

15020007

File No. DR-1-2015

Fee: 337.00

Check or Receipt#: 000448

Supersedes File No.(s) _____ or none X

Initials: CAS

Scheduled Public Hearing Date: 3-11-15

Date Received 2-12-15

PAID
FEB 12 2015

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
DESIGN REVIEW

RECEIVED
FEB 12 2015

CITY OF GAHANNA PLANNING COMMISSION

#292.00

BY: CAS - CHK # 000448

BY: AS

*Required Information

*Site Address 1115-1153 N. Hamilton Rd.

*Parcel ID# 025-011080

*Zoning District CC-Common Commercial

*Business Name Vista Plaza Shopping Center

*Contact Charlie Fraas

*Business Owner Name The Vista Plaza Limited Partnership

*Phone# 227-3485

*Business Address 250 Civic Center Dr., Ste. 500, Columbus, OH 43215

*Applicant Name Charlie Fraas

*Applicant Email c.fraas@castoinfo.com

*Applicant Full Address 250 Civic Center Dr., Ste. 500, Columbus OH 43215

*Applicant Phone# (614) 227-3485

Applicant Fax# (614) 221-4454

*Designer/ Architect/ Engineer Ford & Associates Architects ; SMH+T

*Address see attached

*Phone _____

*City/ State/ Zip _____

Fax _____

*D/A/E Representative _____

Title _____

*Design Review of: Site Plan Landscaping Building Design Signage Other _____

*Special Information Regarding the Property and its Proposed Use: _____

Submission Requirements

- (1) Applicant is required to complete the checklist on the following pages.
- (2) Fee: \$50.00 for review plus \$.01 per square foot.
- (3) Eleven copies of plans: Two (2) copies of 24x36 (folded, **not rolled**, to 8 1/2 x 11 inch size prior to submission) & nine (9) 11x17.
- (4) Submit one (1) reduced drawing suitable to an 8 1/2 x 11 inch size.
- (5) Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
- (6) Submit a detailed list of materials.

*Note: This application will not officially be accepted until **all** items listed above have been received.

**Note: Planning Commission members and/or City Staff may visit the property prior to the hearing to review the application.

[Signature], agent/attorney for Vista Plaza L.P.

2/6/15

*Applicant's Signature

*Date

APPROVAL

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: _____

Planning & Zoning Administrator

Date

Note: All correspondence will be to applicant above unless otherwise stated.

Revised April 2012

SUBMITTAL REQUIREMENTS

	Applicant Or Agent	Planning & Zoning Administrator
I. GENERAL REQUIREMENTS		
A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 1/2 x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation, the Commission does appreciate the use of the audio visual system whenever possible.	A. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Eleven (two 24x 36, nine 11x 17) black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission.	B. <input checked="" type="checkbox"/> <i>need 9/11/17</i>	<input checked="" type="checkbox"/>
C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.	C. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Materials List	D. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)		
A. Site Plan. A site plan is required containing the following information:		
1. Scale and north arrow,	1. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Project name and site address;	2. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. All property and street pavement lines;	3. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Existing and proposed contours;	4. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Gross area of tract stated in square feet;	5. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);	6. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. The designation of required buffer screens (if any) between the parking area and adjacent property;	7. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber);	8. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated;	9. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Identify photograph location;	10. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11. Location of all existing and proposed building on the site	11. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12. Location of all existing (to remain) and proposed lighting standards.	12. <input checked="" type="checkbox"/> <i>Need</i>	<input checked="" type="checkbox"/>
13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);	13. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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BY: *AS*

14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)

14. / /

15. Provide lot coverage breakdown of building and paved surface areas.

15. / /

B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

- 1. Scale;
- 2. Changes in ground elevation;
- 3. All signs to be mounted on the elevations;
- 4. Designation of the kind, color, and texture of all primary materials to be used;
- 5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

1. / /
 2. / /
 3. / /
 4. / /
 5. / /

C. Optional requirements at discretion of Planning Commission.

- 1. Scale model.
- 2. Section Profiles.
- 3. Perspective drawing.

1. _____
 2. _____
 3. _____

D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file.

D. will have
at
hearing at City

E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

- 1. All size specifications;
- 2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
- 3. Materials, colors, and manufacturer's cut sheet;
- 4. Ground or wall anchorage details.

will have
drawing }
 1. _____ /
 2. _____ /
 3. _____ /
 4. _____ /

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BY: AS



CITY OF GAHANNA

Agreement to Build as Specified

Your signature below affirms that, as the applicant Charles Francis
(Please Print - Applicant Name)

_____ for The Vista Plaza Limited Partnership
(Business Name and/or Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You, as the applicant, also agree that any necessary change to the project must go back through Planning Commission process to amend the plans.

Applicant Signature [Signature], agent/attorney for The Vista Plaza Limited Partnership
(Applicant Name/Applicant Representative)

Date 2/6/15

[Signature]
(Signature of Notary)



Molly P. Benadum
Notary Public, State of Ohio
My Commission Expires 12-09-2016

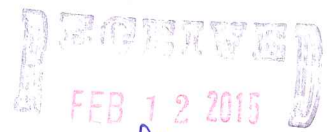

2/6/15
(Date)

Stamp/Seal

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BY: [Signature]

MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings	Standing seam metal awing - TBD	Roycroft Copper Red	Match SW2839
Brick Block/Stone	Reading Rock	Split-faced - TBD Manufactured Stone -	TBD
Gutters and Downspouts	Prefinished metal scupper & downspout - TBD	TBD	TBD
Lighting	Hi-Lite MFG. CO., INC	Mod: No: H-15118 G 96 / CGU 139 RIB	TBD
Roofing	Berridge: Cee-Lock Standing Seam Roof -TBD	Zinc-Cote	TBD
Siding	8" Cedar Shiplap Sheathing - TBD	To match adjacent building siding - TBD	TBD
Signs	Thomas Signs & Awnings Co. Inc.	Green Brown	PMS-356 (Green) PMS-181 (Brown)
Stucco	N/A	N/A	N/A
Trim	1x Cedar Trim TBD	To match adjacent building trim - TBD	TBD
Windows	Kawneer	Roycroft Copper Red	Match SW2839


 FEB 12 2015
 BY: 

**Application for Certificate of Appropriateness
Design Review
City of Gahanna Planning Commission**

Supplemental Sheet to Application

Architect:

Mark Ford, Principal
Ford & Associates Architects
1500 W. First St.
Columbus, OH 43212
(614) 488-6252 (phone)
(614) 488-9963 (fax)

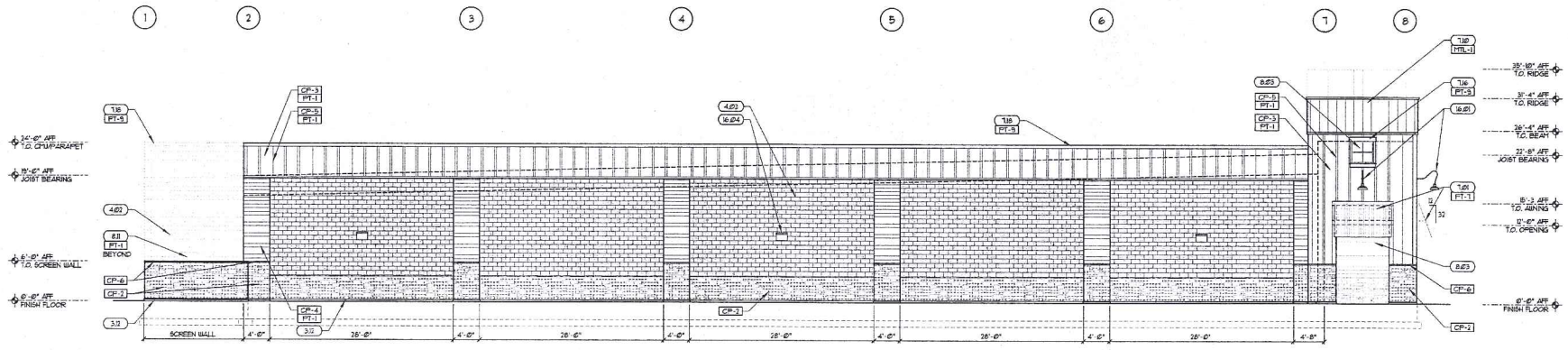
Engineer:

Brian Quackenbush, Engineer
EMH&T
5500 New Albany Rd.
Columbus, OH 43054
(614) 775-4390 (phone)
(614) 775-4800 (fax)

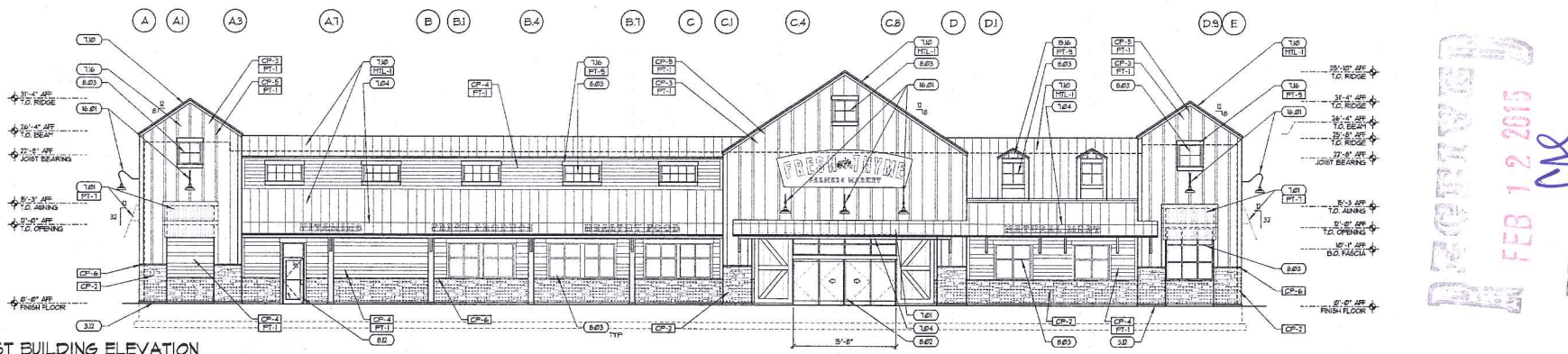
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FEB 12 2015
BY: *AC*

ISSUE	REVISION	DATE

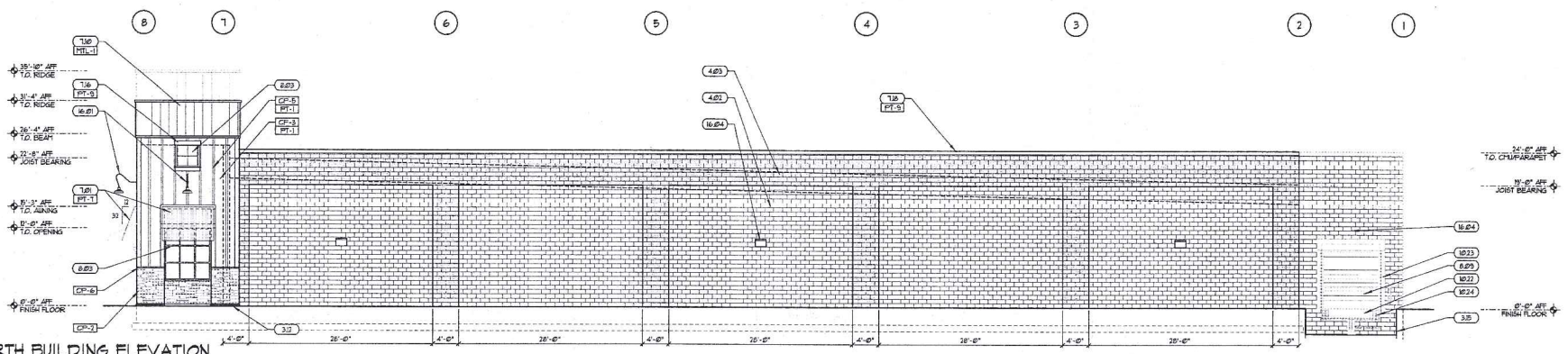
EXTERIOR
BUILDING
ELEVATIONS
MAX SIZE 10
GAHANNA, OH
A-2.1
VISTA PLAZA
FRESH THYME



A SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



B EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



C NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

APPROVED
FEB 12 2015
BY: [Signature]

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 FEB 12 2015
 CAS

FORD & ASSOCIATES
 1500 West Flier Avenue
 Columbus, Ohio 43212
 P: 614.488.6252
 F: 614.488.7963

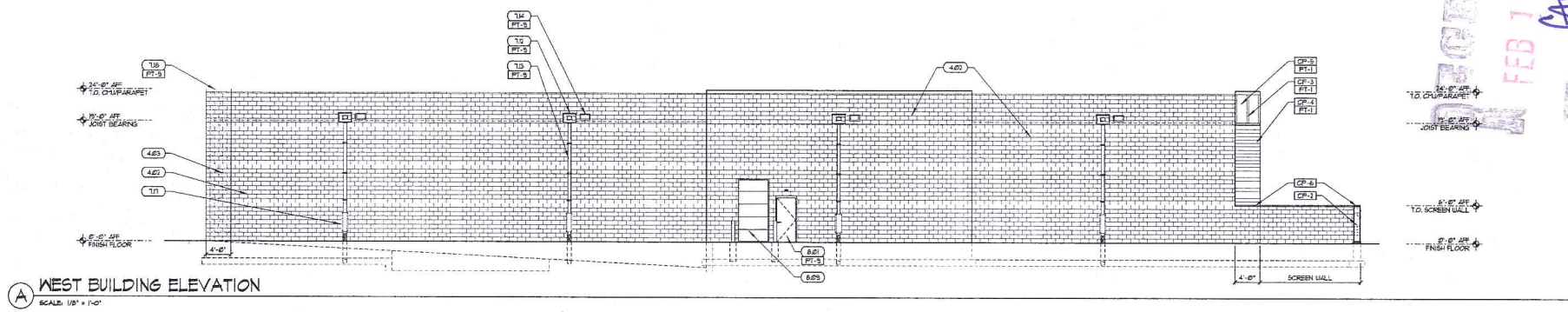
CASTO

VISTA PLAZA-FRESH THYME
 MIFFLIN TOWNSHIP
 1153 NORTH HAMILTON ROAD, GAHANNA, OH, 43230
 For **CASTO**
 250 Civic Center Dr., Suite 500
 Columbus, Ohio 43215-2568

CONTRACTOR'S RESPONSIBILITY: Architectural and structural drawings are the property of Ford & Associates and shall not be used for any other project without the written consent of the Architect.

REV#	REVISION	DATE

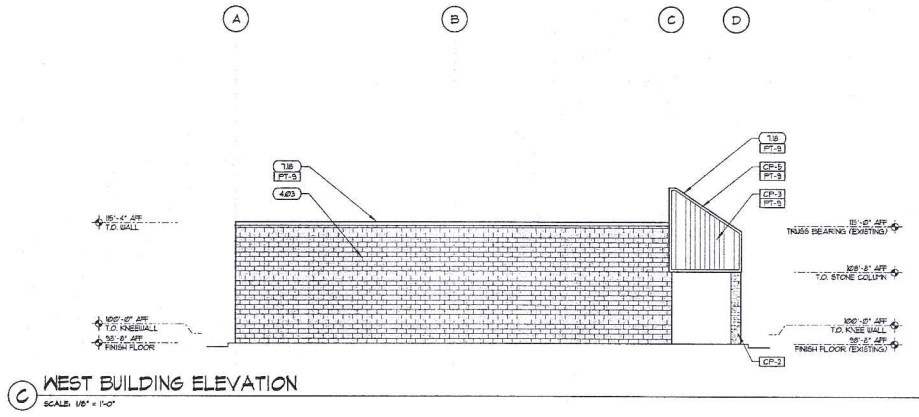
EXTERIOR BUILDING ELEVATIONS
 GAHANNA, OH
A-2.2
 VISTA PLAZA FRESH THYME



(A) WEST BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"



(B) SOUTH BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"



(C) WEST BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"

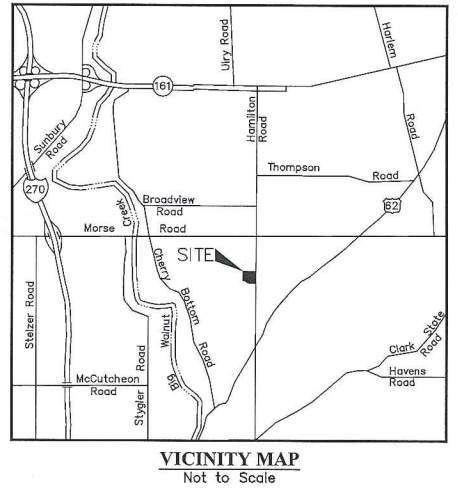
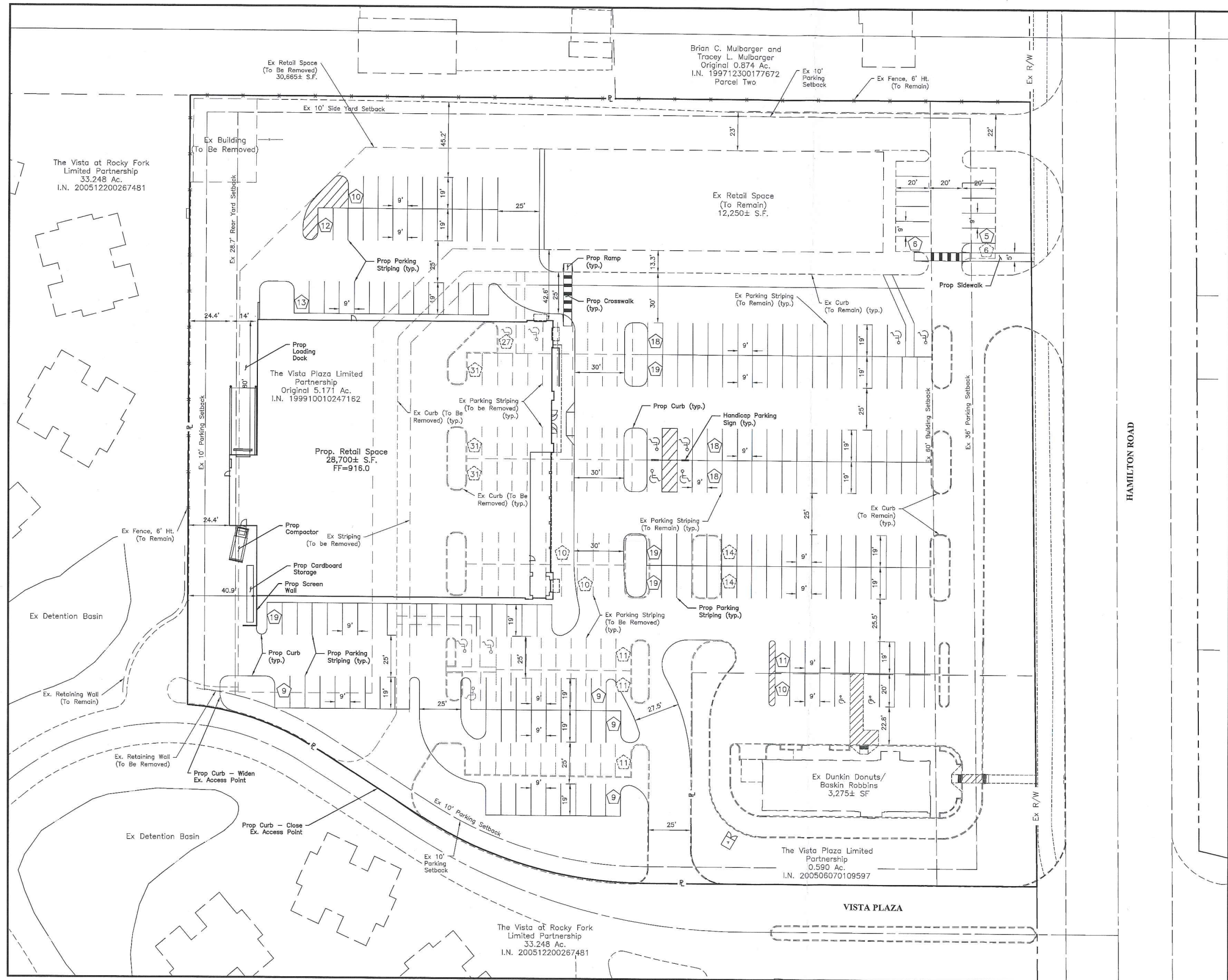
- ### GENERAL NOTES
- GENERAL CONTRACTOR TO COORDINATE ELECTRICAL CONDUIT RUNS WITH BLOCKING REQUIREMENTS. FINISH CONTRACTOR, FINAL CONNECTIONS BY ELECTRICAL CONTRACTOR.
 - PROVIDE CLEAR ELASTOMERIC COATINGS ON ALL EXPOSED UNPAINTED CMU WALL.
 - ALL FINISH MATERIAL SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE SAMPLES OF ALL FINISH MATERIALS TO FRESH THYME FOR APPROVAL PRIOR TO INSTALLATION.
 - ALL FASTENERS, PLATES AND BOLTS ATTACHED TO CMU SHALL BE GALVANIZED METAL.

- ### FINISHES
- FOR FINISHES REFER TO SHEET A-81
 - SIENS BY FRESH THYME, G.C. TO PROVIDE BLOCKING

- ### KEY NOTES
- 3.0 CONCRETE CURBS REFER TO 51452
 - 3.0 RETAINING WALL
 - 4.02 8" CMU REGULAR FINISH WITH FOAM INSULATION
 - 4.03 8" CMU SPLIT FACE WITH FOAM INSULATION
 - 5.01 6" DIAMETER PIPE BOLLARD REFER TO 8044J
 - 5.03 STEEL PIPE GUARD RAILING PAINTED AT RUFF. SEE SHEET A35
 - 7.01 STANDING SEAM METAL AWNING
 - 7.03 GAIN HOOD
 - 7.04 SNOW GUARD. SEE SHEET A48
 - 7.05 STANDING SEAM METAL ROOF
 - 7.06 ROOF DRAIN SCUPPER AND CONDUCTOR BOX. SEE S. 20, 21 & 22, A44
 - 7.13 DOWNPOUT & SPLASH PAN SEE DETAIL 14.4
 - 7.14 WALL PROTECT WITH BOLLARD. SHEETS EXPOSED TO TRAFFIC
 - 7.14 TRAFFIC OVERLAP SCUPPER
 - 7.16 FIBER CEMENT TRIM 5/8" LAP'S HANDLE
 - 7.17 TRAFFIC GUARD. SEE SHEET A45
 - 7.18 METAL COPING, SEE SHEET A44
 - 8.01 HOLLOW METAL DOOR AND FRAME
 - 8.01 AUTOMATIC SLIDING ENTRANCE DOORS (CLEAR AND OXIDIZED FINISH)
 - 8.03 ALUMINUM STOREFRONT (CLEAR ANODIZED FINISH) ACCESS PANEL
 - 8.07 OVERHEAD DOOR AND FRAME
 - 8.09 STEEL DOOR AND FRAME
 - 8.10 CONTRACTOR DOOR, INSIDE TO BE 1/4" 42" AFF. REFER TO MANUFACTURER DETAILS
 - 8.1 ALUMINUM STOREFRONT ENTRANCE DOOR (COLOR TO MATCH F107)
 - 10.22 DOOR LEVELER
 - 10.23 DOOR SEAL
 - 10.24 DOOR BUFFER
 - 10.46 VENT
 - 10.61 DECORATIVE EXTERIOR WALL MOUNTED LIGHT FIXTURE
 - 10.64 EXTERIOR WALL PACK

- ### SYMBOL LEGEND
- ELEVATION CODED NOTE TAG (SEE SHEET A-XX FOR SCHEDULE)
 - DOOR NUMBER TAG (SEE SHEET A-XX FOR DOOR SCHEDULE)
 - STOREFRONT SYSTEM TAG (SEE SHEET A-XX FOR STOREFRONT ELEVATIONS)
 - MATERIAL / FINISH TAG (SEE SHEET A-XX FOR EXTERIOR FINISH KEY)
 - CONTROL POINT (SEE DETAILS A, B, C & DIA-XX)

I:\2014\1273\Drawings\Site Plans\Site Plan.dwg - Preliminary Site Plan.dwg - 11:32 AM - 2/11/2015 - 11:32 AM - Last Printed By: Confort - Pathway - 2/11/2015 11:32 AM (No Xrefs)



PROJECT DATA TABLE

Total Acreage	5.17± Ac.
Current Zoning	CC-Community Commercial
Proposed Zoning	CC-Community Commercial
Existing Retail Space	42,915± S.F.
Existing Restaurant Space	3,275± S.F.
Proposed Retail Space	40,950± S.F.
Proposed Restaurant Space	3,275± S.F.

Parking

Retail Space (1/300 S.F.)	137
Restaurant Space (1/150 S.F.)	25
Total Parking Required	162
Proposed Parking	233 Spaces
Existing Parking	234 Spaces

Existing Lot Coverage

Site Area	225,250± S.F.
Building Area	48,090± S.F.
Pavement Area	128,990± S.F.
Existing Coverage	79%±

Proposed Lot Coverage

Site Area	225,250± S.F.
Building Area	44,225± S.F.
Pavement Area	133,525± S.F.
Proposed Coverage	79%±

CART CORRAL NOTE

Shopping cart collection areas to be provided within the designated parking field. Minimum six (6) locations required. Shopping cart corrals to be provided by landlord at each collection area. The landlord shall provide cart corrals purchased from tenant vendor and approved by local regulatory agencies.

STORMWATER NARRATIVE

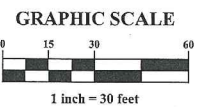
Detention will not be required for the site due to the fact that there is no increase in impervious area. It is simply a re-development of an existing commercial lot. Water quality will be required for this re-development because more than one acre will be disturbed. Water quality requirements will be met by either modifying the existing outlet at the downstream pond or inserting a hydrodynamic device.

UTILITY NARRATIVE

Utilities for the new retail space will be served from existing sanitary, water, gas, electric, and communication lines located at the rear of the building, already within the Vista Plaza Center.

DEVELOPER
CASTO
Charlie Fraas
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215
Tel: (614) 227-3485

ENGINEER
EMHT Inc.
Brian Quackenbush
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4390



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
February 11, 2015

MARK	DATE	DESCRIPTION

CASTO

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
VISTA PLAZA
 SITE PLAN



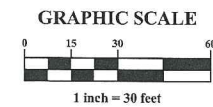
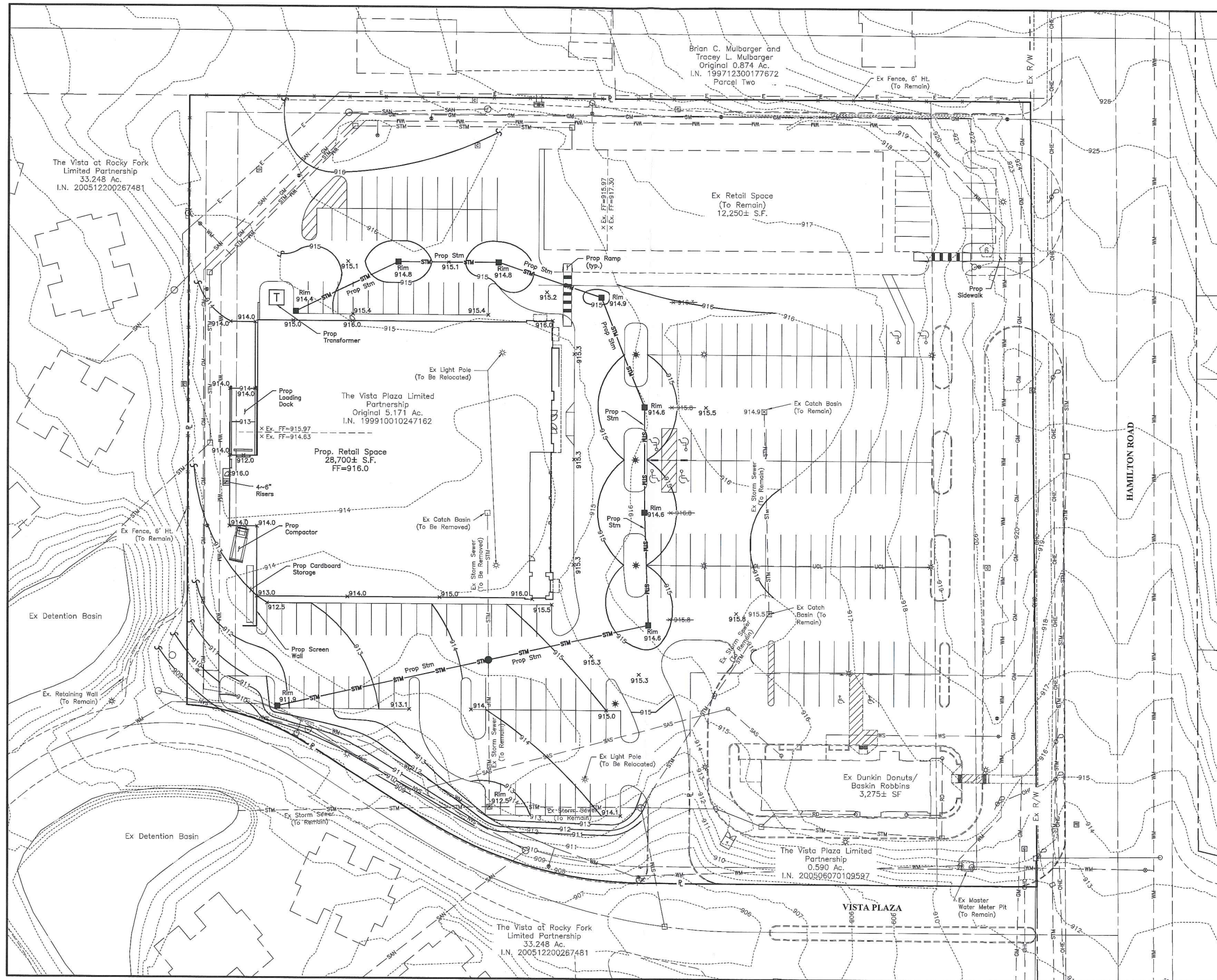
DATE
February 11, 2015

SCALE
1" = 30'

JOB NO.
2014-1273

SHEET
1/3

J:\2014\1273\Draw\45Sheets\PPP\2014-1273 - Preliminary Utility & Grading Plan.dwg Last Saved By: beamfort, 2/11/2015 11:03 AM Last Printed By: Comfort, Bethany, 2/11/2015 11:33 AM



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
February 11, 2015

REMOVED

FEB 12 2015

BY:

MARK	DATE	DESCRIPTION

CASTO

CITY OF GARHANA, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
VISTA PLAZA
GRADING PLAN

EMHT
Evans, Mechwart, Hambleton & Thon, Inc.
Planners • Surveyors
500 New Albany Road, Columbus, OH 43215
Phone: 614.775.4550 Fax: 614.775.2446
emht.com

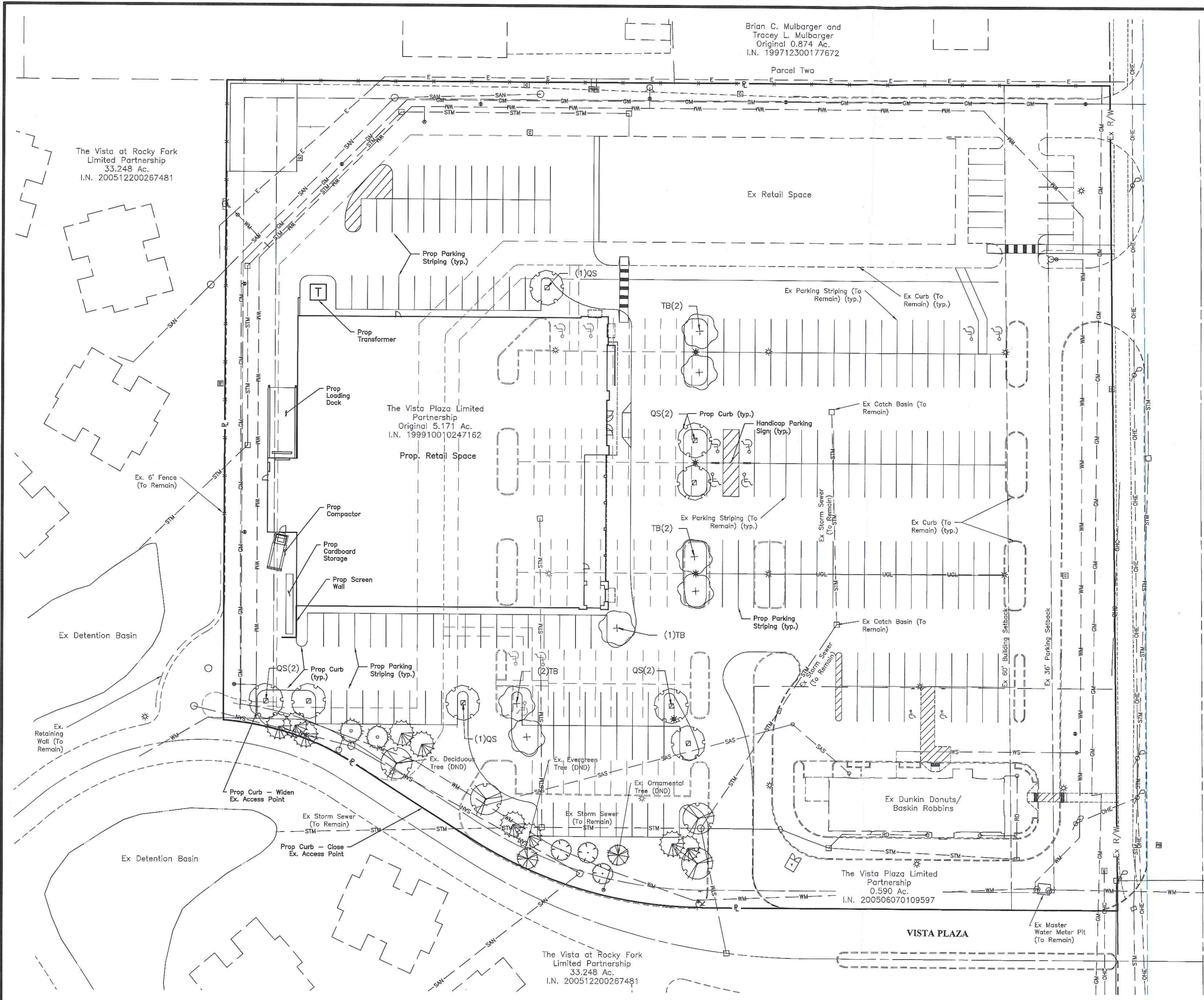
DATE
February 11, 2015

SCALE
1" = 30'

JOB NO.
2014-1273

SHEET
2/3

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\\20141273\DWG\04Sheets\FDP\2014-1273 - Preliminary Landscape Plan.dwg Last Printed By: boomfort, 2/11/2015 11:31 AM



Brian C. Mulbarger and Tracey L. Mulbarger
Original 0.874 Ac.
I.N. 199712300177672

The Vista at Rocky Fork Limited Partnership
33,248 Ac.
I.N. 200512200267481

The Vista Plaza Limited Partnership
Original 5.171 Ac.
I.N. 199910010247162

The Vista Plaza Limited Partnership
0.590 Ac.
I.N. 200506070109597

The Vista at Rocky Fork Limited Partnership
33,248 Ac.
I.N. 200512200267481

LANDSCAPE CALCULATIONS

±53,825 s.f. Total Pavement
±53,825 x 5% = ±2,691 s.f. Landscape Required
±2,955 s.f. Landscape Provided
±2,691 s.f. x 1% = 27 Trees Required
33 Trees Provided
(20 New and 13 existing trees)

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
PG	2	Picea glauca	White Spruce	6" Ht.	B&B
PS	3	Prunus x Snow Goose	Snow Goose Cherry	3" Cal.	B&B
QS	8	Quercus shumardii	Shumard Oak	3" Cal.	B&B
TB	7	Tilia americana 'Boulevard'	Boulevard Linden	3" Cal.	B&B

EXISTING TREES (DND)	QTY	TYPE
	4	Deciduous Tree
	7	Evergreen Tree
	2	Ornamental Tree

HAMILTON ROAD

REMOVED
FEB 12 2015

MARK	DATE	DESCRIPTION

CASSTO

CITY OF CAYAHNA, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
VISTA PLAZA
LANDSCAPE PLAN

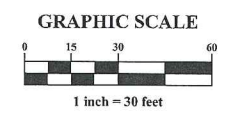


DATE
February 11, 2015

SCALE
1" = 30'

JOB NO.
2014-1273

SHEET
3/3



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
February 11, 2015

VISTA PLAZA-FRESH THYME
MIFFLIN TOWNSHIP
1153 NORTH HAMILTON ROAD, GAHANNA, OH. 43230

For **CASTO**
250 Civic Center Dr., Suite 500
Columbus, Ohio 43215-2568

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FEB 18 2015
BY: *AS*

ISSUE	REVISION	DATE
PRELIM ELEV'S		FEB. 11, 2015

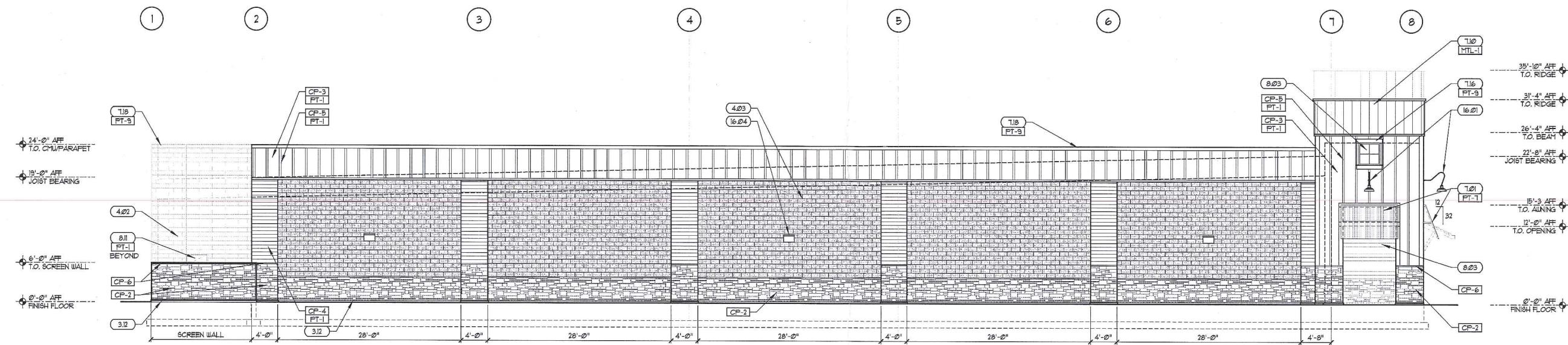
EXTERIOR BUILDING ELEVATIONS

FRAP 10002.00

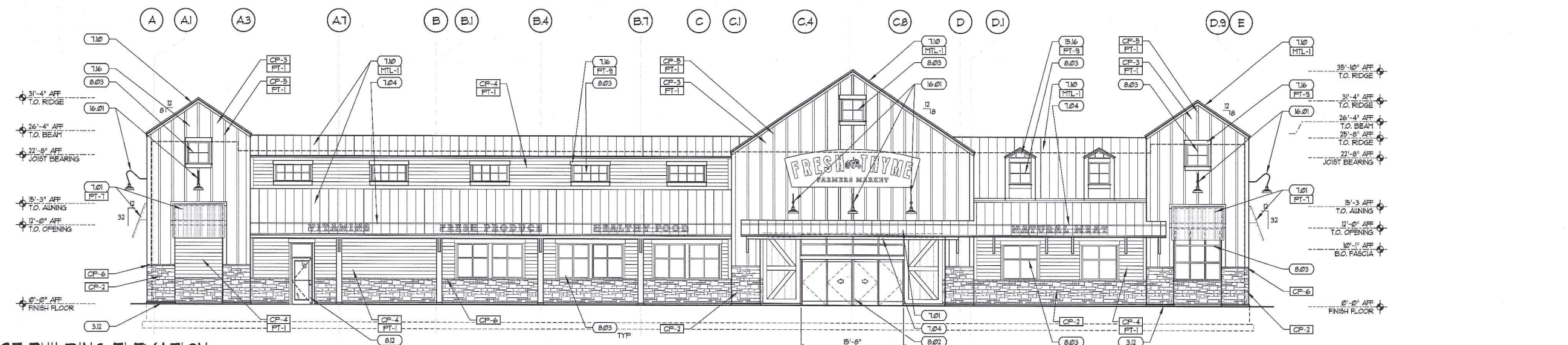
GAHANNA, OH

A-2.1

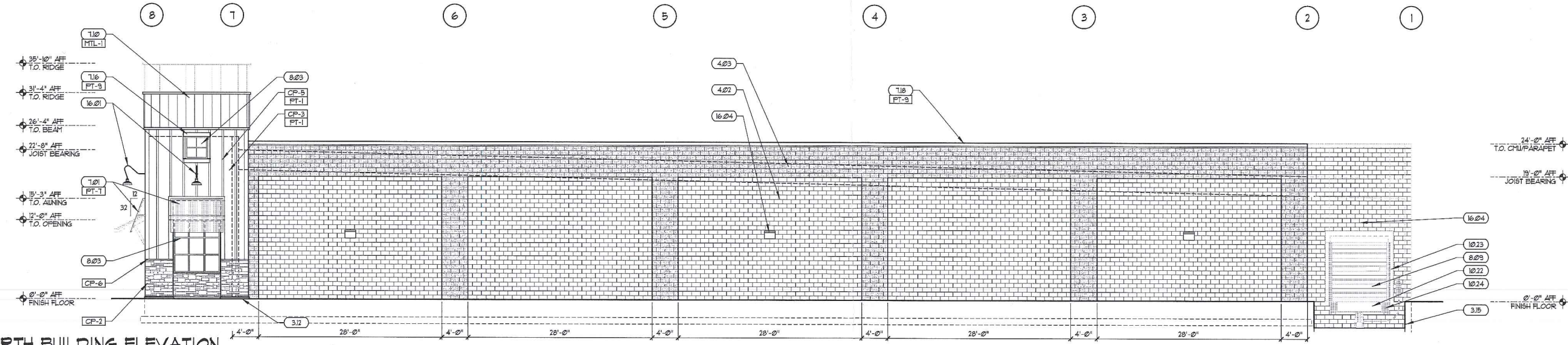
VISTA PLAZA FRESH THYME



A SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



B EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



C NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

VISTA PLAZA-FRESH THYME
MIFFLIN TOWNSHIP
1153 NORTH HAMILTON ROAD, GAHANNA, OH. 43230

For
CASTO
250 Civic Center Dr., Suite 500
Columbus, Ohio 43215-2568

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RECEIVED
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BY: *[Signature]*

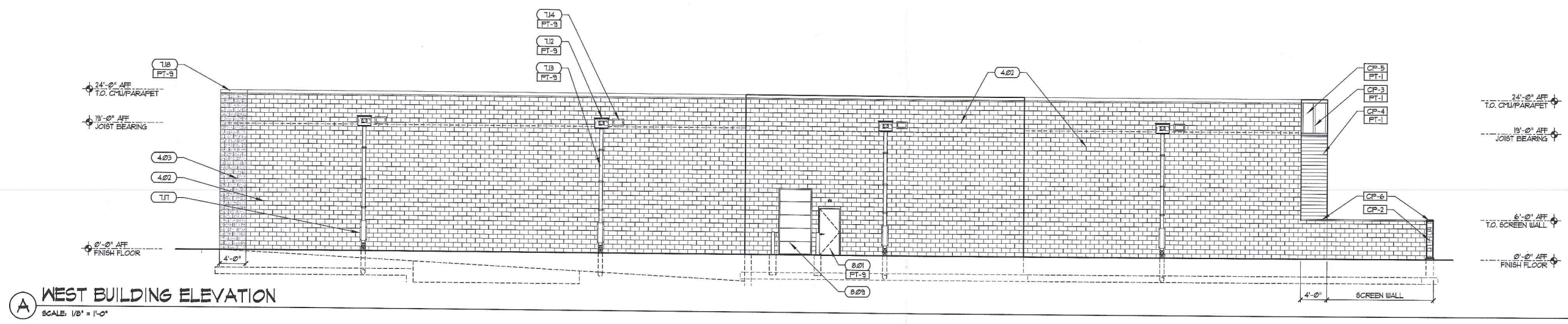
ISSUE	REVISION	DATE
PRELIM. ELEV.		FEB. 11, 2015

EXTERIOR BUILDING ELEVATIONS

FORM: 150202.00

GAHANNA, OH

A-2.2
VISTA PLAZA
FRESH THYME



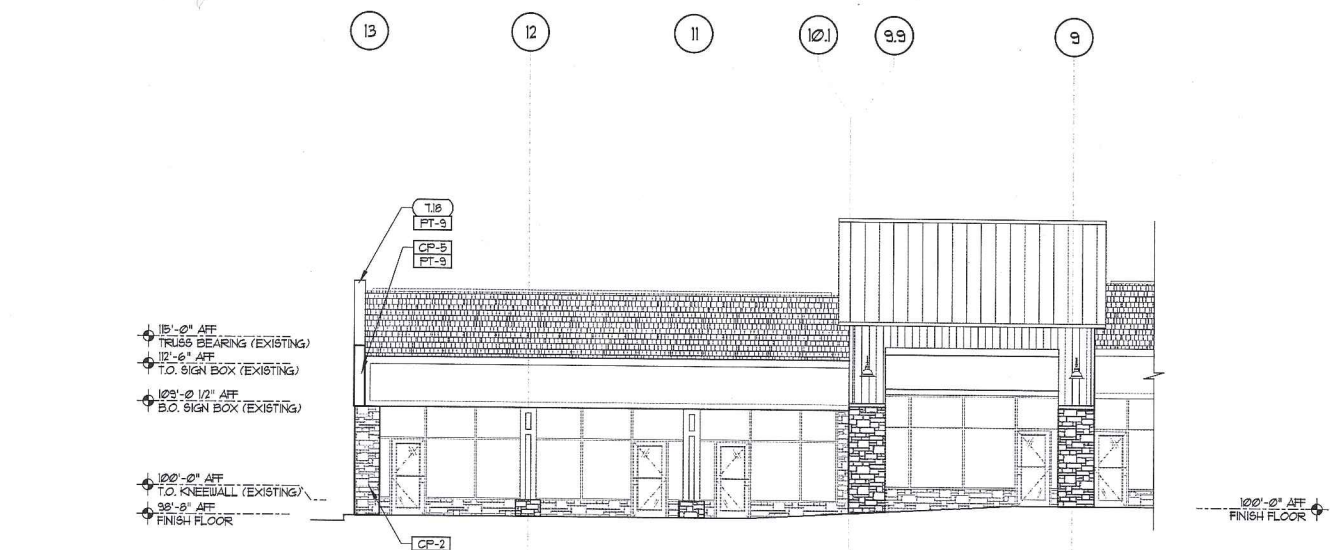
(A) WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
- A. GENERAL CONTRACTOR TO COORDINATE ELECTRICAL CONDUIT RUNS WITH AND BLOCKING REQUIREMENTS SIGNAGE CONTRACTOR. FINAL CONNECTIONS BY ELECTRICAL CONTRACTOR.
 - B. PROVIDE CLEAR ELASTOMERIC COATING ON ALL EXPOSED UNPAINTED CMU WALL.
 - C. ALL FINISH MATERIAL SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - D. PROVIDE SAMPLES OF ALL FINISH MATERIALS TO FRESH THYME FOR APPROVAL PRIOR TO INSTALLATIONS.
 - E. ALL FASTENERS, PLATES AND BOLTS ATTACHED TO CMU SHALL BE GALVANIZED METAL.

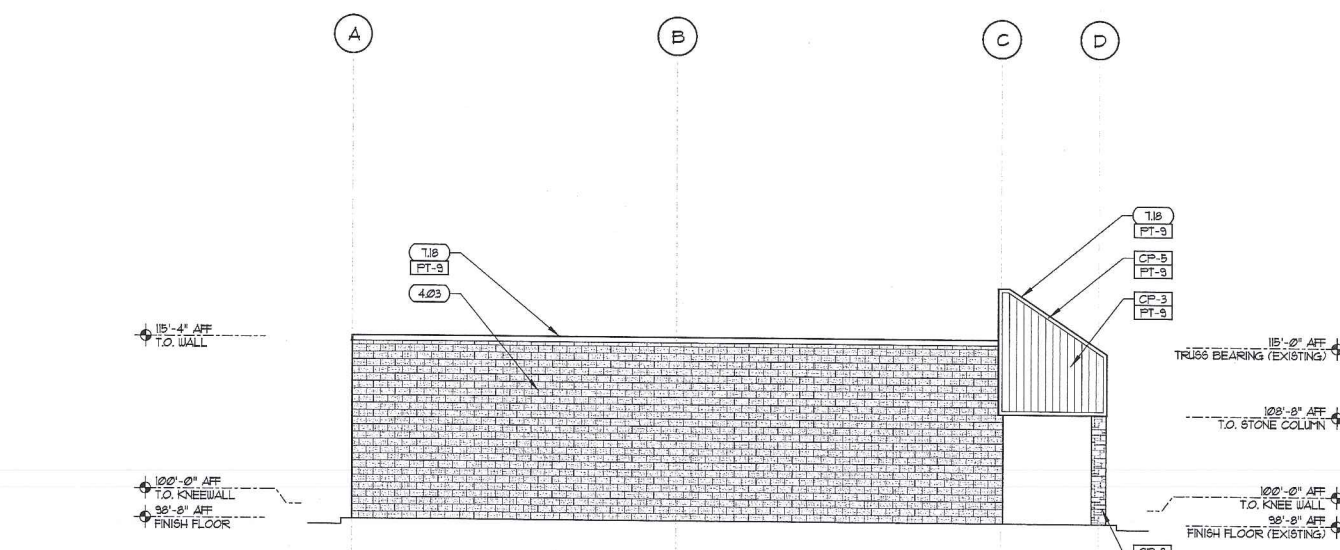
- FINISHES**
- FOR FINISHES REFER TO SHEET A-5J
 - SIGNING BY FRESH THYME G.C. TO PROVIDE BLOCKING

- KEY NOTES**
- 3.12 CONCRETE CURB REFER TO 3/A52
 - 3.15 RETAINING WALL
 - 4.02 8" CMU REGULAR FINISH WITH FOAM INSULATION
 - 4.03 8" CMU SPLIT FACE WITH FOAM INSULATION
 - 5.01 6" DIAMETER PIPE BOLLARD REFER TO 5/A42
 - 5.03 STEEL PIPE GUARD RAILING PAINTED AT RAMP, SEE SHEET A35
 - 7.01 STANDING SEAM METAL AWNING
 - 7.03 RAIN HOOD
 - 7.04 SNOW GUARD, SEE SHEET A45
 - 7.10 STANDING SEAM METAL ROOF
 - 7.12 ROOF DRAIN SCUPPER AND CONDUCTOR BOX. SEE R, 20, 21 & 22 A/A4.
 - 7.13 DOWNSPOUT & SPLASH PAN, SEE DETAIL 14 & 9/A44. PROTECT WITH BOLLARD WHERE EXPOSED TO TRAFFIC
 - 7.14 EMERGENCY OVERFLOW SCUPPER
 - 7.16 FIBER CEMENT TRIM, 5/4", JAMES HARDIE
 - 7.17 TRAFFIC GUARD, SEE SHEET A45
 - 7.18 METAL COPING, SEE SHEET A44
 - 8.01 HOLLOW METAL DOOR AND FRAME
 - 8.02 AUTOMATIC SLIDING ENTRANCE DOORS. (CLEAR ANODIZED FINISH)
 - 8.03 ALUMINUM STOREFRONT. (CLEAR ANODIZED FINISH) ACCESS PANEL
 - 8.07 OVERHEAD DOOR AND FRAME
 - 8.09 STEEL DOOR AND FRAME
 - 8.10 COMPACTOR DOOR INSIDE TO BE MIN 42" AFF. REFER TO MANUFACTURER DETAILS
 - 8.11 ALUMINUM STOREFRONT ENTRANCE DOOR (COLOR TO MATCH FT07)
 - 8.12 ALUMINUM STOREFRONT ENTRANCE DOOR (COLOR TO MATCH FT07)
 - 10.22 DOCK LEVELER
 - 10.23 DOCK SEAL
 - 10.24 DOCK BUMPER
 - 15.16 VENT
 - 16.01 DECORATIVE EXTERIOR WALL MOUNTED LIGHT FIXTURE
 - 16.04 EXTERIOR WALL PACK

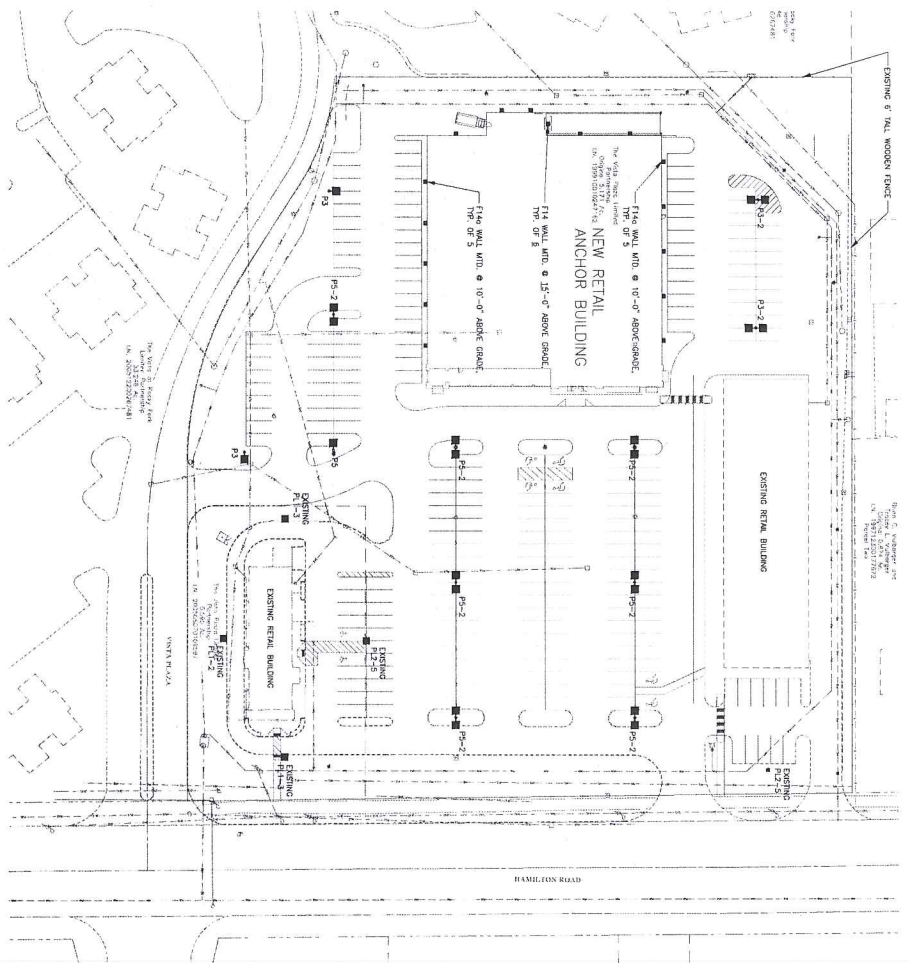
- SYMBOL LEGEND**
- ELEVATION CODED NOTE TAG (SEE SHEET A-XX FOR SCHEDULE)
 - DOOR NUMBER TAG (SEE SHEET A-XX FOR DOOR SCHEDULE)
 - STOREFRONT SYSTEM TAG (SEE SHEET A-XX FOR STOREFRONT ELEVATIONS)
 - MATERIAL / FINISH TAG (SEE SHEET A-XX FOR EXTERIOR FINISH KEY)
 - ▶ CONTROL JOINT (SEE DETAILS A B, C & D/A-XX)



(B) SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



(C) WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



NORTH
ZONING SUBMITTAL PLAN - LIGHTING
 SCALE: 1" = 40'

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SHEET NO. **SL-1**
 JOB NO. 1503-072
 DRAWN BY MCH
 SOUL AS NORTH
 DATE 02/18/2015

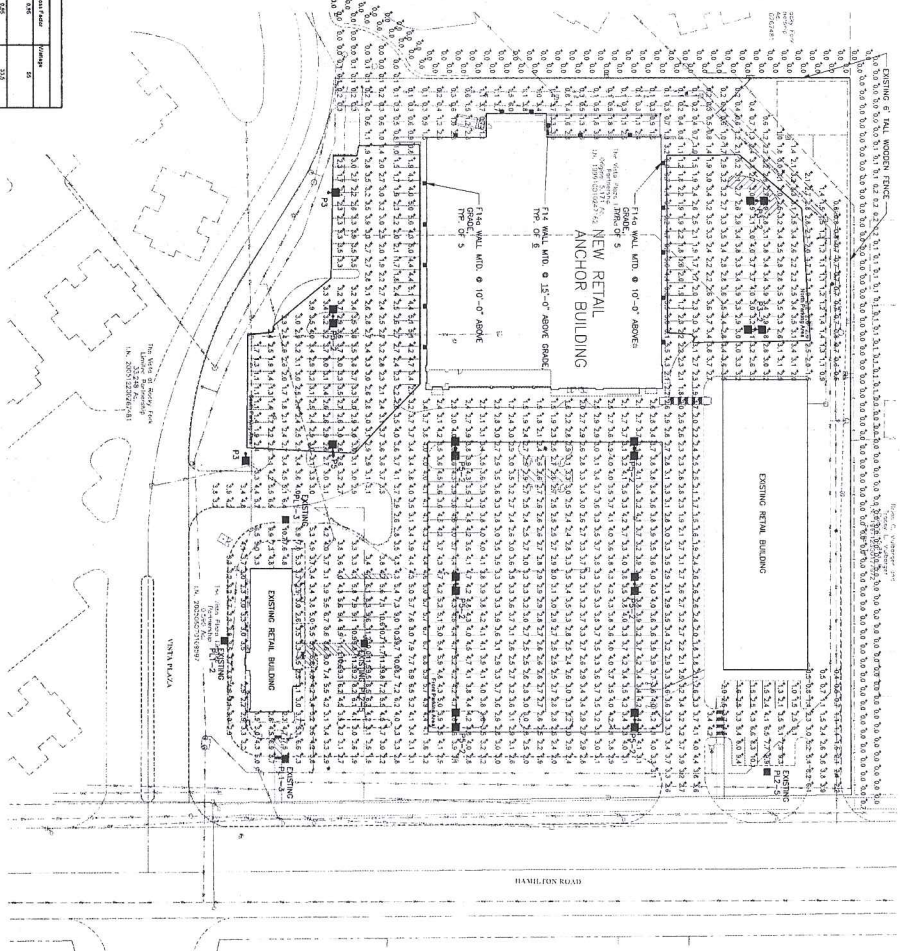
VISTA PLAZA PHASE 2
 ZONING SUBMITTAL
 GAHANNA, OHIO

HAMILTON ENGINEERING CO., P.A.
 MECHANICAL AND ELECTRICAL ENGINEERS
 100 South State Street, Westerville, Ohio 43081
 614-895-9408 FAX 614-895-9450
 E-mail: me@hmcme.com
 Web: <http://www.hmcme.com>

SEAL
 HERE

STAMP

Item	Code	Quantity	Description	Unit	Material	Notes	Volume	Weight	Value
■	F14	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	F14b	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P3	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P3-2	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P5	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P9-2	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P1-2	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P1-3	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P1-5	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100



NORTH
SCALE: 1" = 40'
ZONING SUBMITTAL PLAN - LIGHTING POINT BY POINT CALCULATIONS

Item	Code	Quantity	Description	Unit	Material	Notes	Volume	Weight	Value
■	F14	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	F14b	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P3	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P3-2	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P5	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P9-2	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P1-2	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P1-3	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100
■	P1-5	1	10' x 10' x 10' SIGN	sq ft	10' x 10' x 10'	10' x 10' x 10'	100	100	100

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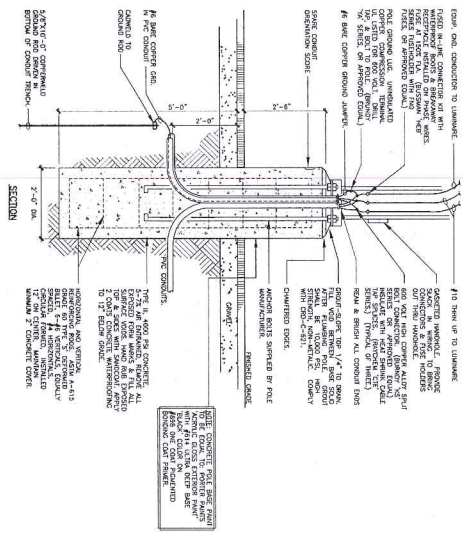
PROJECT NO. SL-1 PXP
JOB NO. 1001-102
DATE: 02/18/2015
SCALE: AS NOTED

VISTA PLAZA PHASE 2
ZONING SUBMITTAL
GAHANNA, OHIO

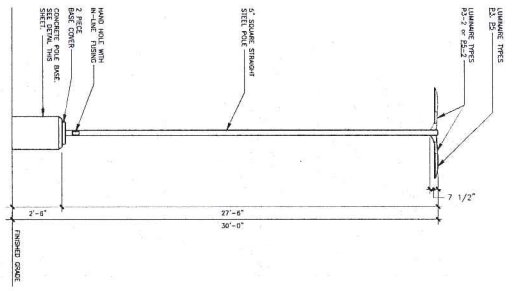
MCCLELLY ENGINEERING CO., INC.
MECHANICAL AND ELECTRICAL ENGINEERS
100 South State Street, Westerville, Ohio 43081
614-895-9408 FAX: 614-895-9400
E-Mail: mce@mccllelyeng.com
Web: http://www.mccllelyeng.com

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2'-6" POLE BASE DETAIL



LIGHTING FIXTURE WITH 6" POLE BASE ELEVATION

LIGHTING FIXTURE SCHEDULE	
F1-1	POLE FINISHED TO UNPAINTED, FULL COAT OF PRIMER, FULL COAT OF PAINT. UNPAINTED PORTION OF POLE SHALL BE FINISHED TO UNPAINTED, FULL COAT OF PRIMER, FULL COAT OF PAINT. UNPAINTED PORTION OF POLE SHALL BE FINISHED TO UNPAINTED, FULL COAT OF PRIMER, FULL COAT OF PAINT.
F1-2	POLE FINISHED TO UNPAINTED, FULL COAT OF PRIMER, FULL COAT OF PAINT. UNPAINTED PORTION OF POLE SHALL BE FINISHED TO UNPAINTED, FULL COAT OF PRIMER, FULL COAT OF PAINT. UNPAINTED PORTION OF POLE SHALL BE FINISHED TO UNPAINTED, FULL COAT OF PRIMER, FULL COAT OF PAINT.
F1-3	POLE FINISHED TO UNPAINTED, FULL COAT OF PRIMER, FULL COAT OF PAINT. UNPAINTED PORTION OF POLE SHALL BE FINISHED TO UNPAINTED, FULL COAT OF PRIMER, FULL COAT OF PAINT. UNPAINTED PORTION OF POLE SHALL BE FINISHED TO UNPAINTED, FULL COAT OF PRIMER, FULL COAT OF PAINT.
F1-4	POLE FINISHED TO UNPAINTED, FULL COAT OF PRIMER, FULL COAT OF PAINT. UNPAINTED PORTION OF POLE SHALL BE FINISHED TO UNPAINTED, FULL COAT OF PRIMER, FULL COAT OF PAINT. UNPAINTED PORTION OF POLE SHALL BE FINISHED TO UNPAINTED, FULL COAT OF PRIMER, FULL COAT OF PAINT.

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VISTA PLAZA PHASE 2

ZONING SUBMITTAL

GAHANNA, OHIO

MCCLELLAN ENGINEERING AND ELECTRICAL CONSULTANTS, INC.

100 South State Street, Westerville, Ohio 43081

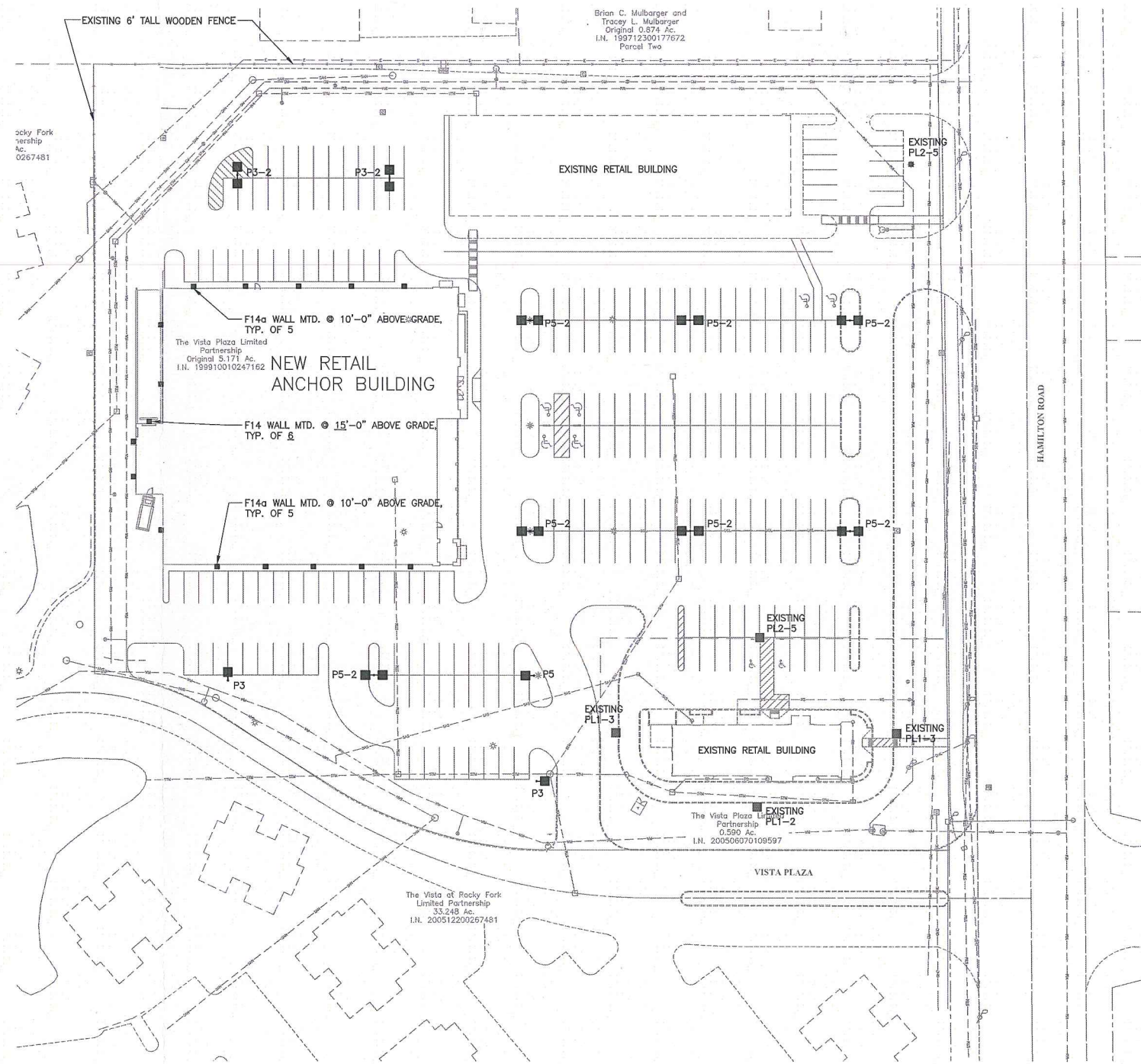
614-895-9406 FAX: 614-895-9450

www.mcclellaneng.com

SKETCH NO. SL-2

JOB NO. 1501-172

DATE 02/18/2015



Brian C. Mulbarger and
Tracey L. Mulbarger
Original 0.874 Ac.
I.N. 199712300177672
Parcel Two

Rocky Fork
Partnership
Ac.
0267481

The Vista Plaza Limited
Partnership
Original 5.171 Ac.
I.N. 199910010247162

The Vista at Rocky Fork
Limited Partnership
33.248 Ac.
I.N. 200512299267481

The Vista Plaza Limited
Partnership
0.599 Ac.
I.N. 200506070109597

ZONING SUBMITTAL PLAN - LIGHTING
SCALE: 1" = 40'

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McMULLEN ENGINEERING CO., INC.
MECHANICAL AND ELECTRICAL ENGINEERS
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614-895-9408 FAX: 614-895-9450
E-Mail: mect@mcmulleneng.com
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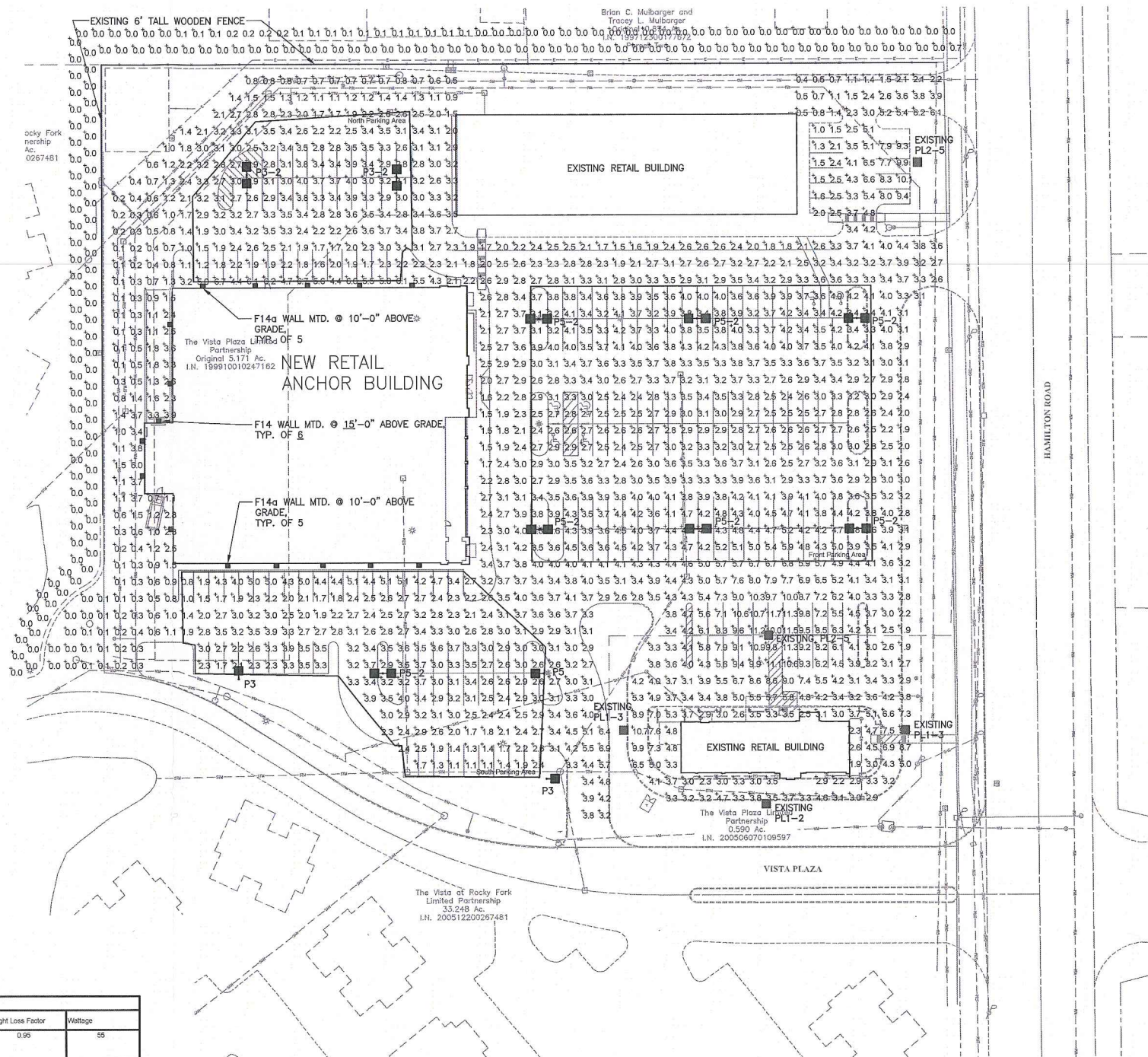
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DATE 02/16/2015

SHEET NO.
SL-1



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
■	F14	0	LSI INDUSTRIES	XPWS3-WT-LED-48-350-NW-UE			1	XPWS3-WT-LED-48-350-NW-UE.ies	4789.409	0.95	55
■	F14a	16	LSI INDUSTRIES	XPWS3-WT-LED-28-350-NW-UE			1	XPWS3-WT-LED-28-350-NW-UE.ies	2872.036	0.95	33.5
■	P3	2	GE LIGHTING SOLUTIONS	EASB_F3F405	EVOLVE SCALABLE AREA HORIZONTAL AREA LARGE	2, 157W H/BLD, CLEAR SMT, VBU	2	ge456869_jcm201-7-4558.ies	7650.822	0.95	171
■	P3-2	2	GE LIGHTING SOLUTIONS	EASB_F3F405	EVOLVE SCALABLE AREA HORIZONTAL AREA LARGE	2, 157W H/BLD, CLEAR SMT, VBU	2	ge456869_jcm201-7-4558.ies	7650.822	0.95	342
■	P5	1	GE LIGHTING SOLUTIONS	EASB_H5N405	EVOLVE SCALABLE AREA HORIZONTAL AREA LARGE	2, 236W H/BLD, CLEAR SMT, VBU	2	ge456844_jcm201-7-4533.ies	10401.45	0.95	249
■	P5-2	7	GE LIGHTING SOLUTIONS	EASB_H5N405	EVOLVE SCALABLE AREA HORIZONTAL AREA LARGE	2, 236W H/BLD, CLEAR SMT, VBU	2	ge456844_jcm201-7-4533.ies	10401.45	0.95	458
■	PL1-2	1	LSI INDUSTRIES	GBM-2-400-PSMV-CT	GREENBRIAR	1-400W PSMV CLEAR BU	1	GBM-2-400-PSMV-CT.ies	44000	0.79	452
■	PL1-3	2	LSI INDUSTRIES	GBM-3-400-PSMV-CT	GREENBRIAR	1-400W PSMV CLEAR BU	1	GBM-3-400-PSMV-CT.ies	44000	0.79	452
■	PL2-5	2	LSI INDUSTRIES	GBR-5-1000-PSMV-CT	GREENBRIAR	1-1000W CLEAR PSMV BU	1	GBR-5-1000-PSMV-CT.ies	120000	0.78	1070

ZONING SUBMITTAL PLAN - LIGHTING POINT BY POINT CALCULATIONS
 SCALE: 1" = 40'

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
10' Boundary	+	0.0 fc	0.7 fc	0.0 fc	N/A	N/A
20' Boundary	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Front Parking Area	X	3.6 fc	8.8 fc	2.4 fc	2.81	1.51
North Parking Area	X	3.2 fc	8.7 fc	1.2 fc	5.61	2.74
Overall Site	+	3.3 fc	11.7 fc	0.0 fc	N/A	N/A
South Parking Area	X	2.8 fc	5.1 fc	0.8 fc	6.41	3.51

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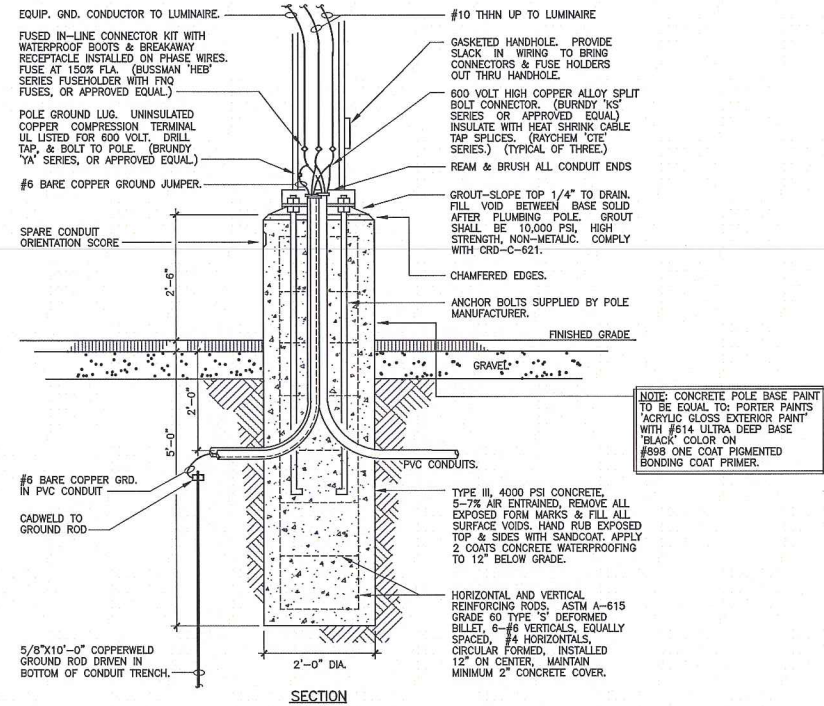
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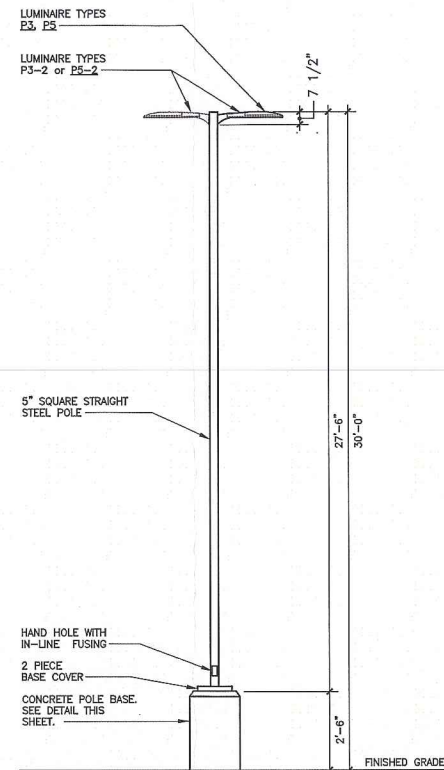
VISTA PLAZA PHASE 2
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GAHANNA, OHIO

JOB NO. 1503-EP2
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 SCALE AS NOTED
 DATE 02/16/2015
 SHEET NO. **SL-1 PXP**

J:\2015\1503-EP2 Vista Plaza - Phase 2\Zoning Submittal\SL-1 PXP.dwg, 2/16/2015 3:57:25 PM, Mark, ARCH full bleed D (3600 x 2400 Inches), 1:480



2 2'-6" POLE BASE DETAIL
SL-2 NTS



1 LIGHTING FIXTURE WITH 6' POLE BASE ELEVATION
SL-2 NTS

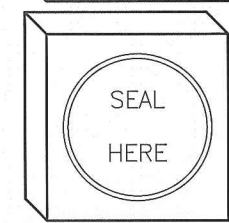
LIGHTING FIXTURE SCHEDULE	
F14	WALL MOUNTED LED LUMINAIRE, FULL CUTOFF WITH WIDE DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, P65 RATED, CLEAR FLAT GLASS LENSES, 48 LED ARRAY, 4,800 LUMENS AT 4,000K, 70 CRI, ELECTRONIC DRIVER OPERATES AT 350mA, MOUNT TO WALL AS NOTED ON LIGHTING PLANS. 208V, 55 WATTS. LSI INDUSTRIES #XPWS3 WT LED 48 350 NW UE BLK or APPROVED EQUAL.
F14a	WALL MOUNTED LED LUMINAIRE, FULL CUTOFF WITH WIDE DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, P65 RATED, CLEAR FLAT GLASS LENSES, 28 LED ARRAY, 2,900 LUMENS AT 4,000K, 70 CRI, ELECTRONIC DRIVER OPERATES AT 350mA, MOUNT TO WALL AS NOTED ON LIGHTING PLANS. 208V, 34 WATTS. LSI INDUSTRIES #XPWS3 WT LED 28 350 NW UE BLK or APPROVED EQUAL.
P3	POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 3 DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 15,300 LUMENS, 4,000K, 70 CRI, 525 mA ELECTRONIC DRIVERS, POWER FACTOR >90%, THD <20%. MOUNT TO 5" SQUARE STRAIGHT STEEL POLE, 11 GAUGE w/ HAND HOLE. POLE SHALL BE FACTORY CUT AND DRILLED TO 27'-6" LONG, FINISH POLE AND LUMINAIRE IN BLACK. 208V, 171 WATTS. GE LIGHTING #EAS B 2 F3 F 5 40 1 A DLCK POLE: #ASS30SD511BL (CUT POLE TO 27'-6" LONG, DRILL MTG. HOLES) or APPROVED EQUAL.
P3-2	POLE MOUNTED DUAL HEAD LED AREA LUMINAIRE, (2) HEADS AT 180°, FULL CUTOFF WITH TYPE 3 DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 15,300 LUMENS, 4,000K, 70 CRI, 525 mA ELECTRONIC DRIVERS, POWER FACTOR >90%, THD <20%. MOUNT TO 5" SQUARE STRAIGHT STEEL POLE, 11 GAUGE w/ HAND HOLE. POLE SHALL BE FACTORY CUT AND DRILLED TO 27'-6" LONG, FINISH POLE AND LUMINAIRES IN BLACK. 208V, 342 WATTS. GE LIGHTING #EAS B 2 F3 F 5 40 1 A DLCK POLE: #ASS30SD511BL (CUT POLE TO 27'-6" LONG, DRILL MTG. HOLES) or APPROVED EQUAL.
P5	POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 5 DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 20,800 LUMENS, 4,000K, 70 CRI, 525 mA ELECTRONIC DRIVERS, POWER FACTOR >90%, THD <20%. MOUNT TO 5" SQUARE STRAIGHT STEEL POLE, 11 GAUGE w/ HAND HOLE. POLE SHALL BE FACTORY CUT AND DRILLED TO 27'-6" LONG, FINISH POLE AND LUMINAIRE IN BLACK. 208V, 171 WATTS. GE LIGHTING #EAS B 2 H5 N 5 40 1 A DLCK POLE: #ASS30SD511BL (CUT POLE TO 27'-6" LONG, DRILL MTG. HOLES) or APPROVED EQUAL.
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POLE LENGTHS

ALL POLE LENGTHS SHALL BE 20'-0" LONG OVERALL EXCEPT FOR LUMINAIRES WITH A 2'-6" POLE BASE. THOSE POLES SHALL BE 17'-6" LONG.

SEE SITE PLAN SL-1 FOR LUMINAIRE CONFIGURATION (POLE AND HEAD) INFORMATION AND COUNT TAKE-OFFS.

REVISIONS



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MECHANICAL AND ELECTRICAL ENGINEERS
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Tel: 440-946-9400 Fax: 440-946-9450
E-Mail: mce@mcmulleneng.com Web: http://www.mcmulleneng.com

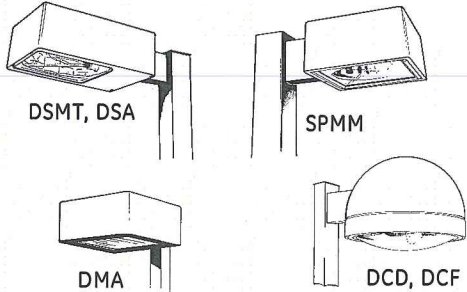
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JOB NO.	1503-EP2
DRAWN BY	MEH
SCALE	AS NOTED
DATE	02/16/2015
SHEET NO.	SL-2

STEEL SQUARE STRAIGHT AREA LIGHTING POLES 10 TO 39 FEET (3 TO 12 METERS)

SUGGESTED LUMINAIRE APPLICATIONS



SPECIFICATION FEATURES

- Square straight steel shaft
- Dark bronze powder coated finish standard
- Shaft lengths from 10 to 39 feet
- Pole drilled for decorative mounting arm(s) or for top tenon mounting
- Single or multiple luminaire mounting
- Base cover includes two-piece ABS Plastic Full Cover
- Anchor bolts, hardware, handhole cover, circle template, shaft cap or top tenon - all included

POLE SELECTION TABLE

Ordering Number	Nominal Mounting Height (ft)	Size (in.)	Wall Gauge	EPA (sq ft) MPH			Bolt Circle (in.)	Bolt Size (in.)	Approximate Ship Weight (lbs)	Base Plate Size (in.)
				80	90	100				
ASSS10XX411DB	10	4	11	30.6	23.8	18.9	8.25	3/4X20	111	8.25X8.25X0.75
12XX411DB	12	4	11	24.4	18.8	14.8	8.25	3/4X20	123	8.25X8.25X0.75
14XX411DB	14	4	11	19.9	15.1	11.7	8.25	3/4X20	135	8.25X8.25X0.75
15XX411DB	15	4	11	15.9	11.8	8.9	8.25	3/4X20	130	8.25X8.25X0.75
16XX411DB	16	4	11	15.9	11.8	8.9	8.25	3/4X20	146	8.25X8.25X0.75
18XX411DB	18	4	11	12.6	9.2	6.7	8.25	3/4X20	158	8.25X8.25X0.75
ASSS20XX411DB	20	4	11	9.6	6.7	4.5	8.25	3/4X20	162	8.25X8.25X0.75
20XX47DB	20	4	7	15.9	12.5	10.1	8.25	3/4X20	244	8.25X8.25X0.75
20XX57DB	20	5	7	28.1	21.4	16.2	11.0	3/4X20	265	11.0X11.0X1.00
20XX511DB	20	5	11	17.7	12.7	9.4	11.0	3/4X20	185	11.0X11.0X1.00
ASSS25XX411DB	25	4	11	4.8	2.6	1.0	8.25	3/4X20	191	8.25X8.25X0.75
25XX47DB	25	4	7	10.8	7.7	5.4	8.25	3/4X20	273	8.25X8.25X0.88
25XX57DB	25	5	7	18.5	13.3	9.5	11.0	3/4X20	395	11.0X11.0X1.00
25XX511DB	25	5	11	9.8	6.3	3.7	11.0	3/4X20	241	11.0X11.0X1.00
ASSS30XX511DB	30	5	11	4.7	2.0	--	11.0	3/4X20	263	11.0X11.0X1.00
30XX57DB	30	5	7	10.7	6.7	3.9	11.0	3/4X20	480	11.0X11.0X1.00
30XX67DB	30	6	7	19.0	13.2	9.0	12.0	1X40	558	12.5X12.5X1.00
ASSS35XX57DB	35	5	7	5.9	2.5	--	11.0	3/4X20	490	11.0X11.0X1.00
35XX67DB	35	6	7	12.4	7.6	4.2	12.0	1X40	633	12.5X12.5X1.00
ASSS40XX67DB	39	6	7	7.2	3.0	--	12.0	1X40	693	12.5X12.5X1.00

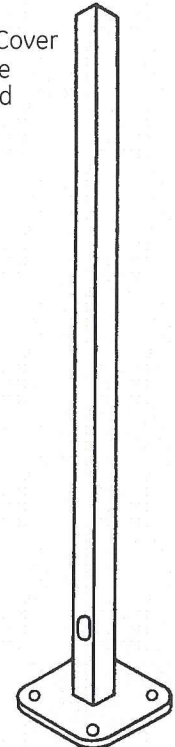


Figure 1

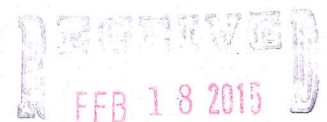
ORDERING NUMBER LOGIC (See Pole Selection Table for actual Ordering Numbers)

A	S	S	S	10	TT	4	11	DB
PRODUCT IDENT (LUMINAIRE USAGE)	POLE CROSS SECTION	SHAFT SHAPE	POLE MATERIAL	NOMINAL MOUNTING HEIGHT (FT)	MOUNTING	SHAFT WIDTH (IN. X IN.)	SHAFT THICKNESS (GAUGE)	FINISH
X	X	X	X	XX	XX	X	XX	XX
A = Area	S = Square	S = Straight	S = Steel	10 = 10 12 = 12 14 = 14 16 = 16 18 = 18 20 = 20 24 = 24 30 = 30 35 = 35 39 = 39	DB = Drill holes for mounting two luminaires at 90°* DO = Drill holes for two luminaires at 180°* DQ = Drill holes for four luminaires* SD = Drill holes for single luminaire* TB = Drill holes for three luminaires at 90°* TD = Drill holes for three luminaires at 120°* TT = 2-3/8-in. OD top tenon (Fig. 1) NOTE: *Drill for SPM luminaire as indicated NOTE: Substitute required mounting designation for XX in ordering number listed in Selection Table. NOTE: Drilling templates are the same for Decashield®, Dimension®, and Decasphere™ luminaires.	4 = 4X4 5 = 5X5 6 = 6X6	7 = 7 11 = 11	DB = Dark bronze powder coated (Standard) BL = Black



REFERENCES

See Page P-21 for Anchor Base Data
See Page P-2 for Pole Selection Guidelines



GE
Lighting

Evolve™ LED Area Light

Scalable Area Light (EASB)



imagination at work

RECEIVED
FEB 18 2015
BY: *AK*

Product Features

The next evolution of the GE Evolve™ LED Area Light continues to deliver outstanding features, while adding greater flexibility, style and scalability. This latest design offers higher lumen outputs and provides photometric combinations with high efficacy, providing the ability to meet even a wider range of area lighting needs. Additionally, the new EASB Evolve Luminaire comes with a specially designed auto dealership optic for exceptional illuminance on the dealership's front row. Optional programmable motion sensing for Title 24 compliance is available.

Applications

- Site, area, and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for small to large retailers, commercial to medical properties, and big box retailers.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 2G vibration standards per ANSI C136.31-2010. For 3G rating contact manufacturer.


LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K typical.

Lumen Maintenance

- System rating is L85 at 50,000 hours. Contact manufacturer for Lxx rating (Lumen Depreciation) beyond 50,000 hours.

Ratings

- /cUL listed, suitable for wet locations.
- IP65 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40° to 50°C (-40° to 35°C for 412W fixtures). Delayed start may be experienced below -35° C.
- Upward Light Output Ratio (ULOR) = 0.
- Title 24 compliant with "H" motion sensor option.
- Compliant with the material restriction requirements of RoHS.

Mounting

Option A

- 10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.

Option B

- 10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.

Option C

- Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.

Option S

- Knuckle Slipfitter mounting for 2.3-3" O.D. pipe, pre-wired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%.*
- Class "A" sound rating.
- Photo electric sensors (PE) available for all voltages.
- GE dimmable PE socket is available making the unit "adaptive controls ready." Contact manufacturer for details.
- Surge Protection Options:
For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2014.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection available with R option.

* System power factor and THD is tested and specified at 120V input and maximum load conditions.

Ordering Number Logic

Evolve™ LED Scalable Area Light (EASB)



EAS **B**

PROD. ID	PHOTOMETRIC	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	DRIVE CURRENT	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area S = Scalable	B = Photometric Series	0 = 120 - 277 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* H = 347-480 * Specify single voltage if fuse option is selected.		F = Front L = Left R = Right N = Not Applicable	5 = 525mA (<412W only) 7 = 700mA (412W only)	40 = 4000K 50 = 5000K	1 = None 2 = PE Rec. 4 = PE Rec. with Shorting Cap 5 = PE Rec. with Control** A = ANSI C136.41 7-pin PE Receptacle †## D = ANSI C136.41 7-pin PE Receptacle with Shorting Cap †## ** PE control not available for 347-480V. Must be a discrete voltage (347V or 480V). † When ordering PE function socket A or D, a dimming driver must also be ordered under the "OPTIONS" column. # Order Dimming/Control PE as a separate item.	A = 10" Arm for Square Pole supplied with leads B = 10" Arm for Round Pole supplied with leads C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads S = Knuckle Slipfitter for 2.3in. - 3.0in. OD Tenon. 0-45° vertical aiming angles achievable.	BLCK = Black DKBZ = Dark Bronze Contact manufacturer for other colors.	C = IEC D = Dimming (0-10 Volt Input) † (For 120-277V) D2 = Dimming (0-10 Volt Input) † (For 347-480V) F = Fusing H = Motion Sensor**## R = 10KV Extra Surge Protection XXX = Special Options † Dimming leads will be provided through the back of the arm, unless specified with A or D PE Function. ** When ordering Motion Sensing Option H - "A" or "B" Mounting Arm must be selected. Fixture power increase of 1W expected with sensor use. # Dimming is standard with H option code. Do not also select D or D2 option. Not compatible with PE receptacle options A, or D.

Front (F)

Left (L)

Right (R)

Not Applicable (N)

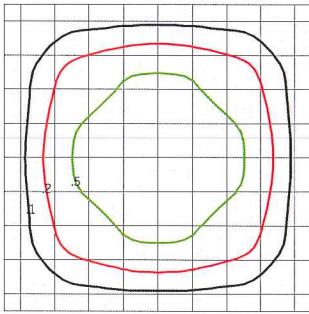
Light pattern thrown in direction specified in relation to Pole and Fixture.

	OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		DISTRIBUTION ORIENTATION AVAILABLE	BUG RATINGS*						IES FILE NUMBER	
			4000K	5000K	120-277V	347-480V		B	U	G	B	U	G	4000K	5000K
TYPE V	D5	Symmetric Medium	10,600	10,900	126	126	N	4	0	2	4	0	2	456840	456884
	E5	Symmetric Medium	12,300	12,700	145	145	N	4	0	2	4	0	2	456841	456885
	F5	Symmetric Medium	14,000	14,400	171	171	N	4	0	2	4	0	2	456842	456886
	G5	Symmetric Medium	17,400	18,000	211	211	N	4	0	2	4	0	2	456843	456887
	H5	Symmetric Medium	20,800	21,400	249	249	N	4	0	2	5	0	3	456844	456888
	J5	Symmetric Medium	24,900	26,000	301	301	N	5	0	3	5	0	3	456845	456889
	K5	Symmetric Medium	30,600	32,000	412	412	N	5	0	3	5	0	3	456846	456890
	N5	Symmetric Short	11,600	11,900	126	126	N	3	0	1	3	0	1	456847	456891
	P5	Symmetric Short	13,400	13,800	145	145	N	3	0	2	3	0	2	456848	456892
	Q5	Symmetric Short	15,300	15,800	171	171	N	3	0	2	3	0	2	456849	456893
	R5	Symmetric Short	19,000	19,600	211	211	N	4	0	2	4	0	2	456850	456894
	S5	Symmetric Short	22,700	23,400	249	249	N	4	0	2	4	0	2	456851	456895
	T5	Symmetric Short	27,400	28,400	301	301	N	4	0	2	5	0	2	456852	456896
	U5	Symmetric Short	34,600	35,600	412	412	N	5	0	3	5	0	3	456853	456897
	TYPE IV	A4	Asymmetric Forward	5,500	5,600	67	74	F, L, R	1	0	2	1	0	2	456854*
B4		Asymmetric Forward	7,100	7,300	86	86	F, L, R	1	0	2	1	0	2	456855	456899
C4		Asymmetric Forward	8,800	9,100	106	106	F, L, R	1	0	2	1	0	2	456856	456900
D4		Asymmetric Forward	10,600	10,900	126	126	F, L, R	2	0	2	2	0	2	456857	456901
E4		Asymmetric Forward	12,900	13,300	152	152	F, L, R	2	0	3	2	0	3	456858	456902
F4		Asymmetric Forward	14,000	14,400	171	171	F, L, R	2	0	3	2	0	3	456859	456903
G4		Asymmetric Forward	17,400	18,000	211	211	F, L, R	2	0	3	2	0	4	456860	456904
H4		Asymmetric Forward	20,800	21,400	249	249	F, L, R	3	0	4	3	0	4	456861	456905
TYPE III	J4	Asymmetric Forward	25,200	26,000	301	301	F, L, R	3	0	4	3	0	4	456862	456906
	K4	Asymmetric Forward	31,700	33,000	412	412	F, L, R	3	0	5	3	0	5	456863	456907
	A3	Asymmetric Wide	6,000	6,100	67	74	F, L, R	1	0	1	1	0	1	456864*	456908*
	B3	Asymmetric Wide	7,700	7,900	86	86	F, L, R	1	0	2	1	0	2	456865	456909
	C3	Asymmetric Wide	9,700	9,900	106	106	F, L, R	2	0	2	2	0	2	456866	456910
	D3	Asymmetric Wide	11,600	11,900	126	126	F, L, R	2	0	2	2	0	2	456867	456911
	E3	Asymmetric Wide	14,100	14,500	152	152	F, L, R	2	0	2	2	0	2	456868	456912
	F3	Asymmetric Wide	15,300	15,800	171	171	F, L, R	2	0	2	2	0	2	456869	456913
	G3	Asymmetric Wide	19,000	19,600	211	211	F, L, R	2	0	2	2	0	2	456870	456914
	H3	Asymmetric Wide	22,700	23,400	249	249	F, L, R	2	0	3	2	0	3	456871	456915
TYPE II	J3	Asymmetric Wide	27,400	28,400	301	301	F, L, R	3	0	3	3	0	3	456872	456916
	K3	Asymmetric Wide	34,600	36,000	412	412	F, L, R	3	0	4	3	0	4	456873	456917
	A2	Asymmetric Narrow	5,800	5,900	67	74	F, L, R	1	0	1	1	0	1	456874*	456918*
	B2	Asymmetric Narrow	7,500	7,700	86	86	F, L, R	2	0	2	2	0	2	456875	456919
	C2	Asymmetric Narrow	9,300	9,600	106	106	F, L, R	2	0	2	2	0	2	456876	456920
	D2	Asymmetric Narrow	11,100	11,400	126	126	F, L, R	2	0	2	2	0	2	456877	456921
	E2	Asymmetric Narrow	13,600	13,900	152	152	F, L, R	2	0	2	3	0	3	456878	456922
	F2	Asymmetric Narrow	14,800	15,200	171	171	F, L, R	3	0	3	3	0	3	456879	456923
	G2	Asymmetric Narrow	18,300	18,900	211	211	F, L, R	3	0	3	3	0	3	456880	456924
	H2	Asymmetric Narrow	21,900	22,600	249	249	F, L, R	3	0	3	3	0	3	456881	456925
TYPE I	J2	Asymmetric Narrow	26,500	27,400	301	301	F, L, R	3	0	3	3	0	3	456882	456926
	K2	Asymmetric Narrow	33,300	34,700	412	412	F, L, R	3	0	4	4	0	4	456883	456927
	KA	Asymmetric 100° Wide Auto	37,200	38,800	412	412	F, L, R	4	0	3	4	0	3	456938	456928

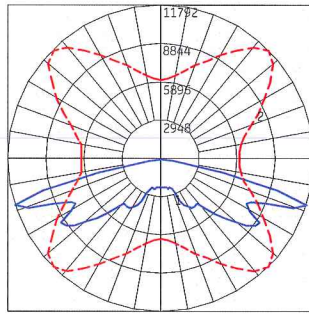
† Rating values for B and G are based on rated lumens and may vary due to flux tolerances. *Contact Manufacturer for 347-480V IES file numbers.

Photometrics

EASB Type V - Symmetric Medium (K5)
32,000 Lumens, 5000K (GE456890.ies)

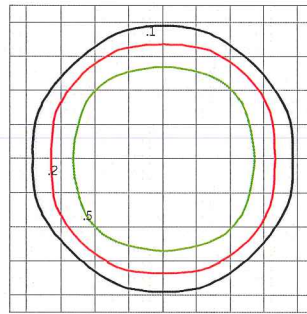


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

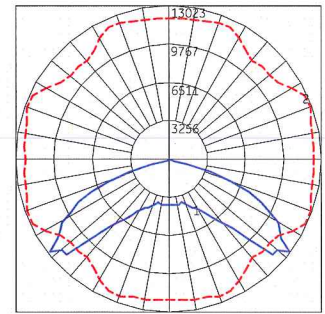


— Vertical plane through horizontal angle of maximum candlepower at 45°
- - Vertical plane through horizontal angle of 72.5°

EASB Type V - Symmetric Short (U5)
35,600 Lumens, 5000K (GE456897.ies)

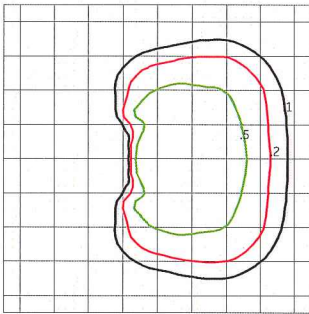


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

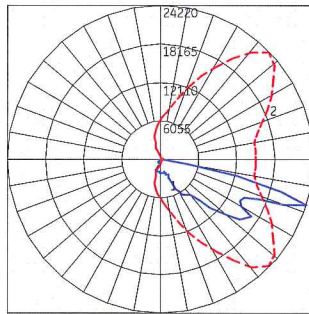


— Vertical plane through horizontal angle of maximum candlepower at 20°
- - Vertical plane through horizontal angle of 52.5°

EASB Type IV - Asymmetric Forward (K4)
33,000 Lumens, 5000K (GE456907.ies)

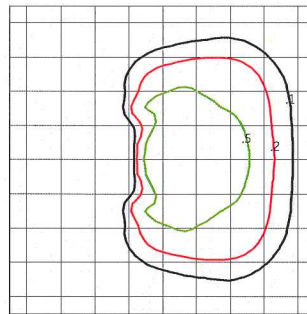


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

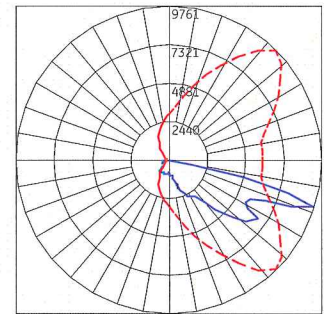


— Vertical plane through horizontal angle of maximum candlepower at 45°
- - Vertical plane through horizontal angle of 72.5°

EASB Type IV - Asymmetric Forward (E4)
13,300 Lumens, 5000K (GE456902.ies)

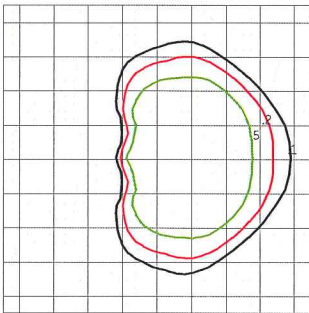


Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade

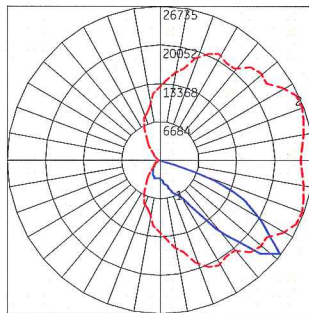


— Vertical plane through horizontal angle of maximum candlepower at 45°
- - Vertical plane through horizontal angle of 72.5°

EASB Type III - Asymmetric Wide (K3)
36,000 Lumens, 5000K (GE456917.ies)

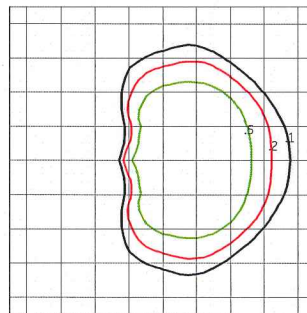


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

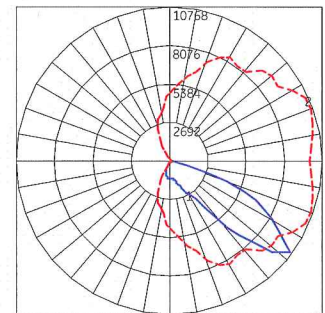


— Vertical plane through horizontal angle of maximum candlepower at 20°
- - Vertical plane through horizontal angle of 52.5°

EASB Type III - Asymmetric Wide (E3)
14,500 Lumens, 5000K (GE456912.ies)

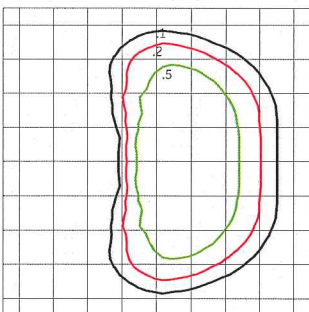


Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade

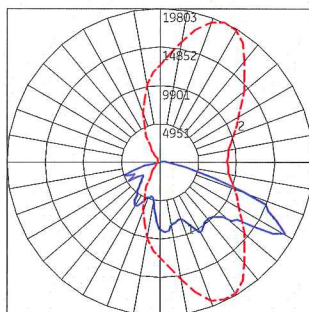


— Vertical plane through horizontal angle of maximum candlepower at 20°
- - Vertical plane through horizontal angle of 52.5°

EASB Type II - Asymmetric Narrow (K2)
34,700 Lumens, 5000K (GE456927.ies)

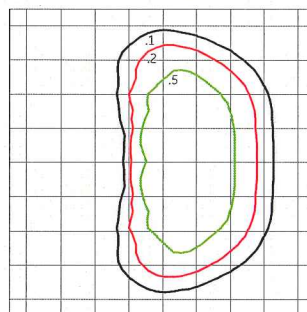


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

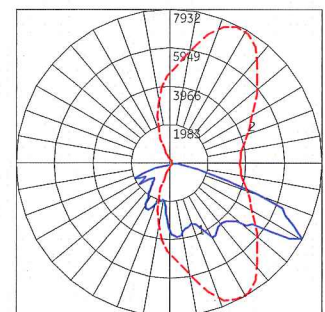


— Vertical plane through horizontal angle of maximum candlepower at 65°
- - Vertical plane through horizontal angle of 60°

EASB Type II - Asymmetric Narrow (E2)
13,900 Lumens, 5000K (GE456922.ies)



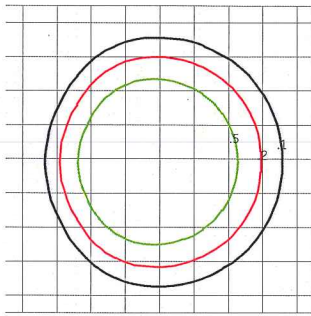
Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade



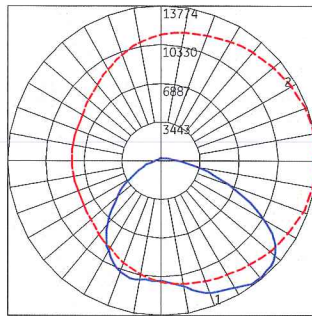
— Vertical plane through horizontal angle of maximum candlepower at 65°
- - Vertical plane through horizontal angle of 60°

Photometrics

EASB Type II - Assymmetric Auto (KA)
 38,800 Lumens, 5000K (GE456928.ies)



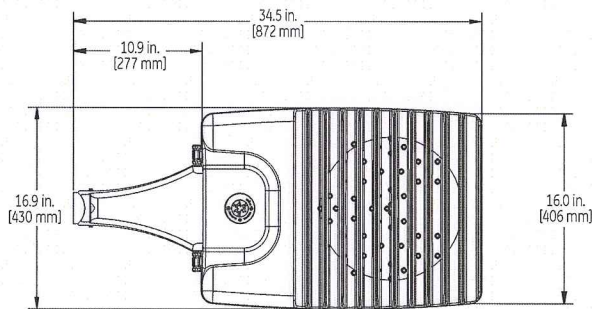
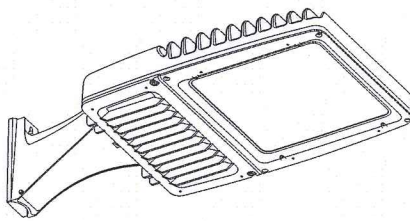
Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade



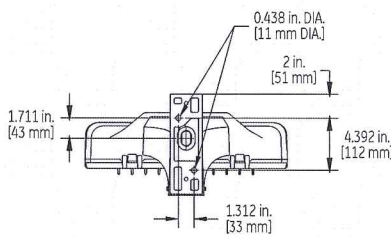
— Vertical plane through horizontal angle of maximum candlepower at 0°
 - - Vertical plane through horizontal angle of 180°

Product Dimensions

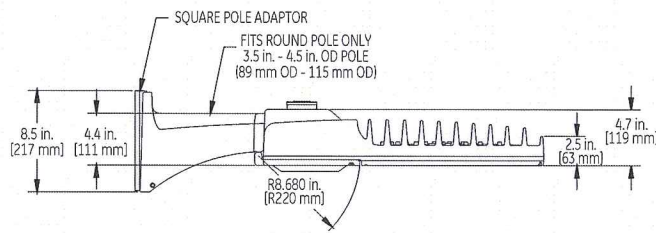
10" Arm For Square Pole Mount
 (Option A)



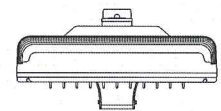
TOP VIEW



BACK VIEW



SIDE VIEW



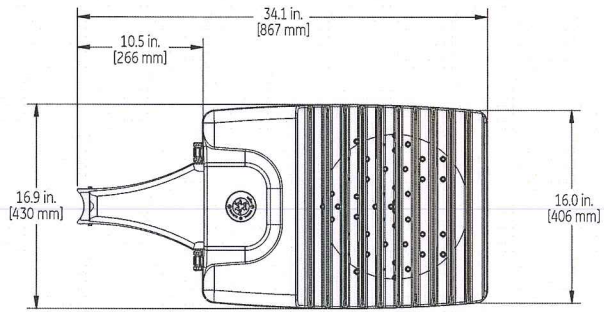
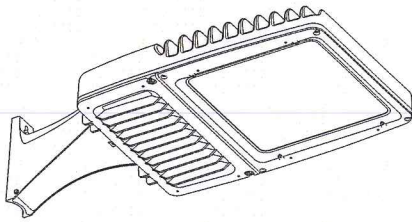
FRONT VIEW

DATA

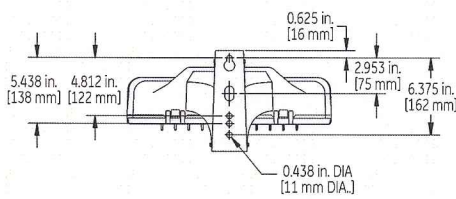
- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
 Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.97 sq ft max (0.09 sq m)

Product Dimensions

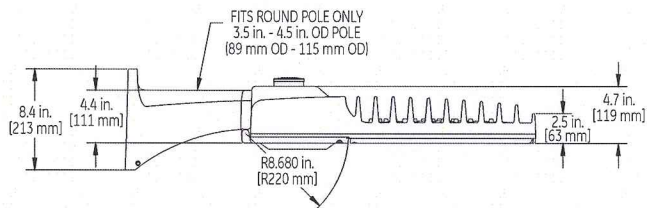
10" Arm For Round Pole Mount (Option B)



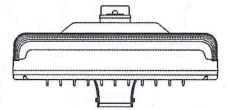
TOP VIEW



BACK VIEW



SIDE VIEW

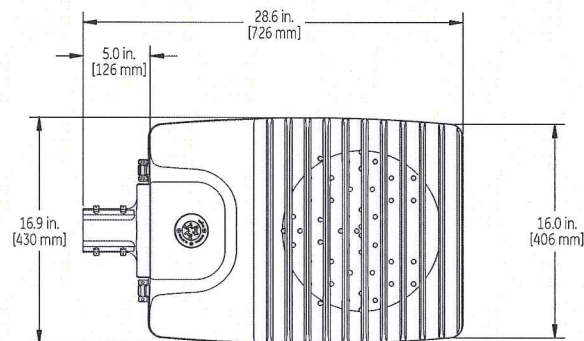
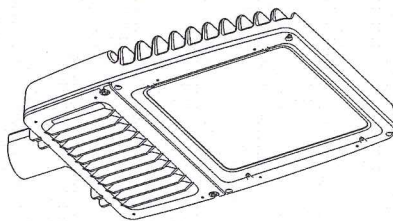


FRONT VIEW

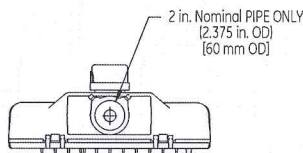
DATA

- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.97 sq ft max (0.09 sq m)

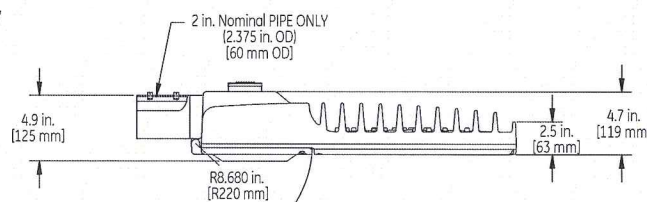
Slipfitter Arm Mount (Option C)



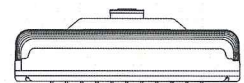
TOP VIEW



BACK VIEW



SIDE VIEW

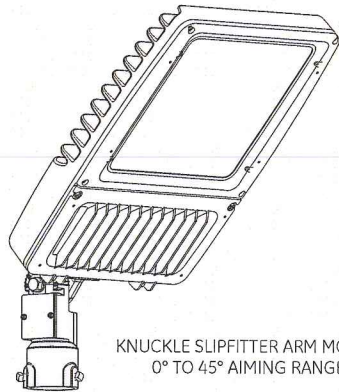


FRONT VIEW

DATA

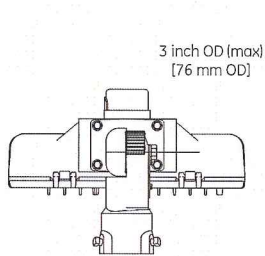
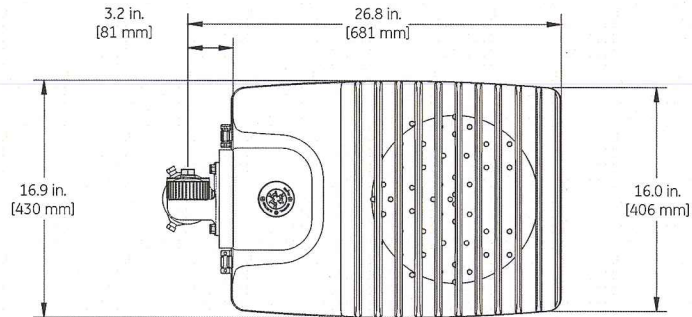
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with Slipfitter: 0.47 sq ft max (0.04 sq m)

Knuckle Arm Mount (Option S)

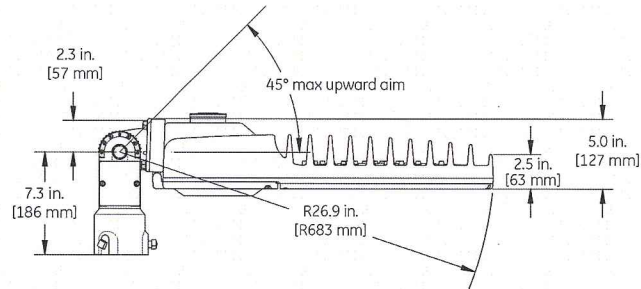


KNUCKLE SLIPFITTER ARM MOUNT
0° TO 45° AIMING RANGE

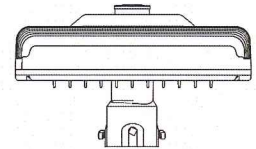
TOP VIEW



BACK VIEW



SIDE VIEW



FRONT VIEW

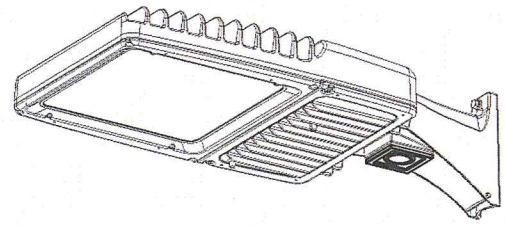
DATA

- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with fixture mounted at 45° upward: 1.97 sq ft max

H-Motion Sensing Option:

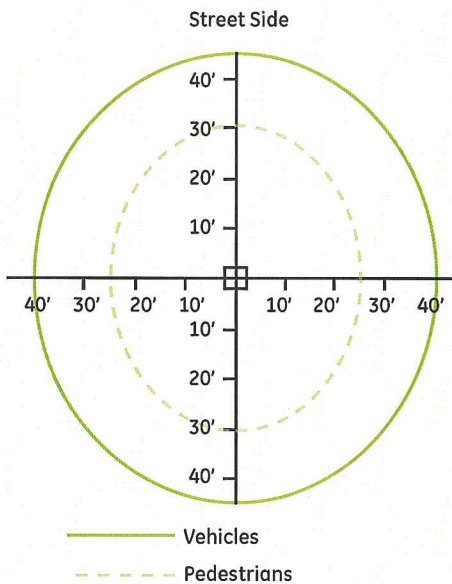
- Intended for high mounting applications, between 15-45ft (4.57-9.14m).
- Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
- Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
- Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
- Must order with decorative mounting arm options "A" or "B".
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.



Sensor Pattern:

Sensing Pattern Area Fixture 15 - 45 ft.



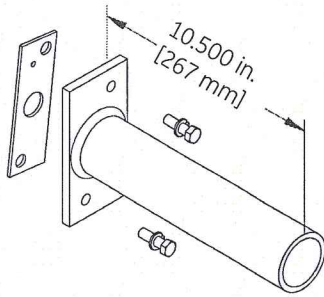
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

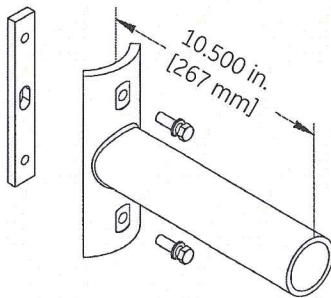
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

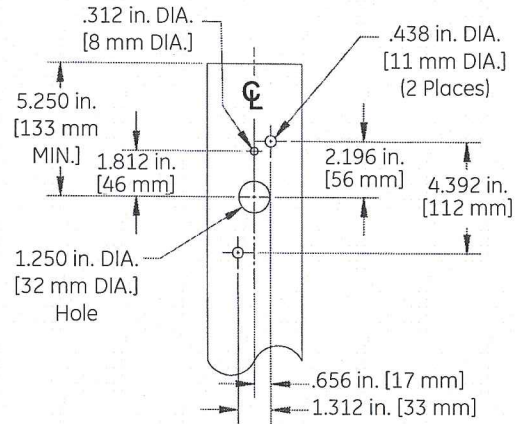
3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

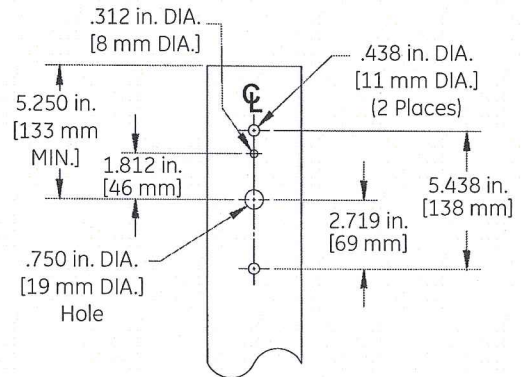
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



Wall Mounting Bracket Adapter Plate

ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.



www.gelighting.com

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OLP3071 (Rev 02/06/15)

LED PATRIOT® WALL SCNCE (XPWS3)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XPWS3						
		Distribution/Lumens (Nominal)				
Milliamps	# of LEDs	Type FT	Type WT	Type WW	Watts	
Cool White 350 mA	28	3100	3000	3200	34	
	48	5100	5100	5200	55	
	450 mA	28	3700	3600	3800	44
		48	6200	6100	6300	72
Neutral White 350 mA	28	2900	2900	3100	34	
	48	4900	4800	4900	55	
	450 mA	28	3500	3500	3700	44
		48	5800	5700	5800	72

LED Chips are frequently updated therefore values may increase.

Also available in traditional light sources

US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

SMARTTEC™ ENERGY SAVING FEATURES:

THERMAL CONTROL -LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5000K nominal) or Neutral White (4000K nominal) color temperature, 70 CRI (nominal).

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

HOUSING - One-piece die-cast aluminum housing is smoothly contoured rectangular shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP65 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMA (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed.

EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 30 lbs./13.6Kg

LISTING - ETL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. Optional Class 1 Division 2 (groups A, B, C & D) hazardous location rating is available (Select HL option). For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



RECEIVED
FEB 18 2015

BY: *[Signature]*

LED PATRIOT® WALL SCNCE (XPWS3)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XPWS3 FT LED 48 450 CW UE WHT BB**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XPWS3 - LED Patriot Wall Sconce	WT - Wide Throw FT - Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	BB - Battery Back-up ¹ CWBB - Cold Weather Battery Back-up ¹ IMS - Integral Motion Sensor EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps ² PCI 120 - Button Type Photocell PCI 208 - Button Type Photocell PCI 240 - Button Type Photocell PCI 277 - Button Type Photocell PCI 347 - Button Type Photocell HL - Class1, Division2, Hazardous Location Rating. ETL listed to UL844 ³ XPMA - Pole Mounting Adaptor w/fixture backplate for use with square poles ⁴ XPMAR4 - Pole Mounting Adaptor w/fixture backplate for use with 4" O.D. round poles ⁴ XPMAR5 - Pole Mounting Adaptor w/fixture backplate for use with 5" O.D. round poles ⁴

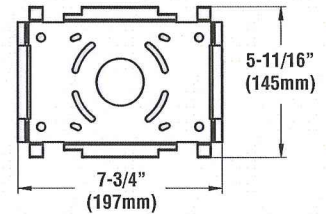
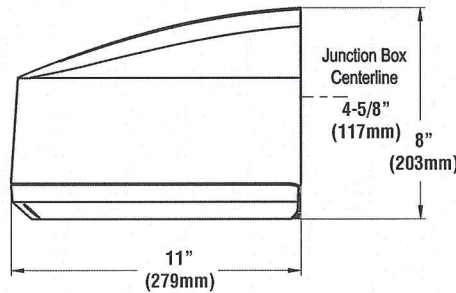
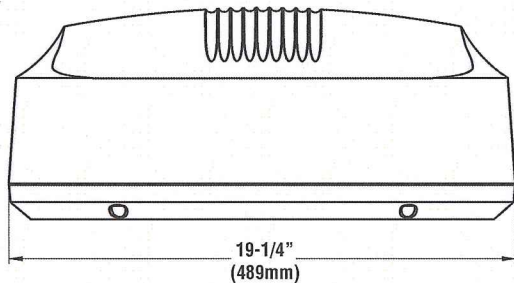
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
XPWS3 Polycarbonate Shield	244657	DFK208, 240 - Double Fusing	DFK208,240 ⁵
XPWS3 SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK480 - Double Fusing	DFK480 ⁵
FK120 - Single Fusing	FK120 ⁵	FK347 - Single Fusing	FK347 ⁵
FK277 - Single Fusing	FK277 ⁵		

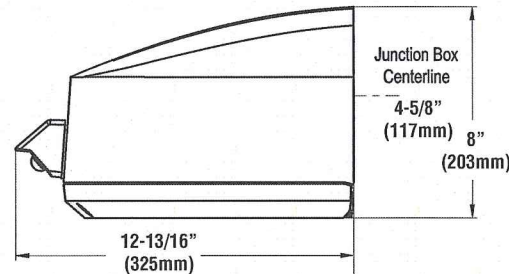
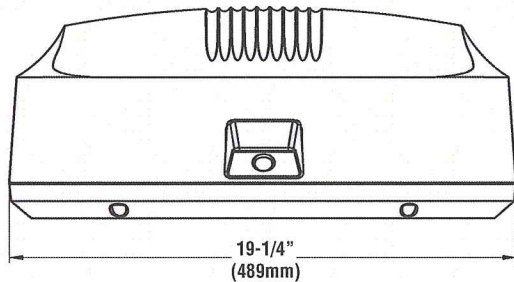
FOOTNOTES:

- 1- Available with UE voltage only.
- 2 - Utilizes GZ4 sockets. 12 volt separate circuits required. Not available with battery back-up, photocell option, HL, XPMA or XPMAR options.
- 3 - Not available with battery backup, photocell or EMR2 option.
- 4 - Not available with EMR2 option. Designed with 3" reduced drilling pattern. For S or D180 mounting configuration only.
- 5 - Fusing to be installed in a compatible junction box supplied by contractor.

DIMENSIONS



Universal Mounting Plate



Shown with IMS Option



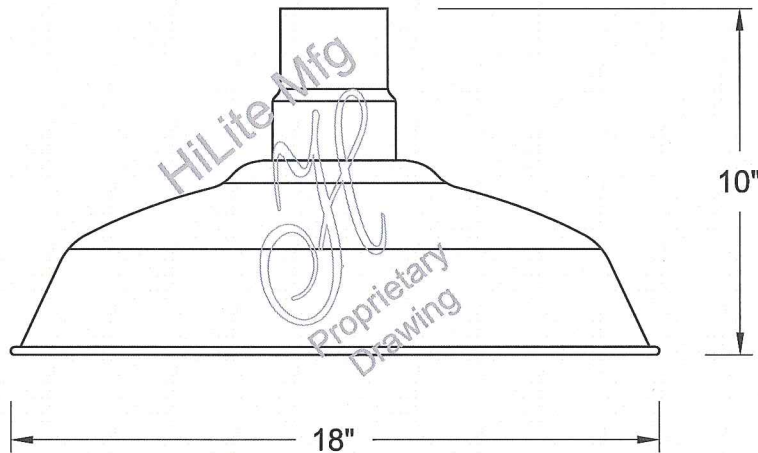
HI-LITE MFG. CO., INC

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-15118 Warehouse Shade Collection

Job Name:	
Type:	F15
Quantity:	

Mod. No: H-15118 G 96/CGU 139 RIB



FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 138, 139, 140, 11, 98, 101, 102, 137, 121, 122, 123, 124, 125, 126, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16, 55.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Cord, Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard), SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:

Incandescent

- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)

- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)

- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)

- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)

- rated 20w12(20w-1250) lumens, 20w20(20w-2000) lumens.

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)



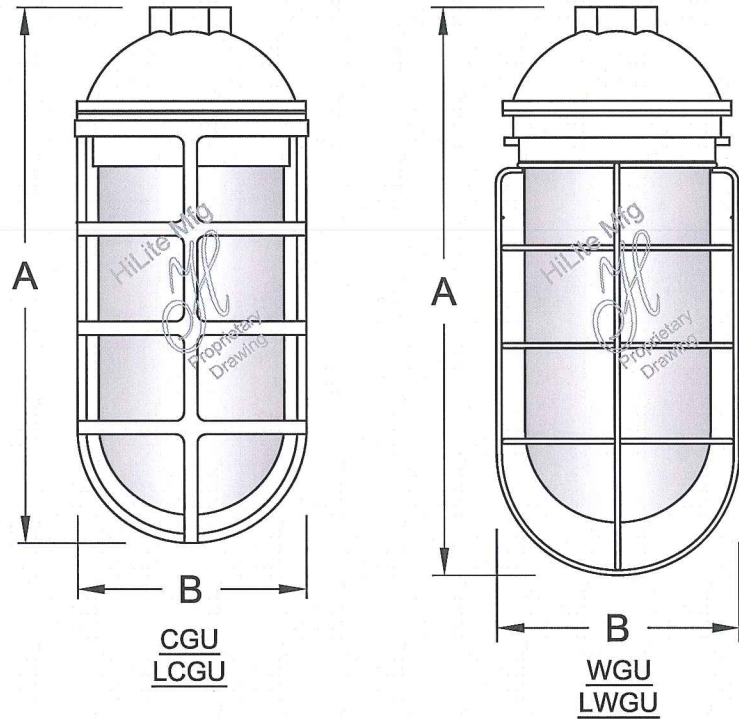


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Toll Free: (800) 465-0211
Fax: (909) 465-0907
www.hilitemfg.com

Job Name: _____
Type: _____
Quantity: _____

F15



Fixture No.	Height (A)	Width (B)
CGU	10"	4"
WGU	10"	4"
LCGU	12"	5"
LWGU	12"	5"

Cast and Wire Guards and Glass

Cast Guard and Glass		
Incandescent and Fluorescent		
Accessory No.	Glass Color	Wattage
CGU-CLR	Clear	100W/INC, 32W/CFL
CGU-RIB	Clear Ribbed	100W/INC, 32W/CFL
CGU-FR	Frost	100W/INC, 32W/CFL
CGU-RD	Red	100W/INC, 32W/CFL
CGU-BL	Blue	100W/INC, 32W/CFL
CGU-GRN	Green	100W/INC, 32W/CFL
CGU-AM	Amber	100W/INC, 32W/CFL
CGU-AMC	Amber Crackle	100W/INC, 32W/CFL
LCGU-CLR	Clear	200W/INC, 57W/CFL
LCGU-RIB	Clear Ribbed	200W/INC, 57W/CFL
LCGU-FR	Frost	200W/INC, 57W/CFL
LCGU-RD	Red	200W/INC, 57W/CFL
LCGU-BL	Blue	200W/INC, 57W/CFL
LCGU-GRN	Green	200W/INC, 57W/CFL
LCGU-AM	Amber	200W/INC, 57W/CFL
LCGU-AMC	Amber Crackle	200W/INC, 57W/CFL
HID		
CGU-TCLR	Tempered Clear	100W/HID
CGU-TRIB	Tempered Clear Ribbed	100W/HID
CGU-TFR	Tempered Frost	100W/HID
LCGU-TCLR	Tempered Clear	175W/HID
LCGU-TRIB	Tempered Clear Ribbed	175W/HID
LCGU-TFR	Tempered Frost	175W/HID

Wire Guard and Glass		
Incandescent and Fluorescent		
Accessory No.	Glass Color	Wattage
WGU-CLR	Clear	100W/INC, 32W/CFL
WGU-RIB	Clear Ribbed	100W/INC, 32W/CFL
WGU-FR	Frost	100W/INC, 32W/CFL
WGU-RD	Red	100W/INC, 32W/CFL
WGU-BL	Blue	100W/INC, 32W/CFL
WGU-GRN	Green	100W/INC, 32W/CFL
WGU-AM	Amber	100W/INC, 32W/CFL
WGU-AMC	Amber Crackle	100W/INC, 32W/CFL
LWGU-CLR	Clear	200W/INC, 57W/CFL
LWGU-RIB	Clear Ribbed	200W/INC, 57W/CFL
LWGU-FR	Frost	200W/INC, 57W/CFL
LWGU-RD	Red	200W/INC, 57W/CFL
LWGU-BL	Blue	200W/INC, 57W/CFL
LWGU-GRN	Green	200W/INC, 57W/CFL
LWGU-AM	Amber	200W/INC, 57W/CFL
LWGU-AMC	Amber Crackle	200W/INC, 57W/CFL
HID		
WGU-TCLR	Tempered Clear	100W/HID
WGU-TRIB	Tempered Clear Ribbed	100W/HID
WGU-TFR	Tempered Frost	100W/HID
LWGU-TCLR	Tempered Clear	175W/HID
LWGU-TRIB	Tempered Clear Ribbed	175W/HID
LWGU-TFR	Tempered Frost	175W/HID

Notes: Not available in steel, copper, brass or specialty finishes.

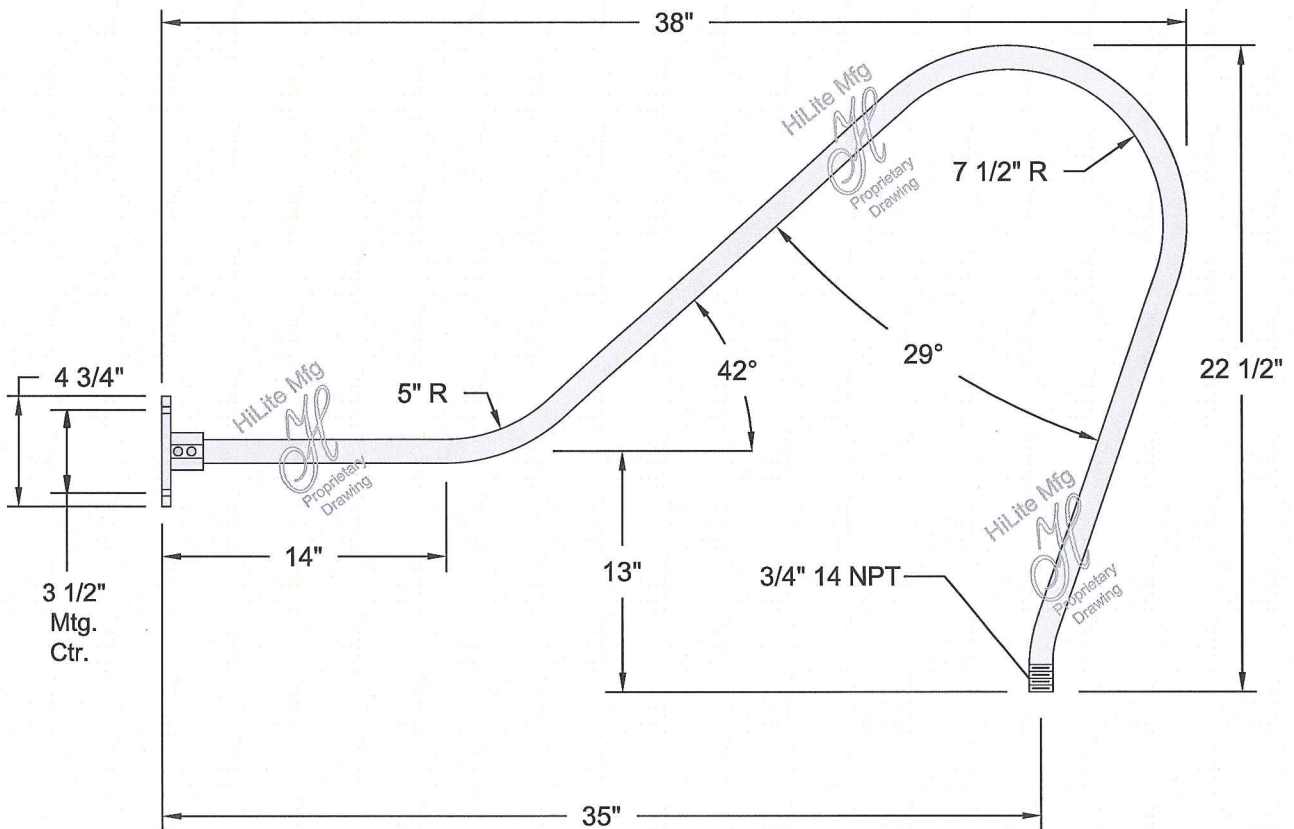


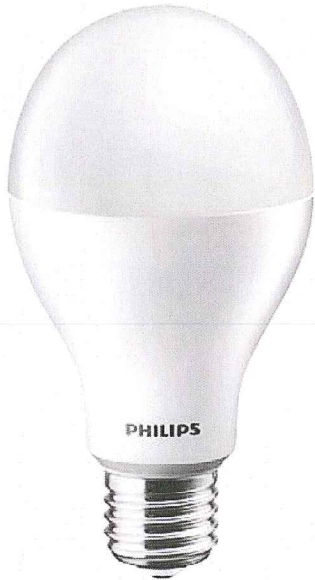
Job Name:	_____
Type:	_____
Quantity:	_____

HL-G

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CorePro LEDbulb

F15

CorePro LEDbulb 15-100W E27 827

CorePro LEDbulbs are compatible with existing fixtures with an E27 or B22 holder and are designed for retrofit replacement of incandescent bulbs. They deliver huge energy savings and minimize maintenance cost.

Product data

• General Characteristics

Cap-Base	E27
Bulb	A67 [A 67mm]
Bulb Finish	Frosted
Rated Lifetime (hours)	15000 hr
Nominal Lifetime hours	15000 hr

• Light Technical Characteristics

Color Code	827
Color Designation (text)	Warm White
Correlated Color Temperature	2700 K
Luminous Flux	1521 Lm
Color rendering index	80
Luminous Efficacy Lamp	101.4 Lm/W
Color Temperature	2700 K [CCT 2700K]
Rated Luminous Flux	1521 Lm
LLMF - end nominal lifetime	70 %
Colour consistency	6 steps

• Electrical Characteristics

Wattage	15 W
Voltage	220-240 V
Line Frequency	50-60 Hz
Power Factor	0.5 -
Lamp Current mA	130 mA
Dimmable	No
Wattage Equivalent	100 W
Rated Wattage	15 W

Starting Time	0.5 (max) s
Warm-up Time to 60% Light Outp	instant full light
Suitable for accent lighting	No

• Temperature Characteristics

T-case maximum	90 C
----------------	------

• Environmental characteristics

Energy Efficiency Label (EEL)	A+
Energy consumption kWh/1000h	15 kWh

• Measuring Conditions

Switching cycle	50000X
-----------------	--------

• Product Dimensions

Overall Length C	132 mm
Diameter D	68 mm

• Product Data

Order code	929001125702
Full product code	929001125702
Full product name	CorePro LEDbulb 15-100W E27 827
Order product name	CorePro LEDbulb 15-100W E27 827
Pieces per pack	1
Packing configuration	6
Packs per outerbox	6
Bar code on pack - EAN1	8718696414644



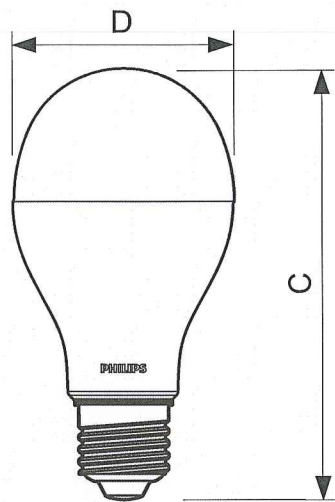
PHILIPS

CorePro LEDbulb

Bar code on
outerbox - EAN3 8718696414651
Logistic code(s) -
12NC 929001125702

Net weight per piece 0.126 kg

Dimensional drawing

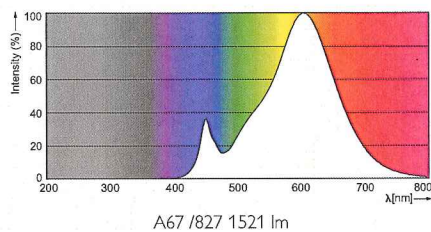


E27

CorePro LEDbulb 15-100W E27 827

Product	C (Norm)	D (Norm)
LED 15-100W E27 827 220-240V Frosted	132	68

Photometric data

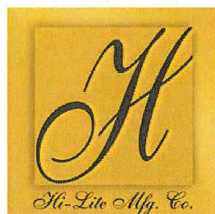


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www.philips.com/lighting

2014, November 23
data subject to change



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e-mail: sales@hilitemfg.com

H-15418

Cast Guard Warehouse Shade Collection

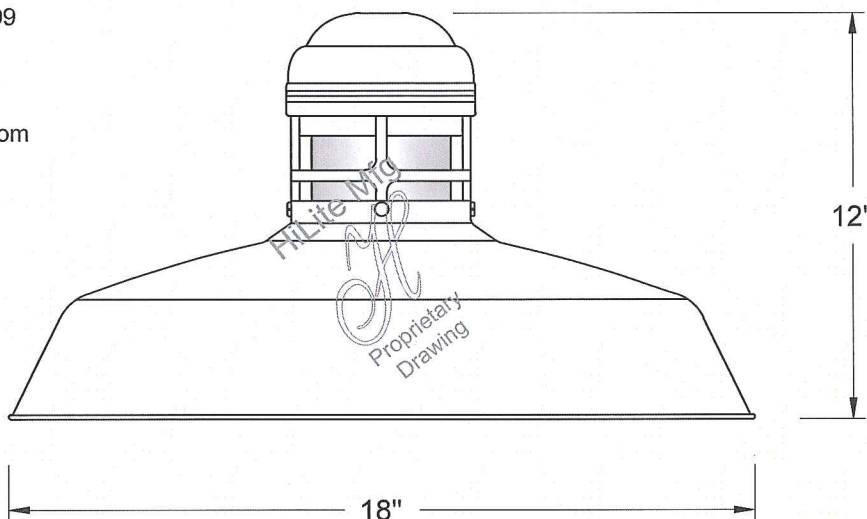
Job Name:

Type:

F16

Quantity:

Mod. No: H-15418-96-RIB/48"-48ST-96-X-HSC-3/4"-139-GUARD



FINISH - Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.

Standard Finishes are: 91(Black), 93(White),
95(Dark Green), 96(Galvanized),
BR47(Powder Coat Rust), BK01(Black Texture),
GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97,
99, 100, 103, 104, 105, 110, 112, 113, 114, 115,
117, 118, 119, 120, 127, 128, 129, 133, 134,
135, 136, 98, 101, 102, 137, 138, 139, 140, 121,
122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77,
89, 24, 44, 48, 49.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Cord, Stem, Arm, and Flush mounting available.

ACCESSORIES - SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:

Incandescent

- rated 100 watt max/120 volt, medium base.

Compact Fluorescent(CFL)

- rated 13/18/26/32 watt max/120/277 volt,
GX24Q base.

Metal Halide(MH)

- rated 35/50/70/100 watt max/120/208/240/277
volt, medium base, 4KV socket.

High Pressure Sodium(HPS)

- rated 50/70/100 watt max/120/277 volt,
medium base.

Light-Emitted Diode (LED)

- rated 20w LED max. See LED specifications
for complete part number.

LENS OPTION - CLR(Clear), RIB(Clear Ribbed),
FR(Frost), RD(Red), BL(Blue), GRN(Green),
AM(Amber) and AMC(Amber Crackle) available.

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)



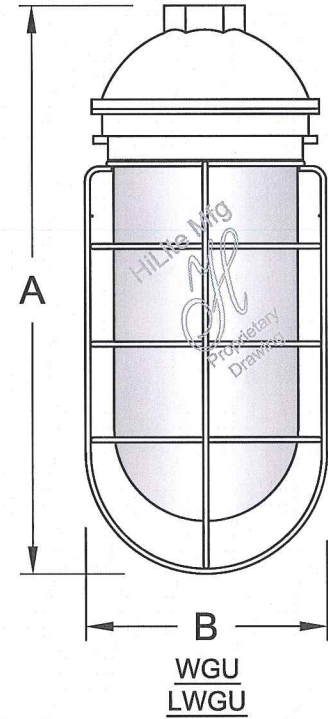
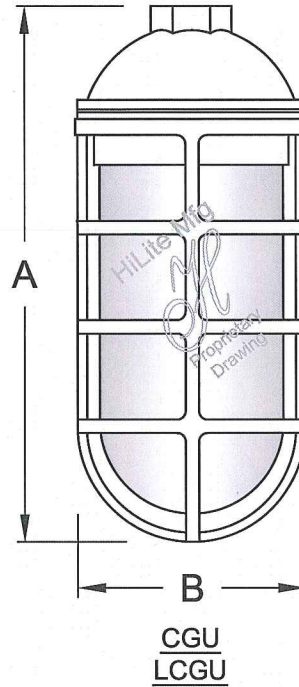


**HI-LITE MFG.
CO., INC**

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
www.hilitemfg.com

Job Name: _____
Type: _____
Quantity: _____

F16



Fixture No.	Height (A)	Width (B)
CGU	10"	4"
WGU	10"	4"
LCGU	12"	5"
LWGU	12"	5"

Cast and Wire Guards and Glass

Cast Guard and Glass		
Incandescent and Fluorescent		
Accessory No.	Glass Color	Wattage
CGU-CLR	Clear	100W/INC, 32W/CFL
CGU-RIB	Clear Ribbed	100W/INC, 32W/CFL
CGU-FR	Frost	100W/INC, 32W/CFL
CGU-RD	Red	100W/INC, 32W/CFL
CGU-BL	Blue	100W/INC, 32W/CFL
CGU-GRN	Green	100W/INC, 32W/CFL
CGU-AM	Amber	100W/INC, 32W/CFL
CGU-AMC	Amber Crackle	100W/INC, 32W/CFL
LCGU-CLR	Clear	200W/INC, 57W/CFL
LCGU-RIB	Clear Ribbed	200W/INC, 57W/CFL
LCGU-FR	Frost	200W/INC, 57W/CFL
LCGU-RD	Red	200W/INC, 57W/CFL
LCGU-BL	Blue	200W/INC, 57W/CFL
LCGU-GRN	Green	200W/INC, 57W/CFL
LCGU-AM	Amber	200W/INC, 57W/CFL
LCGU-AMC	Amber Crackle	200W/INC, 57W/CFL
HID		
CGU-TCLR	Tempered Clear	100W/HID
CGU-TRIB	Tempered Clear Ribbed	100W/HID
CGU-TFR	Tempered Frost	100W/HID
LCGU-TCLR	Tempered Clear	175W/HID
LCGU-TRIB	Tempered Clear Ribbed	175W/HID
LCGU-TFR	Tempered Frost	175W/HID

Wire Guard and Glass		
Incandescent and Fluorescent		
Accessory No.	Glass Color	Wattage
WGU-CLR	Clear	100W/INC, 32W/CFL
WGU-RIB	Clear Ribbed	100W/INC, 32W/CFL
WGU-FR	Frost	100W/INC, 32W/CFL
WGU-RD	Red	100W/INC, 32W/CFL
WGU-BL	Blue	100W/INC, 32W/CFL
WGU-GRN	Green	100W/INC, 32W/CFL
WGU-AM	Amber	100W/INC, 32W/CFL
WGU-AMC	Amber Crackle	100W/INC, 32W/CFL
LWGU-CLR	Clear	200W/INC, 57W/CFL
LWGU-RIB	Clear Ribbed	200W/INC, 57W/CFL
LWGU-FR	Frost	200W/INC, 57W/CFL
LWGU-RD	Red	200W/INC, 57W/CFL
LWGU-BL	Blue	200W/INC, 57W/CFL
LWGU-GRN	Green	200W/INC, 57W/CFL
LWGU-AM	Amber	200W/INC, 57W/CFL
LWGU-AMC	Amber Crackle	200W/INC, 57W/CFL
HID		
WGU-TCLR	Tempered Clear	100W/HID
WGU-TRIB	Tempered Clear Ribbed	100W/HID
WGU-TFR	Tempered Frost	100W/HID
LWGU-TCLR	Tempered Clear	175W/HID
LWGU-TRIB	Tempered Clear Ribbed	175W/HID
LWGU-TFR	Tempered Frost	175W/HID

Notes: Not available in steel, copper, brass or specialty finishes.

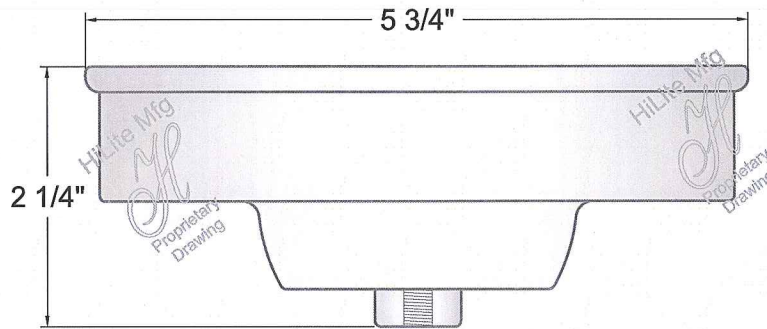


Job Name:	
Type:	F16
Quantity:	

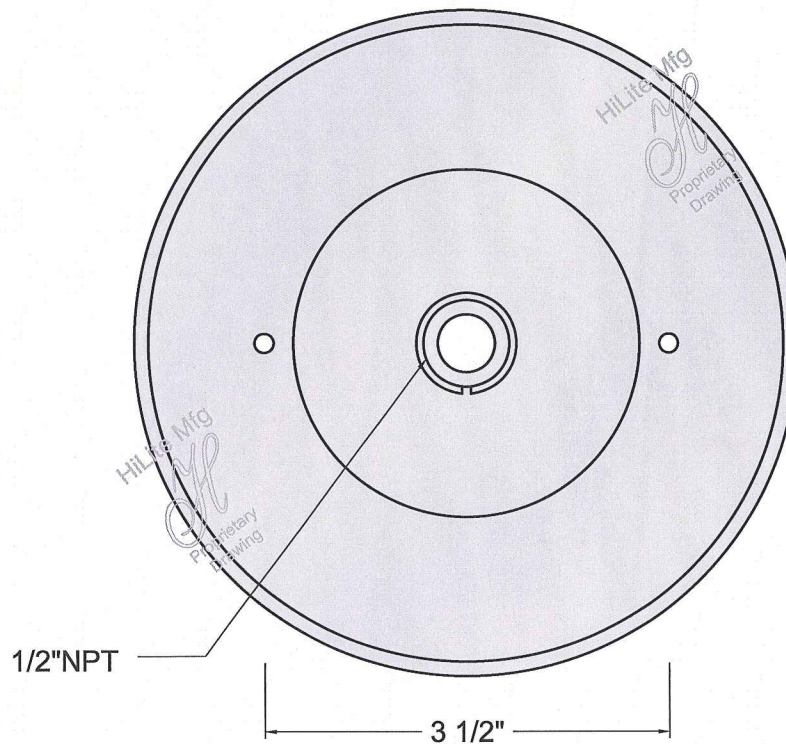
HSC-3/4"
FHSC-3/4"

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SIDE VIEW



BOTTOM VIEW

Hang Straight Canopy 3/4" (HSC 3/4")
(35° Swivel)

Note: Not available in steel,
copper, brass or specialty finishes.
Stem mount fixtures are suitable
for damp location only.

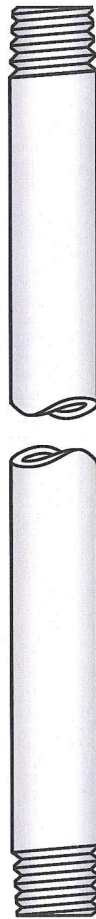


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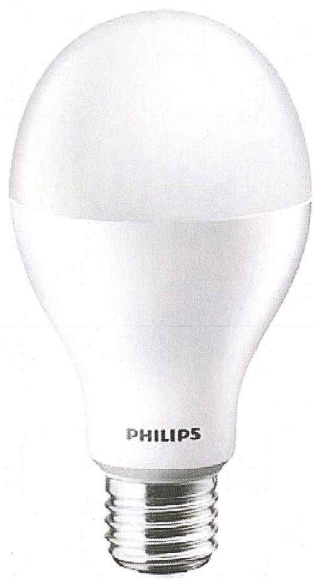
Job Name:	
Type:	F16
Quantity:	

**Stem
Conduit
1/2" &
3/4"**



Stem	
Item No.	Conduit Size and Thread
___ST2 (Specify length)	1/2" 14-NPT
___ST3 (Specify length)	3/4" 14-NPT

Note: Stem mount fixtures are suitable for damp location only.



CorePro LEDbulb

F16

CorePro LEDbulb 15-100W E27 827

CorePro LEDbulbs are compatible with existing fixtures with an E27 or B22 holder and are designed for retrofit replacement of incandescent bulbs. They deliver huge energy savings and minimize maintenance cost.

Product data

• General Characteristics

Cap-Base	E27
Bulb	A67 [A 67mm]
Bulb Finish	Frosted
Rated Lifetime (hours)	15000 hr
Nominal Lifetime hours	15000 hr

• Light Technical Characteristics

Color Code	827
Color Designation (text)	Warm White
Correlated Color Temperature	2700 K
Luminous Flux	1521 Lm
Color rendering index	80
Luminous Efficacy Lamp	101.4 Lm/W
Color Temperature	2700 K [CCT 2700K]
Rated Luminous Flux	1521 Lm
LLMF - end nominal lifetime	70 %
Colour consistency	6 steps

• Electrical Characteristics

Wattage	15 W
Voltage	220-240 V
Line Frequency	50-60 Hz
Power Factor	0.5 -
Lamp Current mA	130 mA
Dimmable	No
Wattage Equivalent	100 W
Rated Wattage	15 W

Starting Time	0.5 (max) s
Warm-up Time to 60% Light Outp	instant full light
Suitable for accent lighting	No

• Temperature Characteristics

T-case maximum	90 C
----------------	------

• Environmental characteristics

Energy Efficiency Label (EEL)	A+
Energy consumption kWh/1000h	15 kWh

• Measuring Conditions

Switching cycle	50000X
-----------------	--------

• Product Dimensions

Overall Length C	132 mm
Diameter D	68 mm

• Product Data

Order code	929001125702
Full product code	929001125702
Full product name	CorePro LEDbulb 15-100W E27 827
Order product name	CorePro LEDbulb 15-100W E27 827
Pieces per pack	1
Packing configuration	6
Packs per outerbox	6
Bar code on pack - EAN1	8718696414644



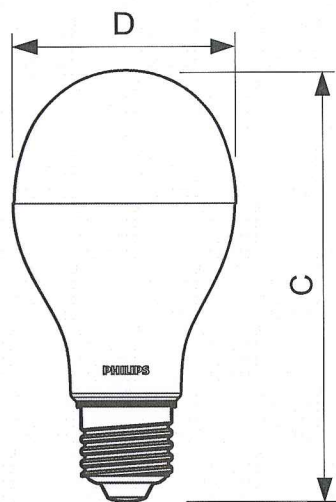
PHILIPS

CorePro LEDbulb

Bar code on
outerbox - EAN3 8718696414651
Logistic code(s) -
12NC 929001125702

Net weight per piece 0.126 kg

Dimensional drawing

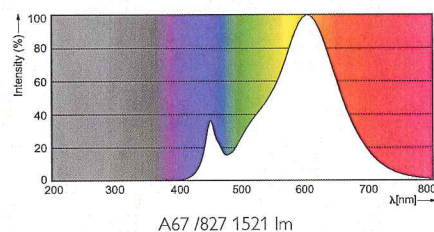


E27

CorePro LEDbulb 15-100W E27 827

Product	C (Norm)	D (Norm)
LED 15-100W E27 827 220-240V Frosted	132	68

Photometric data

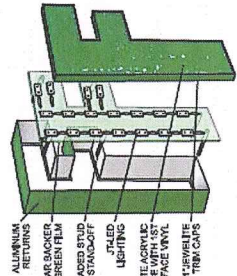
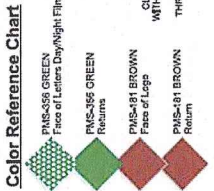
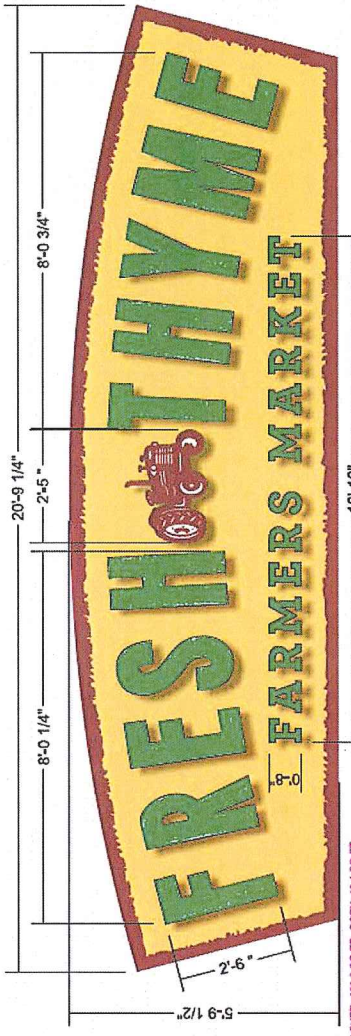


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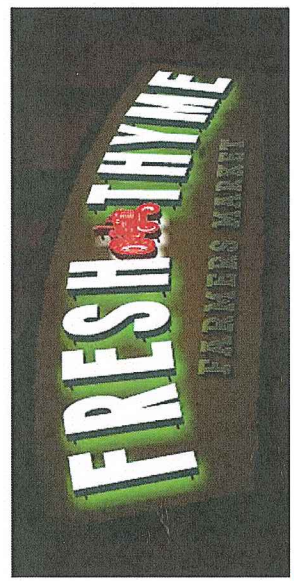
www.philips.com/lighting

2014, November 23
data subject to change

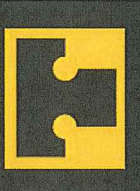


Backer-12x2 SQ.FT., COPPER-4x4 SQ.FT.
Illuminated Front Lit / Back Lit Channel Letters & Logo / Backer
ILLUMINATED CHANNEL LETTERS WITH 1" THICK HD-PVC SUB-COPY
CL30-PVCA

SCALE: 3/8"=1'-0"



Night View



THOMAS
SIGN & AWNING CO INC
4590 11 8TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
FRESH THYME
Design Number: 53369 ELL-CL
Installation Address:
Prototypical Sign Package

Project Identity Number: 55953
Sales Associate: Project Team
Kevin Humickler CW
Designer: Date: 09-25-13
DRB



3M™ MCGS™ Warranty

Square Footage Allowable: X
Square Footage Shown: X

Project Updates:
Revision 1:
UP-DATE 10-16-13 DRB
UP-DATE 10-28-13 DRB
UP-DATE 11-15-13 DRB
UP-DATE 12-16-13 DRB
UP-DATE 12-23-13 DRB
UP-DATE 01-17-14 DRB

Approval:
 Approved
DATE:
 Approved as noted
DATE:
 Revises & Re-Submit
DATE:

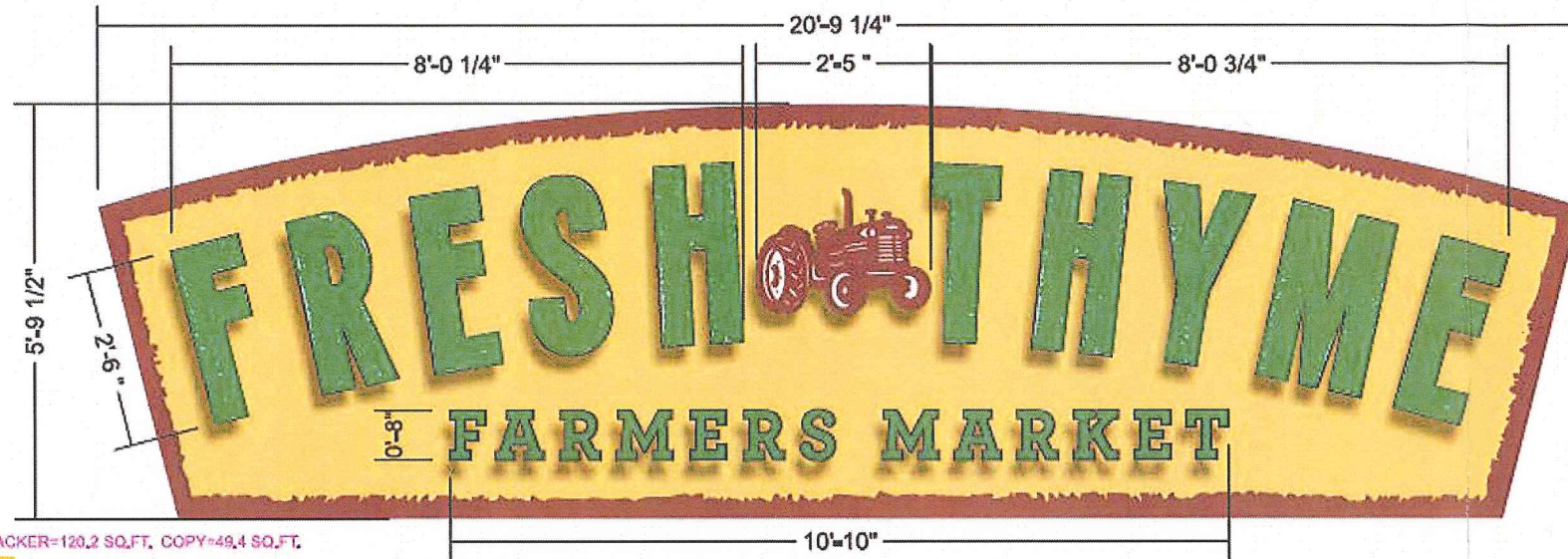
The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he is duly authorized to execute this agreement on behalf of the undersigned.

Page 5 of 14
Sheet

Local: 727-573-3757
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BY: *AS*



BACKER=120.2 SQ.FT. COPY=49.4 SQ.FT.

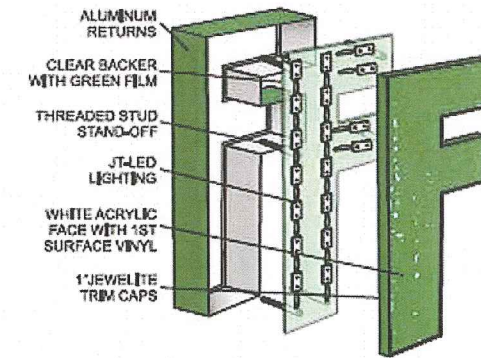
Illuminated Front Lit /Back Lit Channel Letters & Logo / Backer

ILLUMINATED CHANNEL LETTERS WITH 1"THICK HD-PVC SUB-COPY
CL30-PVCA

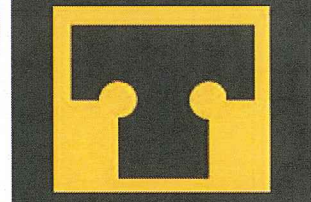
SCALE:3/8"=1'-0"

Color Reference Chart

- PMS-356 GREEN
Face of Letters Day/Night Film
- PMS-356 GREEN
Returns
- PMS-181 BROWN
Face of Logo
- PMS-181 BROWN
Return



Night View



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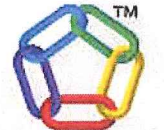
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CLIENT

FRESH THYME
Design Number:
53369 E ILL-CL
Installation Address:
Prototypical Sign Package

Project Identity Number:
55953

Sales Associate:	Project Team:
Kevin Hunsicker	CW
Designer:	Date:
DRB	09-25-13



3M™ MCST™ Warranty

Square Footage Allowable: X
Square Footage Shown: X

Project Updates:
Revision 1:
UP-DATE 10-16-13 DRB
UP-DATE 10-29-13 DRB
UP-DATE 11-07-13 DRB
UP-DATE 12-19-13 DRB
UP-DATE 12-23-13 DRB
UP-DATE 01-17-14 DRB

Approval:

- Approved
DATE: _____
- Approved as noted
DATE: _____
- Revise & Re-Submit
DATE: _____

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Page Sheet

5 5 of 14

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FRESH THYME
Prototypical Sign Package

11'-2 1/2"
1'-0"
BOX=11.3 SQ.FT.
CLF12-A
HEALTHY FOOD

11'-10"
1'-0"
BOX=11.8 SQ.FT.
CLF12-B
FRESH PRODUCE

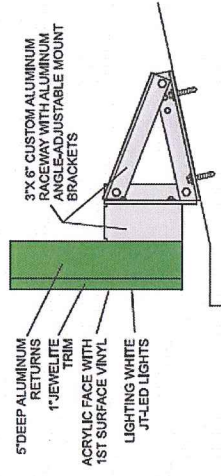
11'-2 1/4"
1'-0"
BOX=11.3 SQ.FT.
CLF12-C
NATURAL MEAT

7'-1 3/4"
1'-0"
BOX=7.1 SQ.FT.
CLF12-D
VITAMINS

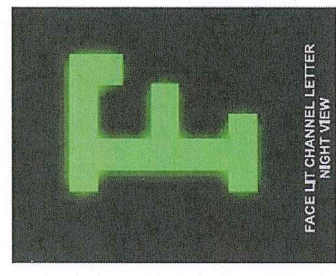
Illuminated Front Lit Sub-Copy Channel Letters

SCALE: 3/4"=1'-0"

ILLUMINATED FACE LIT CHANNEL LETTERS.
NOTE: CHANNEL LETTERS AVAILABLE, ONLY IN HEIGHTS OF 12"HT. - 16"HT. - 18"HT.



Option-C Pitched Roof Mount



FEB 18 2015
AS



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CLIENT
FRESH THYME
Design Number:
53369 G ILL-CL
Installation Address:
Prototypical Sign Package

Project Identity Number:
55953
Sales Associate: | Project Team:
Kevin Hummelcker | CW
Designer: | Date:
DRB | 09-25-13



3MTTM MCSTM Warranty

Square Footage Allowable: X
Square Footage Shown: X

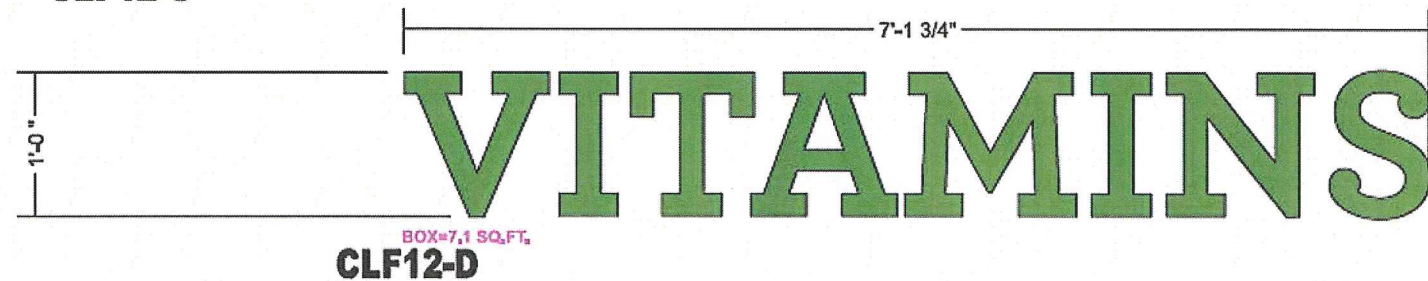
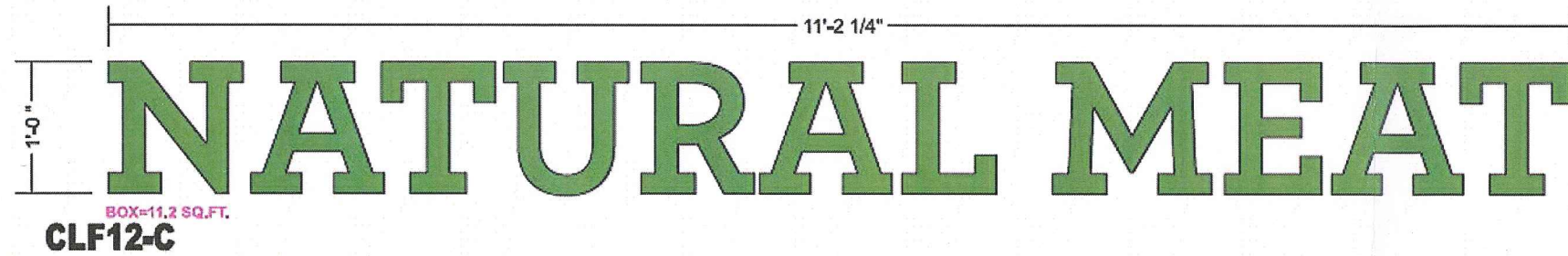
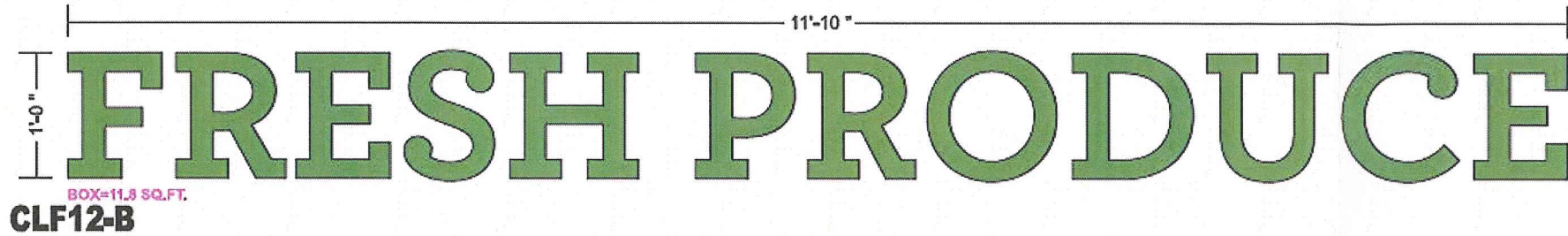
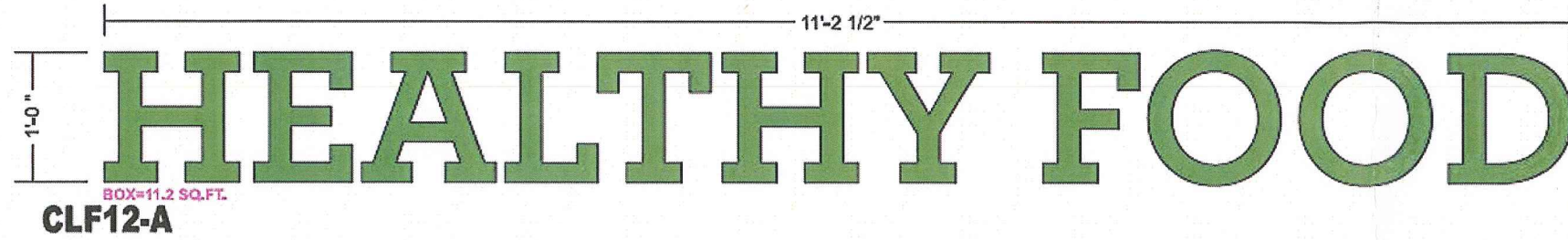
Project Updates:
UP-DATE 10-16-13 DRB
UP-DATE 10-29-13 DRB
UP-DATE 11-07-13 DRB
UP-DATE 12-23-13 DRB
UP-DATE 01-17-14 DRB

Approval:
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DATE:
 Approved as noted
DATE:
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DATE:

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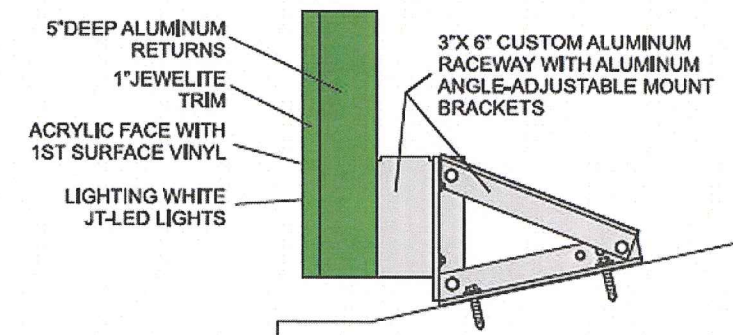


Illuminated Front Lit Sub-Copy Channel Letters

ILLUMINATED FACE LIT CHANNEL LETTERS.

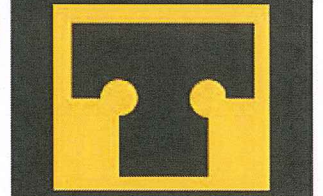
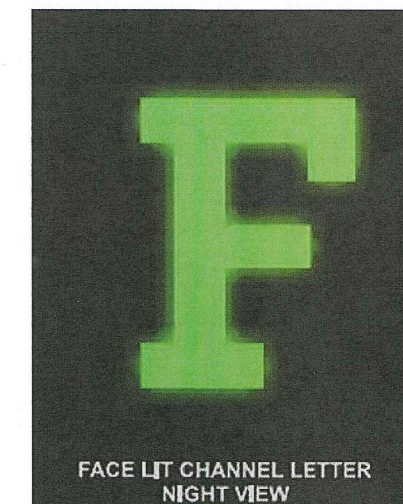
NOTE: CHANNEL LETTERS AVAILABLE, ONLY IN HEIGHTS OF 12"HT. - 16"HT. - 18"HT.

SCALE: 3/4"=1'-0"



Option-C Pitched Roof Mount

APPROVED
FEB 18 2015
BY: *AS*



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CLIENT	
FRESH THYME	
Design Number:	
53369 G ILL-CL	
Installation Address:	
Prototypical Sign Package	
Project Identity Number:	
55953	
Sales Associate:	Project Team:
Kevin Hunsicker	CW
Designer:	Date:
DRB	09-25-13



3M™ MCS™ Warranty

Square Footage Allowable: X

Square Footage Shown: X

Project Updates:

Revision 1:
UP-DATE 10-16-13 DRB
UP-DATE 10-29-13 DRB
UP-DATE 11-07-13 DRB
UP-DATE 12-19-13 DRB
UP-DATE 12-23-13 DRB
UP-DATE 01-17-14 DRB

Approval:

Approved

DATE: _____

Approved as noted

DATE: _____

Revise & Re-Submit

DATE: _____

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CITY OF GAHANNA

STAFF COMMENTS

Project Name: Vista Plaza – Fresh Thyme Farmers Market
Project Address: 1115-1153 N Hamilton Road

From: Dennis Murphy
Sent: Friday, February 13, 2015 11:28 AM
To: Courtney Shisler
Subject: RE: Staff Review - Update regarding Vista Plaza

Courtney, The PD does not have any objections to the Fresh Thyme Farmers Market. C1

Respectfully Submitted By:
Dennis Murphy, Chief of Police
City of Gahanna
Division of Police



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Vista Plaza – Fresh Thyme Farmers Market
Project Address: 1115-1153 N Hamilton Road

From: Robert Priestas
Sent: Wednesday, February 25, 2015 6:14 PM
To: Bonnie Gard
Cc: Jeff Feltz
Subject: Staff Review Comments

Bonnie,

Below are my comments regarding the following items:

Market Thyme

- Traffic Impact Study will be required
- Complete engineering plans in accordance to City Code shall be provided for review by the City Engineer
- Site shall ensure that proper detention and water quality are provided for the development in accordance with City Code

Please let me know if you have any questions.

Thanks,

Rob

ROBERT S. PRIESTAS, P.E.

City Engineer



CITY OF GAHANNA
200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4055
614.342.4154(fax)
robert.priestas@gahanna.gov
www.Gahanna.gov
Twitter@CityOfGahanna



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Vista Plaza – Fresh Thyme Farmers Market
Project Address: 1115-1153 N Hamilton Road

The applicant seeks approval to construct a new specialty market at Vista Plaza on N. Hamilton Road. Fresh Thyme Farmers Market is a newcomer to the Midwest and we are very pleased that they have chosen to locate in Gahanna. The western wing, and a portion of the northern wing of the existing center would be demolished in order to site the market in its place. Two of the existing tenants in that wing would be relocated to the northern wing after it is capped following the demolition process.

Variances: Two variances are requested. One is for the rear yard setback. When the center was originally constructed, a 30' rear yard variance was approved. The proposed market has a bump out that will be 24' from the rear property line. There is quite a grade change between the plaza and the apartments in this location, and the building will be screened by a 6' fence. I believe this is a special condition of the land that would allow a variance to be granted. The other variance is to allow lot coverage of 79%. This percentage is the same as that of the existing center, and constitutes a special condition of the use of the property.

Final Development Plan: The proposed market is 28,700 sq ft, and all parking requirements and drive aisle widths have been met. One curb cut on Vista Drive will be closed, and the service court access will be widened. Lot coverage will remain the same on the 5.17 acre tract. Front and side yard setbacks are as prescribed by code, with a variance requested for the rear setback.

Certificate of Appropriateness: Exterior finishes will be complimentary to the French Country style of the existing center. Additional landscaping will be planted in the parking lot and at the southwest portion of the site. A photometric plan and cut sheet for the fixtures has been submitted. All fixtures are LED cut off type and will spill no light to neighboring properties. The original master sign plan is requested to be modified to allow channel letters on the new market building. The original plan allowed only for signage in the sign band around the center.

This new project will bring vitality to the Vista Plaza and to Hamilton Road, while providing the neighboring residents with an exciting new grocery option.

Respectfully Submitted By:
Bonnie Gard, Planning and Zoning Administrator
Planning and Development



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Vista Plaza – Fresh Thyme Farmers Market

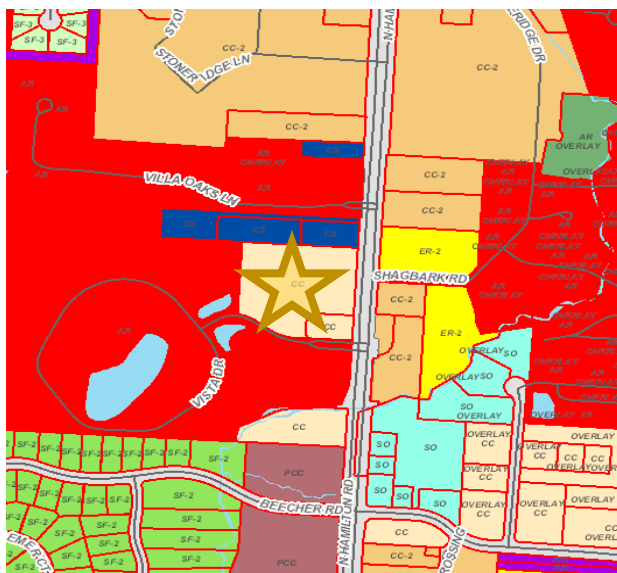
Project Address: 1115-1153 N Hamilton Road

Planning and Development

The proposed project is not located within any subarea plans. It is designated Commercial on the 2002 Future Land Use map. The 2002 Land Use Plan provides that Commercial areas should complement existing residential and be limited to areas with access to major thoroughfares. The 2002 Land Use Plan does not provide for an architectural style or preferred construction materials for this area, however, if it did, staff believes the request would be above and beyond those requirements.

The property has three access points on Hamilton Road with the southernmost access at a signalized intersection. The Vista at Rocky Fork apartments are to the west and south of the project. Pedestrian access from the apartments to the plaza does not exist. Strong consideration should be given to the installation of a walking path or sidewalks along Vista Drive in order to provide a safe pedestrian route. This is supported by the Thoroughfare Plan which states that street systems should be provided that serve distinct traffic needs such as pedestrian walkways. The Thoroughfare Plan also states a goal should be to reduce automobile orientation by requiring pedestrian paths between developments and encouraging other pedestrian linkages between residential and retail developments.

Zoning Map



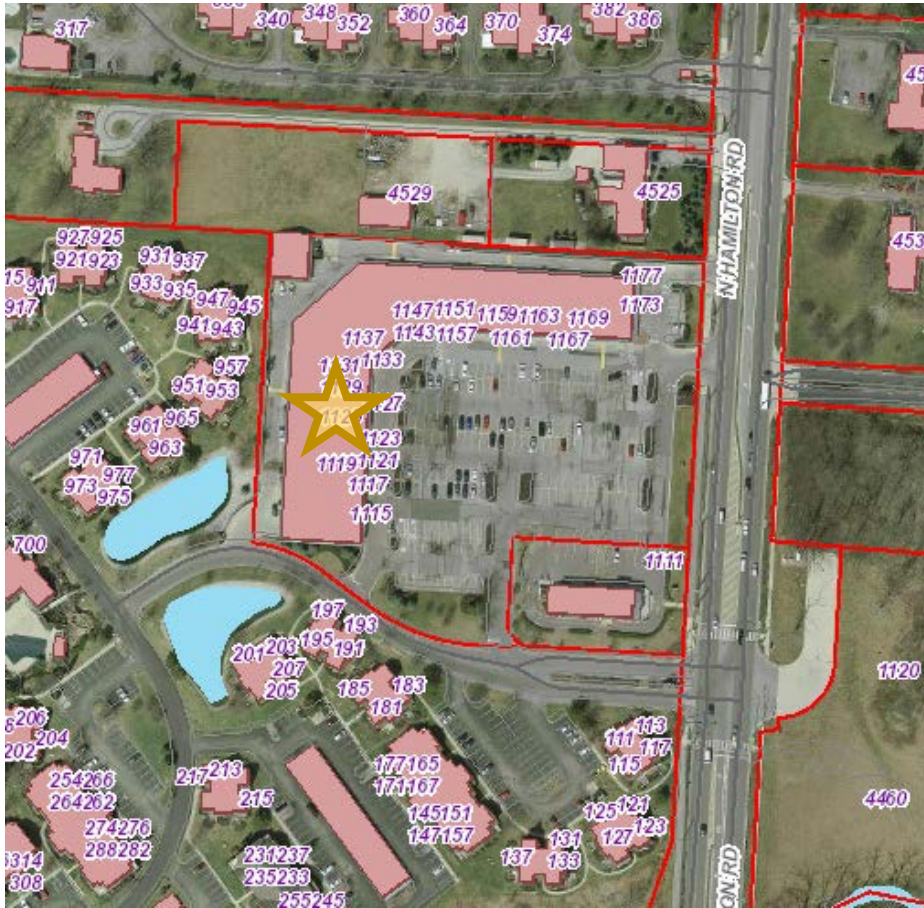
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CITY OF GAHANNA

Aerial Map



Respectfully Submitted By:

Michael Blackford

Deputy Director, Planning and Development Department



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