CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: N Hamilton Rd & Beecher Rd, Gahanna, OH 43230	**Project Name/Business Name** *(if applicable)*:

Parcel ID No.(s):	**Current Zoning:**	**Total Acreage:**
025-009953-00	PCC	5.19

Please check all that apply:

SITE PLAN	LANDSCAPING	BUILDING DESIGN	DEMOLITION *only applicable to Code Chapter 1150, Olde Gahanna*	*SIGNAGE* - *please use the Permanent Sign Permit Application*
✓	✓	✓	☐	

Additional Information *(if applicable)*:

APPLICANT Name (primary contact) -do not use a business name: Shital Galani	**Applicant Address:** 6631 Commerce Parkway, Studio B Dublin, OH 43017
Applicant E-mail: s.galani@andrewsarchitects.com	**Applicant Phone No.:** 614.766.1117 ext 380
BUSINESS Name *(if applicable)*:	
ATTORNEY/AGENT Name: Agent - Shital Galani	**Attorney/Agent Address:** 6631 Commerce Parkway, Studio B Dublin, OH 43017
Attorney/Agent E-Mail: s.galani@andrewsarchitects.com	**Attorney/Agent Phone No.:** 614.766.1117 ext 380

ADDITIONAL CONTACTS *(please list all applicable contacts)*

Name(s):	Contact Information (phone no./email):
Contractor	
Developer	
Architect ANDREWS ARCHITECTS, INC.	SHITAL GALANI - 614.766.1117 ext 380
PROPERTY OWNER Name: *(if different from Applicant)*	**Property Owner Contact Information (phone no./email):**

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED *(see page 2 & 3)*

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: Shital Galani **Date:** 08/13/19

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. DR-0245-2019	RECEIVED: KAW	PAID: 100.00
PC Meeting Date:	DATE: 9-12-19	DATE: 9-12-19
PC File No.		CHECK#: 37886

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DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT YES	APPLICANT N/A	STAFF USE YES	STAFF USE N/A
	1. Review Gahanna Code Section 1197 *(visit www.municode.com)*	✓			
	2. Pre-application conference with staff	✓			
	3. Materials List *(see page 3) – does not apply to demolition applicants*	✓			
	4. Authorization Consent Form Complete & Notarized *(see page 4)*				
	5. Application & all supporting documents submitted in digital format				
	6. Application & all supporting documents submitted in hardcopy format				
	7. Application fee paid *(in accordance with the Building & Zoning Fee Schedule)*				
PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT *NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")*					
SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS					
	GENERAL REQUIREMENTS				
	1. One 24"x36" & One 11"x17" prints of the plans	✓			
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)	✓			
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)	✓			
	4. Color rendering(s) of the project in plan/perspective/or elevation	✓			
	BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)				
	1. SITE PLAN that includes the following: *(include: scale, north arrow, & address)*	✓			
	- *All property & street pavement lines*	✓			
	- *Gross area of tract stated in square feet*	✓			
	- *Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)*	✓			
	- *Location of all existing and proposed buildings on the site*	✓			
	- *Location of all existing (to remain) & proposed lighting standards*				
	- *Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)*	✓			
	- *Provide lot coverage breakdown of building & paved surface areas*	✓			
	2. LANDSCAPE PLAN (including plant list)				
	- *Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated*				
	- *Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)*				
	- *Designation of required buffer screens (if any) between parking area & adjacent property*				
	- *Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)*				
	3. ELEVATIONS from all sides & related elevations of any existing structures that includes the following: *(include: scale, north arrow, & address)*	✓			
	- *Exterior materials identified*	✓			
	- *Fenestration, doorways, & all other projecting & receding elements of the building exterior*	✓			
	4. LIGHTING STANDARD DRAWING that includes the following: (scaled drawing)	✓			
	- *All sizing specifications*	✓			
	- *Information on lighting intensity (no. of watts, isofootcandle diagram, at least ½ ft. candles req.)*	✓			
	- *Materials, colors, & manufacturer's cut sheet*	✓			
	- *Ground or wall anchorage details*	✓			

CONTINUE TO PAGE 3

CITY OF GAHANNA
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	5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION: - Scale model - Section profiles - Perspective drawing		✓		
	DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS				
	1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:				
	- *That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district*		✓		
	- *That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights*		✓		
	- *That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood*		✓		

MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick	Brick: Belden Brick / Stone: Arriscraft	Brick: Modular Amherst Blend A / Stone: Smooth Limestone	
Gutters and Downspouts	Prefinished Aluminum	Gray	
Lighting	See electrical site plan		
Roofing	Pre-finished metal RTU Screen / PVC "Standing Seam Look"	Color to match trim	
Siding			
Signs			
Stucco			
Trim	Pre-finished metal - DMI	Charcoal Gray	
Windows	Aluminum storefront	Color to match trim	

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AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed & notarized.

I, William J. Schottenstein, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Shital Galani to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____ Date: 9/5/19

AUTHORIZATION TO VISIT THE PROPERTY

I, William J. Schottenstein, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice *(if applicable)* on the property as described in this application.

Property Owner Signature: _____ Date: 9/5/19

NOTARY

Subscribed and sworn to before me on this 5th day of September, 20 19.

State of Ohio County of Franklin

Notary Public Signature: _____

NOTARIAL SEAL STATE OF OHIO

JOSEPH A. SUGAR, III
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

AGREEMENT TO COMPLY AS APPROVED

I, SHITAL GALANI, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: _____ Date: 06/13/2019

NOTARY

Subscribed and sworn to before me on this 13 day of August, 20 19.

State of Ohio County of Franklin

Notary Public Signature: _____

NOTARY PUBLIC STATE OF OHIO

Rhonda S. Sheely
Notary Public-State of Ohio
My Commission Expires
January 30, 2023

CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
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APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- ☒ Forwarded to the City of Gahanna Planning Commission for consideration.
- ☐ Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: _____ Date: 10/31/19

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

INTERNAL USE

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

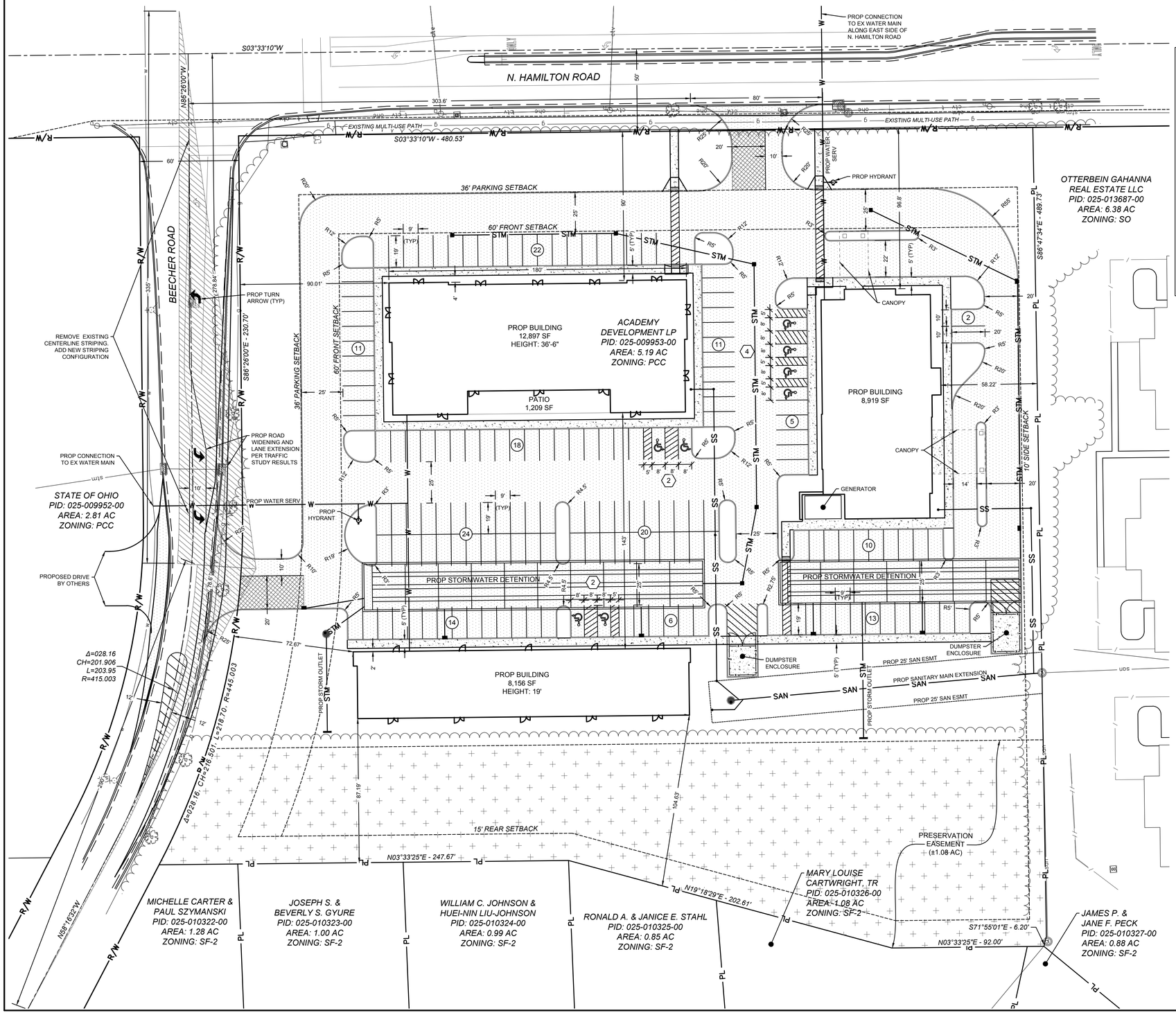
City Engineer Signature: _____ Date: _____

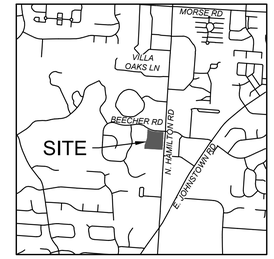
This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

FINAL DEVELOPMENT PLAN FOR

THE SHOPS AT McKENNA CREEK

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO





INDEX MAP
NTS

SITE LEGEND

PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
STM	STORM SEWER
SAN	SANITARY MAIN EXTENSION
SS	SANITARY SERVICE
W	WATER SERVICE
(X)	PARKING STALL COUNT
(X)	ADA ACCESSIBLE COUNT
	ASPHALT PAVEMENT
	CONCRETE
	SIGHT DISTANCE TRIANGLE
	PRESERVATION EASEMENT
	20' FIRE INGRESS

OWNER
ACADEMY DEVELOPMENT
LIMITED PARTNERSHIP
107 SOUTH HIGH STREET,
3RD FLOOR
COLUMBUS, OHIO 43215
PHONE: 614-463-9730

ENGINEER
AMERICAN STRUCTUREPOINT
2550 CORPORATE EXCHANGE
DRIVE, SUITE 300
COLUMBUS, OHIO 43231
PHONE: 614-901-2235

DEVELOPMENT DATA

SITE ANALYSIS:

AREA:	5.19 ACRES
EXISTING ZONING:	PCC
TYP. PARKING STALL:	9' x 19' (MIN)
TYP. AISLE WIDTH:	20' (MIN), 25' (TYP)
SIDEWALK WIDTH:	4' MIN
PAVEMENT SURFACE:	ASPHALT
TOTAL BUILDING AREA:	29,972 SF
BUILDING HEIGHT x WIDTH:	19' x 40.5'
FRONT YARD:	60'
SIDE YARD:	10'
REAR YARD:	15'
SETBACK REQUIRED TO RESIDENTIAL:	1/4 OF THE SUM OF BUILDING HEIGHT AND WIDTH
	19' + 40.5' = 59.5' * 1/4 =14.88'
SETBACK PROVIDED TO RESIDENTIAL:	87.69'
PARKING SETBACK:	36' (60% OF FRONT SETBACK)
EXISTING SITE:	WOODED

LOT COVERAGE AND PARKING:

SITE AREA:	226,135 SF
BUILDING AREA:	29,972 SF (13.3%)
SPACES PER BUILDING S.F.:	0.0054
PAVEMENT COVERAGE*:	81,635 SF (36.1%)
TOTAL COVERED AREA:	111,095 SF
UNCOVERED LAND:	115,040 SF
PROPOSED LOT COVERAGE:	49.1%
COVERAGE REQUIREMENT:	75% MAX
INTERIOR LANDSCAPING REQUIRED:	3,994 SF (5% OF PAVEMENT COVERAGE)
INTERIOR LANDSCAPING PROVIDED:	5,198 SF
3" CALIPER TREES REQUIRED:	45
3" CALIPER TREES PROVIDED:	SEE LANDSCAPE PLAN
REQUIRED PARKING:	RETAIL- 1 SPACE/300 SF * 21,053 SF = 71 SPACES
	MEDICAL- 2 SPACE * 13 EXAM ROOMS + 1 * 7 STAFF ON LARGEST SHIFT = 33 SPACES
PROVIDED PARKING:	RETAIL- 125 REGULAR + 4 ADA ACCESSIBLE = 129 SPACES
	30 REGULAR = 4 ADA ACCESSIBLE = 34 SPACES
TOTAL PROVIDED PARKING:	155 REGULAR + 8 ADA ACCESSIBLE = 163 SPACES

*PAVEMENT COVERAGE INCLUDES ALL IMPERVIOUS AREAS OTHER THAN THE BUILDINGS

ARSHOT ARCHITECTURE CORPORATION

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Drive | Suite 300
Columbus, OHIO 43231
TEL 614.901.2235 FAX 614.901.2236
www.structurepoint.com

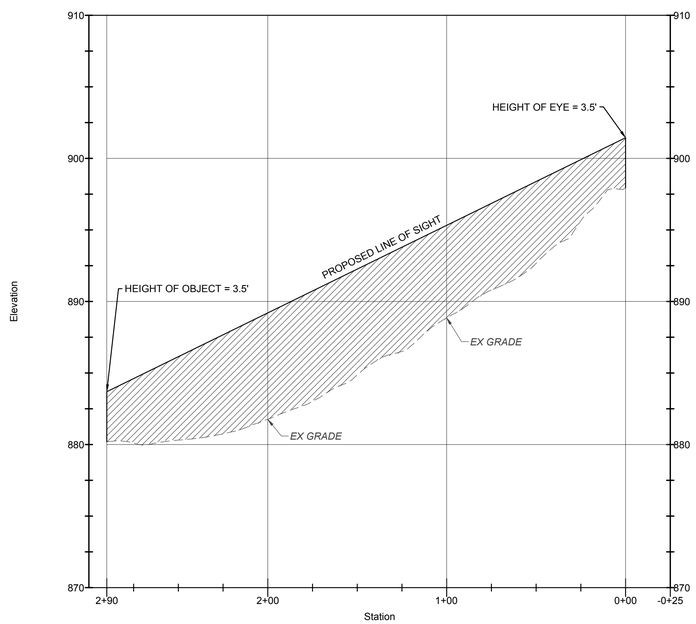
FINAL DEVELOPMENT PLAN FOR THE SHOPS AT McKENNA CREEK
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
SITE PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

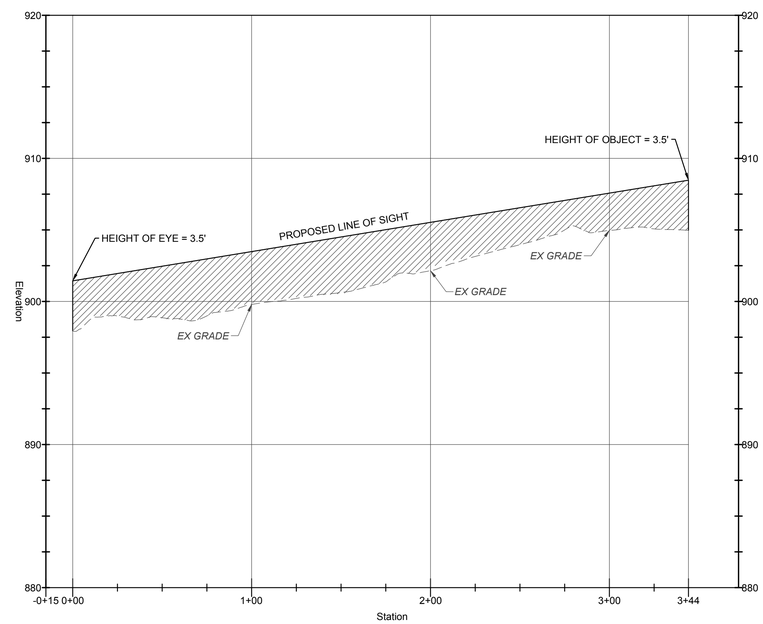
DATE:	10/16/2019
DRAWN BY:	EJH
CHECKED BY:	OSD
JOB NUMBER:	2017.02838

C100

PLOT SCALE: 1:1 EDIT DATE: 10/16/19 - 9:15 AM EDITED BY: EHOFFMAN DRAWING FILE: O:\2017\02838\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\FDP\2017.02838 PP LOC.DWG



LOOKING LEFT



LOOKING RIGHT

INTERSECTION SIGHT DISTANCE INFORMATION	
ROADWAY SPEED	25 MPH
DESIGN SPEED	30 MPH
ISD LOOKING LEFT	290 FT
ISD LOOKING RIGHT	335 FT

HOR: 1"=40' 0' 40' 80'
VER: 1"=5' 0' 5 10

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

FINAL DEVELOPMENT PLAN
FOR
THE SHOPS AT McKENNA CREEK
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
SIGHT DISTANCE PROFILE

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	06/19/2019
DRAWN BY:	MHS
CHECKED BY:	OSD
JOB NUMBER:	2017.02838

C101

PLOT SCALE: 1:1 EDIT DATE: 6/11/19 - 3:46 PM EDITED BY: MSCHULZE DRAWING FILE: O:\2017\02838\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\FDP\2017.02838 PP PNP.DWG

Pursuant to the landscape standards set forth in Ordinance 111-90, reasonable efforts will be made to preserve the following existing trees:

Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Credit	Total DBH (inches)
13674	*Carya ovata*	Shagbark Hickory	21	2	42
13680*	*Acer saccharum*	Sugar Maple	6	1	6
13681	*Juglans nigra*	Black Walnut	18	1	18
13704*	*Ostrya virginiana*	Hophornbeam	9	1	9
13707	*Quercus bicolor*	Swamp White Oak	36	2	72
13710	*Carya glabra*	Pignut Hickory	17	1.5	25.5
13713	*Fagus grandifolia*	American Beech	21	2	42
13714*	*Prunus serotina*	Black Cherry	9	1	9
13722*	*Acer saccharum*	Sugar Maple	9	1	9
13732*	*Acer saccharum*	Sugar Maple	15	1	15
13735	*Ostrya virginiana*	Hophornbeam	7	1	7
13738	*Ostrya virginiana*	Hophornbeam	10	1	10
13745	*Carya ovata*	Shagbark Hickory	20	2	40
13759	*Acer saccharum*	Sugar Maple	11	1	11
13766*	*Acer saccharum*	Sugar Maple	26	2	52
13774	*Carya glabra*	Pignut Hickory	12	1	12
13778	*Acer saccharum*	Sugar Maple	6	1	6
13786*	*Ostrya virginiana*	Hophornbeam	10	1	10
13794*	*Ostrya virginiana*	Hophornbeam	6	1	6
13853	*Carya ovata*	Shagbark Hickory	14	1	14
13908*	*Fagus grandifolia*	American Beech	7	1	7
13911*	*Acer saccharum*	Sugar Maple	7	1	7
13922*	*Carya ovata*	Shagbark Hickory	11	1	11
14690	*Ostrya virginiana*	Hophornbeam	10	1	10

**** These 11 trees, totaling 141 caliper inches, plus all trees located in the Preservation Easement, shall be preserved in satisfaction of the requirements set forth in Chapter 914 of the Gahanna Code of Ordinances.***

* ALL CATEGORIES ONLY INCLUDE SURVEYED TREES OVER 6" CALIPER
* ALL EXISTING TREE LOCATIONS BASED ON GPS INFORMATION PROVIDED BY AHLUM AND ARBOR
* EXACT TREE CANOPIES VARY. EXISTING TREES SHOWN TO BE PRESERVED BASED ON BEST AVAILABLE INFORMATION

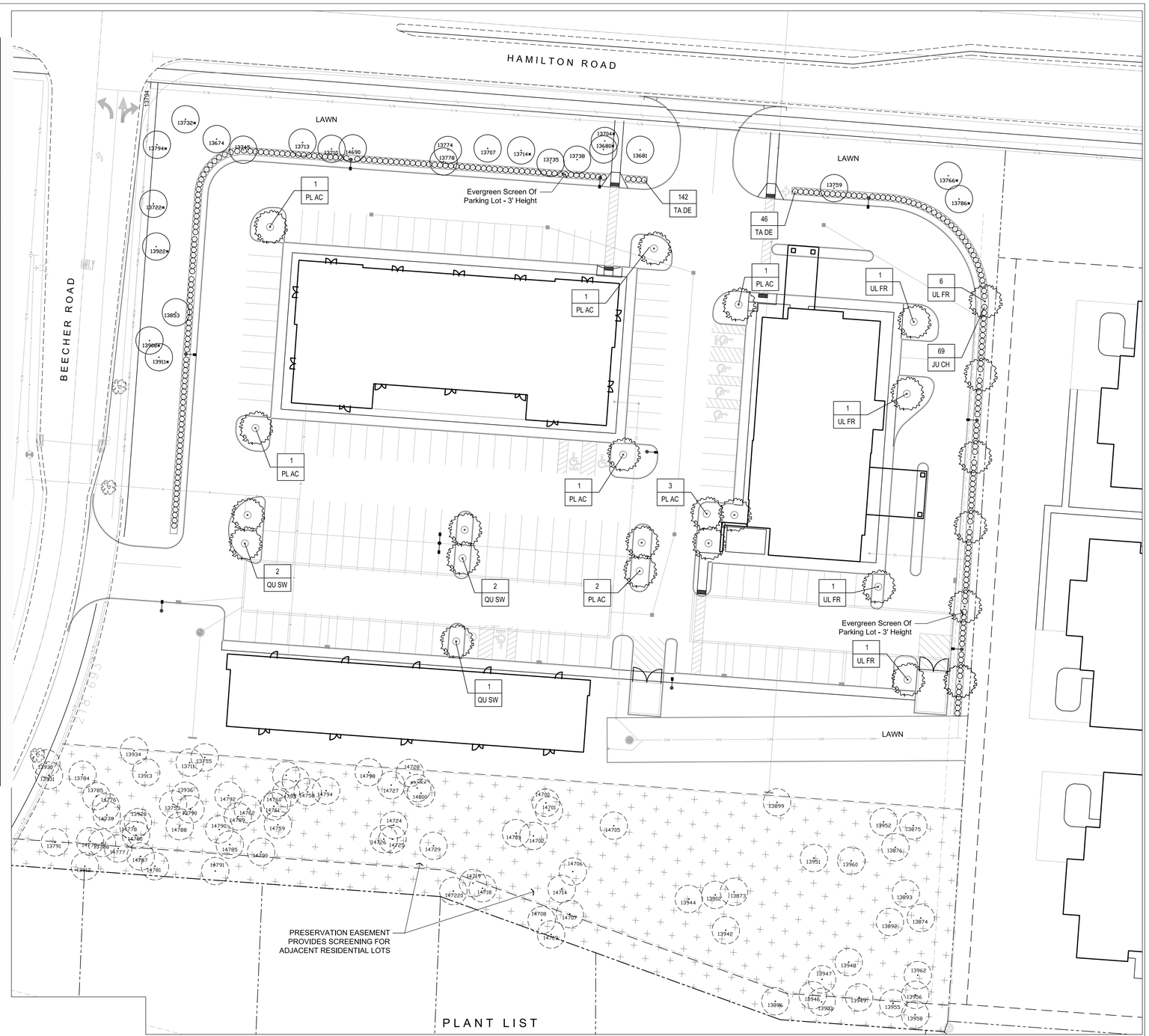
SITE ANALYSIS

- AREA: 5.19 ACRES
- EXISTING ZONING: PCC

LOT COVERAGE

- SITE AREA = 226,135 S.F.
- BUILDING AREA = 31,233 S.F. (12.3%)
- PAVEMENT COVERAGE* = 79,862 S.F. (35.3%)
- TOTAL COVERED AREA = 111,095 S.F.
- UNCOVERED LAND = 115,040 S.F.
- PROPOSED LOT COVERAGE = 49.1%
- COVERAGE REQUIREMENT = 75% MAX.
- INTERIOR LANDSCAPING REQUIRED = 3,994 SF (5% OF PAVEMENT COVERAGE)
- INTERIOR LANDSCAPING PROVIDED = 5,198 SF
- CALIPER INCHES REQUIRED (45 TREES) = 135" (45X3"=135")
- 3" CALIPER TREES PROVIDED IN LOT = 19 (19X3"=57")
- EXISTING TREES MEETING 914.05(b) = 11 (135"–See Chart Above)

* PAVEMENT COVERAGE INCLUDES ALL IMPERVIOUS AREAS OTHER THAN THE BUILDINGS.



PLANT LIST

Ordinance 111–90, Reasonable Efforts Will Be Made To Preserve The Following Existing Trees

13732 — 309.5 Caliper Inches

13680* — Section 914.05 Compliant Preserved Tree (10' from Existing Tree Dripline) 141 Caliper Inches

Existing Tree Legend At Ravine On East Side

1,415" 13942 — Within Preservation Easement 1,415 Caliper Inches

TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
PL AC	Platanus x acer. Exclamation!	Morton Circle London Planetree	3" Cal.	B&B	Per Plans
UL FR	*Ulmus x Frontier*	Frontier Elm	3" Cal.	B&B	Per Plans
QU SW	*Quercus bicolor*	Swamp White Oak	3" Cal.	B&B	Per Plans
19	TOTAL QUANTITY OF TREES				

EVERGREEN SHRUBS

CODE	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
JU CH	*Juniperus Ch. 'Sea Green'*	Sea Green Juniper	36" Ht.	B&B	24" O.C.
TA DE	*Taxus x media* 'Densiformis'	Dense Yew	36" Ht.	B&B	24" O.C.

0 15 30 60 NORTH

PROPERTY OWNER:
ACADEMY DEVELOPMENT LIMITED PARTNERSHIP
107 S. HIGH ST., 3RD FLOOR
COLUMBUS, OHIO 43215
PHONE: (614) 463–9730

OHIO UTILITIES PROTECTION SERVICE
CALL 1–800–362–2764
TWO WORKING DAYS BEFORE YOU DIG
NON–MEMBERS MUST BE CALLED DIRECTLY

MKSK
LANDSCAPE ARCHITECTURE URBAN PLANNING
462 SOUTH LUDLOW ALLEY
COLUMBUS, OH 43215
614 621.2796 MKSKSTUDIOS.COM

AMERICAN STRUCTUREPOINT
2550 CORPORATE EXCHANGE DRIVE, SUITE 300
COLUMBUS, OH 43231
TEL 614-901-2235

REVISION	DATE
parking lot screening	1/2018

TITLE: LANDSCAPING PLAN

PROJECT: 975 N. HAMILTON RD. CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

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SIGNED
DATE
SCALE:
DATE: Revised August 2019
DRAWN BY:
DESIGN: EBP CHECK: APR
PROJECT: c17024
DRAWING:
SHEET OF

C Neighboring Property - Retail
Scale: 3/8" = 1'-0"

D Neighboring Property - Medical Office
Scale: 3/8" = 1'-0"

E Neighboring Property - Senior Living Center
Scale: 3/8" = 1'-0"

A Site Aerial View
Scale: 3/8" = 1'-0"

B Site Perspective from N Hamilton Rd
Scale: 3/8" = 1'-0"

andrews architects

6631 Commerce Parkway
Studio B
Dublin, Ohio 43017
T 614.766.1117
F 614.766.2023
www.andrewsarchitects.com

NOT FOR CONSTRUCTION

Medical Center

N Hamilton and Beecher Rd
Gahanna, Ohio 43230

Project Number: 18423.10
Original Issue Date: 08/19/2019
Revised Date:

- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ■ ZONING SUBMISSION
- ☐ CONTRACT DOCUMENTS
- ☐ RECORD/AS-BUILT'S

REVISION HISTORY

No.	Date	Description

EXISTING SITE VIEWS

A-0

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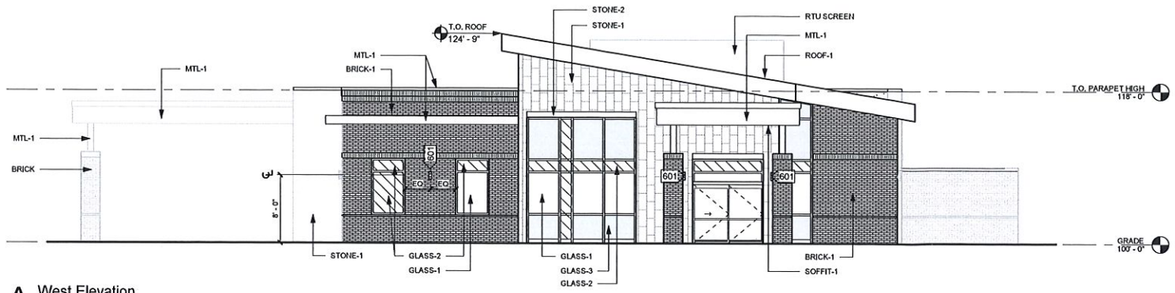
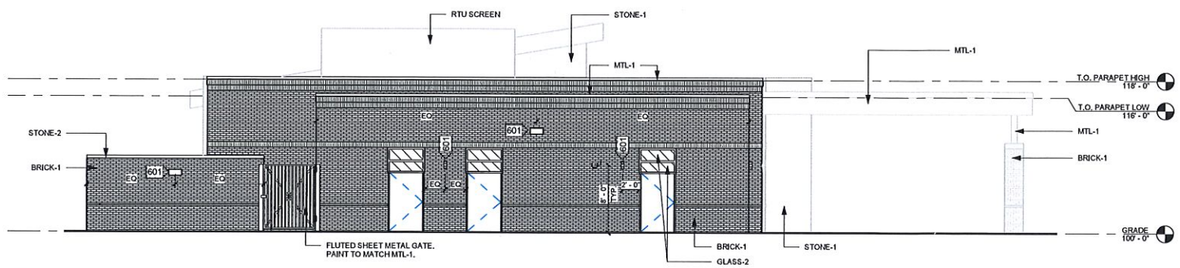
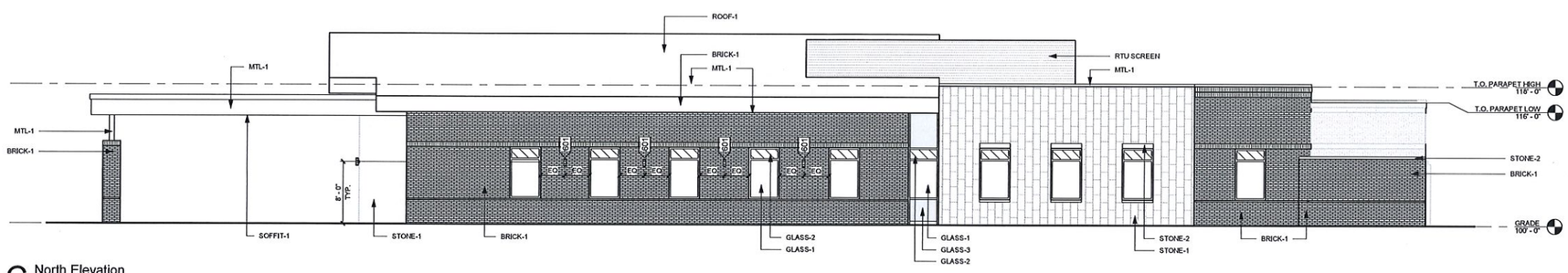


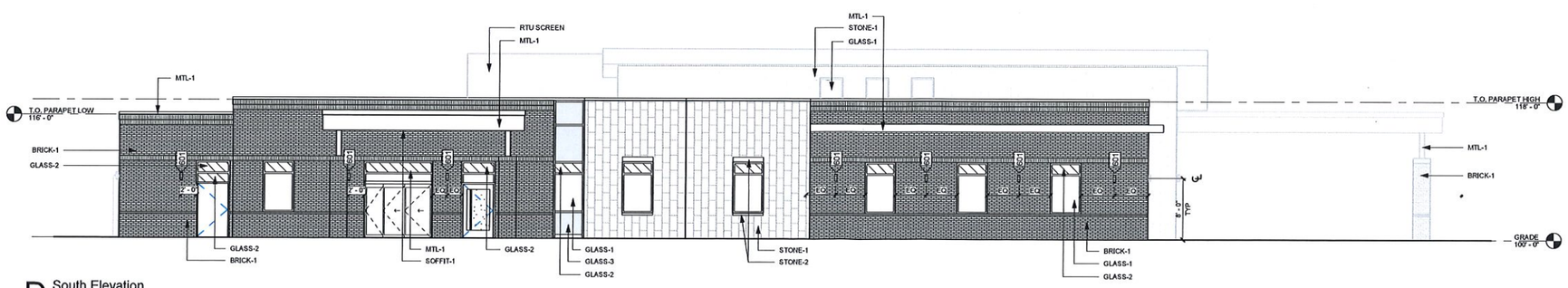
A West Elevation
Scale: 1/8" = 1'-0"



B East Elevation
Scale: 1/8" = 1'-0"



C North Elevation
Scale: 1/8" = 1'-0"



D South Elevation
Scale: 1/8" = 1'-0"

Elevation General Notes

SEE SPECIFICATIONS FOR FURTHER INFORMATION

ALL EXTERIOR EQUIPMENT INCULDING BUT NOT LIMTED TO GAS METERS, ELECTRICAL, SERVICES, SHALL BE PAINTED TO MATCH ADJACENT MATERIALS

SAFTEY GLAZING CONFORMING TO THE REQUIREMENTS LISTED IN OBC SECTION 2406 SHALL BE INSTALLED IN ALL HAZORDOUS LOCATIONS SIHCH AS DOORS AND IN ADJACENT WINDOW PANELS IN THE DOOR PLANE OR OTHER WINDOWS AS PER OBC SECTION 2406.

Exterior Finish Legend

STONE-1: ARRIS.TILE RENAISSANCE RS115 - SMOOTH. VERTICAL RUNNING BOND. (3/4" W X 11-5/8"H X 23-5/8" L). COLOR: LIMESTONE. MORTAR COLOR TO BE SELECTED FROM STANDARD COLOR SELECTION. SUBMIT SHOP DRAWINGS FOR JOINT SPACING PRIOR TO INSTALLATION.

STONE-2: CAST STONE SILL / HEADER / CAP. SEE WALL SECTIONS FOR FURTHER INFORMATION. SUBMIT SAMPLE FOR COLOR TO MATCH STONE-1. SUBMIT SHOP DRAWINGS FOR CONTROL JOINTS.

BRICK-1: BELDEN BRICK COMPANY. AMHERST BLEND A. SIZE: MODULAR (2 1/4" HEGHL 3 5/8" DEEPTHICK, 7 5/8" LONG). MORTAR COLOR TO BE SELECTED FROM STANDARD COLOR SELECTION.

GLASS-1: VISION GLASS. 1" THICK UNITS. VIRACON LOW-E (VE) INSULATING GLASS. VE-1-2M. OUTER PANE 1/4" CLEAR. INNER PANE 1/4" CLEAR OR APPROVED EQUAL.

GLASS-2: SPANDREL GLASS. 1" THICK UNITS. VIRACON LOW-E (VE) INSULATING GLASS. VE-1-2M. OUTER PANE 1/4" CLEAR. INNER PANE 1/4" CLEAR. SPANDREL ON #4 SURFACE. SPANDREL COLOR: HIGH OPACITY WHITE VIRASPAN.

GLASS-3: SPANDREL GLASS. 1" THICK UNITS. VIRACON LOW-E (VE) INSULATING GLASS. VE-1-2M. OUTER PANE 1/4" CLEAR. INNER PANE 1/4" CLEAR. SPANDREL ON #4 SURFACE. SPANDREL COLOR: SUBDUED GRAY VIRASPAN.

STOREFRONT: ALUMINUM STOREFRONT WINDOW FRAMING SYSTEM. COLOR TO MATCH MTL-1. DESIGN BASED OF KAWNEER TRIFAB 451UT FRONT GLAZED.

MTL-1: PREFINISHED ALUMINUM BRAKEMETAL. COLOR: DMI CHARCOAL GRAY.

ROOF-1: PVC ROOFING. COLOR TO MATCH MTL-1.

SOFFIT-1: KNOTWOOD ALUMINUM SOFFIT. COLOR: KWILA.

Coded Notes

601 LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.

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REVISION HISTORY

No.	Date	Description

EXTERIOR ELEVATIONS

A-1

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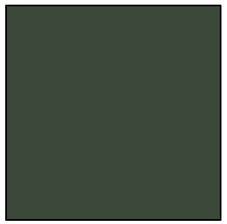
STONE-1

BRICK-1



MTL-1

ROOF-1

SOFFIT-1

A Exterior Perspective
Scale: 3/8" = 1'-0"

B Exterior Perspective
Scale: 3/8" = 1'-0"

Elevation General Notes

SEE SPECIFICATIONS FOR FURTHER INFORMATION

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Exterior Finish Legend

STONE-1: ARRIS.TILE RENAISSANCE RS115 - SMOOTH. VERTICAL RUNNING BOND. (3/4" W X 11-5/8"H X 23-5/8" L). COLOR: LIMESTONE. MORTAR COLOR TO BE SELECTED FROM STANDARD COLOR SELECTION. SUBMIT SHOP DRAWINGS FOR JOINT SPACING PRIOR TO INSTALLATION.

STONE-2: CAST STONE SILL / HEADER / CAP. SEE WALL SECTIONS FOR FURTHER INFORMATION. SUBMIT SAMPLE FOR COLOR TO MATCH STONE-1. SUBMIT SHOP DRAWINGS FOR CONTROL JOINTS.

BRICK-1: BELDEN BRICK COMPANY. AMHERST BLEND A. SIZE: MODULAR (2 1/4" HIGH, 3 5/8" DEEP/THICK, 7 5/8" LONG). MORTAR COLOR TO BE SELECTED FROM STANDARD COLOR SELECTION.

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GLASS-3: SPANDREL GLASS. 1" THICK UNITS. VIRACON LOW-E (VE) INSULATING GLASS. VE-1-2M. OUTER PANE 1/4" CLEAR. INNER PANE 1/4" CLEAR. SPANDREL ON #4 SURFACE. SPANDREL COLOR: SUBDUED GRAY VIRASPAN.

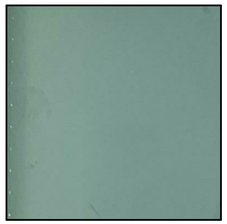
STOREFRONT: ALUMINUM STOREFRONT WINDOW FRAMING SYSTEM. COLOR TO MATCH MTL-1. DESIGN BASED OF KAWNEER TRIFAB 451UT FRONT GLAZED.

MTL-1: PREFINISHED ALUMINUM BRAKEMETAL. COLOR: DMI CHARCOAL GRAY.

ROOF-1: PVC ROOFING. COLOR TO MATCH MTL-1.

SOFFIT-1: KNOTWOOD ALUMINUM SOFFIT. COLOR: KWILA.

GLASS-1



GLASS-2

GLASS-3

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REVISION HISTORY

No.	Date	Description

EXTERIOR RENDERINGS & MATERIAL PHOTOGRAPHS

A-2

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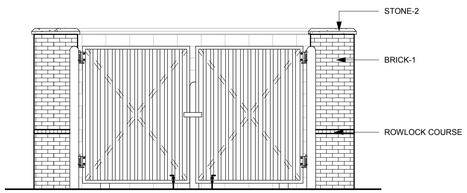
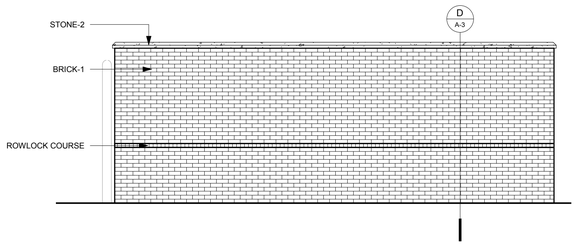
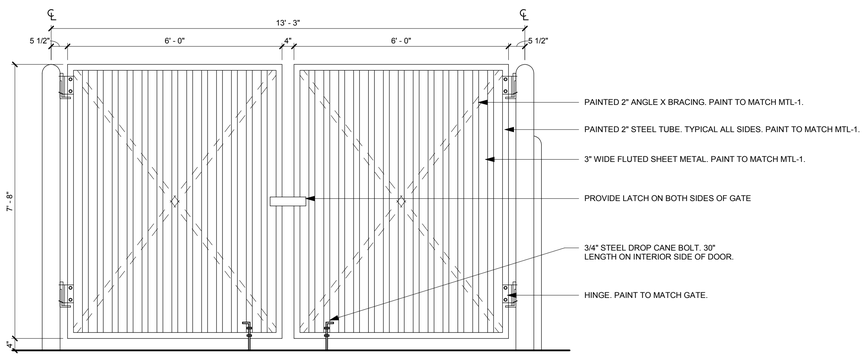


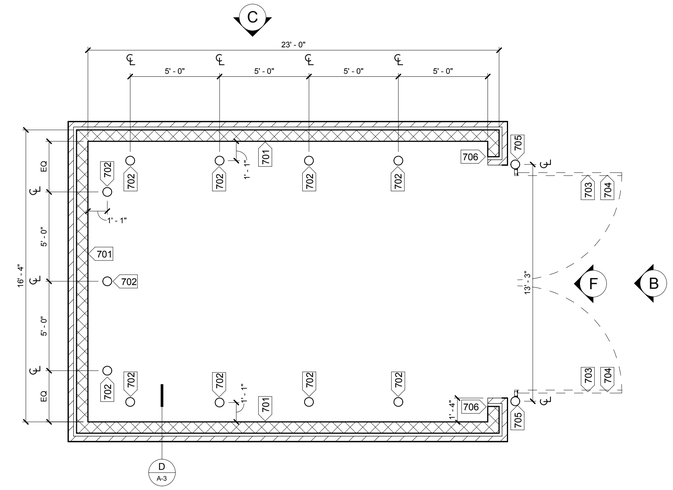
B Dumpster Enclosure Front Elevation
Scale: 1/4" = 1'-0"



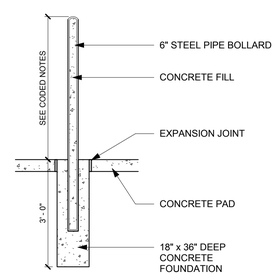
C Dumpster Enclosure Side Elevation
Scale: 1/4" = 1'-0"



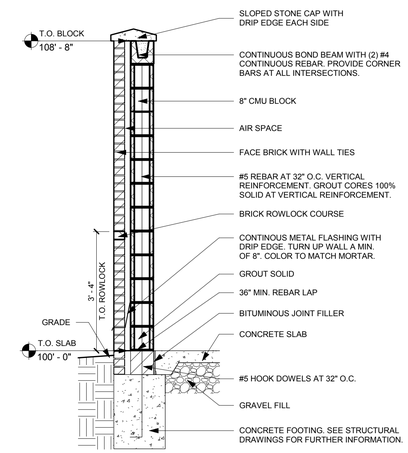
F Dumpster Gate Elevation
Scale: 1/2" = 1'-0"



A Dumpster Enclosure Plan
Scale: 1/4" = 1'-0"



E Typical Bollard Detail
Scale: 1/2" = 1'-0"



D Dumpster Enclosure Wall Section - Typical
Scale: 1/2" = 1'-0"

Dumpster Enclosure General Notes

GATES TO INCLUDE ALL NUTS, BOLTS, PLATES, NAILS, AND ALL GATE HARDWARE. SUBMIT SHOP DRAWINGS FOR GATE, LATCH, AND HINGES DEPICTING MATERIALS AND METHODS OF CONSTRUCTION TO ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION.

SUBMIT FRAME AND GATE SAMPLES FOR APPROVAL.

ALL WELDED JOITNS TO BE GROUND SMOOTH.

ALL EXPOSED METAL SURFACES TO BE PRIMED WITH A RUST INHIBITING PRIMER AND TWO COATS OF RUST INHIBITING PAINT.

Coded Notes

701	ALL EXPOSED CONCRETE BLOCK TO BE PAINTED TO MATCH THE BRICK COLOR.
702	6" STEEL PIPE BOLLARDS. HEIGHT TO BE 6'-0". SEE DETAIL E/A-3. BOLLARDS TO BE PAINTED TO MATCH GATE COLOR.
703	METAL ENCLOSURE DOOR. PAINT TO MATCH MTL-1.
704	PROVIDE HOLES FOR CANE BOLT.
705	6" STEEL PIPE BOLLARDS. HEIGHT TO BE 8'-0". SEE DETAIL E/A-3. BOLLARDS TO BE PAINTED TO MATCH GATE COLOR.
706	BRICK TO RETURN TO BLOCK. CAULK JOINT.

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DUMPSTER ENCLOSURE PLAN AND DETAILS

A-3

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Plan View
Scale - 1" = 60ft

*Fixture mounting height is 24'
*Calculation points are spaced 20'x20'

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
General Parking Area	+	0.5 fc	1.4 fc	0.1 fc	14.0:1	5.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	17	SIGNIFY GARDCO	SFRA-4-25LA--4815-NW	SlenderForm Round Arm Mount SFRA, 48 LED's, 4000K CCT, TYPE 4 OPTIC,	(1(48LED)) FLEXgine ARRAY(S) DRIVEN AT 150mA	1	SFRA-4-25LA--4815-NW.ies	3156	0.8	25
	B	3	SIGNIFY GARDCO	SFRA-5W-25LA-4815-NW	SlenderForm Round Arm Mount SFRA, 48 LED's, 4000K CCT, TYPE 5W OPTIC,	(1(48LED)) FLEXgine ARRAY(S) DRIVEN AT 150mA	1	SFRA-5W-25LA-4815-NW.ies	3626	0.8	50

Shops at McKenna Creek
Lighting Calc 10.31.19

Designer

Date
12/14/2017
Scale
Not to Scale
Drawing No.

Summary

TYPE B

McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightSquares technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

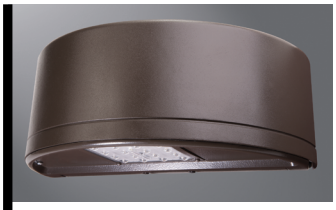
Optics
Choice of 10 patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 5700K CCT.

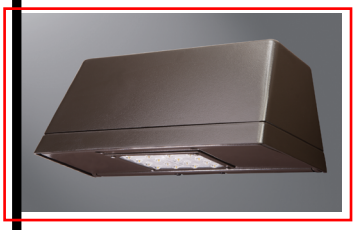
Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightSquares feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

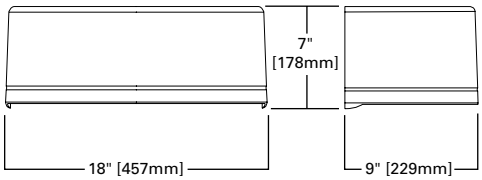
Warranty
Five-year warranty.



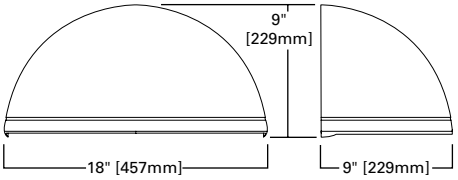


DIMENSIONS

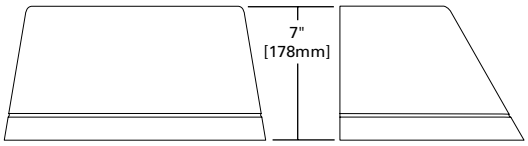
Cylinder



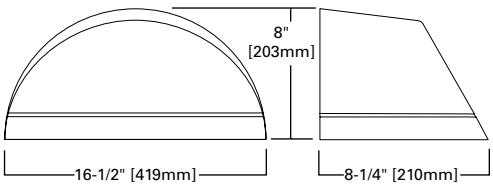
Quarter Sphere



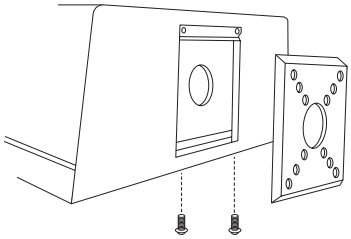
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



ISC/ISS/IST/ISW
IMPACT ELITE LED

1 LightSquare
Solid State LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightSquare
DesignLights Consortium® Qualified*
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

*www.designlights.org

EATON
Powering Business Worldwide

TD514030EN
July 23, 2019 4:13 PM

POWER AND LUMENS

1 LightSquare (AF)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120-277V	20.3	25.5	33.4	43.9	55.1	66.2	20.3	25.5	33.4	43.9	55.1	66.2
Current (A)	120V	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics													
T2	Lumens	2,390	3,001	3,915	4,901	5,793	6,592	2,555	3,208	4,185	5,239	6,193	7,047
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
T3	Lumens	2,440	3,063	3,996	5,001	5,912	6,728	2,561	3,216	4,195	5,251	6,207	7,063
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
T4FT	Lumens	2,414	3,031	3,955	4,950	5,851	6,658	2,589	3,250	4,240	5,308	6,274	7,139
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4W	Lumens	2,441	3,065	3,998	5,004	5,916	6,732	2,557	3,211	4,189	5,244	6,198	7,053
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL2	Lumens	2,309	2,899	3,782	4,734	5,596	6,368	2,469	3,100	4,044	5,062	5,983	6,809
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
SL3	Lumens	2,271	2,851	3,719	4,656	5,503	6,262	2,419	3,038	3,963	4,961	5,864	6,673
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B0-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
SL4	Lumens	2,158	2,710	3,535	4,425	5,230	5,951	2,286	2,870	3,744	4,686	5,539	6,303
	BUG Rating	B0-U0-G1	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B0-U1-G1	B0-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
SLL/SLR	Lumens	2,036	2,555	3,334	4,174	4,934	5,614	2,204	2,767	3,610	4,519	5,341	6,078
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
RW	Lumens	2,435	3,057	3,987	4,992	5,900	6,715	2,521	3,166	4,130	5,170	6,111	6,954
	BUG Rating	B1-U0-G0	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B1-U1-G1	B2-U1-G1	B2-U1-G1	B2-U1-G1	B2-U1-G1	B3-U1-G1

LUMEN MAINTENANCE

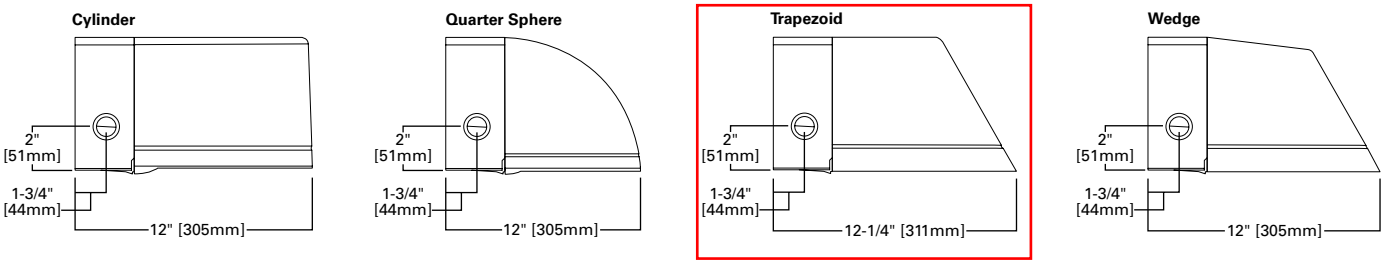
Current	Ambient Temperature	25000 Hours*	50000 Hours*	60000 Hours*	100000 Hours*	Theoretical L70 (Hours)*
Up to 1.2A	Up to 40°C	>95%	>91%	>90%	>83%	20,4000

*Data calculated based on TM-21 calculator.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

THRUWAY BACK BOX



CONTROL OPTIONS

0-10V
This fixture is offered standard with 0-10V dimming driver.

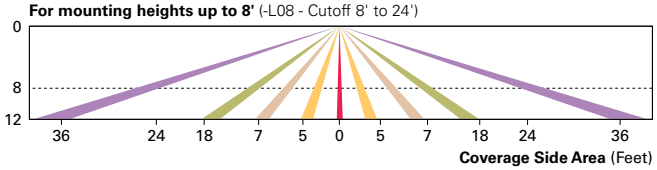
Photocontrol (PC1, PC2 and PER7)
Optional button-type photocontrol provides a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

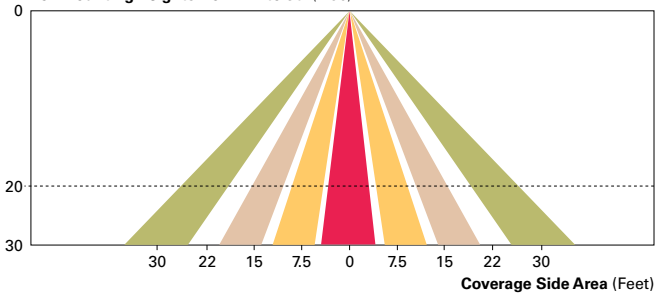
Dimming Occupancy Sensor (MS/DIM-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting -- the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8’-40’.

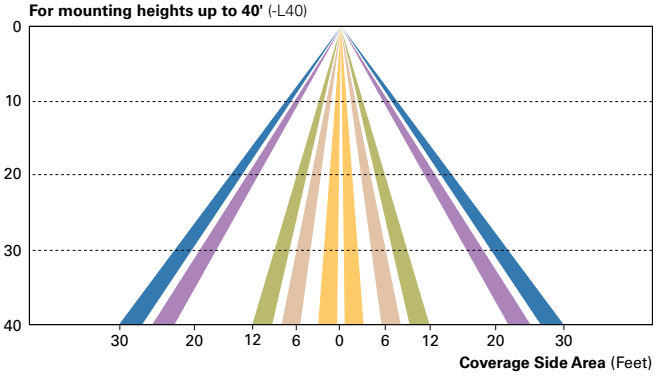
For mounting heights up to 8' (-L08 - Cutoff 8' to 24')



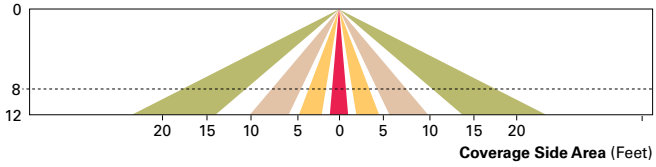
For mounting heights from 12' to 30' (-L30)



For mounting heights up to 40' (-L40)

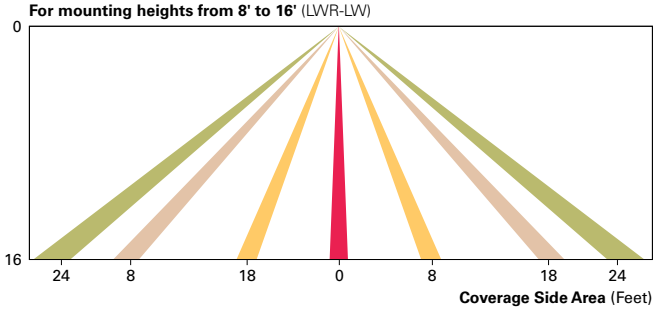


For mounting heights from 8' to 12' (-L12)

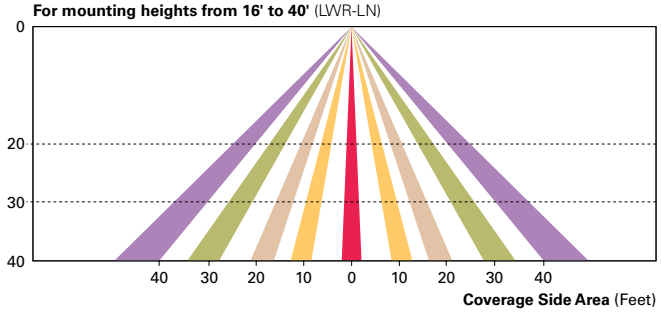


LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The Eaton’s LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

Sample Number: ISC-AF-1200-LED-E1-T3-BZ

Product Family [1]	Light Engine	Drive Current	Lamp Type	Voltage	Distribution	Color
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge	**AF**=(1) LightSquare	**350**=Drive Current Factory Set to 350mA **450**=Drive Current Factory Set to 450mA **600**=Drive Current Factory Set to 600mA **800**=Drive Current Factory Set to 800mA **1000**=Drive Current Factory Set to 1000mA **1200**=Drive Current Factory Set to 1200mA [2]	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V [2] **480**=480V [2, 3]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Accessories** (Order Separately) [17]
7027=70 CRI / 2700K CCT [4] **7030**=70 CRI / 3000K CCT [4] **7050**=70 CRI / 5000K CCT [4] **7060**=70 CRI / 5700K CCT [4] **8030**=80 CRI / 3000K CCT [4] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [2, 5, 6] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) [2, 6] **HA**=50°C High Ambient [7] **AHD145**=After Hours Dim, 5 Hours, 50% [8] **AHD245**=After Hours Dim, 6 Hours, 50% [8] **AHD255**=After Hours Dim, 7 Hours, 50% [8] **AHD355**=After Hours Dim, 8 Hours, 50% [8] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [9, 10, 11] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [6, 11, 12] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [6, 11, 12] **BBB**=Battery Pack with Back Box (Specify 120V or 277V) [13] **CWB**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [14] **LCF**=LightSquare Trim Plate Matches Housing Finish **HSS**=Factory Installed House Side Shield [15] **ULG**=Uplight Glow [5, 6] **TR**=Tamper Resistant Hardware **X**=Driver Surge Protection (6kV) Only [16] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [19, 20] **ZW-SWPD4WH**=Wavelinx Wireless Sensor, 7′ – 15′ Mounting Height, White [19, 20] **ZW-SWPD4BZ**=Wavelinx Wireless Sensor, 7′ – 15′ Mounting Height, Bronze [19, 20] **ZW-SWPD5WH**=Wavelinx Wireless Sensor, 15′ – 40′ Mounting Height, White [19, 20] **ZW-SWPD5BZ**=Wavelinx Wireless Sensor, 15′ – 40′ Mounting Height, Bronze [19, 20]	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [18, 19] **SWPD4-WH**=Wavelinx Wireless Sensor, 7′ – 15′ Mounting Height, White [19, 20, 21] **SWPD4-BZ**=Wavelinx Wireless Sensor, 7′ – 15′ Mounting Height, Bronze [19, 20, 21] **SWPD5-WH**=Wavelinx Wireless Sensor, 15′ – 40′ Mounting Height, White [19, 20, 21] **SWPD5-BZ**=Wavelinx Wireless Sensor, 15′ – 40′ Mounting Height, Bronze [19, 20, 21]

NOTES:
1. Standard 4000K CCT and greater than 70 CRI.
2. Not available with ULG option.
3. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
4. Exentended lead times apply.
5. Not available with ISS or ISW.
6. Not available with LWR-XX or MS/DIM-LXX.
7. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1.A or less.
8. Requires the use of P photocontrol or the PER7 photocontrol receptacle with photocontrol accessory. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information.
9. Specify lens in place of XX. Round to next highest option based on mounting height. Available options are 08, 20 and 40W.
10. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
11. Includes integral photocell.
12. LumaWatt Pro wireless sensors are factory installed and requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
13. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates downlight for 90-minutes.
14. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates downlight for 90-minutes.
15. Only for use with SL2, SL3 and SL4 distributions. The LightSquare trim plate is painted black when the HSS option is selected.
16. Removes additional surge module.
17. Specify color in place of XX.
18. Requires PER7.
19. Cannot be used in conjunction with photocontrol or other controls systems (P, R, MS, LWR).
20. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
21. Requires ZW.

TYPE C

Portfolio

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

8-inch LED recessed narrow, medium, or wide beam downlight specially designed for LED technology. Two-stage reflector system produces smooth distribution with excellent light control and low aperture brightness. Offered with 1000-20,000 lumens with color temperatures of 2700K, 3000K, 3500K, 4000K, 5000K available in 80, 90 or 97 CRI. VividTune: Dim-to-warm technology – similar to halogen at full power, the 3000K LED warms smoothly as dimmed to 1850K creating a rich warm glow within the space. Tunable white technology - adjust the color temperature from warm white to cool white while independently controlling intensity.

SPECIFICATION FEATURES

Lower Shielding Reflector
Self-flanged, spun .060" thick aluminum lower reflector in combination with a lensed upper optical chamber provides superior lumen output with minimal source brightness. Available in all Portfolio Alzak® finishes.

Trim Retention
Lower reflector is retained with two torsion springs holding the flange tightly to the finished ceiling surface.

Plaster Frame / Collar
Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2".

Universal Mounting Bracket
Accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

Junction Box
(4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Listed for (8) #12 AWG (four in, four out) 90°C conductors and feed thru branch wiring.

Thermal
Aluminum heat sink conducts heat away from the LED module for improved performance and longer life.

LED
LED system contains a plurality of high brightness white LED's combined with a high reflectance upper reflector and transitional lens producing even distribution with no pixilation. Rated for 50,000 hours at 70% lumen maintenance. Color variation within 3-step MacAdam ellipses. Flexible disconnect allows for tool-less replacement of LED engine from below ceiling. Available in 80, 90 or 97 CRI.
D2W™ – dim-to-warm shifts CCT from 3000K to1850K as fixture dims mimicking halogen sources.
W2N - Tunable white CCT range 2700K to 6500K or 2000K to 5000K, 90 CRI.

Driver
Combination 0-10V/trailing edge driver provides flicker free dimming from 100% to 10%. Optional 1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem. Driver can be serviced from above or through the aperture. 1000 - 7000 lumen utilize one driver. 8000-12,000 utilize two drivers, 15,000-20,000 lumen utilizes three drivers.

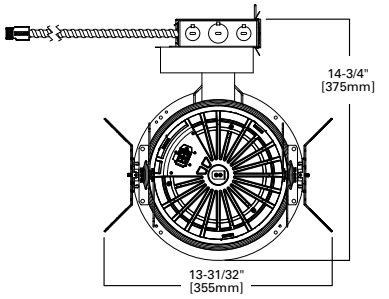
Code Compliance
Thermally protected and cULus listed for protected wet locations. cULus certified IP65 below ceiling. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/ RFI emissions per FCC 47CFR Part 18 Class B consumer limits. IC rated up to 2000 lumens. 3000 lumens and above are non-IC rated - Insulation must be kept 3" from top and sides of housing. RoHS Compliant. T24 compliant with IP66 gasket kit. Photometric testing completed in accordance with IES LM 79 standards. LED life testing completed in accordance with LM 80 standards. 8000 lumen and above are marked spacing and must follow spacing requirements.

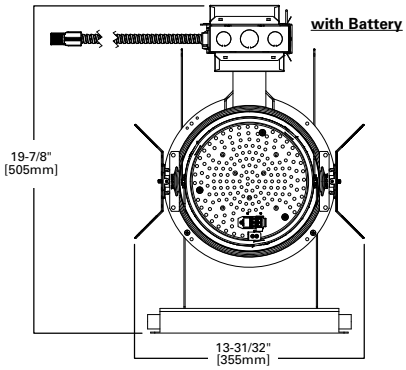
Warranty
5-year warranty.

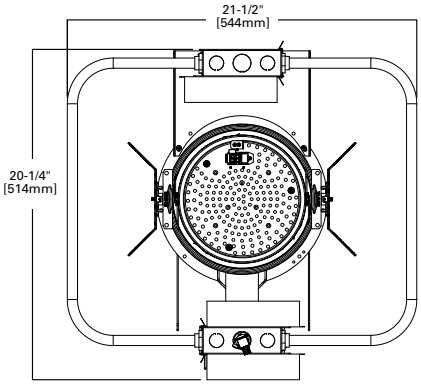
LD8B
ER8B
8LB

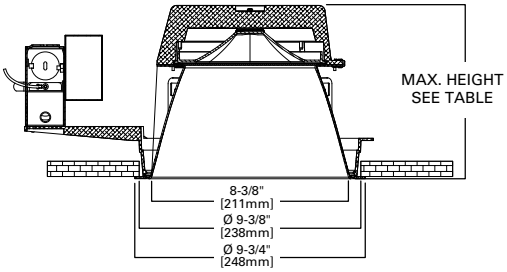
1,000-20,000 Lumen LED

8-Inch Narrow, Medium, or Wide
Downlight
New Construction









	Low Lumen (1000-7000)	High Lumen (8000-20000)
Distribution	Max. Height	Max Height
Narrow	7-25/32"	9-3/4"
Medium	7-5/16"	9-9/32"
Wide	6-11/16"	8-11/16"
Shallow	4-26/32"	6-26/32"

VividTune color tuning solutions

D2W™

ENERGY STAR

Can be used to comply with T24 California Non-Residential Lighting Controls requirements

RoHS Compliant

Refer to ENERGY STAR® Qualified Products List. Can be used to comply with California Title 24 High Efficacy requirements.

Showerlight

powered by fifthlight technology

EATON
Powering Business Worldwide

ORDERING INFORMATION

SAMPLE NUMBER: LD8B50D010IEMBOD

Housing	Lumens[1]	Voltage	Driver
LD8B=LED Downlight 8" Nominal Aperture **LD8BCP**=LED Downlight 8" Nominal Aperture, Chicago Plenum	**10**=1000 lumens **15**=1500 lumens **20**=2000 lumens **30**=3000 lumens **40**=4000 lumens **50**=5000 lumens **60**=6000 lumens **70**=7000 lumens **80**=8000 lumens[8] **90**=9000 lumens[8] **100**=10000 lumens[8] **120**=12000 lumens[8] **150**=15000 lumens[8] **175**=17500 lumens[8] **200**=20000 lumens[8]	**Blank**=120-277 7000 lumen and below. D2W below 3000 lumens. W2N 1500 lumens and below. **1**=120V 8000 lumen and above. D2W and DMX above 4000 lumens. W2N 1500-4000 lumens. **2**=277V 8000 lumen and above. D2W and DMX above 4000 lumens. W2N 1500-4000 lumens. **3**=347V step down transformer[13]	**1000-4000 Lumen and 8000-9000 Lumen 6000 lumen (2 drivers) & 12,000 Lumen (3 drivers)**[14] **D010**=0-10V Dimming, 1% to 100% **D010TR**=0-10V 120-277V or 120V Line Voltage Dimming, 1% to 100% **DE010**=0-10V Linear Dimming, 0% to 100% **D5LT**=Fifth Light® (DALI) Logarithmic Dimming, 0% to 100% **DMX**=DMX/RDM Logarithmic Dimming, 0% to 100%[7] **DMXC5**=DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V with RJ45 connection port[7] **DL2**=Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V Only **DLE**=Lutron Ecosystem dimming 1% to 100% **DMXC5**=DMX/RDM Logarithmic Dimming, 0% to 100% with RJ45 connection port **1000 - 3000 Lumen** **DLV**=Low voltage dimming driver (1-100%) for use with DLVP system (3000 lumen and below)[3,2] **5000, 6000, 7000, 10,000, 12,000 15,000, 17,500 and 20,000 Lumen** **D010TE**=0-10V or Trailing Edge Dimming, 5% to 100%, 120V-277V (120V Only for Trailing Edge Dimming) **Tunable white 1000-2000 Lumens (3000-4000 lumens use two drivers)** **DE010W2N2050**=0-10V dimming, 0% to 100%, 120V, 2000K - 5000K **DE010W2N2765**=0-10V dimming, 0% to 100%, 120V, 2700K - 6500K **D5LTW2N2050**=Fifth Light (DALI) Logarithmic Dimming, 0% to 100%, 2000K - 5000K **D5LTW2N2765**=Fifth Light (DALI)Logarithmic Dimming, 0% to 100%, 2700K - 6500K

Color Control[9]	Options[3]		
4000, 6000 & 9000 lumens **D2W**=2 drivers for 4000 and 6000 lumen. 3 drivers for 9000 lumen.	**SWPD1**=Factory Installed WaveLinx Tilemount Daylight Sensor (includes Control Module, Sensor, Cable and Tile Mount (use with 0-10V driver)[2, 3] **LWTPD1**=Factory Installed LumaWatt Pro Wireless Sensor Kit (use with 0-10V driver)[2, 3]	**EMBOD**=Bodine® Emergency Module with Remote Test Switch[3] **EM7**=7W Emergency Module with Remote Test Switch[3] **EM14**=14W Emergency Module with Remote Test Switch[3] **IEMBOD**=Bodine® Emergency Module with Integral Test Switch[3] **IEM7**=7W Emergency Module with Integral Test Switch[3] **IEM14**=14W Emergency Module with Integral Test Switch[3]	**EMV7**=7W Low Voltage Emergency Module with Remote Test Switch[4] **EMV14**=14W Low Voltage Emergency Module with Remote Test Switch[4] **IEMV7**=7W Low Voltage Emergency Module with Integral Test Switch[4] **IEMV14**=14W Low Voltage Emergency Module with Integral Test Switch[4]

SAMPLE NUMBER: ER8B30408035

Power Module	Lumen Levels[1]	Color		
ER8B=8" LED Module	**1020**=1000, 1500, 2000 lumens **3040**=3000 or 4000 lumens (3000 lumen IC Rated) **5070**=5000, 6000, or 7000 lumens **80120**=8000, 9000, 10000, or 12000 lumens **150200**=15000 or 20000 lumens **60**=6000 lumens, 2 LED's for use with 2 drivers **120**=12000 lumens, 3 LED's for use with 3 drivers	**80 CRI** **8027**= 80CRI, 2700K **8030**= 80CRI, 3000K **8035**= 80CRI, 3500K **8040**= 80CRI, 4000K **8050**= 80CRI, 5000K	**90 CRI** **9027**= 90CRI, 2700K **9030**= 90CRI, 3000K **9035**= 90CRI, 3500K **9040**= 90CRI, 4000K **9050**= 90CRI, 5000K	**97 CRI** **9727**= 97CRI, 2700K **9730**= 97CRI, 3000K

Dim 2 Warm
109030D2W=1000 Lumen, 90 CRI, Dim 2 Warm, IC Rated
159030D2W=1500 Lumen, 90 CRI, Dim 2 Warm, IC Rated
209030D2W=2000 Lumen, 90 CRI, Dim 2 Warm, IC Rated
309030D2W=3000 Lumen, 90 CRI, Dim 2 Warm
409030D2W=4000 Lumen, 90 CRI, Dim 2 Warm
609030D2W=6000 Lumen, 90 CRI, Dim 2 Warm
909030D2W=9000 Lumen, 90 CRI, Dim 2 Warm

Tunable white
10W2N902050 =1000 lumens, 90 CRI, tunable white 2000K-5000K
10W2N902765 =1000 lumens, 90 CRI, tunable white 2700K-6500K
15W2N902050 =1500 lumens, 90 CRI, tunable white 2000K-5000K
15W2N902765 =1500 lumens, 90 CRI, tunable white 2700K-6500K
20W2N902050 =2000 lumens, 90 CRI, tunable white 2000K-5000K
20W2N902765 =2000 lumens, 90 CRI, tunable white 2700K-6500K
30W2N902050 =3000 lumens, 90 CRI, tunable white 2000K-5000K
30W2N902765 =3000 lumens, 90 CRI, tunable white 2700K-6500K
40W2N902050 =4000 lumens, 90 CRI, tunable white 2000K-5000K
40W2N902765 =4000 lumens, 90 CRI, tunable white 2700K-6500K

SAMPLE NUMBER: 8LBM1LI

Trim	Distribution[5]	Flange	Finish		Options
8LB=8" Reflector	**N**=Narrow Spun Aluminum **M**=Medium Spun Aluminum **W**=Wide Spun Aluminum **S**=Shallow Spun Aluminum	**0**=White Polymer Trim Ring **1**=Self-flanged[10] **2**=White Painted Self-flanged	**LI**=Specular Clear **H**=Semi-Specular Clear **WMH**=Warm Haze **WH**=Wheat	**GPH**=Graphite Haze **B**=Specular Black **MW**=Matte White	**E**=Integral Emergency Test Switch Hole[6]

Accessories

HSA8=Slope Adapter for 8" Aperture Housings, Specify Slope[11]
LGSKT8BIPAIR=IP65 and Airtight Gasket Kit[12]

Bar Hangers
HB26=C-channel Bar Hanger, 26" Long, Pair
HB50=C-channel Bar Hanger, 50" Long, Pair

Transformers
H347=347 to 120V Step Down Transformer, 75VA
H347200=347 to 120V Step Down Transformer, 200VA

Connected Lighting Systems
PORLWTPD1=LumaWatt Pro Wireless Sensor kit (use with 0-10V), field installed[2]
TMSWPD1=WaveLinx Tilemount Daylight Sensor (Includes Control Module, Sensor, cable and Tile Mount, use with 0-10V Driver) Field Installed[2]

NOMINAL BEAM ANGLES WITH LI FINISH

	Narrow	Medium	Wide	Shallow
1000-7000	15	40	73	86
8000-12000	30	44	73	86
15000-20000	34	46	73	86

Notes:
1. Nominal Lumens will vary depending on selected color, driver and reflector finish.
2. Refer to system specifications for additional information, features, and benefits. Order either factory installed option or accessory.
3. Not available with Chicago Plenum or IC rating.
4. ULus listed only
5. Beam angles are nominal with LI finish trims. See chart.
6. Only available with Narrow, Medium and Wide Spun Aluminum trims. Required for use with all IEMBOD, IEM7, IEM14, IEMV7 and IEMV14 housings.
7. DMX fixtures default to full on upon loss of DMX signal
8. Product is marked spacing and must be installed with the following minimum spacing
   -Center to center of adjacent luminaires: 36"
   -Center of luminaire to side of building member: 18"
   -Minimum overhead: 1/2"
   -20,000 Lumens minimum overhead: 6"
9. Field required for D2W 4000, 6000 and 9000 lumens only.
10. Flange is the same finish as the reflector.
11. Consult accessory specification sheet for ordering information.
12. Required for T24 compliance.
13. 7000 lumens and below
14. Order light engine with 2 LEDs for 6000 lumens and 3 for 12,000 lumens.

ENERGY DATA

Sound Rating: Class A standards
(Values at non-dimming line voltage)
Minimum Starting Temperature: -20°C (-4°F)
EMI/RFI: FCC Title 47 CFR, Part 15, Class B (Consumer)
Power Factor: >0.90
Input Frequency: 50-60Hz

1000 Lumen D010	
Input Power: 11W	THD <14%
Input Current:0.09A	277V Input Current:0.04A

1500 Lumen D010	
Input Power:15.5 W	THD <13%
Input Current:0.13A	277V Input Current:0.06A

2000 Lumen D010	
Input Power:21.2 W	THD <9%
Input Current:0.18A	277V Input Current:0.08A

3000 Lumen D010	
Input Power:27.6 W	THD <10%
Input Current:0.23A	277V Input Current:0.10A

4000 Lumen D010	
Input Power:41.6 W	THD <13%
Input Current:0.35A	277V Input Current:0.15A

5000 Lumen D010TE	
Input Power:57.9 W	THD <14%
Input Current:0.49A	277V Input Current:0.22A

6000 Lumen D010TE	
Input Power:59.7 W	THD <14%
Input Current:0.50A	277V Input Current:0.22A

7000 Lumen D010TE	
Input Power:75.8 W	THD <13%
Input Current:0.64A	277V Input Current:0.29A

8000 Lumen D010	
Input Power:73.8 W	THD <13%
Input Current:0.62A	277V Input Current:0.26A

9000 Lumen D010	
Input Power:86.9 W	THD <13%
Input Current:0.72A	277V Input Current:0.32A

10000 Lumen D010TE	
Input Power:115.4 W	THD <13%
Input Current:0.96A	277V Input Current:0.42A

12000 Lumen D010TE	
Input Power:119.4 W	THD <13%
Input Current:1.0A	277V Input Current:0.43A

15000 Lumen D010TE	
Input Power:173.7 W	THD <13%
Input Current:1.45A	277V Input Current:0.63A

17500 Lumen D010TE	
Input Power:179.1 W	THD <13%
Input Current:1.49A	277V Input Current:0.65A

20000 Lumen D010TE	
Input Power:227.4 W	THD <13%
Input Current:1.9A	277V Input Current:0.82A

COLOR METRIC SUMMARY

8027	
R_f	93.2
R_g	94.1
CRI	81.3
R_9	0.7

8030	
R_f	83.4
R_g	94.4
CRI	82.4
R_9	4.5

8035	
R_f	83.7
R_g	94.8
CRI	9.1
R_9	9.1

8040	
R_f	83.3
R_g	94
CRI	83.7
R_9	9.9

8050	
R_f	82.5
R_g	94.3
CRI	94.2
R_9	11.9

9027	
R_f	92
R_g	98.4
CRI	93.4
R_9	59.3

9030	
R_f	91.6
R_g	98.6
CRI	93.2
R_9	60.2

9035	
R_f	90.9
R_g	98.3
CRI	93.3
R_9	63.1

9040	
R_f	89.4
R_g	96.6
CRI	91.8
R_9	58

9050	
R_f	88.4
R_g	96.8
CRI	91
R_9	55.2

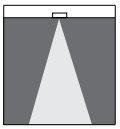
9727	
R_f	95
R_g	100.1
CRI	98
R_9	93.9

9730	
R_f	94.2
R_g	99.6
CRI	98.5
R_9	94.7

PHOTOMETRY

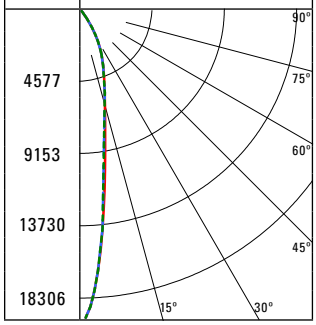
NARROW (15° BEAM)

Test Number	
Housing	LD8B50D010
Module	ER8B50835
Trim	8LBN0H
Lumens	4986
Efficacy	94.1 Lm/W
SC	0.32

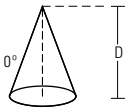


CANDLEPOWER DISTRIBUTION

Downlight



CONE OF LIGHT



MH	FC	L	W
4'	1144.4	1.2	1.2
7'	373.7	2.2	2.2
9'	226.1	2.8	2.8
13'	108.3	4	4
16'	71.5	5	5

CANDELA TABLE

Degrees Vertical	Candela
0	18310
5	14091
15	5762
25	3117
35	1021
45	99
55	5
65	1
75	1
85	0
90	0

ZONAL LUMEN SUMMARY

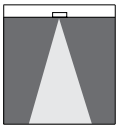
Zone	Lumens	% Fixture
0-30	4214	84.5
0-40	4883	97.9
0-60	4983	99.9
0-90	4986	100
90-180	0	0
0-180	4986	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	4330
55	253
65	88
75	143
85	0

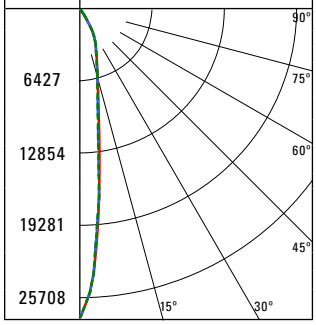
NARROW (15° BEAM)

Test Number	
Housing	LD8B50D010
Module	ER8B50835
Trim	8LBN0LI
Lumens	5248
Efficacy	99 Lm/W
SC	0.25

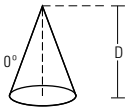


CANDLEPOWER DISTRIBUTION

Downlight



CONE OF LIGHT



MH	FC	L	W
4'	1607	1	1
7'	524.7	1.6	1.6
9'	317.4	2.2	2.2
13'	152.1	3.2	3.2
16'	100.4	4	4

CANDELA TABLE

Degrees Vertical	Candela
0	25712
5	17790
15	5743
25	3148
35	879
45	101
55	7
65	7
75	4
85	0
90	0

ZONAL LUMEN SUMMARY

Zone	Lumens	% Fixture
0-30	4514	86
0-40	5134	97.8
0-60	5238	99.8
0-90	5248	100
90-180	0	0
0-180	5248	100

LUMINANCE

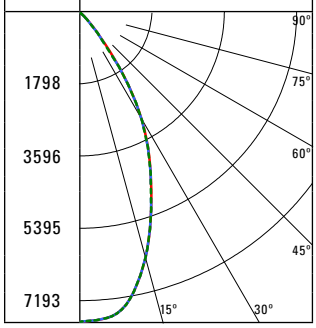
Average Candela Degrees	Average 0° Luminance
45	4422
55	382
65	518
75	429
85	0

MEDIUM (40° BEAM)

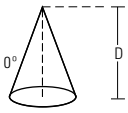
Test Number	
Housing	LD8B50D010
Module	ER8B50835
Trim	8LBM0H
Lumens	5426
Efficacy	102.4 Lm/W
SC	0.8

CANDLEPOWER DISTRIBUTION

Downlight



CONE OF LIGHT



MH	FC	L	W
4'	449.8	3.2	3.2
7'	146.9	5.6	5.6
9'	88.8	7.2	7.2
13'	42.6	10.4	10.4
16'	28.1	12.8	12.8

CANDELA TABLE

Degrees Vertical	Candela
0	7197
5	7141
15	5914
25	3883
35	1774
45	244
55	16
65	2
75	1
85	0
90	0

ZONAL LUMEN SUMMARY

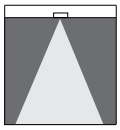
Zone	Lumens	% Fixture
0-30	4078	75.2
0-40	5174	95.4
0-60	5422	99.9
0-90	5426	100
90-180	0	0
0-180	5426	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	10619
55	887
65	175
75	143
85	0

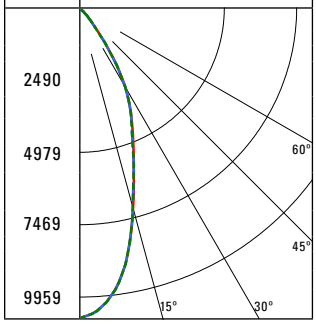
MEDIUM (40° BEAM)

Test Number	
Housing	LD8B50D010
Module	ER8B50835
Trim	8LBM0LI
Lumens	5711
Efficacy	107.8 Lm/W
SC	0.63

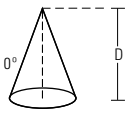


CANDLEPOWER DISTRIBUTION

Downlight



CONE OF LIGHT



MH	FC	L	W
4'	622.7	2.4	2.4
7'	203.3	4.4	4.4
9'	123	5.6	5.6
13'	59	8	8
16'	38.9	10	10

CANDELA TABLE

Degrees Vertical	Candela
0	9963
5	9498
15	6587
25	3908
35	1559
45	219
55	27
65	7
75	2
85	0
90	0

ZONAL LUMEN SUMMARY

Zone	Lumens	% Fixture
0-30	4491	78.6
0-40	5481	96
0-60	5702	99.8
0-90	5711	100
90-180	0	0
0-180	5711	100

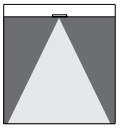
LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	9546
55	1435
65	518
75	214
85	0

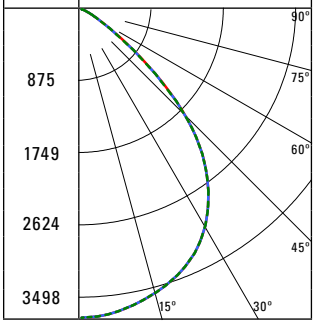
PHOTOMETRY

SHALLOW (86° BEAM)

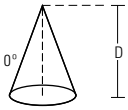
Test Number	
Housing	LD8B50D010
Module	ER8B50835
Trim	8LBS0H
Lumens	6035
Efficacy	113.9 Lm/W
SC	1.2



CANDLEPOWER DISTRIBUTION



CONE OF LIGHT



MH	FC	L	W
4'	218.9	4.6	4.6
7'	71.5	8.2	8.2
9'	43.2	10.6	10.6
13'	20.7	15.4	15.4
16'	13.7	19	19

CANDELA TABLE

Degrees Vertical	Candela
0	3502
5	3477
15	3322
25	3056
35	2525
45	1630
55	459
65	84
75	18
85	4
90	0

ZONAL LUMEN SUMMARY

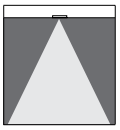
Zone	Lumens	% Fixture
0-30	2670	44.2
0-40	4240	70.2
0-60	5920	98.1
0-90	6035	100
90-180	0	0
0-180	6035	100

LUMINANCE

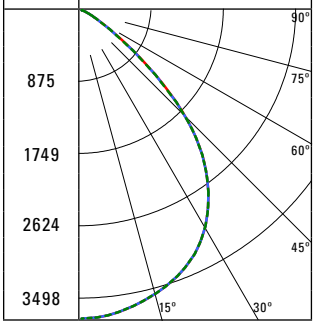
Average Candela Degrees	Average 0° Luminance
45	71087
55	24682
65	6100
75	2121
85	1274

SHALLOW (86° BEAM)

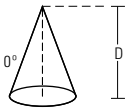
Test Number	
Housing	LD8B50D010
Module	ER8B50835
Trim	8LBS0LI
Lumens	6206
Efficacy	117.1 Lm/W
SC	1.28



CANDLEPOWER DISTRIBUTION



CONE OF LIGHT



MH	FC	L	W
4'	216.3	5	5
7'	70.6	8.8	8.8
9'	42.7	11.4	11.4
13'	20.5	16.6	16.6
16'	13.5	20.4	20.4

CANDELA TABLE

Degrees Vertical	Candela
0	3460
5	3462
15	3498
25	3343
35	2681
45	1591
55	418
65	57
75	5
85	2
90	0

ZONAL LUMEN SUMMARY

Zone	Lumens	% Fixture
0-30	2850	45.9
0-40	4513	72.7
0-60	6132	98.8
0-90	6206	100
90-180	0	0
0-180	6206	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	69395
55	22488
65	4159
75	631
85	637

Nominal Scaling From 80 CRI 3500K		
CRI	CCT	Lumen Mult
80	2700	0.938
80	3000	0.962
80	3500	1.000
80	4000	0.993
80	5000	1.013
90	2700	0.784
90	3000	0.826
90	3500	0.853
90	4000	0.891
90	5000	0.922
97	2700	0.696
97	3000	0.737

Nominal Scaling From 5000 lumen package	
LUMEN PACKAGE	LUMEN MULT
1000 LUMEN	0.207
1500 LUMEN	0.280
2000 LUMEN	0.398
3000 LUMEN	0.562
4000 LUMEN	0.799
5000 LUMEN	1.000
6000 LUMEN	1.133
7000 LUMEN	1.368
8000 LUMEN	1.535
9000 LUMEN	1.729
10,000 LUMEN	1.994
12,000 LUMEN	2.261
15,000 LUMEN	2.949
17,500 LUMEN	3.329
20,000 LUMEN	3.924

TYPE F

Lumiere

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

Lanterra 9004-W1 (Up or Down) and 9004-W2 (Up and Down) are 4.25" O.D., line voltage cylinder fixtures with dimmable LED. The luminiare comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material
Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum.

Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS complaint chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket
Housing and hood are sealed with a high temperature silicone O-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal stock.

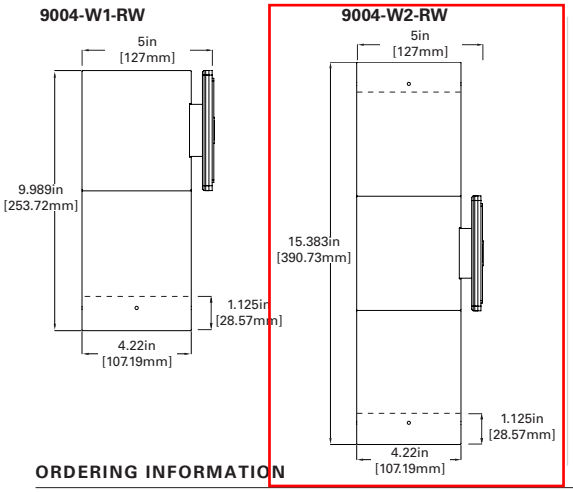
Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical
Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Trailing Edge), ELV (Forward phase) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates surge protection. LED's are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 87% lumen maintenance at 60,000hrs.

Compliance
Components are UL recognized and luminaires are cULus listed for 50˚C ambient environments unless noted otherwise, wet location listed, and ROHS compliant. IP66 Rated. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.

Warranty
Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

DIMENSIONS



Lanterra 9004

LED
INTERIOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS Compliant
10W LED, L70/102,000@25° Celcius
20W LED, L70/102,000@25° Celcius
30W LED, L70/102,000@25° Celcius

ORDERING INFORMATION

SERIES	DIRECTION	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTIC 1	FIELD REPLACEABLE OPTIC 2 [1]	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
9004	W1 Up or Down W2 [5] Up and Down	RW Standard-Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	**Standard CRI** LED2790 - 2700K, 90 CRI LED 3090 - 3000K, 90 CRI LED 3590 - 3500K, 90 CRI LED 4080 - 4000K, 80 CRI LED 5080 - 5000K, 80 CRI **Premium CRI** LED 2797 - 2700K, 97 CRI LED 3097 - 3000K, 97 CRI LED 3597 - 3500K, 97 CRI LED 4097 - 4000K, 97 CRI	S Spot M Medium F Flood W Wide Flood	S Spot M Medium F Flood W Wide Flood	**Standard Paint Finish** BK Black BZ Bronze CS City Silver WT White	L1 Light Level 1 (10W) L2 Light Level 2 (20W) L3 Light Level 3 (30W)	UNV 120-277V	Surface Mount - Wall, Ceiling, Ground RSM Round Surface Mount- mounts directly to junction box Thermal Limitations (unless otherwise noted 50C) 9004-W1-xxx-L3-xxx-RSM (45C) 9004-W2-xxx-L3-xxx-RSM (35C) 9004-W2-xxx-LC2-xxx-RSM (40C) Remote Driver Housing WRR [6] Remote Driver Housing - Round Wall Plate WRS [6] Remote Driver Housing - Square Wall Plate Thermal Limitations (unless otherwise noted 50C) 9004-W1-xxx-L3-xxx-WRx (45C) 9004-W2-xxx-L3-xxx-WRx (35C) 9004-W2-xxx-LC2-xxx-WRx (40C) Integral Driver Mount WIS [2,3] Wall Integral Driver Plate Thermal Limitations (unless otherwise noted 45C) 9004-(W1,W2)-xx-L1-xx-WIS (50C)	SVPD2[4] Standalone integral sensor

Notes: 1. Only available for double head option (W2)
2. 9004-W1 not available in L3
3. 9004-W2 not available in L2, L3
4. Only available for Single head, Up or down (W1) with RSM only
5. W2 doubles input wattage listed
6. Remote Driver distance up to 60', For L3 (30W) remote distance up to 15'

Specifications and dimensions subject to change without notice.

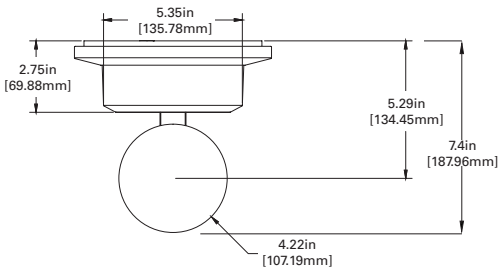
ACCESSORIES - ORDER SEPARATELY

ACCESSORIES								OPTICS	
ISHH01LUM	Programming Remote for sensor	**Filters**		**Lens**		**Louver**		LLR-S-3-4	15° Spot
ISHH02LUM	Personal Control Remote for sensor	F71-4	Peach Dichroic	LSL-4	Linear Spread Lens	LVR-4	45° Hex Cell Louver	LLR-M-3-4	25° Medium
		F72-4	Amber Dichroic	DIF-4	Diffused Lens			LLR-F-3-4	36° Flood
		F73-4	Green Dichroic	OSL-4	Overall Spread Lens			LLR-W-3-4	60° Wide Flood
		F74-4	Medium Blue					LLR-K-3-4	Spot, Medium, Flood, Wide Flood Optic Kit
		F75-4	Yellow Dichroic						
		F76-4	Red Dichroic						
		F77-4	Dark Blue Dichroic						
		F78-4	Light Blue Dichroic						
		F79-4	Neutral Density Dichroic						
		F80-4	Magenta Dichroic						
		F22-4	Red Color						
		F33-4	Blue Color						
		F44-4	Green Color						
		F55-4	Yellow Color						
		F66-4	Mercury Color						

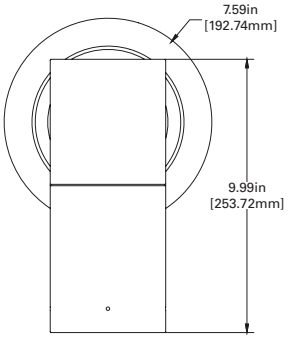
MOUNTINGS

ROUND SURFACE MOUNT (RSM)

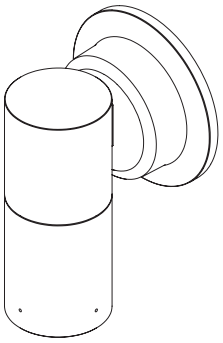
RSM-W1 (Up or down)



TOP VIEW



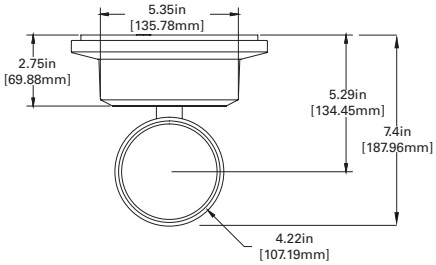
FRONT VIEW



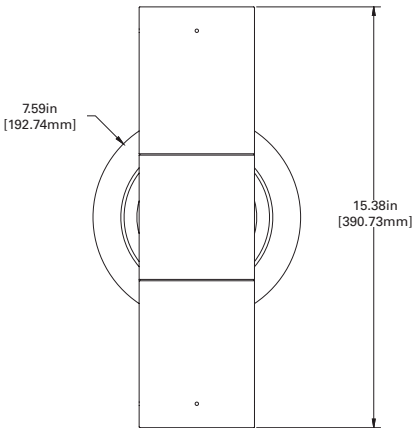
ISO VIEW

ROUND SURFACE MOUNT (RSM)

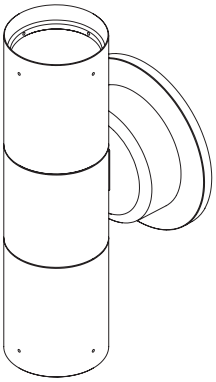
RSM-W2 (Up and down)



TOP VIEW



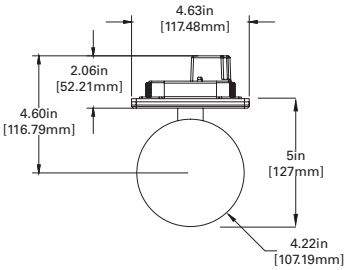
FRONT VIEW



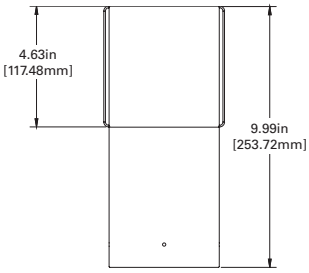
ISO VIEW

WALL INTEGRAL DRIVER PLATE (WIS)

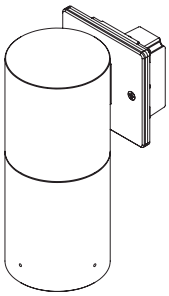
WIS-W1 (Up or down)



TOP VIEW



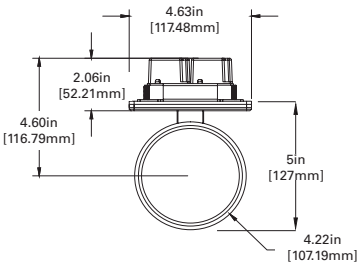
FRONT VIEW



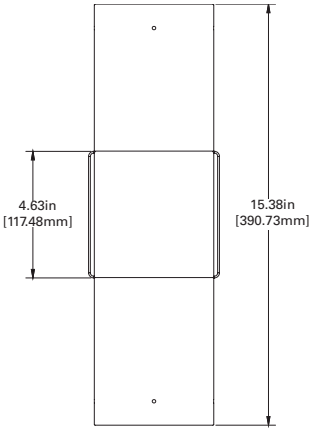
ISO VIEW

WALL INTEGRAL DRIVER PLATE (WIS)

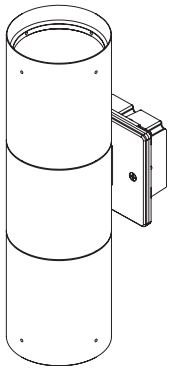
WIS-W2 (Up and down)



TOP VIEW



FRONT VIEW

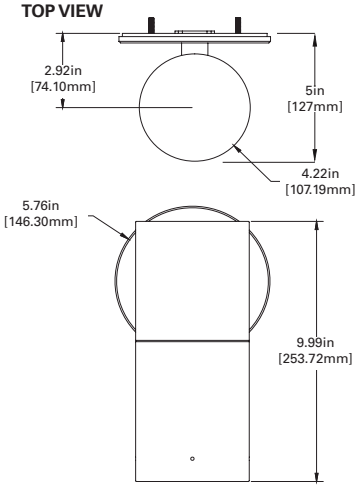


ISO VIEW

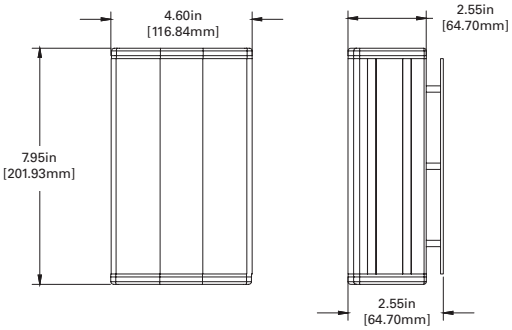
REMOTE DRIVER HOUSING ROUND WALL (WRR)

WRR-W1 (Up or down), as shown
WRS-W1 (Square option also available)

TOP VIEW

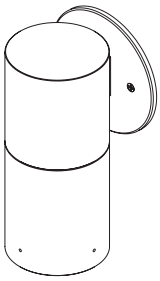


FRONT VIEW



Remote Driver distance up to 60',
For L3 remote distance up to 15'

REMOTE BOX

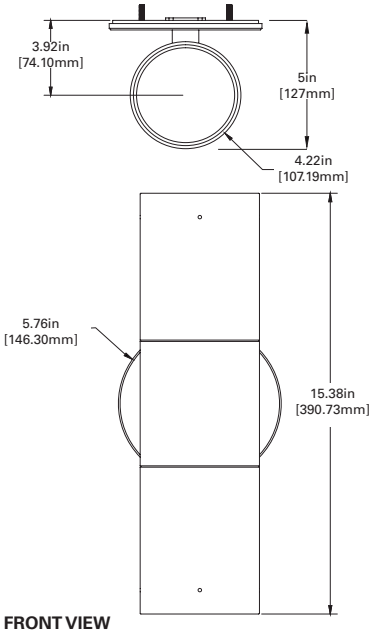


ISO VIEW

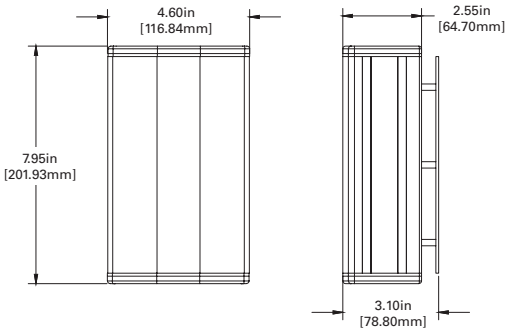
REMOTE DRIVER HOUSING ROUND WALL (WRR)

WRR-W2 (Up and down)
WRS-W2 (Square option also available)

TOP VIEW

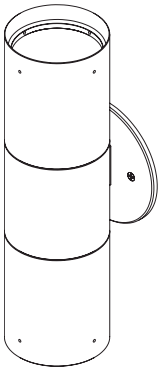


FRONT VIEW



Remote Driver distance up to 60',
For L3 remote distance up to 15'

REMOTE BOX



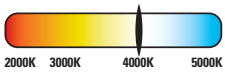
ISO VIEW

PHOTOMETRICS

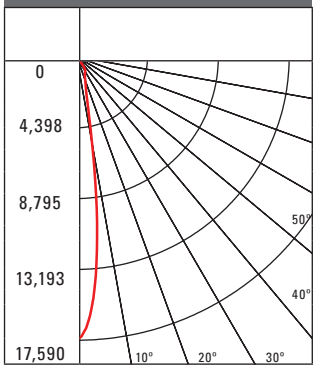
Test Number	P29496
Lumcat	9004-[W1]-X-FL-LED4080-S-BK-L3-UNV
Lumens	2801 Lm
Watts	28.6 W
LPW	97.9 Lm/W
CCT	4000K
SC (0/90/45)	0.27 / 0.27 / 0.27
Beam Angle	15.9°

COLOR METRIC SUMMARY

TM-30-15	Rf = 82.5
	Rg = 94.3
CRI/CIE	Ra = 83.1
	R9 = 11.4



CANDLE POWER DISTRIBUTION



CONE OF LIGHT

Horizontal Illuminance on Floor			
MH	FC	L	W
2'	4397.5	0.4	0.4
4'	1099.4	1	1
6'	488.6	1.6	1.6
8'	274.8	2	2
10'	175.9	2.6	2.6
15'	78.2	4	4
20'	44	5.4	5.4
30'	19.5	8.2	8.2
40'	11	10.8	10.8

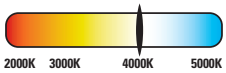
CANDELA TABLE

Angle	0-deg
0	17590
5	13640
10	5616
15	2329
20	1555
30	1057
40	161
50	11
60	4
70	1
80	0
90	0

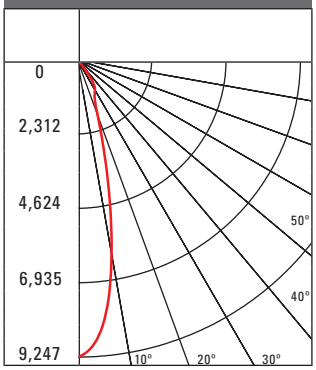
Test Number	29497
Lumcat	9004-[W1]-X-FL-LED4080-M-BK-L3-UNV
Lumens	2826 Lm
Watts	28.6 W
LPW	98.8 Lm/W
CCT	4000K
SC (0/90/45)	0.43 / 0.43 / 0.44
Beam Angle	25.5°

COLOR METRIC SUMMARY

TM-30-15	Rf = 82.5
	Rg = 94.3
CRI/CIE	Ra = 83.1
	R9 = 11.4



CANDLE POWER DISTRIBUTION



CONE OF LIGHT

Horizontal Illuminance on Floor			
MH	FC	L	W
2'	2311.8	0.8	0.8
4'	577.9	1.6	1.6
6'	256.9	2.4	2.4
8'	144.5	3.4	3.4
10'	92.5	4.2	4.2
15'	41.1	6.4	6.4
20'	23.1	8.6	8.6
30'	10.3	12.8	12.8
40'	5.8	17.2	17.2

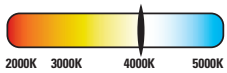
CANDELA TABLE

Angle	0-deg
0	9247
5	8453
10	6140
15	3506
20	1860
30	1098
40	170
50	13
60	4
70	1
80	0
90	0

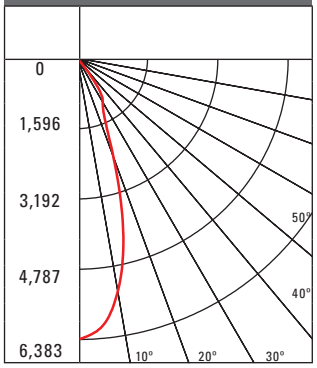
Test Number	P29498
Lumcat	9004-[W1]-X-FL-LED4080-F-BK-L3-UNV
Lumens	2871 Lm
Watts	28.5 W
LPW	100.7 Lm/W
CCT	4000K
SC (0/90/45)	0.58 / 0.58 / 0.56
Beam Angle	35.1°

COLOR METRIC SUMMARY

TM-30-15	Rf = 82.5
	Rg = 94.3
CRI/CIE	Ra = 83.1
	R9 = 11.4



CANDLE POWER DISTRIBUTION



CONE OF LIGHT

Horizontal Illuminance on Floor			
MH	FC	L	W
2'	1595.8	1	1
4'	398.9	2.2	2.2
6'	177.3	3.4	3.4
8'	99.7	4.6	4.6
10'	63.8	5.8	5.8
15'	28.4	8.6	8.6
20'	16	11.6	11.6
30'	7.1	17.4	17.4
40'	4	23.2	23.2

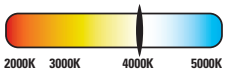
CANDELA TABLE

Angle	0-deg
0	6383
5	6141
10	5345
15	4027
20	2423
30	1153
40	178
50	6
60	4
70	1
80	0
90	0

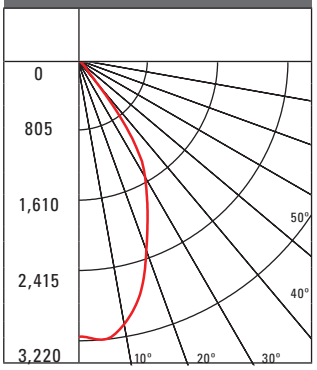
Test Number	P29499
Lumcat	9004-[W1]-X-FL-LED4080-W-BK-L3-UNV
Lumens	2790 Lm
Watts	28.5 W
LPW	97.9 Lm/W
CCT	4000K
SC (0/90/45)	0.86 / 0.86 / 0.91
Beam Angle	58.5°

COLOR METRIC SUMMARY

TM-30-15	Rf = 82.5
	Rg = 94.3
CRI/CIE	Ra = 83.1
	R9 = 11.4



CANDLEPOWER DISTRIBUTION



CONE OF LIGHT

Horizontal Illuminance on Floor			
MH	FC	L	W
2'	796.9	1.6	1.6
4'	199.2	3.4	3.4
6'	88.5	5	5
8'	49.8	6.8	6.8
10'	31.9	8.4	8.4
15'	14.2	12.8	12.8
20'	8	17	17
30'	3.5	25.6	25.6
40'	2	34.2	34.2

CANDELA TABLE

Angle	0-deg
0	3173
5	3220
10	3082
15	2784
20	2321
30	1560
40	366
50	95
60	25
70	3
80	0
90	0

CCT/CRI	LED2790	LED3090	LED3590	LED4080	LED5080	LED2797	LED3097	LED3597	LED4097
FC Multiplier	0.754	0.798	0.808	1.000	1.039	0.699	0.706	0.801	0.793

Light Level	L1	L2	L3
FC Multiplier	0.418	0.772	1.000

Note: Photometric tables show lumen output for W1 only. For W2 (Up and Down) option, uplight and downlight both match lumen output as W1.

LUMEN TABLE

		9004-[W1] Regressed Hood - Black								
		L1 - 10 W			L2 - 20 W			L3 - 30W		
		CBCP	Lumens	LPW	CBCP	Lumens	LPW	CBCP	Lumens	LPW
Spot 15°	LED2790	5584	783	79.5	10310	1445	71.9	13357	1872	65.7
	LED3090	5907	828	84.1	10906	1529	76.1	14130	1981	69.5
	LED3590	5983	839	85.1	11047	1549	77.0	14311	2006	70.4
	LED4080	7401	1038	105.3	13666	1916	95.3	17705	2482	87.1
	LED5080	7689	1078	109.4	14197	1990	99.0	18393	2578	90.5
	LED2797	5175	726	73.7	9556	1340	66.6	12380	1736	60.9
	LED3097	5224	732	74.4	9646	1352	67.3	12497	1752	61.5
	LED3597	5926	831	84.3	10941	1534	76.3	14175	1987	69.7
	LED4097	5869	823	83.5	10836	1519	75.6	14038	1968	69.1
Medium Flood 25°	LED2790	2907	781	79.2	5368	1441	71.7	6954	1867	65.5
	LED3090	3075	826	83.8	5678	1525	75.8	7357	1975	69.3
	LED3590	3115	836	84.9	5751	1544	76.8	7451	2001	70.2
	LED4080	3853	1035	105.0	7115	1910	95.0	9218	2475	86.8
	LED5080	4003	1075	109.1	7391	1984	98.7	9576	2571	90.2
	LED2797	2695	723	73.4	4975	1336	66.5	6446	1731	60.7
	LED3097	2720	730	74.1	5022	1348	67.1	6505	1747	61.3
	LED3597	3085	828	84.1	5696	1529	76.1	7380	1981	69.5
	LED4097	3055	820	83.3	5642	1515	75.4	7309	1962	68.9
Flood 36°	LED2790	2006	792	80.4	3704	1463	72.8	4799	1895	66.3
	LED3090	2122	838	85.1	3918	1547	77.0	5076	2004	70.1
	LED3590	2149	849	86.2	3969	1567	78.0	5142	2030	71.0
	LED4080	2659	1050	106.6	4910	1939	96.4	6361	2512	87.8
	LED5080	2762	1091	110.7	5101	2014	100.2	6608	2609	91.2
	LED2797	1859	734	74.5	3233	1356	67.4	4448	1756	61.4
	LED3097	1877	741	75.2	3466	1368	68.1	4490	1773	62.0
	LED3597	2129	841	85.3	3931	1552	77.2	5093	2011	70.3
	LED4097	2108	832	84.5	3893	1537	76.5	5044	1991	69.6
Wide Flood 60°	LED2790	1012	753	76.4	1869	1390	69.2	2422	1801	63.0
	LED3090	1071	796	80.8	1977	1470	73.2	2562	1905	66.6
	LED3590	1085	807	81.9	2003	1489	74.1	2595	1929	67.5
	LED4080	1342	998	101.3	2478	1842	91.7	3210	2387	83.5
	LED5080	1394	1037	105.2	2574	1914	95.2	3335	2480	86.7
	LED2797	938	698	70.8	1733	1288	64.1	2245	1669	58.4
	LED3097	947	704	71.5	1749	1300	64.7	2266	1685	58.9
	LED3597	1074	799	81.1	1984	1475	73.4	2570	1911	66.8
	LED4097	1064	791	80.3	1965	1461	72.7	2545	1893	66.2

TM30 DATA

	CCT/CRI	Rf	Rg	Ra	R9
9004	2790	90.9	98.9	91.7	58.3
	3090	90.8	99.1	92.5	62.6
	3590	90.6	100.4	92.7	67.5
	4080	82.5	94.3	83.1	11.4
	5080	81.6	94.1	82	6
	2797	94.9	100	98.1	86.9
	3097	94	100.3	97.8	88.9
	3597	92.9	99.3	97.2	89.1
	4097	91.5	98.7	95.4	84

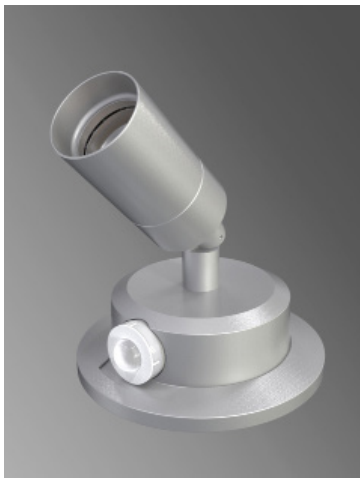
LUMEN MAINTENANCE

Ambient Tempurature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C, 40°C, 50°C	> 87%	> 102,000

POWER TABLE

Number of Heads	Light Level	Input Current (A) at 120 VAC	Input Current (A) at 277 VAC	Input Power (W)
W1	L1	0.08	0.03	10
	L2	0.177	0.088	20.93
	L3	0.252	0.118	30.02
	LC1	0.1	0.085	11.4
	LC2	0.183	0.088	21.44
W2	L1	0.16	0.06	20
	L2	0.354	0.176	41.86
	L3	0.504	0.236	60.04
	LC1	0.2	0.17	22.8
	LC2	0.366	0.176	42.88

INTEGRATED SENSOR - SVPD2



The Lanterra Cylinder 9004 with Integrated Sensor technology provides automatic energy savings without sacrificing performance. Traditionally, these types of energy savings required coordination between the luminaire and a lighting control system. The Lanterra Cylinder 9004 delivers superior lighting with integrated PIR occupancy sensing and daylighting controls.

Capture the benefits of traditional lighting controls, without complicated circuit planning or special wiring. The Lanterra Cylinder 9004 delivers automatic ON to an energy saving light level, while ensuring lighting is turned OFF when the space is unoccupied.

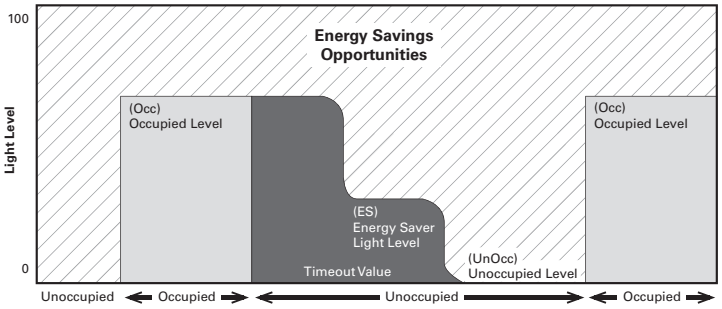
The SVPD2 sensor is configured for outdoor use, so the integral daylight sensor will enable the luminaire to automatically adjust to daylight conditions by turning off when sufficient sunlight is present. Consult factory for indoor configuration.

Occupied light levels and unoccupied light levels can be adjusted using the integrated sensor programming remote (Catalog Number: ISHH01LUM). While the default unoccupied level is OFF, a lower light level can be saved instead using the programming remote. The integrated sensor personal remote (Catalog Number: ISHH02LUM) provides code compliant manual raise, lower, ON, OFF control.

The Lanterra Cylinder 9004 with Integrated Sensor is easy to install with no special wiring and ensures energy savings out-of-the-box with default control settings.

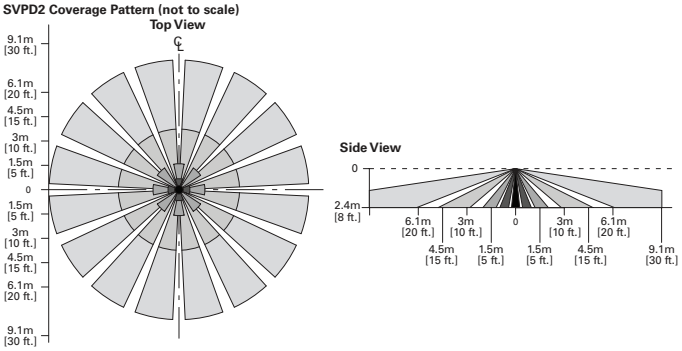
HOW IT WORKS

- As the user enters the space controlled by the integral sensor, the lighting turns ON to the occupied light level.
- Lighting will remain at the occupied level until the space is unoccupied. This will start the occupancy timeout period (default 20 minutes).
- If the space remains unoccupied for half of the timeout period, the lighting will automatically reduce to the Energy Saver light level (default matches occupied level). This adjustable light level is often set to half of the occupied daylight level using the programming remote.
- At the end of the timeout period the lighting will go to the unoccupied light level. This adjustable light level uses the OFF default setting.
- If sufficient sunlight is present, the luminaire will remain OFF, regardless of occupancy.

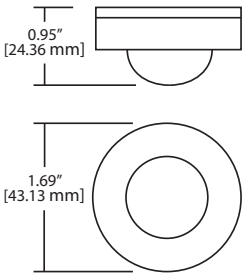


Coverage

SVPD2 Coverage Pattern (not to scale)



Sensor Dimensions



Optional Remote Controls

ISHH01LUM Programming Remote

ISHH02LUM Personal Control Remote

Shops at McKenna Creek Design Review
Responses to comments dated October 4, 2019

Parks

1. **Comment** - I would like to see a larger variety of species planted. Swamp white oak and taxus are acceptable species, but there should be more diversity in the plan in case of a devastating pest. This project will cause the removal of many desirable trees in the existing stand, and I would like to see more of an effort to mitigate this loss with a robust landscape plan.

   Response – Variety added to tree and shrub species. Three tree species and two shrub species have been provided. Additionally, six more trees have been added to the plan.

Building

2. **Comment** - Building plan review and permits will be required for each structure.

   Response – Comment in acknowledged. Required documents will be submitted for building plan review and permits prior to construction.

Public Service

3. **Comment** - No comments per Kirk Neely.

   Response – N/A

Fire District

4. **Comment** - The roadway specifications meet the requirements of the 2017 Ohio Fire Code.

   Response – See response to Comment 11 on response to Final Development Plan comments.

5. **Comment** - A fire hydrant is needed for the complex. It was shown on the original drawing in the island by the large building.

   Response – See response to Comment 12 on response to Final Development Plan comments.

6. **Comment** - Additional requirements and comments could follow after plans are submitted and the review process starts

   Response – See response to Comment 13 on response to Final Development Plan comments.

Community Development

7. **Comment** - The lighting plan indicates that the average intensity is 1.4 foot candles. Chapter 1163.06(a) limits the average intensity to .5 foot candles. Please revise or request a variance.
   Response - Lighting to be adjusted to provide required maximum average foot candle.

8. **Informational Comment** - Please be aware that ordinance 111-90 governs the development of this property. Within this ordinance there's language stating that the architecture shall be in the style shown on an attachment. That attachment does not depict the exact appearance, only the style. Planning Commission recently discussed the design of the medical building and the consensus was that that there are elements of the proposed development that are a similar style as that shown in the attachment within ordinance 111-90.

   Response – Comment acknowledged. No action required.

Public Safety

9. **Comment** - No Comment Received.

   Response – N/A

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November 12, 2019

Architect Andrews
6631 Commerce Pkwy, Ste B
Dublin, OH 43017

RE: Project Shops at McKenna Creek Design Review Comment Letter

Dear Architect Andrews:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Building

1. Building plan review and permits will be required for each structure.

Public Service

2. No comments per Kirk Neely.

Fire District

3. The roadway specifications meet the requirements of the 2017 Ohio Fire Code.
4. Additional requirements and comments could follow after plans are submitted and the review process starts
5. The roadway and fire hydrant requirements comply with Chapter 5 of the 2017 Ohio Fire Code.

Community Development

6. Informational Comment - Please be aware that ordinance 111-90 governs the development of this property. Within this ordinance there's language stating that the architecture shall be in the style shown on an attachment. That attachment does not depict the exact appearance, only the style. Planning Commission recently discussed the design of the medical building and the consensus was that that there are elements of the proposed development that are a similar style as that shown in the attachment within ordinance 111-90.

Public Safety

7. No Comment Received.

Soil & Water Conservation District

8. No Comment Received.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant

Gahanna

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PLANNING AND DEVELOPMENT STAFF REPORT

Project Summary

This is a request to develop just over 5 acres of property with approximately 30,000 square feet of commercial space. 8,919 square feet of the project is proposed to be medical use. The property is zoned Planned Commercial Center District (PCC). The property was rezoned to PCC in 1990. PCC zoning permits shopping centers and typical uses found within them. The 1990 ordinance prohibited certain uses such as antenna towers, vehicle sales, and adult bookstores. The 1990 ordinance also contains images of what the proposed center was anticipated to look like. The renderings below were meant as a representation of what the buildings facing Hamilton Road would look like, not necessarily the exact style of the center. The zoning text provides that buildings facing Hamilton Road will have varying roof lines generally as shown on the renderings below.

Attachments to the 1990 ordinance depicting a general style of architecture of the project.

In 1993 the City amended the zoning code to prohibit additional properties from being rezoned to PCC. PCC is classified as a "General Commercial District" in the zoning code and has many of the same development parameters as typical commercial zone districts such as Suburban Office or Community Commercial.

Project History

A similar proposal was approved by Planning Commission in April of 2018. That project was almost identical to this request with a few exceptions. The southernmost building (8,919 square feet) is proposed to be a medical office building. In the original request it was anticipated to be a restaurant. The 2018 project had a variance to architectural style. A variance is no longer necessary as the style of the buildings has been changed to meet the development standards of the overlay text. The footprint of buildings and parking is nearly identical to the previous application.

An appeal was filed after the Planning Commission hearing. The Board of Zoning and Building Appeals granted the appeal, thus nullifying Planning Commission's approval. A new Final Development Plan (FDP) and Design Review (DR) are necessary in order to develop the property with commercial uses.

Land Use Plan

The property was included in the 2015 Economic Development Strategy as a target site. A specific style of architecture and site layout was not identified, however, the site was identified as being appropriate for up to 52,000 square feet of retail and office uses. This preliminary site analysis did not take into account the ravine along the western boundary of the site. The applicants have provided a significant setback along this area of at least 87 feet. Providing the setback significantly reduces the amount of developable acreage.

The City's new comprehensive land use plan designates the property as Mixed Use. Mixed Use permits retail, office, and residential uses at heights and intensities greater than what this project proposes. The site's proximity to residential makes development at an intensity envisioned in the land use plan difficult and possibly not appropriate. The proposed plan of development is of a modest intensity with less than 50% of the site impervious.

Final Development Plan

Planning Commission shall approve a FDP application if the following four conditions are met:

A. The proposed development meets the applicable development standards of this Zoning Ordinance.

B. The proposed development is in accord with appropriate plans for the area.

C. The proposed development would not have undesirable effects on the surrounding area.

D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Planning commission may deny a FDP application for any of the following reasons:

A. The proposed development does not meet the applicable development standards of this Zoning Ordinance.
B. The proposed development is not in accord with appropriate plans of the area.
C. The proposed development will have undesirable effects on the surrounding area.
D. The proposed development is not in keeping with the existing land use character and physical development potential of the area.

Design Review

The property is zoned PCC and therefore subject to the standards of Design Review District 3 (DRD-3). Relevant standards include the following:

- Brick, stone, cement, aluminum, wood, and other materials that will enhance the development in a positive manner are encouraged.
- Specific colors and color schemes are not identified but colors should be designed to ensure universal harmony on all commercial developments.
- Orientation of the development should focus on and compliment the surrounding topographic features and existing developments.

The 1990 ordinance contains language regarding colors and materials and is attached.

Staff Recommendation

Staff recommends approval of both applications as submitted. The property has been zoned since 1990 to permit commercial uses. In fact, it was zoned commercial prior to the development of the residential subdivision to the west. The City's new land use plan anticipates the property being developed with a mix of uses that consist of office, retail, and/or residential. The proposed development is consistent with the zoning and vision of the property.

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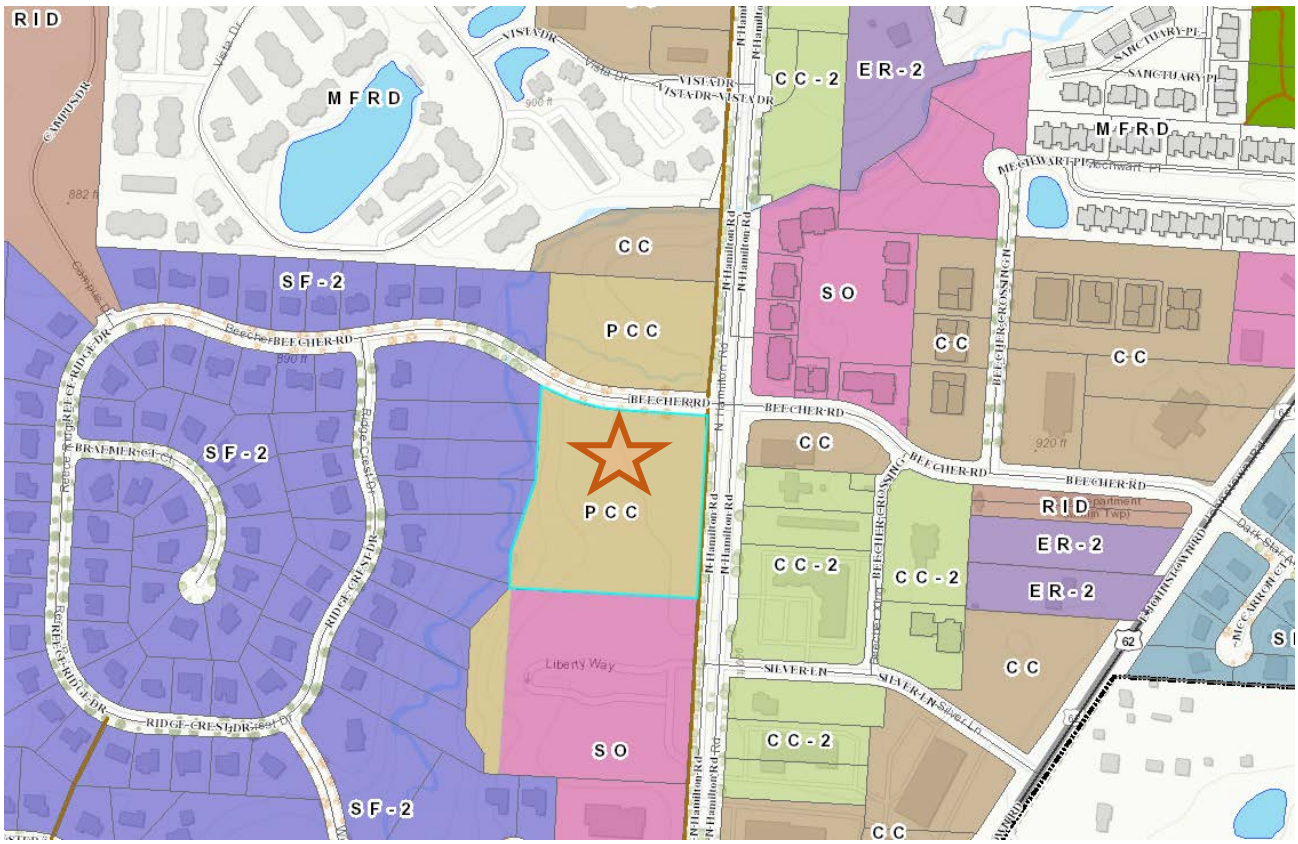
Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director

Ordinance
111-1990

EXHIBIT C

DEVELOPMENT STANDARDS

for

Planned Commercial Center District

Zoning Application No. ZC-10-90

A. Use limitations.

1. No building or premises shall be used, constructed, erected, arranged, designed or intended to be used as:

   a. An adult bookstore, adult theater or adult entertainment establishment;

   b. A vehicle sales or service facility of any kind, including gasoline service station and repair shop for automobiles, recreational vehicles or other vehicles; or

   c. A boat or trailer sales or service establishment.

2. Free-standing or guyed antenna towers are prohibited.

B. Lighting standards.

1. All lighting fixtures shall not exceed 24 feet in height, and any light fixture more than 16 feet in height, other than internally illuminated signs, shall be a cut-off type fixture (down lighting) so that such lighting shall not shine above the horizontal.

2. Pole mounted lighting shall be mounted on poles which are wood or black, dark brown or bronze colored metal.

C. Signage standards.

1. Sign frames and poles shall be black, dark brown, dark charcoal, dark rust, dark maroon, dark green or dark bronze in color.

2. Only internally illuminated graphics shall be utilized, except that monument-type signs may be externally illuminated.

D. Landscape standards.

1. Development planning and engineering shall assure that all reasonable steps are taken to assure that the ravine along the west edge of the PCC District shall, to the extent located in the PCC District, remain substantially in its natural state, subject to deviation therefrom necessary for the construction of the Access Road (the road separating Parcel #1 and Parcel #2 as those Parcels are designated on the Survey) and utility lines in and adjacent thereto, the construction of sanitary sewer lines to provide service for the PCC District to the sanitary sewer line to be constructed in said ravine and any improvements required to provide for proper storm water drainage from the PCC District into said ravine.

2. Within the required parking set back along Hamilton Road and the south side of the Access Road, reasonable efforts will be made to preserve a reasonable number of existing trees having a diameter of more than eight inches in order to provide a pleasing streetscape without unduly restricting visibility of the development in the PCC District from Hamilton Road and the Access Road.

3. Landscaping shall be provided at the following ratio of lot coverage (both buildings and parking/loading).

   a. 0 to 20,000 square feet - 6" of total trunk diameter plus an additional 1" of total trunk diameter for every 4,000 square feet of coverage.

   b. 20,000 to 100,000 - 10" of total trunk diameter plus an additional 1" of total trunk diameter for every 4,000 square feet of coverage over 20,000.

   c. Over 100,000 square feet - 20" of total trunk diameter plus an additional 1" of total trunk diameter for every 6,500 square feet of coverage over 100,000.

   Such tree planting material shall be used to provide plantings within parking areas, as part of frontage treatment, and to accent buildings. Existing trees of 3" diameter or greater which are

retained on a site may be used as part of the above requirements as long as such trees are not located in service areas. Minimum tree trunk size shall be not less than 2" diameter at time of planting.

4. At the east edge of the parking lot on Parcel #1, except at driveways onto Hamilton Road, screening from Hamilton Road shall be provided to a total height of not less than 3 feet above the finished grade of the parking lot by means of one, or a combination of two or more, of the following: (a) earthen mounding; (b) plantings having an opacity of not less than 75% at time of planting; (c) walls; or (d) grading the parking lot to an elevation below the grade of the area east of the parking lot.

E. Dumpster screening: Trash containers and dumpsters of any type shall be contained within buildings or shall be enclosed on all sides with fences or walls of brick, stone or wood at least six feet in height or with landscape materials of at least 80% opacity and at least six feet in height at time of planting.

F. Building design standards.

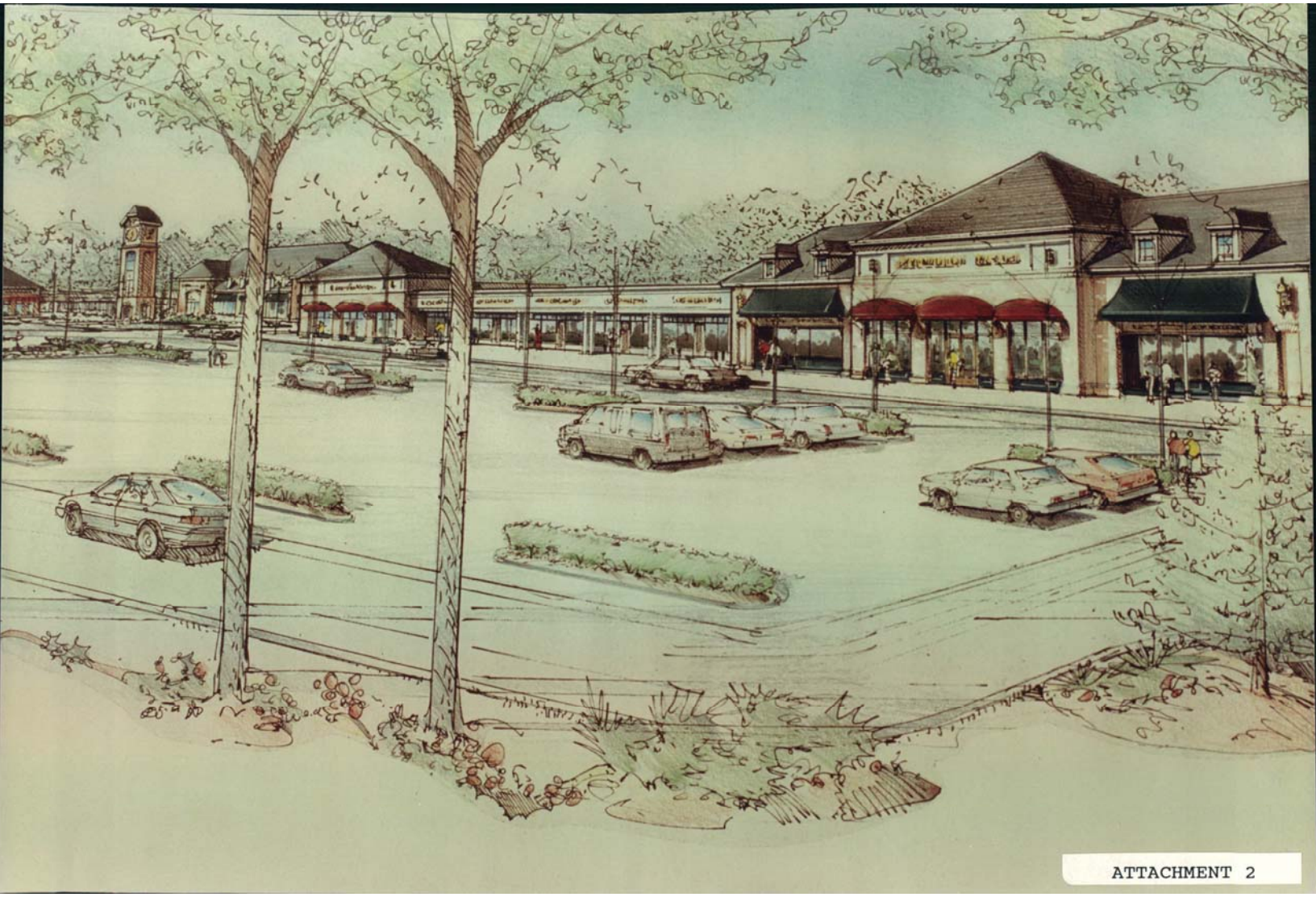
1. The design of building facades facing Hamilton Road which are constructed on Parcel #1 will be in the style shown on the renderings attached to these Design Standards as Attachments 1 and 2, although those renderings do not depict the exact appearance of those facades because the building layout and final detailing has not been determined.

2. The building facades facing Hamilton Road on buildings constructed on Parcel #1 will be articulated and have varying roof lines generally as shown on those renderings in order to avoid the appearance of a flat-walled traditional strip shopping center.

3. The architectural design of all buildings shall employ only the following building finish materials: wood; brick; stone; dryvit; or stucco, except that windows, doors and accents may be of other materials. All four sides, or all facades, shall be finished in one or more of those materials.

4. The colors of exterior finishes of buildings will be either natural colors (for example, but not by way of limitation, brick, stone, copper or brass) or applied finishes in white or shades and tones of brown, rust, tan, grey and cream, with accents of other colors being permitted.

ATTACHMENT 1



ATTACHMENT 2