

## **AGENDA ITEM 4 A**

**North Central State Regional Council of Carpenters CUP**



**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

CASE NUMBER: 2012-CUP-04

FOR HEARING OF: October 18, 2012

Report Prepared on: October 9, 2012

**I. GENERAL INFORMATION**

**A. APPLICANT:**

North Central States Regional Council of Carpenters (NCSRCC)

**B. PROPERTY OWNER:**

First Westroads Bank, Inc.  
Giles Road No. 2, LLC  
Rolls the Bones, LLC

**C. LOCATION:**

East of 108<sup>th</sup> Street, North of Giles Road

**D. LEGAL DESCRIPTION:**

Lots 3, 4, and 5 Val Vista Replat One, located in the SW ¼ of Section 16, Township 14 North, Range 12 East of the 6th P.M. an addition to the City of La Vista, Sarpy County, Nebraska.

**E. REQUESTED ACTION(S):**

Conditional Use Permit to allow for a Training Facility land use.

**F. EXISTING ZONING AND LAND USE:**

C-2 – General Commercial District - Gateway Corridor Overlay District,  
Vacant

**G. PURPOSE OF REQUEST:**

Development of lot for a Training Facility for North Central States Regional Council of Carpenters.

**H. SIZE OF SITE:**

3.999 acres

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

Generally flat with a gradual down slope to the south.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

1. **North:** Vacant – C-2, Gateway Corridor Overlay District
2. **East:** Vacant – C-2, Gateway Corridor Overlay District

3. **South:** Commercial – MU (Papillion)
4. **West:** Vacant – I-1, Gateway Corridor Overlay District

**C. RELEVANT CASE HISTORY: N/A**

**D. APPLICABLE REGULATIONS:**

1. Section 5.11 – C-2 General Commercial District
2. Section 5.17 of the Gateway Corridor District (Overlay District)
3. Article 6 – Conditional Use Permits

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

The Future Land Use Map designates this property as commercial. The proposed use is designated a commercial use as per Article 5.11.03.09 of the Zoning Ordinance.

**B. OTHER PLANS: N/A**

**C. TRAFFIC AND ACCESS:**

1. The property has access to 108<sup>th</sup> Street through Brentwood Drive on the northern edge of the property and Giles Road through South 107<sup>th</sup> Street to the east.

**D. UTILITIES:**

All utilities are available to the site.

**IV. REVIEW COMMENTS:**

1. The proposed development will require a grading permit with erosion control compliance since the disturbed area will exceed one acre.
2. A post-construction storm water management plan will be required as part of the grading permit and building permit process
3. The building plans will need to include the construction of a public sidewalk along Giles Road abutting these lots. Also, there will need to be a sidewalk constructed along Hillcrest Plaza abutting these lots. The sidewalk along Giles Road will need to be 5 feet wide, 6 inches thick, and located with not less than 6 feet clear between curb and edge of walk. The sidewalk along Hillcrest Plaza will need to be 5 feet wide, at least 4 inches thick and at least 4 feet clear between curb and edge of the walk.
4. The design review for the development will need to be completed prior to City Council review.
5. The review and approval of the draft CUP will need to be finalized prior to City Council review.

6. There will be no significant change in impact on existing infrastructure such as utilities and roads as a result of this CUP.

**V. STAFF RECOMMENDATION:**

Staff recommends approval of a Conditional Use Permit for North Central States Regional Council of Carpenters to allow for a Training Facility use, contingent on the satisfactory resolution of items #4 and #5 in the Review Comments prior to City Council review.

**VI. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Draft Conditional Use Permit
3. Site Plan
4. Landscape Plan
5. Design Review Documentation
6. Initial Review Report – City Engineer
7. Design Review Letter – Dated: October 10, 2012

**VII. COPIES OF REPORT SENT TO:**

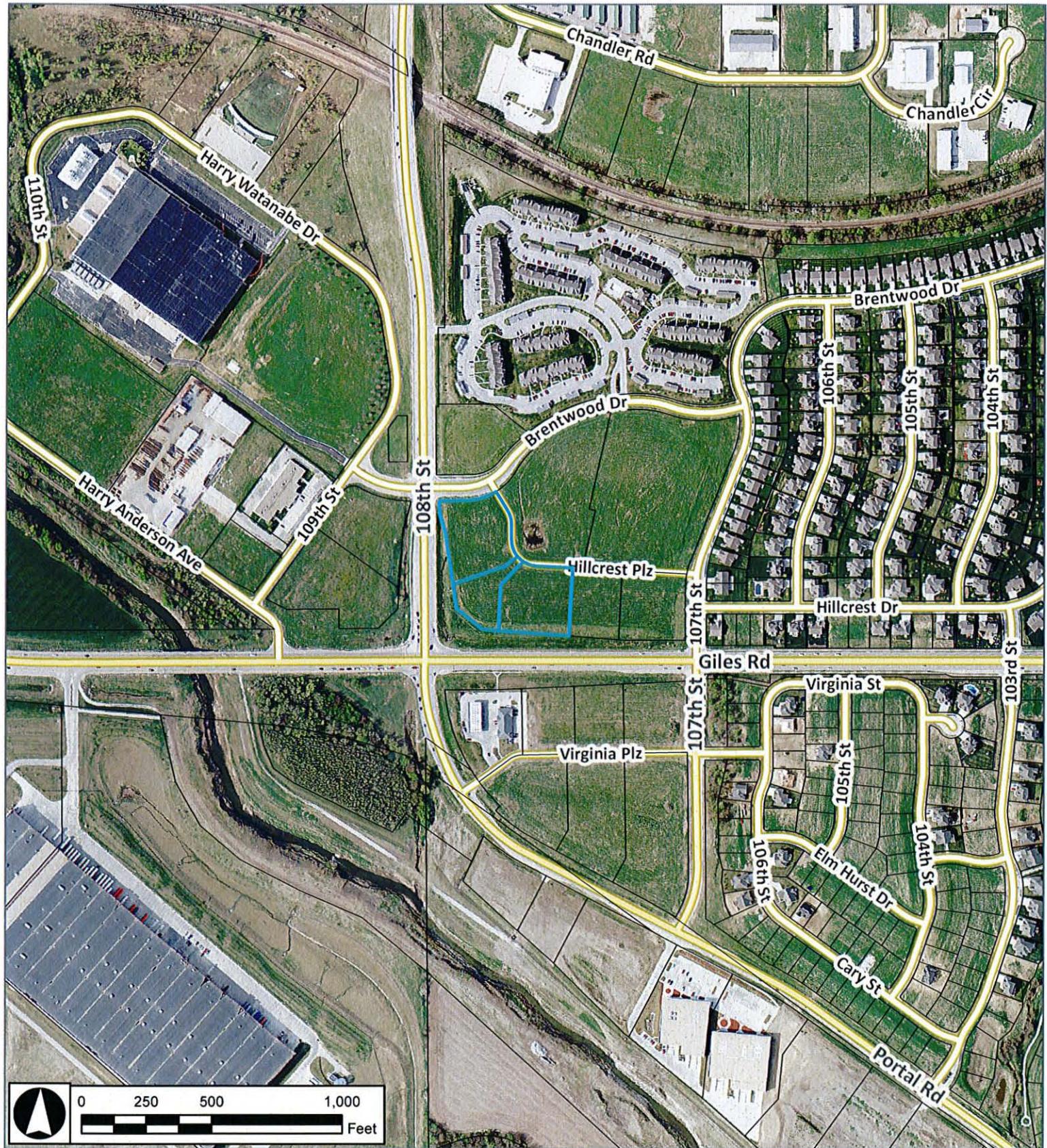
1. Randy J. Sowell, North Central States Regional Council of Carpenters
2. R. William Cramer, The Schemmer Associates, Inc.
3. Larry Jobeun, Fullenkamp, Doyle & Jobeun
4. Public Upon Request



Prepared by: \_\_\_\_\_

Community Development Director

\_\_\_\_\_ Date



## Location Map

### NCSRCC La Vista Training Center

October 11, 2012

CAS



## **City of La Vista Conditional Use Permit**

### **Conditional Use Permit for a Trade School**

This Conditional Use Permit issued this \_\_\_\_ day of \_\_\_\_, 2012, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, North Central States Regional Council of Carpenters ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a Trade School upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 1, Val Vista Replat Six in Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating an Trade School (NCSRCC Training Facility and Administrative Office); and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit "A" hereto for a Trade School, said use hereinafter being referred to as "Permitted Use or Use".

#### **Conditions of Permit**

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the proposed Use:
  - a. A site plan showing the property boundaries of the tract of land and easements, proposed structures and orientation, parking, access points, and drives is approved by the City and attached to the permit as "Exhibit A". Access will be from Hillcrest Plaza.
  - b. Normal hours of operation for said Trade School will be from 7:30 a.m. to 9 p.m. Monday through Friday and 7:30 a.m to 5 p.m. on Saturday.
  - c. There will be up to 30 employees on site per day when the Trade School is fully operating.
  - d. The site will be comprised of a 25,850 square foot building, required parking and landscaping.
  - e. The building may be expanded to 36,350 square feet in size as depicted in Exhibit A, if the expansion meets all zoning regulations and design guidelines.
  - f. Deliveries must correspond with normal business hours of operation.
  - g. The premises shall be developed and maintained in accordance with the site plan (Exhibit A) and elevations (Exhibit B) as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Chief Building Official for approval.
  - h. No activities consistent with the Event Center land use (wedding receptions, dances, etc.) whereas a portion of the building is leased for non-union activities shall be allowed.
  - i. There shall be no storage, placement or display of goods, supplies or any other material, substance,

container, or receptacle outside of the facility, except trash receptacles and those approved in writing by the City. All dumpsters and trash bins shall maintain a solid 6-foot enclosure around each unit constructed of materials complimentary to the main building.

- j. All permanent and temporary signs shall comply with the City's sign regulations.
- k. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA.
- l. The owner shall make annual inspections of the premises and structures, and the operation thereof for any hazard or risk, including, but not limited to, those of an environmental or safety nature. The owner shall take immediate action to protect persons, property and the environment from any damage, injury or loss, or risk thereof, arising out of or resulting from any hazard or risk on the premises and to abate any hazard or risk and remove it from the premises in accordance with any applicable laws, rules or regulations, as amended or in effect from time to time.
- m. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
- n. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.

3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:

- a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
- b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
- c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.

4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:

- a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
- b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
- c. Owner's construction or placement of a storage tank, structure or other improvement on the premises not specified in this permit.
- d. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.

5. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.
6. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

#### **Miscellaneous**

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

**Contact Name and Address:** North Central States Regional Council of Carpenters (NSCRCC)  
533 S. Fremont Ave  
Los Angeles, CA 90071

**Effective Date:**

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By \_\_\_\_\_  
Douglas Kindig, Mayor

Attest:

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Pam Buethe  
City Clerk

**CONSENT AND AGREEMENT**

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## **NCSRCC La Vista Training Center**

### **PLAN OF OPERATION**

(Revised per La Vista Initial Review Comments dated 9/18/12)

#### **Background Information**

North Central States Regional Council of Carpenters (NCSRCC) currently operates a training facility and NCSRCC administrative offices at 4910 G Street Omaha, NE 68117 (facility). NCSRCC is affiliated with the United Brotherhood of Carpenters and Joiners of America which was founded in 1881. The facility was opened in early 2006 and currently trains apprentices and journeymen in the carpenter and millwright field. The facility also trains journeymen in upgrade classes throughout the year on nights and weekends.

There are currently three local unions in Nebraska that are served by our current location in Omaha; Carpenter Local 427, Interior Systems Local 1306 and Millwright Local 1463.

#### **Subject Property**

The proposed site is comprised of four (4) parcels. Each of these parcels are under contract for purchase by NCSRCC. There are three (3) different sellers of the 4 parcels. The NCSRCC's request for a Conditional Use Permit is conditioned on the NCSRCC's purchase of the subject parcels.

#### **Need for the Facility**

The NCSRCC is in the process of restructuring this region. The current training facility and administrative offices are not adequate to meet our current and future growth. To ensure our ability to properly serve our membership and the construction community, we need to combine our properties into a larger and more centrally located and accessible facility. NCSRCC believes that the proposed site is a suitable location for the future needs of our organization.

#### **Plan of Operation**

This facility will operate as a training center, local Union office and administrative facility for NCSRCC and Local Unions 427, 1306 & 1463. No social clubs or like organizations will be allowed to use the facility. The usual hours of operation will be 7:30 a.m. to 4:30 p.m., Monday – Saturday, with some training and meetings taking place during evening hours from 6:00 – 9:00 p.m. Saturday classes only occur when special needs arise and are not conducted on a regular basis. We plan on 20-25 people to be employed full time at the facility and will train approximate 200 people per month in various classes and training types. Classes usually have 15-20 people and entail classroom and hands-on training. All training is to be conducted indoors and there will be no outside storage of materials or equipment. Truck deliveries of materials usually occur once a quarter and by a tandem axel boom truck. Deliveries are generally scheduled during morning hours.

# VAL VISTA REPLAT ONE

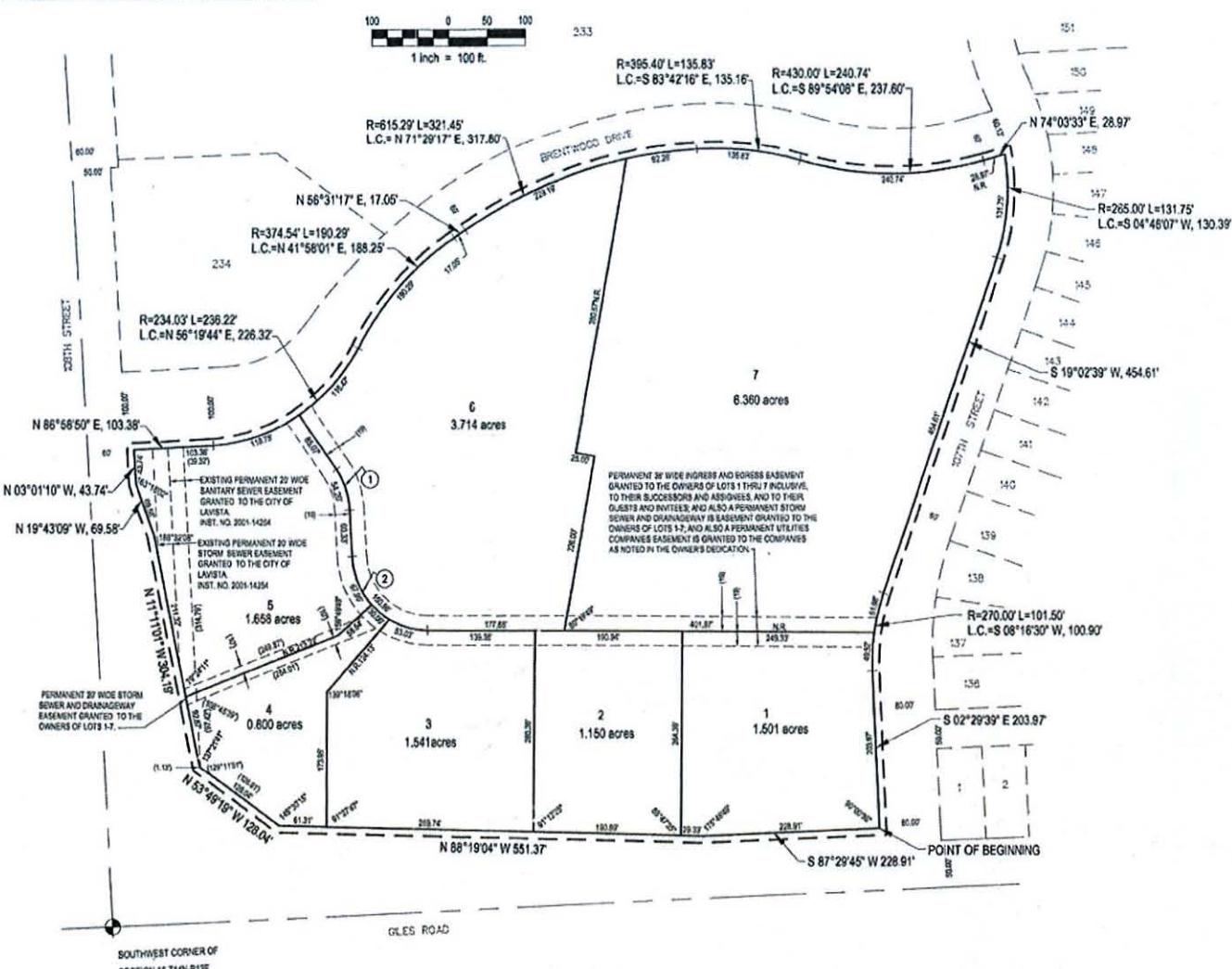
LOT 1 THRU 7 INCLUSIVE

BEING A REPLAT OF LOTS 235 THRU 240 INCLUSIVE, VAL VISTA, A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

E&A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS

7130 SOUTH 28TH STREET, SUITE D  
LINCOLN, NE 68516-5841  
PHONE: (402) 425-7217  
FAX: (402) 425-7218

LOT LINE CURVE TABLE			
CURVE	RADIUS	LENGTH	TANGENT
1	100.07	54.29	27.78' 31°03'10"
2	100.07	150.98	94.08' 88°30'18"



#### NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 108TH ST. OR TO GILES RD. FROM ANY LOTS ABUTTING SAID STREETS.
- A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 7 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 7 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 7 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

#### COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

5-15-06-9  
3-1-05  
DATE  
Rich Jones, July Davis  
County Treasurer

TAXES ASSESSED AND LIENED  
CURRENT YEAR ARE PAID  
PAID, TREASURER'S CERTIFICATE  
IS ONLY VALID UNTIL DECEMBER 31  
OF THIS YEAR.

#### APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This plat of VAL VISTA REPLAT ONE (Lots numbered as shown) was approved by the City Planning Commission on this 20<sup>th</sup> day of January, 2005.

Marvin J. Kerich  
Vice Chairman of La Vista City Planning Commission

#### SURVEYORS CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of La Vista to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in VAL VISTA REPLAT ONE (the lots numbered as shown) being a replat of Lots 235 thru 240 inclusive, Val Vista, a subdivision located in the SW 1/4 of Section 16, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 237, Val Vista, said point also being the point of intersection of the Westerly right-of-way line of 107th Street and the Northern right-of-way line of Giles Road; thence Westerly along said Northern right-of-way line of Giles Road, said line also being the Southerly line of said Lots 235 thru 239 inclusive, Val Vista on the following described courses; thence S87°29'45" (assumed bearing), a distance of 228.91 feet, thence N88°19'04" W, a distance of 551.37 feet, thence N53°49'19" W, a distance of 128.04 feet to the point of intersection of said Northern right-of-way line of Giles Road and the Easterly right-of-way line of 108th Street, said point also being the Southerly corner of said Lot 239, Val Vista; thence Northerly along said Easterly right-of-way line of 108th Street, said line also being the Westerly line of said Lots 239 and 240, Val Vista on the following described courses; thence N11°11'01" W, a distance of 304.19 feet; thence N19°43'09" W, a distance of 69.58 feet; thence N03°01'10" W, a distance of 43.74 feet to the Northwest corner of said Lot 240, Val Vista, said point also being the point of intersection of said Easterly right-of-way line of 108th Street and the Southerly right-of-way line of Brentwood Drive; thence Easterly along said Southerly right-of-way line of Brentwood Drive, said line also being the Northernly line of said Lots 240, 235 and 236, Val Vista on the following described courses; thence N86°58'50" E, a distance of 103.38 feet; thence Northeast on a curve to the left with a radius of 234.93 feet, a distance of 228.32 feet; thence Northeast on a curve to the right with a radius of 374.54 feet, a distance of 190.29 feet, said curve having a long chord which bears N41°58'01" E, a distance of 168.25 feet; thence N56°31'17" E, a distance of 17.05 feet; thence Easterly on a curve to the right with a radius of 615.29 feet, a distance of 321.45 feet, said curve having a long chord which bears N71°29'17" E, a distance of 240.74 feet; thence Easterly on a curve to the left with a radius of 43.74 feet, a distance of 240.74 feet said curve having a long chord which bears S89°54'08" E, a distance of 237.60 feet; thence N74°03'33" E, a distance of 28.97 feet to the Northeast corner of said Lot 236, Val Vista, said point also being the point of intersection of said Southerly right-of-way line of Brentwood Drive and said Westerly right-of-way line of 107th Street; thence Southerly along said Westerly right-of-way line of 107th Street, said line also being the Easterly line of Lots 236 and 237, Val Vista on the following described courses; thence S11°11'01" W, a distance of 265.00 feet, a distance of 131.57 feet; thence S04°48'07" W, a distance of 130.39 feet; thence S19°02'39" W, a distance of 454.61 feet; thence Southerly on a curve to the left with a radius of 270.00 feet, a distance of 101.50 feet, said curve having a long chord which bears S08°16'30" W, a distance of 100.90 feet; thence S02°29'39" E, a distance of 203.97 feet to the point of beginning.

Said tract of land contains an area of 16.724 acres, more or less.

Robert Clark  
Robert Clark LS.419

MARCH 1, 2005  
Date  
LB-419  
NEBRASKA  
REGISTERED  
LAND SURVEYOR  
ROBERT CLARK

#### DEDICATION

Know all men by these presents that we, GILES ROAD, LLC, owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as VAL VISTA REPLAT ONE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use, the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Aquila, Inc., their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, we do set our hand.

GILES ROAD, LLC

George W. Ventelcher  
George W. Ventelcher, managing member

#### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )

COUNTY OF DOUGLAS )

On this 1<sup>st</sup> day of March, 2005, before me, the undersigned, a Notary Public, in and for said County, personally came George W. Ventelcher, managing member, GILES ROAD, LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

John Karp  
Notary Public

GLEN H. KUHN  
My Comm. Exp. 01/31/2008



#### APPROVAL OF SARPY COUNTY REGISTER OF DEEDS

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_

Sarpy County Register of Deeds Date

#### REVIEW OF SARPY COUNTY SURVEYOR

This plat of VAL VISTA REPLAT ONE (lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 1<sup>st</sup> day of March, 2005.

Tom A. L. —  
Sarpy County Surveyor



#### FINAL PLAT

Revised

No.

Date

07/13/2005

07/13/2005

07/13/2005

07/13/2005

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NCSRCC TRAINING CENTER - LA VISTA, NEBRASKA  
CONTEXT AERIAL - AUGUST 30, 2012

SCALE 1" = 300'

06260.001

## RECENT TRAINING CENTER EXAMPLES

LONDON, ONTARIO CANADA (CURRENTLY UNDER CONSTRUCTION)

TILLMAN RUTH ROBINSON ARCHITECTS



LONDON, ONTARIO CANADA



ALBUQUERQUE, NM (COMPLETED 2008)  
GIN WONG ASSOCIATES



ALBUQUERQUE, NM



ONTARIO, CA (COMPLETED 2006)  
GIN WONG ASSOCIATES



ONTARIO, CA



ONTARIO, CA



**LA VISTA, NE – SITE CONTEXT PHOTOS**  
**NCSRCC TRAINING CENTER**

**YAHOO DATA CENTER – ENTRANCE LOOKING SOUTH**



**YAHOO DATA CENTER – LOOKING WEST FROM 108<sup>TH</sup> ST**



STANDARD IRON – LOOKING WEST FROM HARRY ANDERSON



COMMERCIAL OFFICES – LOOKING SOUTHWEST FROM 108<sup>TH</sup> ST



BRENTWOOD APARTMENTS – SOUTH SIDE BACKING TO PROPOSED SITE



PROPOSED SITE – VAL VISTA REPLAT LOTS 2,3,4,5 - LOOKING SOUTH ON 108<sup>TH</sup> ST



KUM & GO, LOOKING SOUTHWEST ACROSS SITE (ORIENTAL TRADING IN DISTANCE)



108<sup>TH</sup> & GILES CORRIDOR LOOKING WEST



**DIRECT BUY**



**VAL VISTA SUBDIVISION TO EAST OF SITE**



VAL VISTA SUBDIVISION GILES ROAD ENTRANCE



GILES ROAD LOOKING WEST TO 96<sup>TH</sup> ST (3/4 MILE IN DISTANCE)



ONE VAL VERDE PLAZA – WEST ENTRANCE



CENTRIS CREDIT UNION



CULVER'S RESTAURANT



PROFIT ADVANTAGE HR OUTSOURCING



FIVE POINTS BANK



ONE VAL VERDE PLAZA – NORTHWEST BANK

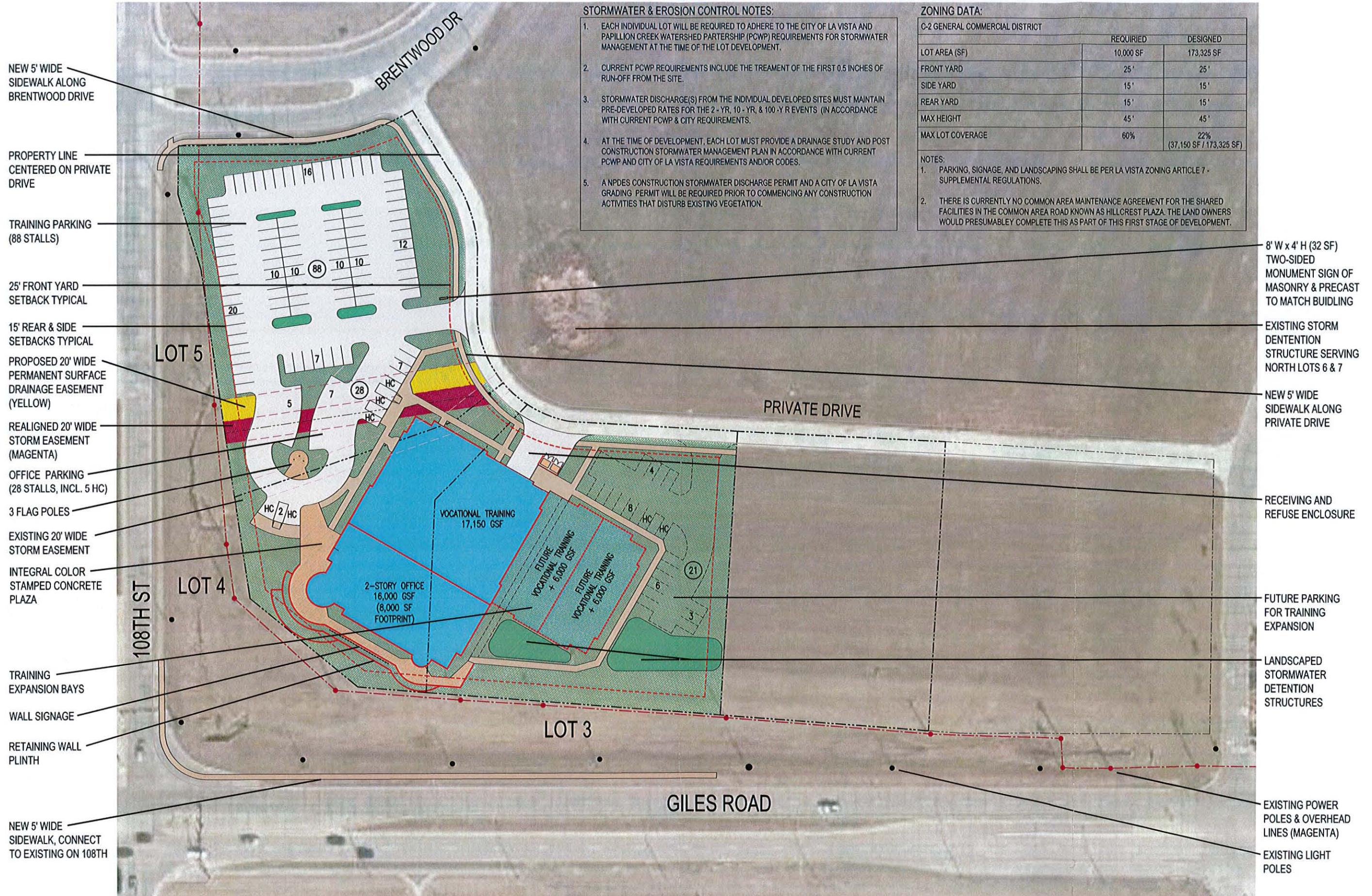


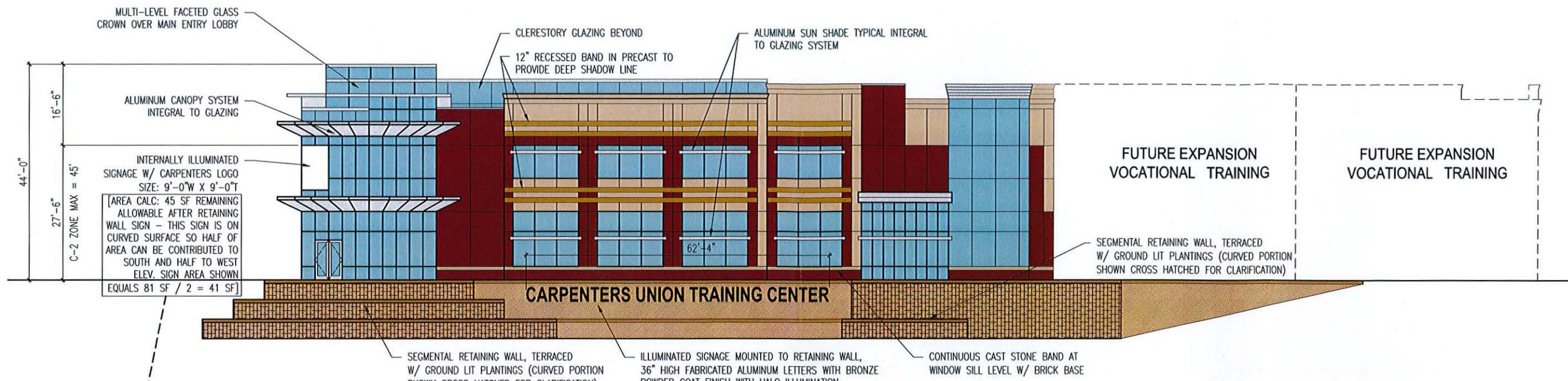
ALEGENT HEALTH CLINIC



INTERSECTION OF 96<sup>TH</sup> & GILES LOOKING NORTH







**SOUTH ELEVATION**  
(PHASE 1 WITH FUTURE EXPANSION PROFILE DASHED)

OFFICE ↘ TRAINING ↗



**EAST ELEVATION**

MATERIAL LEGEND:

- GLASS
- PRECAST WALL PANELS
- CLAY BRICK VENEER
- ANODIZED ALUMINUM COMPONENTS

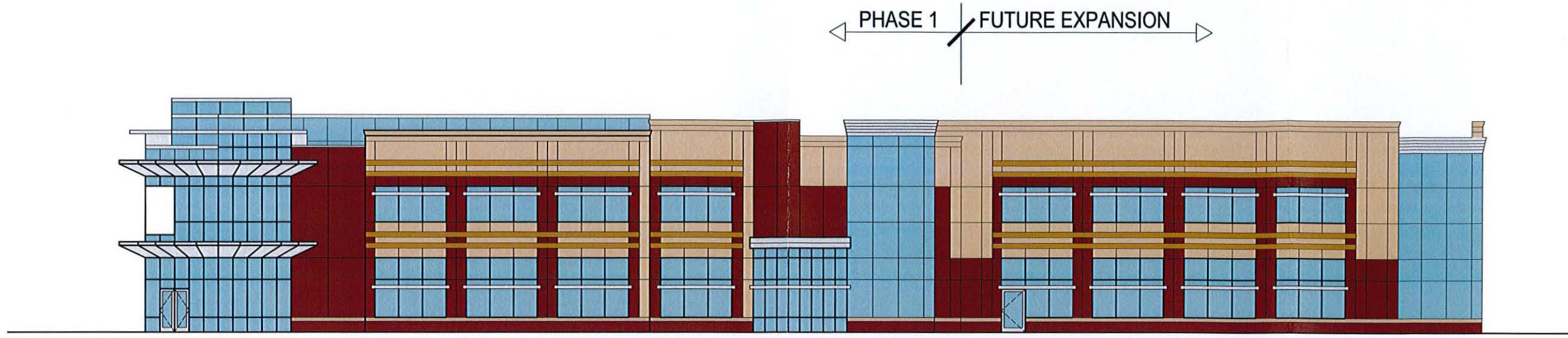


**NORTH ELEVATION**  
(PHASE 1 WITH FUTURE EXPANSION PROFILE DASHED)



**WEST ELEVATION**

<u>MATERIAL LEGEND:</u>	
	GLASS
	PRECAST WALL PANELS
	CLAY BRICK VENEER
	ANODIZED ALUMINUM COMPONENTS



**SOUTH ELEVATION**  
(SHOWING FUTURE EXPANSION )



**WEST ELEVATION**  
(SHOWING FUTURE EXPANSION )

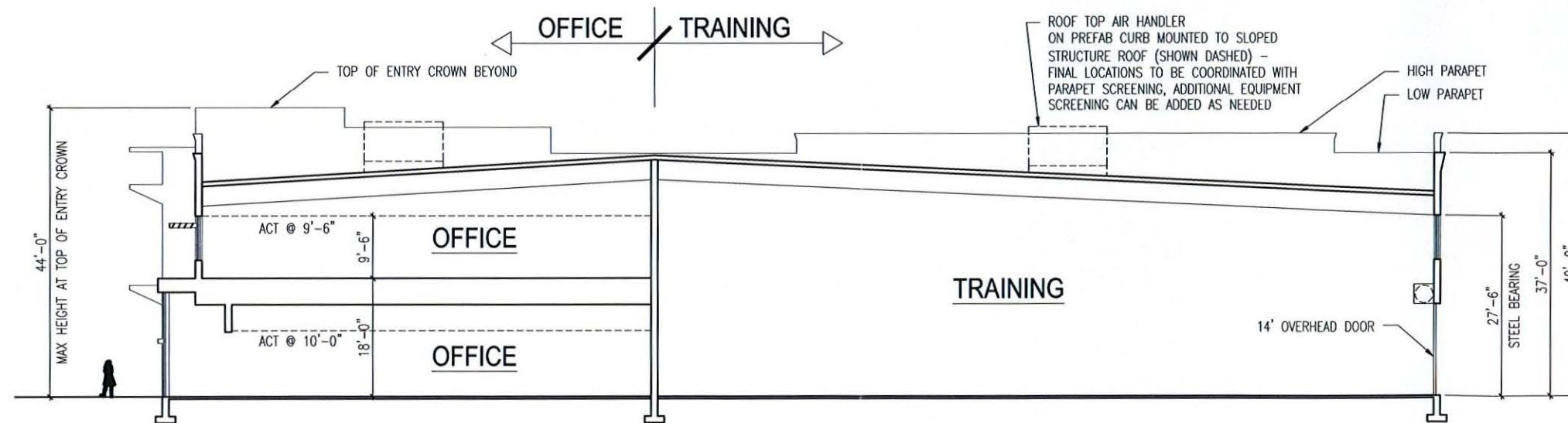
MATERIAL LEGEND:

- GLASS
- PRECAST WALL PANELS
- CLAY BRICK VENEER
- ANODIZED ALUMINUM COMPONENTS

FUTURE EXPANSION | PHASE 1



**NORTH ELEVATION**  
(SHOWING FUTURE EXPANSION )



**NORTH/SOUTH BUILDING CROSS SECTION**

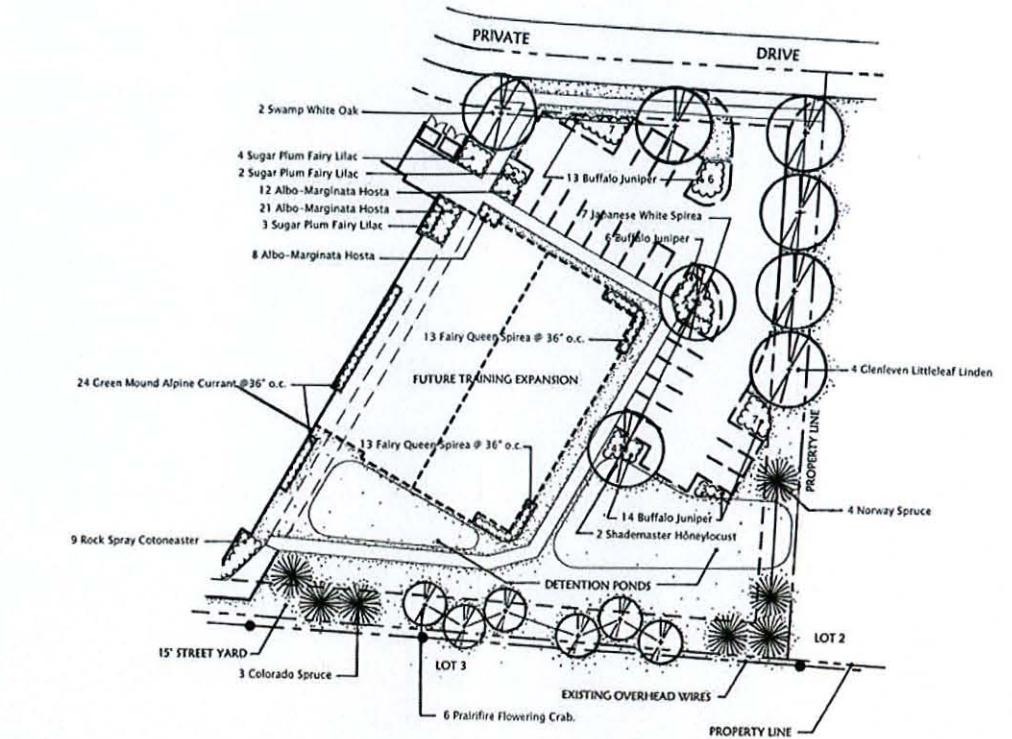
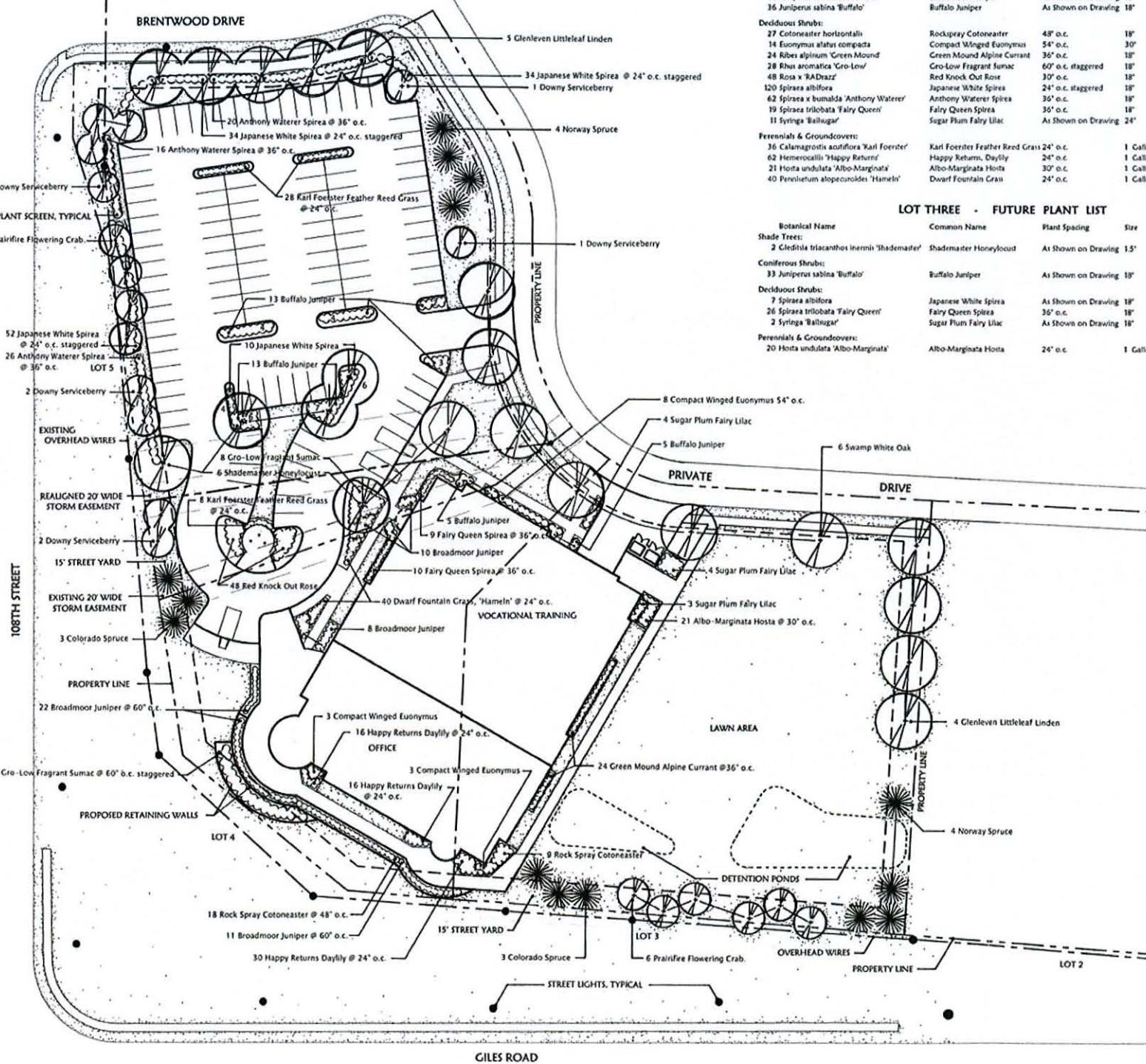
MATERIAL LEGEND:

	GLASS
	PRECAST WALL PANELS
	CLAY BRICK VENEER
	ANODIZED ALUMINUM COMPONENTS

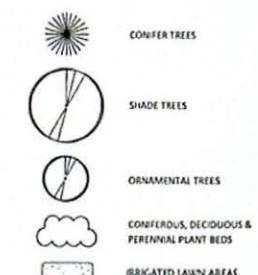
**NCSRCC TRAINING CENTER**  
108TH STREET & GILES ROAD  
LA VISTA, NEBRASKA

**LANDSCAPE CONCEPT DESIGN**  
OCTOBER 2, 2012

**PLANTING PLAN**  
OCTOBER 8, 2012



**PLANT LEGEND**



**STREET YARD TREE CALCULATIONS**

- BRENTWOOD DRIVE FRONTAGE 218LF / 40F = 5.45 or 6 TREES
- 108TH STREET & GILES ROAD FRONTAGE 878 LF / 40F = 21.95 or 22 TREES
- 28 TREES REQUIRED FOR STREET YARD

**NOTATIONS:**

1. ALL LAWN AREAS TO BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. ANY PAD MOUNTED OR BUILDING MOUNTED UTILITIES WILL BE PROPERLY SCREENED IN ACCORDANCE WITH THE CITY OF LA VISTA REQUIREMENTS.



SCALE 1" = 30'-0"



Kenneth J. Backman  
landscape architect

**SCHEMMER**  
ARCHITECTS | ENGINEERS | PLANNERS

## NCSRCC Training Center - Proposed Plant Palette Additions to La Vista, NE Design Guide

### Deciduous - Shade Trees

- 'Emerald Lustre' Norway Maple / *Acer platanoides 'Emerald Lustre'*
- 'October Glory' Red Maple / *Acer rubrum 'October Glory'*
- 'Green Mountain' Sugar Maple / *Acer saccharum 'Green Mountain'*
- Ginkgo / *Ginkgo biloba*

### Deciduous - Ornamental Trees

- Amur Maple / *Acer ginnala*
- 'Autumn Brilliance' Serviceberry / *Amelanchier x grandiflora 'Autumn Brilliance'*
- Ivory Silk Japanese Tree Lilac / *Syringa reticulata 'Ivory Silk'*
- Adams Flowering Crab. / *Malus 'Adams'*
- Adirondack Flowering Crab. / *Malus 'Adirondack'*
- Robinson Flowering Crab. / *Malus 'Robinson'*
- Sargent Flowering Crab. / *Malus 'Sargentii'*
- Redspire Pear / *Pyrus calleryana 'Redspire'*

### Coniferous Trees

- White Fir / *Abies concolor*
- Black Hills Spruce / *Picea glauca 'Densata'*
- Colorado Blue Spruce / *Picea pungens glauca*

### Deciduous Shrubs

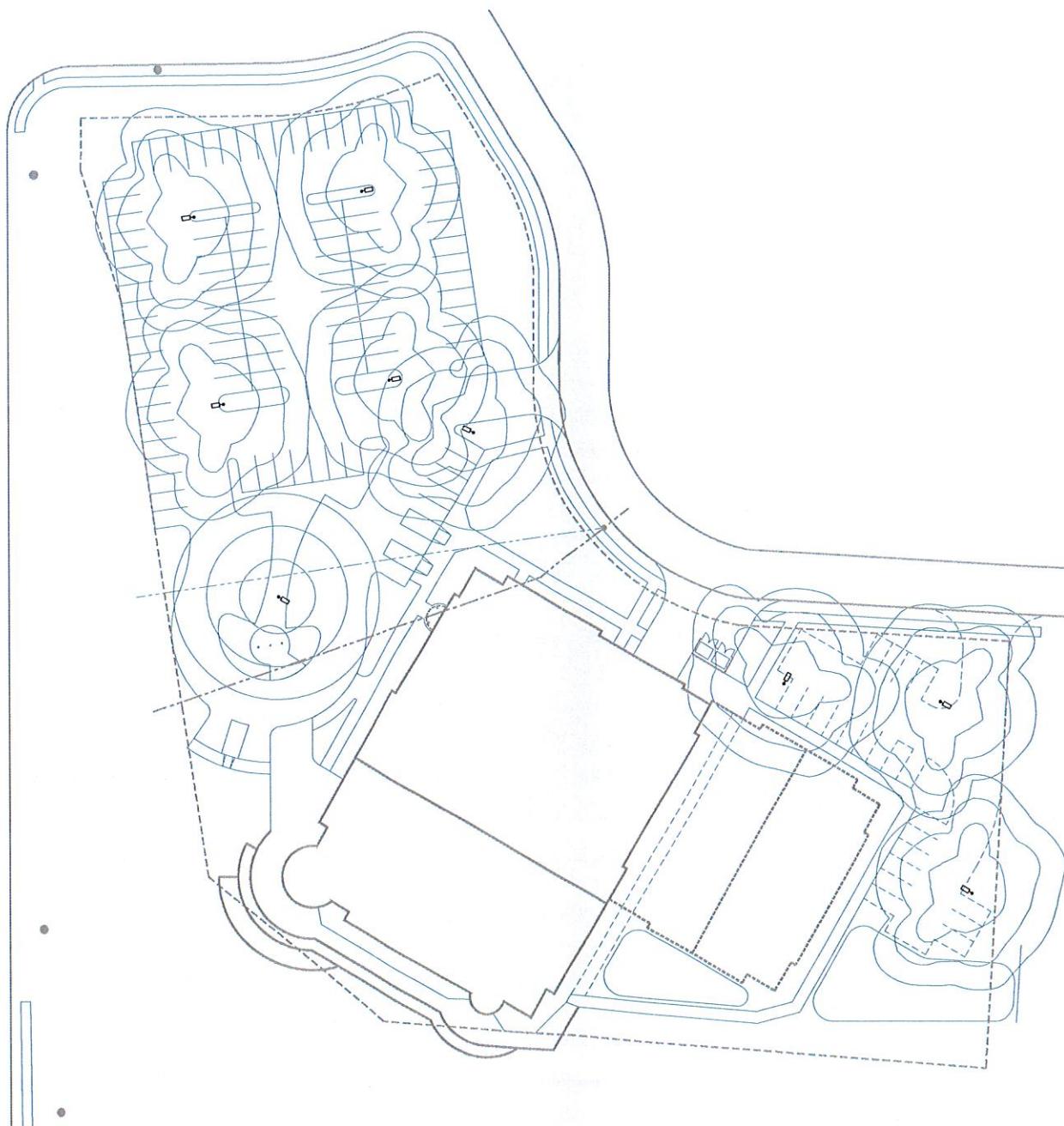
- Compact Winged Euonymus / *Euonymus alatus compacta*
- Spring Glory Forsythia / *Forsythia x intermedia 'Spring Glory'*
- Alpine Currant / *Ribes alpinum*
- Rosa RADcon / Pink Knock Out Rose
- Red Knock Out Rose / *Rosa x 'RADrazz'*
- Fairy Queen Spirea / *Spiraea trilobata 'Fairy Queen'*
- Syringa 'Bailsugar' / Sugar Plum Fairy Lilac
- Dwarf Korean Lilac / *Syringa meyeri*
- Koreanspice Viburnum / *Viburnum carlesi*
- Bailey's Compact American Cranberrybush Viburnum / *Viburnum trilobum 'Bailey Compact'*

### Coniferous Shrubs

- Broadmoor Juniper / *Juniperus sabina 'Broadmoor'*
- Buffalo Juniper / *Juniperus sabina 'Buffalo'*

### Perennials

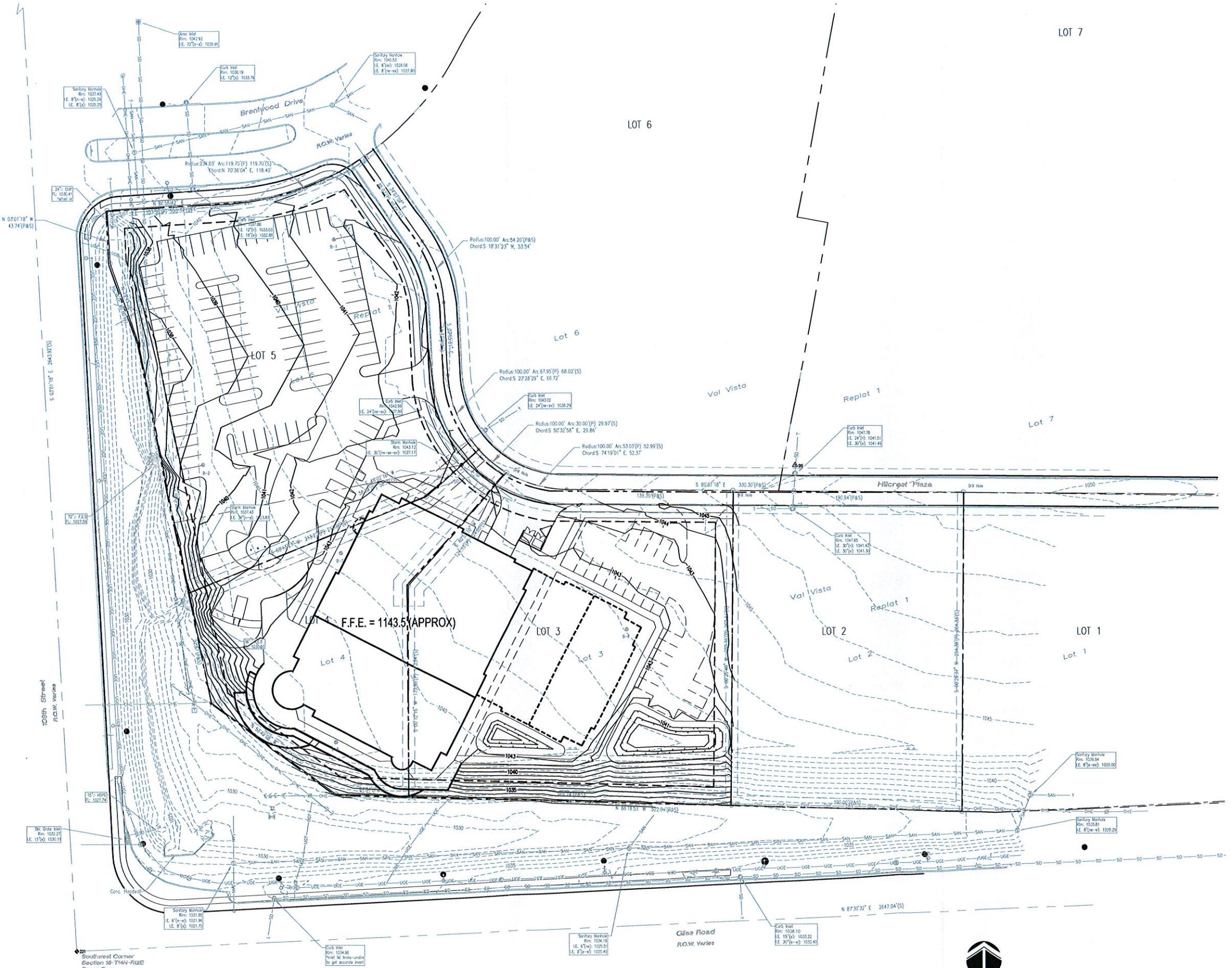
- Astilbe, White / *Astilbe*, variety
- Fanal Astilbe / *Astilbe x arendsii 'Fanal'*
- Karl Foerster Feather Reed Grass / *Calamagrostis acutiflora 'Karl Foerster'*
- Albo-Marginata Hosta / *Hosta undulata 'Albo-Marginata'*
- Lancifolia Hosta / *Hosta 'Lancifolia'*
- Dwarf Fountain Grass / *Pennisetum alopecuroides 'Hameln'*
- Dwarf Blue Queen Salvia / *Salvia nemorosa 'Blue Queen'*



NCSRCC TRAINING CENTER - LA VISTA, NEBRASKA  
C.U.P SITE LIGHTING CONCEPT - OCTOBER 02, 2012  
SCALE: 1" = 30'  
06260.001



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NCSRCC TRAINING CENTER - LA VISTA, NEBRASKA  
C.U.P. CONCEPT GRADING PLAN - OCTOBER 4, 2012  
SCALE: 1" = 30'  
06260.001

SCALE: 1" = 30"

06260.001



**SCHEMMER**  
ARCHITECTS | ENGINEERS | PLANNERS

# Perspective



architectural  
arealighting

## ORDERING EXAMPLES

1-LUMINAIRE	2-LAMP/BALLAST	3-ARM	4-BASE-POLE	5-COLOR	6-OPTIONS
SL PL30CGR3	150HPS	SLA-1	PR4-4R10	BLK	LDL
2-SL PLD24-30C	175PSMH	SLA-18-2	PR5-5R16	MAL	•



## 1-LUMINAIRE

### UP POSITION

SL PL30C	Clear lexan lens with 30" hood. 38 lbs. EPA: 2.0 IP=53
SL PL30CGR3	Clear lexan lens with 30" hood. Type 3 refractor. 38 lbs. EPA: 2.0 IP=53
SL PL30CGR5	Clear lexan lens with 30" hood. Type 5 refractor. 38 lbs. EPA: 2.0 IP=53
SL PL30-24C	Clear lexan lens with 30" & 24" hood. 40 lbs. EPA: 2.27 IP=53
SL PL30-24CGR3	Clear lexan lens with 30" & 24" hood. Type 3 refractor. 40 lbs. EPA: 2.27 IP=53
SL PL30-24CGR5	Clear lexan lens with 30" & 24" hood. Type 5 refractor. 40 lbs. EPA: 2.27 IP=53

Note: Maximum wattage shall be 150 watts.

### DOWN POSITION

SL PLD24C	Clear lexan lens with 24" hood, top mount. 40 lbs. EPA: 2.0 IP=53
SL PLD24CGR3	Clear lexan lens with 24" hood, top mount. Type 3 refractor. 40 lbs. EPA: 2.0 IP=53
SL PLD24CGR5	Clear lexan lens with 24" hood, top mount. Type 5 refractor. 40 lbs. EPA: 2.0 IP=53
SL PLD24-30C	Clear lexan lens with 30" & 24" hood, top mount. 42 lbs. EPA: 2.7 IP=53
SL PLD24-30CGR3	Clear lexan lens with 30" & 24" hood, top mount. Type 3 refractor. 42 lbs. EPA: 2.7 IP=53
SL PLD24-30CGR5	Clear lexan lens with 30" & 24" hood, top mount. Type 5 refractor. 42 lbs. EPA: 2.7 IP=53

Note: Maximum wattage shall be 250 watts.

## 2-LAMP/BALLAST

50MH	50 watt metal halide 120/208/240/277 volt ballast. Use medium base, ED-17 lamp.
70MH	70 watt metal halide 120/208/240/277 volt ballast. Use medium base, ED-17 lamp.
100MH	100 watt metal halide 120/208/240/277 volt ballast. Use medium base ED-17 lamp.
150PSMH	Pulse start 150 watt metal halide 120/208/240/277 volt ballast. Use medium base ED-17 lamp.
175PSMH	Pulse start 175 watt metal halide 120/208/240/277 volt ballast. Use medium base ED-17 lamp. For SL PLD only.
200PSMH	Pulse start 200 watt metal halide 120/208/240/277 volt ballast. Use medium base ED-17 lamp. For SL PLD only.
250PSMH	Pulse start 250 watt metal halide 120/208/240/277 volt ballast. Use mogul base, ED-28 lamp. For SL PLD only.
70HPS	70 watt high pressure sodium 120/208/240/277 volt ballast. Use medium base, ED-17 lamp.
100HPS	100 watt high pressure sodium 120/208/240/277 volt ballast. Use medium base ED-17 lamp.
150HPS	150 watt high pressure sodium 120/208/240/277 volt ballast. Use medium base, ED-17 lamp.
250HPS	250 watt high pressure sodium 120/208/240/277 volt ballast. Use mogul base, ED-28 lamp. For SL PLD only.

All ballasts are factory wired for 277 volts, unless specified. Lamps not included.

All applicable ballasts are EISA compliant.

## 3-COLOR

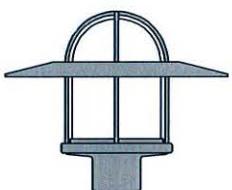
All standard and premium AAL colors available.

For RAL and custom colors, please submit a 4-digit RAL number or color chip for custom colors.

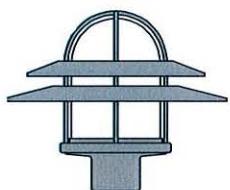
## 4-OPTIONS

FRD	Lens frosted on domed area to illuminate lens - <b>SL PL only</b> .
LDL	Lightly diffused lens to conceal fixture interior.
HSS	House side shield -180°
AD5	Adaptor, to slip over a 5"/127mm O.D. pole. <b>PL30 fixtures only</b> .

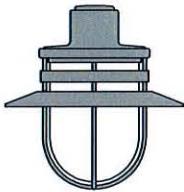
## DIMENSIONS



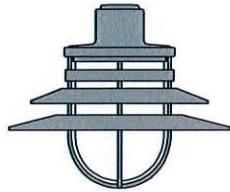
**SL PL30**  
27.5"/699mm x 30"/762mm



**SL PL30-24**  
27.5"/699mm x 30"/762mm

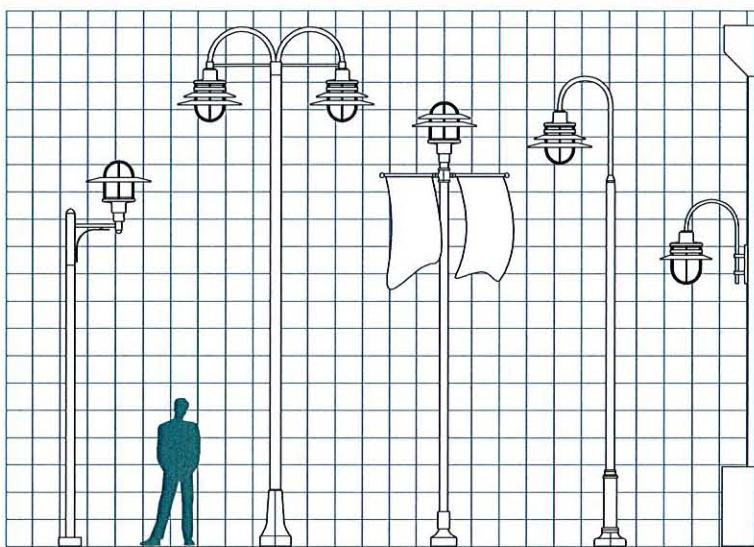


**SL PLD24C**  
24.5"/622mm x 24"/610mm



**SL PLD24-30C**  
24.5"/622mm x 30"/762mm

## ELEVATED SCALE



HEAD	SL PL30	2-SL PLD24-30	SL PL30-24	SL PL24-30	SL PLD24
ARM	SLA1	SLA18-2	•	SLA7	WMA12
POLE	PR4-4R10	PR5-5R18	PR4-4R14	DB6-4R14	•
OPTIONS	•	BC5-5	BC2-4 BBD4-24	•	•

## SPECIFICATIONS

### HOUSING

The fixture shall be cast aluminum. Aluminum shall be certified as pure #356 alloy, free of any porosity, foreign materials or cosmetic fillers. Castings shall be of uniform wall thickness with no warping or mold shifting. Minimum wall thickness shall be 3/16". Four way cage shall be formed from 1/2" aluminum tubing, welded at the intersection and bolted into place inside the housing.

Electrical components are mounted in the fixture. The ballast compartment shall be sealed with an aluminum cover. The lens shall be one piece formed acrylic, sealed to the housing to prevent dust, insect or moisture contamination.

Hoods shall be spun of heavy gage aluminum with the underside painted white. The hood shall have four sleeves welded to the hood that slip the four way cage and lock in place with stainless steel set screws.

### REFRACTORS

Refractors shall be precision molded borosilicate glass, internally secured with two stainless steel tie rods and an aluminum reflector cap. Refractors shall be gasketed top and bottom to allow for expansion and contraction.

### ELECTRICAL

All ballasts are high power factor rated for -30°C starting. Medium base porcelain sockets are 4KV rated. Mogul base porcelain sockets are 5KV rated. The electrical assembly is prewired with quick disconnects for servicing.

### MOUNTING

Fixture can be post top or arm mounted.

**Post top mounting:** the fitter shall slip over a 4"/100mm O.D. pole and be secured with six stainless steel allen head set screws.

**Arm mounting:** A cast fitter shall be welded to the arm. The fitter shall be gasketed and bolted to the fixture head with two stainless steel hex head bolts.

### FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

### EISA COMPLIANCE

AAL is committed to complying with U.S. EISA requirements. All applicable products manufactured for sale in the United States after January 1, 2009, meet EISA requirements.

### CERTIFICATION

The fixture is listed with UL for outdoor, wet location use, UL1598. IP Rating: 53

### WARRANTY

Fixture is warranted for three years. Ballast components carry the ballast manufacturer's limited warranty. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. Contact AAL for complete warranty language, exceptions, and limitations.



## Perspect



Architectural Area Lighting  
16555 East Gale Ave. | City of Industry | CA 91745  
T 626.968.5666 | F 626.369.2695 | [www.aal.net/aal/slp110.html](http://www.aal.net/aal/slp110.html)

© 2010 Architectural Area Lighting | Design Patents Pending | Made in the USA | PERSPECT 110

# UCL – Universe Large Housing Scale

TYPE

La Vista

RESET



- Part of AAL's Designer SSL Series
- MicroEmitter® reflector technology
- DLC approved (Types 3 and 5, 5000K)
- Even illumination, less glare
- Field replaceable LED EmitterDeck® upgrade kits
- LifeShield™ Protection System
- 0 - 10v dimming capabilities
- Surge protection included
- Powder coat finish in 13 standard colors with a polymer primer sealer

1. LUMINAIRE	2. LUMINOUS HOOD	3. OPTICS	4. LAMP/ BALLAST	5. COLOR	6. HOOD OPTIONS	7. OPTIONS	8. MOUNTING

## 1. LUMINAIRE

UCL Universe large

## 2. LUMINOUS /HOOD

### NO LUMINOUS & HOOD

ANGLED	BELL	FLARED	SKIRTED
<input type="checkbox"/> ANG	<input type="checkbox"/> BEL	<input type="checkbox"/> FLR	<input type="checkbox"/> SKB

### LUMINOUS & HOOD

4 LUMINOUS	SOLID	VERTICAL	LUMINOUS
WINDOWS	RINGS	SLOTS	RINGS
<input type="checkbox"/> WND-ANG	<input type="checkbox"/> SR-ANG	<input type="checkbox"/> VSL-ANG	<input type="checkbox"/> LUM-ANG
<input type="checkbox"/> WND-BEL	<input type="checkbox"/> SR-BEL	<input type="checkbox"/> VSL-BEL	<input type="checkbox"/> LUM-BEL
<input type="checkbox"/> WND-FLR	<input checked="" type="checkbox"/> SR-FLR	<input type="checkbox"/> VSL-FLR	<input type="checkbox"/> LUM-FLR
<input type="checkbox"/> WND-SKB	<input type="checkbox"/> SR-SKB	<input type="checkbox"/> VSL-SKB	<input type="checkbox"/> LUM-SKB

## 3. OPTICS

LED (120 light emitting diode array, 138 watts, Class 1, 120 thru 277 volt. Warm white (3000K), Neutral white (4000K), Bright white (5000K))

<input type="checkbox"/> T2-120LED-WW	<input type="checkbox"/> T4-120LED-WW
<input type="checkbox"/> T2-120LED-NW	<input type="checkbox"/> T4-120LED-NW
<input type="checkbox"/> T2-120LED-BW	<input type="checkbox"/> T4-120LED-BW
<input type="checkbox"/> T3-120LED-WW	<input type="checkbox"/> T5-120LED-WW
<input type="checkbox"/> T3-120LED-NW	<input type="checkbox"/> T5-120LED-NW
<input type="checkbox"/> T3-120LED-BW*	<input type="checkbox"/> T5-120LED-BW*

### \* DLC Listed

**HORIZONTAL REFLECTOR** (sag lens)  
 H2 (Type 2)  H3 (Type 3)  
 H4 (Type 4)  H5 (Type 5)

**OPAL LENS** (Acrylic)  
 OAL (Maximum 250 watts)

## 4. LAMP/BALLAST

### PULSE START METAL HALIDE (120/208/240/277 volt)

Medium base, ED-17 lamp

150PSMH (150W, Opal lens only)

Mogul base, ED-17 lamp

175PSMH (175W, Opal lens only)

Mogul base, ED-28 lamp

150PSMH (150W, Horizontal lens only)

200PSMH (200W, Opal lens only)

250PSMH (250W)

320PSMH (320W, Horizontal lens only)

350PSMH (350W, Horizontal lens only)

400PSMH (400W, Horizontal lens only)

### HIGH PRESSURE SODIUM (120/208/240/277 volt)

Mogul base, ED-23 1/2 lamp

150HPS (150W, Opal lens only)

Mogul base, ED-18 lamp

250HPS

400HPS (Horizontal lens only)

### INDUCTION LAMP (Hi frequency generator, specify 120, 208, 240 or 277 volt, -25° C start temp. Less Luminous Element. Opal lens only)

IL-55 (55W)  IL-85 (85W)

All ballasts are factory wired for 277 volts, unless specified. Lamps not included, except LED.

## 4. COLOR

<input type="checkbox"/> AWT (Arctic White)	<input type="checkbox"/> CRT (Corten)
<input type="checkbox"/> BLK (Black)	<input type="checkbox"/> MAL (Matte Aluminum)
<input type="checkbox"/> MTB (Matte Black)	<input type="checkbox"/> MDG (Medium Grey)
<input type="checkbox"/> DGN (Dark Green)	<input type="checkbox"/> ATG (Antique Green)
<input checked="" type="checkbox"/> DBZ (Dark Bronze)	<input type="checkbox"/> LGY (Light Grey)
<input type="checkbox"/> WRZ (Weathered Bronze)	<input type="checkbox"/> RAL/PREMIUM COLOR (Provide RAL)
<input type="checkbox"/> BRM (Metallic Bronze)	<input type="checkbox"/> CUSTOM COLOR (Provide color chip for matching)
<input type="checkbox"/> VBL (Verde Blue)	

## 6. OPTIONS - HOOD

*(Natural copper hood is unfinished to develop a patina over time)*

COP (Copper)  STS (Stainless steel)

## 7. OPTIONS

<input checked="" type="checkbox"/> SLC (Internal sleeve to block light when luminous element chosen)	
<input type="checkbox"/> FLD (Lightly diffused finish on flat glass lens. Not for opal lens)	
<input type="checkbox"/> HSS (House side shield. Horizontal reflector only)	
<input type="checkbox"/> 347V (120/240/347 volt ballast. For HID lamp)	
<input type="checkbox"/> QL (T-4 socket. Horizontal reflector only)	
<input type="checkbox"/> ORS (T-4 strike controller & socket. Horizontal reflector only)	
<input type="checkbox"/> PM (Post top mount. Opal lens only)	
<input type="checkbox"/> PMS (Pendant mount, 48°/1200mm stem & canopy with swivel)	

**INNER LENS** – (Lum only. Optional inner lens adds color to the ring edges when illuminated)

BL (Blue)  GRN (Green)  RD (Red)

## 8. MOUNTING – Must choose one

### WALL MOUNT

<input type="checkbox"/> WMA4	<input type="checkbox"/> WMA5	<input type="checkbox"/> WMA6	<input type="checkbox"/> WMA8
<input type="checkbox"/> WMA9D	<input type="checkbox"/> WMA10	<input type="checkbox"/> WMA11	<input type="checkbox"/> WMA12
<input type="checkbox"/> WMA16	<input type="checkbox"/> WMA17	<input type="checkbox"/> WMA18	<input type="checkbox"/> WMA20
<input type="checkbox"/> WMA22D	<input type="checkbox"/> WMA24	<input type="checkbox"/> WMA37	<input type="checkbox"/> WMA38
<input type="checkbox"/> WMA39			

### POLE MOUNT

<input type="checkbox"/> SLA2	<input type="checkbox"/> SLA3	<input type="checkbox"/> SLA4	<input type="checkbox"/> SLA4-2
<input type="checkbox"/> SLA7	<input type="checkbox"/> SLA7-2	<input type="checkbox"/> SLA7(5)	<input type="checkbox"/> SLA7(5)-2
<input type="checkbox"/> SLA8D	<input type="checkbox"/> SLA9	<input type="checkbox"/> SLA9-2	<input type="checkbox"/> SLA10
<input type="checkbox"/> SLA10-2	<input type="checkbox"/> SLA16	<input type="checkbox"/> SLA16-2	<input type="checkbox"/> SLA17
<input type="checkbox"/> SLA17-2	<input type="checkbox"/> SLA17(5)	<input type="checkbox"/> SLA17(5)-2	<input type="checkbox"/> SLA18
<input type="checkbox"/> SLA18-2	<input type="checkbox"/> SLA20	<input type="checkbox"/> SLA20-2	<input type="checkbox"/> SLA20A
<input type="checkbox"/> SLA20A-2	<input type="checkbox"/> SLA20B	<input type="checkbox"/> SLA20B-2	<input checked="" type="checkbox"/> SLA20C
<input type="checkbox"/> SLA20C-2	<input type="checkbox"/> SLA20D	<input type="checkbox"/> SLA20D-2	<input type="checkbox"/> SLA22D
<input type="checkbox"/> SLA24	<input type="checkbox"/> SLA24-2	<input type="checkbox"/> SLA24(5)	<input type="checkbox"/> SLA24(5)-2
<input type="checkbox"/> TRA4	<input type="checkbox"/> TRA7	<input type="checkbox"/> TRA7-2	<input type="checkbox"/> TRA8
<input type="checkbox"/> TRA8-2	<input type="checkbox"/> TRA9	<input type="checkbox"/> TRA9-2	

Visit [www.aal.net](http://www.aal.net) for Arms, Poles & Accessories Specification Guide

## SPECIFICATIONS

### HOUSING

The fixture ballast housing shall be one-piece die-cast aluminum. The luminous rings shall be clear acrylic with an internal lens. The lens shall be lightly diffused acrylic, sealed to the housing and shade with molded silicone gaskets. The hood and spacers shall be heavy gauge spun aluminum with hemmed edges for added rigidity.

All internal and external hardware shall be stainless steel.

The fixture shall consist of die cast aluminum door frame and ring assembly. The hood ring assembly shall be fully sealed with a molded silicone gasket. The door frame shall be hinged to the ring and opened with two captive fasteners for relamping. The tempered sag glass lens is held in the door frame with a molded silicone gasket.

**OAL** – Molded opal acrylic lens and an aluminum frame. Three captive fasteners shall be loosened to turn and remove the lens for relamping.

### FULL CUTOFF (Horizontal only)

The reflector models, less luminous element, is classified as full cutoff, meaning there is zero light emitted at 90° horizontal or above.

### OPTICAL ASSEMBLY (Horizontal only)

The reflector module shall be composed of faceted, semi specular anodized aluminum panels rigidly attached in an aluminum tray. The reflector shall be easily removed by loosening four screws and lifting it out the tray. The reflector tray shall be rotatable on 90° centers for orienting the light distribution. The reflectors shall meet ANSI-IES standards for full cutoff (without luminous element).

See next page

**CLEAR**

TYPE \_\_\_\_\_

JOB \_\_\_\_\_

NOTES \_\_\_\_\_



ARCHITECTURAL AREA LIGHTING®

16555 East Gale Ave. | City of Industry | CA 91745

P 626.968.5666 | F 626.369.2695 | [www.aal.net](http://www.aal.net)

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# UCL – Universe Large Housing Scale TYPE |

## ELECTRICAL LED MODEL

120 thru 277 volt. All electrical components are mounted directly to the driver tray for maximum heat dissipation. Class 1 electrical classification. 0 - 10v dimming capabilities. LifeShield™ Protection System included for extreme temperature locations (-30°C to 60°C). 120/277 volt Universal with 9mA maximum input current and 1mA maximum drive current. Input power 0.5 watt for 120 volt and 1.25 watt for 277 volt. The onboard surge protector shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave. The surge protector shall have a clamping voltage of 320V and surge rating of 372J. The case shall be a high-temperature, flame resistant plastic enclosure. LED constant current driver operates at 350mA.

## OTHER MODELS

The ballast shall be mounted on a prewired tray with a quick disconnect plug and removed by loosening two captive screws. HID ballasts are high power factor, rated for -30°C starting. Sockets are medium or G12 base, pulse rated porcelain. Ballasts are wired at the factory for 277 volts.

## MICROEMITTER™ REFLECTOR

Precision injection molded, highly specular reflectors are positioned to achieve directional control toward desired task. Secondary reflectors with a concave, specular medium hammertone finish are used to redirect light downward. The entire assembly fastens to the housing as a one-piece module and features wiring quick-connects for easy installation. Standard color temperatures are 3000K, 4000K and 5000K. Rated luminous efficacy is  $\geq 40$  lm/W, with rated light output of  $\geq 2864$  for 5000K LED, standard mount. MicroEmitters are field replaceable.

## MOUNTING

The fixture shall be attached to the arm assembly with three stainless steel bolts. The connection shall be sealed with a silicone compression gasket.

PM – The post top version shall slip over a 4'/100mm O.D. pole or tenon, and secured with six stainless steel set screws.

## FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

## CERTIFICATION

Listed with ETL for outdoor, wet location use. Conforms to UL1598 and Canadian CSA Std. C22.2 no.250 standard.

## WARRANTY

Universe LED, including housing, LEDs and electrical components, is warranted for five years, other fixtures are three years. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover poles, arms, mounting, or any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. Contact AAL for complete warranty language, exceptions, and limitations.

## DIMENSIONS

The first dimension is the height of fixtures with LEDs or horizontal reflectors. The second is for the opal lens.

HOOD	NO LUMINOUS	4 LUMINOUS WINDOW (WIN)	SOLID RINGS (SR)	VERTICAL SLOTS (VSL)	LUMINOUS RINGS (LUM)
ANG					
DIA: 30'/760mm	21.4'/545mm 24.5'/630mm	26.7'/680mm 30'/760mm	26.7'/680mm 30'/760mm	26.7'/680mm 30'/760mm	26.7'/680mm 30'/760mm
BEL					
DIA: 30'/760mm	22'/560mm 25'/635mm	26.7'/680mm 30'/760mm	26.7'/680mm 30'/760mm	26.7'/680mm 30'/760mm	26.7'/680mm 30'/760mm
FLR					
DIA: 32'/810mm	21'/535mm 25'/635mm	26.7'/680mm 30'/760mm	26.7'/680mm 30'/760mm	26.7'/680mm 30'/760mm	26.7'/680mm 32'/810mm
SKB					
DIA: 32'/810mm	27.25'/693mm 27.25'/693mm	32.5'/826mm 32.5'/826mm	32.25'/820mm 32.25'/820mm	32.5'/826mm 32.5'/826mm	32.25'/820mm 32'/810mm

## UCL H3 250MH

WATTAGE: 295

LUMEN OUTPUT: 15141

EFFICACY: 71.2

### B3 U0 G3

#### FORWARD LIGHT LUMEN

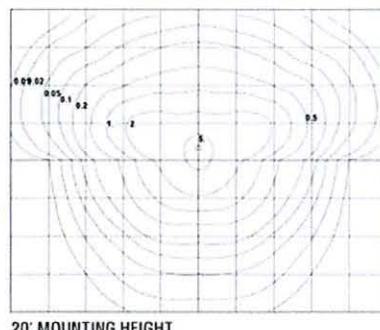
FL	30°	5.8%	1209
FM	60°	22.4%	4713
FH	80°	21.1%	4430
FVH	90°	0.2%	42

#### BACK LIGHT

BL	30°	4.5%	935
BM	60°	12.3%	2583
BH	80°	5.7%	1187
BVH	90°	0.2%	35

#### UPLIGHT

UL	100°	0%	0
UH	180°	0%	0



20' MOUNTING HEIGHT

Mounting Height

10	4.000
15	1.778
20	1.000
25	0.640
30	0.444
35	0.327
40	0.250
45	0.198
50	0.160

UPLIGHT 0%  
DONNIGHT 100%

## UCL T5 120LED BW FTG

WATTAGE: 138 LUMEN OUTPUT: 6236

EFFICACY: 45.2

### B3 U0 G1

#### FORWARD LIGHT LUMEN

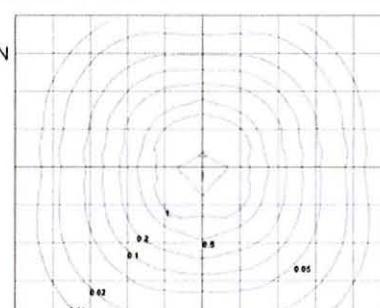
FL	30°	3.6%	227
FM	60°	30.9%	1921
FH	80°	14.9%	930
FVH	90°	0.3%	17

#### BACK LIGHT

BL	30°	2.5%	153
BM	60°	28.9%	1805
BH	80°	18.2%	1137
BVH	90°	0.7%	46

#### UPLIGHT

UL	100°	0%	0
UH	180°	0%	0



Mounting Height

10	4.000
15	1.778
20	1.000
25	0.640
30	0.444
35	0.327
40	0.250
45	0.198
50	0.160

UPLIGHT 0%  
DONNIGHT 100%

AAL reserves the right to change product specifications without notice.

IES files can be found at [www.aal.net](http://www.aal.net)



ARCHITECTURAL AREA LIGHTING  
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P 626.968.5666 | F 626.369.2695 | [www.aal.net](http://www.aal.net)  
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# PR5 – Aluminum Pole

TYPE

RESET

La Vista

5" ROUND (RD) POLE

1. BASE

2. POLE

3. OAH

4. COLOR



PR5

1. BASE	2. POLE	3. OAH	SHAFT	MAXIMUM ALLOWABLE EPA (MPH)									
				WT	85	90	100	110	120	130	140	150	
PR5	5R14-188	14' (4.3m)	5" RD x .188"	68	32.3	28.5	22.7	18.6	15.5	13.1	11.2	9.6	
<input type="checkbox"/>	PR5	5R16-188	16' (4.9m)	5" RD x .188"	75	27.3	23.9	19.0	15.5	12.8	10.8	9.2	7.9
<input type="checkbox"/>	PR5	5R18-188	18' (5.5m)	5" RD x .188"	82	22.8	19.8	15.6	12.7	10.5	8.8	7.4	6.4
<input checked="" type="checkbox"/>	PR5	5R20-188	20' (6.2m)	5" RD x .188"	88	18.9	16.4	12.8	10.3	8.5	7.0	5.9	5.0
<input type="checkbox"/>	PR5	5R22-188	22' (6.8m)	5" RD x .188"	95	15.8	13.5	10.4	8.3	6.8	5.6	4.7	3.9
<input type="checkbox"/>	PR5	5R24-188	24' (7.4m)	5" RD x .188"	101	13.1	11.1	8.4	6.6	5.3	4.3	3.6	3.0
<input type="checkbox"/>	PR5	5R25-188	25' (7.7m)	5" RD x .188"	105	11.9	10.0	7.5	5.9	4.7	3.8	3.1	2.5
<input type="checkbox"/>	PR5	5R14-250	14' (4.3m)	5" RD x .250"	83	35.7	31.5	25.2	20.6	17.2	14.5	12.4	10.7
<input type="checkbox"/>	PR5	5R16-250	16' (4.9m)	5" RD x .250"	92	30.5	26.8	21.3	17.4	14.5	12.2	10.4	9.0
<input type="checkbox"/>	PR5	5R18-250	18' (5.5m)	5" RD x .250"	100	25.8	22.5	17.8	14.5	12.0	10.1	8.6	7.3
<input type="checkbox"/>	PR5	5R20-250	20' (6.2m)	5" RD x .250"	109	21.8	18.9	14.8	12.0	9.9	8.3	7.0	6.0
<input type="checkbox"/>	PR5	5R22-250	22' (6.8m)	5" RD x .250"	118	18.5	15.9	12.4	9.9	8.1	6.7	5.7	4.8
<input type="checkbox"/>	PR5	5R24-250	24' (7.4m)	5" RD x .250"	127	15.7	13.4	10.3	8.2	6.6	5.5	4.5	3.8
<input type="checkbox"/>	PR5	5R25-250	25' (7.7m)	5" RD x .250"	131	14.5	12.3	9.3	7.4	6.0	4.9	4.0	3.4

Note: Overall height is measured to top of pole.

#### 4. COLOR

- AWT (Arctic White)
- BLK (Black)
- MTB (Matte Black)
- DGN (Dark Green)
- DBZ (Dark Bronze)
- WRZ (Weathered Bronze)
- BRM (Metallic Bronze)
- VBL (Verde Blue)
- CRT (Corten)
- MAL (Matte Aluminum)
- MDG (Medium Grey)
- ATG (Antique Green)
- LGY (Light Grey)
- RAL/PREMIUM COLOR (Provide RAL)
- CUSTOM COLOR (Provide color chip for matching)

#### SPECIFICATIONS

Base shall be cast aluminum #356 alloy, free of any porosity, foreign materials, or cosmetic fillers. Base casting shall be heat treated to a T-6 condition, and of uniform wall thickness, with no warping or mold shifting.

#### WARNINGS

Caution must be exercised in the selection of a design wind speed when the pole is to be installed in a special wind region (as indicated by the wind map) or in an area where wind speed is unpredictable.

AAL recommends consulting a local engineer when the pole is to be installed in an area that may be subject to extreme weather and exposure

Poles installed on structures such as buildings and bridges may be subjected to vibration, oscillations, and other fatigue effects which are not covered by the AAL warranty.

The use of banners or other appendages can severely affect the loading of a pole. No banner or other appendage should be attached to an AAL pole unless approved by AAL.

If the products are to be used on an existing foundation or on other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage or structures and all the consequences arising therefrom.

#### CAUTION

Poles should never be erected without the luminaire installed. Warranty is voided if the pole is erected without the luminaire. The warranty is voided if the pole is not grouted under the entire base after installation.

Anchor bolts shall be hot dip galvanized steel. Eight galvanized hex nuts and flat washers, and a bolt circle template shall be provided. Anchor bolt for poles are 3/4" x 24" x 3".

| CLEAR |

JOB \_\_\_\_\_

TYPE \_\_\_\_\_

NOTES \_\_\_\_\_



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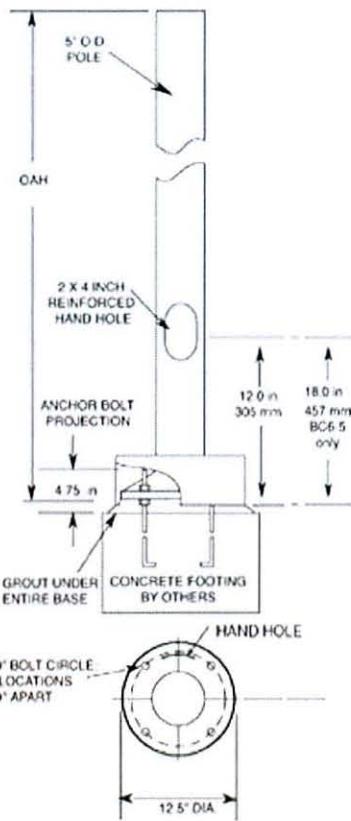
| 1 |

# PR5 – Aluminum Pole

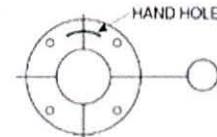
## TYPE

### 5" ROUND (RD) POLE

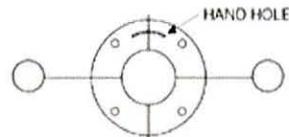
#### DIMENSIONS



BOTTOM VIEW  
(INDICATES POLE IS LAYING DOWN  
WITH HAND HOLE FACING UP)



SINGLE FIXTURE MOUNTING ORIENTATION  
BOTTOM VIEW  
(INDICATES POLE IS LAYING DOWN  
WITH HAND HOLE FACING UP)



DOUBLE FIXTURE MOUNTING ORIENTATION  
BOTTOM VIEW  
(INDICATES POLE IS LAYING DOWN  
WITH HAND HOLE FACING UP)

# SLA20C/SLA20C-2 – Contemporary Arms

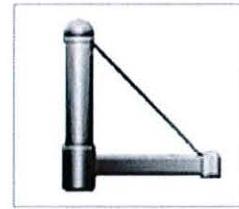
La Vista

TYPE

RESET

1. ARM

2. COLOR



SLA20C

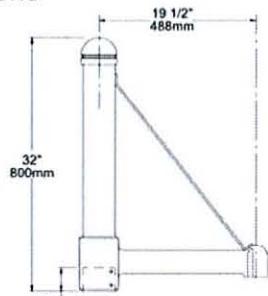
## 1. ARM

SLA20C (Slips over 4" pole. Weight: 15 lbs. EPA: 1.39)  
 SLA20C-2 (Twin arms, slips over 4" pole. Weight: 26 lbs. EPA: 1.91)

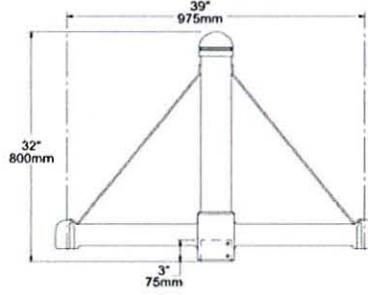
## 2. COLOR

<input type="checkbox"/> AWT (Arctic White)	<input type="checkbox"/> CRT (Corten)
<input type="checkbox"/> BLK (Black)	<input type="checkbox"/> MAL (Matte Aluminum)
<input type="checkbox"/> MTB (Matte Black)	<input type="checkbox"/> MDG (Medium Grey)
<input type="checkbox"/> DGN (Dark Green)	<input type="checkbox"/> ATG (Antique Green)
<input checked="" type="checkbox"/> DBZ (Dark Bronze)	<input type="checkbox"/> LGY (Light Grey)
<input type="checkbox"/> WRZ (Weathered Bronze)	<input type="checkbox"/> RAL/PREMIUM COLOR (Provide RAL)
<input type="checkbox"/> BRM (Metallic Bronze)	<input type="checkbox"/> CUSTOM COLOR (Provide color chip for matching)
<input type="checkbox"/> VBL (Verde Blue)	

## DIMENSIONS



SLA20C (4" pole)



SLA20C-2 (4" pole)

## SPECIFICATIONS

The arm shall be of one piece unitized aluminum construction, fully welded and assembled. The slip fitter shall be cast aluminum with an internal wireway and pole stop. The arm shall be prewired with a quick connector for easy installation.

The arm shall have a cast aluminum fitter welded to the top of the arm(s) for attaching the fixture. The fixture shall be mounted with three stainless steel bolts through the top of the arm fitter into the fixture. The attachment point shall have a silicone pad for sealing the fixture to arm connection.

The arm shall slip over a 4"/100mm or 5"/125mm diameter pole or tenon. The cast aluminum slip fitter shall have six stainless steel cup point set screws for securing the arm to the pole or tenon.

CLEAR

JOB	_____
TYPE	_____
NOTES	_____



September 17, 2012

Mr. Christopher Solberg  
City Planner  
City of La Vista  
8116 Park View Blvd.  
La Vista, NE 68128

**RE: Conditional Use Permit Application-Initial Review  
North Central States Regional Council of Carpenters  
Proposed Vocational Training Facility in C-2 Zoning  
Lots 3, 4, and 5, Val Vista Replat One**

Chris:

I have reviewed the site plan and materials accompanying the application that I received from you for a proposed conditional use permit for the North Central States Regional Council of Carpenters training facility and administrative offices. Based on the elements for consideration set forth in Article 6.05 of the Zoning Regulations, I have the following comments:

1. I have interpreted the proposed use to fall under the parking requirement for a vocational training facility which requires 1 space per 500 square feet of gross floor area. For the initial building size containing 33,850 square feet, I calculate 68 stalls being required. The applicant has identified providing 116 stalls which includes 4 ADA stalls. This quantity of stalls will require 5 ADA stalls. Also, when more detailed plans are submitted which identify the square footage allocated to administrative office space, the parking requirement will need to be re-evaluated since office space requires 1 stall per 200 square feet of office space. However, since the proposal is well in excess of the minimum for vocational training, I do not anticipate that parking will be an issue especially since the applicant has indicated no social club activity will be conducted in this facility.
2. The Plan of Operation that was submitted states 20 to 25 full time employees at the facility and that it will train approximately 200 persons per month with class sizes of 20 persons. This level of activity does not warrant a traffic impact study. The commercial use of this property was previously considered as part of a traffic impact study when the Val Vista subdivision was platted.
3. The proposed development will need to comply with the Post Construction Storm Water Management regulations. In this case that will require maintaining post-construction peak storm water flows for 2-year storm events

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Works**  
9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

to pre-development conditions and treating the first one-half inch of runoff for water quality improvements. Also, the applicant's site plan indicates the need to relocate the existing common area storm sewer between Lots 4 and 5. The storm sewer can be relocated by the applicant, but the relocation will also need to consider the major storm path as well. The reason for pointing this out at this time is that this could affect the site layout in providing space for storm water management. It also relates to the requirement set forth in Article 6.05.04. More detailed review would occur at the time of building permit submittals.

4. The applicant needs to provide a copy of the Common Area Maintenance Agreement currently in effect for the shared facilities in the common area road known as Hillcrest Plaza.
5. The Plan of Operation needs to identify the frequency and size of trucks that will be accessing the proposed receiving dock. There appears to be limited space for a tractor-trailer vehicle to park between the building and the common area access road. Also, in the future at full development of this area, the common area access road may have high enough traffic volumes such that backing a truck from the common area access road into the facility could be congestive. The proposed frequency and perhaps time of day will significantly affect considerations as to impact of the truck access.

I do not have any other comments related to Article 6.05 considerations, however, I have some general comments for your consideration.

- A. The proposed development will require a grading permit with erosion control compliance since the disturbed area will exceed one acre.
- B. A post-construction storm water management plan will be required as part of the grading permit and building permit process.
- C. The building plans will need to include the construction of public sidewalk along Giles Road abutting these lots. Also, there will need to be a sidewalk constructed along Hillcrest Plaza abutting these lots. This sidewalk along Giles Road will need to be 5 feet wide, 6 inches thick, and located with not less than 6 feet clear between curb and edge of walk. The sidewalk along Hillcrest Plaza will need to be 5 feet wide, at least 4 inches thick and at least 4 feet clear between curb and edge of walk.

Please feel free to contact me if you have questions about my comments.



John M. Kottmann

City Engineer

Cc file



10 October 2012

Mr. Christopher Solberg  
City of La Vista  
8116 Parkview Boulevard  
La Vista, Nebraska 68128-2198

RE: Design Review  
North Central States Regional Council Carpenter's Union  
BCDM Project No. 4964-06

Dear Chris:

Per your request, we have completed a design review for the above referenced project using the Architectural and Site Design Guidelines for the Gateway Corridor District (dated 15 September 1999) as required per the PUD acceptance. These comments are general in nature at this time due to the fact that we have not received a full and complete set of documents to review.

- We continue to feel as though additional relief of entry glass columns at circular entry would be beneficial in providing a more visually appealing and pedestrian friendly scale to this element and the overall 44 foot height.
- We recommend in the center of each elevation at the Precast wall panels, the shown horizontal elements be created as a light shelf, awning or other element to create 2 – 3 foot shadow to break down the scale into a more pedestrian scale.
- We recommend that the doors on the north elevation should match the brick.
- Please confirm whether the parapet walls will require bracing? While we do not believe they will, being constructed of precast wall panels, we feel it is important to verify. If in fact, bracing is required, please be aware that bracing must be concealed.
- At this time, we are not confident that the parapet will provide adequate screening for the rooftop units. The design guidelines indicate these units shall not be seen in elevation – the tops clearly are visible. Without a roof plan, we do not know whether these units are at the perimeter or in the center, where they would be less visible from the ground, etc.
- We recommend revision of the trash dumpster and service areas to provide additional screening from public view.

If you have any questions on any of the comments listed above, please do not hesitate to contact me.

Sincerely,  
  
Kevin Schluckebier, AIA, LEED AP  
BCDM Architects