

08/29/2022

**Background on Lakestone Properties** [www.lakestonestorage.com](http://www.lakestonestorage.com)

Lakestone's office is located in McFarland and we self-manage all the properties we own and develop.

- We are a management and development company that specializes in working in small communities. It is important to us to work and improve the communities we live around and create a quality development.
- We stay involved in the day-to-day management of these properties to keep the quality and condition in excellent condition.
- Some of our most recent developments are in Stoughton, McFarland, Oregon, Pleasant Springs and McFarland. We specialize in development of multi-family and storage units.

**Site Information**

- Lakestone currently has 275 Hwy 12/18 Rd under contract to purchase.
- This site is 5.118 acres and has one single family home and multiple storage sheds located on the parcel. (See attached CSM)
- The property is zoned C-2 with a restriction for only trailer sales.

**Proposed Development**

Lakestone Properties & Storage would like to develop this property into approximately 235 storage units in two phases. Phase one of the project will include 128 units.

This development would be modeled after the development we recently completed in the Town of Pleasant Springs (2917 Hwy MN, Stoughton) and one in the Town of Burke (5954 Daentl Rd in Deforest).

The colors of the building will be the same as the two facilities listed about and they will be built by Trachte Building Systems out of Sun Prairie Wisconsin. See website for photos of these buildings. [www.lakestonestorage.com](http://www.lakestonestorage.com)

Phase one of the development will be scheduled to start in late 2022/early 2023. The timing of phase two will depend on the lease up of phase one but is estimated late 2024.

The proposed storage unit development would have the following amenities.

- 24 hour gated secure storage
- Exterior Led lighting
- Asphalt paving in the driveway and parking areas
- Video surveillance

# Fence and Gate – Example Images





Reliable Service & Quality Since 1974

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### Round Pipe and Tubing

Pipe and Tube make up the framework for chain link fence systems.

ASTM specifications (RR-F-191, ASHTO M181), wall thickness, and outside diameter (O.D.) sizes determine the strength.

We operate 4 tube mills and carry the nation's largest variety of fence pipe and tubing. We can also color-coat or galvanize any size pipe.



HOW PIPE IS MADE

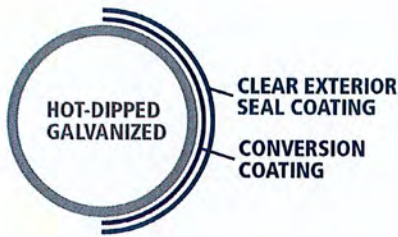


PIPE COATING



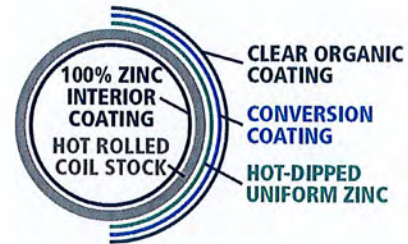
WARRANTY

Manufacturing options include: Hot Dip, Pre-Galvanized, Polyester (color) and Heavy Mill (color):



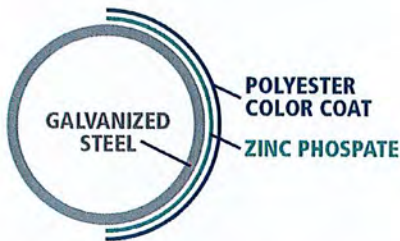
#### Domestic Hot Dip

Hot-Dip Galvanized pipe is formed before being galvanized and coated with a clear outside finish. This protects the materials from white rust and corrosion. Meets or exceeds ASTM F1083 and ASTM F1043.



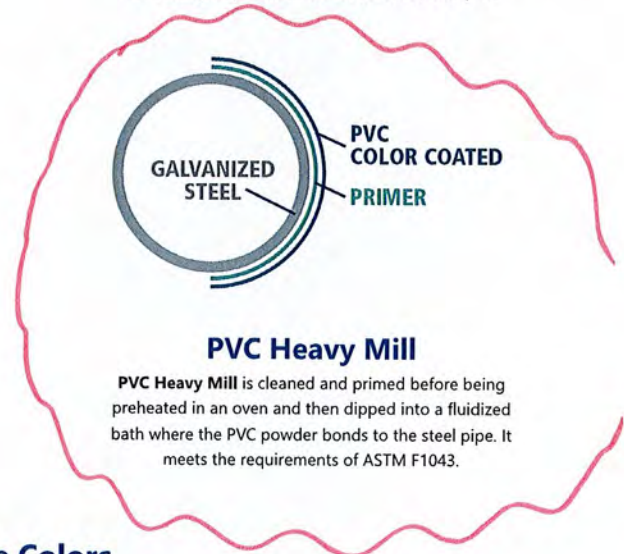
#### Pre-Galvanized

Pre-Galvanized pipe is made from Domestic hot-dipped galvanized flat sheet. It is treated with a conversion coating and then coated with a clear top coat. It exceeds the coating requirement of ASTM F1043, Group 1C.



#### Polyester & Heavy Mill

Polyester/Polyolefin has a stage 5 pre-treatment wash to prepare the pipe for the electro-static polyester/polyolefin coating process. It meets the requirements of ASTM F1043 and ASTM F1083.



#### PVC Heavy Mill

PVC Heavy Mill is cleaned and primed before being preheated in an oven and then dipped into a fluidized bath where the PVC powder bonds to the steel pipe. It meets the requirements of ASTM F1043.

### Standard Pipe Colors

Our standard colors are galvanized, black, brown, green, and woodland. We can customize any framework with any color.

Contact a local branch or your sales person for more information.



## Round Pipe Weights, Wall & Gauge Chart

**\*\* Lbs Per Foot, Wall Thickness (inches), Wall Gauge**

SPS Heavy Framework									
Class	SPS20			SPS30			SPS40		
	Lbs	Wall	Gauge	Lbs	Wall	Gauge	Lbs	Wall	Gauge
1.315 OD	1.055	.080	14 ga				1.345	.104	12 ga
1.660	1.430	.085	13 ga	1.588	.095	13 ga	1.836	.111	11 ga
1.900	1.740	.090	13 ga	2.013	.105	12 ga	2.281	.120	11 ga
2.375	2.313	.095	13 ga	2.776	.115	11 ga	3.117	.130	10 ga
2.875	3.248	.110	11 ga	3.671	.125	10 ga	4.639	.160	8 ga
3.500				4.506	.125	10 ga	5.707	.160	8 ga
4.000				5.970	.145	9 ga	6.562	.160	8 ga

Tubing Framework						
Wall	.035	.042	.047	.055	.065	.072 SPS15
Gauge	20 ga	19 ga	18 ga	17 ga	16 ga	15 ga
1.315 OD	0.479	0.571	0.637	0.740	0.868	0.956
1.660	0.607	0.726	0.810	0.943	1.107	1.221
1.900			0.930	1.084	1.274	1.406
2.375			1.169	1.363	1.604	1.771

Schedule Heavy Framework									
Class	Sch10			Sch40			Sch80		
	Lbs	Wall	Gauge	Lbs	Wall	Gauge	Lbs	Wall	Gauge
1.315 OD	1.404	.109	12 ga	1.679	.133	10 ga	2.172	.179	7 ga
1.660	1.806	.109	12 ga	2.273	.140	9 ga	2.997	.191	6 ga
1.900	2.085	.109	12 ga	2.718	.145	9 ga	3.631	.200	6 ga
2.375	2.638	.109	12 ga	3.653	.154	8 ga	5.022	.218	5 ga
2.875	3.531	.120	11 ga	5.793	.203	6 ga	7.661	.276	2 ga
3.500	4.332	.120	11 ga	7.576	.216	5 ga	10.25	.300	1 ga
4.000	4.973	.120	11 ga	9.109	.226	4 ga	12.51	.318	0 ga
6.625	9.289	.134	10 ga	18.97	.280	1 ga	28.57	.432	5/0 ga
8.625	13.40	.148	8 ga	28.56	.322	0 ga	43.39	.500	7/0 ga

Hot-Dipped Framework				
Wall	.065	.080	.095	.100
Gauge	16 ga	14 ga	13 ga	12 ga
1.315 OD	0.868	1.055	1.238	1.298
1.660	1.107	1.350	1.588	1.666
1.900	1.274	1.555	1.831	1.922
2.375	1.604	1.961	2.313	2.430
2.875			2.821	2.964

Rail line X  
Term. X

### LOCATIONS:

Russell Springs KY  
Warrior AL  
Manchester CT  
Melbourne FL  
Winder GA  
Port Allen LA

Greensboro NC  
Columbus OH  
Mt Sterling OH  
Montoursville PA  
Columbia SC  
Nashville TN

### CONTACT US:

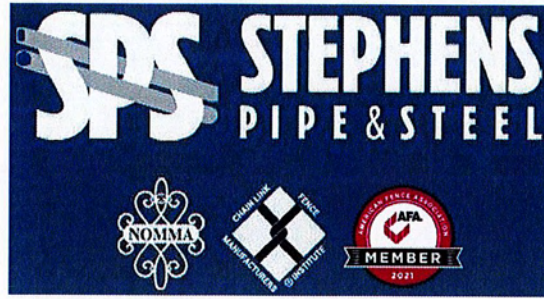
Stephens Pipe & Steel, LLC  
P.O. Box 618 / 2224 E Hwy 619  
Russell Springs, KY 42642  
270-866-3331 or 800-451-2612

Human Resources

Bladensburg MD  
Wyoming MI  
Kansas City MO

Dallas TX  
Houston TX  
Huntington WV

Credit Department



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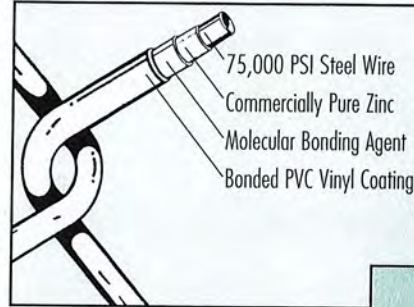
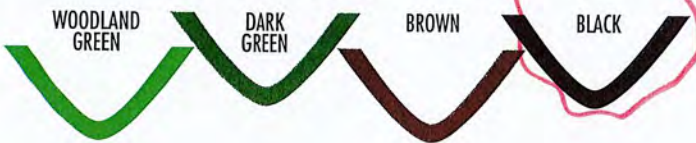
# Unique Characteristics of Permabond™

All of Richard's Permabond™ Chainlink Fencing Systems are polyvinyl chloride (PVC) bonded and conform to Federal Specifications ASTM F668 class 2b and RRF 191/C.

PRODUCT DESCRIPTION	STEEL WIRE CORE DIAMETER	MINIMUM ZINC COATING	MINIMUM VINYL THICKNESS	BREAK STRENGTH	GAUGE OF FINISH SIZE
6 gauge	.192	.4 oz./ft.	7 mils	2170 lbs.	5
9 gauge	.148	.3 oz./ft.	7 mils	1290 lbs.	8
10 gauge	.135	Commercial	7 mils	1000 lbs.	9
11 gauge	.120	.3 oz./ft.	7 mils	850 lbs.	10
12 gauge	.105	Commercial	7 mils	600 lbs.	11
13 gauge	.091	Commercial	7 mils	400 lbs.	12

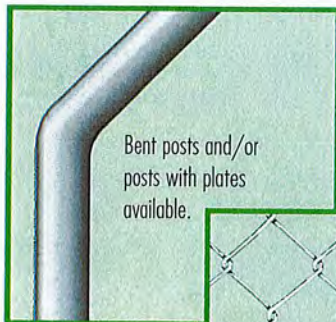
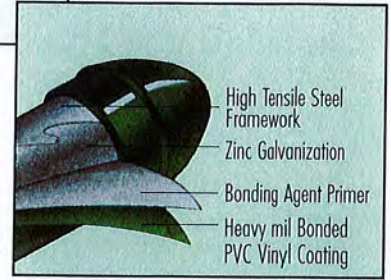
2' to 20' height, 14 gauge to 6 gauge core vinyl-coated bent posts with plates.

Custom match colors are available upon request. Standard colors are shown below. (These colors are as close to actual color as printing inks will allow.)



**Bonding:** Permabond's™ durable PVC Coating is thermally-fused and bonded to a galvanized steel core wire by our fluidized-bed process. The dense and impervious coating is baked to a tough, smooth finish that is unaffected by moisture and most corrosive chemicals.

**Four Step Coating Process:** Richard's process for Permabond™ produces long lasting armor-like coatings. The bonded surface is a tough molecular structure with a smooth, lustrous, abrasion-resistant finish. Eliminates voids, porosity, corrosive creep, and vinyl stretch.



Bent posts and/or posts with plates available.



## Vinyl-Coated Framework.

Thermally-fused or bonded with a minimum 10 mils of PVC. Available in sizes ranging from 1 3/8 .055 tubing to 8 5/8 schedule 40.

## Vinyl-Coated Strand Wire.

Extruded, extruded & bonded, and thermally-fused & bonded.

- High quality promotes fence weaving efficiency
- 1200 lb. to 1800 lb. coils

## Next Generation PVC Coating

- Provides 30-40% longer life
- Superior outdoor weathering
- Improved gloss retention
- Superior color retention
- Mildew proof (without use of dangerous fungicides)

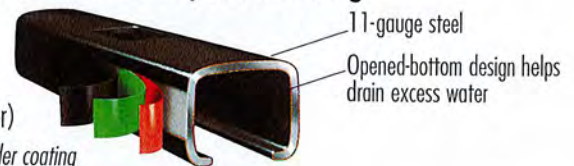


## New! The Ornamental Iron Fence Advantage.

Galvanized, zinc-coated, thermally-fused and bonded PVC powder coating.

- Smart alternative to chainlink fencing
- Clean design conceals all hardware
- Corrosion resistant up to 10 years
- Heights: 3' to 8' standard (8' to 20' special order)

Richard's Fence 10 mil, thermally-fused and bonded PVC powder coating is applied to the components to form a dense and impervious coating that is unaffected by moisture and most corrosive chemicals.

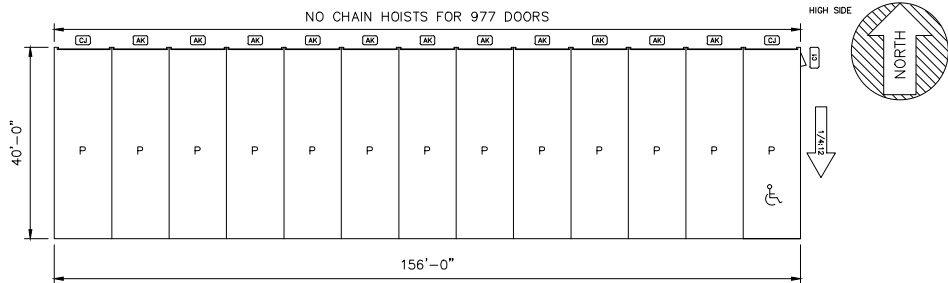


"C" channel horizontal rail supports up to 1000 lbs. and eliminates sagging between posts

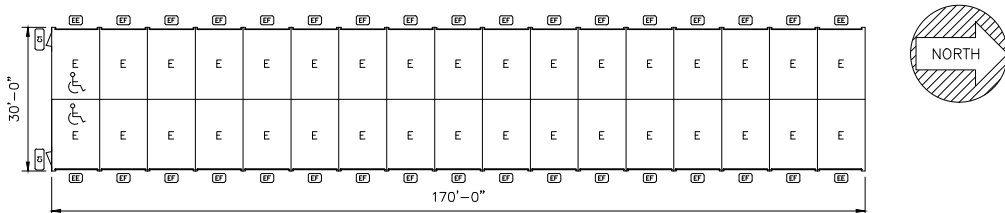


# Richard's™

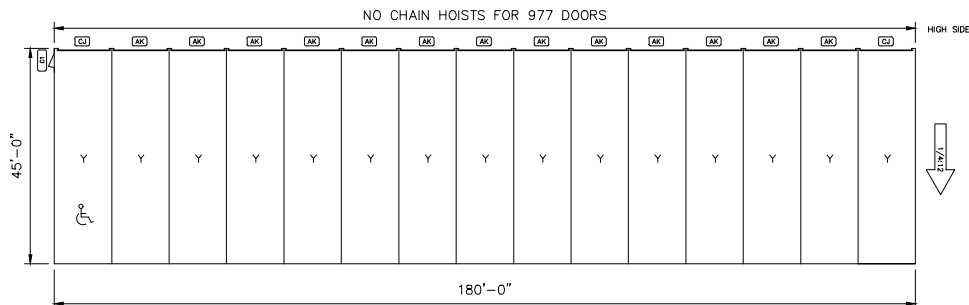
1600 Firestone Parkway F · E · N · C · E Akron, Ohio 44301-1659  
 (330) 773-0423 • 1-800-624-5520 • fax (330) 773-3513



#1 - 40'-0" x 156'-0" x 13'-2" Eave 1/4:12 PITCH LEAN-TO BUILDING SYSTEM



#2 - 30'-0" x 170'-0" x 9'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM



#3 - 45'-0" x 180'-0" x 13'-0 3/4" Eave 1/4:12 PITCH LEAN-TO BUILDING SYSTEM

\*\* THE ABOVE PLAN MAY NOT REFLECT THE IMPLICATIONS OF SECTION 903.2.9 OF THE 2012 OR 2015 IBC CODE WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2,500 SQFT OR MAY REQUIRE YOU TO SPRINKLE THE BUILDING.

\*\*\* TRACHTE RECOMMENDS (IN USA ONLY) THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE, IF A CUSTOMER CHOOSES TO NOT CONFORM TRACHTE WILL NOT BE HELD ACCOUNTABLE.

DENOTES HANDICAP/WHEELCHAIR ACCESSIBLE UNITS

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SIGNATURE \_\_\_\_\_

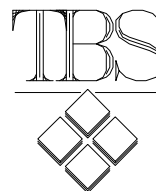
COMPANY \_\_\_\_\_

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

Revisions:	By:
Name: ADS	Scale: 1 = 40'
	Date: 8/3/22

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Job Description:

1 of 2

PROPOSED STORAGE SYSTEM FOR: LAKESTONE PROPERTIES  
275 US HWY 12 & 18  
CAMBRIDGE, WI

Sheet Title

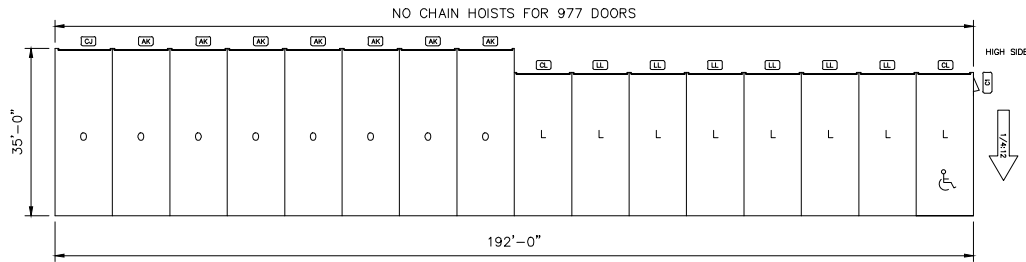
FLOOR PLAN

Plan #

56787

Phase

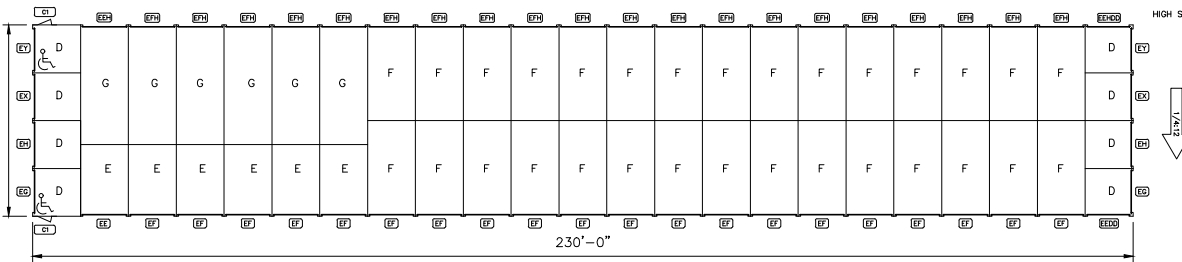




#4 - 35'-0" x 96'-0" ADJ 30'-0" x 96'-0" x 13'-3 1/4" Eave 1/4:12 PITCH LEAN-TO BUILDING SYSTEM

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
D	10 x 10	8	6.3	800
E	10 x 15	40	31.3	6000
F	10 x 20	30	23.4	6000
G	10 x 25	6	4.7	1500
L	12 x 30	8	6.3	2880
O	12 x 35	8	6.3	3360
P	12 x 40	13	10.2	6240
Y	12 x 45	15	11.7	8100
TOTAL		128	100	34880



#10 - 40'-0" x 230'-0" x 9'-4" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM

DOOR SCHEDULE							
QTY	CODE	TYPE	SIZE	ROUGH OPENING (REF.)	MANUF.	DESCRIPTION	COLOR
31	AK	ROLL-UP	11'-0" x 12'-0"	11'-0" x 12'-0"	TRAC-RITE/eq.	ROLL-UP DOOR, 977	COLORED ..
7	CI	SWING	3'-0" x 7'-0"	3'-4" x 7'-2"	PLYCO	DOOR, LEVER/LEVER, ADA THRESHOLD ,CLOSER, LG	..
5	CJ	ROLL-UP	10'-8" x 12'-0"	10'-8" x 12'-0"	TRAC-RITE/eq.	ROLL-UP DOOR, 977	COLORED ..
2	CL	ROLL-UP	10'-8" x 11'-10"	10'-8" x 11'-10"	TRAC-RITE/eq.	ROLL-UP DOOR, 977	COLORED ..
5	EE	ROLL-UP	8'-8" x 8'-0"	8'-8" x 8'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
1	EEDD	ROLL-UP	8'-8" x 8'-0"	8'-8" x 8'-0"	TRAC-RITE/eq.	NON-OPERATIONAL DOOR	COLORED ..
1	EEH	ROLL-UP	8'-8" x 8'-10"	8'-8" x 8'-10"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
1	EEHDD	ROLL-UP	8'-8" x 8'-10"	8'-8" x 8'-10"	TRAC-RITE/eq.	NON-OPERATIONAL DOOR	COLORED ..
50	EF	ROLL-UP	9'-0" x 8'-0"	9'-0" x 8'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
20	EFH	ROLL-UP	9'-0" x 8'-10"	9'-0" x 8'-10"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
2	EG	ROLL-UP	8'-8" x 7'-6"	8'-8" x 7'-6"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
2	EH	ROLL-UP	9'-0" x 7'-6"	9'-0" x 7'-6"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
2	EX	ROLL-UP	9'-0" x 7'-11"	9'-0" x 7'-11"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
2	EY	ROLL-UP	8'-8" x 7'-11"	8'-8" x 7'-11"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
6	LL	ROLL-UP	11'-0" x 11'-10"	11'-0" x 11'-10"	TRAC-RITE/eq.	ROLL-UP DOOR, 977	COLORED ..

ROLL-UP DOORS MEET ASTM E330

DO NOT ORDER DOORS BY OTHERS PRIOR TO RECEIVING THE ERECTION SET.  
RO AND DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES.

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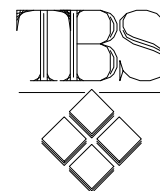
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DATE \_\_\_/\_\_\_/\_\_\_

Revisions:	By:
Name: ADS	Scale: 1 = 40'
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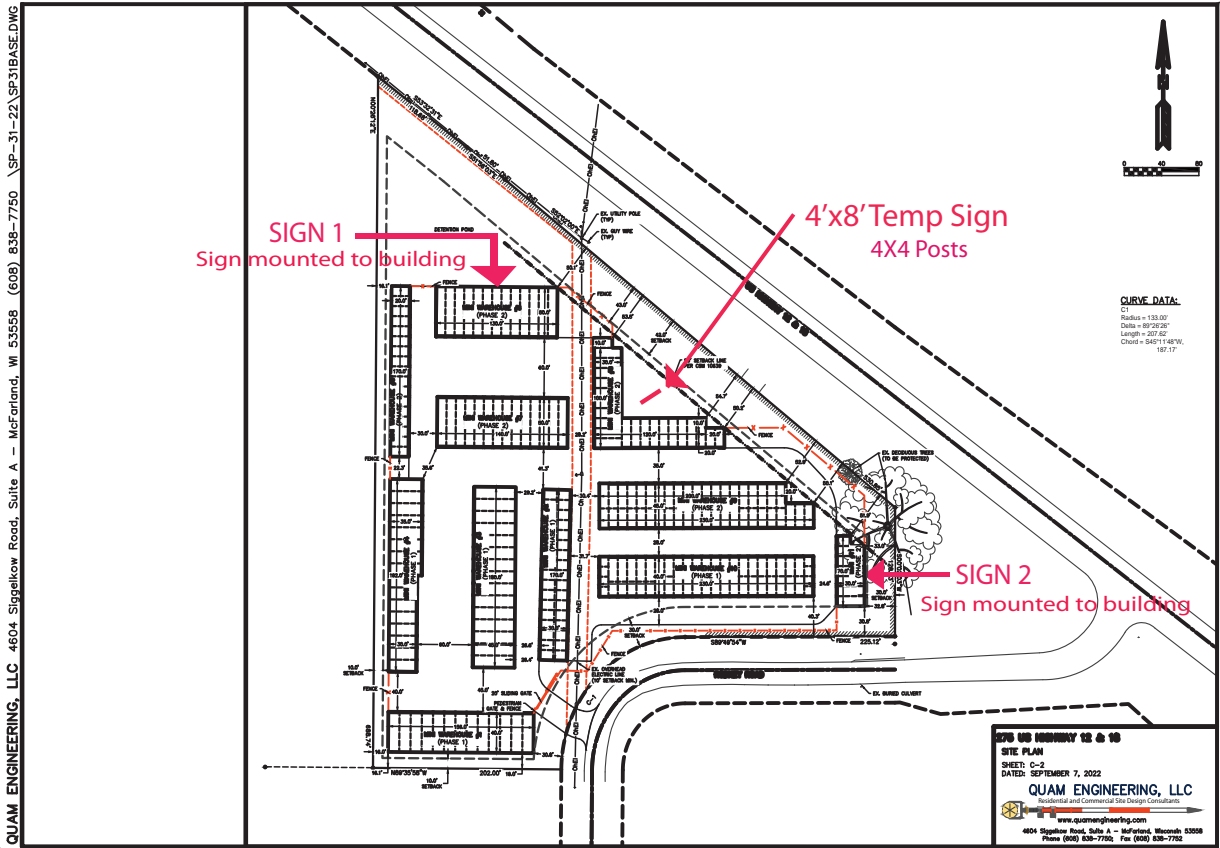
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Job Description: 2 of 2

PROPOSED STORAGE SYSTEM FOR: LAKESTONE PROPERTIES  
275 US HWY 12 & 18  
CAMBRIDGE, WI

Sheet Title: **FLOOR PLAN** Plan # 56787 Phase



2 - 6' x 20' wall signs ( each 120sq.ft. )

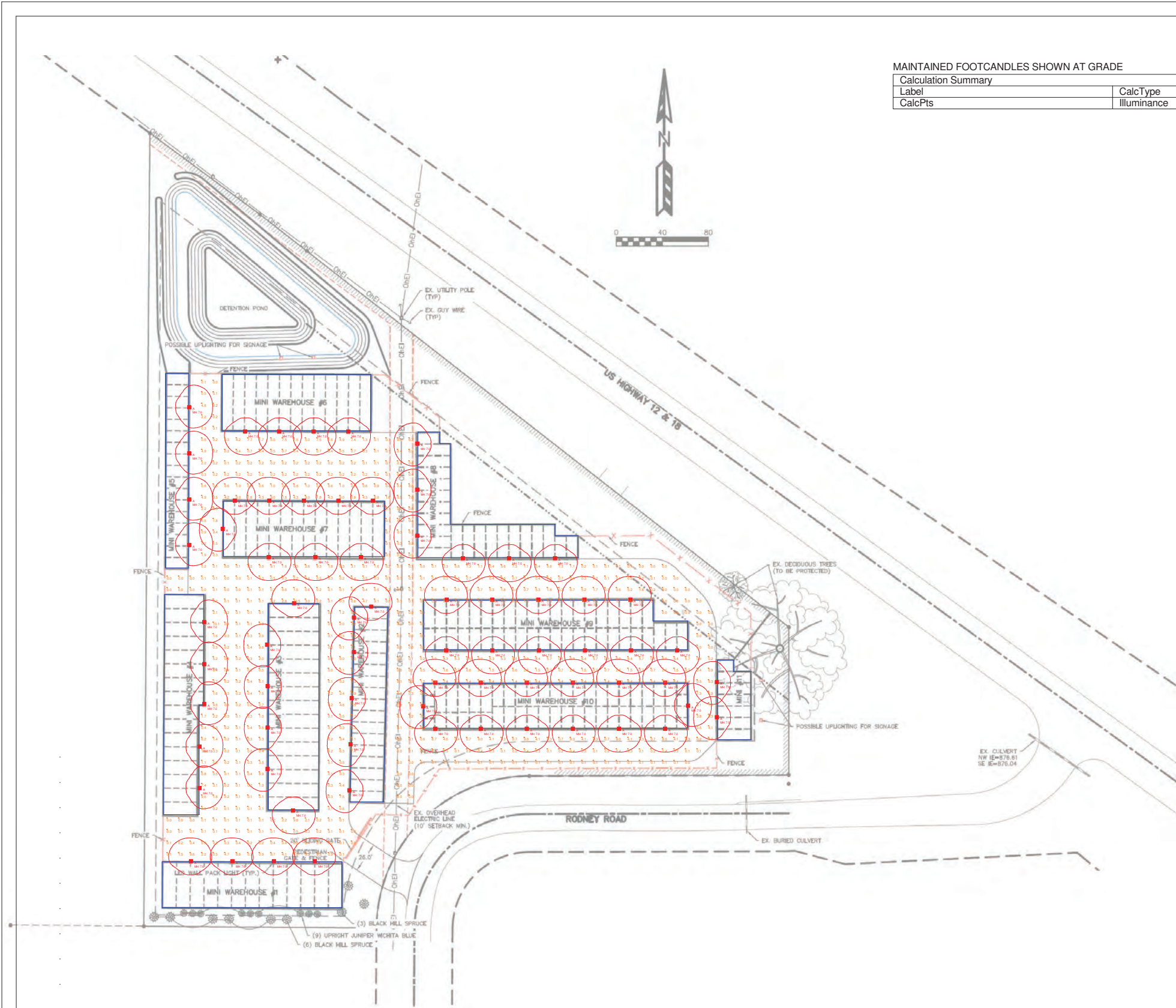


1 x 4" wood frame

6' x 20'  
Print on metal  
120 sq ft. ( Each )

MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.64	11.3	0.0	N.A.	N.A.



FIXTURE MOUNTING HEIGHT: 7' AFG

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Manufacturer	Description	LLF	Lum. Watts	Lum. Lumens		
	71	A	Single	Cree Lighting	C-WP-B-RDC-3L-40K-DB	0.890	22	3000		

**ERI** ENGINEERED REPRESENTATION INC.  
 www.engineeredrepinc.com  
 262.542.6285 Wauwatosa  
 920.751.3922 Neenah  
 apps@erwi.com

Date: 9/7/2022 Scale: 1"=50' Layout By: Andy

Project: 275 US HWY 12 & 18 - CHRISTIANA, WI

Filename: 220907QQ1AKC.AGI

LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION INC. / WALLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE, ALL PROJECT DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.

# C-WP-B-RDC Series

## Cutoff LED Wall Pack

Replaces up to 400W PSMH



### OFF THE WALL SAVINGS

Our cULus listed C-Lite Cutoff LED Wall Pack delivers up to 21,100 lumens and is available in 4000K and 5000K. It's dimmable, for maximum energy savings, and comes with a 5-year limited warranty. It also comes with a DLC Premium 5.1 Listing.



### PRODUCT SPECIFICATIONS

#### OVERVIEW

- Initial Delivered Lumens: 1500 - 21,000 Lumens
- CRI:  $\geq 70$
- CCT: 4000K, 5000K
- Mounting height: 12 - 25 feet
- Input Power: 12W/22W/47W/77W/144W
- Dimmable: Yes, 0-10V
- Operating Temperature Range: -40°F to 104°F (-40°C to 40°C)
- Estimated L70 Lifetime @ 25°C: >100,000 hours
- Power Factor: >0.9
- Total Harmonic Distortion: <20%
- Limited Warranty: 5 Years\*
- Replaces up to 400 PSMH

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none"> <li>• Replaces up to 400W PSMH</li> <li>• 4kV Surge suppression</li> <li>• Contractor friendly install</li> </ul>	<ul style="list-style-type: none"> <li>• Security</li> <li>• Perimeter</li> <li>• Commercial</li> </ul>	<ul style="list-style-type: none"> <li>• Universal (120V through 277V Operation)</li> </ul>

### ORDERING INFORMATION

Example: C-WP-B-RDC-1L-40K-DB

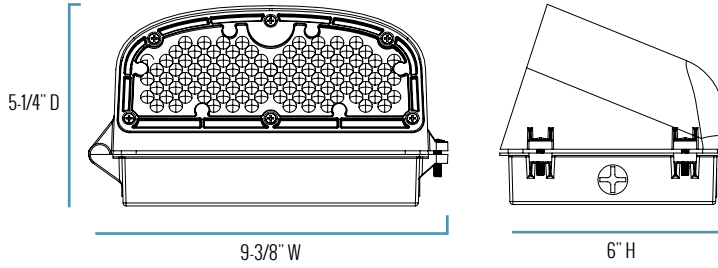
C-WP	B	RDC	LUMEN PACKAGE		CCT	DB
PRODUCT	SERIES	TYPE				COLOR
C-WP	B	RDC Round Cutoff	<b>1L</b> 1500L <b>12W</b>  <b>3L</b> 3000L (4000K), 3100L (5000K) <b>22W</b>  <b>6L</b> 6200L (4000K), 6300L (5000K) <b>47W</b>	<b>10L</b> 10,600L <b>77W</b>  <b>20L</b> 20,900L (4000K), 21,100L (5000K) <b>144W</b>	<b>40K</b> 4000K (Neutral White)  <b>50K</b> 5000K (Cool White)	<b>DB</b> Dark Bronze

#### CERTIFICATIONS

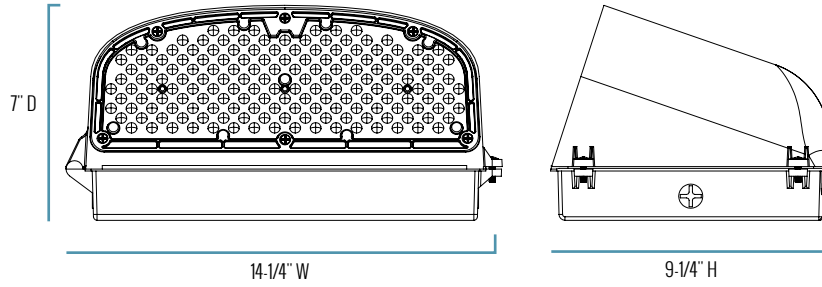


# C-WP-B-RDC Series

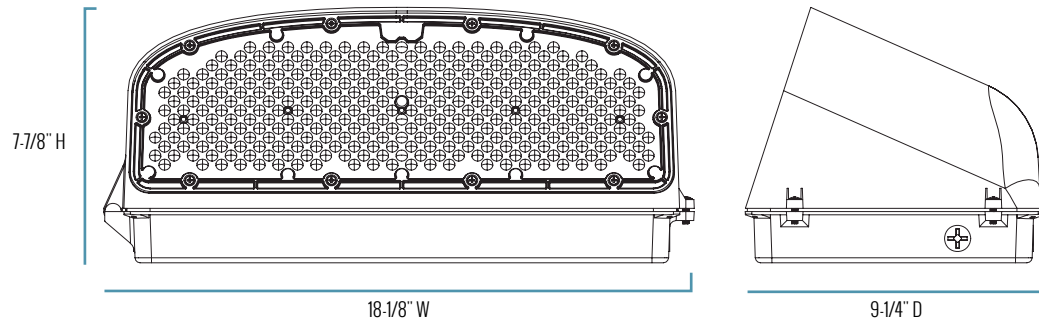
**C-WP-B-RDC-1L, 3L**



**C-WP-B-RDC-6L, 10L**



**C-WP-B-RDC-20L**



## SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	RECOMMENDED SPACING
<b>(C-WP-B-RDC-1L)</b> 9-3/8" W x 6" H x 5-1/4" D	2.41 lbs.	12-20 feet	2-3x mounting height
<b>(C-WP-B-RDC-3L)</b> 9-3/8" W x 6" H x 5-1/4" D	2.58 lbs.	12-20 feet	
<b>(C-WP-B-RDC-6L)</b> 14-1/4" W x 9-1/4" H x 7" D	5.65 lbs.	12-20 feet	
<b>(C-WP-B-RDC-10L)</b> 14-1/4" W x 9-1/4" H x 7" D	6.07 lbs.	12-20 feet	
<b>(C-WP-B-RDC-20L)</b> 18-1/8" W x 9-1/4" H x 7-7/8" D	13.60 lbs.	12-25 feet	

# C-WP-B-RDC Series

## FIXTURE SPECIFICATIONS

<b>HOUSING</b>	Heavy duty die-cast aluminum with a durable powder coat dark bronze finish
<b>LENS ASSEMBLY</b>	Integrated UV stabilized polycarbonate lens, designed to control the light and offer the most efficiency on the product
<b>MOUNTING</b>	1/2-inch threaded knockouts provided for conduit entry or mount over a recessed j-box. Knockouts are located on both sides and the top of the back box

## ELECTRICAL PERFORMANCE


OPERATING TEMPERATURE RANGE	ESTIMATED L70 LIFETIME @ 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION
-40°F to 104°F (-40°C to 40°C)	>100,000 Hours	>0.9	< 20%

SKU	LUMEN OUTPUT	BUG RATINGS*	SYSTEM WATTS	CURRENT DRAW (AMPS)			
				120V	208V	240V	277V
C-WP-B-RDC-20L-50K-DB	21,100	B4-U3-G4	144W	1.8	1.3	1	0.8
C-WP-B-RDC-20L-40K-DB	20,900	B4-U3-G3					
C-WP-B-RDC-10L-50K-DB	10,600	B3-U2-G3	77W	0.9	0.6	0.5	0.35
C-WP-B-RDC-10L-40K-DB		B3-U3-G3					
C-WP-B-RDC-6L-50K-DB	6300	B2-U2-G2	47W	0.8	0.5	0.4	0.25
C-WP-B-RDC-6L-40K-DB	6200	B2-U2-G1					
C-WP-B-RDC-3L-50K-DB	3100	B1-U2-G1	22W	0.25	0.18	0.16	0.15
C-WP-B-RDC-3L-40K-DB	3000	B1-U2-G1					
C-WP-B-RDC-1L-50K-DB	1500	B1-U2-G1	12W	0.2	0.12	0.11	0.1
C-WP-B-RDC-1L-40K-DB		B1-U2-G1					

## WARRANTY AND CERTIFICATIONS

WARRANTY	cULus LISTED	DLC	DIMMABLE
5 Year Limited*	Wet Locations	Premium 5.1	Yes. 0-10V Dimmable

## ACCESSORIES

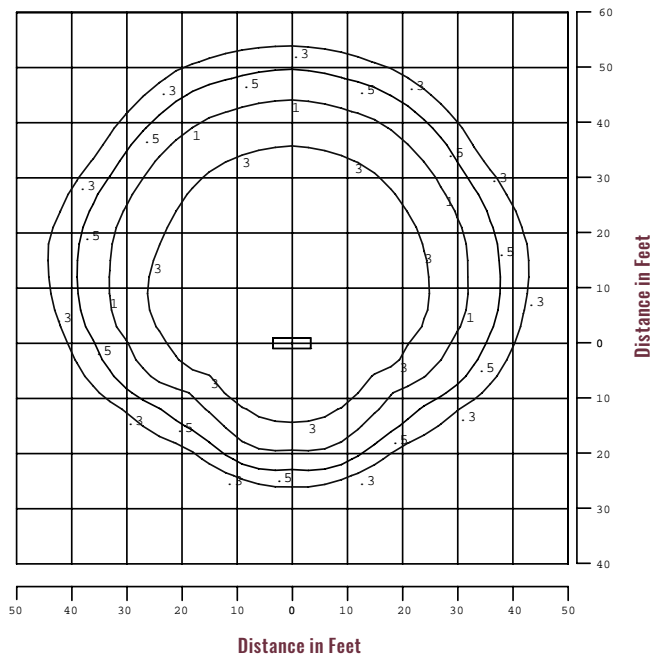
	<b>UNIVERSAL BUTTON PHOTOCELL (120V-277V)</b>
	SKU: <b>JL-423CZ</b> USE: Photocell is field installed and drilling of the back box is required.

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## ISO PLOT CHART

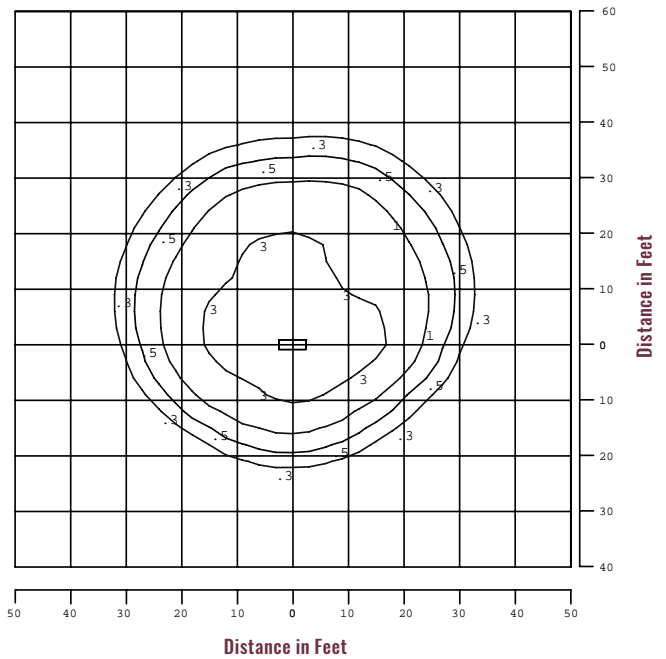
### C-WP-B-RDC-20L-50K

Mounting height: 15'



### C-WP-B-RDC-6L-50K

Mounting height: 15'



**Note:** All published photometric testing performed to IES LM-79-08 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph. **Visit [e-conolight.com](http://e-conolight.com) for the latest EPA data.**

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Rev. Date: 05/12/2022

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**C-LITE**  
LED LIGHTING