



# 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

<p>Date: December 29, 2023</p> <p>Item #: P23-226</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: tvalentine@jacksonwy.gov</p> <p><b>Owner:</b> Zion Bank 1 South Main St Salt Lake City, UT 84133</p> <p><b>Applicant:</b> Prescott Muir Architects 171 W Pierpoint Ave Salt Lake City, UT 84101</p>	<p><b>REQUESTS:</b></p> <p>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</p> <p>PIDN: 22-41-16-32-4-19-003</p> <p>For questions, please call Tyler Valentine at 733-0440 x 1305 or email the address shown. Thank you.</p>
<p><b>Please respond by: January 19, 2024 (with Comments)</b></p>	

**RESPONSE:** For Departments not using SmartGov, please send responses via email to: [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)

# 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](http://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/200/Planning](http://www.townofjackson/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](http://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](http://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](http://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](http://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 is 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 ) SS.

The foregoing instrument was acknowledged before me by Delon Askug this 3<sup>rd</sup> day of August 2025. WITNESS my hand and official seal.

Paul Strasser  
Notary Public



My commission expires: 6/11/2025

# 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

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## 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 3<sup>rd</sup> 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"
- $74'-0" \times 0.6 = 44'-5"$
- 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.  $0.40 \times 37,173 \text{ SF} = 14,869 \text{ SF}$

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.  $12,366 \text{ SF} / 37,173 \text{ SF} = 33.2\%$

### 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:  $\leq 3000\text{K}$
  - 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 11<sup>th</sup>, 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
<b>2.2.13.B.1 - Lot Standards</b>			
<b>Building Setbacks</b>			
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
<b>Landscaping</b>			
Landscape Surface Ratio	10% = 3,717 S.F.	16.5% = 6,136 S.F.	Yes
<b>Plant Units</b>			
All Uses	6 Units	6 Units, RE: Landscape Drawings	Yes
<b>Parking Setbacks</b>			
Highway: Primary Street	Min: 20'	20'	Yes
<b>Access</b>			
Curb Cut Width (max)	24'	Existing to remain	
<b>2.2.13.B.2 - Bulk Standards</b>			
<b>Street Façade</b>			
% 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) $123' \times 0.5 = 61.5'$ (min)	Level 1: 71'-0" Level 2: 74'-0"	Yes
<b>Building Height</b>			
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
<b>Building Stepback</b>			
Stepback for any 3rd Story street façade or street façade over 30' (min)	10'	Upper Roof: 39'-0"	See below

Encroachment in setback (max % of overall façade width)	60%	Encroachment in setback: Level 2 width: 74'-0" $74'-0" \times 0.6 = 44.5'$ 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. $0.40 \times 37,173 = 14,869$ S.F.	Current design floor area (measured to the exterior face of structural wall) L1: 6,102 S.F. L2: 6,626 S.F. Total 12,366 S.F. $12,366/37,173 = 33.2\%$	Yes

#### 2.2.13.B.3 - Form Standards

<b>Pedestrian Frontage Options</b>	Trees in Sod	RE: Landscape Drawings	Yes
<b>Building Frontage Options</b>			
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
<b>Transparency</b>			
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
<b>2.2.13.B.5 - Environmental Standards</b>	Noted	N/A	N/A

<b>2.2.13.B.6 - Scenic Standards</b>			
<b>Exterior Lighting</b>			
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
<b>2.2.13.B.7 - Natural Hazards to Avoid</b>	Noted	N/A	N/A
<b>2.2.13.B.8 - Signs</b>	Noted	Under separate permit	
<b>2.2.13.B.9 - Grading, Erosion Control, Stormwater</b>	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





## 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.

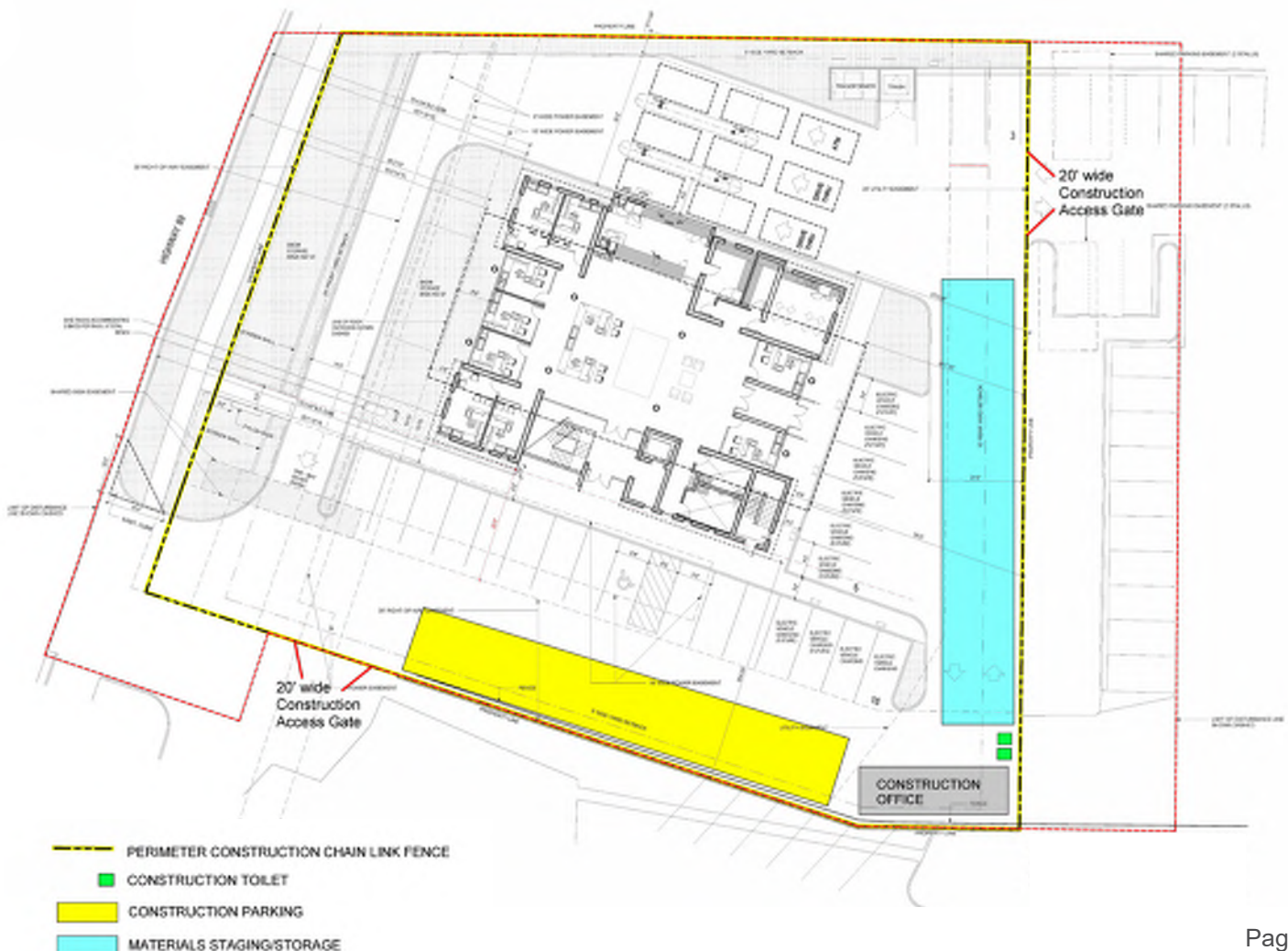
## PEDESTRIAN SAFETY

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.

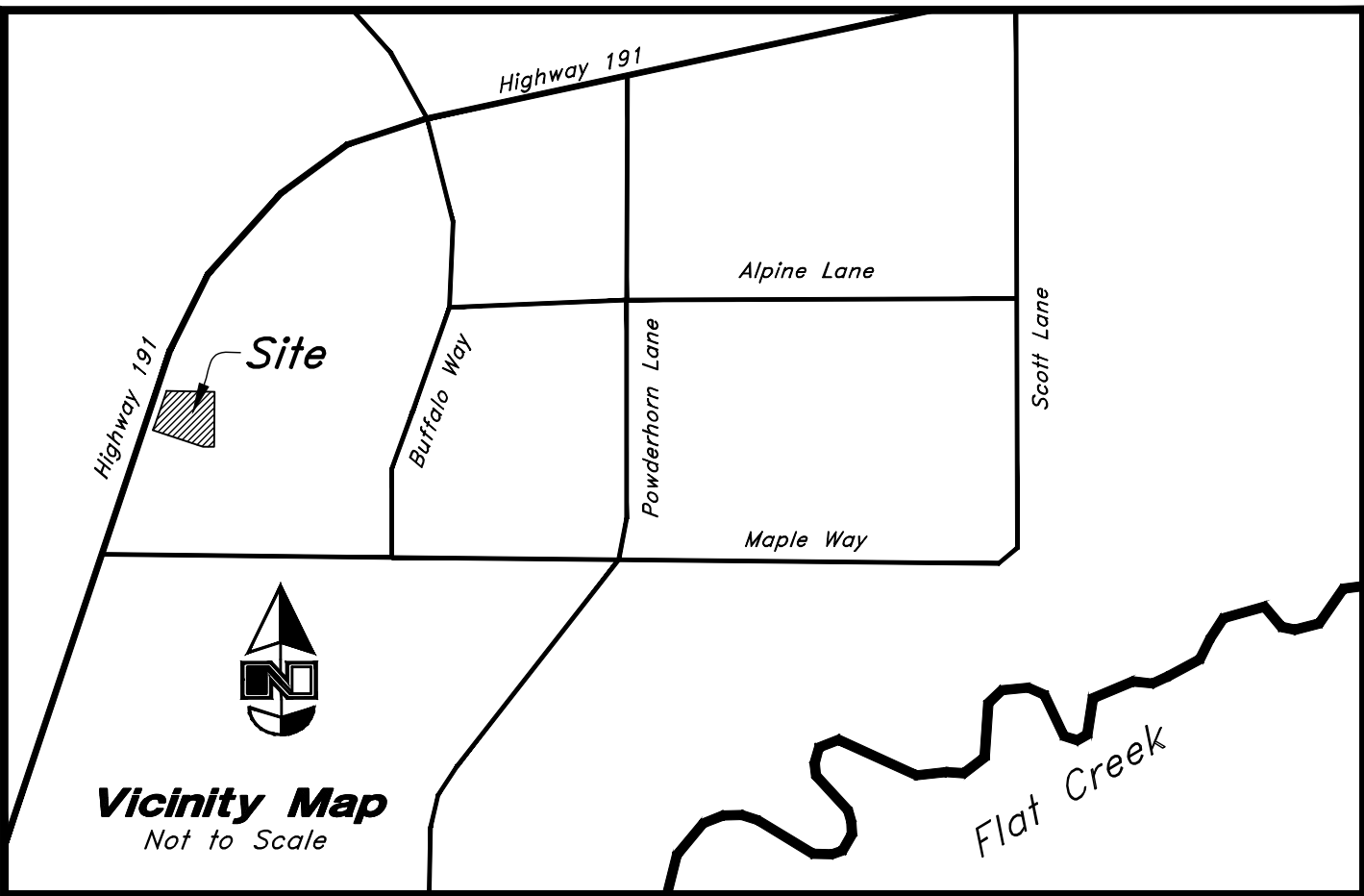
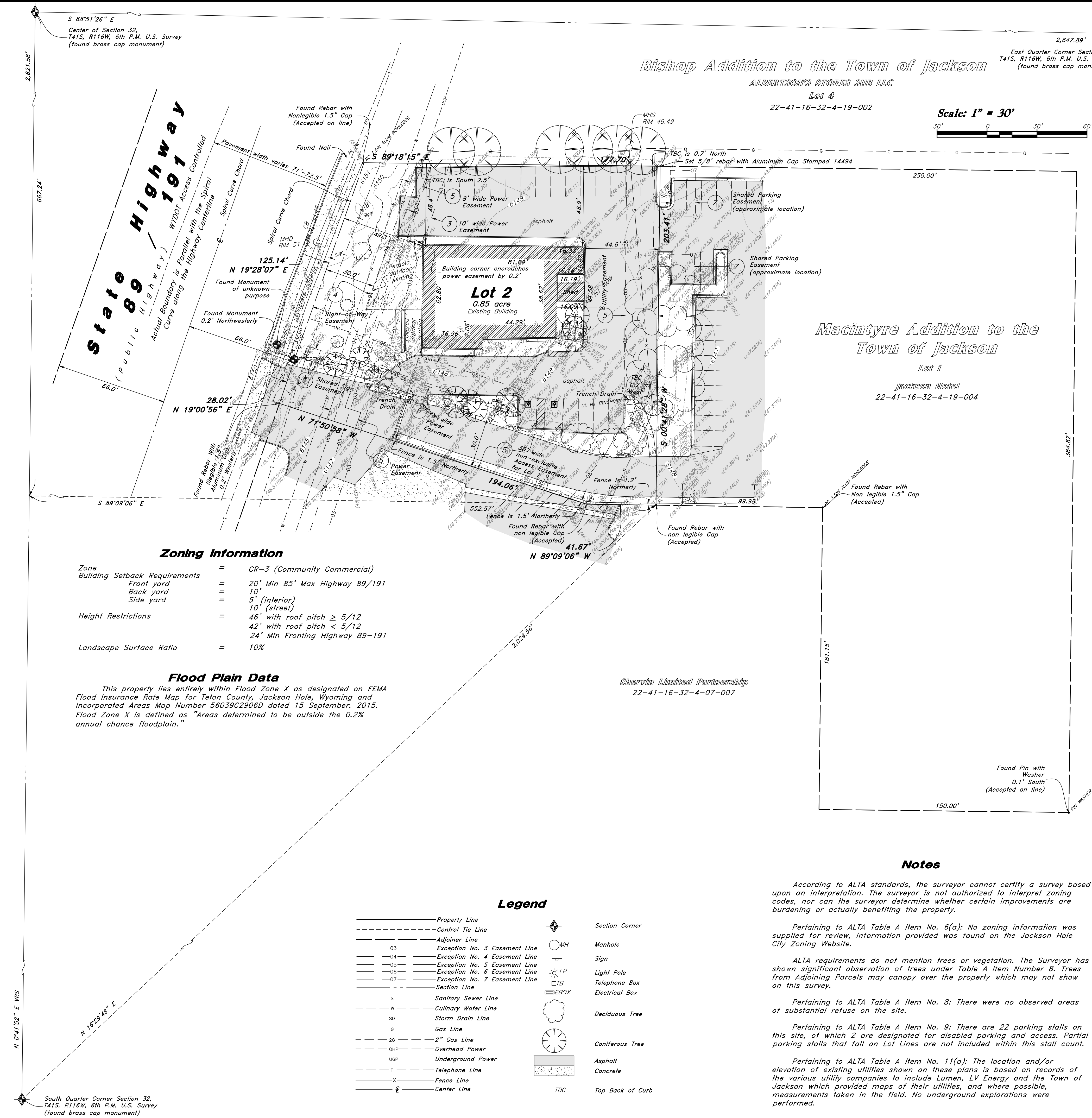
## CONSTRUCTION ACCESS AND TRAFFIC CONTROL

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' Northwestly 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:

- 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 at Page 590 Official Records.
- 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:
- 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 hereon.
- 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.
- 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: \_\_\_\_\_

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

**ANDERSON WAHLEN & ASSOCIATES**  
2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - nwaengineering.net

**ALTA / NSPS Land Title Survey**

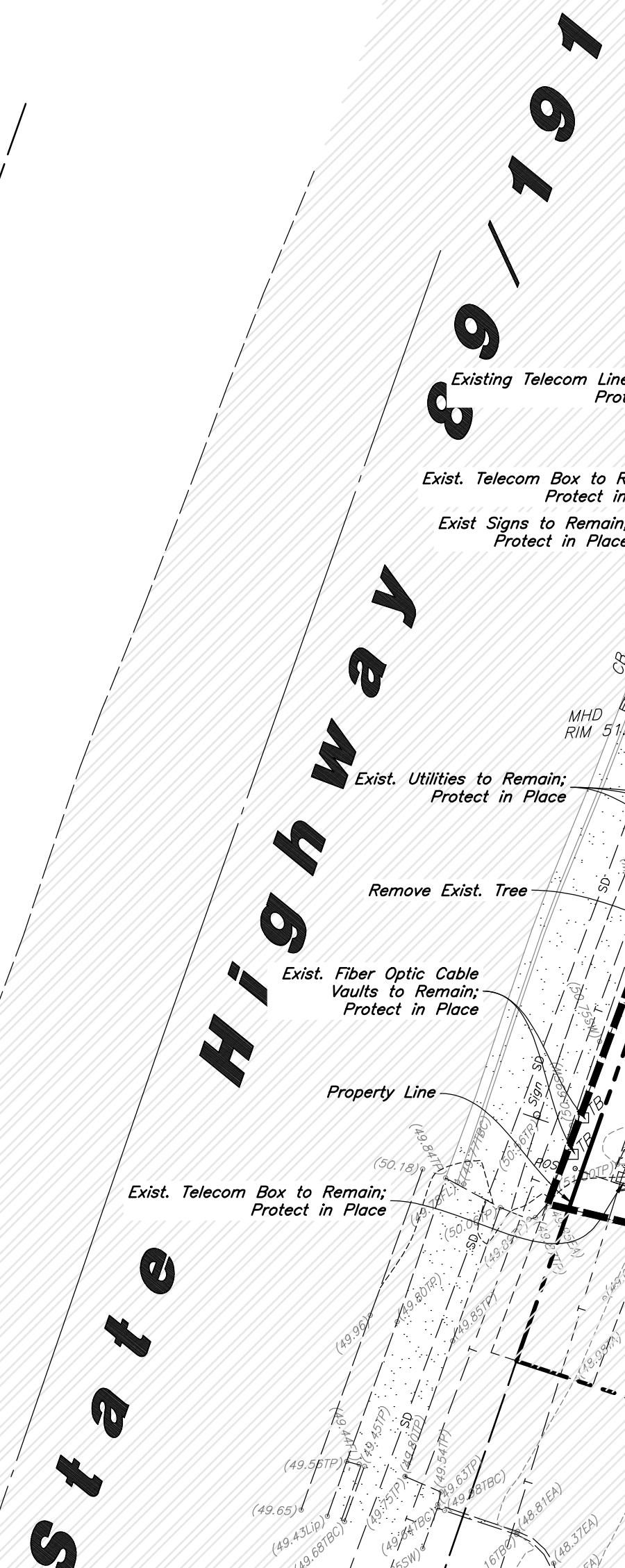
**Zions Bank**  
380 South Highway 89  
Jackson Hole, Teton County, Wyoming  
A Part of the Southeast Quarter of Section 32, T41N, R116W, 6th P.M. U.S. Survey

**8 Sep, 2022**

**1**

of 1

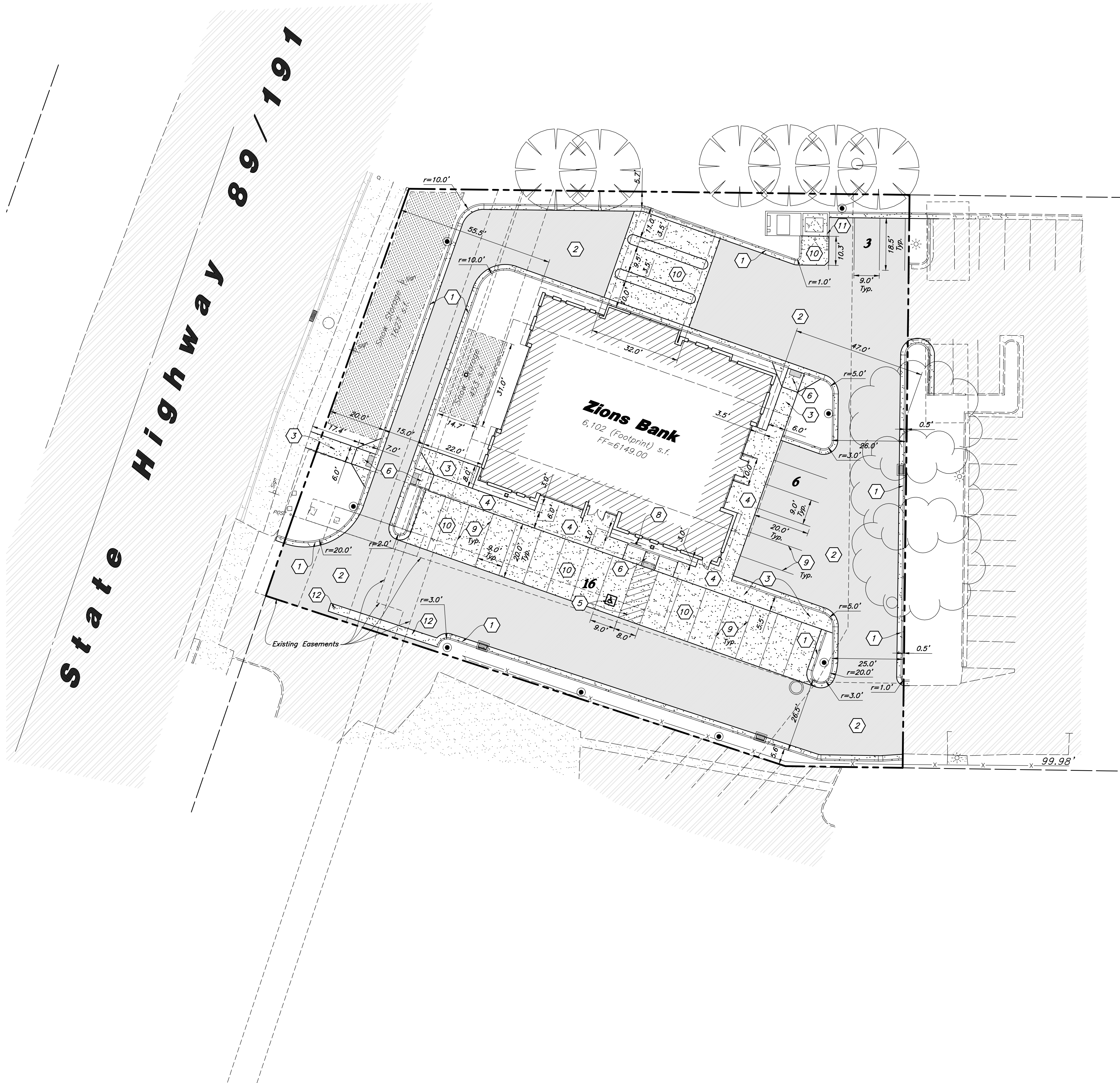




- CAUTION :**

**Wyoming811**  
Know what's below.  
Call before you dig.





**Site Data**

Site Area = 37,173 s.f. (0.85 ac.)  
Landscaped Area (Within Property) = 6,136 s.f. (16.5%)  
Impervious (Paved) Area = 24,934 s.f. (67.1%)  
Building Footprint Area = 6,102 s.f. (16.4%)

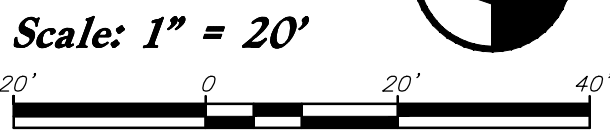
**Parking**

Provided Onsite = 25 stalls  
Shared Offsite = 4 stalls  
Total Parking = 29 stalls (2.25/1,000)

Bike Parking Provided = 6

**Hatch Legend**

	Standard Asphalt Paving
	Existing Asphalt Paving
	Standard Concrete Paving
	Existing Concrete Paving
	Building Interior



**Site Construction Notes**

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk, See Arch Plans for Scoring Pattern
- Const. Thickened Edge Sidewalk, See Arch Plans for Scoring Pattern
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- Not Used
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Const. Conc. Paving, Integral Color Black
- Dumpster Enclosure (See Arch. Plans)
- Const. 3.0' Concrete Waterway

**General Site Notes:**

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

**Construction Survey Note:**

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

**Survey Control Note:**

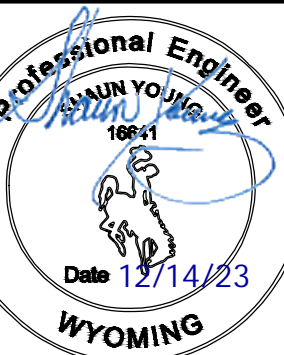
The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



Site Plan  
Zions Bank  
360 South Highway 89  
Jackson, Wyoming

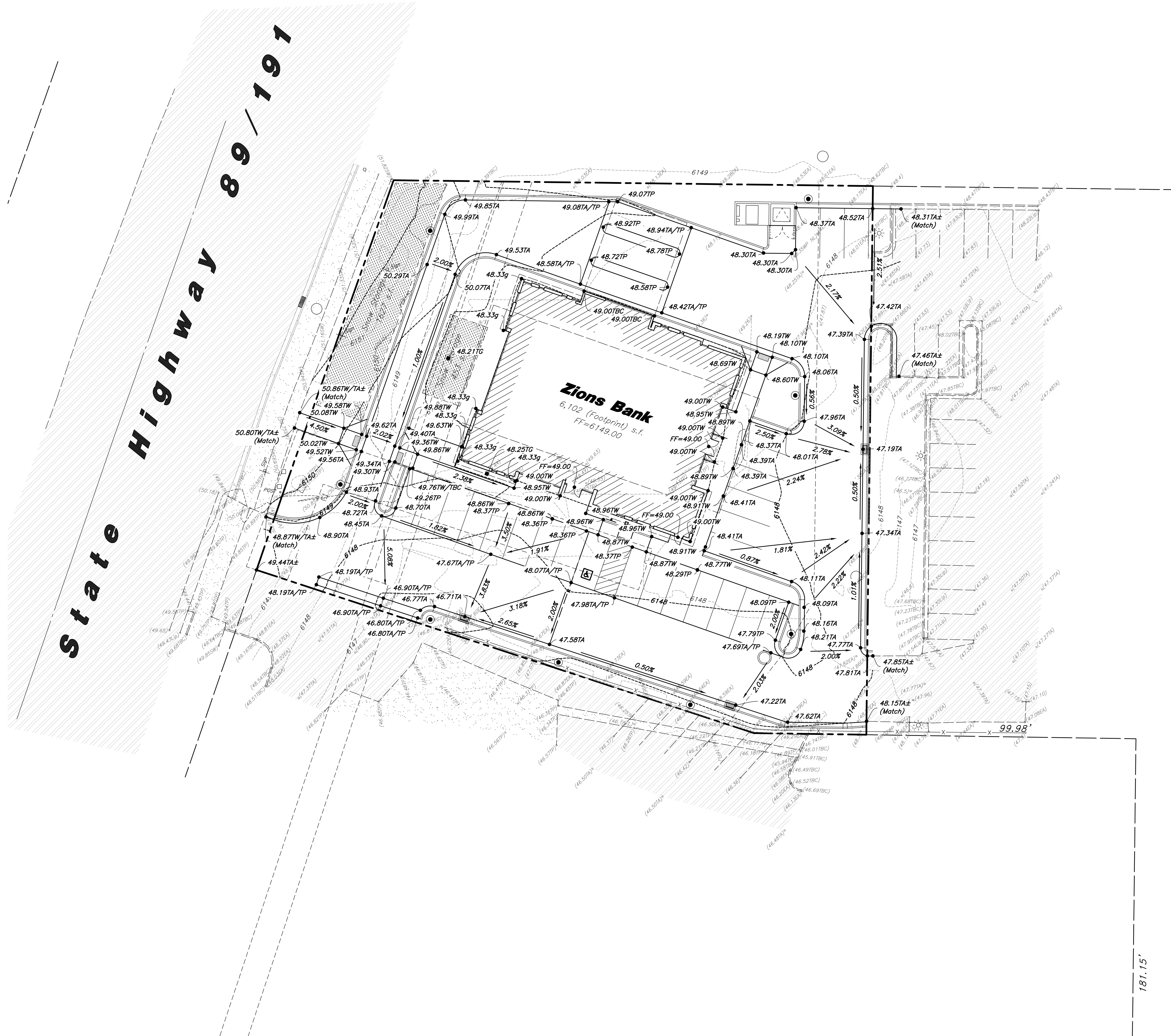


7 Dec, 2023

SHEET NO.

C1.1





Scale: 1" = 20'

### General Grading Notes:

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring, and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by AGEC Applied Geotech are included in the requirements of grading and site preparation. The Report is titled "Geotechnical Investigation Proposed Zions Bank".  
Project No.: 1220001  
Dated: May 18, 2022
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

### Curb and Gutter Construction Notes:

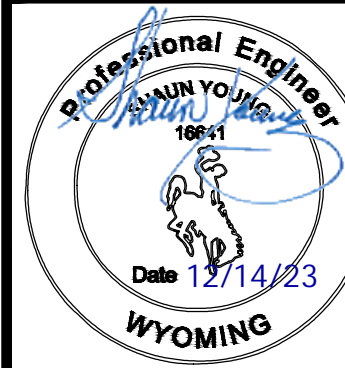
- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
- Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

### Sidewalk Construction Notes:

- Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.



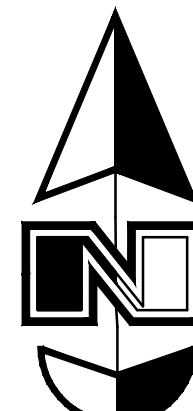
Grading Plan  
Zions Bank  
360 South Highway 89  
Jackson, Wyoming



7 Dec, 2023  
SHEET NO.  
C2.1



Scale: 1" = 20'



#### General Utility Notes:

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- 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.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans. It will be the contractor's responsibility to install all items required.
- Water meters are to be installed per city standards and specifications.
- 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.
- 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.

##### Culinary Service Laterals

- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
- Copper Pipe (Up to 3 inches diameter): Type "K."

##### Water Main Lines and Fire Lines

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

##### Sanitary Sewer Lines

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

##### Storm Drain Lines

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

Building Data	
Type:	x
Square Footage:	x
Fire Sprinkled:	x
Building Height:	x
Fire Flow Required:	x

#### 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 exact or complete.

#### Storm Drain & Sanitary Sewer Note:

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

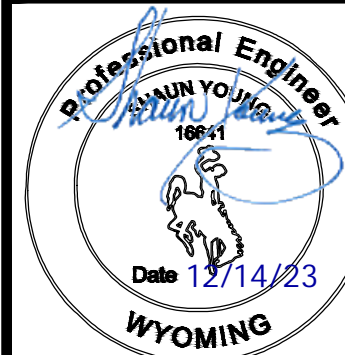
#### Onsite Utility Connection Notes:

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- 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.
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors 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 berming over the pipes.



Utility Plan  
**Zions Bank**  
360 South Highway 89  
Jackson, Wyoming



7 Dec, 2023

SHEET NO.

**C3.1**



LANDSCAPE NOTES

A

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.

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.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.

6. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION.

8. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.

9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.

11. 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 OWNER'S REPRESENTATIVE.

12. 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.

REFERENCE SCHEDULE NOTES

B

1

4" DEPTH OF 1" TO 3" DIA. BARK MULCH OVER WEED BARRIER FABRIC AND 12" OF AMENDED TOPSOIL MIX, TYP.

6,470 sf

2

BIKE RACKS - 2 BIKES PER RACK - ACCOMMODATING A TOTAL 6 BIKES

3

SITE LIGHTING - BY OTHERS

4

BENCH

5

PLYON SIGN - BY OTHERS

6

DUMPSTER ENCLOSURE - BY OTHERS

7

TURF AREA WITH 6" AMENDED TOPSOIL MIX - SEE SHT. L-1501 DTL. H

\* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

PLANT SCHEDULE

C

TREES

Acer freemanii 'Autumn Blaze'

Autumn Blaze Maple

B # B

3'Cal

2

Acer glabrum

Rocky Mountain Maple

B # B

2'Cal

3

Fraxinus pennsylvanica 'Marshall's Seedless'

Marshall's Seedless Ash

B # B

3'Cal

4

SHRUBS

Mahonia aquifolium 'Compacta'

Compact Oregon Grape

5 gal

22

Pinus mugo 'Jakobsen'

Jakobsen Mugo Pine

5 gal

14

Pinus sylvestris 'Hillside Creeper'

Hillside Creeper Scotch Pine

5 gal

12

Potentilla fruticosa 'McKay's White'

McKay's White Bush Cinquefoil

5 gal

3

Prunus besseyi 'Pounsee Bittles'

Sand Cherry

5 gal

36

Rhus aromatica 'Gro-Low'

Gro-Low Fragrant Sumac

5 gal

7

LARGE SHRUB

Amelanchier alnifolia Saskatoon

Serviceberry

5 gal

2

Cornus sericea 'Isanti'

Isanti Redosier Dogwood

5 gal

23

Juniperus scopulorum 'Moonglow'

Moonglow Juniper

5 gal

3

Sorbaria sorbifolia

Ash Leaf Spiraea

5 gal

6

PERENNIALS / GRASSES

Calamagrostis acutifolia 'Karl Foerster'

Foerster's Reed Grass

5 gal

4

Echinacea purpurea 'Magnus'

Magnus Coneflower

1 gal

6

Festuca mairei

Atlas Fescue

1 gal

67

Iris pallida 'Alba-variegata'

Sweet Iris

1 gal

16

Mahonia repens

Creeping Mahonia

1 gal

61

Nepeta x faassenii 'Blue Wonder'

Catmint

1 gal

8

Panicum virgatum 'Heavy Metal'

Heavy Metal Switch Grass

1 gal

24

Rudbeckia fulgida sultivantii 'Goldsturm'

Black-eyed Susan

1 gal

17

GROUND COVERS

Turf-Grass

REPAIR TURF AS NEEDED

Turf-Grass

sod

1,016 sf

\* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

LANDSCAPE NOTES

D

OVERALL OBJECTIVES:

- ON OF THE PRIMARY OBJECTIVES OF THE LANDSCAPE DESIGN IS PROVIDE EXPOSURE TO THE PROPOSED BUILDING. AS A RESULT, IT IS PROPOSED TO REMOVE THE EXISTING TREES.
- PER THE HIGHWAY 89 REQUIREMENTS, A HEDGE IS DEFINED IN THE ROW WITH COMPACT OREGON GRAPE AND THE MUGO PINES. THE HEDGE AND OTHER PLANT MATERIAL SUPPORTS THE DESIGN TO SCREEN AND SOFTEN PARKED VEHICLES AND THE DRIVE LANE AS VIEWED FROM OFF SITE.
- THE OVERALL PLANT MATERIAL DEFINES THE VEHICULAR AND PEDESTRIAN SPACES.
- SCREENING IS PROVIDED ON THE NORTH SIDE OF THE PROPERTY AND AROUND THE DUMPSTER.

PLANT UNITS

- LANDSCAPE AREA SITE (REQUIRED) 3,717 SF / 1,000 4 UNITS
- PARKING LOT REQUIREMENT 25 STALLS / 12 2 UNITS
- TOTAL UNITS 6 UNITS

THIS PLAN PROPOSES USING ALTERNATE "A" PLANT UNITS.

PLANT QUANTITY (ALTERNATE "A")	PLANT UNIT	REQUIRED	PROPOSED
- TREES	6 UNIT X 1 =	6	6
- LARGE SHRUBS	6 UNIT X 6 =	36	36
- #5 CONTAINERS SHRUBS	6 UNIT X 4 =	24	94

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

TEL: 801.521.9111 FAX: 801.521.9158

LANDSCAPE PLAN

CONSULTANT:  
Ate Sitio Design  
Landscape Architecture & Architectural Site Design  
Atte: Sitio Design  
380 S. HIGHWAY 89  
JACKSON, WYOMING 83001  
office 801.487.4823 fax 801.466.3046

PRESCOTT MUIR ARCHITECT

171 WEST PIERPONT AVE.

771 WEST PIERPONT AVE.

84101

UTAH

84101

DATE:  
12.07.23

DATE:  
12.07.23

DRAWN BY:  
RG

DRAWN BY:  
RG

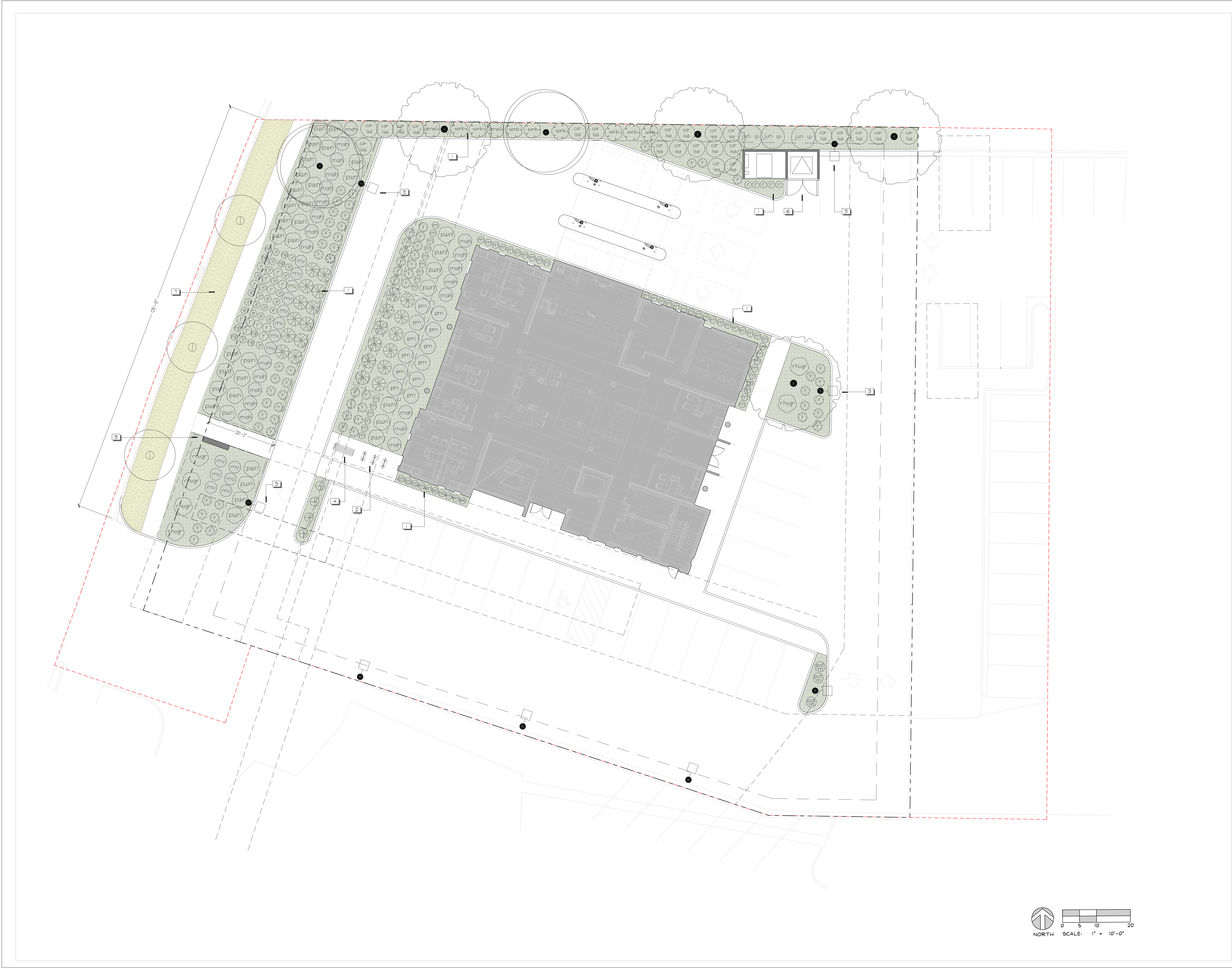
PROJECT NO.:  
21087

PROJECT NO.:  
21087

L-001

NOT FOR CONSTRUCTION





PRESOTT MUIR ARCHITECT		171 WEST PIERPONT AVE.		SALT LAKE CITY, UTAH 84101		TEL: 801.521.9111 FAX: 801.521.9158	
DATE: 12.07.23		DRAWN BY: RG		PROJECT NO.: 21087		CONSULTANT: Ate Satio Design Landscape Architecture & Architectural Site Design 380 S HIGHWAY 89 JACKSON, WYOMING 83001 office 801.487.4823 fax 801.466.3046	
SHEET NO. L-101		ZIONS BANK JACKSON, WY FINANCIAL CENTER 380 S HIGHWAY 89 JACKSON, WYOMING 83001		LANDSCAPE PLAN		NOT FOR CONSTRUCTION	





File : E:\23077\_Zions Bank Jackson Hole\Code\\_-Landscape.dwg Nov 28, 2023--8:17pm



Acer freemanii 'Autumn Blaze'  
Autumn Blaze Maple



Prunus besseyi 'Pawnee Buttes'  
Sand Cherry



Calamagrostis acutifolia 'Karl Foerster'  
Foerster's Reed Grass



Panicum virgatum 'Heavy Metal'  
Heavy Metal Switch Grass



Fraxinus pennsylvanica 'Marshall's Seedless'  
Marshall's Seedless Ash



Rhus aromatica 'Gro-Low'  
Gro-Low Fragrant Sumac



Echinacea purpurea 'Magnus'  
Magnus Coneflower



Rudbeckia fulgida sullivantii 'Goldsturm'  
Black-eyed Susan



Mahonia aquifolium 'Compacta'  
Compact Oregon Grape



Amelanchier alnifolia  
Saskatoon Serviceberry



Festuca mairei  
Atlas Fescue



Mahonia repens  
Creeping Mahonia



Pinus mugo 'Jakobsen'  
Jakobsen Mugo Pine



Cornus sericea 'Isanti'  
Isanti Redosier Dogwood



Pinus sylvestris 'Hillside Creeper'  
Hillside Creeper Scotch Pine



Juniperus scopulorum 'Moonglow'  
Moonglow Juniper



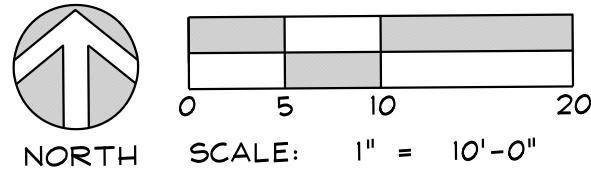
Nepeta x faassenii 'Blue Wonder'  
Catmint



Potentilla fruticosa 'McKay's White'  
McKay's White Bush Cinquefoil



Sorbaria sorbifolia  
Ash Leaf Spirea



Richard L. Gilbert  
No. LA-0100C  
Nov. 27, 2023  
STATE OF WYOMING

PRESCOTT MUIR ARCHITECT

DATE: 11.27.23

SHEET NO. L-501

171 WEST PIERPONT AVE.

11.27.23

380 S. HIGHWAY 89  
JACKSON, WYOMING 83001

CONSULTANT:  
ATC Sitio Design  
Landscape Architecture &  
Architectural Site Design  
Office: 801.482.4823 Fax: 801.466.3046

PROJECT NO.: 21087

TEL: 801.521.9111 FAX: 801.521.9158

LANDSCAPE IMAGES

NOT FOR CONSTRUCTION





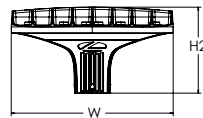
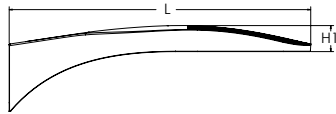
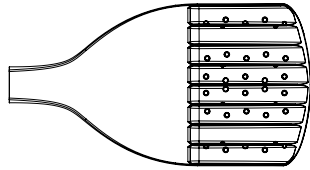
# D-Series Size 0 LED Area Luminaire



d<sup>series</sup>

## Specifications

EPA:	0.44 ft <sup>2</sup> (0.04 m <sup>2</sup> )
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.



design select

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](http://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 <sup>2</sup>	Color Rendering Index <sup>2</sup>	Distribution		Voltage	Mounting	
DSX0 LED	Forward optics	(this section 70CRI only)		AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V) <sup>4</sup>	Shipped included	
	P1 P5	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V) <sup>5,6</sup>	SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole)	
	P2 P6	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V-480V) <sup>7,8</sup>	RPA Round pole mounting (#8 drilling, 3" min. RND pole)	
	P3 P7	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control <sup>3</sup>	120 <sup>16, 24</sup>		
	P4	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare <sup>3</sup>	BLC4 Type IV backlight control <sup>3</sup>	208 <sup>16, 24</sup>	SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) <sup>9</sup>	
	Rotated optics			T4M Type IV medium		240 <sup>16, 24</sup>		
	P10 <sup>1</sup> P12 <sup>1</sup>		27K 2700K	80CRI	T4LG Type IV low glare <sup>3</sup>	LCCO Left corner cutoff <sup>3</sup>	277 <sup>16, 24</sup>	RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) <sup>9</sup>
	P11 <sup>1</sup> P13 <sup>1</sup>		30K 3000K	80CRI	TFTM Forward throw medium	RCCO Right corner cutoff <sup>3</sup>	347 <sup>16, 24</sup>	SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
			35K 3500K	80CRI			480 <sup>16, 24</sup>	WBA Wall bracket <sup>10</sup>
		40K 4000K	80CRI				MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)	
		50K 5000K	80CRI					

Control options	Other options	Finish (required)
<b>Shipped installed</b> <b>NLTAIR2 PIRHN</b> nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. <sup>11, 12, 18, 19</sup> <b>PIR</b> High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. <sup>13, 18, 19</sup> <b>PER</b> NEMA twist-lock receptacle only (controls ordered separate) <sup>14</sup> <b>PERS</b> Five-pin receptacle only (controls ordered separate) <sup>14, 19</sup>	<b>Shipped installed</b> <b>HS</b> Houseside shield (black finish standard) <sup>20</sup> <b>L90</b> Left rotated optics <sup>1</sup> <b>R90</b> Right rotated optics <sup>1</sup> <b>CCE</b> Coastal Construction <sup>21</sup> <b>HA</b> 50°C ambient operation <sup>22</sup> <b>BAA</b> Buy America(n) Act Compliant <b>SF</b> Single fuse (120, 277, 347V) <sup>24</sup> <b>DF</b> Double fuse (208, 240, 480V) <sup>24</sup> <b>Shipped separately</b> <b>EGSR</b> External Glare Shield (reversible, field install required, matches housing finish) <b>BSDB</b> Bird Spikes (field install required)	<b>DDBXD</b> Dark Bronze <b>DBLXD</b> Black <b>DNAXD</b> Natural Aluminum <b>DWHXD</b> White <b>DDBTXD</b> Textured dark bronze <b>DBLBXD</b> Textured black <b>DNATXD</b> Textured natural aluminum <b>DWHGXD</b> Textured white



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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DSX0-LED  
Rev. 10/30/23  
Page 1 of 9

## Ordering Information

### Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>23</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>23</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>23</sup>
DSHORT SBK	Shorting cap <sup>23</sup>
DSX0HS 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)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0SDB (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).
- MVOLT 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 and P10. XVOLT not available with fusing (SF or DF).
- SPA5 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 nLight Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, 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 XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
- PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. 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



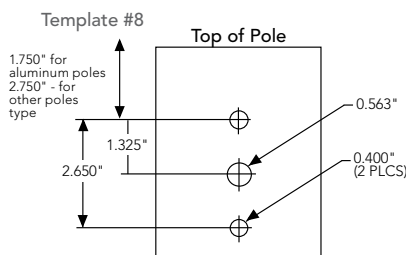
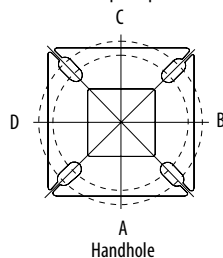
External Glare Shield (EGSR)



House Side Shield (HS)

## Drilling

### HANDHOLE ORIENTATION (from top of pole)



### Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	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	Side A, B, C & D
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"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#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, RPA5	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

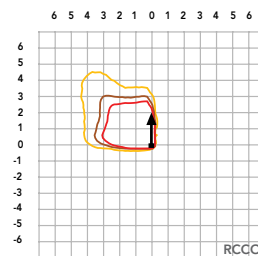
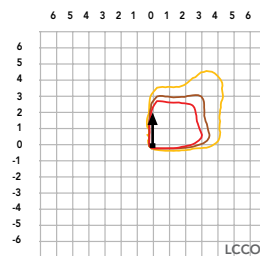
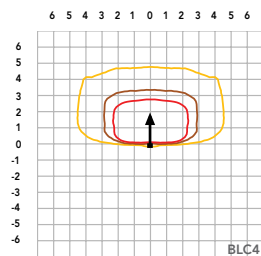
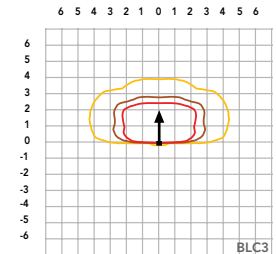
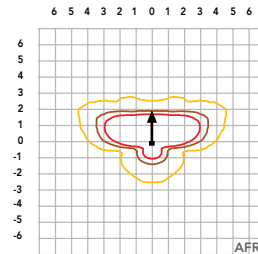
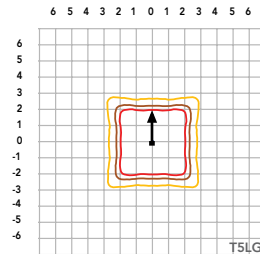
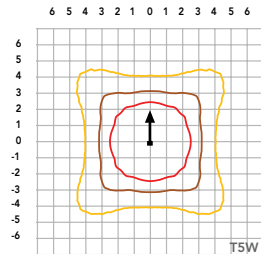
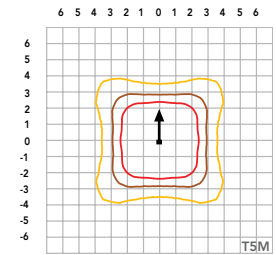
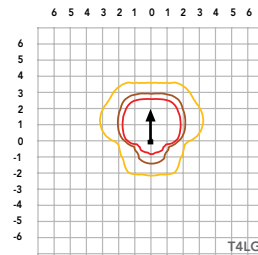
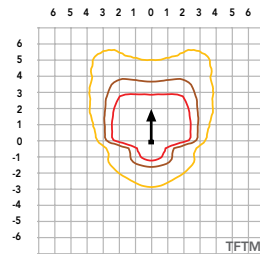
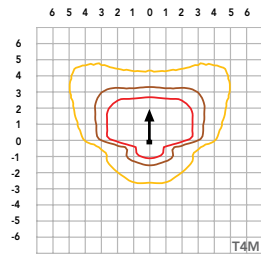
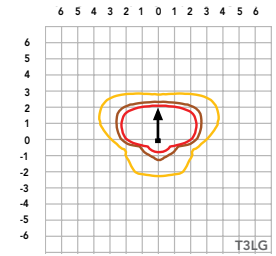
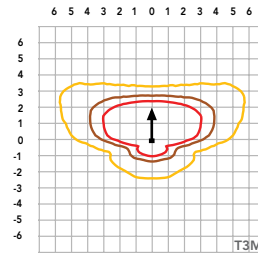
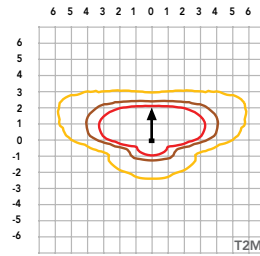
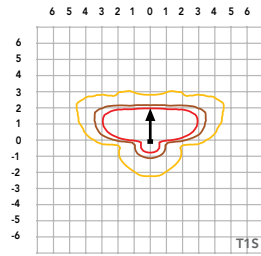
# Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](https://www.lithonia.com).

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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

### Projected LED Lumen Maintenance

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

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

Operating Hours	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.

### Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

### LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

### 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 override when wirelessly connected to the nLight Eclipse.	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



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## 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
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	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
				RCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCCO	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
				RCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCCO	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

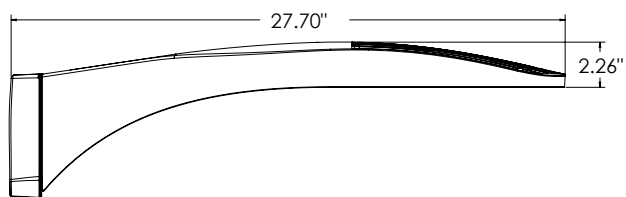
### Lumen Output

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.

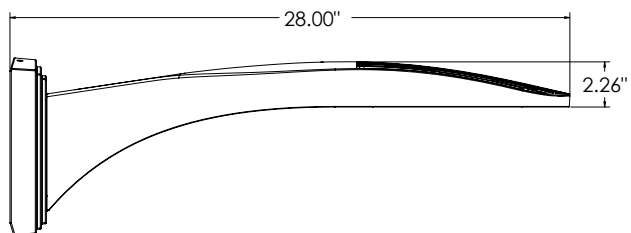
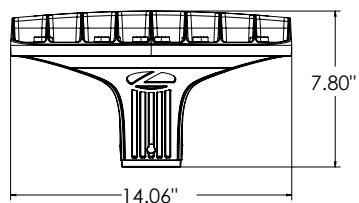
#### Rotated Optics

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
				RCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				LCCO	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
				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
				RCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				LCCO	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
				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
				RCCO	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
				LCCO	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
				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
				RCCO	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
				LCCO	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
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

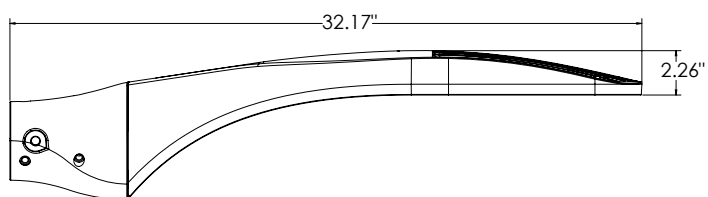
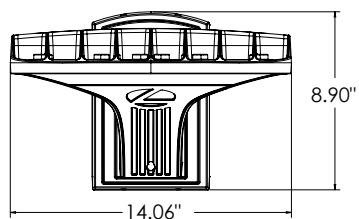
## Dimensions



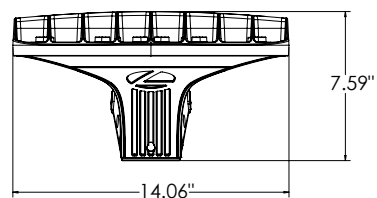
**DSX0 with RPA, RPA5, SPA5, SPA8N mount**  
Weight: 25 lbs



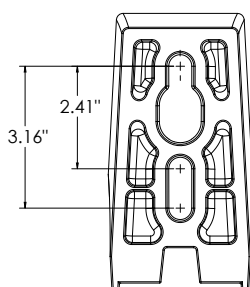
**DSX0 with WBA mount**  
Weight: 27 lb



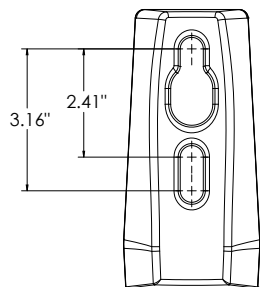
**DSX0 with MA mount**  
Weight: 28 lbs



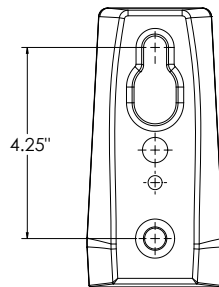
**SPA (STANDARD ARM)**



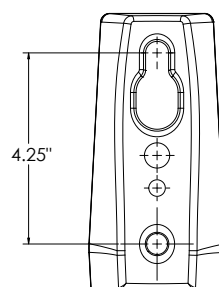
**RPA**



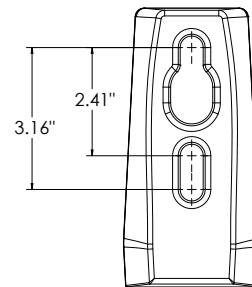
**SPA5**



**RPA5**



**SPA8N**



## nLight Sensor Coverage Pattern

### NLTAIR2 PIRHN



Top



Side

## 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 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](http://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

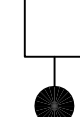
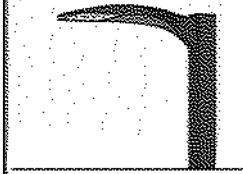
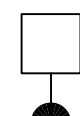
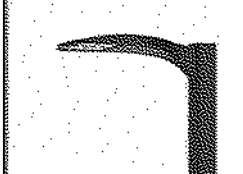
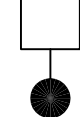
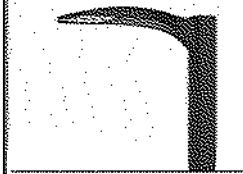
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### 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](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

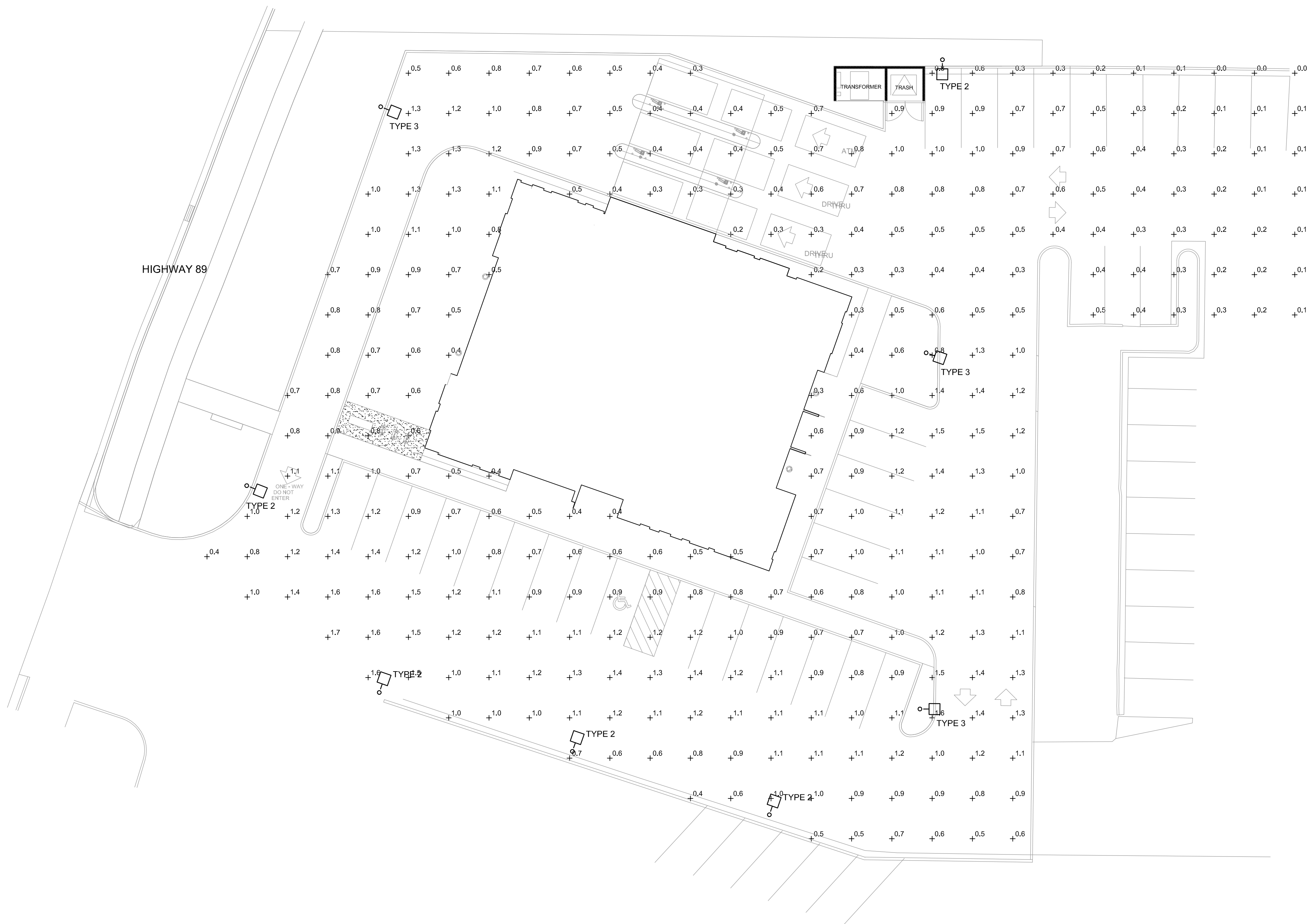
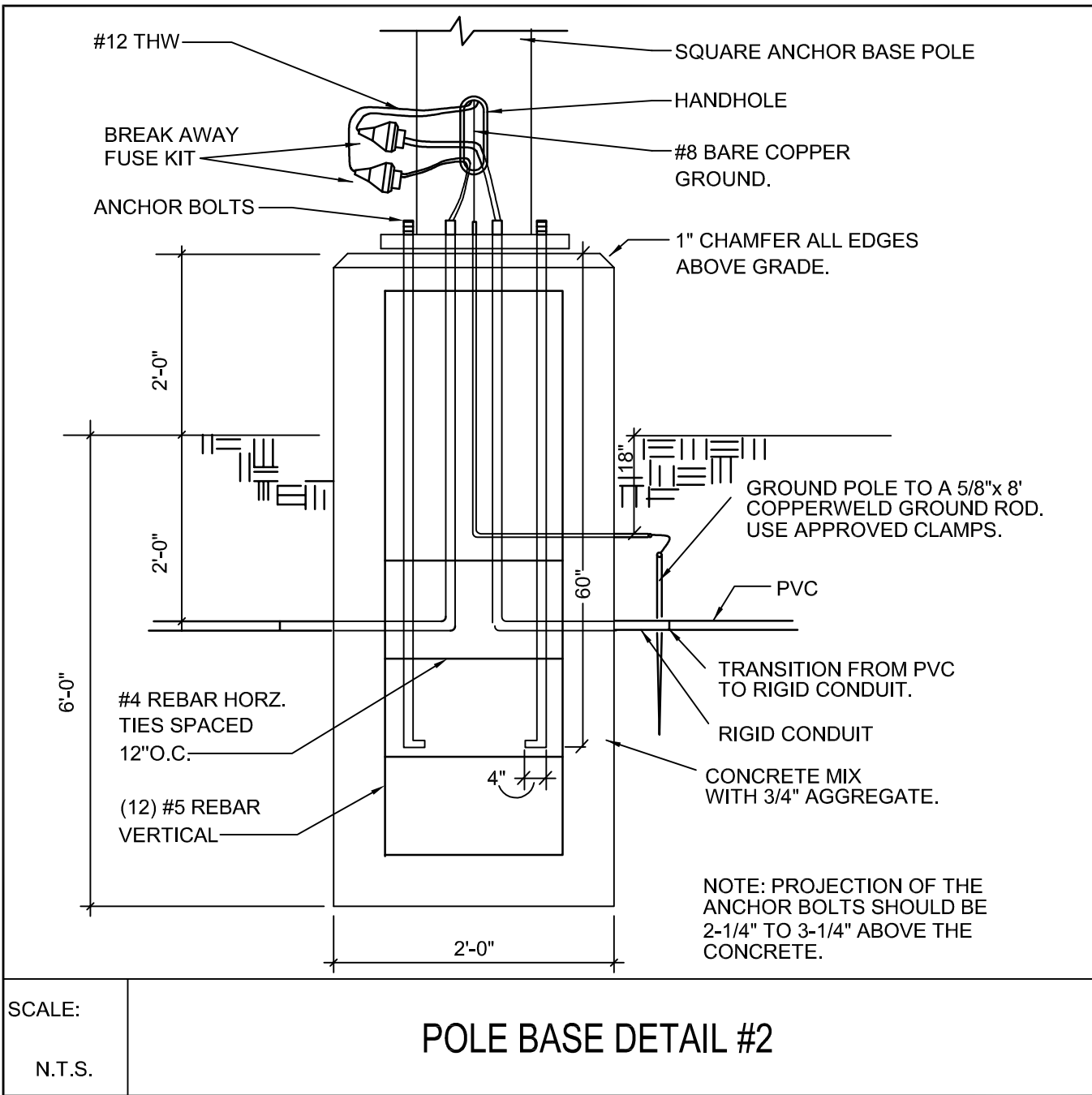
**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

0.9	53.21	1.2
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Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Notes
	TYPE 3		3	Lithonia Lighting	DSX0 LED P2 30K 70CRI T3M	D-SERIES SIZE 0 AREA LUMINARIE P2 PERFORMANCE PACKAGE 3000K CCT 70CRI TYPE 3 MEDIUM	1	5930	0.9	45.14	1,2
	TYPE 3A		1	Lithonia Lighting	DSX0 LED P1 30K 70CRI T3M	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70CRI T3M	1	4597	0.9	33.21	1,2
	TYPE 2		4	Lithonia Lighting	DSX0 LED P1 30K 70CRI T2M	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70CRI T2M	1	4545	0.9	33.21	1,2

NOTES:  
1. PROVIDE BACK SHIELD WITH FIXTURE.  
2. TOP OF THE FIXTURE WILL BE AT 20 FEET.

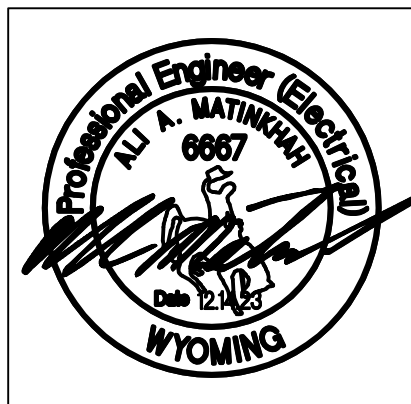
Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Total Lumens
Calc Zone #2	+	0.8 fc	1.7 fc	0.0 fc	N/A	N/A	40,567



1  
ES1.1

SITE PLAN- LIGHTING  
SCALE: 1/16" = 1' 0"

PROJECT: 5893  
**ECE**  
E.C.E. LLC  
Electrical Consulting Engineers  
500 S 332 E  
Salt Lake City, Utah 84101  
Telephone (801) 521-8007  
Email: akbar@eceonline.com  
ECE Project No. 5731



TEL: 801.521.9111 FAX: 801.521.9158

SALT LAKE CITY, UTAH 84101

171 WEST PIERPONT AVE.

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

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PROJECT NO.:

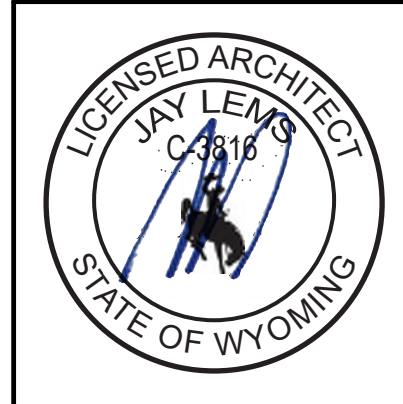
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DATE:  
12.14.23

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TEL: 801.521.9111 FAX: 801.521.9158

ARCHITECTURAL SITE PLAN

SALT LAKE CITY, UTAH 84101

171 WEST PIERPONT AVE.  
**ZIONS BANK JACKSON, WY**  
FINANCIAL CENTER  
380 S HIGHWAY 89  
JACKSON, WYOMING 83001

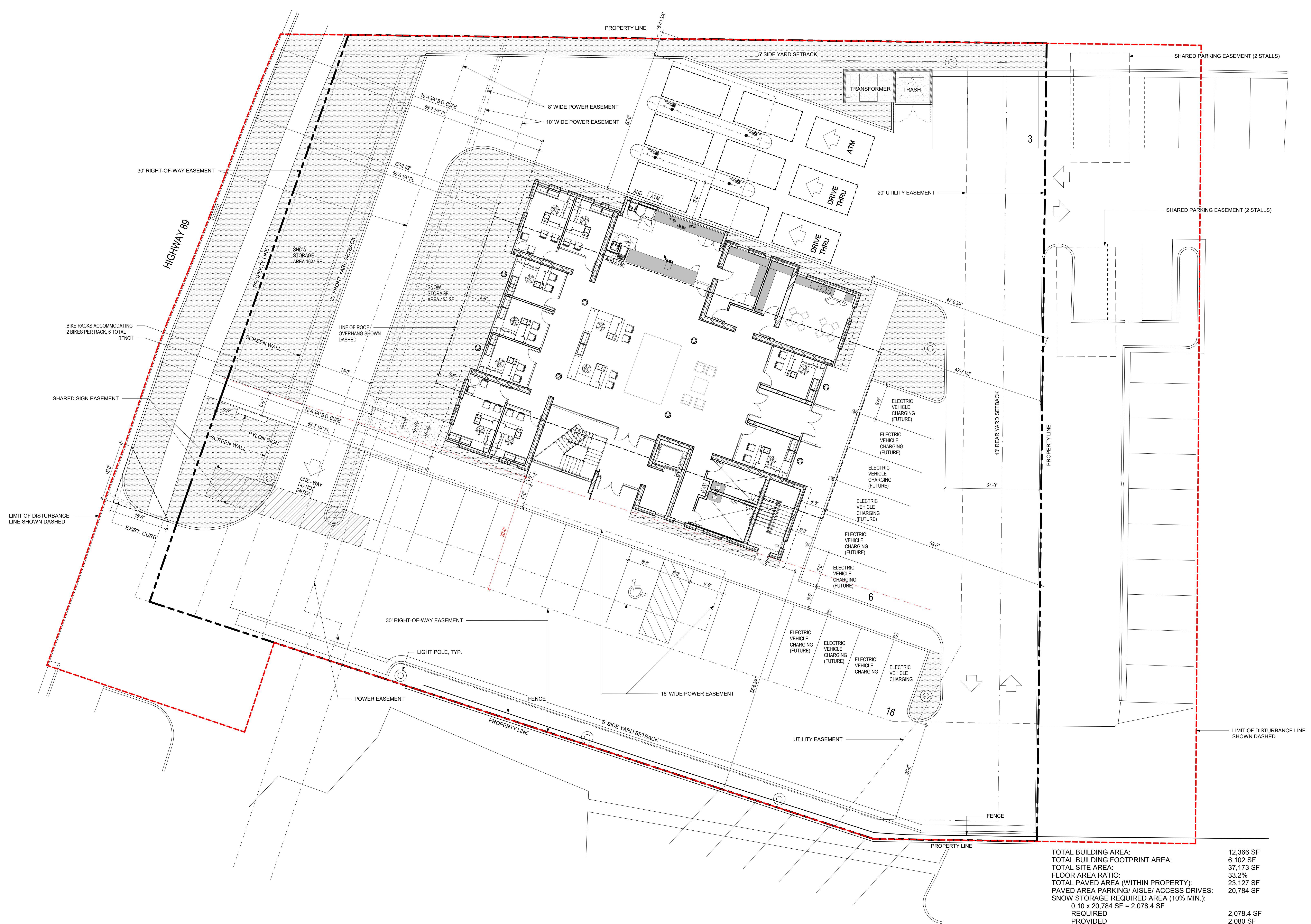
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21.097

DATE:  
12.18.23

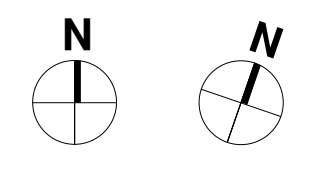
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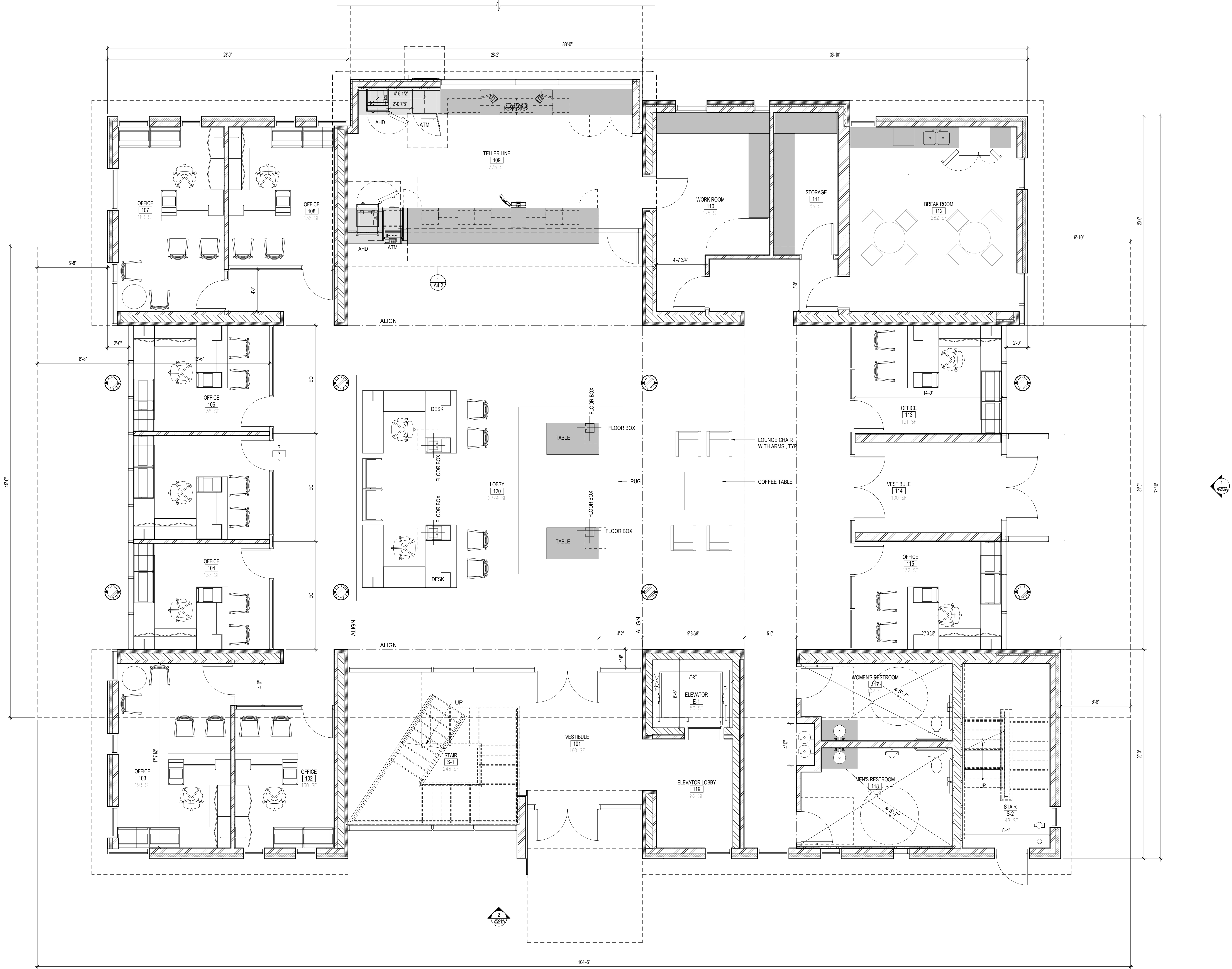
# ARCHITECTURAL SITE PLAN

1" = 10'-0"



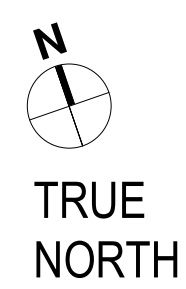
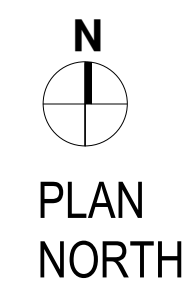
TOTAL BUILDING AREA:	12,366 SF
TOTAL BUILDING FOOTPRINT AREA:	6,102 SF
TOTAL SITE AREA:	37,173 SF
FLOOR AREA RATIO:	33.2%
TOTAL PAVED AREA (WITHIN PROPERTY):	23,127 SF
PAVED AREA PARKING/ AISLE/ ACCESS DRIVES:	20,784 SF
SNOW STORAGE REQUIRED AREA (10% MIN.):	
0.10 x 20,784 SF = 2,078.4 SF	
REQUIRED	2,078.4 SF
PROVIDED	2,080 SF
LANDSCAPED AREA (WITHIN PROPERTY):	6,136 SF
LANDSCAPED PERCENTAGE OF SITE AREA:	
REQUIRED	10%
PROVIDED	16.5%
TOTAL REQUIRED PARKING STALLS:	27.81 ~ 28 STALLS (2 ACCESSIBILITY STALL)
L1 (SERVICE - 2.25 STALLS PER 1,000 SF)	
6,102 SF X 2.25/1000 = 13.72 STALLS	
L2 (SERVICE - 2.25 STALLS PER 1,000 SF)	
6,264 SF X 2.25/1000 = 14.09 STALLS	
TOTAL PROVIDED PARKING STALLS:	
ONSITE:	25 STALLS
	(1 ACCESSIBILITY STALL, 2 EV, 8 EV FUTURE)
SHARED OFFSITE:	4 STALLS
TOTAL PARKING STALLS:	29 STALLS
BIKE PARKING:	
REQUIRED	3
PROVIDED	6





# FIRST FLOOR REFERENCE PLAN

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



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171 WEST PIERPONT AVE.

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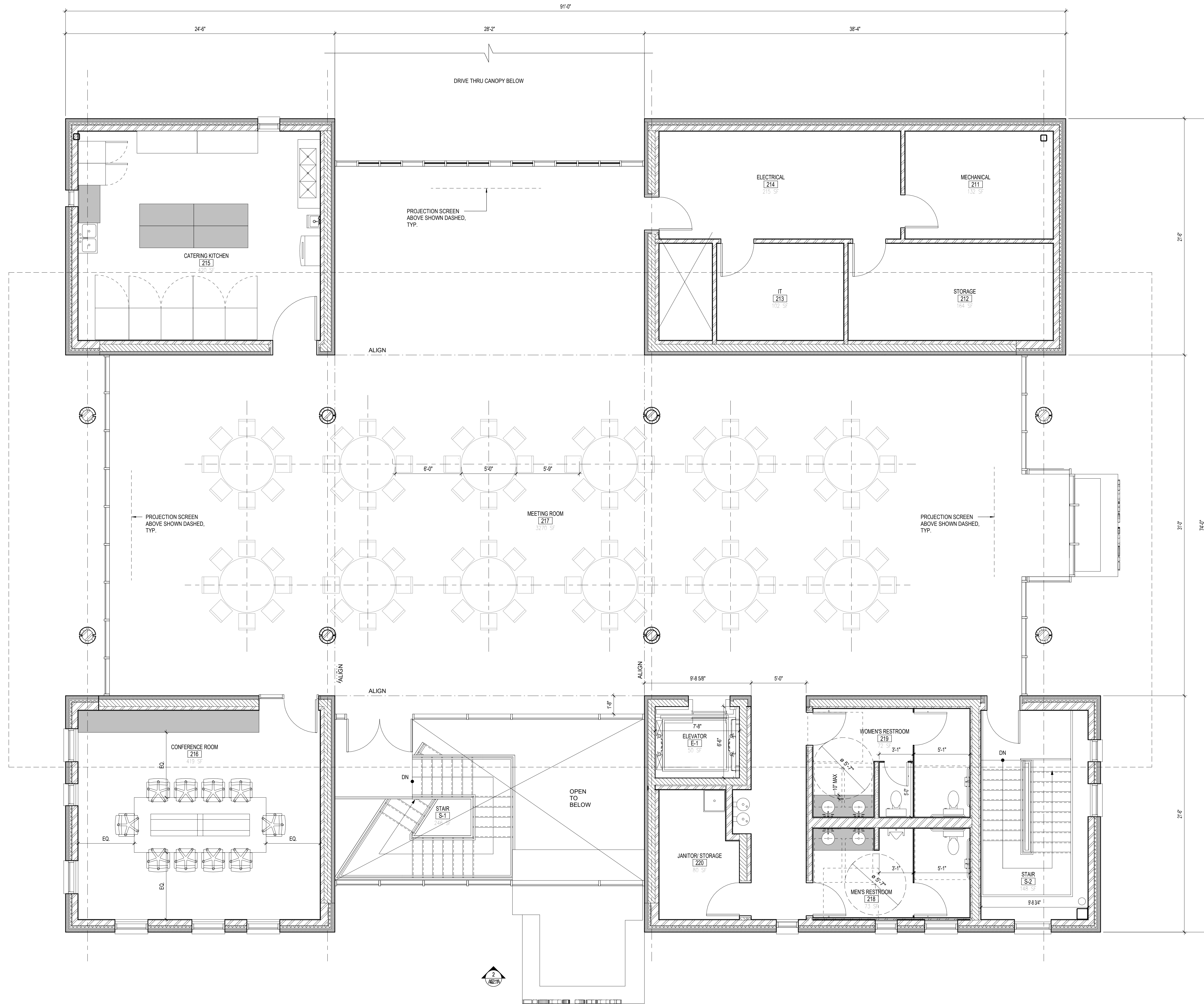
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FIRST FLOOR REFERENCE PLAN

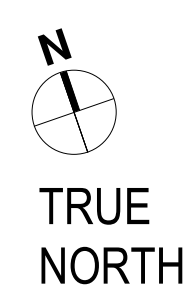


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SECOND FLOOR AREA: 6,370 S.F.  
(EXTERIOR FACE OF STRUCTURE): 6,264 SF  
OPEN SPACE: 12 TABLES, 96 PPL





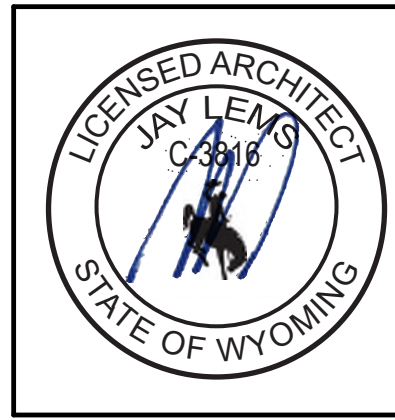


① WEST ELEVATION  
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

- ELEVATION KEYED NOTES
- COLOR ANODIZED ALUMINUM SHEET METAL KNIFE EDGE. COLOR TO MATCH EXTERIOR GLAZING SYSTEM
  - WOOD JOISTS SISTERED OVER TUBE STEEL JOIST
  - 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" D X 36" L, COLOR: NAIROBI GRAY LIME STONE
  - DIMENSIONAL STONE SILL, COLOR: NAIROBI GRAY LIMESTONE
  - ACM PANELING, COLOR TO MATCH EXTERIOR CURTAIN WALL/ STOREFRONT SYSTEM, BASIS OF DESIGN; ALPOLIC MATERIALS, COLOR ANODIZED CHAMPAGNE, THICKNESS 4MM
  - AFTER HOURS DEPOSIT (AHD) BY OWNER'S EQUIPMENT CONTRACTOR
  - FIRE DEPARTMENT CONNECTION, STAINLESS STEEL FINISH
  - COLOR ANODIZED ALUMINUM SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR
  - PAINTED HOLLOW METAL DOO AND FRAME
  - SMOOTH TROWELED EIFS
  - AUTOMATIC TELLER MACHINE (ATM) BY OWNER'S EQUIPMENT CONTRACTOR



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1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

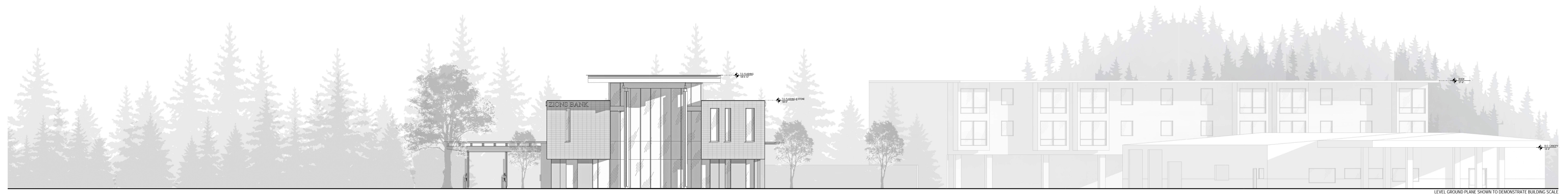


2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

- ELEVATION KEYED NOTES
- COLOR ANODIZED ALUMINUM SHEET METAL KNIFE EDGE, COLOR TO MATCH EXTERIOR GLAZING SYSTEM
  - WOOD JOISTS SISTERED OVER TUBE STEEL JOIST
  - 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" D X 36" L, COLOR: NAIROBI GRAY LIME STONE
  - DIMENSIONAL STONE SILL, COLOR: NAIROBI GRAY LIMESTONE
  - ACM PANELING, COLOR TO MATCH EXTERIOR CURTAIN WALL/ STOREFRONT SYSTEM, BASIS OF DESIGN: ALPOLIC MATERIALS, COLOR ANODIZED CHAMPAGNE, THICKNESS 4MM
  - AFTER HOURS DEPOSIT (AHD) BY OWNER'S EQUIPMENT CONTRACTOR
  - FIRE DEPARTMENT CONNECTION, STAINLESS STEEL FINISH
  - COLOR ANODIZED ALUMINUM SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR
  - PAINTED HOLLOW METAL DOO AND FRAME
  - SMOOTH TROWELED EIFS
  - AUTOMATIC TELLER MACHINE (ATM) BY OWNER'S EQUIPMENT CONTRACTOR

PRESCOTT MUIR ARCHITECT		171 WEST PIERPONT AVE.		SALT LAKE CITY, UTAH 84101		TEL: 801.521.9111 FAX: 801.521.9158	
SHEET NO.		DATE: 12.18.23		DRAWN BY: DM		PROJECT NO.: 21.097	
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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

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ALUMINUM CLADDING  
CHAMPAGNE ANODIZED



EXTERIOR STONE SLAB CLADDING  
NAIROBI GRAY LIMESTONE



EXTERIOR EIFS



WOOD  
DOUGLAS FIR



CURTAIN WALL WINDOW SYSTEM