC  
for Thames Leasing, LLC



John U. Faulise Jr. L.S.  
Jacob S. Faulise, E.I.T.

Jeffrey P. Dewey, P.E.  
Demian A. Sorrentino AICP, C.S.S.



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[www.boundariesllc.net](http://www.boundariesllc.net)

## STORMWATER MANAGEMENT SUMMARY

PREPARED FOR:

**THAMES LEASING**  
18 THAMES STREET  
GROTON, CONNECTICUT

MAY 2019



PREPARED BY:

**BOUNDARIES LLC**

PROJECT I.D. No. 19-2707



## Introduction

On behalf of Thames Leasing, LLC; Boundaries LLC has prepared the following stormwater management summary for the proposed site plan associated with the improvements for the parcel located at 18 Thames Street in the City of Groton.

The proposed site improvements include modifications to the existing paved parking areas, the addition of a concrete dumpster pad, some additional concrete sidewalks and landscaping.

The project site is located on the easterly side of Thames Street immediately south of the intersection of Thames Street with Bridge Street and Fairview Avenue. Reference the Location Map blow (Figure 1) within the Existing Conditions section of this report.

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey (Appendix-1), the soils on the site consists of Charlton-Chatfield complex, very rocky (Hydrologic Soil Group-B) and Udorthents-Urban land complex (Hydrologic Soil Group D).

## Existing Conditions

The existing site is developed including a 3-story building and paved parking areas. Approximately 77% of the site is impervious surfaces. The site generally slopes from east to west to Thames Street. The approximate slope across the existing parking lot on the north side of the site is 5% while on the south side the slope is 12%. There are two (2) paved access drives connecting to Thames Street.

As there is no formal stormwater collection and conveyance system on site, stormwater runoff flows overland westerly to Thames Street. The runoff then flows southerly within the roadway gutter approximately 100-feet to the closest catch basin in Thames Street.

The existing roof leaders discharge into an underground piping system. The direction, locations and termination of the roof leader drainage system is unknown.

There are no known water quality protection features associated with the existing developed site. This is likely due to the presence of ledge and/or large boulders beneath the paved areas. Due to the amount of impervious area close to the surface, stormwater management beneath the pavement is not feasible.

Reference project watershed mapping for existing conditions for more detailed information (Appendix-2). Reference the peak runoff flow rate calculations in Appendix-4. The Existing conditions aerial photography of the site is shown below.

Figure 1: Aerial Photo of site



### Proposed Conditions

The project consists of the re-construction of the paved parking, the addition of a concrete dumpster pad and additional concrete sidewalks to improve the traffic circulation and functionality of the site. As part of the project, the northerly access drive connecting to Thames Street will be permanently closed to provide for additional parking interior to the site.

Overall the project will result in a small decrease in impervious area. There is approximately a 280SF decrease. This translates to a direct reduction in peak runoff flow rate as well as design water quality volume.

Due to the lack of available area for stormwater management and the fact that there are no known or noted issues with the existing runoff patterns of the site, the site drainage pattern of flowing overland to Thames Street has been maintained as part of this project.



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May 7, 2019

Dennis Goderre, ASLA, AICP CUD  
Groton City Planner  
295 Meridian Street  
Groton, CT 06340

**RE: Finding of No Regulated Resources Present**  
**Applicant/Owner: Thames Leasing, LLC**  
**Location: 18 Thames Street, Groton, CT**  
**Boundaries LLC Job I.D. No. 19-2707**

Dear Mr. Goderre;

Based upon on-site inspection performed by the undersigned on 5/1/19, I hereby find that the 0.46± acre property located at 18 Thames Street in Groton, Connecticut does not contain any resources regulated pursuant to Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, also known as the Connecticut Inland Wetlands and Watercourses Act.

Additionally, based upon limited field observation and review of existing environmental data sources, it does not appear that there are any regulated inland or coastal resources within 200' of the subject property.

Attest:

A handwritten signature in black ink that reads "Demian A. Sorrentino".

Demian A. Sorrentino, AICP, C.S.S.  
Certified Planner & Soil Scientist  
Boundaries LLC



May 6, 2019

City of Groton  
Planning & Zoning Commission  
Attn: Dennis Goderre, ALSA, AICP CUD, City Planner  
295 Meridian Street  
Groton, CT 06340

**RE: Owner & Applicant's Agent Authorization for Municipal Land Use Permitting**

To Whom it May Concern;

I, Thomas K. Green, Agent for Thames Leasing, LLC, do hereby authorize the firm of Boundaries, LLC to act on my behalf before the City of Groton Planning & Zoning Commission to request requisite approvals for my property located at 18 Thames Street in Groton, Connecticut.

Sincerely,



---

Thomas K. Green *for*  
Thames Leasing, LLC  
PO Box 963  
Niantic, CT 06457  
(860) 961-8709

Thames Leasing, LLC  
18 Thames Street, Groton, CT

**Application Fee Calculation**

**Check #1:**

Site Plan Application	\$200	+	\$60 State Fee	=	\$260
Special Permit Applications	\$250	+	\$60 State Fee	=	\$310
CAM Application	\$300	+	\$60 State Fee	=	\$360
<b>Total</b>				=	<b>\$930</b>

**Check #2:**

Consulting Engineering Review	\$1,800			=	\$1,800
<b>Grand Total</b>				=	<b>\$2,730</b>

18 THAMES STREET

**SQUARE FOOTAGE BREAKDOWN FOR PARKING CALCULATION:**

FIRST FLOOR OFFICE: 385 SF (FRONT OFFICE - 35' x 11')  
665 SF (MID AREA - LOBBY, LIFT, RECEPTION, STAIR, ETC. - 35' X 19')  
**1,050 = TOTAL OFFICE FIRST FL**

FIRST FLOOR ACCESSORY: 1,989 SF (SERVICE DEPT)  
1,095 SF (SHIPPING/RECEIVING/STORAGE)  
190 SF (UNSECURED PARTS & TOOLS)  
190 SF (SECURED INVENTORY ROOM)  
**3,464 SF = TOTAL**

SECOND FLOOR OFFICE: **4,188 = TOTAL** (4412 – 224 SF BACK STAIR)

THIRD FLOOR OFFICE: **915 SF = TOTAL**

TOTAL BUILDING OFFICE: 6,153 SF

TOTAL BUILDING ACCESSORY: 3,464 SF

**PARKING REQUIREMENT:**

**PARKING REQUIRED FOR OFFICE: 4 SPACES / 1,000 SF @ 6,153 SF = 24.6 = 25 SPACES REQUIRED**  
(5.a "General business and professional offices and financial institutions")

**PARKING REQUIRED FOR ACCESSORY USE: 1 SPACE / 1000 SF @ 3,464 SF = 3.464 = 4 SPACES**  
(7.b "...warehousing and storage businesses...other enclosed non-industrial storage uses")

**TOTAL PARKING SPACES REQUIRED: 29 (25 + 4)**

# XSP Series

XSPW™ LED Wall Mount Luminaire

## Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

**Applications:** General area and security lighting

## Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K)

**Limited Warranty**\*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\*See [www.cree.com/lighting/products/warranty](http://www.cree.com/lighting/products/warranty) for warranty terms

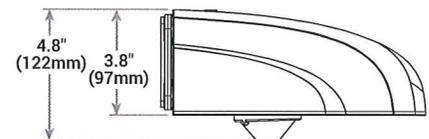
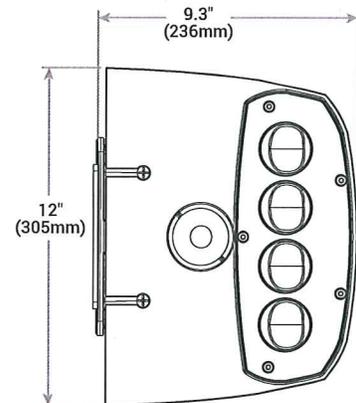
## Accessories

### Field-Installed

#### Beauty Plate

WM-PLT12\*\* - 12" (305mm) Square  
 WM-PMT14\*\* - 14" (356mm) Square  
 - Covers holes left by incumbent wall packs

\*\* Must specify color



Multi-Level Sensor location (ordered as an option)

Weight
9.5 lbs. (4.3kg)

## Ordering Information

Example: XSPW-A-0-2-F-C-U-Z

XSPW	A	0						
Product	Version	Mounting	Optic	Modules	Input Power Designator	Voltage	Color Options	Options
XSPW	A	0 Wall	2 Type II Medium 3 Type III Medium	F 4000K M 5700K	C 42W G 25W	U Universal 120-277V 1 120V 2 208-277V 6* 347V	S Silver T Black W White Z Bronze	K Multi-Level - Refer to ML spec sheet for details - Available with Input Power Designator C only P Photocell - Not available with K option - Must specify 1, 2, or 6 voltage Y 0-10V Dimming - Control by others - Available with Input Power Designator C only - Refer to dimming spec sheet for details

\* Available in Canada only  
 NOTE: Price adder may apply depending on configuration



US: [www.cree.com/lighting](http://www.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

Rev. Date: V6 07/31/2015

Canada: [www.cree.com/canada](http://www.cree.com/canada)



T (800) 473-1234 F (800) 890-7507

# XSPW™ LED Wall Mount Luminaire

## Product Specifications

### CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Designed and UL approved for easy through-wiring
- Designed for downlight applications only
- Exclusive Colorfast DeltaGuard<sup>®</sup> finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- Weight: 9.5lbs. (4.3kg)

### ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347V, 50/60Hz, Class 2 driver
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15 mA

### REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529
- DLC qualified. Please refer to [www.designlights.org/QPL](http://www.designlights.org/QPL) for most current information
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details

Electrical Data*							
Input Power Designator	System Watts 120-277V	System Watts 347V	Total Current				
			120V	208V	240V	277V	347V
C	42	46	0.36	0.21	0.19	0.16	0.14
G	25	27	0.22	0.13	0.11	0.10	0.08

\* Electrical data at 25°C (77°F)

Recommended XSPW Series Lumen Maintenance Factors (LMF) <sup>1</sup>						
Ambient	Input Power Designator	Initial LMF	25K hr Projected <sup>2</sup> LMF	50K hr Projected <sup>2</sup> LMF	75K hr Projected <sup>2</sup> LMF	100K hr Calculated <sup>3</sup> LMF
5°C (41°F)	C	1.04	1.02	1.01	1.00	1.00
	G					
10°C (50°F)	C	1.03	1.01	1.00	0.99	0.99
	G					
15°C (59°F)	C	1.02	1.00	0.99	0.98	0.98
	G					
20°C (68°F)	C	1.01	0.99	0.98	0.97	0.97
	G					
25°C (77°F)	C	1.00	0.98	0.97	0.96	0.96
	G					

<sup>1</sup> Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

<sup>2</sup> In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

<sup>3</sup> In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

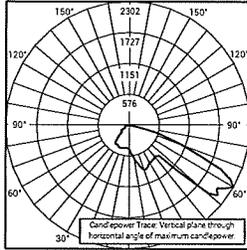


XSPW™ LED Wall Mount Luminaire

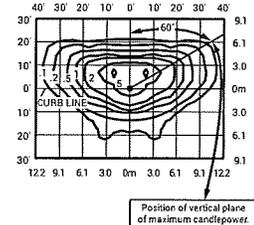
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Products/Outdoor/Wall-Mount/XSP-Series](http://www.cree.com/Lighting/Products/Outdoor/Wall-Mount/XSP-Series)

2



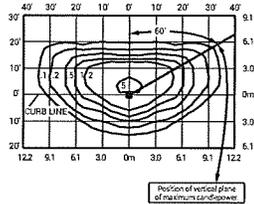
CESTL Test Report #: 2014-0017  
BXSPW-A\*-2-F-G-U-S  
Initial Delivered Lumens: 2,739



BXSPW-A\*-2-F-C-U-S  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 3,819  
Initial FC at grade

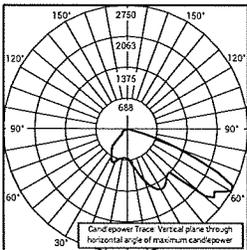
Type II Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

\* Initial delivered lumens at 25°C (77°F)  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf).

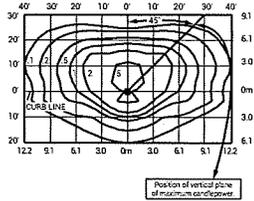


BXSPW-A\*-2-F-G-U-S  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 2,529  
Initial FC at grade

3



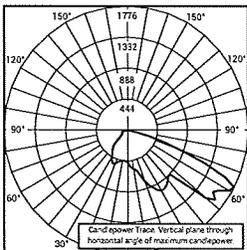
CESTL Test Report #: 2014-0018  
BXSPW-A\*-3-F-C-U-S  
Initial Delivered Lumens: 4,187



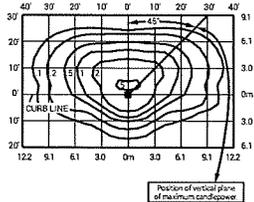
BXSPW-A\*-3-F-C-U-S  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 3,819  
Initial FC at grade

Type III Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

\* Initial delivered lumens at 25°C (77°F)  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf).



CESTL Test Report #: 2014-0019  
BXSPW-A\*-3-F-G-U-S  
Initial Delivered Lumens: 2,692



BXSPW-A\*-3-F-G-U-S  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 2,529  
Initial FC at grade