

# TOWN OF WATERBURY ZONING PERMIT APPLICATION

## EXHIBIT A1

Date: 08.25.2024 Application #: 081-21  
 Fees Paid: 330. + \$15 recording fee = 345.-  
 Parcel ID #: 100-3627  
 Tax Map #: 09-283.000

Please provide all of the information requested in this application.

Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process of this application. Based upon the nature of the project you may need to submit additional information. For instructions on how to fill out this form please refer to the *Zoning Permit Application Instructions & Fee Schedule* available on the municipal website or at the municipal offices. Submit one copy of the completed application and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

### CONTACT INFORMATION

#### APPLICANT

Name: Crush Partners LLC  
 Mailing Address: 112 S Main Street #203, Stowe 05672  
 Home Phone : \_\_\_\_\_  
 Work/Cell Phone: 770-853-1956  
 Email: lynette.vallecillo@gmail.com

#### PROPERTY OWNER (if different from Applicant)

Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Home Phone : \_\_\_\_\_  
 Work/Cell Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

### PROJECT DESCRIPTION

Physical location of project (E911 address): 3627 Waterbury Stowe Road  
Waterbury Center, VT 05677

Lot size: 0.3 acres Zoning District: Town Commercial

Existing Use: Retail Proposed Use: Retail

Brief description of project: Project proposes to remove the existing single story structure and to construct a new 30x40 single story structure.  
New parking, site circulation and landscaping shall support the new structure's location.

Cost of project: \$ ~250,000 Estimated start date: Late fall 2021

Water system: Municipal Waste water system: On site septic

#### EXISTING

Square footage: ~1,700 Height: 18  
 Number of bedrooms/baths: 0  
 # of parking spaces: ~11  
 Setbacks: front: ~45'  
 sides: 61 / 22 rear: 5.5

#### PROPOSED

Square footage: 1,200 Height: 23  
 Number of bedrooms/bath: 0  
 # of parking spaces: 16  
 Setbacks: front: 25'  
 sides: 25 / 68 rear: 35

### ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- Curb Cut / Access permit     E911 Address Request  
 Water & Sewer Allocation     none of the above

[Additional State Permits may also be required]

### CHECK ALL THAT APPLY:

#### NEW CONSTRUCTION

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Commercial / Industrial Building
- Residential Building Addition
- Comm./ Industrial Building Addition
- Accessory Structure (garage, shed)
- Accessory Apartment
- Porch / Deck / Fence / Pool / Ramp
- Development in SFHA (including repairs and renovation)
- Other \_\_\_\_\_

#### USE

- Establish new use
- Change existing use
- Expand existing use
- Establish home occupation

#### OTHER

- Subdivision (# of Lots:     )
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other \_\_\_\_\_



# TOWN OF WATERBURY EXHIBIT **A3** SITE PLAN REVIEW INFORMATION

Date:	Application #:
Fees Paid:	(\$15 recording fee already paid)
Parcel ID #:	
Tax Map #:	

This Site Plan Review information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

## PROJECT DESCRIPTION

Brief description of project: Project proposes to remove the existing non-conforming single story structure and to construct a new compliant 30x40 single story structure. The project also proposed to close a non-controlled access from US Rte 100 and provide new parking, site circulation and landscaping shall support the new structure's location.

## SITE PLAN REVIEW CRITERIA

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- Adequacy of traffic access
- Adequacy of circulation and parking
- Adequacy of landscaping and screening (including exterior lighting)
- Requirements for the Route 100 Zoning District
- Special considerations for projects bordering Route 2, Route 100, or Interstate 89

## SITE PLAN SUBMISSION REQUIREMENTS

Before an application for site plan review is considered complete, the applicant shall file a site plan, clearly drawn to the largest practical scale, showing the following:

- Location and dimensions of lot lines, names of adjacent landowners, all easements, utilities, and existing and proposed structures.
- All access to public streets or roads, parking and service areas, pedestrian walkways, curbs and stormwater drainage.
- Pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting.
- Building elevations and footprints.
- Detailed site grading and landscaping, indicating existing and proposed trees, shrubs, and ground cover.
- Two copies of all plans.
- For plans larger than 11"x17" please submit a digital plan set in addition to the paper copy (pdf. file format).

**CONTACT** Zoning Administrator Phone: (802) 244-1018  
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676  
Municipal Website: [www.waterburyvt.com](http://www.waterburyvt.com)



**CONDITIONAL USE INFORMATION**

This Conditional Use (and Setback Waiver) information sheet supplements the Zoning Permit application. Please provide all of the information requested on each form. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

Date:	Application #:
Fees Paid:	(\$15 recording fee already paid)
Parcel ID #:	
Tax Map #:	

**PROJECT DESCRIPTION**

Brief description of project: ***Project proposes to remove the existing non-conforming single story structure and to construct a new compliant 30x40 single story structure. The project also proposes to close a non-controlled access from US Rte 100 and provide new parking, site circulation. Landscaping shall support the new structure's location.***

**CONDITIONAL USE CRITERIA**

Please respond to the following; you may answer on a separate sheet and attach additional pages and supporting materials:

- Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways, municipal water or sewer systems, school system, fire protection services): ***The site is a pre-developed commercial retail use. The project continues the retail use. Allocations for municipal water remains unchanged. On site septic capacity remains unchanged. Access from highway significantly improved. There are no impacts to school systems or fire protection services***
- Describe how the proposed use will not have an undue adverse impact on the character of the area affected as defined by the Municipal Plan and the zoning district in which the proposed project is located: ***There is no change in use. Retail is a conditional use within the TCOMM district. The municipal plan 2018 adopted 12-3-18 recognizes US Rte 100 between Waterbury Center Village and US Rte 15 as "one of the busiest non-interstate two-lane highways in the state". This project will have a positive impact on the character of the area***
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect: ***The project seeks a variance for the front yard setback to support the historic character of the area. This will also allow the project to comply with the side and rear setbacks...which it currently violates.***
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration: ***The use does not produce any fumes, gas, dust, smoke, odor, noise or vibration.***
- For removal of earth or mineral products which is not incidental to a construction, landscaping, or agricultural operation, a removal project must meet specific conditions outlined within Section 302 of the Waterbury Zoning Regulations. Are the conditions included within the Application Submittals?  
***N/A***

**CONTACT** Zoning Administrator Phone: (802) 244-1018  
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Waterbury, VT 05676  
Municipal Website: [www.waterburyvt.com](http://www.waterburyvt.com)

VARIANCE INFORMATION

Date:	Application #:
Fees Paid:	(\$15 recording fee already paid)
Parcel ID #:	
Tax Map #:	

This Variance information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

1) What type of Variance are you requesting? Reduction of front yard setback from 50' min. to 25'.

2) Describe the unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, that prevent development occurring in strict compliance with the zoning regulations (Please include relevant site features on the Sketch Plan with the accompanying Zoning Permit Application) . The existing building is non-conforming to setbacks on 3 of the 4 sides of the property. This area of Waterbury Center is considered historic. Presently, the structure is set back from US Rte 100 while the neighboring buildings are ~25' and some as close as 13'. Moving the

proposed building to a 25' front yard setback will support and maintain the historic character of the area. Further, it will allow setback compliance on the remaining 3 sides.

3) Describe why the development is necessary to enable the reasonable use of the property. \_\_\_\_\_

The proposed development is necessary to allow multiple planning goals; maintaining historic character, removing parking from the front of the building and most importantly closing an uncontrolled curb cut from

US RTE 100 and creating controlled access.

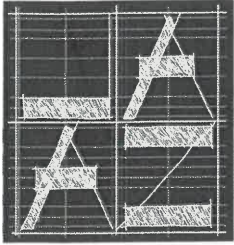
4) What hardship will result if the variance is not granted? If the variance is not granted the hardship will befall the town more than the applicant as the deficiencies noted above will continue in it's current state.

5) Describe how the proposed development will compliment the essential character of the neighborhood. \_\_\_\_\_

This area of Waterbury Center is considered historic. The exist'g structure is set back from US Rte 100 ~45', while the neighboring buildings are ~25' and some as close as 13'. Moving the proposed building to a 25' front yard setback will support and maintain the historic character of the area. Further, it will allow setback compliance on the remaining 3 sides. It will also move parking from the front and provided for attractive landscaping.

6) Describe how the development will not permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare. \_\_\_\_\_

The property will not impair use of development of adjacent properties. It will not reduce access to renewable energy resources. It will be positive with regard to public welfare as the existing undefined and uncontrolled curb cut will become defined and controlled.



# JOSEPH ARCHITECTS, LLC

Architecture, Planning, & Sustainable Design

*2000 - Celebrating 20 Years - 2020*

August 25, 2021

Mr. Steve Lotspeich  
Town of Waterbury Zoning Administrator  
Waterbury Municipal Offices  
28 North Main Street, Suite 1  
Waterbury, VT 05676

RE: Zoning Permit and Conditional Use Applications  
Crush Partnership, LLC  
3627 Waterbury Stowe Road  
Waterbury Center

Dear Steve:

Attached for your review, please find the Zoning Permit and Conditional Use Permit applications for proposed renovations to 3627 Waterbury Stowe Road.

The project lies within the Town of Waterbury TCOMM (Town Commercial) Zoning District and borders US Rte 100.

The existing site and facility formerly known as Emery's and Scribner's markets (retail use). The existing structure is in significant disrepair and is a non-conforming structure with regard to rear and side yard setback.

The applicant proposes to remove the existing structure and construct a new 1,200 s.f. facility for a retail use. While the removal of the structure constitutes a change the use to the structure the Retail Use proposed does not change.

**Employees:** The applicant plans 4-5 full time employees at full capacity.

**Hours of operation:**

Sun-Sat – 10 a.m. – 8 p.m.

**Odors/ Noise:**

The business does not generate any undue noise or odors.

**Traffic/circulation & parking:**

Current access is via an uncontrolled curb cut on US Route 100. The project proposes to close the majority of this existing curb cut to provide a compliant 2-way entrance and exist from US Rte 100. Additionally, the project proposes a new “entrance” only curb cut from Sunset Drive.

**Parking** – currently permitted on site are:

The existing 1,700 SF facility does not have a controlled parking area. The proposed new building is 1,200 sf.

The parking requirements based on WZR Parking Regulation 414 are calculated as follows:

Retail stores or services – 1 per 300 sf of floor area	
Required - 1,200 sf retail area.....	4 spaces
1 space per employee.....	5 spaces

Project proposes – 17 total space.

**Deliveries** – All deliveries are scheduled and via standard box type trucks. No tractor trailers.

**Pedestrian access/landscaping/lighting and refuse** – There are presently no sidewalks, sparse landscaping and no dumpster control. The proposed, offers much improved landscaping, a sidewalk connecting the storefront to US Rte 100 as well as secure, screened dumpster.

**Section 301 – Site Plan Review and Approval.**

(k) In the Village Commercial (VCOM) and Town Commercial (TCOM) Districts (see Article V), the front setback may be reduced, from 50 feet to a minimum of 25 feet, if the Development Review Board determines, during site plan review, that all parking is located in the rear of a structure and adequate landscaping exists in the front along the road. The project requests a reduction of the front setback to 25'. The parking has been located away from the front yard and substantial landscaping is proposed.

**Conditional Use Criteria** – please see attached conditional use application.

Thank you for your assistance with this application.

Respectfully Submitted,  
Joseph Architects, LLC



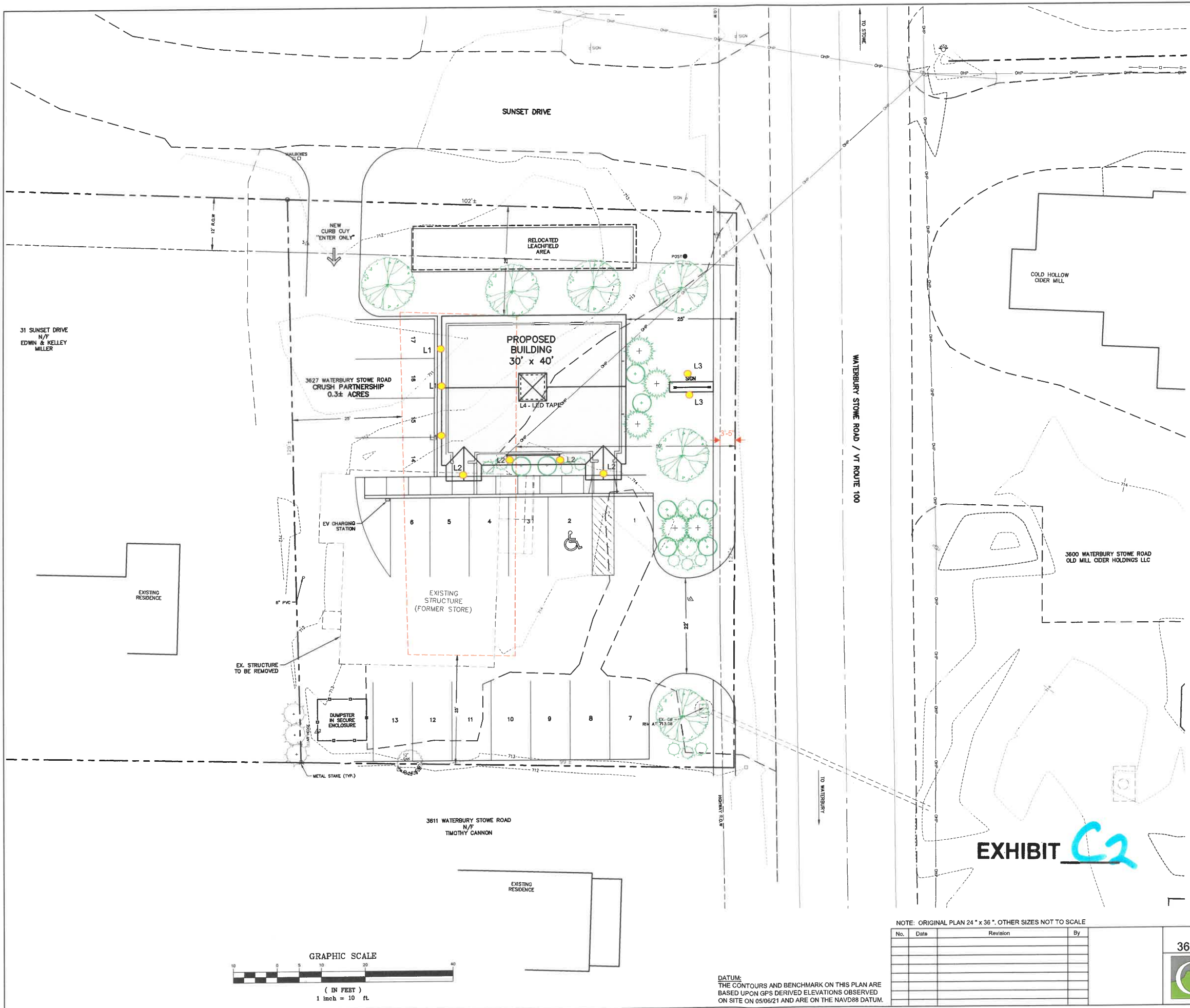
Joseph E. Greene, AIA  
Principal







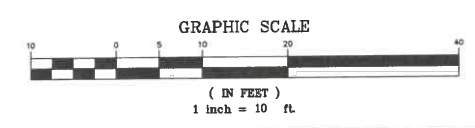
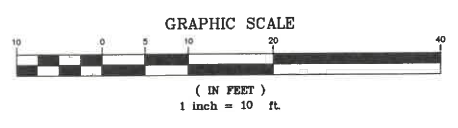




**LEGEND**

	SURVEY CONTROL POINT
	IRON PIN/ROD FOUND
	EX. UTILITY POLE
	EX. WATER SHUT OFF
	EX. CATCH BASIN
	PROPERTY LINE
	ZONING SETBACK
	EX. EDGE OF ROAD/DRIVE
	PRO. EDGE OF DRIVE/PARKING
	OVERHEAD POWER LINE
	EX. WATER LINE
	EX. SEWER LINE
	EX. STORM DRAIN
	EX. CONTOURS

THIS IS NOT A BOUNDARY SURVEY  
 PROPERTY LINES SHOWN ARE APPROXIMATE ONLY  
 BASED ON A PREVIOUS MAP AND SOME EVIDENCE FOUND  
 IN THE FIELD.



**EXHIBIT C2**

NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

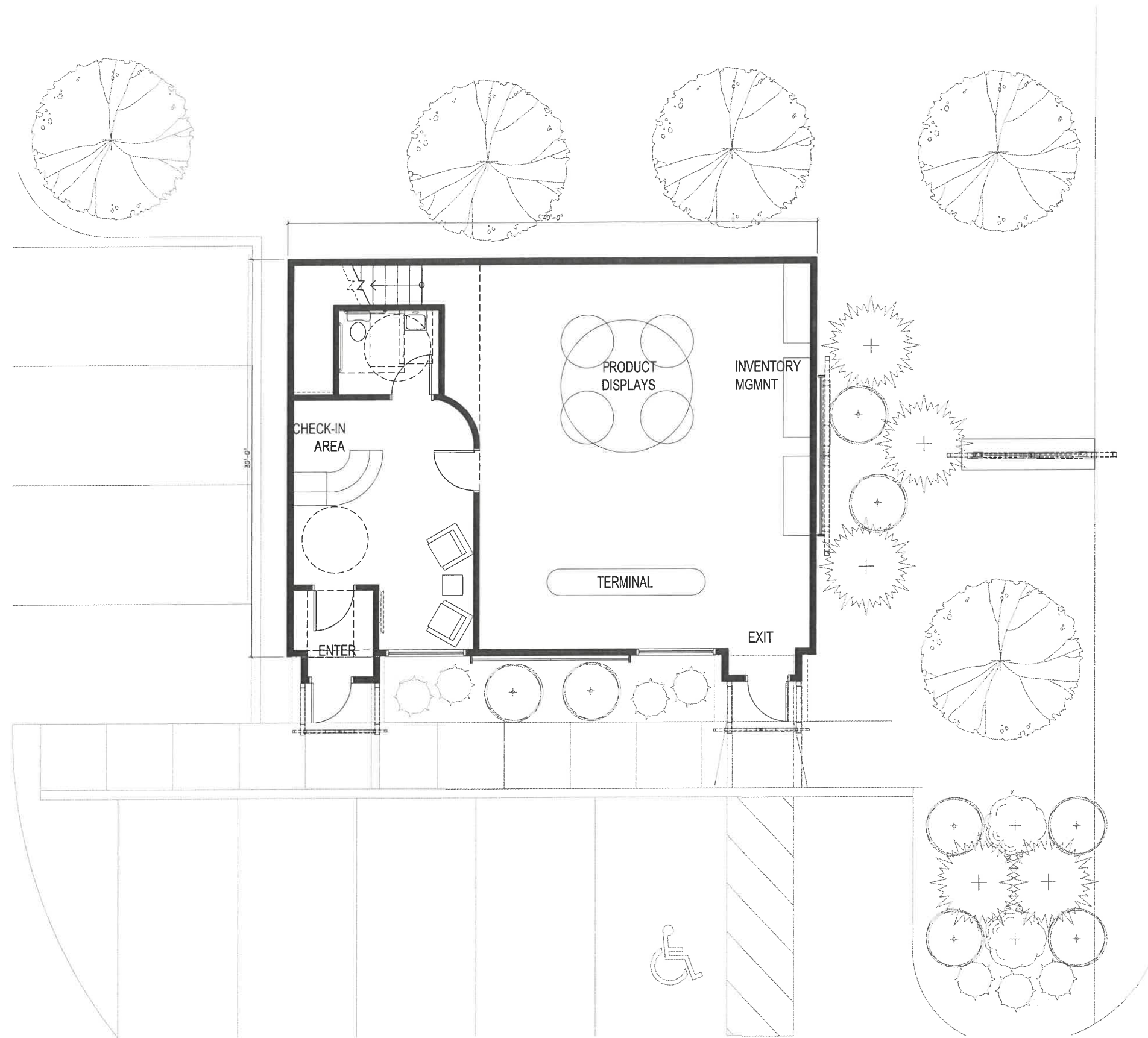
No.	Date	Revision	By

DATUM:  
 THE CONTOURS AND BENCHMARK ON THIS PLAN ARE  
 BASED UPON GPS DERIVED ELEVATIONS OBSERVED  
 ON SITE ON 05/06/21 AND ARE ON THE NAVD88 DATUM.

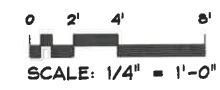
ISSUED FOR PERMIT  
 PROPOSED SITE PLAN  
 CRUSH PARTNERSHIP  
 3627 WATERBURY STOWE ROAD WATERBURY

**GRENIER ENGINEERING, P.C.**  
 155 DEMERITT PLACE #2  
 P.O. Box 445  
 Waterbury, VT 05676  
 TEL (802) 244-6413  
 FAX (802) 244-1572  
 grenierengineering.com

Date: 8.25.21  
 Scale: 1" = 10'  
 Designed: JDG  
 Drawn: TJM  
 Checked: JDG  
 Sheet No: 1 of 1



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



# EXHIBIT **D1**



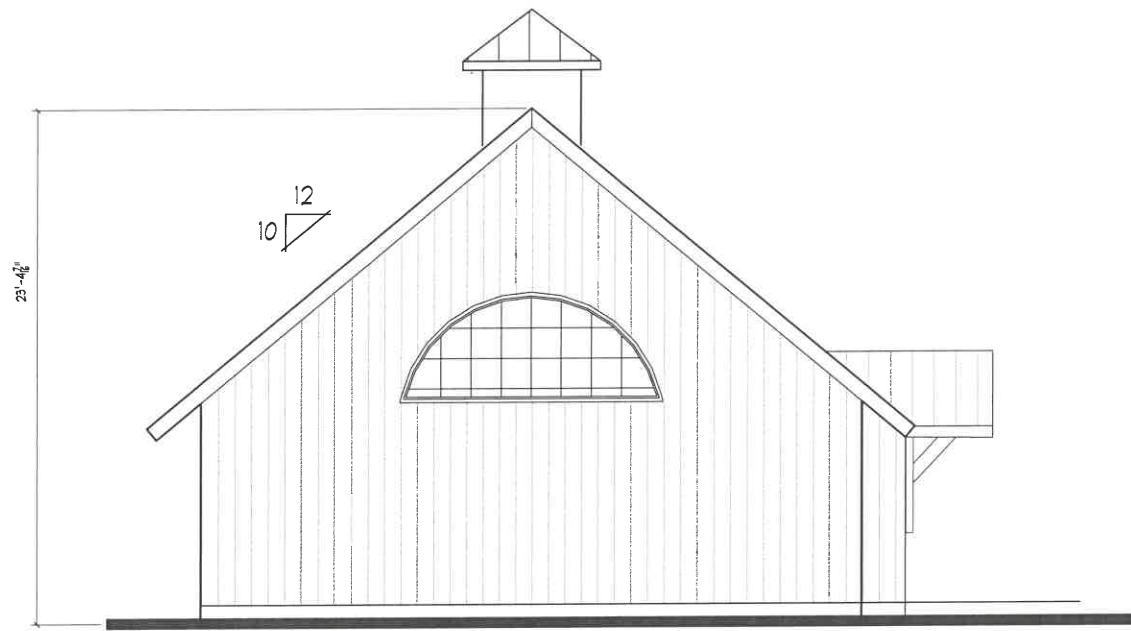
PROJECT NAME AND ADDRESS  
**3627 WATERBURY-  
STOWE ROAD**

WATERBURY CTR., VT

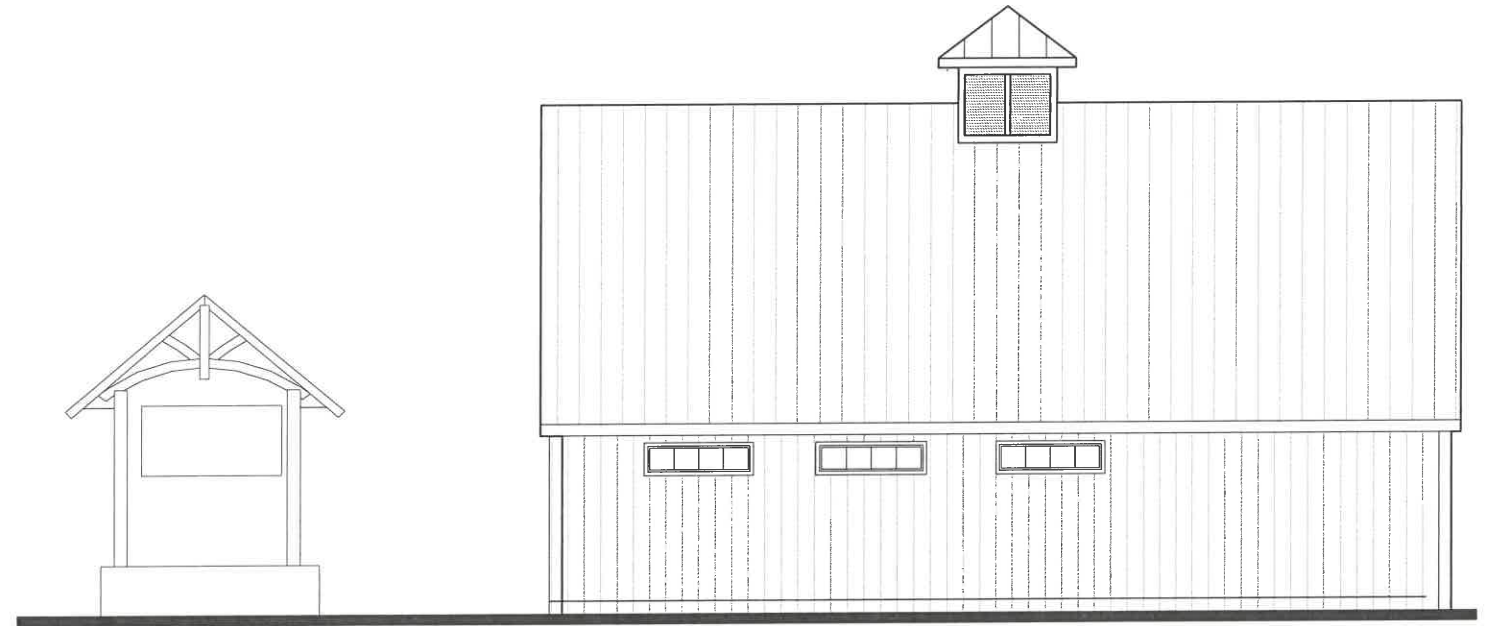
2000 - CELEBRATING 20 YEARS - 2020  
**Joseph Architects**  
25 Crossroad  
Waterbury, Vermont 05676  
Tel: 802-244-5220  
Fax: 802-806-1010  
www.JosephArchitects.com

FLOOR PLAN

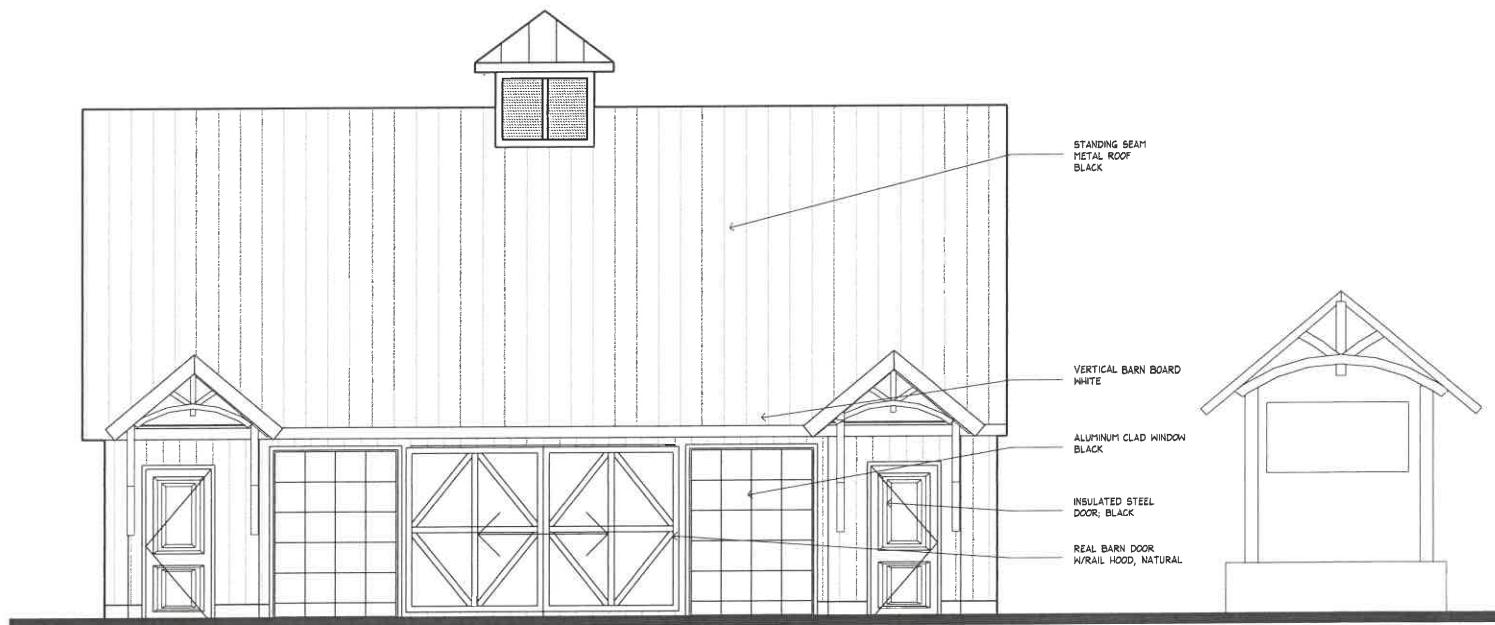
J.G. 2021/09/25  
25-800



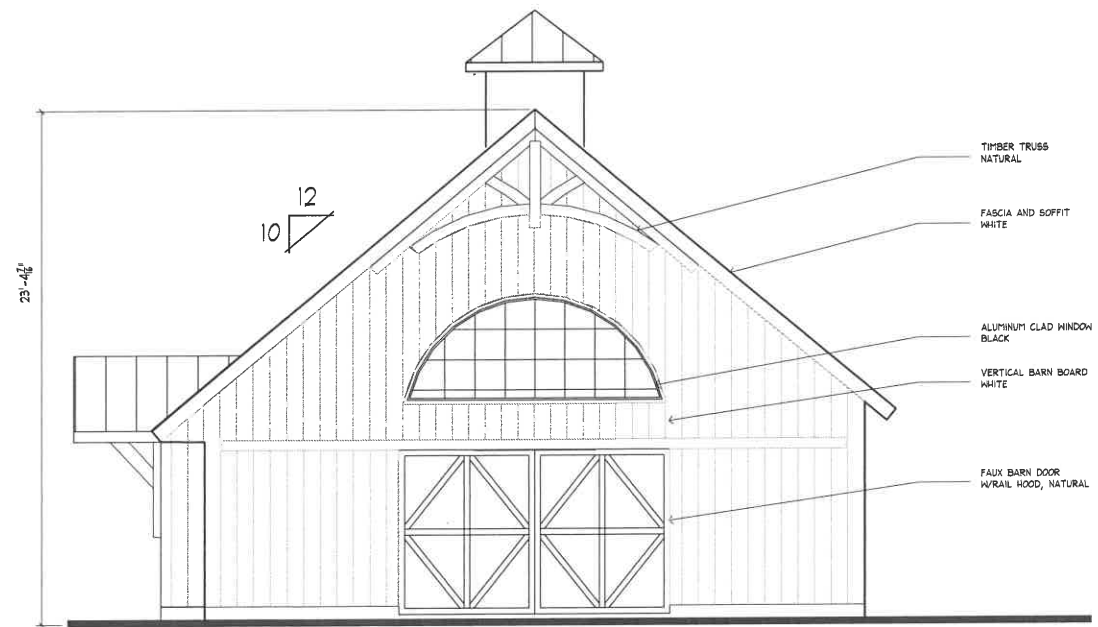
4 REAR ELEVATION  
SCALE - 1/4" = 1'-0"



3 SIDE ELEVATION - SUNSET DRIVE  
SCALE - 1/4" = 1'-0"



2 ELEVATION - PARKING LOT SIDE  
SCALE - 1/4" = 1'-0"



1 FRONT ELEVATION - RTE 100 SIDE  
SCALE - 1/4" = 1'-0"

EXHIBIT **D2**



Rev # \_\_\_\_\_ REVISION

PROJECT NAME AND ADDRESS  
**3627 WATERBURY-STOWE ROAD**  
WATERBURY CTR., VT

2007 CELEBRATING 25 YEARS  
**Joseph Architects**  
25 Crossroad  
Waterbury, Vermont 05676  
Tel: 802-244-5220  
Fax: 802-806-1010  
www.JosephArchitects.com

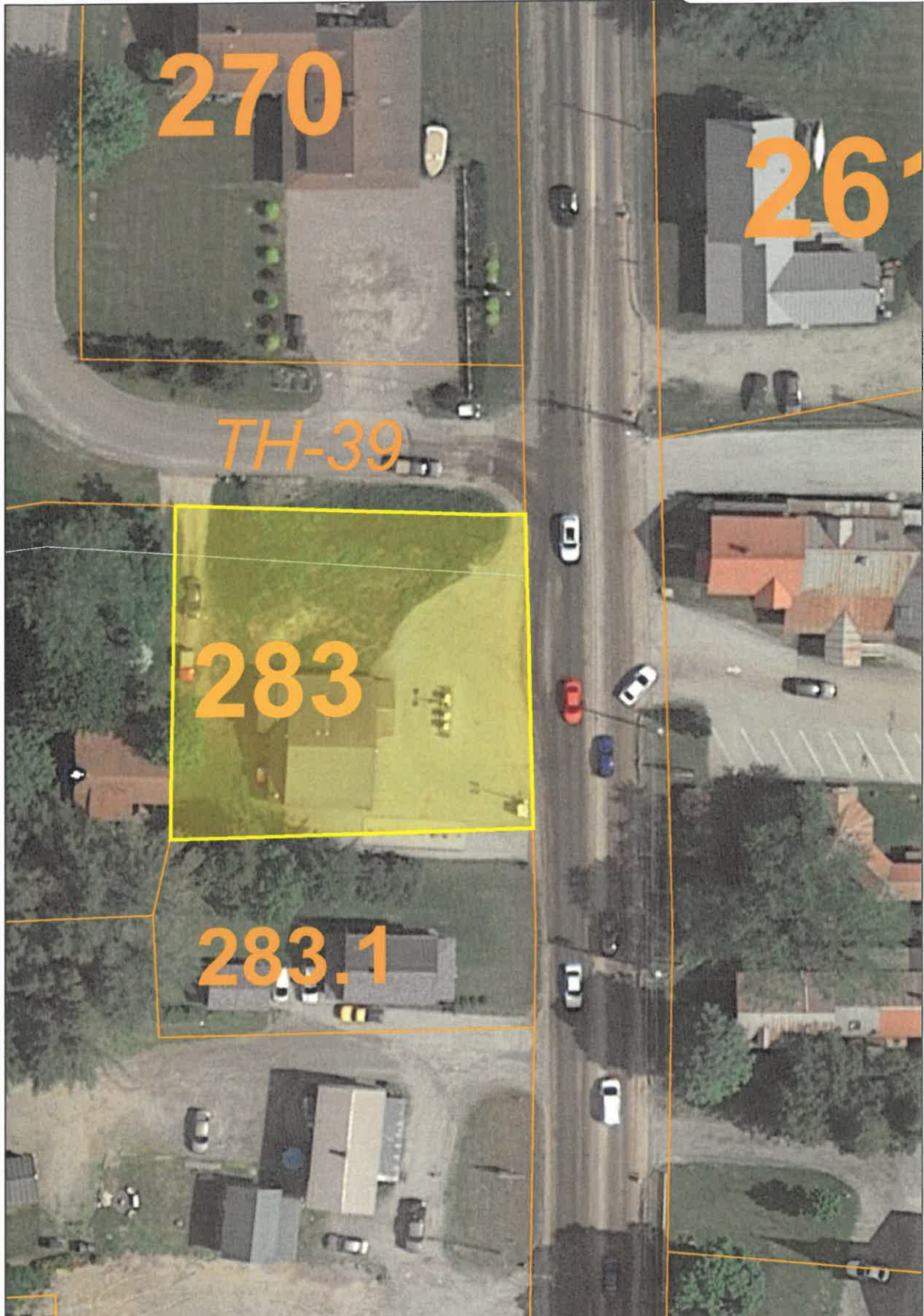


DRAWING NAME

EXTERIOR ELEVATIONS

JG: \_\_\_\_\_ 2021/05/25  
25-098





Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



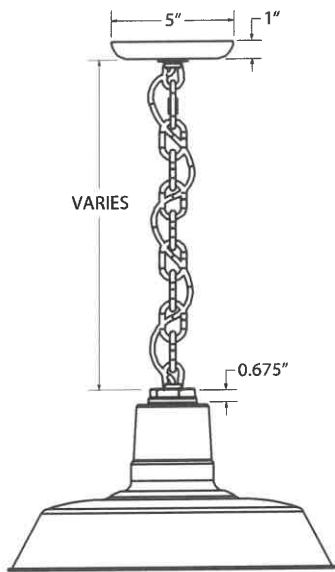
BARN LIGHT U.S.A

REV 10.02.18 ORIGINAL™/SKY CHIEF SERIES BARN LIGHT RLM FIXTURE FAMILY

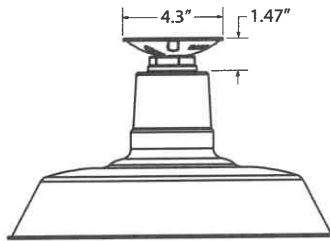
**MOUNTING STYLE**

Galvanized steel shades are crafted from 20 Ga Sheet metal while 1100-0 Aluminum—ranging from ranging from 0.050" to 0.125"—is used for all other shades. All shades have their edges rolled, and the result is highly durable and stylish lighting.

**CHAIN HUNG PENDANT (CN)**



**FLUSH MOUNT (F)**

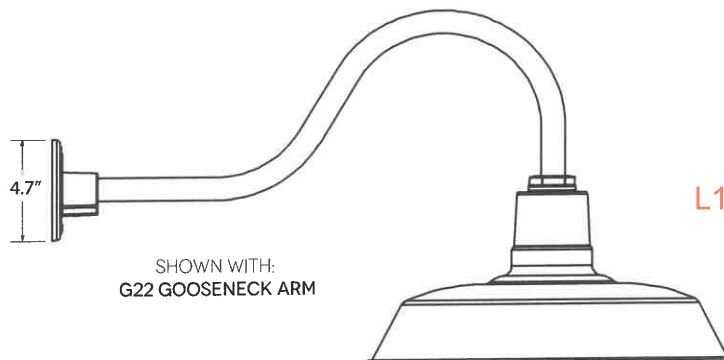


WIRE CAGE

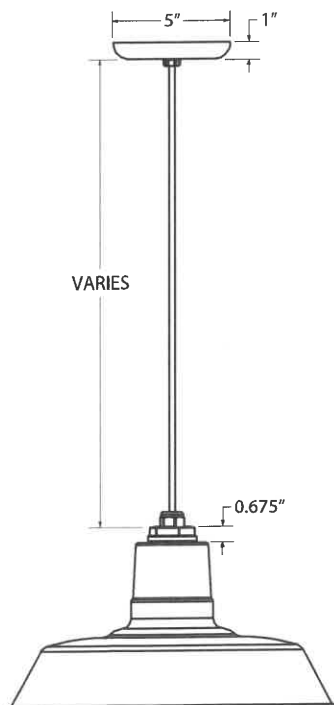


WC EXAMPLE SHADE

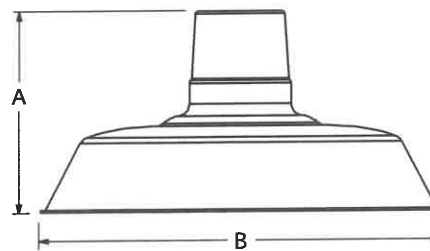
**GOOSENECK (G)**



**CORD HUNG PENDANT (C)**



**AVAILABLE SHADE SIZES**



SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHS12	7"	12"
WHS14	7.5"	14"
WHS16	7.75"	16"
WHS18	8.5"	18"
WHS20	9.25"	20"
WHS24	10.75"	24"
WHS28	11"	28"

BARN LIGHT U.S.A

REV 10.02.18 ORIGINAL™/SKY CHIEF SERIES BARN LIGHT RLM FIXTURE FAMILY

**LIGHT SOURCE**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS <small>*Avg. value, actual value dependent on bulb used</small>	CRI	VOLTAGE	DIMMING
<b>LEDS</b>					
LED11	11W	850	>90	120 VAC	TRIAC
LED16	16W	1250	>90	120 VAC	TRIAC
LED16.8	16W	1500	>90	120 VAC	TRIAC
LED27	27W	2000	>90	120-277 VAC	0-10V
LED36	36W	3000	>90	120-277 VAC	0-10V
LED43	43W	4000	>90	120-277 VAC	0-10V
<b>INCANDESCENT (MED E26)</b>					
E26	200W Max	*3000	*100	120 VAC	Bulb Dependant
<b>COMPACT FLOURESCENT (GU24 CFL)</b>					
GU24	23W Max	*1600	*75	120 VAC	Bulb Dependant

L1 L2

**SPECIFICATIONS**

**MOUNTING**

**STEM**  
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request.

**GOOSENECK**  
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

**CORD**  
Cord-hung Pendants Include 7' Of Standard Cord Or 5' Of Cotton Cord, +/- For Socket Orientation

**SHADE & FINISHES**

**ORIGINAL™ SHADE**  
Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

**SKY CHIEF PORCELAIN SHADE**  
Hand-Spun from 20 Guage Sheet Metal

**POWDER COAT FINISHES**  
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

**PORCELAIN FINISHES**  
Applied by Hand and Fired in a High Temperature Oven

**LED SPECIFICATIONS**

**LUMEN MAINTENANCE**  
L90(6K) > 36,300 Hours, LED16.8 Source is L90(11K) > 61,000 Hours.

**COLOR TEMPERATURES**  
Standard Color Temperatures Available Include 2700K, 3000K, 3500K and 4000K. Custom Temperatures Available upon Request.

**CRI**  
Minimum 90 CRI. Consult Factory for Other CRI Options.

**EFFICACY**  
Up to 100 LPW Based on Wattage/Lumens in the Table

**DRIVER & DIMMING OPTION**  
850 and 1250 Lumen, Reliant on Triac Dimming 12W / 120V Mounted in Canopy, up to 5% Dimming.  
2000, 3000 & 4000 Lumen Reliant on 0-10V Dimmer, Generally up to 10% Dimming.  
Requires Compatible Dimming Switch.

**CERTIFICATIONS, LISTINGS & WARRANTY**

**MADE IN THE USA**  
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

**CSA LISTED FOR WET LOCATIONS**  
CSA Listed for Damp Locations Only if Plug-In Option Selected

**CSA LISTED FOR DAMP LOCATIONS**  
Includes All Chain and Select Cord Hung Mounting Styles

**LIMITED WARRANTY**  
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

## LED Gooseneck Light | E-WDG Series | 14-inch Angled Shroud | 3000K | Black

★★★★★ 5.0 (3)

**\$179.99**

Knock this price down to \$161.99. Join e-cono+ for free today  [SIGN UP >](#)

 <p>LED Gooseneck Light   E-WDG Series   10-inch Straight Shroud   3000K   Black</p> <p><b>\$179.99</b></p>	 <p>L3</p> <p>LED Gooseneck Light   E-WDG Series   10-inch Angled Shroud   3000K   Black</p> <p><b>\$179.99</b></p>	 <p>LED Gooseneck Light   E-WDG Series   14-inch Straight Shroud   3000K   Black</p> <p><b>\$179.99</b></p>	<p>CLEARANCE</p>  <p>LED Gooseneck Light   E-WDG Series   10-inch Angled Shroud   3000K   White</p> <p><b>\$99.99</b> WAS \$114.99</p>	<p>CLEARANCE</p>  <p>LED Gooseneck Light   E-WDG Series   10-inch Straight Shroud   3000K   White</p> <p><b>\$99.99</b> WAS \$114.99</p>	<p>CLEARANCE</p>  <p>LED Gooseneck Light   E-WDG Series   14-inch Straight Shroud   3000K   White</p> <p><b>\$99.99</b> WAS \$114.99</p>
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**Product Overview**

Replaces 100-watt Incandescent. 20-watt LED Gooseneck Light with 14-inch angled shroud delivering 1300 lumens. 3000K, black, cULus Listed, 5-year limited warranty.

**FEATURES**

**Housing:**

- Durable die-cast aluminum housing and shroud
- Black polyester powder-coat finish

**Lens Assembly:**

- Tempered glass

**Mounting:**

- Wall mounted to junction box
- Adjustable knuckle allows shroud to pivot/tilt to meet multiple mounting configurations

**cULus Listed:**

- Wet locations

**RECOMMENDED USE**

- Storefronts
- Restaurants
- Building perimeters

**⚠ WARNING:** Cancer and Reproductive Harm - [www.p65warnings.ca.gov](http://www.p65warnings.ca.gov)

**Specifications**

APPLICATIONS	Exterior Canopies, Outdoor Patios & Deck, Perimeter Lighting, Storefront Lighting	CERTIFICATIONS	cULus, Wet Locations
COLOR TEMPERATURE	3000K	CRI (COLOR ACCURACY)	≥ 80 CRI
DIMENSIONS	24" <b>H</b> x 14" <b>W</b> x 30" <b>D</b>	INPUT VOLTAGE	Universal (120V through 277V Operation)
LIFESPAN	Estimated >100,000 hours of maintenance-free operation to L70 at 20°C (77°F)	LIGHT OUTPUT	1300 Lumens
OPERATING TEMPERATURE MAXIMUM	113°F (45°C)	OPERATING TEMPERATURE MINIMUM	-40°F (40°C)
POWER CONSUMPTION	20W LED	REPLACES (COMPARABLE TO)	100W Incandescent
SHIPPING WEIGHT	5.60 (lbs.)	TYPICAL MOUNTING HEIGHT	8 to 15 feet
WARRANTY	5 Year		

**How much light do you need? Create a custom plan with our simple free tools.**



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