



TOWN OF JACKSON

PLANNING & BUILDING

DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Joint Housing Dept

Teton County

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

State of Wyoming

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: December 29, 2023	REQUESTS:
Item #: P23-226	The applicant is submitting a request for a Development Plan for the Zion Bank property located at 380 S Hwy 89 legally known as LOT 2, MACINTYRE SUBDIVISION
Planner: Tyler Valentine	PIDN: 22-41-16-32-4-19-003
Phone: 733-0440 ext. 1305	For questions, please call Tyler Valentine at 733-0440 x 1305 or email the address shown. Thank you.
Email: tvalentine@jacksonwy.gov	
Owner: Zion Bank 1 South Main St Salt Lake City, UT 84133	
Applicant: Prescott Muir Architects 171 W Pierpoint Ave Salt Lake City, UT 84101	
Please respond by: January 19, 2024 (with Comments)	

Owner:

Zion Bank
1 South Main St
Salt Lake City, UT 84133

Applicant:

Prescott Muir Architects
171 W Pierpoint Ave
Salt Lake City, UT 84101

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@jacksonwy.gov

PREScott MUIR ARCHITECTS
171 West Pierpont Avenue
Salt Lake City, Utah 84101
801-521-9111•801-521-9158 fax

TRANSMITTAL

DATE: 12.18.23

PROJECT: Zions Bank Jackson
380 S Highway 89
Jackson, Wyoming

TO: Jackson Hole City Planning Department

WE TRANSMIT:

() PICK UP () HAND DELIVER (X) EMAIL
() EXPRESS MAIL () REGULAR MAIL

INDEX	DATE	DESCRIPTION
1	12.18.23	Permit Application
2	08.03.23	Letter of Authorization
3	12.18.23	Project Narrative
4	12.18.23	Land Development Regulation Compliance Summary
5	12.15.23	Construction Management Plan
6	09.08.23	ALTA Survey
7	12.14.23	Civil sheets C0.1, C1.1, C2.1 and C3.1
8	12.07.23	Landscape sheets L-L001, L-L101 and L-L501
9	12.14.23	Electrical Lighting Cutsheets and sheet ES1.1
10	12.18.23	Architectural sheets A0.1, A1.1, A1.2, A2.1 and A2.2
11	12.18.23	Context Elevations
12	12.18.23	Figure Ground Areal Plan
13	12.18.23	Renderings
14	12.18.23	Material Board

REMARKS:



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Zions Bank Financial Center

Physical Address: 380 S Highway 89 Jackson, Wyoming 83001

Lot, Subdivision: _____

PIDN: 22-41-16-32-4-19-003

PROPERTY OWNER.

Name: Zions Bank

Phone: 801.419.1475

Mailing Address: 1 South Main Street, Salt Lake City

ZIP: 84133

E-mail: delon.askvig@zionsbank.com

APPLICANT/AGENT.

Name: Prescott Muir Architects

Phone: 801.521.9111

Mailing Address: 171 W Pierpont Avenue, Salt Lake City, Ut

ZIP: 84101

E-mail: jay@prescottmuir.com

DESIGNATED PRIMARY CONTACT.

Property Owner Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/200/Planning

Use Permit

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: _____

Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____

Environmental Analysis #: _____

Original Permit #: _____

Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent

Jay Lems

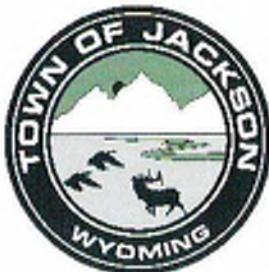
Name Printed

12.18.23

Date

Architect

Title



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that ZIONS BANCORPORATION, N.A. is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 380 S HIGHWAY 89, JACKSON WY 83001

Legal Description: LOT 2, MACINTYRE SUBDIVISION

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: PREScott MUIR ARCHITECTS, ATTN: JAY LEMS

Mailing address of Applicant/agent: 171 W PIERPONT AVENUE, SALT LAKE CITY, UT 84101

Email address of Applicant/agent: Jay@prescottmuir.com

Phone Number of Applicant/agent: 801 521.9111

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified in this(these) application(s) at the premises listed above:

Development/Subdivision Plat Permit Application Building Permit Application

Public Right of Way Permit Grading and Erosion Control Permit Business License Application

Demolition Permit Other (describe) _____

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Property Owner Signature

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF UTAH)

)

COUNTY OF Salt Lake)

)

The foregoing instrument was acknowledged before me by Delan Askug this 3rd day of August 2023, WITNESS my hand and official seal.

Paul Strasser

Notary Public

My commission expires:

6/11/2025



NOTARY PUBLIC
Paul Strasser
718761
My Commission Expires
06/11/2025
STATE OF UTAH

MEMO

DATE: 12.18.23

TO: Town of Jackson Planning and Zoning Department

PROJECT: Zions Bank Jackson Wyoming
Financial Center
380 S Highway 89
Jackson, Wyoming 83001

RE: Land Development Regulation Compliance and Narrative Project Description

Land Development Regulation Compliance

Zoning: Section 2.2.13 CR-3 Commercial Residential-3

2.2.13.B.1 Lot Standards

ITEM 1: Building Setbacks:

1.1 Highway 89/191:

1.1.A Primary street setback range:

i. Required:

- Property Line (min.): 20'
- Back of curb (min.): 30'
- Property line (max.): 85'

ii. Provided:

- Property Line: 50'
- Back of curb: 65'

1.1.B Side interior:

i. Required (min.): 5'

ii. Provided:

- North: 5'-8"
- South: 58'-6"

1.1.C Rear:

i. Required (min.): 10'

ii. Provided: 42'-7"

ITEM 2: Landscaping Area:

2.1 Landscape Surface Ratio:

2.1.A Required (min): 10% = 3,717 SF

2.1.B Provided: 16.5% = 6,136 SF

2.2 Highway 89 Streetscape Standards:

2.2.A Landscape Strip Required: 20'

2.2.B Landscape Strip Provided: 20'

ITEM 3: Plant Units:

3.1 Required: 6 units.

3.2 Provided: 6 units.

ITEM 4: Parking Setbacks:

4.1 Highway: Primary Street:

4.1.A Required (min): 20'

4.1.B Provided: 20'

ITEM 5: Access:

5.1 Existing to remain.

2.2.13.B.2 Bulk Standards

ITEM 6: Street Façade:

6.1 Width of ground and second story in primary street setback range:

6.1.A Required: 50% of lot width (min.)

i. Lot width along Highway 89:

- 123' (excludes 30-foot right-of-way easement)
- 123' x 0.5 = 61.5' min.

6.1.B Provided:

i. Level 1: 71'-0"

ii. Level 2: 74'-0"

ITEM 7: Building Height:

7.1 Required:

- 7.1.A Height (max.) roof pitch < 5/12: 42'
- 7.1.B Height fronting Highway 89/191(min.): 24'
- 7.1.C Stories (max.): 3

7.2 Provided:

7.2.A Height:

- i. Upper roof: 39'-0"
- ii. Lower volume coping height: 30'-0"

7.2.B Stories: 2

ITEM 8: Building Stepback:

8.1 Required:

- 8.1.A Stepback for any 3rd story street façade or street façade over 30' (min.): 10'
- 8.1.B Encroachment in stepback (max. % of overall façade width): 60%

8.2 Provided:

8.2.A Upper roof: 39'-0"

i. Encroachment in stepback:

- Level 2 width: 74'-0"
- 74'-0" x 0.6 = 44'-5"
- Width of level 2 façade that exceeds 30-feet in height: 31'-0"

8.2.B Lower volume coping height: 30'-0"

ITEM 9: Scale of Development:

9.1 Required (max.):

9.1.A Floor area ratio (FAR max.): 0.40

- i. Total site area: 37,173 SF
- ii. 0.40 x 37,173 SF = 14,869 SF

9.2 Provided:

9.2.A Current Design Floor Area (measured to the exterior face of structural walls):

- i. L1: 6,102 SF
- ii. L2: 6,264 SF
- iii. Total: 12,366 SF
- iv. 12,366 SF / 37,173 SF = 33.2%

2.2.13.B.3 Form Standards

ITEM 10: Pedestrian Frontage Options:

- 10.1 Required: Trees in grates or trees in lawn.
- 10.2 Provided: Trees in lawn.

ITEM 11: Building Frontage Options: Highway 2.2.1.6:

11.1 Story Height:

11.1.A Required:

- i. Ground story height (min.): 12'
- ii. Upper story height (min.): 9'
- iii. Ground floor elevation (min.-max): 0' - 5'

11.1.B Provided:

- i. Ground story height: 12'
- ii. Upper story height: 9'
- iii. Ground floor elevation: 0' – 6"

11.2 Transparency:

11.2.A Required:

- i. Ground story, primary street (min.): 40%
- ii. Upper story, primary street (min.): 20%

11.2.B Provided:

- i. Ground story, primary street: Greater than 40%
- ii. Upper story, primary street: Greater than 20%

11.3 Pedestrian access:

11.3.A Entrance facing primary street:

- i. Not provided.
- ii. Pursuant with prior discussions and email dated 06.27.23 with Tyler Valentine of the Town of Jackson Planning Department:

The Town is "...supportive of not requiring an entrance facing the highway provided the parking is shifted to the back and the 2-way circulation in the front goes to a one-way exit."
- iii. The above requested site modifications have been implemented in the current site plan design.

ITEM 12: Parking Type Options: Surface parking

2.2.13.B.4 Fencing: Noted, N/A

2.2.13.B.5 Environmental Standards: Noted, N/A

2.2.13.B.6 Scenic Standards:

ITEM 13: Exterior Lighting:

- 13.1 Light trespass is prohibited.
 - 13.1.A Site lighting design prohibits trespass.
- 13.2 All light fixtures over 600 lumens shall be fully shielded.
 - 13.2.A All light fixtures are over 600 lumens and are fully shielded.
- 13.3 Max lumens per SF of site development:
 - 13.3.A Required: 3 fc/SF max.
 - 13.3.B Provided: 1.7 fc/SF.
- 13.4 Lumens per site max:
 - 13.4.A Required:
 - i. All fixtures: 100,000
 - ii. Unshielded fixtures: 5,500
 - 13.4.B Provided:
 - i. All fixtures: 40,567
 - ii. Unshielded fixtures: N/A.
- 13.5 Light color:
 - 13.5.A Required: \leq 3000K
 - 13.5.B Provided: 3000K

2.2.13.B.7 Natural Hazards to Avoid: Noted, N/A

2.2.13.B.8 Signs: Noted

2.2.13.B.9 Grading, Erosion Control, Stormwater: Noted

2.2.13.B.10 Physical Development Permits Required

ITEM 14: 9,750 SF – 19,500 SF:

- 14.1 Required:
 - 14.1.A Development Plan
 - 14.1.B Building Permit
 - 14.1.C DRC Review

2.2.13.C Allowed Uses and Use Standards

ITEM 15: Allowed Uses:

15.1 Commercial Uses:

15.1.A Service (permitted):

- i. Banks, saving and loans, and credit unions.

ITEM 16: Use Requirements:

16.1 Parking (min.):

16.1.A Required:

i. Service:

- Parking Requirement: 2.25/1,000 SF

ii. Level 1: Service

- Building Area (Exterior face of structure): 6,102 SF
- 6,102 SF x 2.25/1,000 SF = 13.72 stalls

iii. Level 2: Service

- Building Area (Exterior face of structure): 6,264 SF
- 6,264 SF x 2.25/1,000 SF = 14.09

iv. Total L1 and L2 parking required: 27.81 ~ 28 stalls total

16.1.B Provided:

- i. 25 stalls on-site (1 accessible stall, 2 EV stalls, 8 EV future)
- ii. 4 stalls off-site (shared parking agreement)
- iii. 29 stalls total

16.2 Electrical Vehicle Supply Equipment (EVSE):

16.2.A Required (Nonresidential):

- i. EVSE Capable: 30% of off-street parking provided.
 - 28 stalls x 30% = 8.4 stalls.
- ii. EVSE Installed: 5% of off-street parking provided.
 - 28 stalls x 5% = 1.4 stalls

16.2.B Provided:

- i. EVSE Capable: 10 total stalls.
- ii. EVSE Installed: 2/10 stalls.

16.3 Affordable Workforce Housing Units (min.):

16.3.A Existing building:

i. Use: Restaurant

- Building Area (exterior face of structure): 4,632 SF
- Affordable Workforce Housing Requirement: 0.000599 (restaurant)
- $4,632 \text{ SF} \times 0.000599 = 2.774568$ (credit)

16.3.B Proposed new building:

i. Use:

- L1: Service
- L2: Service

ii. Building Area (exterior face of structure):

- L1: 6,102 SF
- L2: 6,264 SF

iii. Affordable Workforce Housing (AWH) Requirement: 0.000216 (service)

iv. Required:

- L1: $6,102 \text{ SF} \times 0.000216 = 1.318032$
- L2: $6,264 \text{ SF} \times 0.000216 = 1.353024$
- Total L1 and L2 AWH Units required: 2.671056

16.3.C Existing building AWH credit compared to proposed new service building AWH unit requirement:

i. Restaurant 2.774568 (credit) – New Service Building 2.671056 = 0.103512 credit remaining

Project Narrative Description of the Proposed Development

Existing Site, Building and Use:

The 0.85-acre site consists of a relatively flat site with an existing single-story wood framed building constructed in 1996 that is unoccupied. The existing building area totals 4,632 square feet. The existing building's use was a restaurant use. The remaining area of the site is comprised of asphalt paved parking and drive aisles with site lighting poles, and landscaping at the site perimeter. The west portion of the site was used as an exterior dining area.

The existing building, site lighting, paving and select landscaping is to be demolished to allow for the proposed new site development. A demolition permit has been granted by the Town of Jackson dated October 11th, 2023.

Proposed New Site Development and Use:

The proposed new site development involves redeveloping the site to include a new two-story financial center with an attached three-lane drive-in facility for Zions Bank. The site and building are designed to front Highway 89. Land Development Regulations for this site require a 20-foot minimum building setback from the property line fronting Highway 89, however several existing utility easements along the highway frontage require the building to be setback 50-feet from the property line.

The south portion of the site contains a 30-foot right-of-way easement for the full length of the lot in the east-west direction. The northeast portion of the site has an existing curb cut allowing for vehicular circulation in the east-west direction to-and-from the east neighboring lot. Adjacent to the northeast neighboring access point, on the neighboring property, is a shared parking easement between Zions Bank and the Jackson Hotel (Hampton Inn), totaling (4) parking stalls. Both the northeast site access to the neighboring site and the shared parking are proposed to be maintained as part of the new development. The site contains other utility easements along the west frontage, south portion of the lot (north of the ROW), and along the east boundary. All easements encumbering the site are identified on the Alta Survey.

The proposed new two-story financial center building contains a total building area for both floors of 12,366 square feet. The first floor is 6,102 square feet, and will accommodate (9) enclosed offices, open office workstations, teller line and transaction area, seating area, employee work room, breakroom, restrooms, (2) public entries with vestibule/foyer functions, (2) stairs and (1) elevator. The second floor is 6,264 square feet and will accommodate (1) conference room, (1) large meeting room, catering kitchen, electrical, mechanical and IT rooms, storage rooms, restrooms, (2) stairs and (1) elevator.

The second floor conference room will be used on a daily basis by Zions Bank employees for typical small meeting room functions. The second floor larger meeting room will serve Zions Bank organized functions such as employee training sessions, regional executive meetings, and on occasion other banking functions with catered food service during either breakfast, lunch, or dinner. The meeting room is designed to accommodate up to (96) attendees in a table and chair setting, with perimeter circulation and presenter areas. The meeting room is not available to the general public for rent. The meeting room may be used by Zions Bank for gatherings as much as 3-times a week, but more likely 2 – 4-times per month. The food service will be catered by local vendors who will deliver food to the financial center. Zions Bank currently has two other similar large meeting room spaces at other regional financial centers located in Boise Idaho and Provo Utah that serve the same function as is proposed for this project.

Housing Mitigation Plan and Parking Compliance:

As described above, both the first floor and second floor are classified as Bank use, or Service use as defined by the Land Development Regulations. With the total building area at 12,366 square feet, the resulting parking requirement totals (28) stalls, and the affordable workforce housing (AWH) requirement totals 2.671056 units. The current site design allows for (25) on-site parking stalls plus (4) off-site shared parking stalls, totaling (29) stalls combined. As demolition of the existing restaurant building provides an AWH credit of 2.774568 units, and the new development totals an AWH requirement of 2.671056 units, the project results in a remaining AWH credit of 0.103512. Thus, both parking and affordable workforce housing requirements for the proposed new site development are in compliance with the Land Development Regulations.

The project development requires (28) parking stalls. Therefore, under nonresidential use, 30% of the required parking stalls shall be provided with Electrical Vehicle Supply Equipment (EVSE) capable stalls, and 5% shall be EVSE installed stalls. Thus, a minimum of (7) stalls shall be provided as EVSE capable and (2) stalls shall have EVSE installed. The project proposes to provide (8) EVSE capable stalls and (2) EVSE installed stalls, exceeding the LDR EVSE requirements.

As stated above, the project development requires (28) parking stalls. One bicycle parking space is required for every ten vehicle spaces required. Thus, (3) bicycle parking spaces are required, and (6) bicycle parking spaces are proposed, exceeding the LDR bicycle parking requirements.

Architecture:

The new Zions Bank building is proposed as a two-story building, comprised predominantly of limestone masonry veneer at the upper portion of the building's exterior. The stone masonry returns to the interior at the building's main axes, extending down to the interior ground level finish floor to define distinct volumes at each building corner. At the exterior, the stone masonry is held above the ground level finish floor at a 10-foot datum, and the ground level exterior walls below the stone masonry are recessed back from the face of the stone and clad with light bronze anodized aluminum paneling and curtain wall glazing.

A continuous clerestory curtain wall system wraps around the building above the stone masonry volumes and below the wood-framed roof structure, providing daylighting into the second floor from all sides of the building. The upper wood framed roof structure floats over the stone masonry volumes below and is supported by wood clad steel columns at the building exterior and interior.

The building façade fronting Highway 89 consists of an expansive curtain wall system between the two stone masonry volumes, allowing passers by a glimpse into the building's interior, and offering the building occupants a visual connection to mountain and street views of the exterior. The south façade incorporates one of the two main entries for the building, with a projected entry canopy leading to a two-story entry foyer with an open stair to the second level and access to the bank's ground floor open lobby area. The east façade includes the second main entry to the building with a two-story entry portico and canopy allowing for direct access to the bank's lobby. The drive-in facility and canopy is located to the north of the building, away from pedestrian access, and set back from the west face of the building to limit its exposure from the street.

Findings for Approval:

Response to findings for approval in LDR 8.3.3.C and 8.5 as applicable.

8.3.3 Development Plan**C. Findings for Approval**

A development plan shall be approved upon finding the application:

1. *Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;*

Compliant: Yes

The property is located within Subarea 4.1 Midtown Highway Corridor of the Jackson/Teton County Comprehensive Plan.

The project development consists of a financial center/bank building and is classified as a Service use under the LDR's. Service use developments are encouraged in the Midtown Highway Corridor subarea.

The project is oriented toward Highway 89 with direct vehicular and pedestrian access to the site from the highway and frontage. The pedestrian corridor from the frontage extends through the site to allow for greater connectivity with the existing hotel to the east.

Parking is located to the south and east of the building, away from the highway, utilizing the existing site access from Highway 89 and right-of-way connection to the hotel. The project also includes a drive-in facility that is located to the north of the building, set back from the west façade to reduce its exposure and visual impact on the street facing façade.

The parking areas and drive aisles that front Highway 89 are screened with year-round vegetative hedges that vary in height from 2.5-feet to 4-feet.

The massing of the two-story building consists of perimeter volumes 30-feet above adjacent finished grade; clad in aluminum paneling at the main level of the building and dimensional stone veneer at the second level. The building then increases in height to over 38-feet at the primary roof of the second floor with clerestory windows that step back from the lower volumes. Large panes of curtain wall provide relief from the (4) perimeter volumes and upper roof, revealing the interior public spaces of the building and allowing for greater transparency and views to the interior and exterior. Punched openings within the perimeter volumes correlate with the aluminum paneling and fenestration below to formulate a subtle cadence and order across each façade.

2. *Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;*

Compliant: Not applicable

Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO) do not apply to this project.

3. *Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities;*

Compliant: Yes

The proposed Service use development replaces an existing Restaurant use. Utility demands and vehicular traffic volumes of the new development will be less intensive than that of the prior restaurant use. The proposed two-story Service use will utilize less power consumption than the previous single story Restaurant use. All site storm water is proposed to be detained on-site utilizing a below grade storm water detention system. Traffic patterns of the new development have been improved and are now more direct compared to the site configuration of the existing restaurant use.

4. Complies with the Town of Jackson Design Guidelines, if applicable;

Compliant: Yes

The project development connects the project site with the public way along the Highway 89 frontage and extends the connectivity through the site with the adjacent hotel to the east. The pedestrian connection to the site and the neighboring property is located on the south face of the building and includes bike parking and an outdoor bench/seating area.

Variable height landscaping and plant materials located within the park strip, frontage setback, and street facing landscaping areas provide a transition from the predominant vehicular highway corridor to a slower traffic pattern and more human scale. The layering of landscaping areas within the frontage also creates an assortment of screening of the drive aisle and parking areas from the highway.

The selection of materials and building massing also vary as the building height increases. Light bronze anodized aluminum paneling at the main level of the perimeter volumes extends from the grade plane up to 10-feet in height. The upper limestone volumes project outward beyond the face of the aluminum paneling creating a shadow relief below, then extending upward to a 30-foot coping height. A ribbon clerestory window that is set back considerably from the face of the stone volumes wraps around the entire building, emphasizing that the nearly 39-foot high upper roof and structure is decoupled from the lower volumes. Recessed light bronze anodized aluminum curtain wall glazing separates the overall mass of the building at the west, south and east building facades, delineating the public spaces within the building as well as the two main entries. Each of the south and east entries consist of projected curtain wall and aluminum clad wall and canopy elements that not only assist in identifying the public entry, but allow for further relief and variation in scale from the overall building mass. Along the north, the drive-in facility canopy height corresponds with the second level floor elevation and the recessed north curtain wall system above, which further registers with the south entry/foyer fenestration, reinforcing the relationship of the north-south building axis.

The building's upper most roof structure and columns remain largely exposed. The primary structure consists of painted steel girders and douglas fir wood clad steel columns exposed at both the exterior and interior. The secondary structure consists of douglas fir wood joist framing that extends through the building to the north and south exterior roof fascia. The roof structure of the south entry foyer and the drive-in facility canopy are treated similarly as the upper roof structure.

5. Complies with all relevant standards of these LDRs and other Town Ordinances; and

Compliant: Yes

The proposed project development has been designed in compliance with the Town of Jackson Land Development Regulations, the Town of Jackson Design Guidelines, and the design is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.

6. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

Compliant: Yes

The proposed project development is in substantial conformance with all standards or conditions of any prior applicable permits or approvals pertaining to this project.

PROJECT: Zions Bank Jackson Wyoming
Financial Center
380 S Highway 89
Jackson, Wyoming 83001

RE: Land Development Regulation Compliance Summary

LDR Standard	Required	Proposed	Compliant
2.2.13.B.1 - Lot Standards			
Building Setbacks			
Primary Street Setback Range	Property Line (min): 20' Back of Curb (min): 30'	Property Line: 50' Back of Curb: 65'	Yes
Side Interior	Min: 5'	North: 5'-8" South: 58'-6"	Yes
Rear	Min: 10'	42'-7"	Yes
Landscaping			
Landscape Surface Ratio	10% = 3,717 S.F.	16.5% = 6,136 S.F.	Yes
Plant Units			
All Uses	6 Units	6 Units, RE: Landscape Drawings	Yes
Parking Setbacks			
Highway: Primary Street	Min: 20'	20'	Yes
Access			
Curb Cut Width (max)	24'	Existing to remain	
2.2.13.B.2 - Bulk Standards			
Street Façade			
% of Lot Width (Width of Ground and 2nd Story in Primary Street Setback Range)	50% Lot width along highway 89: 123' (excludes 30' right of way easement) 123' x 0.5 = 61.5' (min)	Level 1: 71'-0" Level 2: 74'-0"	Yes
Building Height			
Height (max) roof pitch < 5/12	42'	Upper roof: 39'-0"	Yes
Height fronting highway 89/191 (min)	24'	Lower volume coping Height: 30'-0"	Yes
Stories (max)	3	2	Yes
Building Stepback			
Stepback for any 3rd Story street façade or street façade over 30' (min)	10'	Upper Roof: 39'-0"	See below

Encroachment in stepback (max % of overall façade width)	60%	Encroachment in stepback: Level 2 width: 74'-0" 74'-0" x 0.6 = 44.5' Width of level 2 façade that exceeds 30' in height" 31'-0"	Yes
Floor Area Ratio (max)	0.40 Total site area: 37,173 S.F. 0.40 x 37,173 = 14,869 S.F.	Current design floor area (measured to the exterior face of structural wall) L1: 6,102 S.F. L2: 6,6264 S.F. Total 12,366 S.F. 12,366/37,173 = 33.2%	Yes

2.2.13.B.3 - Form Standards

Pedestrian Frontage Options	Trees in Sod	RE: Landscape Drawings	Yes
Building Frontage Options			
Ground Story Height (min)	12'	12' min	Yes
Upper Story Height (min)	9'	9' min	Yes
Ground Floor Elevation (min - max)	0 - 5'	0'-6"	Yes
Transparency			
Ground Story, Primary Street (min)	40%	Greater than 40%	Yes
Upper Story, Primary Street (min)	20%	Greater than 20%	Yes
Pedestrian Access	Entrance facing primary street	<p>Not provided</p> <p>Pursuant with prior discussions and email dated 06.27.23 with Tyler Valentine of the Town of Jackson Planning Department:</p> <p>The town is "...supportive of not requiring an entrance facing the highway provided the parking is shifted to the back and the 2-way circulation in the front goes to a one-way exit."</p> <p>The above requested site modifications have been implemented in the current site plan design.</p>	
2.2.13.B.4 - Fencing	Noted	N/A	N/A
2.2.13.B.5 - Environmental Standards	Noted	N/A	N/A

2.2.13.B.6 - Scenic Standards			
Exterior Lighting			
Light Trespass	Prohibited	Site lighting design prohibits trespass	Yes
Light Fixtures Over 600 Lumens	Shall be fully shielded	All light fixtures are over 600 lumens and are fully shielded.	Yes
Max Lumens Per F.F. of Site Development	3 FC/SF max	1.7 FC/SF	Yes
Lumens Per Site (max)	100,000	40,567	Yes
Light Color	≤ 3,000k	3,000k	Yes
2.2.13.B.7 - Natural Hazards to Avoid	Noted	N/A	N/A
2.2.13.B.8 - Signs	Noted	Under separate permit	
2.2.13.B.9 - Grading, Erosion Control, Stormwater	Noted	RE: Civil drawings	N/A

*RE: Land Development Regulation Compliance and Narrative Project Description for more detailed compliance information



Site Information & Construction Management Plan

ZION BANK - JACKSON, WY

December 13, 2023



R & O CONSTRUCTION

R&O 933 Wall Avenue . Ogden, UT 84404
Will Haymond | 801.627.1403 | willh@randoco.com



R&O CONSTRUCTION

SITE INFORMATION & CONSTRUCTION MANAGEMENT PLAN

General Overview

Zions Bank Corporation has engaged R&O Construction to perform demolition on an existing structure located at 380 S. Highway 89 for further plans to develop that property. This proposed high-performance 12,366 square foot building will soon feature state of the art banking experiences for the community and employees.

PROJECT TIMELINE

Construction is set to commence in Summer of 2024 and is expected to take 18 to 24 months to complete.

SAFETY MEASURES

R&O Construction manages a comprehensive safety plan adhering to OSHA standards. A site specific safety plan will be prepared and submitted to the Town of Jackson for approval. All subcontractors working on the site will have completed R&O's Safety Orientation before starting work on the first day. Subcontractor teams working on site will complete a daily "Pre-task planning" form to identify possible hazards in advance to mitigate risk.

COMMUNITY AND BUSINESS OUTREACH

R&O Construction will identify and communicate with local properties and businesses potentially affected by the construction. A contact list will be established to share updates about construction progress, scheduling, and right-of-way work.

COLLABORATION WITH THE TOWN

Recognizing the shared nature of the right-of-way space, R&O Construction, their contractor, will closely collaborate with the town to support community events and town improvement projects.

CONSTRUCTION PARKING STRATEGY

To minimize parking impact, construction workers will be encouraged to use public transit and carpooling. All town parking rules will be strictly followed. Some off-street parking will be available at a designated construction staging/parking area.

ON-SITE WORK SCHEDULE

The construction site will operate from 7 AM to 5:30 PM, Monday through Friday, and 7 AM to 3:30 PM on Saturdays. The site will be closed on major holidays recognized by the Town of Jackson. Any exceptions for holiday work will be communicated to the Town in advance.

INITIAL SITE LOGISTICS

An initial site logistics plan is attached to this document.

STORMWATER MANAGEMENT

Traditional methods like grading, straw waddles, and dandy bags will be employed for stormwater management, with specific Best Management Practices (BMPs) detailed in the construction documents.

CRANE SELECTION AND USE

The method for hoisting and building the structure will be finalized once the design documents reach a "CD" (Construction Document) level. We anticipate approximately 6 months of hoisting with either forklifts or cranes. Crane type will be determined based on material hoisting but will be appropriately sized to minimize impact to the surrounding community.

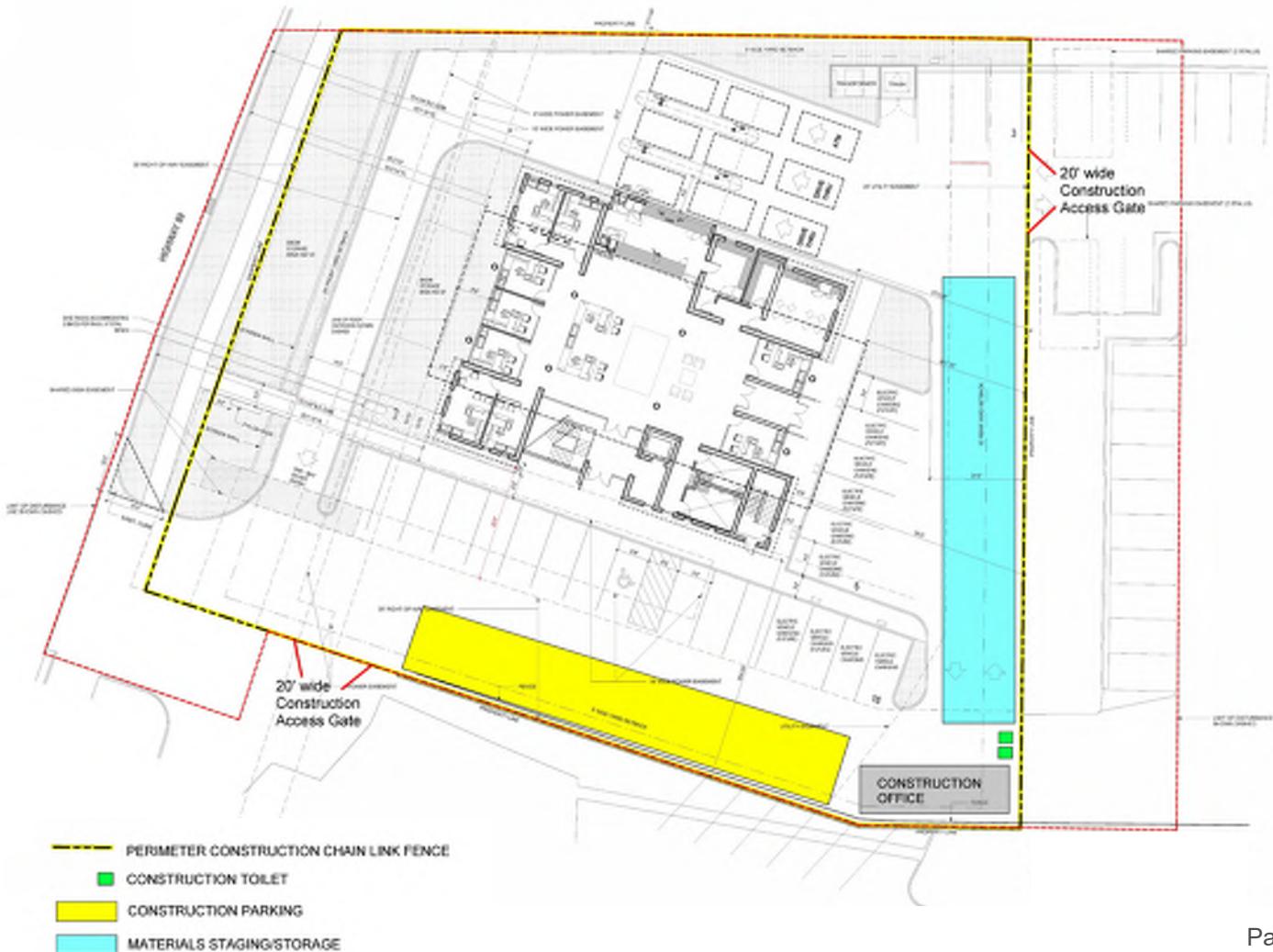
PEDESTRIAN SAFETY

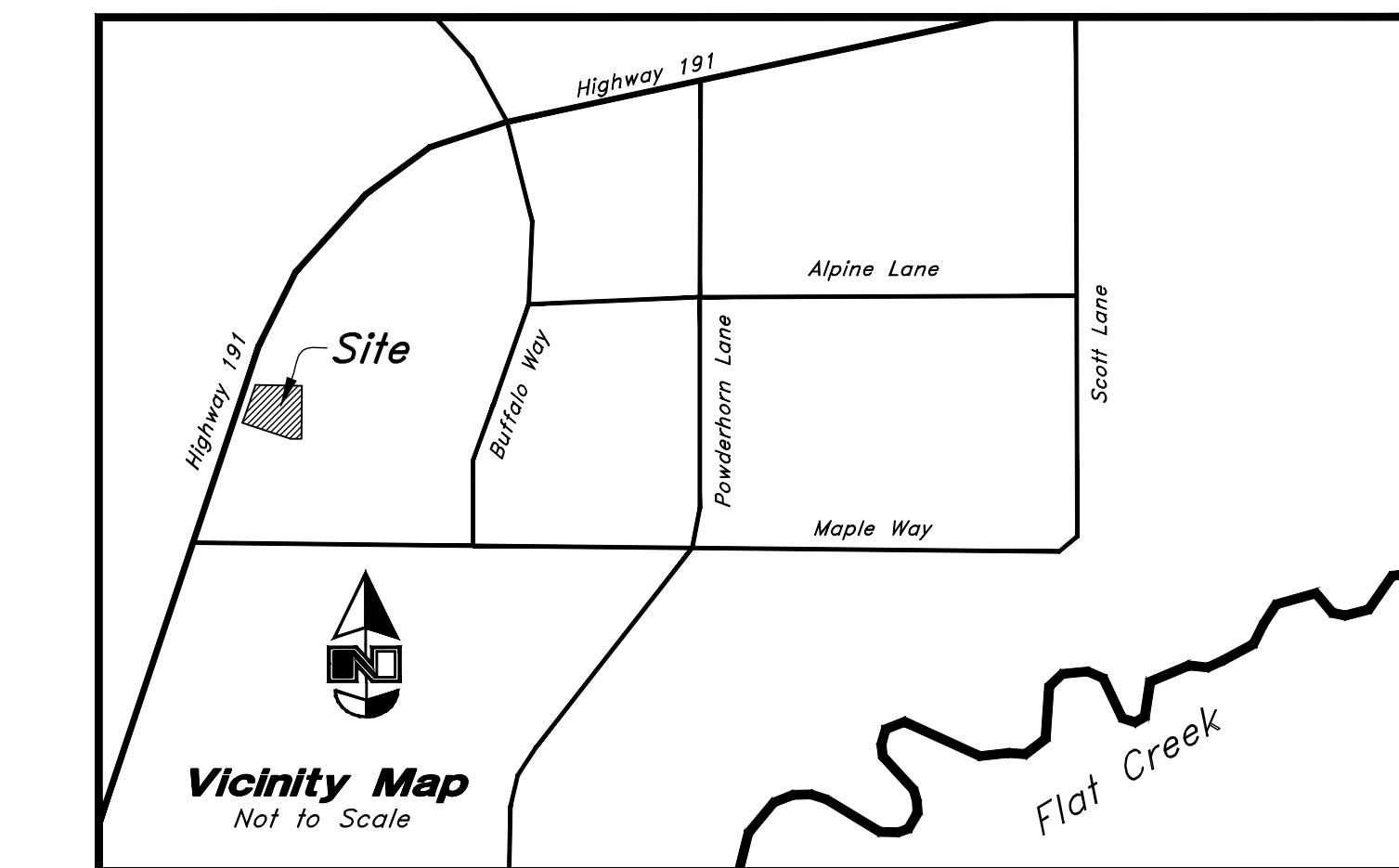
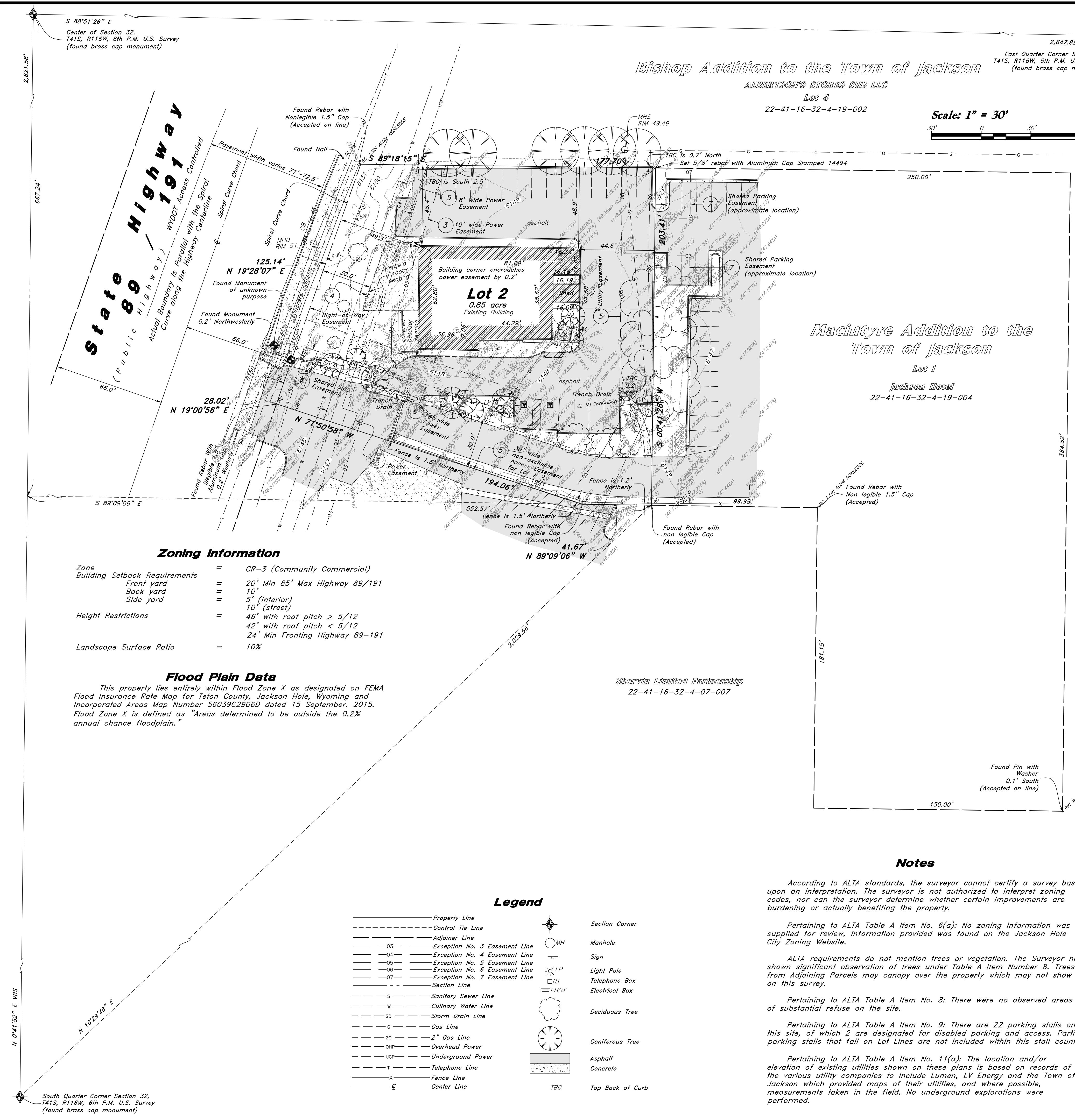
The existing sidewalk along 380 S. Highway 89 will remain outside of the general construction perimeter fence, and remain open to the public. Only minor landscape improvements are planned along Highway 89 at this time. The project site will have a perimeter fence with several 20' access gates to enter the site. Signage will be posted for pedestrians, vehicular traffic, as well as construction personnel.

CONSTRUCTION ACCESS AND TRAFFIC CONTROL

A stable construction access route will be established and maintained, detailed in the Stormwater Management Plan (SWMP) for permit submission. Entrance will be well identified as construction access. Traffic control measures on Highway 89 will be according to the nature and duration of each activity, with a focus on minimizing disruption.

Site Logistics Plan





Narrative

This Survey was requested by Zions Bank prerequisite to the development of this property.

This Survey retraces and honors the underlying Macintyre Addition to the Town of Jackson Subdivision recorded May 9, 1991 as Document No. 309346 in Book 1 Map at Page 0214 Plat No. 722 as it is staked on the ground however Right-of-Way monuments were located 0.25' Northwesterly from calculated location.

Field measurements were collected on the VRS to place this Survey on the NAD 1983 Wyoming West Zone State Plane Datum and record bearings must be rotated 31'41" clockwise to match State Plane Datum.

A line between monuments found for the South Quarter Corner and the Center of Section 32 was assigned the VRS bearing of North 0°41'52" East as the Basis of Bearings to place the Survey on the NAD 1983 Wyoming West Zone State Plane Datum.

Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report Policy No. 5011456-0007401e dated September 7, 2021 from Wyoming Title & Escrow, Inc. issued by First American Title Insurance Company:

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted:

③ 10' wide Easement over electric distribution circuits and incidental purposes to Lower Valley Power and Light, Inc., recorded June 19, 1978, as instrument No. 184641 in Book 71 of Page 590 Official Records.

④ 30' wide Right-of-Way Easement to the Town of Jackson in a document recorded April 1, 1982, as instrument No. 233278 in Book 124 at Page 230 Official Records:

⑤ All matters as delineated on the Official Plat of Macintyre Addition to the Town of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 722 location of the power easement described in Exception 3 above and the power easement shown on the plat are in two different locations as show herein.

⑥ 16' wide Easement to Lower Valley Power and Light, Inc., recorded June 17, 1996, as instrument No. 0419084 in Book 321 at Page 421 Official Records.

⑦ Shared Parking and Signage Easement Agreement between Bistro Investments, LLC and Jackson Hotel, LLC recorded September 14, 2011, as instrument No. 0801197 in Book 789 at Page 381 Official Records shared parking stalls are plotted approximately per Exhibit.

Description

Lot 2 of the Macintyre Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on May 9, 1991 as Plat No. 722.

Certification

To Zions Bancorporation, N.A. a national banking association, Wyoming Title & Escrow, Inc. and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The fieldwork was completed on August 4, 2022.

Date: _____

8 Sep, 2022

SHEET NO.

1

of 1

ANDERSON WAHLEN & ASSOCIATES

2010 North Reservoir Road, Salt Lake City, Utah 84116
(801) 322-5529 - AndersonEngineering.net

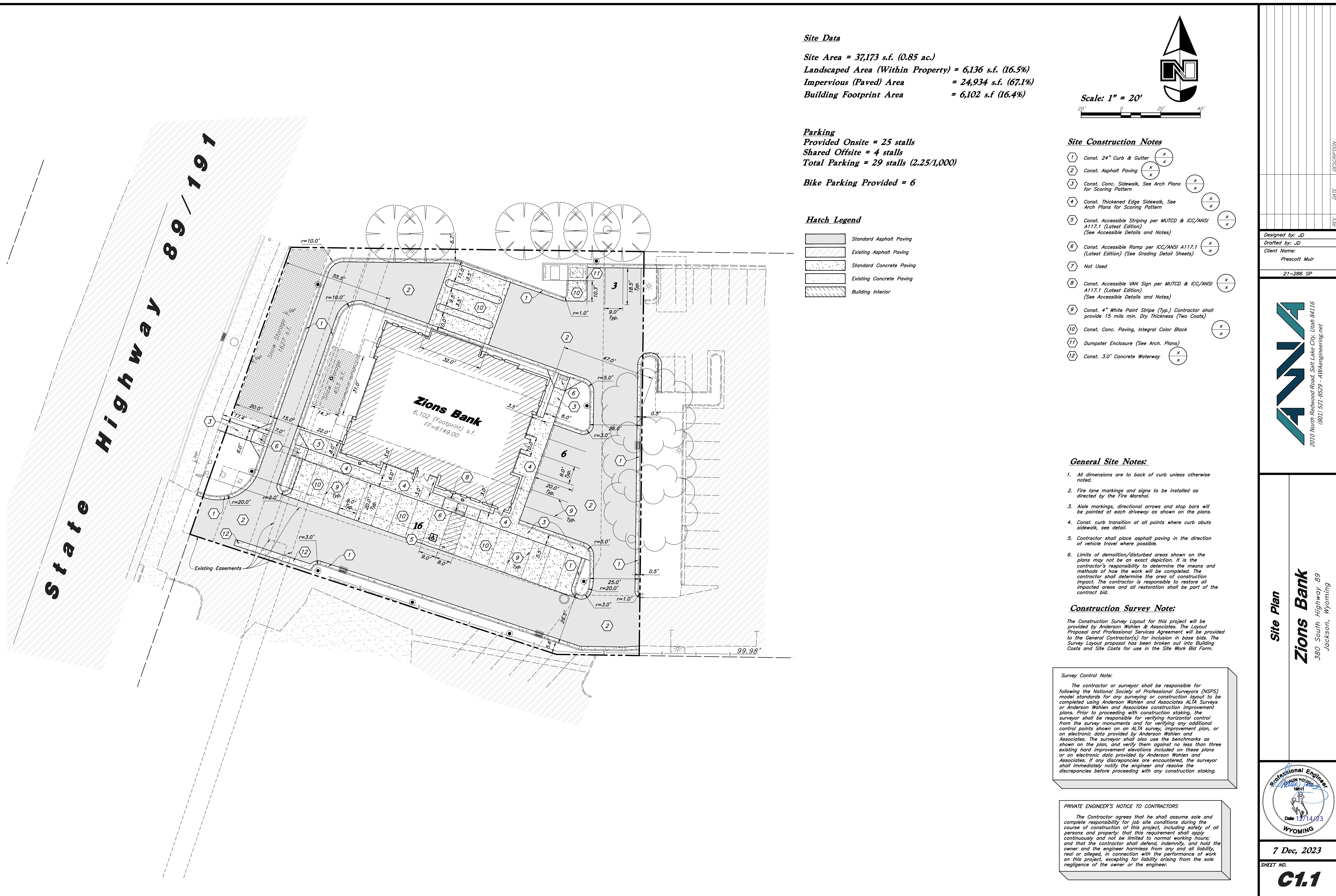
ALTA / NSPS Land Title Survey

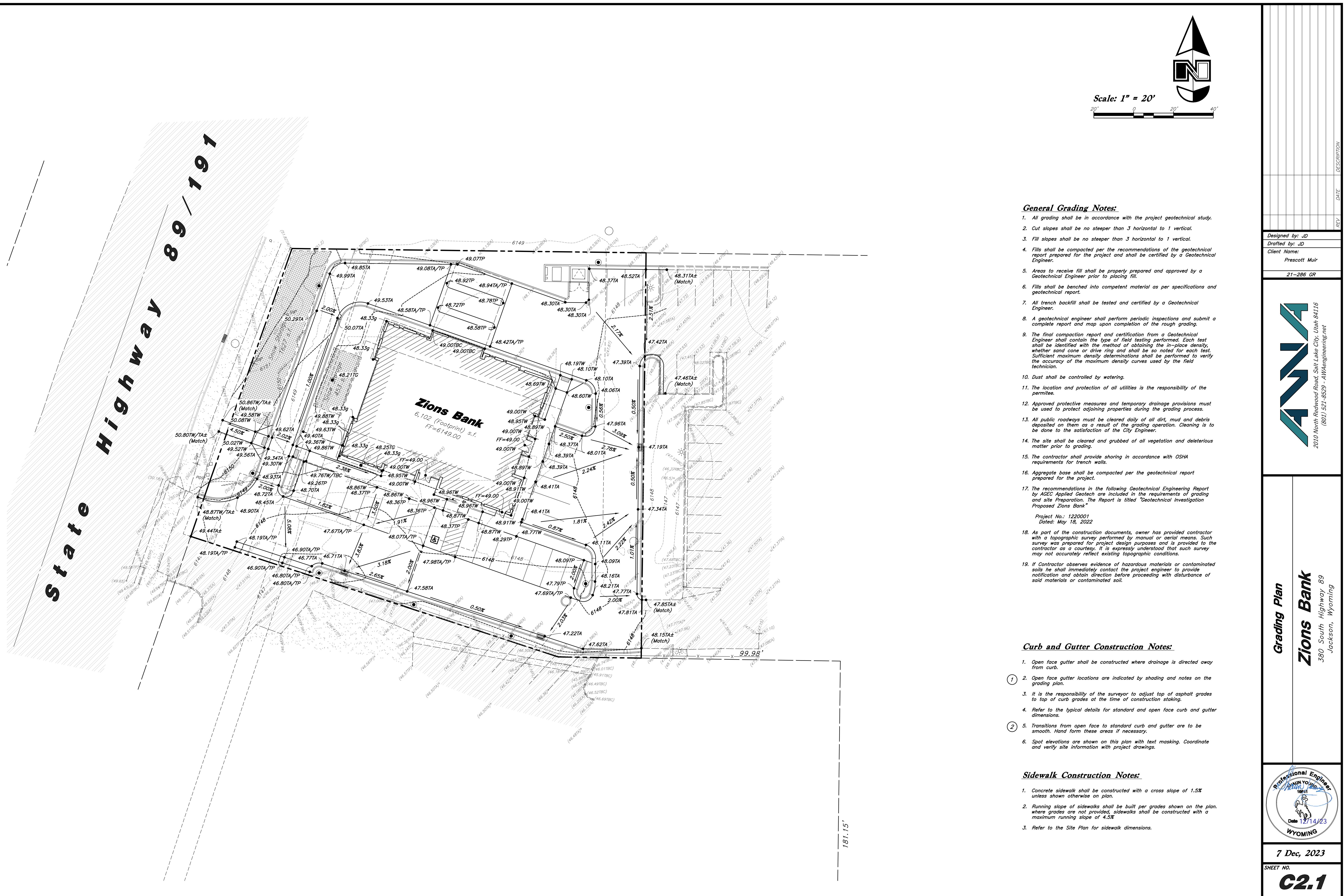
Zions Bank

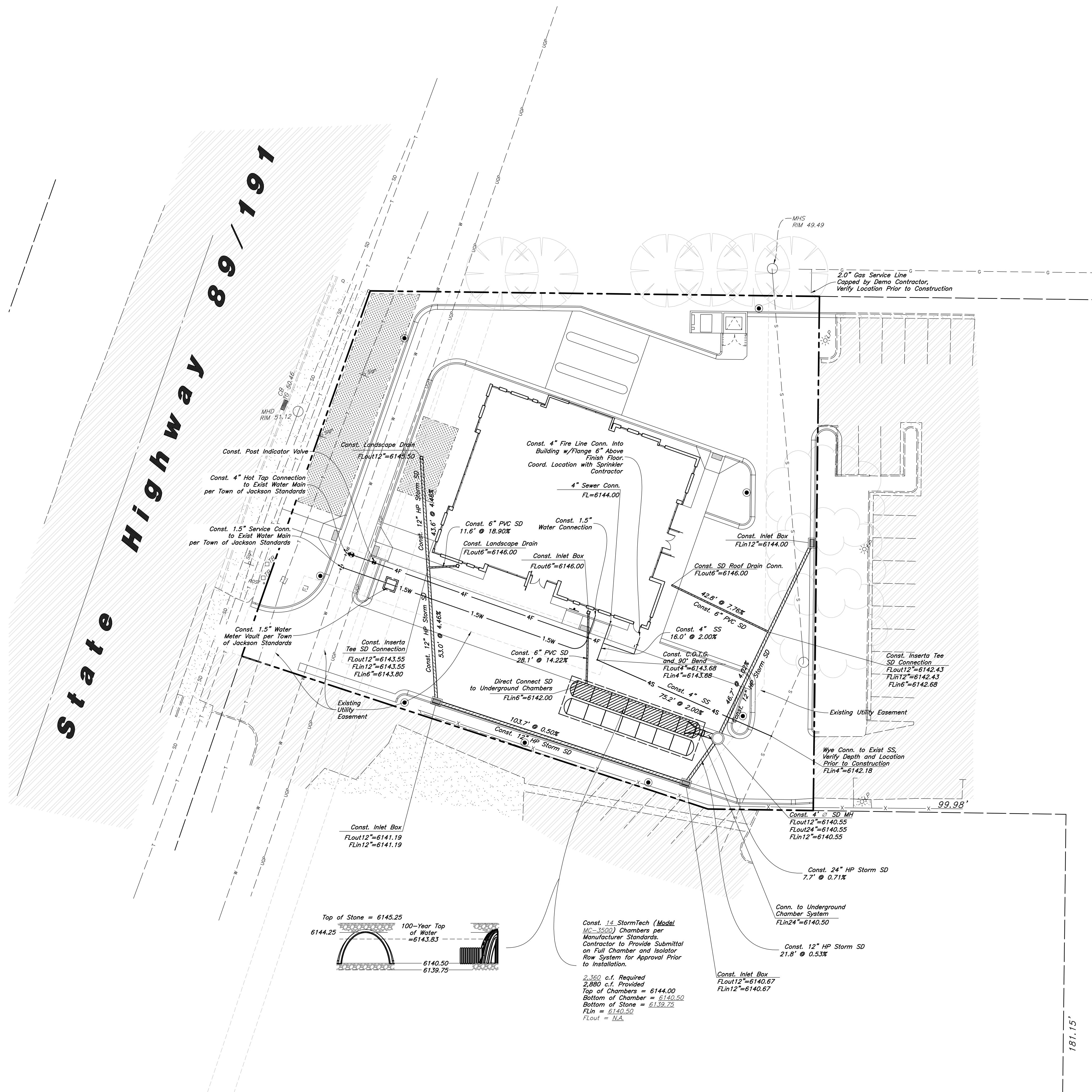
380 South Highway 89
Jackson Hole, Teton County, Wyoming
R11W, T41N, Section 32

A Part of the Southeast Quarter of Section 32

Andy Hubbard
Wyoming PLS No. 14494
For and on behalf of Anderson Wahlen & Associates







Scale: 1" = 20'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

s

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)

2. Copper Pipe (Up to 3 inches dia.)

Water Main Lines and Fire Lines

1. *Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235*

Type PSM, S

Storm Drain Lines

1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION

CAUTION :
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being

Storm Drain & Sanitary Sewer Note:

*All Storm Drainage & Sanitary Sewer Pipe
Lengths and Slopes are from
Center of Structure to Center of Structure*

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractor's risk.

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by barring over the pipes.

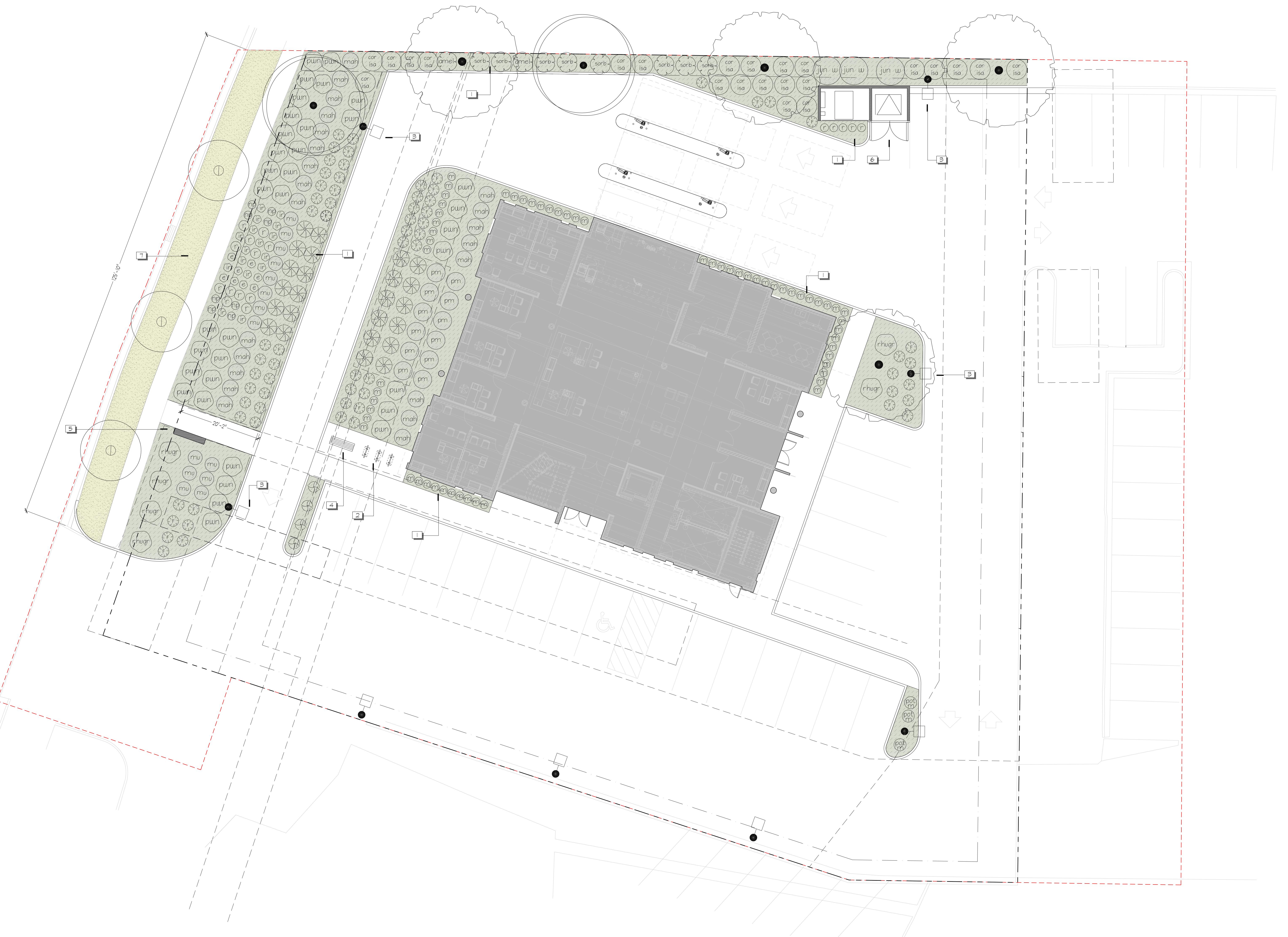


A circular professional engineer stamp. The outer ring contains the text "Professional Engineer" at the top and "WYOMING" at the bottom. The center of the stamp features a map of Wyoming. Overlaid on the stamp is handwritten blue ink: "Brian Young" in cursive, "16641" below it, and "Date 12/14/23" at the bottom. There is also a large, faint blue oval drawn around the signature and the date.

7 Dec, 2023

C3.1

		LANDSCAPE NOTES		A																																																																																																																																																																																												
		<p>1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.</p> <p>2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.</p> <p>3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.</p> <p>4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION.</p> <p>5. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.</p> <p>6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNERS REPRESENTATIVE.</p> <p>7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPING THAT IS DESIGNATED TO REMAIN. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING OR OTHER APPROVED GUARDS OUTSIDE DRIP LINE (OUTER PERIMETER OF BRANCHES) OF TREES TO PROTECT FROM DAMAGE. DO NOT STORE CONSTRUCTION MATERIALS, PERMIT VEHICULAR TRAFFIC OR PEDESTRIAN ACCESS WITHIN DRIP LINE TO AVOID SOIL COMPACTION.</p> <p>8. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.</p> <p>9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DEPTHS DESCRIBED IN THE SPECIFICATIONS - SECTION 392300. IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND SODDED AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.</p> <p>10. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNERS REPRESENTATIVE.</p> <p>11. A SOILS REPORT SHALL BE PROVIDED BY THE CONTRACTOR, AND SHALL DESCRIBE THE DEPTH, COMPOSITION, AND BULK DENSITY OF THE TOPSOIL AND SUBSOIL AT THE SITE AND SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS. REFER TO SPECS. EXISTING SOILS MAYBE USED IF THEY MEET THE SPECIFICATIONS STANDARDS AND/OR AMENDED TO MEET THE SPECIFICATIONS STANDARDS.</p>																																																																																																																																																																																														
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Pine	5 gal		12	(pot)	Potentilla fruticosa 'McKay's White'	McKay's White Bush Cinquefoil	5 gal		3	(prun)	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal		36	(rhug)	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal		7	<u>LARGE SHRUB</u>						(anne)	Amelanchier alnifolia Saskatoon	Serviceberry	5 gal		2	(cor lsa)	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	5 gal		23	(jun w)	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	5 gal		3	(sorb)	Sorbaria sorbifolia	Ash Leaf Spirea	5 gal		6	<u>PERENNIALS / GRASSES</u>						(cal)	Calochortus nuttallii 'Karl Foerster'	Foerster's Reed Grass	5 gal		4	(e)	Echinacea purpurea 'Magnus'	Magnus Coneflower	1 gal		8	(f)	Festuca mairaei	Atlas Fescue	1 gal		67	(ir)	Iris pallida 'Albo-variegata'	Sweet Iris	1 gal		16	(m)	Mahonia repens	Creeping Mahonia	1 gal		61	(np)	Nepeta x faassenii 'Blue Wonder'	Catmint	1 gal		8	(p)	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal		24	(r)	Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	1 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PREScott MUIR ARCHITECT
SHEET NO. L-L101
DATE: 12/07/23
DRAWN BY: RG
PROJECT NO.: 21097
NOT FOR CONSTRUCTION

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CONSULTANT:
ARC Site Design
Landscape Architecture &
Architectural Site Design
1088 East 210th Street, Salt Lake City,
Utah 84106
Office: 801-467-4923 Fax: 801-465-3946


171 WEST PIERPONT AVE.
SALT LAKE CITY, UTAH 84101
TEL: 801.521.9111 FAX: 801.521.9158

ZIONS BANK JACKSON, WY
FINANCIAL CENTER
380 HIGHWAY 89
JACKSON, WYOMING 83001

LANDSCAPE PLAN

TEL: 801.521.9111 FAX: 801.521.9158

LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. LA-0100C
Dec. 7, 2023
STATE OF WYOMING





D-Series Size 0 LED Area Luminaire



Specifications

EPA: 0.44 ft²
(0.04 m²)

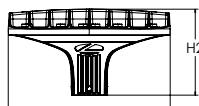
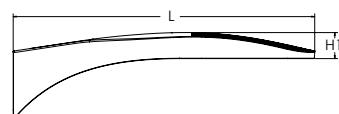
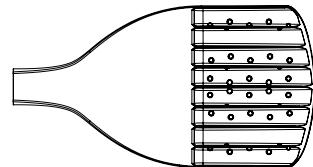
Length: 26.18"
(66.5 cm)

Width: 14.06"
(35.7 cm)

Height H1: 2.26"
(5.7 cm)

Height H2: 7.46"
(18.9 cm)

Weight: 23 lbs
(10.4 kg)



Design Select options indicated by this color background.

Catalog
Number

Notes

Type

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

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.



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

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED							
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Voltage	Mounting
DSX0 LED	Forward optics P1 P5 P2 P6 P3 P7 P4	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control ³ T3LG Type III low glare ³ T4M Type IV medium T4LG Type IV low glare ³ TFTM Forward throw medium	MVOLT (120V-277V) ⁴ HVOLT (347V-480V) ^{5,6} XVOLT (277V-480V) ^{7,8} 120 ^{16,24} 208 ^{16,24} 240 ^{16,24} 277 ^{16,24} 347 ^{16,24} 480 ^{16,24}	Shipped included SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPAS Square pole mounting (#5 drilling, 3" min. SQ pole) ⁹ RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) ⁹ SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket ¹⁰ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	(this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	80CRI 80CRI 80CRI 80CRI 80CRI				

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁴ PERS Five-pin receptacle only (controls ordered separate) ^{14,19}	Shipped installed PER Seven-pin receptacle only (controls ordered separate) ^{14,19} FAO Field adjustable output ^{15,19} BL30 Bi-level switched dimming, 30% ^{16,19} BL50 Bi-level switched dimming, 50% ^{16,19} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTxD Textured dark bronze DBLBxD Textured black DNATxD Textured natural aluminum DWHGxD Textured white

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK	Shorting cap ²³
DSXOHS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXOEGSR (FINISH)	External glare shield (specify finish)
DSXOBSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
- SPAS and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on night light Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PERS, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using MVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
- PIR not available with NLTAIR2, PER, PERS, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1 using MVOLT.
- PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P6, P7, P12 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



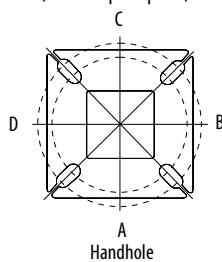
External Glare Shield (EGSR)



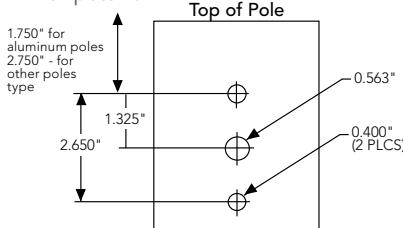
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION (from top of pole)



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
		Head Location	Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only
Drill Nomenclature							
#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS	
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPAS5	#5	3"	3"	3"	3"		3"
RPAS5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPAS5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

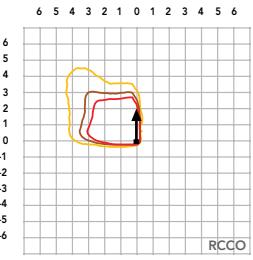
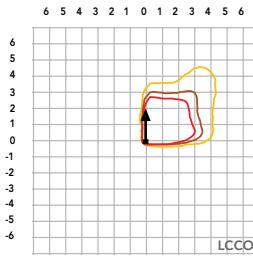
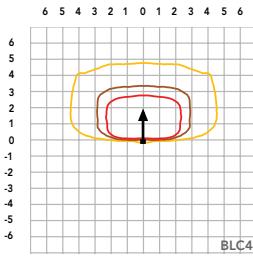
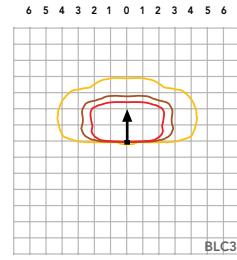
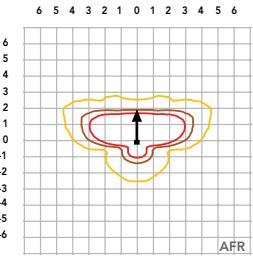
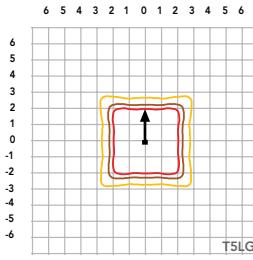
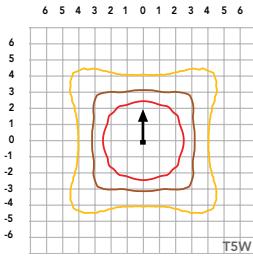
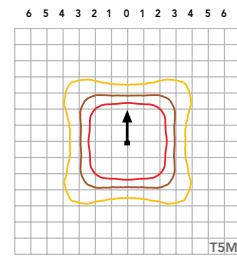
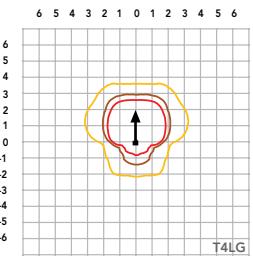
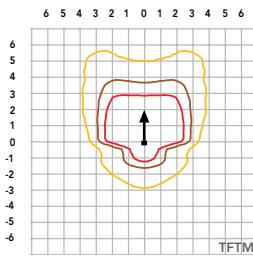
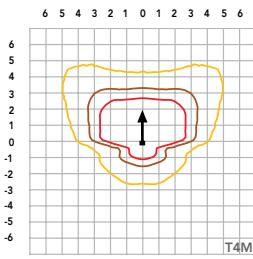
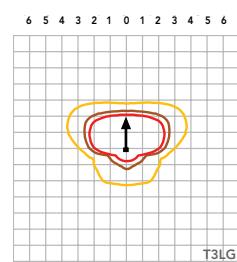
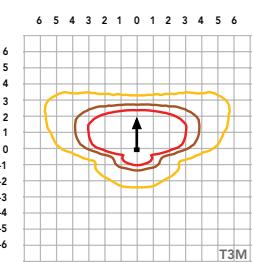
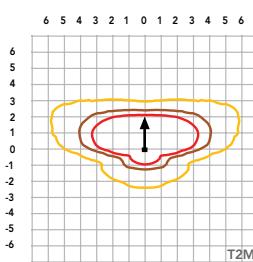
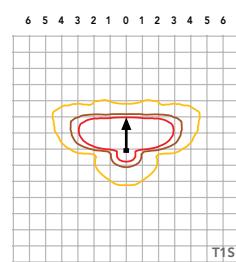
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

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	32°F
5°C	41°F
10°C	50°F
15°C	50°F
20°C	68°F
25°C	77°C
30°C	86°F
35°C	95°F
40°C	104°F

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	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver. Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCC0	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCC0	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
P6	137W	40	1050	T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
				T3M	16,442	2	0	4	120	17,135	3	0	4	125	17,469	3	0	4	128
				T3LG	14,687	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T4LG	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				TFTM	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5M	17,168	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5W	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5LG	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				BLC3	11,959	0	0	3	87	12,464	0	0	3	91	12,707	0	0	3	93
				BLC4	12,352	0	0	4	90	12,873	0	0	4	94	13,124	0	0	4	96
				RCC0	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCC0	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	171W	40	1300	T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCC0	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCC0	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

Performance Data

Lumen Output

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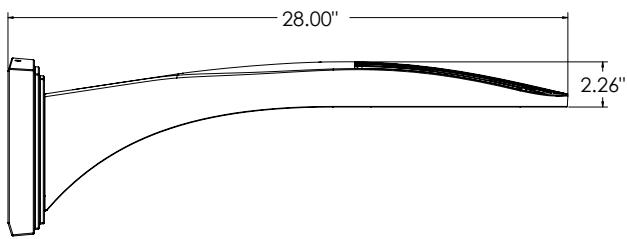
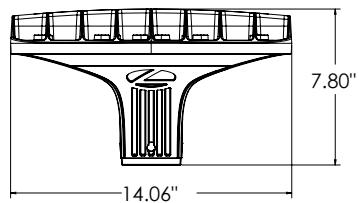
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				T2M	6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143
				T3M	6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145
				T3LG	6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129
				T4M	7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147
				T4LG	6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134
				TFTM	7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148
				T5M	7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151
				T5W	7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154
				T5LG	7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152
				BLC3	5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105
				BLC4	5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109
				RCC0	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				LCC0	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				T2M	8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135
				T3M	8,768	3	0	3	129	9,138	3	0	3	134	9,316	3	0	3	137
				T3LG	7,833	3	0	3	115	8,164	3	0	3	120	8,323	3	0	3	122
				T4M	8,899	3	0	3	131	9,274	3	0	3	136	9,455	3	0	3	139
				T4LG	8,093	3	0	3	119	8,435	3	0	3	124	8,599	3	0	3	126
				TFTM	8,962	3	0	3	132	9,340	3	0	3	137	9,522	3	0	3	140
				T5M	9,156	4	0	2	135	9,542	4	0	2	140	9,728	4	0	2	143
				T5W	9,304	4	0	2	137	9,696	4	0	2	143	9,885	4	0	2	145
				T5LG	9,182	3	0	1	135	9,569	3	0	1	141	9,756	3	0	1	143
				BLC3	6,378	3	0	3	94	6,647	3	0	3	98	6,777	3	0	3	100
				BLC4	6,587	3	0	3	97	6,865	3	0	3	101	6,999	3	0	3	103
				RCC0	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				LCC0	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
P12	103W	30	1050	T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				T2M	12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126
				T3M	12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128
				T3LG	11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114
				T4M	12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129
				T4LG	11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118
				TFTM	12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130
				T5M	12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133
				T5W	13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135
				T5LG	12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134
				BLC3	9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93
				BLC4	9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96
				RCC0	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
				LCC0	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				T2M	14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120
				T3M	14,714	4	0	4	114	15,335	4	0	4	119	15,634	4	0	4	121
				T3LG	13,145	3	0	3	102	13,700	3	0	3	106	13,967	3	0	3	108
				T4M	14,933	4	0	4	116	15,563	4	0	4	121	15,867	4	0	4	123
				T4LG	13,582	3	0	3	105	14,155	3	0	3	110	14,431	3	0	3	112
				TFTM	15,039	4	0	4	117	15,673	4	0	4	122	15,979	4	0	4	124
				T5M	15,364	4	0	2	119	16,013	4	0	2	124	16,325	4	0	2	127
				T5W	15,613	5	0	3	121	16,272	5	0	3	126	16,589	5	0	3	129
				T5LG	15,409	3	0	2	120	16,059	3	0	2	125	16,372	4	0	2	127
				BLC3	10,703	4	0	4	83	11,155	4	0	4	87	11,372	4	0	4	88
				BLC4	11,054	4	0	4	86	11,520	4	0	4	89	11,745	4	0	4	91
				RCC0	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
				LCC0	10,800	1	0	2	84	11,255	1	0	2	87	11,475	1	0	3	89
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

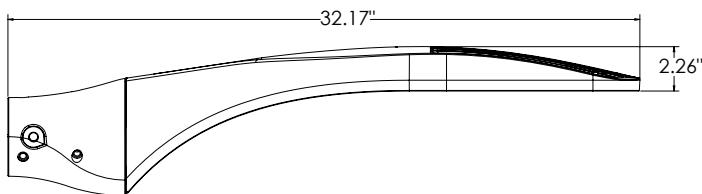
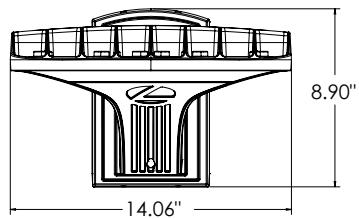
Dimensions



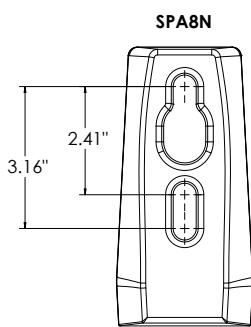
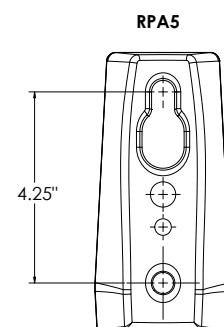
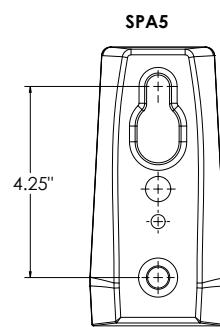
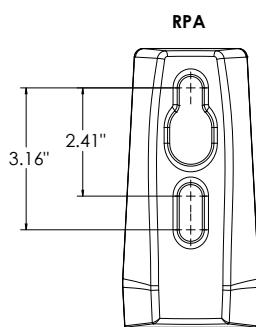
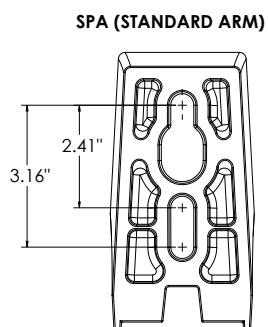
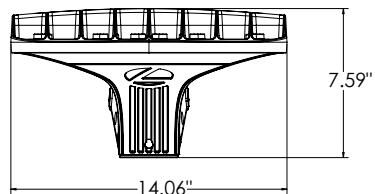
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs



DSX0 with WBA mount
Weight: 27 lb



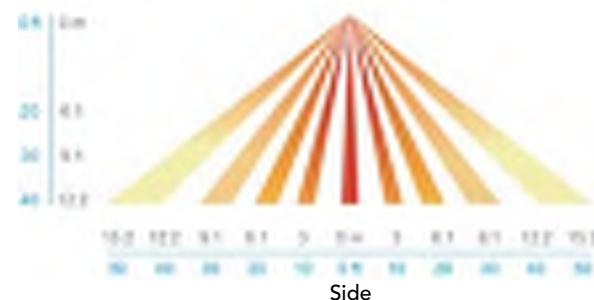
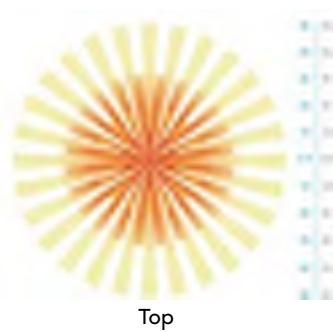
DSX0 with MA mount
Weight: 28 lbs



nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) for optimized pole wind loading.

FINISH

Exterior 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 minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with a scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 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(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. 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 only.

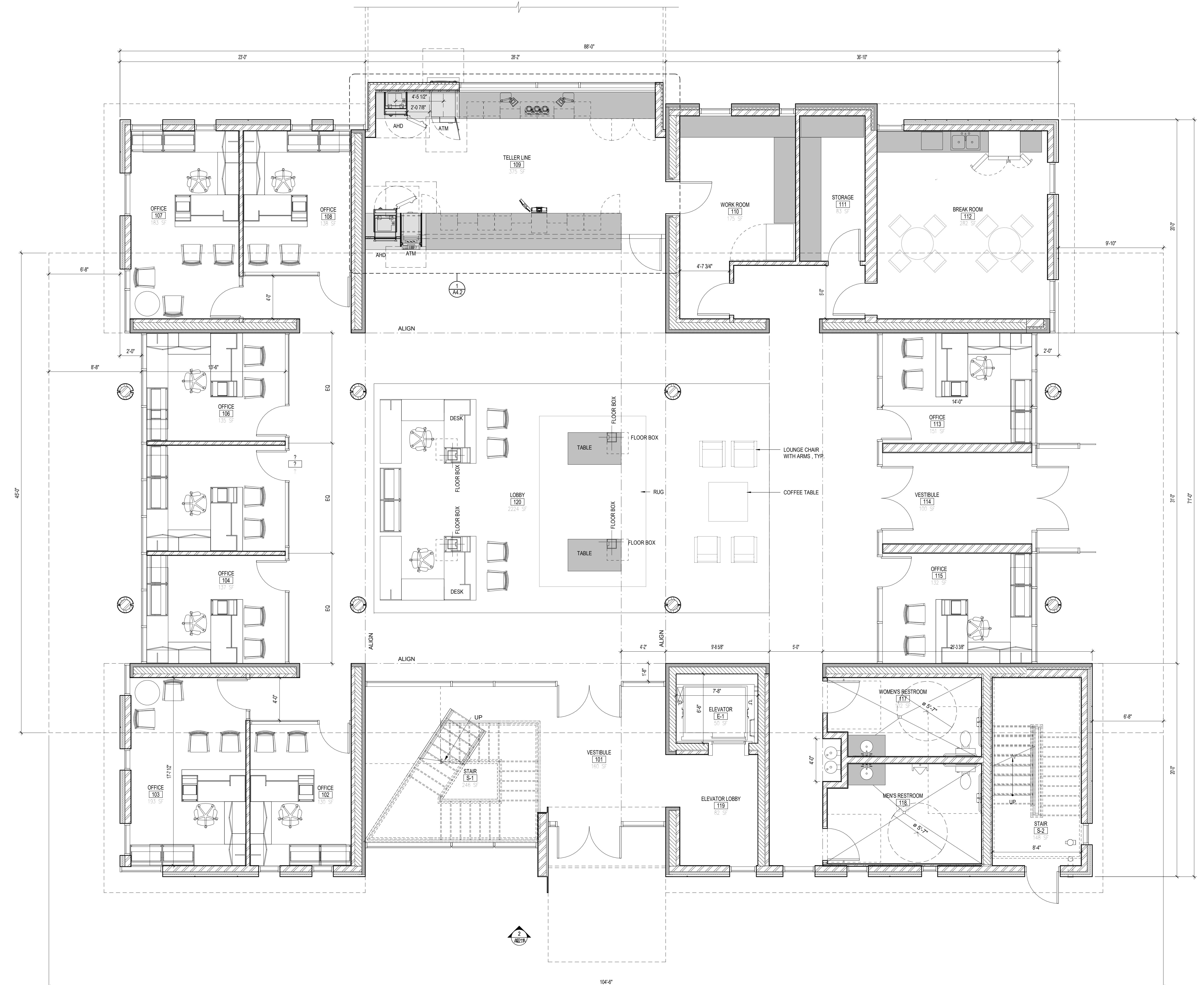
BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. 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

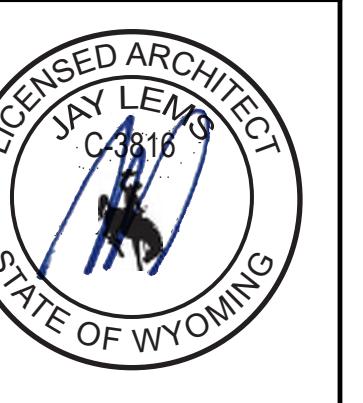
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



**FIRST FLOOR
REFERENCE PLAN**

1/4" = 1'-0"
FIRST FLOOR: 6,187 S.F.
(EXTERIOR FACE OF STRUCTURE): 6,102 S.F.

PLAN
NORTH
TRUE
NORTH



TEL: 801 521.9111 FAX: 801 521.9158

SECOND FLOOR REFERENCE PLAN

SALT LAKE CITY, UTAH 84101

•

ZIONS BANK JACKSON, WY

FINANCIAL CENTER

380 S HIGHWAY 88
JACKSON, WYOMING 83001

PROJECT NO.: Z1097

DATE: 12/18/23

DRAWN BY: DM

SHEET NO. A1 2

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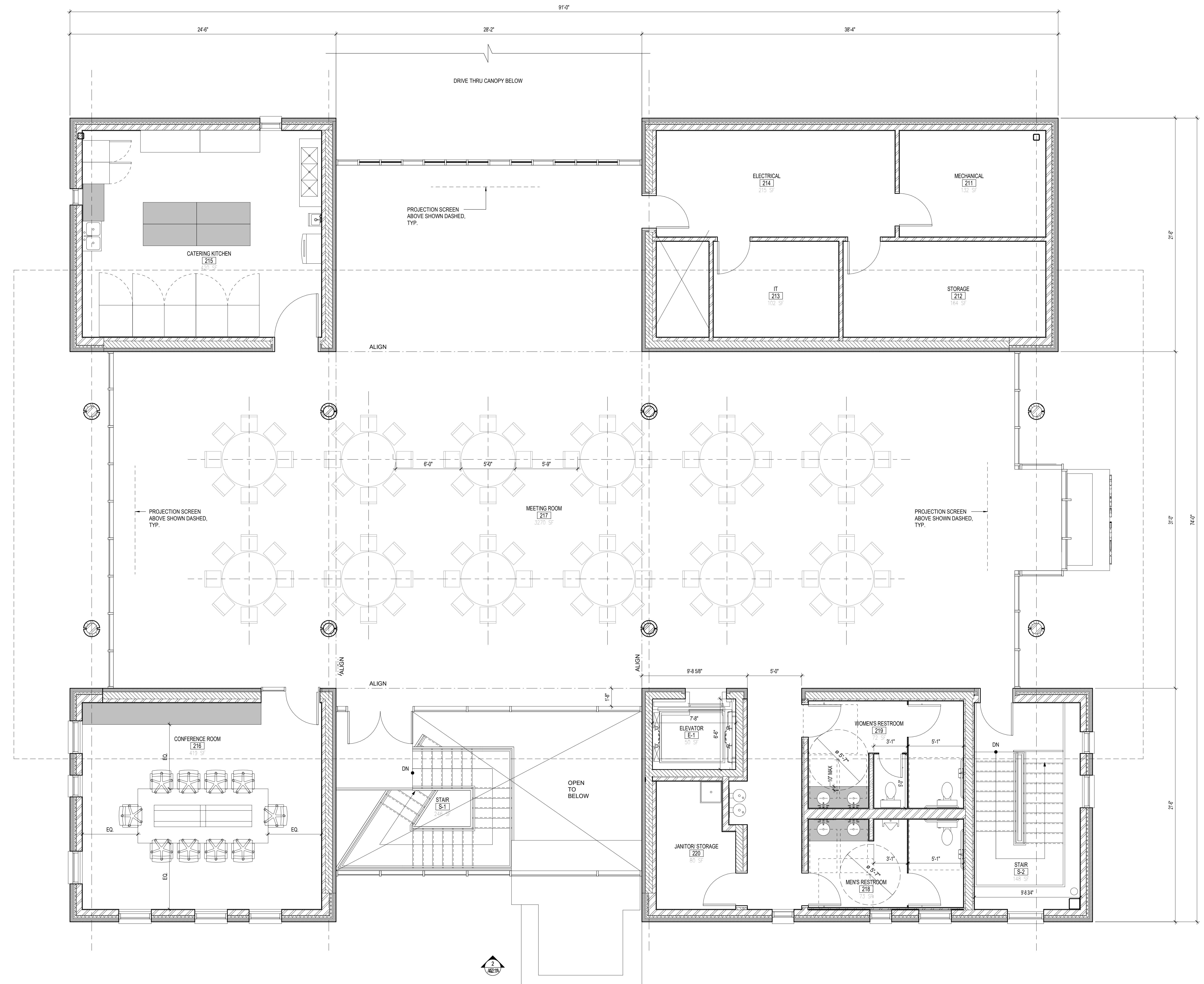
SECOND FLOOR
REFERENCE PLAN

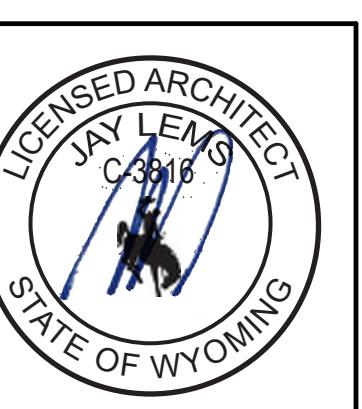
1/4" = 1'-0"

SECOND FLOOR AREA: 6,370 S.F.
(EXTERIOR FACE OF STRUCTURE): 6,284 S.F.

OPEN SPACE: 12 TABLES, 96 PPL

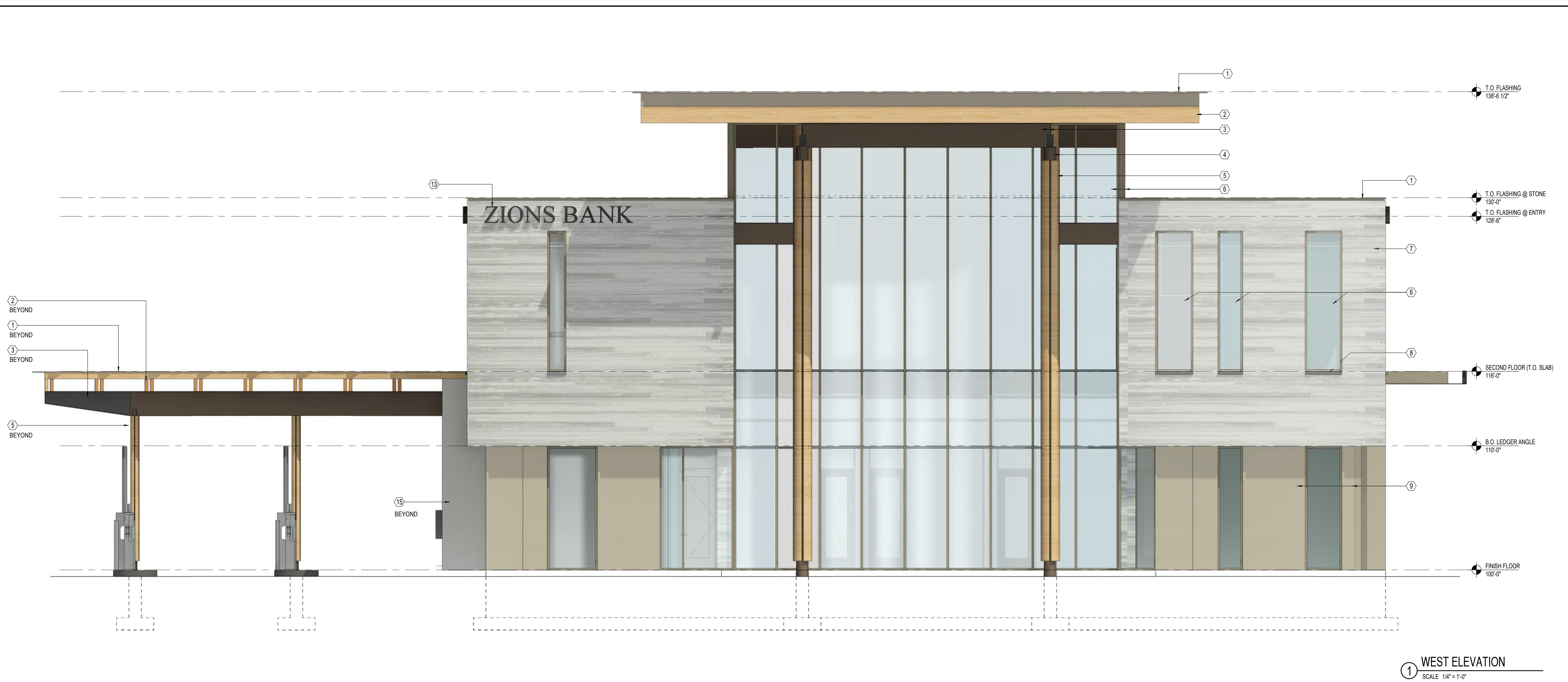
N
PLAN NORTH
TRUE NORTH





TEL: 801 521.9111 FAX: 801 521.9158

EXTERIOR ELEVATIONS



PRESCOTT MUR ARCHITECT • 171 WEST PIERPONT AVE. • ZIONS BANK JACKSON, WY

FINANCIAL CENTER

380 S HIGHWAY 89

JACKSON, WYOMING 83001

NOT FOR CONSTRUCTION

DRAWN BY: DM
PROJECT NO.: Z1097

DATE: 12/18/23
SHEET NO. A2.1

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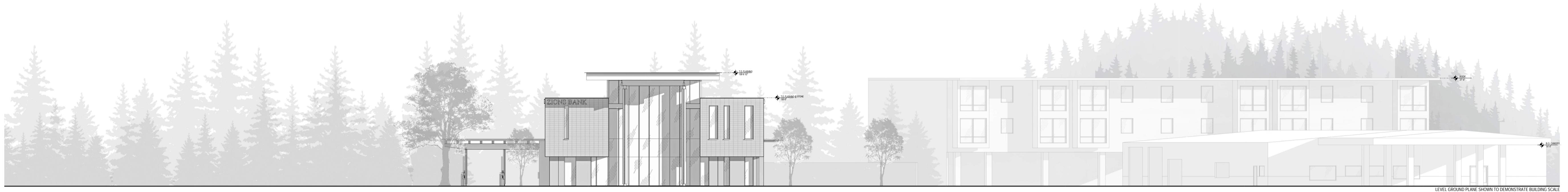
12/18/23



ELEVATION KEYED NOTES

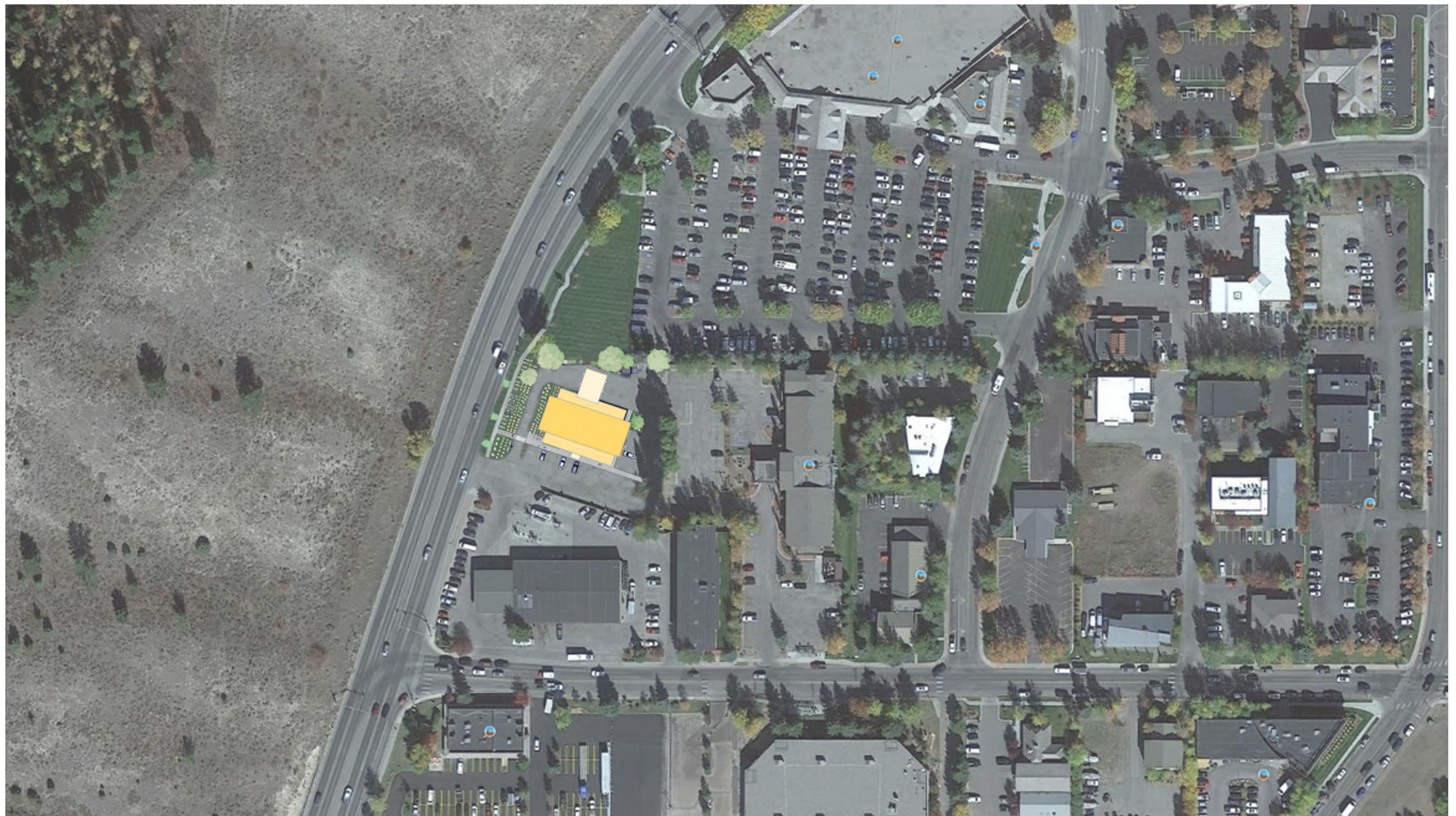
- COLOR ANODIZED ALUMINUM SHEET METAL KNIFE EDGE, COLOR TO MATCH EXTERIOR GLAZING SYSTEM
- WOOD JOISTS SISTERED OVER TUBE STEEL JOISTS
- PAINTED STRUCTURAL STEEL BEAM
- PAINTED STEEL COLUMN
- WOOD WRAPPED @ STEEL COLUMN
- COLOR ANODIZED ALUMINUM GLAZING SYSTEM
- DIMENSIONAL STONE VENEER SIZE: 2 1/4" H X 3 1/2" W X 36" L, COLOR: NAIROBI GRAY LIME STONE
- DIMENSIONAL STONE SILL, COLOR: NAIROBI GRAY LIMESTONE
- ACM PANELING, COLOR TO MATCH EXTERIOR CURING COLOR, PREPARED SYSTEM, BASIS OF DESIGN: ALPOLIC MATERIALS, COLOR ANODIZED CHAMPAGNE, THICKNESS 4MM
- AFTER HOURS DEPOSIT (AHD) BY OWNER'S EQUIPMENT CONTRACTOR
- PIPE DEMPMENT CONNECTION, STAINLESS STEEL FINISH
- COLOR ANODIZED ALUMINUM SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR
- PAINTED HOLLOW METAL DOOR AND FRAME
- SMOOTH TROWELED EIFS
- AUTOMATIC TELLER MACHINE (ATM) BY OWNER'S EQUIPMENT CONTRACTOR





ZIONS BANK JACKSON, WY
CONTEXT ELEVATIONS - VIEW LOOKING EAST

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SITE PLAN

PREScott MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
WEST VIEW

PREScott MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
WEST VIEW



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTHWEST VIEW



ZIONS BANK JACKSON FINANCIAL CENTER
NORTHWEST VIEW



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTHWEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTH VIEW



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTHEAST

PREScott MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTHEAST

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
NORTHEAST VIEW

PREScott MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
NORTHWEST VIEW

PRESCOTT MUIR ARCHITECTS

ZIONS BANK JACKSON
EXTERIOR FINISH MATERIALS



ALUMINUM CLADDING
CHAMPAGNE ANODIZED



EXTERIOR STONE SLAB CLADDING
NAIROBI GRAY LIMESTONE



EXTERIOR EIFS



WOOD
DOUGLAS FIR



CURTAIN WALL WINDOW SYSTEM