

MANOR COUNTRY CLUB CBA-1658-B REQUEST FOR MINOR AMENDMENT FOR LIGHTING FOR COURT FACILITIES

BEFORE THE BOARD OF APPEALS OF MONTGOMERY COUNTY, MARYLAND

OF MANO FOR AME	ATTER OF THE APPLICATION OR COUNTRY CLUB NDMENT OF L EXCEPTION) Special Exception No. CBA-1658)
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9.	Spill Light Diagram
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200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.762.6044 WWW.MILLERMILLERCANBY.COM

JODY S. KLINE JSKline@mmcanby.com

January 14, 2025

Montgomery County Board of Appeals Council Office Building 100 Maryland Avenue Rockville, Maryland 20850

RE: Application for Minor Amendment of Special Exception No. CBA-1658-B;
Request for Yard Lights for Recreational Facilities

Dear Chair Hines and Members of the Board of Appeals,

Manor County Club, Inc., the holder of Special Exception No. CBA-1658-B for a golf course and country club granted by the Board originally in 1952, is returning to the Board of Appeals for action on two related matters requiring Board of Appeals review and approval. Those two matters are described as follows.

Manor Country Club desires to increase the utility of their "Upper Tennis Courts" by installing lights to make the courts useable until 9:00PM in the evenings. The Club's three "Upper" tennis courts are identified outlined in blue on the attached aerial photograph (Item 6).

In investigating what light fixtures would best illuminate the tennis courts given the proximity of nearby residences, the club elected to install light poles that are 30 feet in height, and are to be located at positions shown on the attached "Spill Light Diagram" (Item 9). Details of the poles and light fixtures are attached as Item 7. Please note that the proposed tennis court lights are to be hooded and paneled as described hereinafter so that the light generated by the fixtures will be concentrated on the playing area and that there will be no glare or spillage from the proposed lights that would be bothersome or objectionable to surrounding neighbors.

The "Spill Light Diagram" (Item 9) shows that fixtures situated at both the three "Upper Courts" and the adjacent combination one tennis court/three pickleball courts ("Lower Courts") do not exceed 0.1 footcandles at the Club's boundary property line.

When the proposal to amend Special Exception No. CBA-1658-B to provide for lights at the three "Upper Tennis Courts" arose, Manor Club came to the realization that it had installed

yard light fixtures to illuminate the adjacent pickleball courts without first obtaining Board Appeals approval. The installation of the lights occurred in November, 2021. In the Fall of 202 Manor elected to replace a third tennis court, a practice court, in the array of "Lower Courts" a convert that space to three pickleball courts (See vellow outlined area on Item 6). In conjunction with that seemingly benign change in use of this hard surface area, the Club mistakenly though that it was okay to install three light standards, 30 feet in height, to illuminate the pickleball countries that it was okay to install three light standards, 30 feet in height, to illuminate the pickleball countries that it was okay to install three light standards, 30 feet in height, to illuminate the pickleball countries that it was okay to install three light standards, 30 feet in height, to illuminate the pickleball countries that it was okay to install three light standards. for evening use. The specifications of the three poles and fixtures employed to illuminate t Lower Courts are attached as Item 8. The location of the poles, and the orientation of the lig spread from the three light standards, is shown on Item 9. The Board will note that the three light fixtures installed to serve the pickleball courts do not have hoods or side panels to direct the lig generated by the fixture nor to minimize "side spill" of light from the actual lamp. Although the have been no complaints from neighbors about objectionable light from the pickleball courts, t Club believes that it would be prudent, and neighborly, to retrofit the existing pickleball lig fixtures with "glare shields" (top and both sides) to ensure that there will be no light from t devices that would be bothersome to neighbors. Attached is a photograph of a light fixture simil to the ones to be installed at Manor Club showing how the glare shield panels will be affixed the existing light fixture to accomplish the intended effect. (Item 10)

This application for approval of lights for the "Upper Courts" provides an opportunity for Manor Club to retroactively secure approval for the lights for the pickleball courts. The Item 5 aerial photograph shows all the courts and their relationship with surrounding off-site features. Item 9 ("Spill Light Diagram") shows that footcandles generated by both existing and proposed lighting devices, with anti-glare panels, do not exceed 0.1 footcandles at the property boundary per Section 59-G-1.23(h) of the Zoning Ordinance.

In summary, Manor Country Club, Inc. seeks to amend special Exception No. CBA-1568-B to allow for the operation of six light fixtures to be installed around the Club's "Upper Tennis Courts" and to retroactively authorize the continued use of three pickleball courts lighting fixtures that were installed prematurely through an administrative oversight on the Club's part.

Manor believes that these modification requests can be handled as minor amendments under Section 59-G-1.3(c)(1) of the pre-October, 2014 Zoning Ordinance for the following reasons:

- 1. There will be no changes in Club membership, staffing, traffic to and from the club or new activities (e.g. tournaments, instructional schools) due to approval of these requests.
- 2. Installation of lights will allow for tennis play for up until 9:00PM additional hours during certain months of the year which is not a "substantial change in the intensity of the use".
- 3. Lighting and use of the pickleball courts has been ongoing since November, 2021 and the Club has received no complaints about lights being a problem for the houses located at 4223 through 4231 Great Oak Road, which are the closest residences to the Upper and Lower Courts.

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4. The proposed lighting fixtures comply with the relevant standards of Section 59-G-1.23(h) of the Zoning Ordinance including both footcandle readings of 0.1 (subsection (h)(2)) and spill and glare shielding provisions (subsection(h)(1)).

Therefore this request for minor amendments does not substantially change the nature, character or intensity of the use and does not substantially change the effect on traffic nor on the immediate surrounding neighborhood. For that reason, these requests can be treated as an administrative modification and can be approved without a scheduled public hearing.

In support of this Petition request for a minor amendment, Manor has enclosed a current listing of appropriate persons and parties to receive a copy of the Board's decision as well as a filing fee check. The back up information supporting the footcandle readings shown on the Spill Light Diagram is more than 60 pages long and a single copy is attached as an Appendix for review by the Board members if they are interested but a copy is not recommended to be distributed to each Board member because of the size and length of the document.

Thank you for your consideration of this application for a minor amendment of case No. CBA-1568-B.

Sincerely,

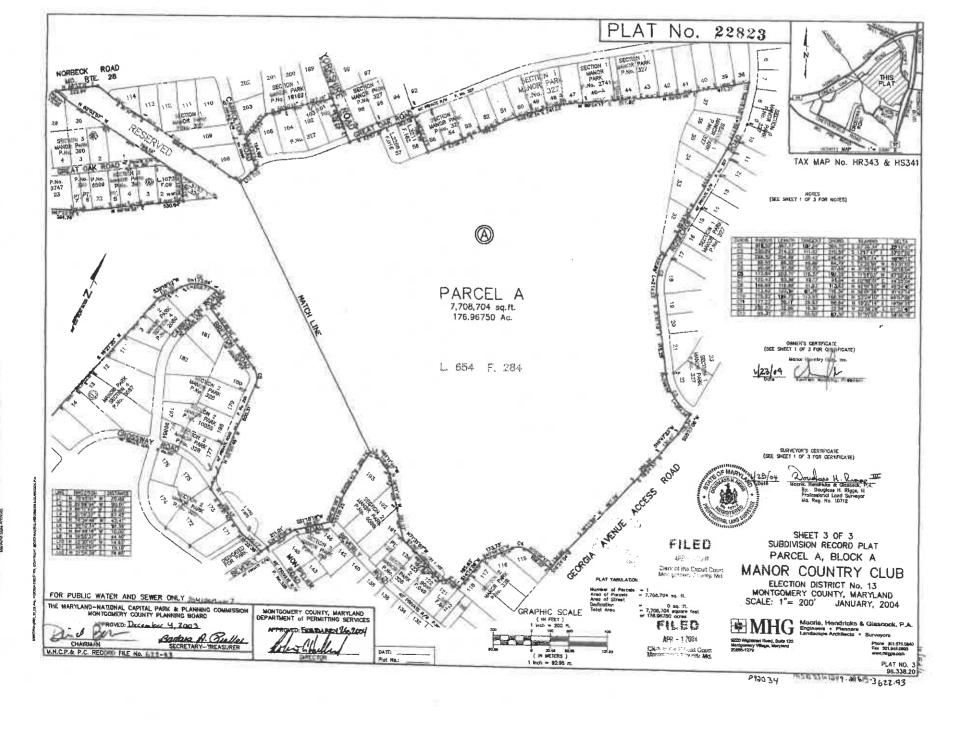
MILLER, MILLER & CANBY

JOOY KUNE

Jody S. Kline

Susan Pelletier
Alec Hill

3





MC Atlas Webmap



1/10/2025, 11:25:30 AM

Property_poly_with_data Green: Band_2

SoftLines Blue: Band_3

Red: Band_1

1:1,128 0 0.0075 0.015 0.03 mi 0 0.015 0.03 0.06 km MCG,GIS,ESRI,Pictometry Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS,

montgomeryplanning

SPECIFICATIONS FOR UPPER COURT LIGHT FIXTURES



VISION-SMART PERFORMANCE RT410FL-SERIES SPORTS / INDUSTRIAL MID-MAST LIGHTING

Project Name: Manor Country Club

Prepared by :

Date: 9/26/2022

Mledtech™ products deliver light that improves human performance. Vision-Smart Performance RT410FL-Series is an Olympic quality, HDTV compatible light for any world class indoor / outdoor venue and is exceptionally well suited for tennis and skeet facilities. The RT410FL-Series is an ideal solution for professional sports lighting, but affordable enough for recreational, high school, college and semi-professional sports venues as well. RT410FL-Series is designed to replace 400 - 1,000 watt HID lights at heights from 20' to 50', and is equally suitable at airports, seaports and other industrial facilities. These luminaires deliver maintenance-free lighting with the industry's greatest visual comfort and highest output at the target.

TECHNICAL ADVANTAGES

COB Light Engine Technology

Our COB light engine creates the least glare, ghosting, and shadowing in the Industry. The light produced by COB is more akin to a traditional HID luminaire. SMD LED driven light: produce hundreds of laser beams, each creating glare and shadows on the object making it more fatiguling and difficult for athletes and workers to identify the true location of a moving object.



Proprietary Glass Lens

Unlike polycarbonate lenses used widely by competitors, our proprietary glass Fresnel lens is designed to reduce glare, achieves 96% light transmission, and will not yellow over time. This results in light transmission that will not change over the lifetime of the fitture.



Proprietary Reflector

The COB chip is recessed deep into the polished aluminum reflector ensuring that minimal spillage occurs outside of the intended target. In contrast, the typical PC lens over the hundreds of SMD chips does not create a physical barrier to control light spillage. This difference contributes to the excess glare of SMD and PC lens technology.

HDTV Broadcast Competible
Our driver flicker rate is less than 2% making RT410FL-Series ready for
HDTV broadcasting. Minimization of shadowing and ghosting from our
COB light engine is crucial with high FPS video and slow motion replay.



Construction

The rugged die cast aluminum tested to IK08, tempered proprietary glass, IP66 ingress protection, powder coat finish, stainless fasteners and silicone gasketing ensures performance in harsh and corrosive













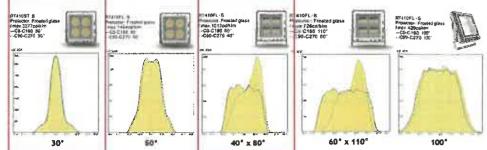
				To the state of th	
Mast - 20 to 50 FT	Above Grade	RT410FL-160W	RT410F	L-200W	RT410FL-260W
Wattage	Watts	160	2	00	260
Replaces Existin	g (HID) Watts	250 - 400	400	- 750	750 - 1000
Light Output	Lumens	20,800	26.	,000	33,800
Fixture Efficacy	Lm / Watt	130	1	30	130
Color Rendering	index Ra	70-95	70	-95	70-95
L" X W" X H"	inches	15.8" X 15.8" X 6.8"	15.8" X 1	5.8" X 6.8"	15.8" X 15.8" X 6.8"
Fixture Weight	lbs.	22.5	2:	2.5	22.5
Driver Weight	ibs.	7.0	7	7.0	7.0
Driver Weight EPA	ft ²	1.4	1	.4	1.4
LED Brand	Brand		Bridgelux	or Equal	
LED Driver	Brand		Inventroni	cs or Equal	
Input Voltage	VAC		110VAC - 277VAC	347VAC - 480VAC	
Input Frequency	HZ		50HZ	1 60HZ	
Operating Temp	erature F		-40°F1	to 122°F	
IP Rating	IP IP		IP.	66	
Power Factor	PF		0.	.96	
Lifespan	Hrs		>100,000	Hrs at L90	
Warranty	Years		10.1	enrs.	
Certification			UL DLC TU	IV ROHS CE	
DLC Categorizati	ion:	Outdoor Lumini	eires Very High Output	Architectural Floor	and Spot Luminaires
Fixture Color			Black Gra	sy (RAL 7035)	
Surge Protection	KVA	68	(VA (Standard) Integrated I	in Driver 10KVA (O)	ptional)
Controls			0-10 VDC Dimmin	g DMX Control	

ORDERING INFORMATION

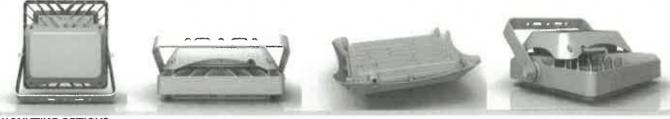
	Model	CCT	Input Voltage	Beam Angle	Surge Protection	Fixture Color	Controls	Mounting	Driver Location
	RT410FL-160W RT410FL-200W RT410FL-260W	40K = 4000K 45K = 4500K 50K = 5000K 57K = 5700K	5 = 110 to 277VAC H = 347 to 480VAC	30 = 30° 50 = 50° 48 = 40° x 80° 611 = 60° x 110° 100 = 100°	6KV - Standard 10KV - 10KVA	G = Gray B = Black	0 = None 1 = 0-10VDC 2 = DWX	1 = Yoke Bracket 2 = 2" Slipfitter 3 = Top Mount 4 = 4" Slipfitter	FM = Fixture Mount RM = Remote Mount
Quantity	Example Order Code - RT4	10FL-260W-57K-	H-30-10KV-G-0-1-FM						
18	RT410FL-260W	57K	S	48	6KV	В	0	1	FM
4	RT410FL-260W	57K	S	30	6KV	В	0	1	FM:

BEAM ANGLES

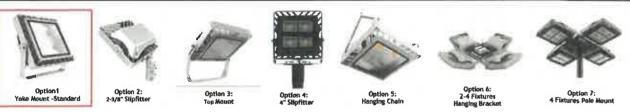
An Industry First - Multiple Beam angles in a Single Fixture The RT410FL-Series uses modular reflectors allowing each fixture to be manufactured with more than one beam angle. This is a unique advantage to the M-Series. A single fixture can illuminate far, wide and close which requires fewer fixtures to create higher uniformity.



IMAGES AND DETAILS

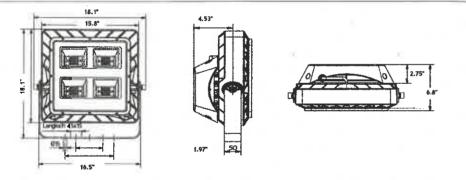


MOUNTING OPTIONS



DIMENSIONS (Inch/mm)

Model No: RT410FL

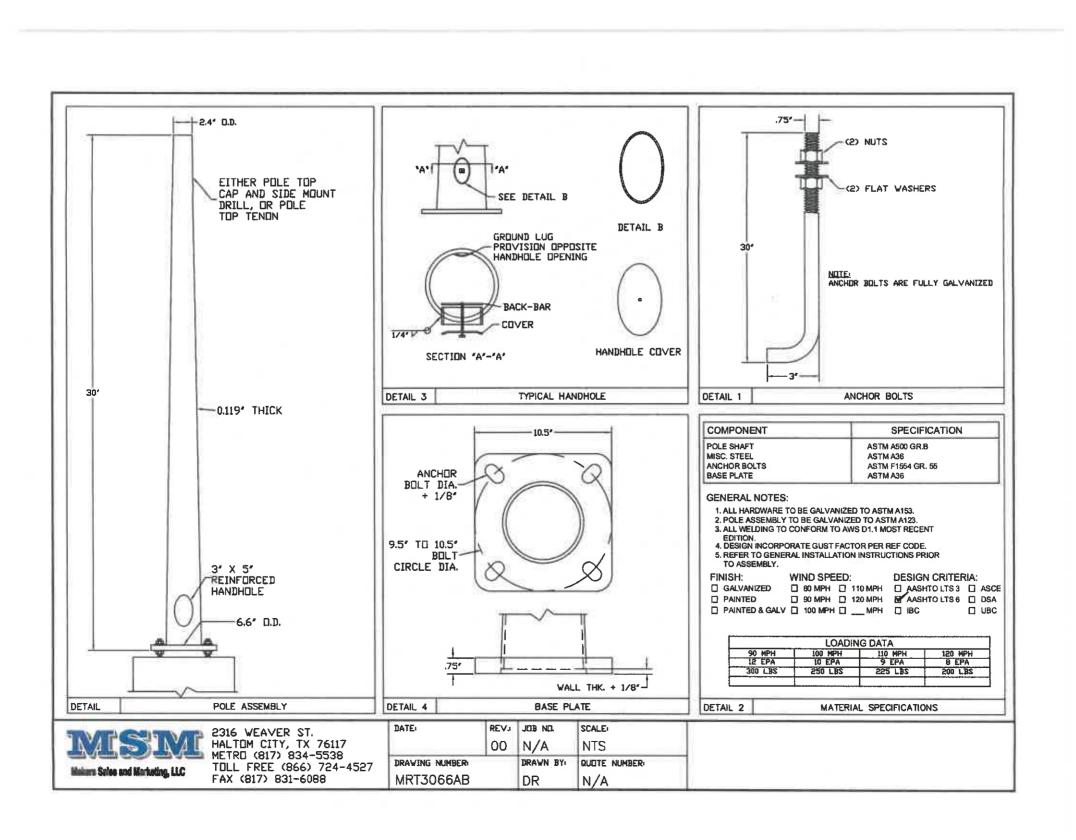


- NOTES

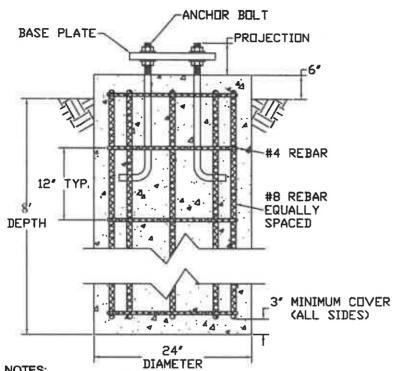
 1. The specifications listed were obtained under optimal testing conditions. Changes in conditions may result in slightly different performance.
- 2. Driver can provide full range dimming capability across a wide array of 0-10V dimming systems. We cannot guarantee compatibility with all dimming control systems from all manu without actual testing.



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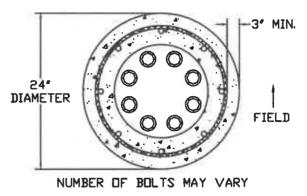


NOT FOR CONSTRUCTION FOR ESTIMATION ONLY



DESIGN ASSUMPTIONS:

- 1. NON-COHESIVE SOIL
- 2. PHI = 38° MIN.
- 3. EFFECTIVE UNIT WEIGHT = 110 PCF MIN.
- 4. SITE GRADE IS 7H: 1 V OR FLATTER
- 5. WATER TABLE BELOW FOUNDATION



NOTES:

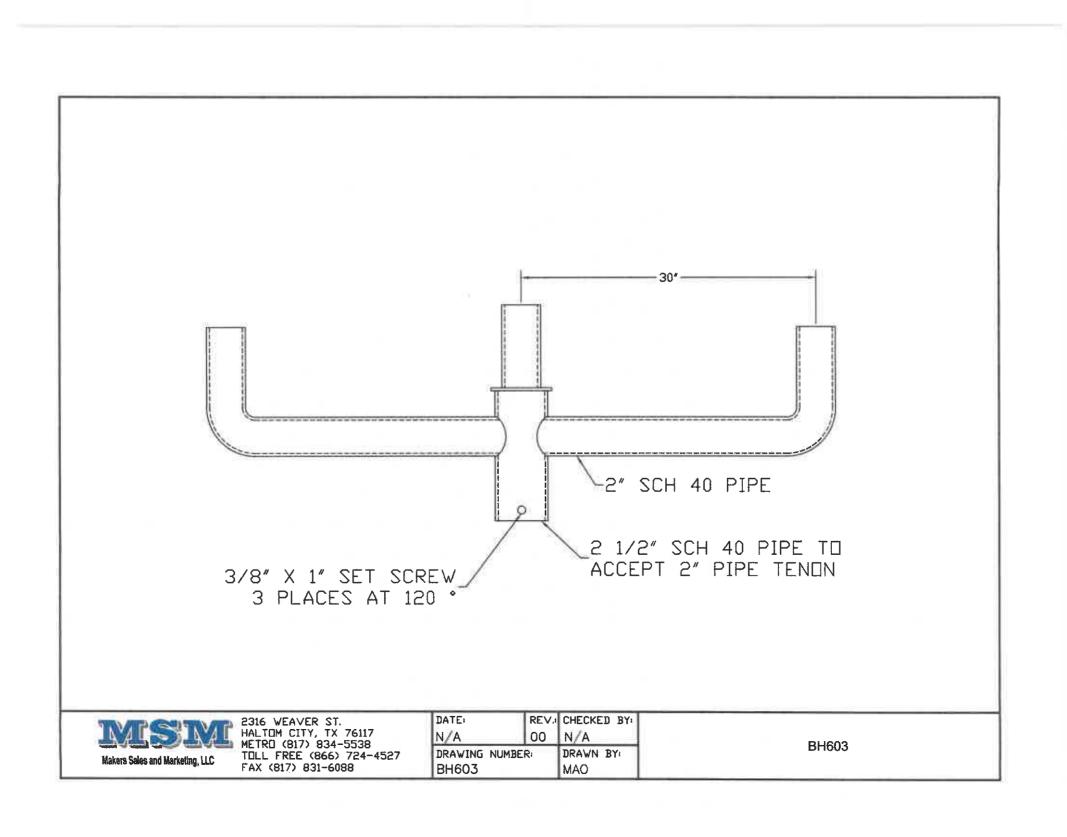
- IF ACTUAL SUBSURFACE CONDITIONS DIFFER FROM THOSE ASSUMED ABOVE OR IF THE POLE CALCULATIONS ARE REVISED
- THEN THE DESIGN MUST BE REVIEWED PRIOR TO ANY CONCRETE PLACEMENT.
- FOUNDATION TO BE CAST AGAINST UNDISTURBED SOIL.
- REBAR IS ASTM A615 GRADE 60 DEFORMED BARS. CONCRETE HAS MINIMUM 28 DAY COMPRESSIVE STRENGTH (fc) = 3000 PSI.
- ANY NECESSARY CONDUIT LAYOUT IS NOT SHOWN.
- IF THIS DESIGN DIFFERS FROM ANY OTHER PROJECT SPECIFICATION OR REQUIREMENT THEN THE MORE DEMANDING REQUIREMENT WILL APPLY.

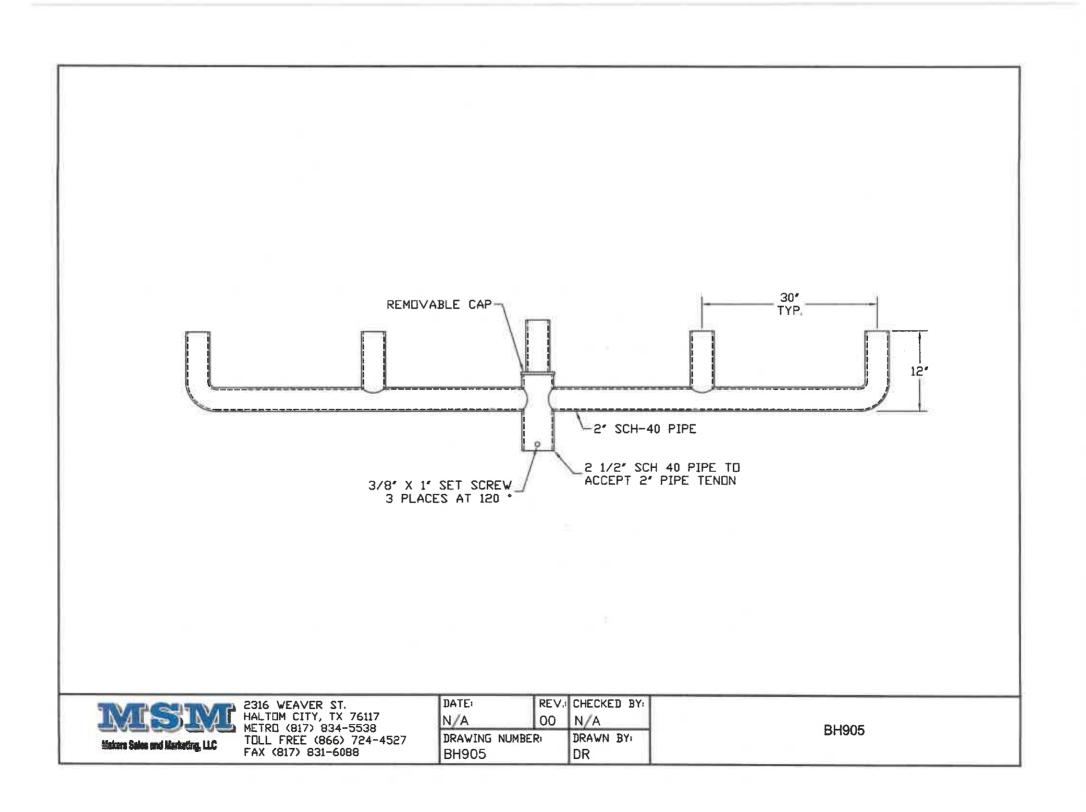
MSM

PO BOX 14537 HALTOM CITY, TX 76117 METRO (817) 834-5538 TOLL FREE (866) 724-4527 FAX (817) 831-6088

DATE	REV.	CHECKED	BY≀
DRAWING NUMBER		DRAWN B	Υı

30' POLE FOUNDATION





BSF



Heavy duty brackets support our heaviest flood lights.

Cofor: Bronze

Weight: 4.7 lbs

Date:

Technical Specifications

Construction

Adapter:

2 3/8" slip fitter adapter

EPA Rating:

0.2

Max Weight:

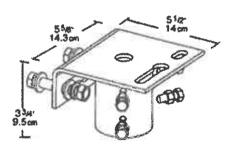
40 lbs

Other

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
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SPECIFICATIONS FOR PICKLEBALL COURT LIGHT FIXTURES



VISION-SMART PERFORMANCE RT410FL-SERIES SPORTS / INDUSTRIAL **MID-MAST LIGHTING**

Project Name: Manor Country Club - Additional Light

Prepared by : Alec Hill

Date: 10/8/2021

Mledtech™ products deliver light that improves human performance. Vision-Smart Performance RT410FL-Series is an Olympic quality, HDTV compatible light for any world class indoor / outdoor venue and is exceptionally well suited for tennis and skeet facilities. The RT410FL-Series is an ideal solution for professional sports lighting, but affordable enough for recreational, high school, college and semi-professional sports venues as well. RT410FL-Series is designed to replace 400 - 1,000 watt HID lights at heights from 20' to 50', and is equally suitable at airports, seaports and other industrial facilities. These luminaires deliver maintenance-free lighting with the industry's greatest visual comfort and highest output at the target.

TECHNICAL ADVANTAGES

COB Light Engine Technology

Our COB light engine creates the least glare, ghosting, and shadowing in the industry. The light produced by COB is more akin to a traditional HID luminaire. SMD LED driven light: produce hundreds glare and shadows fatiguing and diffi to identify the tru



Proprietary Glass Lens

Unlike polycarbonate lenses used widely by competitors, our



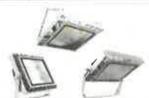
Proprietary Reflector

The COB chip is recessed deep into the polished aluminum reflector ensuring that minimal spillage occurs outside of the intended target.



Construction
The rugged die car
proprietary glass,
stainless fasteners in harsh and corre

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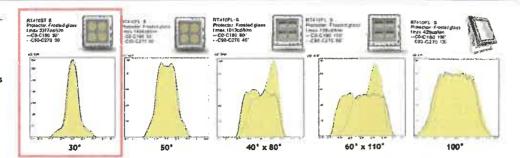
ORDERING I

	Model	CCT	Input Voltage	Beam Angle	Surge Protection	Fixture Color	Controls	Mounting	Driver Location
	RT410FL-160W RT410FL-200W RT410FL-260W	40K = 4000K 45K = 4500K 50K = 5000K 57K - 5700K	5 = 110 to 277VAC H = 347 to 480VAC	30 = 30° 50 = 50° 48 = 40° x 80° 611 = 60° x 110° 100 = 100°	6KV - Standard 10KV - 10KVA	G = Gray B = Black	0 = None 1 = 0-10VDC 2 = DMX	1 • Yoke Bracket 2 = 2° Slipfitter 3 = Top Mount 4 = 4° Slipfitter	FM = Fixture Moun RM = Remote Mour
Quantity	Example Order Code - RT4	110FL-260W-57K-	H-30-10KV-G-0-1-FM				7		
	RT410FL-260W	57K	6	30	6KV	8	0	1	FM

minaire. SMD LED driven lights of laser beams, each creating s on the object making it more icult for athletes and workers are location of a moving object.		designed to reduce 96% light transmiss yellow over time. light transmission change over the lif fixture.	e glare, achieves don, and will not This results in that will not	1	in contrast, hundreds of barrier to co	the typical PC I SMD chips does introl light spill to the excess gl	ens over the not create a physic; age. This difference lare of SMD and PC	
ist aluminum tested to IKO8, tei IP66 ingress protection, powde a and silicone gasketing ensures sive	er coat finish,	The same	0		Our driver fl HDTV broad	casting. Minimi	ss than 2% making RT ization of shadowing	410FL-Series ready for and ghosting from our nd slow motion replay.
	P		7		10 B			
st - 20 to 50 FT Above	Grade	RT41	0FL-160W	RT4	10FL-20	w	RT410	FL-260W
Wattage	Watts		160		200		-	260
Replaces Existing (HID)	Watts	2	50 - 400		400 - 750			- 1000
Light Output	Lumens		20,800		26,000			3,800
Fixture Efficacy	Lm / Watt		130		130			130
Color Rendering Index	Ra		70-95		70-95			0-95
L" X W" X H"	inches		(15.8" X 6.8"	15.	8" X 15.8" X 6	.8"		15.8" X 6.8"
Fixture Weight	lbs.	15.0 /	22.5	10.0	22.5			22.5
Driver Weight	lbs.		7.0		7.0			7.0
EPA THEIGHT	ft ^z		1.4		1.4			1.4
LED Brand	Brand			Brid	igelux or Equ	al		,
LED Driver	The second second				ntronics or Ec			
or trade designation and relative	Brand			110VAC - 277				
Input Voltage	VAC		11/1					
Input Frequency	HZ				OHZ 60HZ 40°F to 122°I			
Operating Temperature	IP.				1P66			
IP Rating	-				0.96			
Power Factor	PF.			-40	0,000 Hrs at I	90		
Lifespan	Hrs			>100		.70		
Warranty	Years			18 1 514	10 Years	ue i ee		
Certification			Outdoor too t		· TUV RO		d and Englishment	
DLC Categorization:			Outdoor Lumine	aires Very High Ou			and Spot Luminair	es
Fixture Color	1200		-	The second secon	Gray (RAL		-411	
Surge Protection	KVA		6k	(VA (Standard) Integr	AND DESCRIPTION OF THE PARTY OF	A STATE OF THE PARTY OF THE PAR	ptional)	
Controls				0-10 VDC Dir	mming DM	X Control		
NFORMATION								
Model	CCT	Input Voltage	Beam Angle	Surge Protection	Fixture Calor	Controls	Mounting	Driver Location
RT410FL-160W	40K = 4000K	S = 110 to 277VAC	30 = 30°	6KV - Standard	G = Gray	0 - None	1 - Yoke Bracket	FM - Fixture Mount
RT410FL-200W	45K - 4500K	H = 347 to 480VAC	50 = 50 ¹	10KV = 10KVA	B = Black	1 = 0-10VDC	2 = 2" Slipfitter	RM = Remote Mount
RT410FL-260W	50K = 5000K		48 = 40° x 80°			2 = DMX	3= Top Mount	
	57K - 5700K		611 = 60° x 110°				4= 4" Slipfitter	
			100 - 100°					
Example Order Code - RT41	IOFL-260W-57K-I	H-30-10KV-G-0-1-FN			DIE	77 1		-
RT410FL-260W	57K	S	30	6KV	В	0	1	FM
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BEAM ANGLES

An industry First - Multiple Beam Angles in a Single Fixture The RT410FL-Series uses modular reflectors allowing each fixture to be manufactured with more than one beam angle. This is a unique advantage to the M-Series. A single fixture can illuminate far, wide and close which requires fewer fixtures to create higher uniformity.



IMAGES AND DETAILS

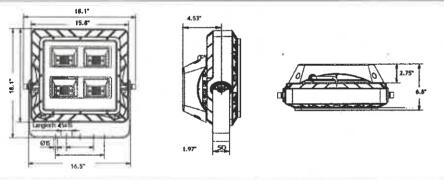


MOUNTING OPTIONS



DWENSIONS (Inch/mm)

Model No: RT410FL



- NOTES

 1. The specifications listed were obtained under optimal testing conditions. Changes in conditions may result in slightly different performance.
- 2. Driver can provide full range dimming capability across a wide array of 0-10V dimming systems. We cannot guarantee compatibility with all dimming control systems from all manufacturers without actual testing.



BSF



Heavy du	ity brackets	support our	heaviest	flood light	ts.

Color: Bronze

Weight: 4.7 lbs

Project:	Type:
Prepared By:	Date:

Construction

Adapter:

2 3/8" slip fitter adapter

EPA Rating:

0.2

Max Weight:

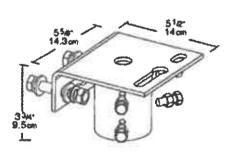
40 lbs

Other

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



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Page 1 of 1

BULL4





Bullhorn bracket safely supports HID floodlights. Great with Floodzilla, Megaflood and Flexflood models.

Color: Bronze

Weight: 42.8 lbs

Project:	Type:
Prepared By:	Date:

Technical	Specifications
-----------	----------------

Other

Description:

Bulihorns fit 2 3/8" (6cm) O.D. tenons and accommodate 2 3/8" (6cm) slip fitters Bulihorn bracket safely supports four floodlights each up to 77 pounds & each with max 2.5 EPA per arm includes (4) 3/8" bolts for securing to pole.

The designs of fixtures are protected under U.S. 3.3. and international intellectual property laws.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Construction

Compatibility:

RAB Megaflood, Floodzilla and Flexflood models

Formulated for high durability and long-lasting

Bracket EPA:

Weight:

43 lbs

Maximum Weight Capacity:

77 lbs. per arm.

EPA Maximum Capacity:

2.5 per arm.

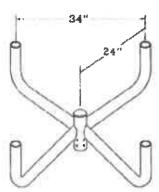
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Page 1 of 2

BULL4

RAB

Dimensions



Features

Easy, secure floodlight mounting Double Reinforced weld joints

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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