

AGENDA

July 8, 2020

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of June 1, 2020

Cases

CASE NO. 2020-1679

Brent Fraley, the representative for Lewis Animal Hospital, has submitted plans for a 12,000 square foot animal health facility to be built on 2.2-acres. The 2.2-acre lot was included in the lot split that was approved by the Planning Commission in December of 2019 and located in the North Site Zoning District. Village Code Section 154.83 requires a site plan review for all new structures by the Board of Zoning Appeals and a public hearing when variances are requested.

The site plan requires three variances to the Village Zoning Code:

- 1) A variance is required from Section 154.14 (A), to allow for the 8' high combination wall and fence surrounding the outdoor courtyard to be constructed on the south side of the building in the Ronald Reagan Highway front yard.
- 2) A variance is required from section 154.82 (B), to allow for the second 40 square foot wall-mounted on the south-facing wall (toward Ronald Reagan Highway).
- 3) A variance is required from Section 154.12 (A) (4), to allow for the construction of a 226 square foot accessory structure to enclose the trash handling area and enclosed storage area

CASE NO. 2020-1677

PUBLIC HEARING: The Planning Commission will review and discuss the formation of a special zoning district for the Amberley Green property located at 7801 Ridge Road.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD IN COUNCIL CHAMBERS AND ONLINE VIA ZOOM
MONDAY, JUNE 1, 2020**

Chairperson Richard Bardach called to order the regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission held in Council Chambers and via the Internet on Monday, June 1, 2020 at 7:00 p.m.

Roll was called:

PRESENT:

Rich Bardach
Rick Lauer
Susan Rissover
Scott Wolf
Scott Rubenstein

ALSO PRESENT:

Kevin McDonough
Wes Brown
Scot Lahrmer
Tammy Reasoner

Chairperson Bardach welcomed everyone to the meeting and led those in attendance through the Pledge of Allegiance.

Chairperson Bardach asked if there were any corrections to the minutes of the May 4, 2020 meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2020-1663

Zoning Administrator Wes Brown introduced the case by stating Kyle Brown and Jennifer Hempelmann, the property owners of 6615 West Farm Acres Drive, are requesting a variance to Zoning Code Section 143.14 (A). The variance would allow for the replacement of 100' of existing fencing with 6' high privacy fencing, along the rear property line which abuts multi-family units in Golf Manor.

Mr. Kyle Brown joined the meeting via Zoom, and said the letter sent to the Board well summarizes his desire to replace existing fence with privacy fencing and articulates his reasons why.

Candace Jones of 2374 Vera in Golf Manor attended the meeting in person to express her opposition to the fence, stating she felt it would disrupt the park-like feel of the property and provided photos to the Board for reference. According to Mr. Lahrmer, there was no other feedback from neighbors regarding the request.

Based on precedent set at 6602 West Farm Acres, which was granted the installation of a 6' privacy fence, Mr. Rubenstein moved to grant the variance for 6615 West Farm Acres Drive. Seconded by Mr. Bardach, the motion passed unanimously.

CASE NO. 2020-1664

Mr. Brown stated Jason and Alicia Moser, the property owners of 3152 Dot Drive, are requesting a variance to Zoning Code Section 154-12 (A). The variance would allow for a shed to be constructed within the required side yard setback and with the principal access facing south toward the street.

Ms. Moser attended in person, while her husband joined by Zoom. Mr. Moser stated configuration of the property made the positioning of the shed within Zoning Code difficult. He showed maps of the property to demonstrate the limited options due to trees and slope.

Mr. Bardach asked if staff had received any feedback regarding the request, to which Mr. Lahrmer responded no.

Mr. Wolf moved to grant the request based on the topography of the property, which he considered a hardship. Ms. Rissover seconded the motion and variance was granted unanimously.

CASE NO. 2020-1665

Mr. Brown said David and Jennifer Morgan, the property owners of 2600 Twigwood Lane, are requesting a variance to Zoning Code Section 158.15 (A). The variance would allow for the installation of roof-mounted solar panels on the front plan (south-facing) of the house.

Ms. Morgan said she had neighbors with solar panels and wanted to have them installed for their energy-saving and environmental benefits. She said the street-facing panels were preferred to maximize sun exposure and derive the full benefit of the panels. Photos showing the panels were shared with the Board.

Ms. Rissover stated she was supportive of solar panels but pointed out they would be much more visible on a ranch-style house. Ms. Morgan stated their home was located at the end of the street.

Mr. Bardach asked if there was anyone wishing to speak to the case. Resident Matthew Kraus of 2580 Twigwood Lane joined the meeting via Zoom to state his support for the Morgans' solar panels.

Mr. Wolf moved to grant the variance on the basis of energy-efficiency, environmental benefits and the investment in property value. The motion was seconded by Mr. Lauer and passed unanimously.

CASE No. 2020-1666

Mr. Brown introduced Michael Iten and Alexandra Falcone as the property owners of 7086 East Aracoma Drive, who are requesting variances from Zoning Code Section 154.12 (A) (4) and 154.14 (A). The variance from Section 154.12 would allow for the construction of a 1,300 square foot poolhouse (750 square feet) and deck area (550

square feet) and a 300 square foot greenhouse. The variance from Section 154.14 would allow for 4 screen walls to be higher than 45" (6' high, 7' high and 8' high) and a front yard retaining wall and front yard 42" high screen wall.

Chris Magee, architect for the project, gave a detailed overview of the plans and asked for any questions. Dr. and Mrs. Kreindler of 7080 East Aracoma wanted to know the distance of the wall from the property line, and asked regarding plans for the property's drainage issues.

Mr. Magee stated the distance from the property line was well beyond the required 20 feet, and said there was a drainage plan in place to run water underground and out to the streetline.

Mr. and Mrs. Asmuth of 2848 Section Road inquired about plans for landscaping at the back of the pool, particularly with regard to the existing trees. Mr. Iten explained that the pear trees around the pool will be removed, but plans were in place to secure the others, including the sycamore tree Mr. Asmuth had mentioned specifically.

Mr. Bardach asked if there were any other comments regarding the case. Mr. Lahrmer stated there were two written comments, the first from Mike and Brandy Greenler of 7090 East Aracoma Drive, who were in full support of the Itens' plans. The second was from Pete Duffy and Kathie Kraemer of 7201 East Aracoma Drive expressing concerns regarding the height of the outside walls, and requesting they be limited to the 4.5 feet permitted in the zoning code.

Mr. Magee stated the walls were to allow for privacy and storage and were designed to blend in with current architecture. Ms. Rissover said the walls as depicted in the plans were common to mid-century modern architecture. She commended the architect and said the planned construction would greatly enhance the property value of the home. She moved to approve the variance, which was seconded by Mr. Wolf and passed unanimously.

CASE NO.2020-1598

Mr. Brown reintroduced Case No. 2020-1598 as a continuance from the March 3, 2020 meeting of the Planning Commission/Board of Zoning Appeals. He said Rabbi Avrohom Weinrib, the representative for the Congregation Zichron Eliezer (CZE) is requesting a modification to the Condition Use Permit (CUP) issued in 2002. The modification of the CUP would allow for a two-story addition on the east side of the existing building.

All representatives of the CZE attended via Zoom, and included architects Saul Naim and Joe Brashear, Bob Rosen of the CZE Building Committee, landscape architect Gary Meisner, and Rabbi Weinrib.

At the March meeting of the Board of Zoning Appeals, the representatives of CZE were asked to provide a more detailed lighting plan, address the garbage can issue and to submit a landscape design. Since that time, landscape plans have been submitted,

garbage cans replaced by a dumpster which is stored behind the building away from Section Road, and lights are being turned off by 9:00 p.m. nightly.

Ms. Rissover asked regarding plans for utility covers around the property and stated she had concerns with being asked to approve a concept without an actual plan. She requested that the lighting plan be submitted in writing.

Mr. Wolf expressed concerns with the landscape not being completed, and felt the plan as submitted should be the minimum. He also clarified the lighting concerns were applicable to lighting that spills over into surrounding properties; not just lighting on one side of the building or other.

Mr. Naim said the lighting plan was premature, however Rabbi Weinrib stated he wants to make sure lighting does not spill over onto other properties. Mr. Rosen stated lights would be off in the parking lot after 9:00 p.m.

Mr. Brown said staff could follow up to ensure the lighting plan, landscaping and the proper screening of utilities were incorporated into the project.

Mr. Wolf moved to grant the modification to the Conditional Use Permit provided staff follows up to ensure follow-through on a lighting plan, the landscape plan as a minimum standard, and proper screening of utilities. Mr. Lauer seconded the motion, and the motion passed unanimously.

NEW BUSINESS

Mr. Lahrmer stated there would be a public hearing for proposed property maintenance changes on Monday, June 8 at the regular meeting of Council. The changes were those that the Planning Commission referred back to Council at the last meeting.

The next meeting of the Planning Commission/Board of Zoning Appeals is scheduled for July 8, and will include a public hearing regarding zoning code text for Amberley Green.

There being no further business, Mr. Bardach adjourned the meeting at 8:37 p.m.

Tammy Reasoner, Clerk of Council

Richard Bardach, Chairperson



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: July 8, 2020 at 7:00 PM
WHERE: Amberley Village Municipal Building, 7149 Ridge Road
FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals on **Wednesday, July 8, 2020** at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The meeting will also be live-streamed on the Village website at www.amberleyvillage.org, and those wishing to speak at the meeting are invited to call in at the contact information listed below. The public meeting will be held to review the following item:

Brent Fraley, the representative for Lewis Animal Hospital, has submitted plans for a 12,000 square foot animal health facility to be built on 2.2-acres. The 2.2-acre lot was included in the lot split that was approved by the Planning Commission in December of 2019 and located in the North Site Zoning District. Village Code Section 154.83 requires a site plan review for all new structures by the Board of Zoning Appeals and a public hearing when there are variances requested.

The site plan requires three variances to the Village Zoning Code:

- 1) A variance is required from Section 154.14 (A), to allow for the 8' high combination wall and fence surrounding the outdoor courtyard to be constructed on the south side of the building in the Ronald Reagan Highway front yard.
- 2) A variance is required from Section 154.82 (B), to allow for the second 40-square foot wall-mounted sign on the south-facing wall (toward Ronald Reagan Highway).
- 3) A variance is required from Section 154.12 (A) (4), to allow for the construction of a 226 square foot accessory structure to enclose the trash handling area and enclosed storage area

If you are interested in reviewing the application you may do so by email request to the Village Clerk at tprasoner@amberleyvillage.org or you may attend the **Wednesday, July 8, 2020** Board of Zoning Appeals public meeting in person, online or by phone. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

Topic: Amberley Village July Planning Commission/Board of Zoning Appeals
Time: Jul 8, 2020 07:00 PM Eastern Time (US and Canada)

Call-in #: +1 312 626 6799 US

Meeting ID: 812 6071 7882

Password: For security purposes, please contact Amberley Village Clerk of Council for password information at tpreasoner@amberleyvillage.org

cc: Christopher & Carla Clemons, 841 Maple Drive
Mary Ann Burckard, 837 Maple Drive
Julia Gregory, 833 Maple Drive
Brenda Barrett, 829 Maple Drive
Jean Hartman, 825 Maple Drive
Kathleen Plummer, 866 E. Columbia
Mary Hill, 817 Maple Drive
Barbara Evans, 813 Maple Drive
Courtney Bullock, 809 Maple Drive
Kyle Williamson & Taylor Wuest, 805 Maple Drive
Kyle Theis, 7 Camelot Drive, Unit F
Andrew & Melissa Rodenfels, 757 Maple Drive
John Kidd & Stephanie Bryant, 753 Maple Drive
Ronald Fasce, 749 Maple Drive
Jerome & Donna Minks, 745 Maple Drive
Brian Mueller, 741 Maple Drive
Terry Deyhle, 737 Maple Drive
Marlee Enterprises LLC, 5289 Lakeside Drive
John J. Points, 729 Maple Drive
Maple Drive Properties LLC, 10115 Sprucewood Lane
Arthur Matz, 721 Maple Drive
Thomas Edward O'Connell II, 717 Maple Drive
Anthony & Michael Wash, 713 Maple Drive
Ian M. Healy, 709 Maple Drive
David Powell & Debra Niehaus, 705 Maple Drive
Vera Hirka, 701 Maple Drive
James Sears, 649 Maple Drive
Bradley Wilhelm, 4307 Cornell Road
Cynthia Brown, 10027 Windzag Lane
Keith Papania, 2437 Clara Bea Lane
Elvin Hunley, P.O. Box 247
Patrick Ross, Safety Services Director, City of Reading, 1000 Market Street
Mayor Robert Bemmes, City of Reading, 1000 Market Street



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

July 8, 2020

Subject:

Lewis Animal Hospital

Variance:

Site Plan Review and Variance Request

Item: Case#2020-1679

Variance Request: Brent Fraley, the representative for Lewis Animal Hospital, has submitted plans for a 12,000 square foot animal health facility to be built on 2.2-acres. The 2.2-acre lot was included in the lot split that was approved by the Planning Commission in December of 2019 and located in the North Site Zoning District. Village Code Section 154.83 requires a site plan review for all new structures by the Board of Zoning Appeals and a public hearing when variances are requested.

The site plan requires three variances to the Village Zoning Code:

- 1) A variance is required from Section 154.14 (A), to allow for the 8' high combination wall and fence surrounding the outdoor courtyard to be constructed on the south side of the building in the Ronald Reagan Highway front yard.
- 2) A variance is required from section 154.82 (B), to allow for the second 40 square foot wall-mounted on the south-facing wall (toward Ronald Reagan Highway).
- 3) A variance is required from Section 154.12 (A) (4), to allow for the construction of a 226 square foot accessory structure to enclose the trash handling area and enclosed storage area

Zoning Code Review: 154.12 (A) (4) Except as otherwise provided in the zoning code, individual enclosed accessory structures that are not open to the sky, either wholly or partially, such as sheds, garages, garden buildings, and pool houses, shall not cover a total of more than 200 square feet of floor area.

154.14 (A) Notwithstanding other provisions of this Zoning Code, fences, walls, and hedges not exceeding four and a half feet in height may be permitted in any required side or rear yard or along the edge of any yard, provided that no fence or wall, along the sides or front edge of any front yard or in any part of a front yard shall be permitted.

154.82 (B) Building signs. Any business or other permissible use shall be permitted one square foot of building sign surface area for each foot of building frontage that fronts a public right-of-way, including Ronald Reagan Highway, or the facade that contains the main entrance to the building and such building signage shall be located on the facade from which the measurement is taken.

Variance Review: The Lewis Animal Hospital is in the process of purchasing 2.2 acres of the former Amberley Swim Club property from the Village to construct a 12,000 square foot animal health facility.

The proposed animal hospital is located in the North Site Zoning District (NS) and is a permitted use. The structure will be a one-story brick and mortar building, with metal siding between the different levels of the sloped metal roof.

The North Site Regulations (Section 154.77) allow a building height of 60 feet, which is 40' higher than the proposed 19'8" at the center of the north and south elevations.

Code Section 154.78 of the regulations calls for a three-acre minimum lot area, however, the 2.2-acre lot was included in the lot split that was approved by the Planning Commission (PC) in December of 2019. The Planning Commission's approval created 3 separate parcels of 2.08 (Mercy Health), 2.2 (proposed Lewis Animal Hospital), and 2.2 (parcel IV - future development).

The minimum yard setbacks in section 154.78, states that all structures shall comply with the minimum yard requirements.

Minimum Yard Requirements

1) Ronald Reagan Highway:	25 feet
2) Front yard:	25 feet
3) Side Yard:	20 feet
4) Rear Yard:	20 feet

The proposed animal hospital meets all required setbacks for the NS district.

Parking

The off-street parking requirement (section 154.79) for the proposed 12,000 animal hospital is 61 spaces (6 spaces plus one space for every 200 square feet of floor space in excess of 1000 square feet). The proposed parking lot plans show 61 spaces.

Sidewalks

Section 154.79 also calls for sidewalks to be installed on both sides of all streets and from the building to the street. The proposed development is landlocked by Village-owned property, no new streets or sidewalks are planned to be constructed with this project. Staff has determined sidewalks are not required for this project, due to the existing access that is a driveway and not a public street, and the Village does not own the parcel that abuts Ridge Road.

Exterior Lighting

The submitted plans meet the exterior lighting requirements in Section 154.79. The regulations call for zero foot-candle at any residential property line and the plan shows 0.0 to 0.1-foot-candle at the center of the access driveway which would be approximately 20' from all residential property lines.

Dumpster and trash handling areas

The final regulation in Zoning Section 154.79 requires the dumpsters and trash handling areas to meet the same minimum setback (25') as the main building and be surrounded on three sides with a wall or fence with a height of no more than 7' and no less than 5'. The proposed dumpster/trash handling area is located on the south side of the west parking lot approximately 85' from the south/Ronald Reagan property line.

The trash handling area is proposed to be in an accessory structure that contains an enclosed storage area

and the trash handling area surrounded on 3 sides by 8'4" brick walls and a double gate on the north side of the structure.

The accessory structure as a whole does require a variance. Village code states that an accessory structure shall not cover more than 200 square feet in floor place. The proposed structure to contain the enclosed storage and trash handling areas is proposed to have a floor area of 226 square feet.

Landscaping

The regulations in Zoning Section 154.80 requires streetscape buffers along property lines abutting public streets, boundary buffers and interior parking landscaping.

The streetscape requirement is to be 10' in-depth and consist of 4 under-story or canopy trees and 3 shrubs per 100' of frontage. The animal hospital frontage along the access driveway is approximately 340' which would require 12 trees and 9 shrubs. The proposed landscape plans show 12 trees, 9 shrubs, and 12 Blue Pacific Junipers along the North Site driveway to satisfy the streetscape requirement.

The boundary buffer has the same requirement of 4 trees and 3 shrubs per 100' and is to be installed between any residential and non-residential properties. The Lewis Animal Hospital property does not abut residential property, therefore it does not require a boundary buffer plan.

The interior parking lot requires 22 square feet of landscaping per parking space, 1 tree, and 3 shrubs per 10 parking spaces. The plans submitted show a total of 61 parking spaces, which would require 1,342 square feet of landscaping, 6 trees, and 18 shrubs. The landscape plan shows landscape beds totaling 2,700 square feet, 6 trees, 18 shrubs, and several other ornamental plantings, which satisfies the minimum requirements in Zoning Section 154.80.

Architectural regulations

The exterior architectural features of the proposed structure will consist of brick and mortar with metal siding between the different levels of the sloped metal roof. Architectural features surround the main entrance (including a covered entry) and the center of the north and south-facing walls of the building.

Signage Regulations

The North Site Code Section 154.82 regulates the signage in the North Site District. The regulation states that no sign may be posted on public property or in the public right of way except for public signs such as regulatory and traffic signs and must be placed in such a way that they will not obstruct the vision of drivers.

The code allows one square foot of building sign per foot of frontage that fronts a public street or the facade that contains the front entrance and be located on the facade in which the measurement was taken. The code also permits freestanding or monument signs for parcels with at least 150' of frontage. The freestanding signs shall not exceed 20' in height and must be a minimum of 5' from all public right of ways.

The signage proposed for the development is two building signs on the north and on the south walls of the building. The north-facing building sign meets code but the south building sign requires a variance in order to be installed.

The signage plan also proposes to have a monument sign 5.2" high and 7'4" long sign, 5' from the back of the curb along the access driveway. A second sign will be placed under the Mercy Health sign, in which staff has not received plans.

For the monument sign on Ridge Road, the intent is for this to serve as a marker sign for any

developments on the North Site. The Village entered into a revocable agreement with Hamilton County for the sign to be placed on the County-owned property.

Required variances

The Lewis Animal Hospital Development requires three zoning variances to allow the facility to be constructed per the submitted plans.

- 1) A variance is required from Section 154.14 (A), to allow for the 8' high combination wall and fence surrounding the outdoor courtyard to be constructed on the south side of the building in the Ronald Reagan Highway front yard.
- 2) A variance is required from Section 154.82 (B), to allow for the second 40 square foot wall-mounted on the south-facing wall (toward Ronald Reagan Highway).
- 3) A variance is required from Section 154.12 (A) (4), to allow for the construction of a 226 square foot accessory structure to enclose the trash handling area and enclosed storage area.

Project Recommendations: Staff recommends approving the site plan for the Lewis Animal Hospital Office Building and the required variances.

The front yard wall, the wall sign, and accessory structure variances are on the south side of the building bordering Ronald Reagan Highway and do not affect the residential properties in the City of Reading.

CT Consultants also reviewed the plans and recommends approval of the site plan, following approval of additional storm water calculations.



FRALEY & FRALEY

Commercial Construction Management

6/9/20

AMBERLEY VILLAGE

7149 Ridge Road
Cincinnati, OH 45237

Lewis Animal Hospital proposes to purchase approximately 2.2 acres from the Village of Amberley to build a new Animal Hospital and relocate from Galbraith Road.

The Proposed Hospital will be a 12,000 sf full-service Animal Health Facility. The Hospital will provide well health check-ups, Dentals, Surgeries, Recovery, Radiology, Grooming, Indoor Boarding and all General Health for Animals.

The project requires (2) Zoning Variances;

1) NS District 154.14(A) for the outdoor Courtyard attached to the building on the South Side (Highway) of the building. The wall will consist of 4' of brick and 4' dark bronze railing.

2) NS District 154.82(B) for a second wall sign on the building. The 40sf sign on the North Side is allowable, we are requesting a 40sf Sign on the South Side of the Building (Highway). We are allowed up to 140sf on the North Side of the Building.

Paper and Electronic Documents Submitted with this Letter:

- Application
- Site Plans
- Architectural Plans
- Building Renderings
- Photometric Plan
- Light Fixtures
- Landscape Plan
- Signage Plans

Thank you for your time regarding this matter,

Brent Fraley

OPERATING RULES OF THE AMBERLEY VILLAGE PLANNING

COMMISSION AND BOARD OF APPEALS

ADOPTED FEBRUARY 15, 1980

REVISED JANUARY 6, 2003

Requests of Amberley Village residents or their legally appointed representatives to have a matter placed on the agenda for either a regular or a special meeting must comply with the following:

1. Requests must be in writing and signed by the property owner or his/her legally appointed representative. In the case of a representative, clear documentation of appointment must be provided.
2. The request must be addressed to the Amberley Village Planning Commission or to the Amberley Village Board of Zoning Appeals, whichever is appropriate, at 7149 Ridge Road, Cincinnati, Ohio 45237, and must be received at the office not later than 4:30 P.M. twenty-one calendar days in advance of the meeting. (Example: for a meeting scheduled on Monday, the deadline would be 4:30 P.M. on the second Monday preceding the meeting day).
3. The request must clearly and completely cover the purpose for the requested appearance and the subject matter to be discussed. Ten (10) copies of relevant maps, drawings, or sketches are to be provided.
4. Notice of the meeting date will be put in the mail by the Village staff to interested property owners no later than 4:30 P.M. ten calendar days prior to the meeting. A general and brief description of the subject matter to be covered will be included in the notice.
5. Meetings must be attended by the resident or his/her designated representative.
6. Regular meetings are held the first Monday of each month at 7:00 P.M. whenever there is business to be handled.
7. Special meetings may be called by the Chairman with a minimum of 24 hours prior notice.
8. All meetings are open to the public.

**INFORMATION REQUIRED BY AMBERLEY VILLAGE FOR
CONSIDERATION OF A ZONING APPROVAL**

1. An accurate plat of the complete property is to be provided (to scale) displaying all property lines and their lengths, also showing the property's frontage on the public street.
2. The plat must show all existing structures on the property and their exact locations in terms of distances from front, side, and rear lot lines. The size (dimensions) of each structure must be provided.
3. The proposed structure must be described and its size (dimensions) must be provided. Three complete sets of plans are to be provided for zoning review by Amberley Village. The exact location of the proposed structure is to be provided in terms of distances from front, side, and rear lot lines. Front yard setbacks are to be measured from the right-of-way line.
4. The attached letter of request for zoning approval of the proposed structure must be provided, certifying that the attached plat and measurements are accurate. The letter must be signed by the owner of the property upon which the proposed structure is to be constructed.
5. Following the submission of the above information and letter, the Village may require the submission of additional information where required to determine compliance with the Amberley Village Code of Ordinances.
6. Yard sprinkler systems, electrical invisible fences, and other private utilities are not permitted in the public right-of-way. Violation of this regulation will result in court action against those working in the public right-of-way without written permission.
7. For new house plans the following information must be provided:
 - a. total amount of square footage of ground coverage including attached garage
 - b. written calculation of square footage of all rooms in the house excluding closets, halls and storage spaces
 - c. clear ceiling heights of all habitable rooms
8. Contractor's information on request form. Contractor must register with Amberley Village Income Tax Department.

Date: 6/9/20

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

RE: Zoning Approval - Variance

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

- 1) The Proposed Lewis Animal Hospital requests a variance per 154.14 (A) North Site NS District, for their outside courtyard. The courtyard
is on the south side of the building(Highway). The wall is attached to building and is made up of a 4' brick wall w/ 4' dark bronze color railing.
- 2) The Proposed Lewis Animal Hospital requests a variance per 154.82 (B) North Site NS District, for a second building sign. The North side
of the building is allowed 140 sf sign, its sign is 40 sf, we are requesting another 40 sf sign on the south side of the building(Highway).

The structure is proposed at the following address:

RIDGE ROAD

I certify the attached plat and measurements are accurate.

Sincerely,

FRALEY & FRALEY, LLC

Contractor's Name

8932 MAPLE RIDGE

WEST CHESTER, OH 45069

Contractor's Address

513 464 3427

Telephone Number

Homeowner's Signature

Homeowner's Printed Name

Telephone Number (daytime)

PROJECT INFORMATION :

Use Group :	B : BUSINESS
Construction Type : (Per O.B.C. table 506.2)	VB
Allowable Building Height : (Per O.B.C. table 506.2)	B : 1 STORY
Actual Building Height :	1 STORY
Allowable Floor Area : (Per O.B.C. table 506.2)	B : 9,000 SQ. FT. AREA INCREASE FORMULA = 13,500 SQ. FT.
Actual Floor Area :	FINISHED BUILDING AREA : 10,040 SQ. FT. OUTDOOR COVERED KENNEL AREA : 765 SQ. FT. OUTDOOR PLAY AREA : 1,068 SQ. FT. FRONT PATIO AREA : 258 SQ. FT.
Occupant Load : (Per O.B.C. table 1004.1.2)	SEE FLOOR PLAN FOR OCCUPANT LOAD BREAKDOWN TOTAL OCCUPANT LOAD = 66 PERSONS
Designed wind load : (Per O.B.C. section 1603.1.4)	22.25# PER SQ. FT. (110 MPH)
Designed snow load : (Per O.B.C. section 1603.1.3)	25# PER SQ. FT. (GROUND SNOW)
Designed floor load(s) : (Per O.B.C. table 1607.1)	CONCRETE SLAB = 125 PSF
Exit Access travel distance : (Per O.B.C. table 1017.2)	200' MAX. W/OUT NEEDING A SPRINKLER SYSTEM
Width of egress doors : (Per O.B.C. table 1010.1.1)	36"
Number of exits required : (Per O.B.C. table 1006.3.2(2))	2 EXITS
Sprinkler system : (Per O.B.C. section 903)	NOT REQUIRED

2017 O.B.C. CODE NOTES :

- 1.) The minimum required width of passageways, aisle access ways, aisles, or corridors will be 36 inches for occ.< 50 & 44" for occ. > 50 persons. (Per O.B.C. table 1020.2)
- 2.) The minimum required length of dead-end passageways or corridors shall not be more than 20 feet. (Per O.B.C. section 1020.4)
- 3.) Locks & Latches : All means of egress doors will be readily openable from the side from which egress is to be made w/out the use of a key or special knowledge or effort. (Per O.B.C. section 1008.1.8.3)
- 4.) All means of egress will be equipped with artificial lighting which will provide not less than one (1) foot candle at floor level. (Per O.B.C. section 1006.2)
- 5.) All means of egress doors will be of the side-swinging type. All doors shall swing in the direction of egress where serving an occupant load of 50 or more persons. (Per O.B.C. section 1008.1.2)
- 6.) Interior finish for walls and floors will comply with the requirements of O.B.C. section 803 & 804.
- 7.) Exit signs are required at all exit doors (Per O.B.C. section 1011.1)
- 8.) Exit signs shall have red letters at least 6 inches high. (Per O.B.C. section 1011.5.1)
- 9.) Fire extinguishers shall be located in accordance with the requirements of the local fire official. (Per O.B.C. section 906.1)
- 10.) Alarm system is not required per O.B.C. 903.2.8.
- 11.) Occupant load sign shall be installed and maintained in a legible manner by the owner. The sign shall be durable and indicate the number of occupants permitted. O.B.C. section 1004.3
- 12.) Walking surfaces along the means of egress shall have a slip-resistant surface securely attached to the concrete floor.
- 13.) Fire blocking is required at the ceiling levels of all partitions.
- 14.) A handicap men's & women's restroom is provided which will accommodate 50 men & 50 women for a total of 100 persons. An employee handicap unisex restroom will accommodate an additional 25 persons, for a total of 125 persons per O.B.C. Chapter 29, section 2902.1.
- 15.) A mop sink is provided as required per table 2902.1.
- 16.) A bottled water dispenser is provided for drinking water as required per table 2902.1.

DRAWING INDEX :

- CS-0 COVER SHEET
- D-1 DUMPSTER / STORAGE SHED PLAN
- A-1 FOUNDATION PLAN
- A-2 FLOOR PLAN
- A-3 REFLECTED CEILING PLAN
- A-4 BUILDING ELEVATIONS
- A-4.1 CONCEPTUAL RENDERINGS
- A-4.2 CONCEPTUAL RENDERINGS
- A-5 WALL SECTIONS & DETAILS
- P-1 PLUMBING PLAN
- M-1 MECHANICAL PLAN
- M-2 EQUIPMENT & SCHEDULES
- E-1 ELECTRICAL POWER PLAN
- E-1.1 ELECTRICAL LIGHTING PLAN
- E-2 PANEL SCHEDULES & RISER DIAGRAM

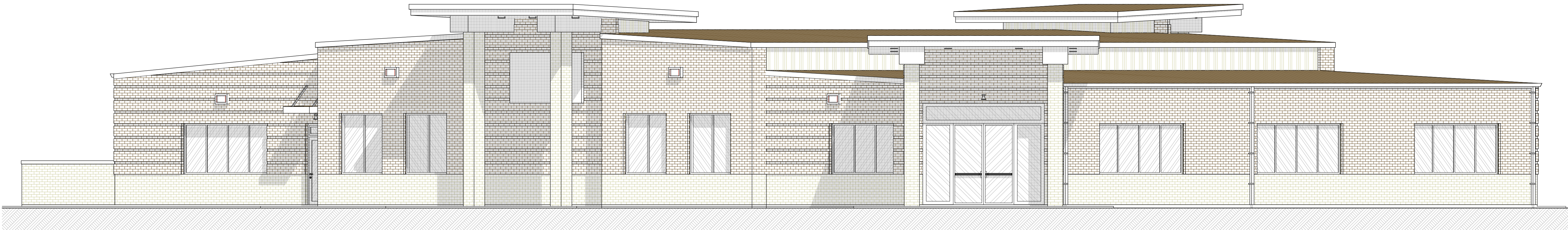
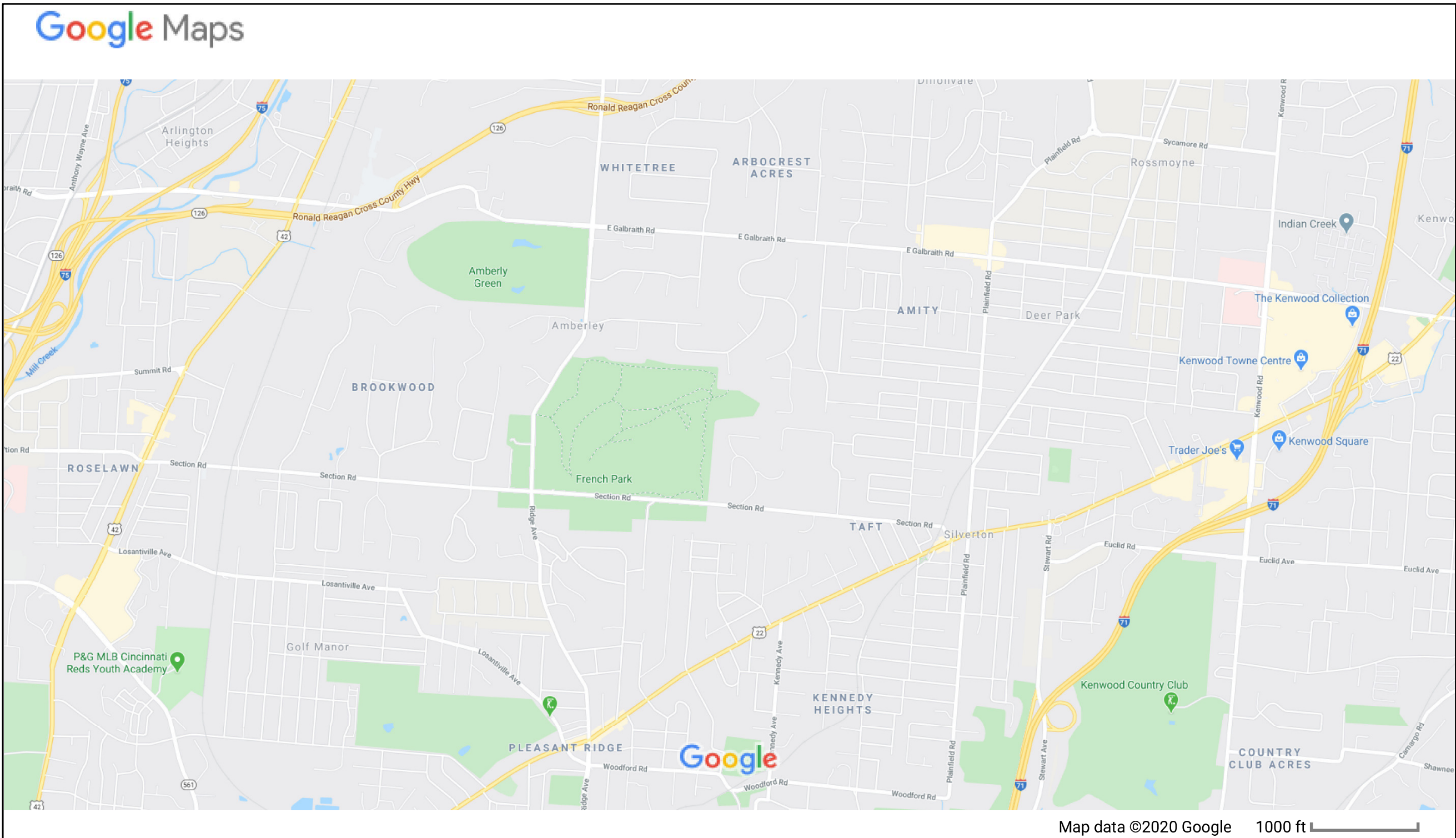
CIVIL ENGINEERING PLANS

- 1 of 4 SITE PLAN
- 2 of 4 GRADING PLAN
- 3 of 4 UTILITY PROFILES
- 4 of 4 EROSION CONTROL PLAN

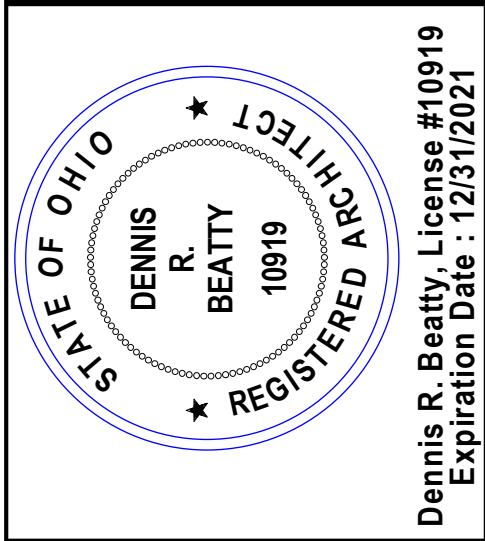
NEW BUILDING FOR :



RIDGE ROAD
AMBERLEY, OHIO



WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONSULTANT CHECKS ALL DIMENSIONS, MATERIALS, AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



Revisions:

Dennis R. Beatty
a r c h i t e c t

1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
EMAIL : ARCHITECT@CINCLRR.COM
TEL : 513.424.8383 FAX : 513.424.8343

• Residential • Commercial • Industrial

FRALEY & FRALEY
Commercial Construction Management

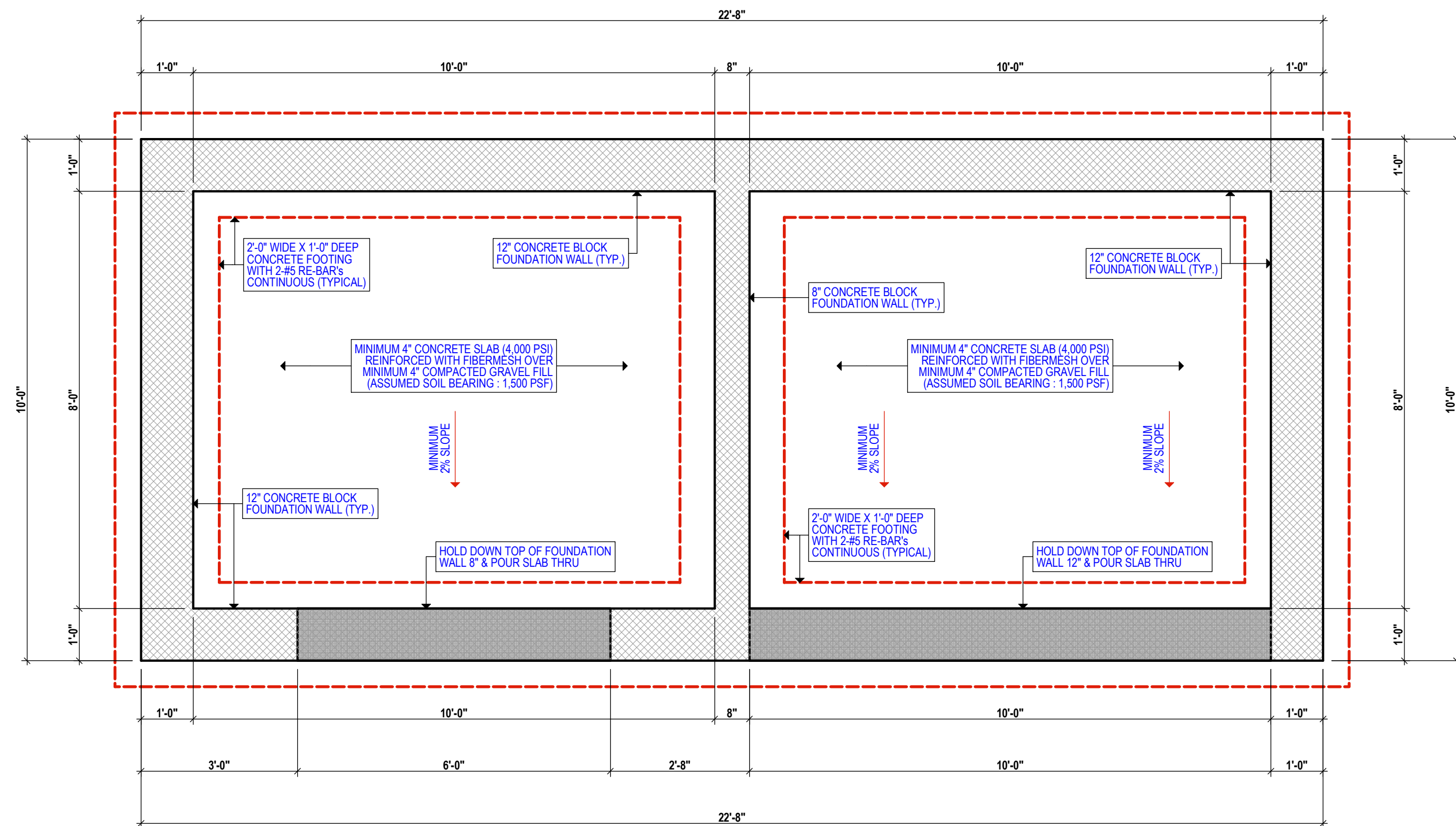
7723 TYLERS PLACE BLVD. #101
WEST CHESTER, OH 45069

NEW BUILDING FOR :

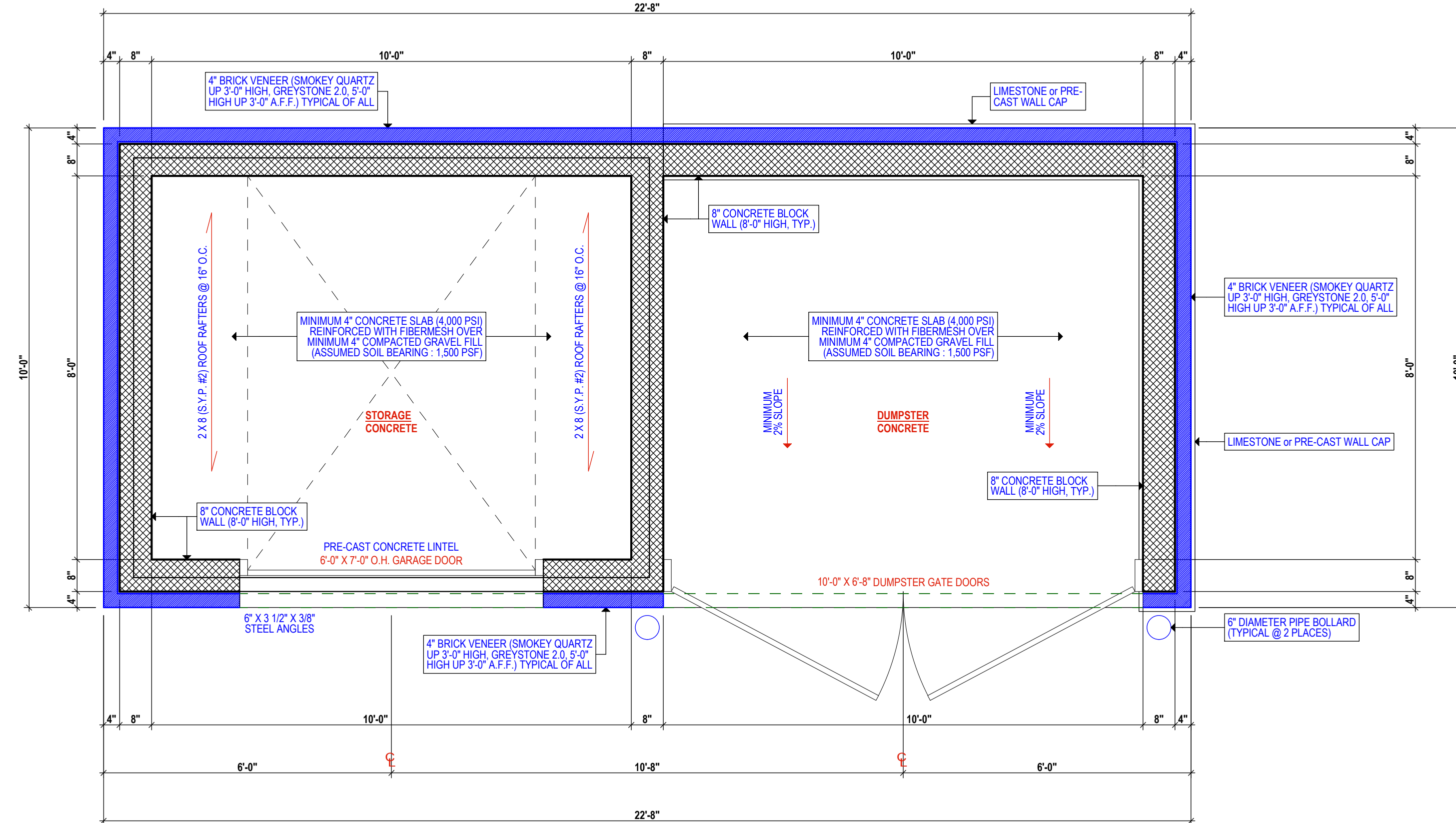
LEWIS ANIMAL HOSPITAL
RIDGE ROAD
AMBERLEY, OHIO

Cover Sheet

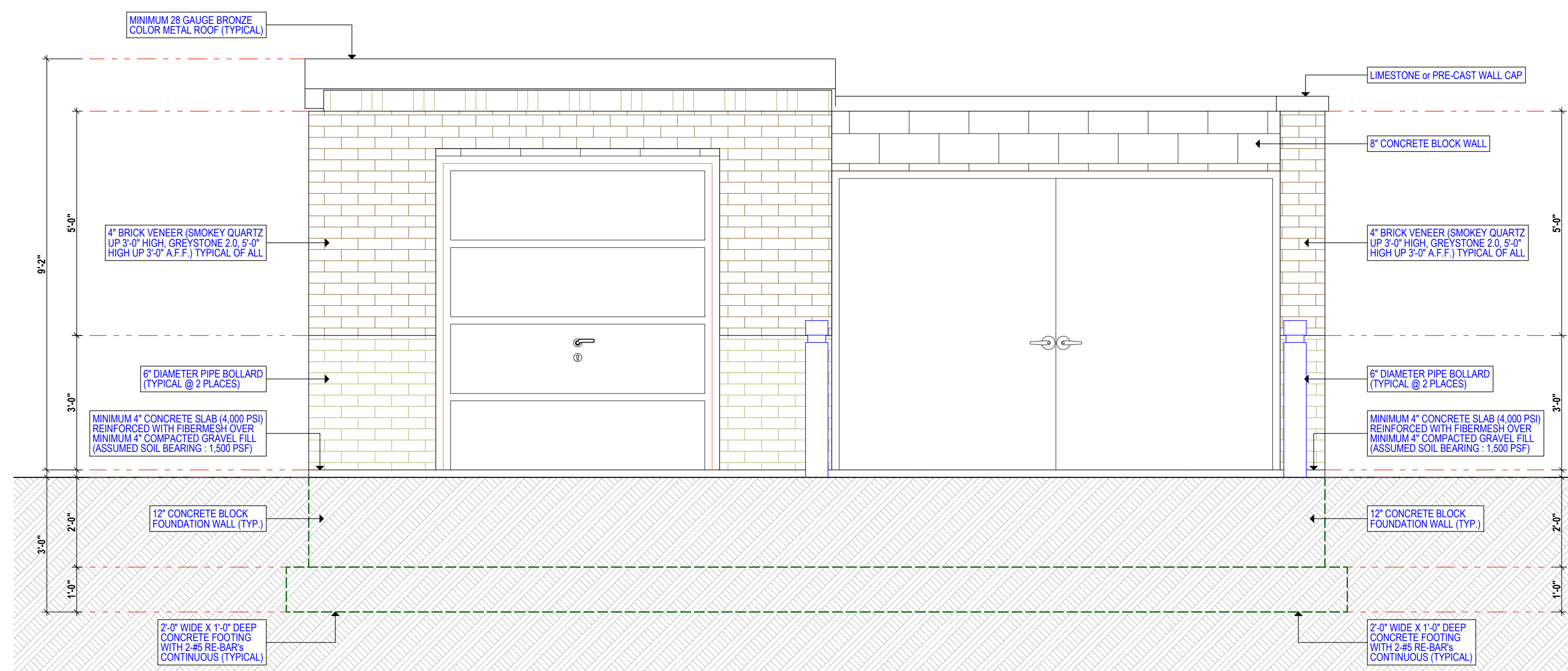
Rev: 5/21/2020
Scale: AS NOTED
Drawn: Chad D. Pequinot
Job: #19011
Sheet Number: CS-0



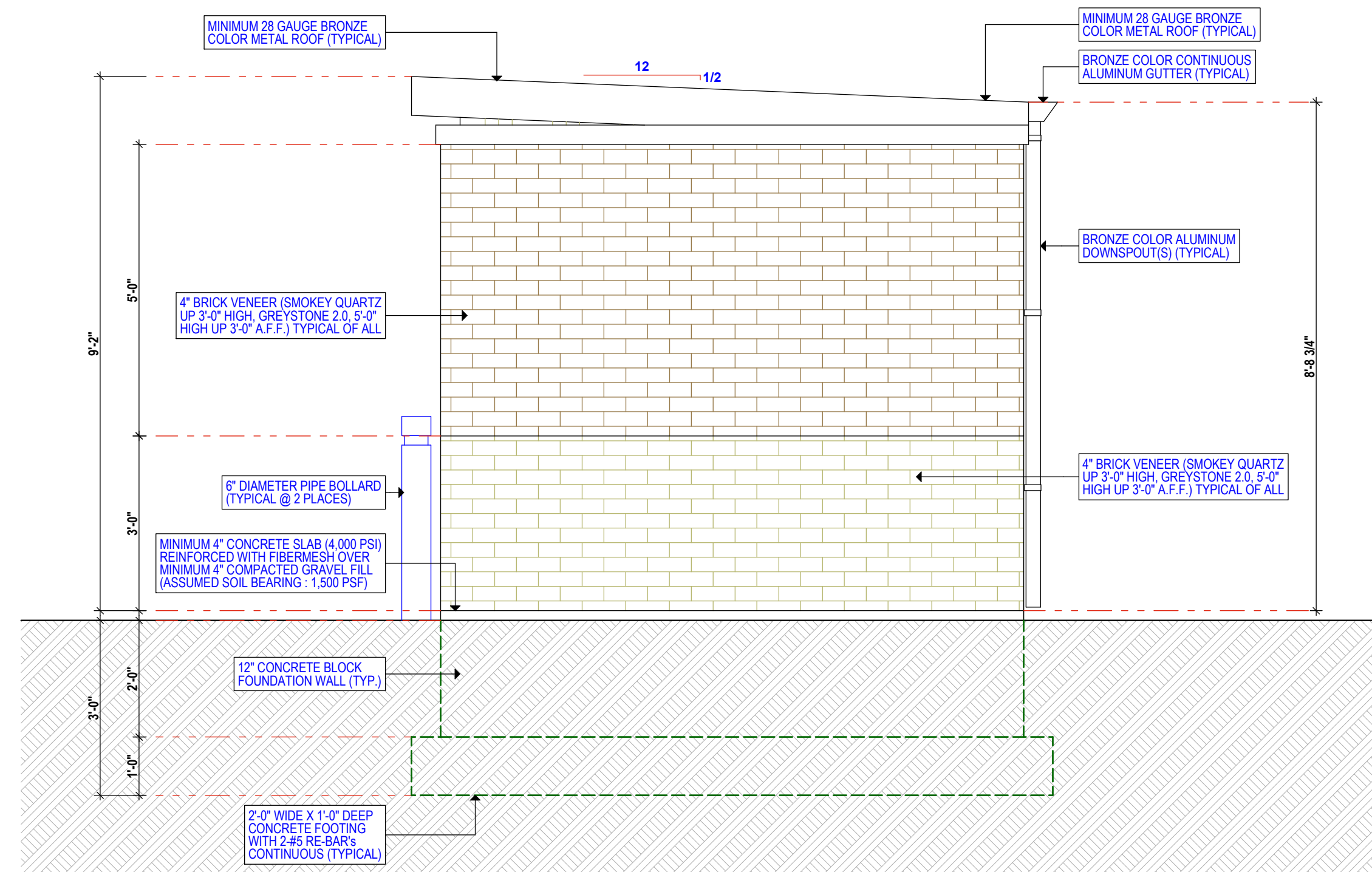
Foundation Plan
SCALE: 1/2" = 1'-0"



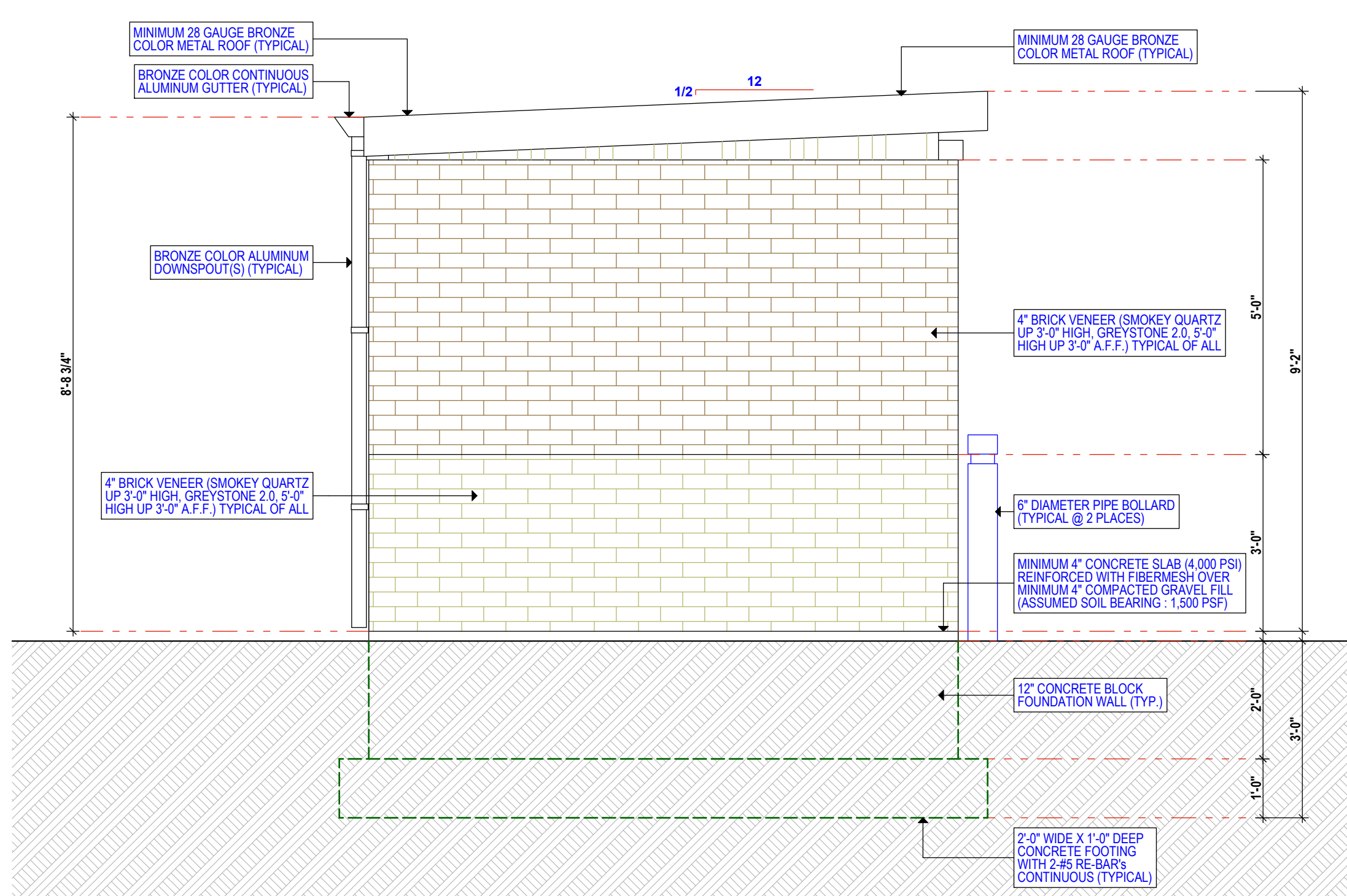
Floor Plan
SCALE: 1/2" = 1'-0"



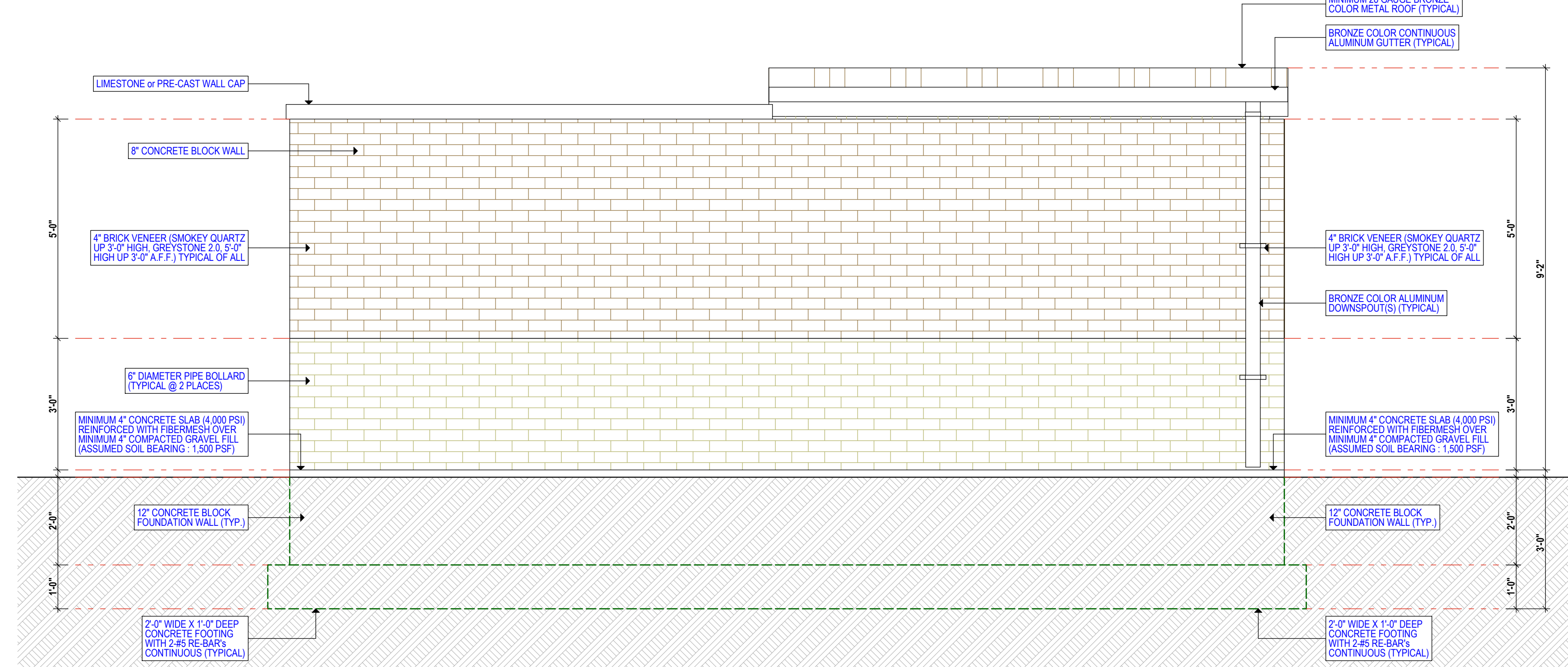
Front Elevation
SCALE: 1/2" = 1'-0"



Right Side Elevation
SCALE: 1/2" = 1'-0"

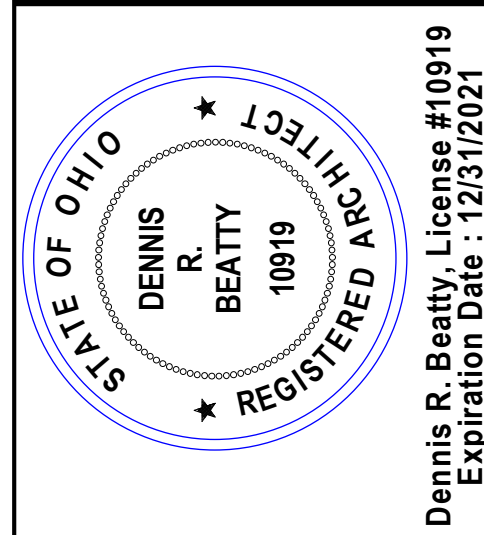


Left Side Elevation
SCALE: 1/2" = 1'-0"



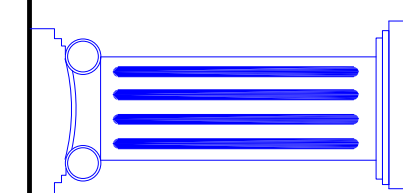
Rear Elevation
SCALE: 1/2" = 1'-0"

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE ARCHITECT MAKES NO GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



Revisions:

Dennis R. Beatty
architect
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
EMAIL: ARCHITECT@CNCRR.COM
TEL: 513.424.8383 FAX: 513.424.8343
• Residential • Commercial • Industrial



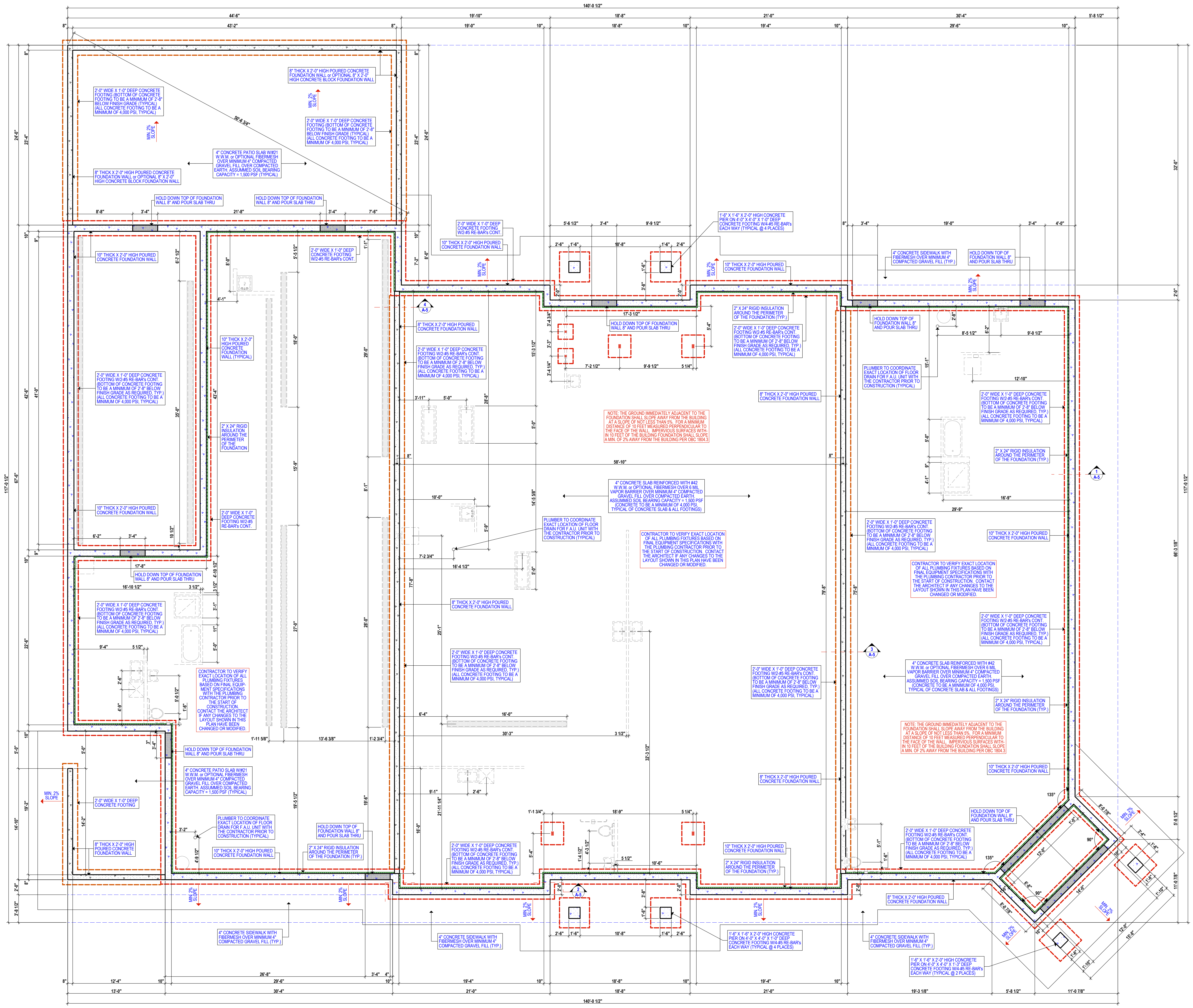
FRALEY & FRALEY
Commercial Construction Management
7723 TYLERS PLACE BLVD. #101
WEST CHESTER, OH 45069

NEW BUILDING FOR:
LEWIS ANIMAL HOSPITAL
RIDGE ROAD
AMBERLEY, OHIO

**Dumpster / Storage
Shed Plan**

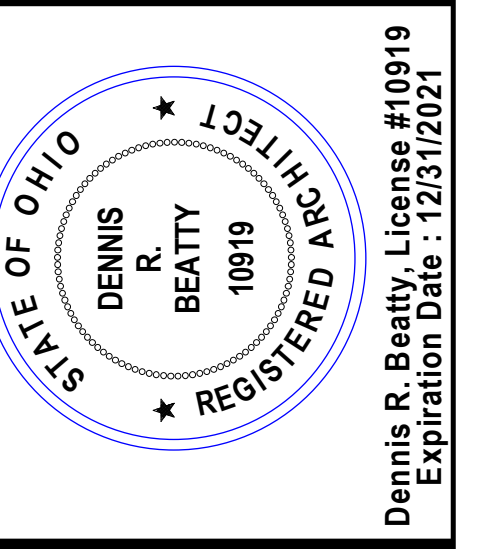
Date: 5/21/2020
Scale: AS NOTED
Drawn: Chad D. Piquignot
Job: #19011
Sheet Number:

D-1



Foundation Plan
SCALE: 3/16" = 1'-0"

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE ARCHITECT MAKES NO GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



Revisions:

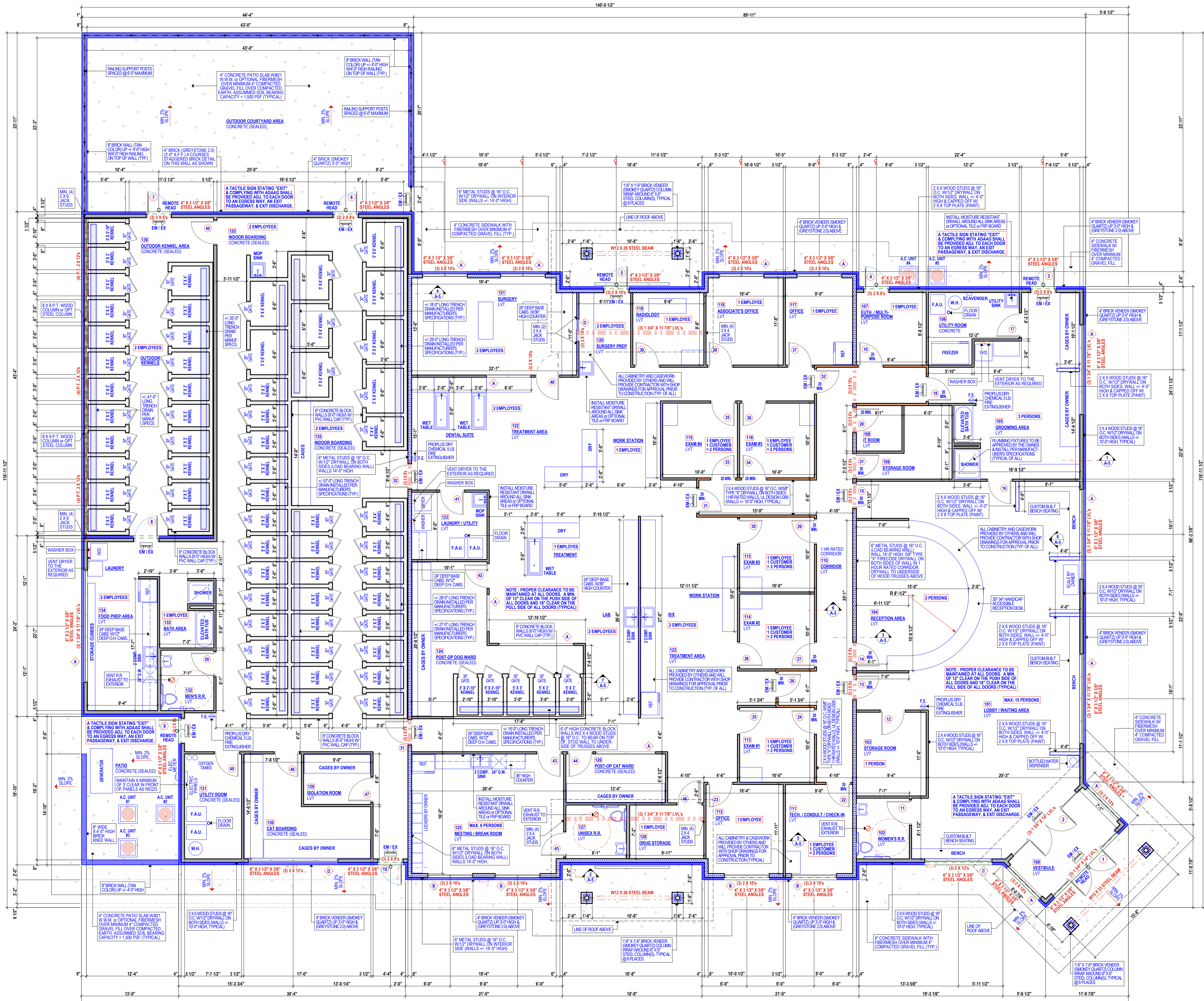
Dennis R. Beatty
architect
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
EMAIL: ARCHITECT@CNCIR.COM
TEL: 513.424.8383 FAX: 513.424.8343
• Residential • Commercial • Industrial

FRALEY & FRALEY
Commercial Construction Management
7723 TYLERS PLACE BLVD. #101
WEST CHESTER, OH 45069

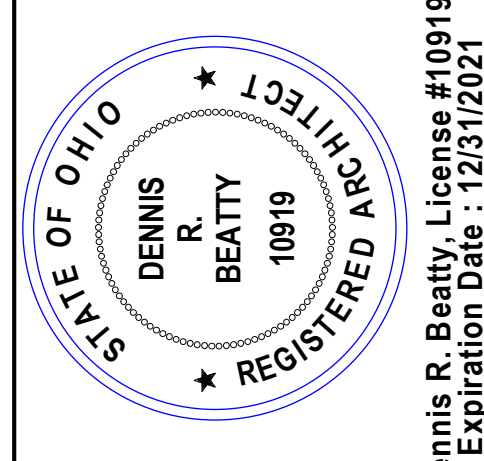
NEW BUILDING FOR:
LEWIS ANIMAL HOSPITAL
RIDGE ROAD
AMBERLEY, OHIO

Foundation Plan	
File:	5.21.2020
Scale:	AS NOTED
Drawn:	Chad D. Pequinot
Job:	#19011
Sheet Number:	A-1

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.



Floor Plan
SCALE: 3/16" = 1'-0"



Revisions:

No.	Description

Dennis R. Beatty
architect
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
EMAIL: ARCHITECT@DNRB.COM
TEL: 513.424.8383 FAX: 513.424.8343
• Residential • Commercial • Industrial

FRALEY & FRALEY
Commercial Construction Management
7723 TYLERS PLACE BLVD. #101
WEST CHESTER, OH 45069

NEW BUILDING FOR:
LEWIS ANIMAL HOSPITAL
RIDGE ROAD
AMBERLEY, OHIO

Floor Plan

Date:	5/21/2020
Drawn:	AS NOTED
Check:	Chad D. Piquignot
Job:	#19011

Sheet Number: **A-2**

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



Reflected Ceiling Plan
SCALE: 3/16" = 1'-0"

- CEILING LEGEND**
- 2' X 4' ACOUSTICAL CEILING PADS @ 1'-8" A.F.F.
 - 2' X 4' VINYL COATED ACOUSTICAL CEILING PADS @ 1'-8" A.F.F.
 - ARMSTRONG 2' X 4' CORTEGA 823 FIRE RATED CEILING PADS
 - 2' X 4' ACOUSTICAL CEILING PADS @ 1'-10" A.F.F.

Revisions:

Dennis R. Beatty
a r c h i t e c t

1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
EMAIL: ARCHITECT@CINCLRR.COM
TEL: 513.424.8383 FAX: 513.424.8343
• Residential • Commercial • Industrial

FRALEY & FRALEY

Commercial Construction Management

7723 TYLERS PLACE BLVD. #101
WEST CHESTER, OH 45069

NEW BUILDING FOR :

LEWIS ANIMAL HOSPITAL
RIDGE ROAD
AMBERLEY, OHIO

Reflected Ceiling
Plan

Title: 5.21.2020

Scale: AS NOTED

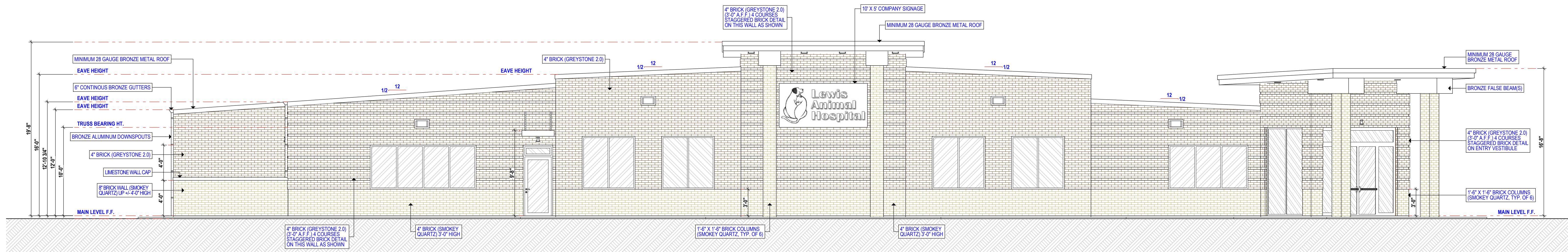
Drawn: Chad D. Pequinot

Job: #19011

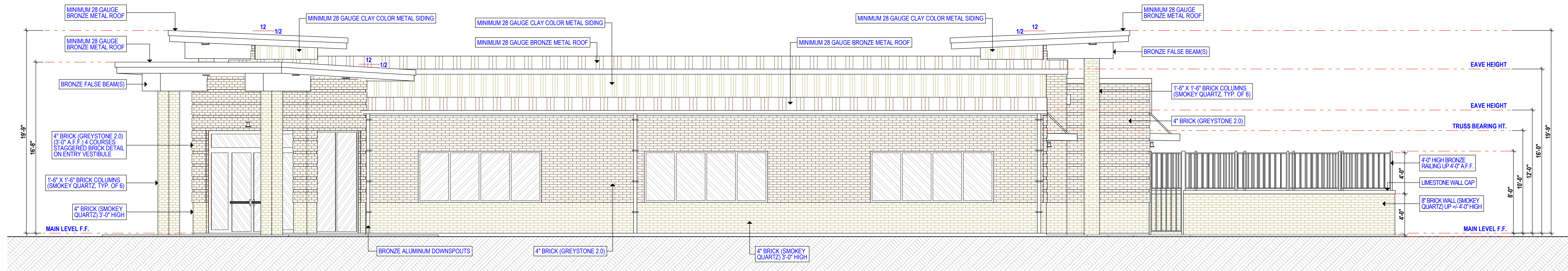
Sheet Number: A-3

STATE OF OHIO
★ REGISTERED ARCHITECT
DENNIS R. BEATTY
10819

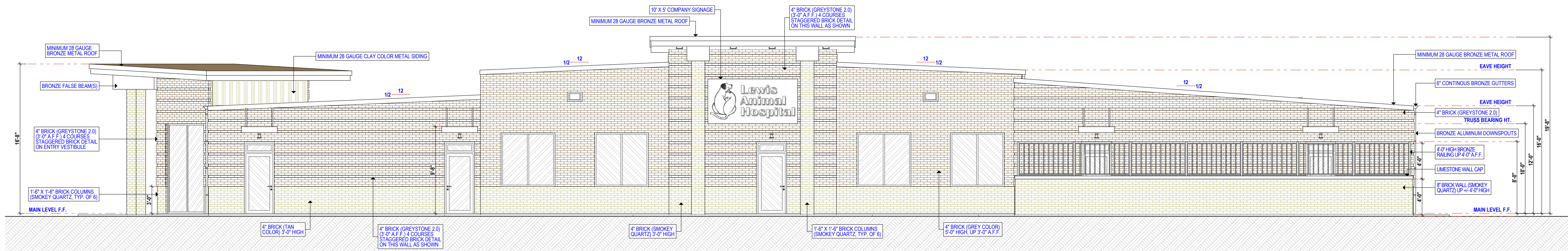
Dennis R. Beatty, License #10919
Expiration Date: 12/31/2021



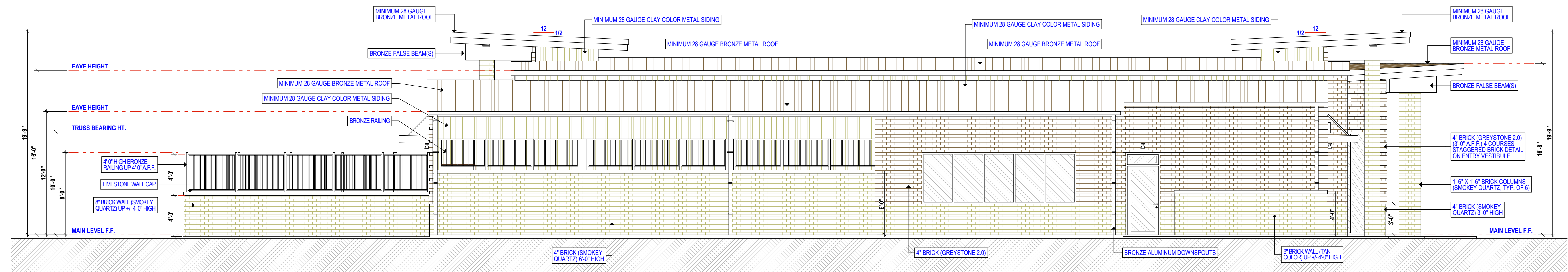
Front Elevation
SCALE: 3/16" = 1'-0"



Right Side Elevation
SCALE: 3/16" = 1'-0"



Rear Elevation
SCALE: 3/16" = 1'-0"



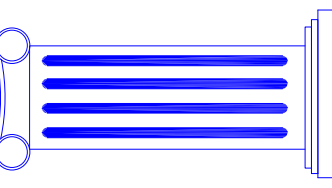
Left Side Elevation
SCALE: 3/16" = 1'-0"

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE ARCHITECT MAKES NO GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



Revisions:

Dennis R. Beatty
architect
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
EMAIL: ARCHITECT@CINCINNATI.COM
TEL: 513.424.8383 FAX: 513.424.8343
• Residential • Commercial • Industrial



FRALEY & FRALEY
Commercial Construction Management
7723 TYLERS PLACE BLVD. #101
WEST CHESTER, OH 45069

NEW BUILDING FOR :
LEWIS ANIMAL HOSPITAL
RIDGE ROAD
AMBERLEY, OHIO

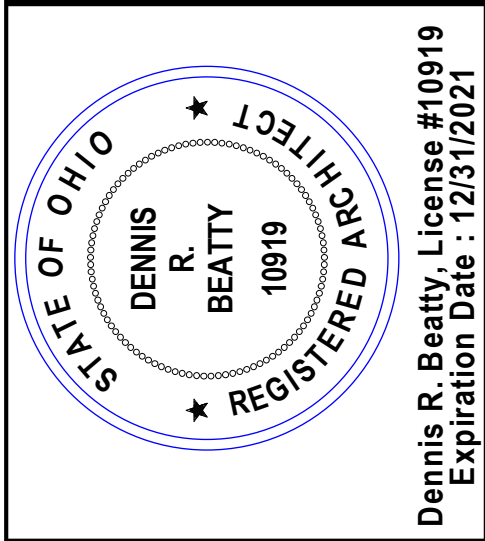
Building Elevations

Date: 5/21/2020
Scale: AS NOTED
Drawn: Chad D. Pequinot
Job: #19011
Sheet Number:

A-4

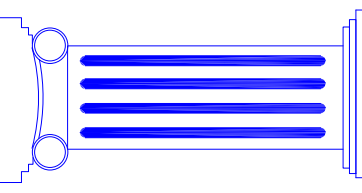


WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



Revisions:

Dennis R. Beatty
a r c h i t e c t
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
EMAIL: ARCHITECT@CINCIRR.COM
TEL: 513.424.8383 FAX: 513.424.8343
• Residential • Commercial • Industrial



FRALEY & FRALEY
Commercial Construction Management
7723 TYLERS PLACE BLVD. #101
WEST CHESTER, OH 45069

NEW BUILDING FOR :
LEWIS ANIMAL HOSPITAL
RIDGE ROAD
AMBERLEY, OHIO

Conceptual
Renderings

Date: 5/21/2020
Scale: AS NOTED
Drawn: Chad D. Pequignot
Job: #19011
Sheet Number:

A-4.1



WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.

STATE OF OHIO

DENNIS R. BEATTY

10819

REGISTERED ARCHITECT

Dennis R. Beatty, License #10819
Expiration Date: 12/31/2021

Revisions:

Dennis R. Beatty

architect

1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
EMAIL: ARCHITECT@CINCIRR.COM
TEL: 513.424.8383 FAX: 513.424.8343

Residential • Commercial • Industrial

FRALEY & FRALEY

Commercial Construction Management

7723 TYLERS PLACE BLVD. #101
WEST CHESTER, OH 45069

NEW BUILDING FOR :

LEWIS ANIMAL HOSPITAL

RIDGE ROAD

AMBERLEY, OHIO

Conceptual
Renderings

Date: 5/21/2020

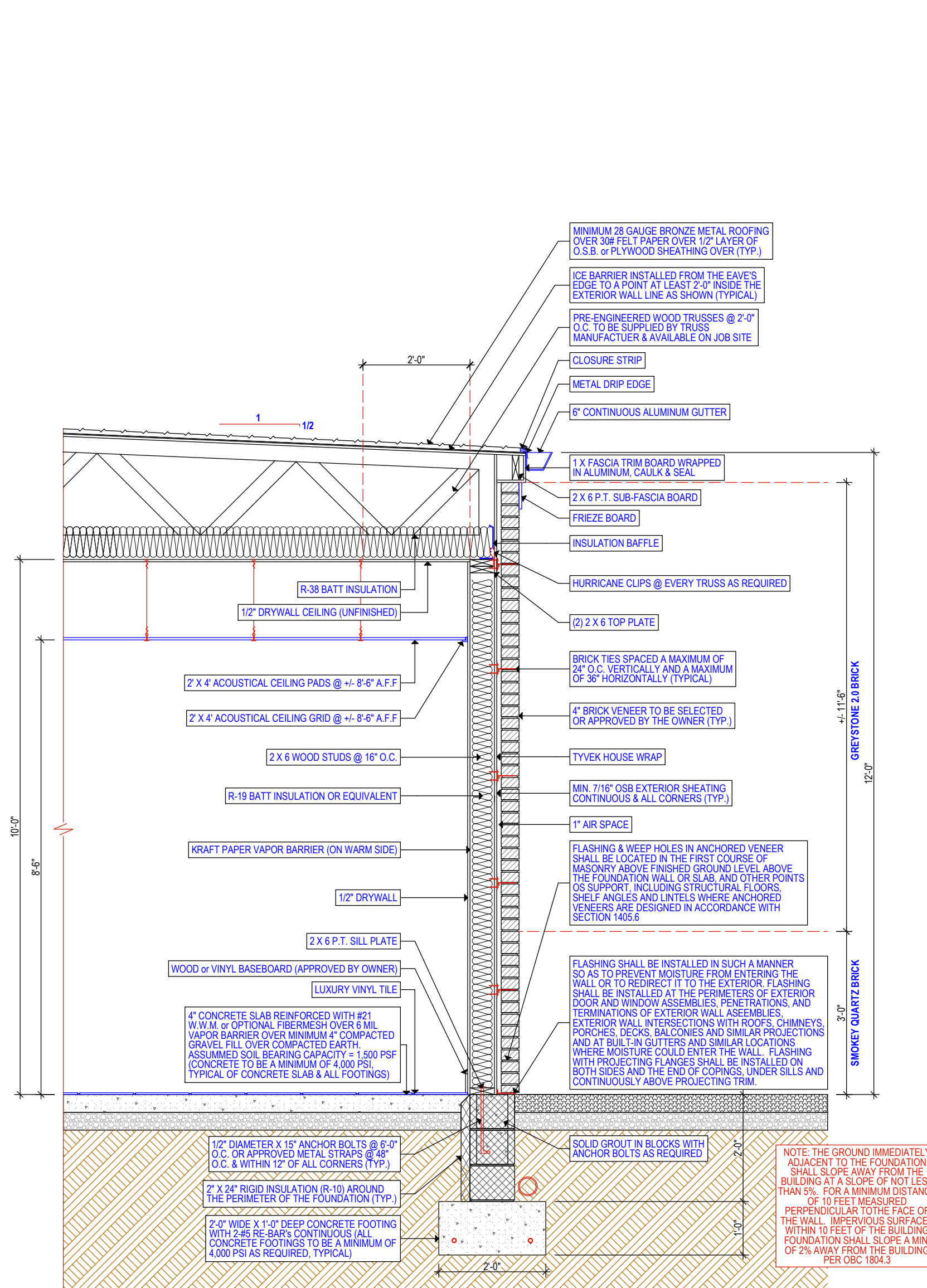
Scale: AS NOTED

Drawn: Chad D. Pequignot

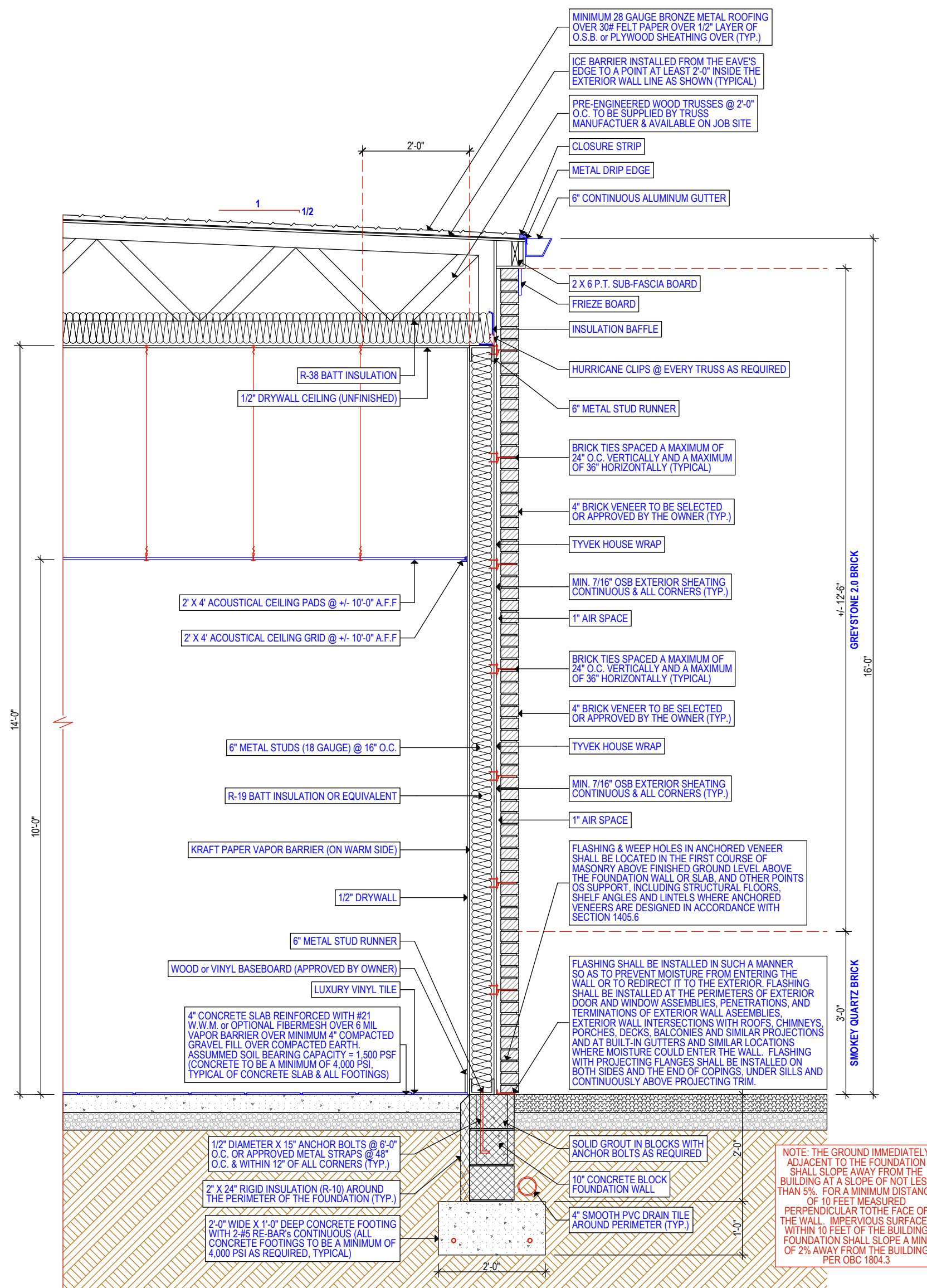
Job: #19011

Sheet Number: A-4.2

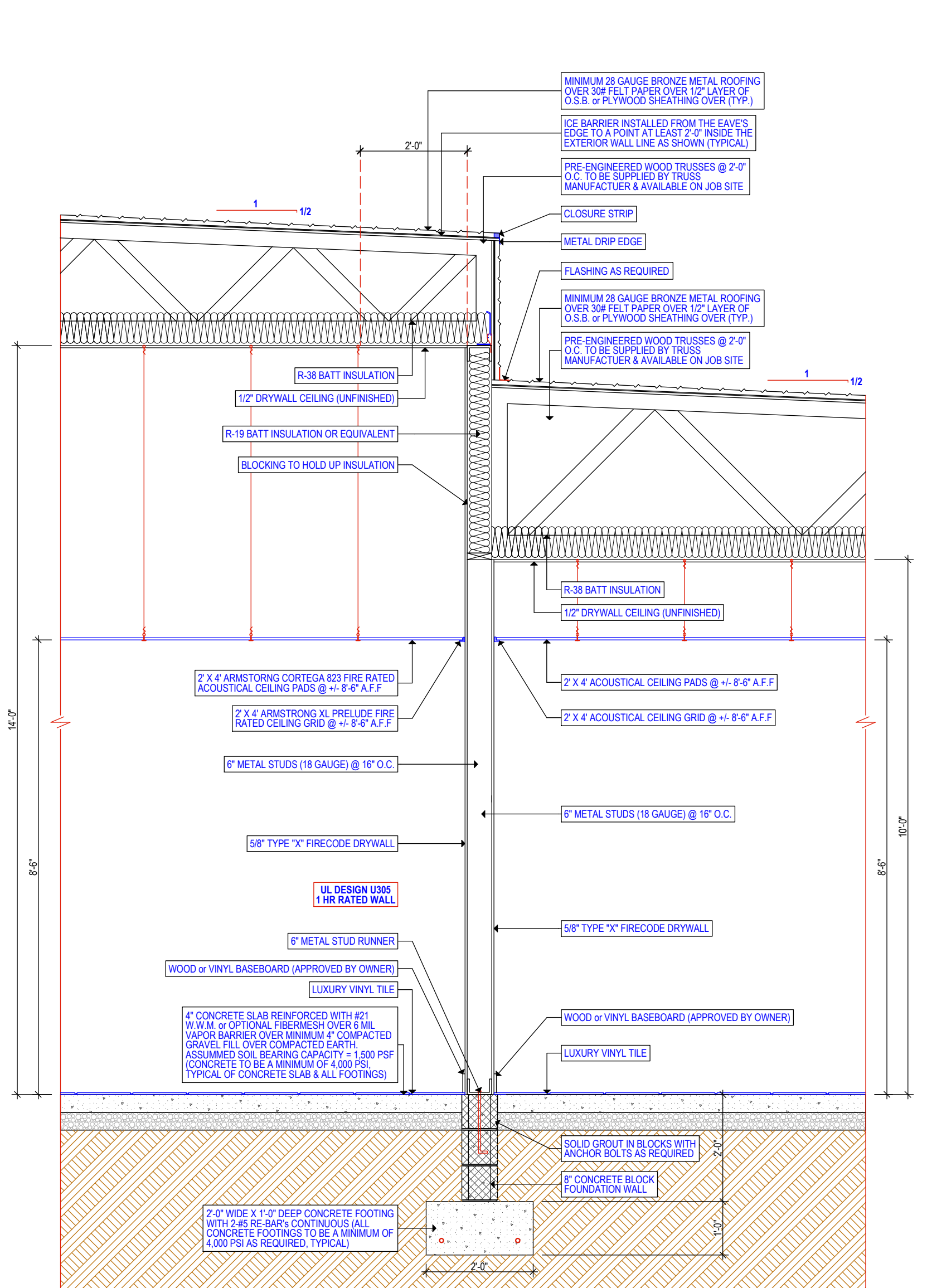
24



1 Exterior Wall Section #1
SCALE: 1/2" = 1'-0"



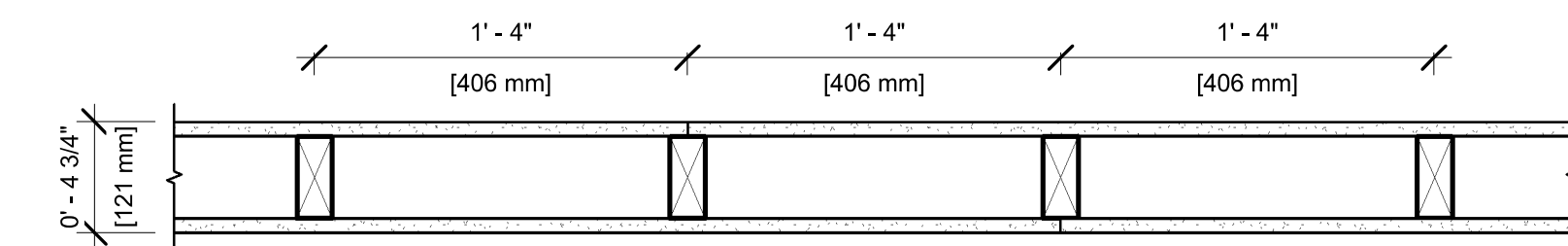
2 Exterior Wall Section #2
SCALE: 1/2" = 1'-0"



3 Wall Section #3
SCALE: 1/2" = 1'-0"

UL DESIGN NO. U305

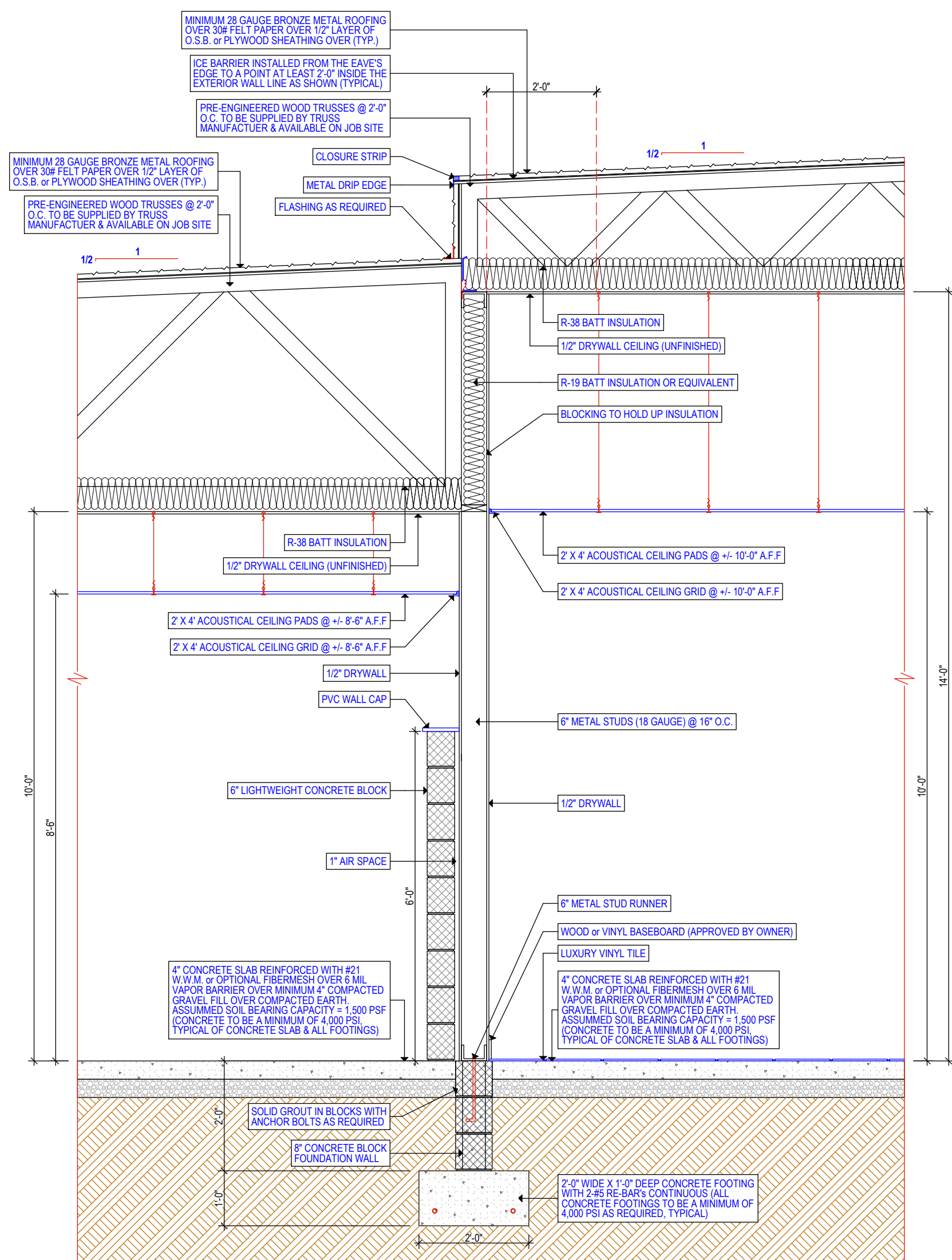
FIRE RATING: 1 HOUR
STC: 33
SOUND TEST: USG-151234
SYSTEM THICKNESS: 4 3/4"



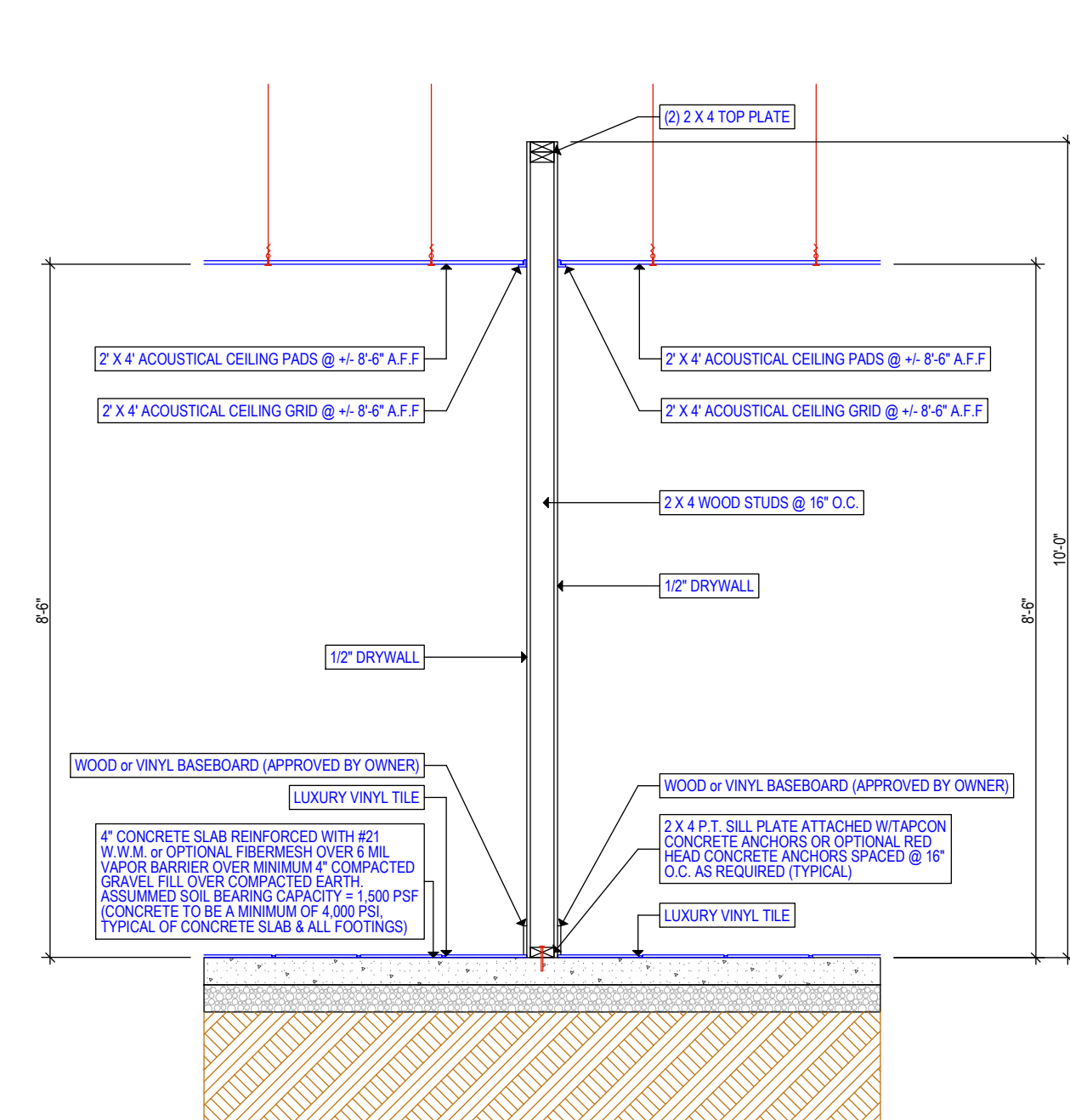
ASSEMBLY OPTIONS:

GYPSUM BOARD: ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULX™)
WOOD STUDS: 2X4 WOOD STUDS, 16" O.C.
GYPSUM BOARD: ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULX™)

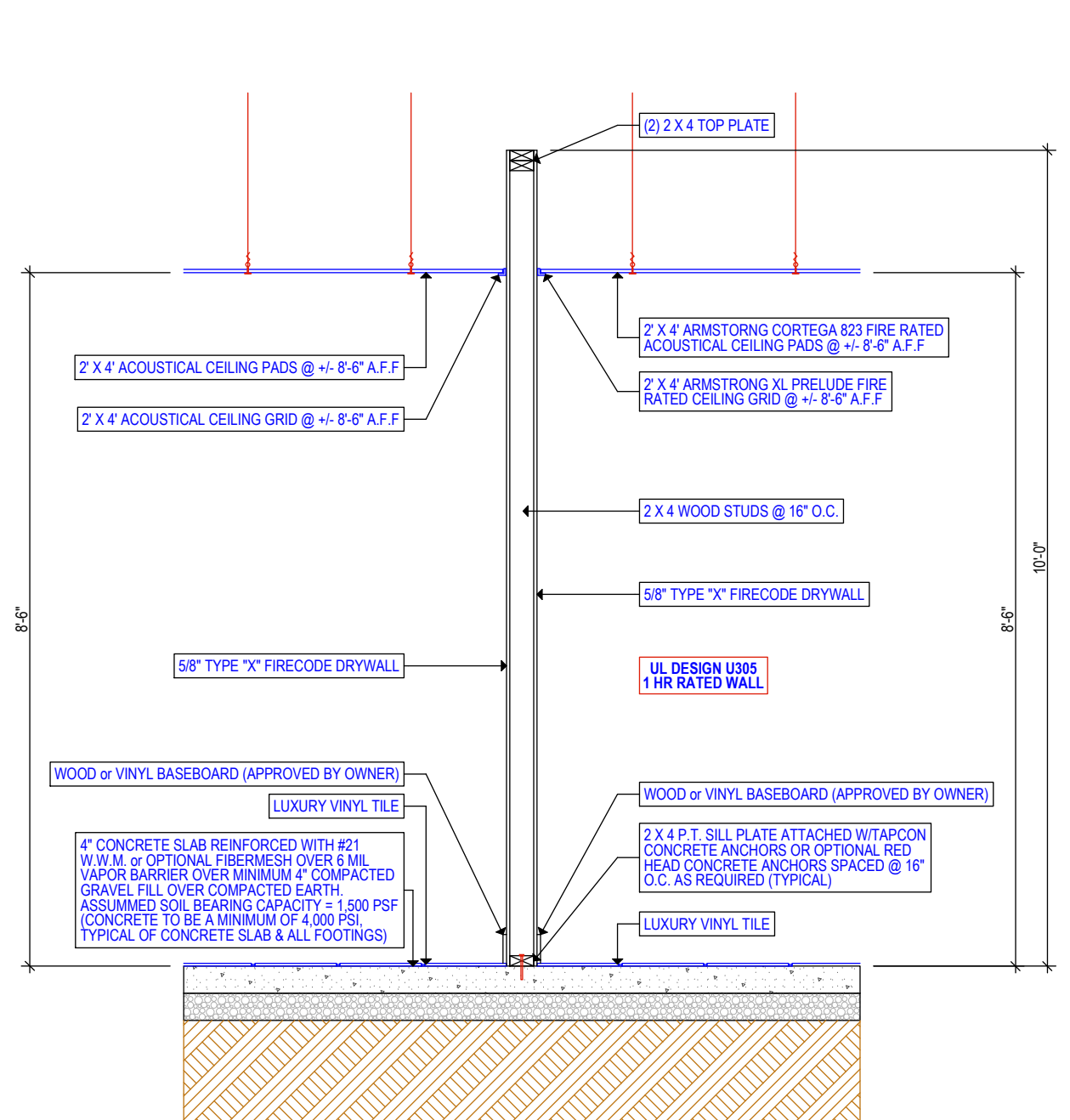
1 Hour Rated Assembly - UL Design U305



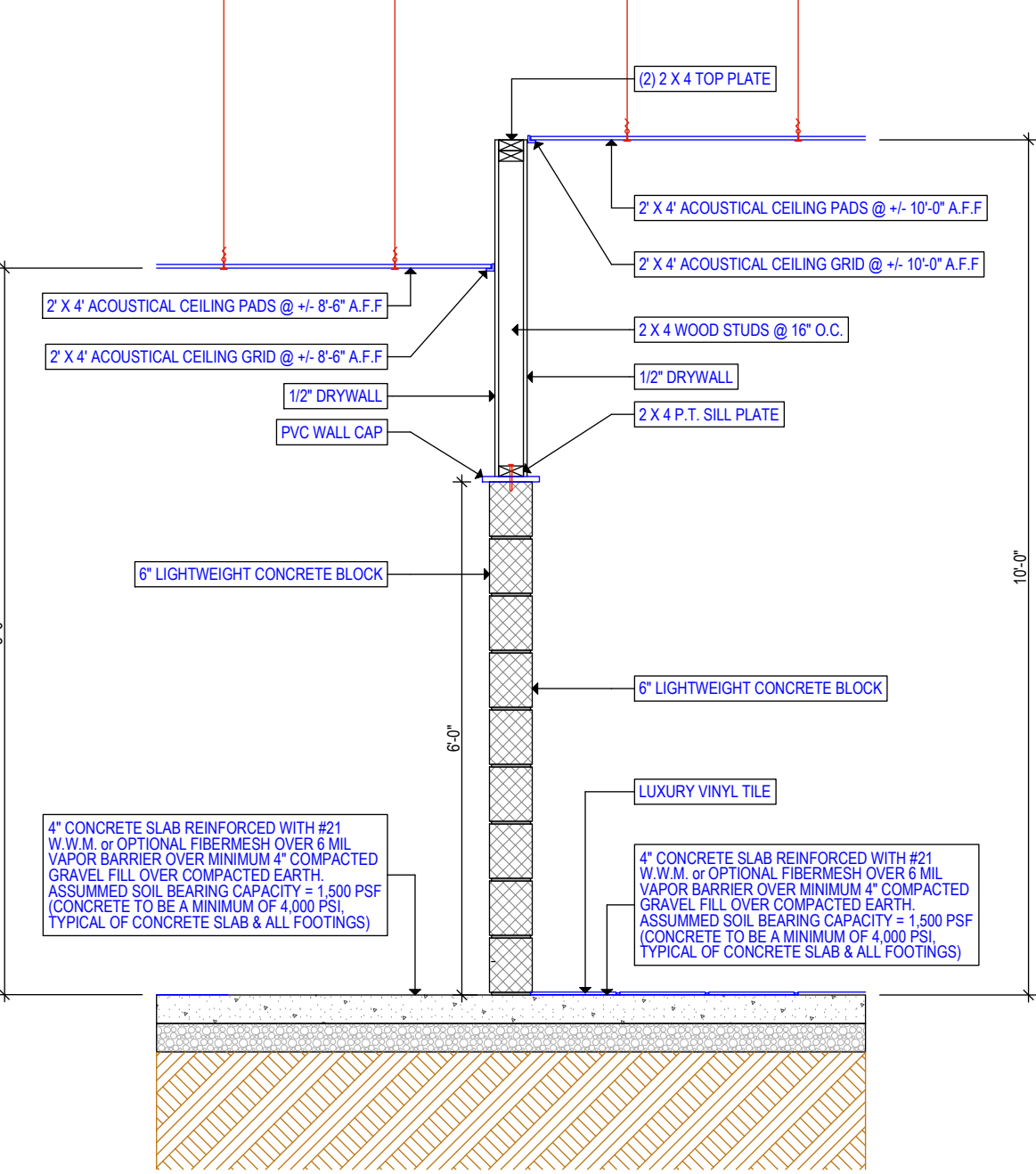
4 Wall Section #4
SCALE: 1/2" = 1'-0"



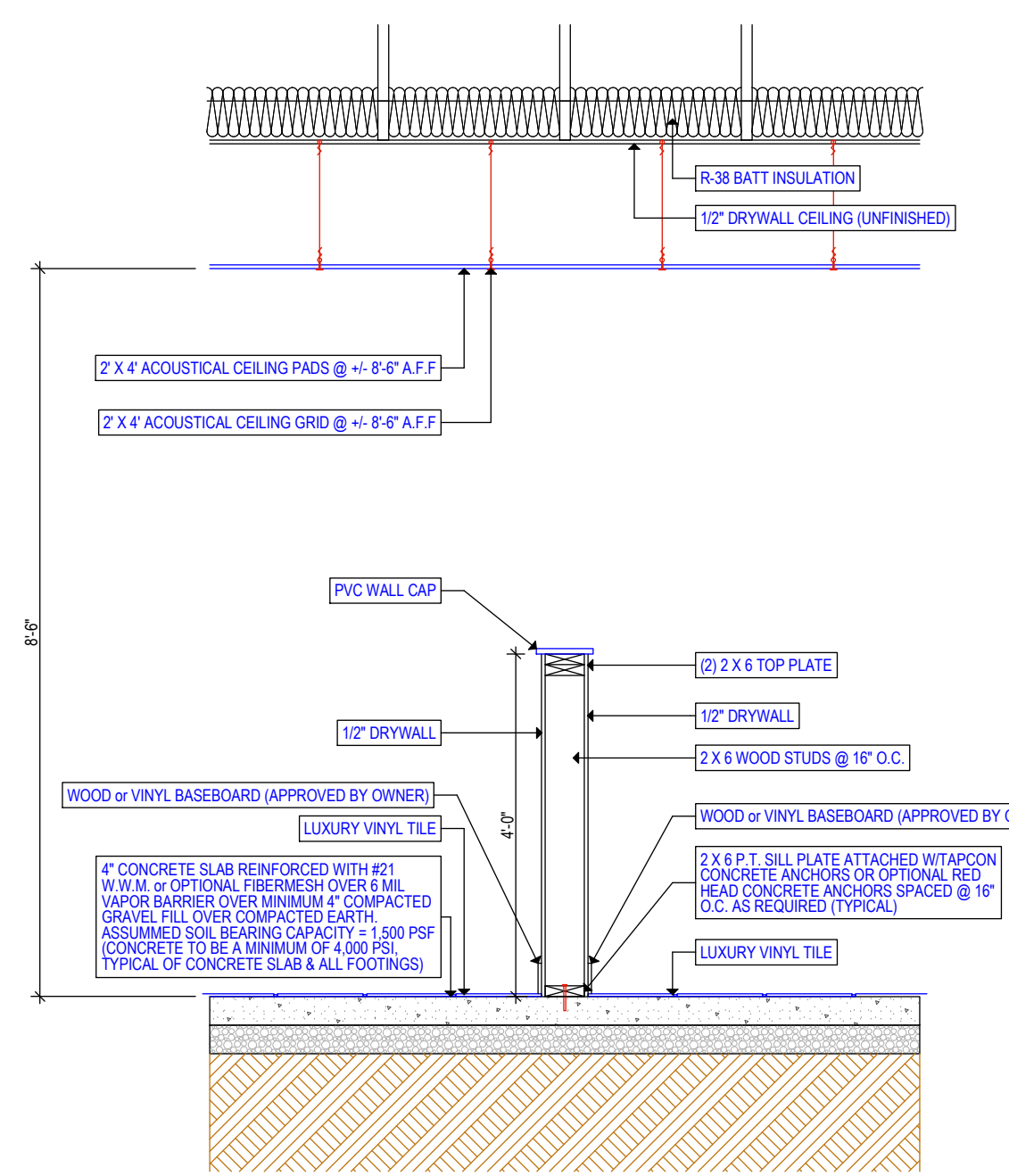
5 Interior Wall Section
SCALE: 1/2" = 1'-0"



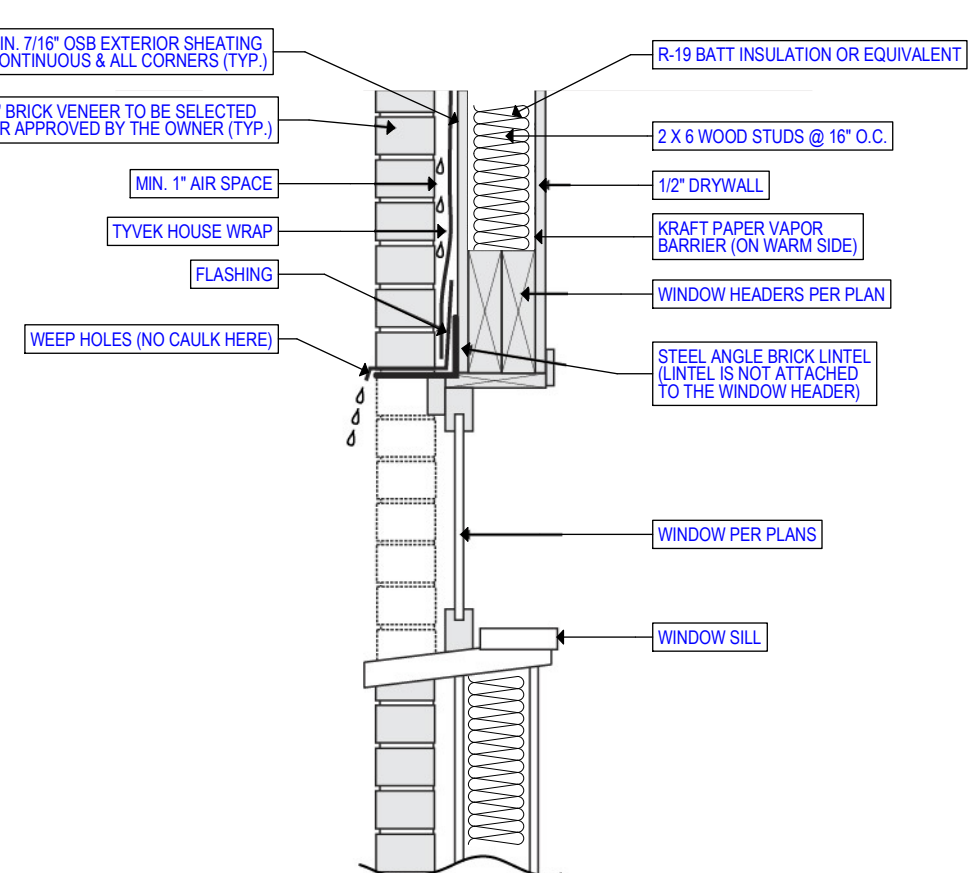
6 Interior Wall Section - 1 Hour
SCALE: 1/2" = 1'-0"



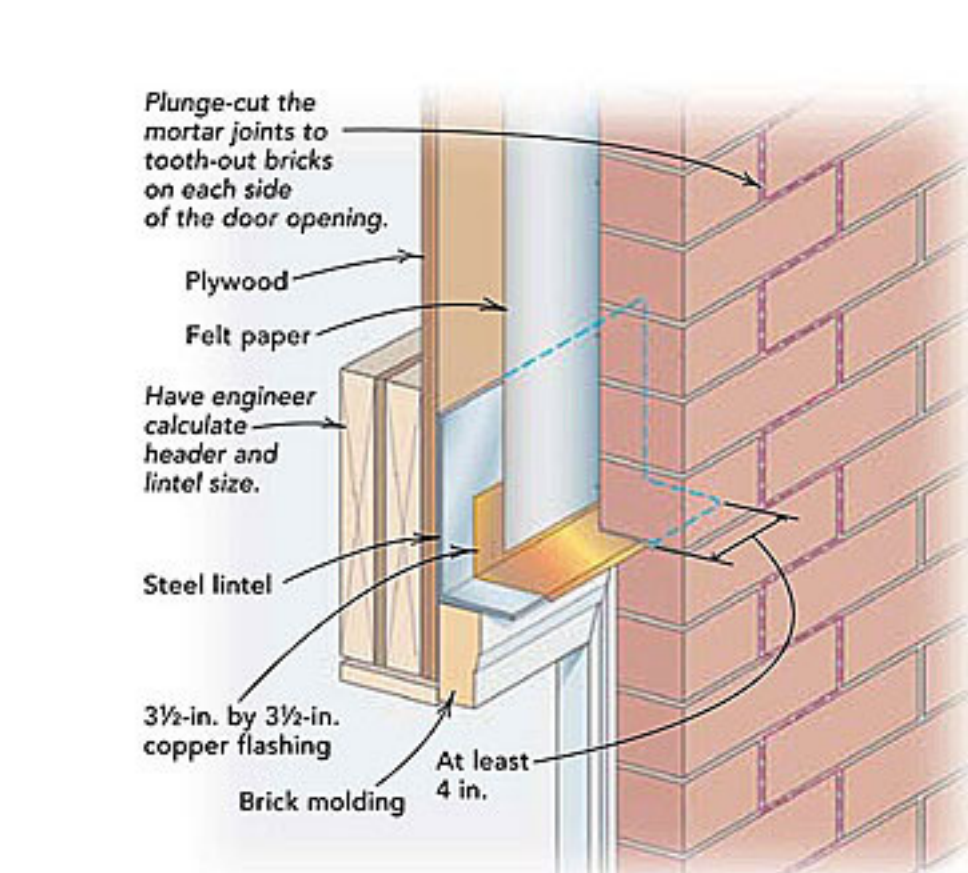
7 Interior Wall Section
SCALE: 1/2" = 1'-0"



8 Interior Wall Section - Low Wall
SCALE: 1/2" = 1'-0"

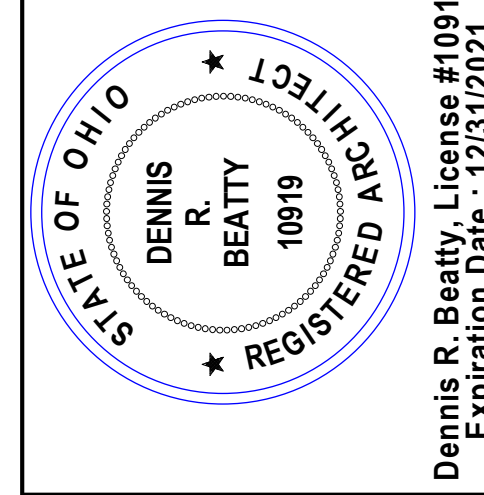


Window Installation Detail
SCALE: 1/2" = 1'-0"



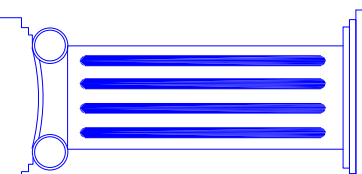
Door Installation Detail
SCALE: 1" = 1'-0"

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARED PLANS, THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



Revisions:

Dennis R. Beatty
architect
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
EMAIL: ARCHITECT@INCIR.COM
TEL: 513.424.8383 FAX: 513.424.8343
• Residential • Commercial • Industrial



FRALEY & FRALEY
Commercial Construction Management
7723 TYLERS PLACE BLVD. #101
WEST CHESTER, OH 45069

NEW BUILDING FOR:
LEWIS ANIMAL HOSPITAL
RIDGE ROAD
AMBERLEY, OHIO

Wall Sections &
Details

Date: 5/21/2020
Scale: AS NOTED
Drawn: Chad D. Piquignot
Job: #19011
Sheet Number:

A-5

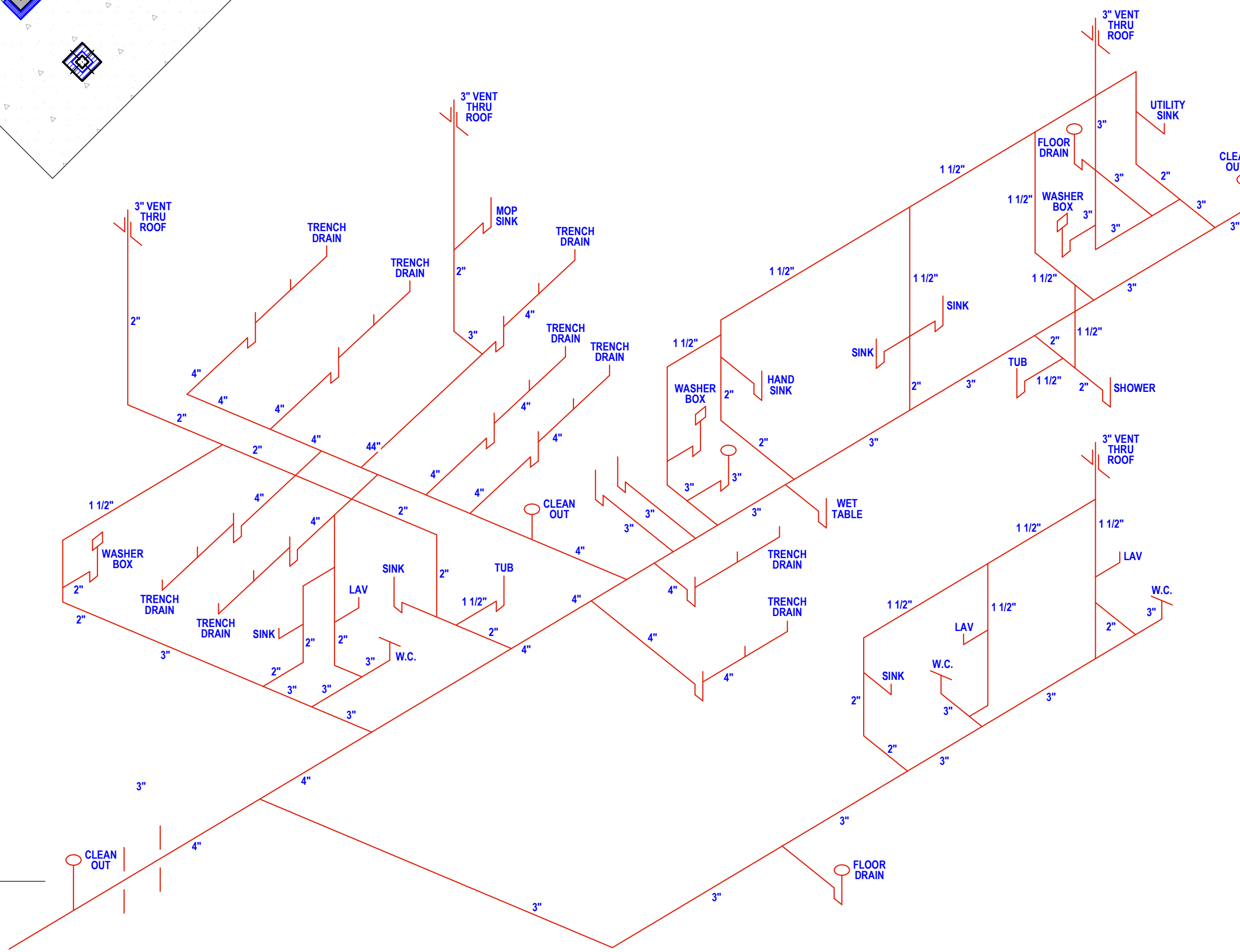


Plumbing Plan
SCALE: 3/16" = 1'-0"

PLUMBING LEGEND

- P-1 HANDICAP WATER CLOSET W/OPEN SEAT & GRAB BARS AS REQUIRED
- P-2 HANDICAP LAVATORY WITH LEVER STYLE HANDLES & TRAP WRAP AS REQUIRED
- P-3 48" X 42" SHOWER
- P-4 36" X 42" SHOWER
- P-5 PET GROOMING TUB
- P-6 COMMERCIAL GRADE WASHING MACHINE WITH WASHER BOX AS REQUIRED
- P-7 2' X 2' UTILITY SINK or MOP SINK
- P-8 FLOOR DRAIN
- P-9 2 COMPARTMENT S.S. SINK
- P-10 COMMERCIAL GRADE DISHWASHER
- P-11 WET TABLE
- P-12 SINGLE COMPARTMENT SINK
- P-13 TRENCH DRAIN (SEE FLOOR PLAN FOR LENGTH OF DRAIN)

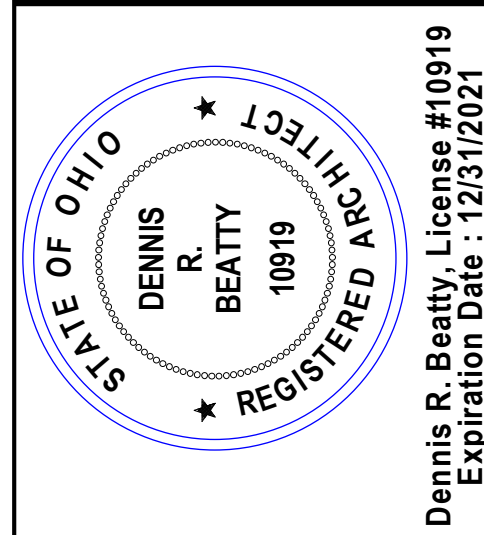
Plumbing Isometric



GENERAL PLUMBING NOTES:

- 1) THESE DRAWINGS ARE FOR DESIGN PURPOSES ONLY. EACH BIDDING CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO FIELD VERIFY EXISTING CONDITIONS AND PROPOSED NEW DESIGN. CONTACT ARCHITECT IF DEVIATIONS TO PLANS ARE FOUND.
- 2) THIS CONTRACTOR SHALL INCLUDE IN HIS WORK AND PRICE ANY INCIDENTAL APPARATUS, APPLIANCES, MATERIAL, LABOR AND SERVICES NECESSARY TO MAKE WORK COMPLETE IN ALL RESPECTS. NECESSARY AND/OR OBVIOUSLY REQUIRED PLUMBING ITEMS THAT ARE NOT SHOWN ON DRAWING DO NOT RELIEVE THIS CONTRACTOR OF HIS RESPONSIBILITY TO INSTALL A COMPLETE AND FULLY OPERATIONAL SAFE PLUMBING SYSTEM FOR BID PRICE. ANY AND ALL EXTRAS REQUIRE CHANGE ORDERS PRIOR TO EXTRA WORK.
- 3) PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLUMBING CONNECTIONS UNLESS OTHERWISE NOTED.
- 4) THE OWNER WILL NOT BE HELD LIABLE FOR FIELD CHANGES THAT ARISE FROM CONTRACTOR ERROR OR OMISSION OF MATERIALS OR WORKMANSHIP.
- 5) ANY FIELD CHANGES FROM THAT OF THE DESIGN DRAWINGS SHALL BE GIVEN TO THE ARCHITECT ON A MARKED-UP SET OF BLUELINE PRINTS.
- 6) THIS CONTRACTOR SHALL INCLUDE ALL FEES, TESTS, PERMITS, LABOR AND EQUIPMENT CHARGES IN HIS BID PRICE.
- 7) THIS CONTRACTOR RESPONSIBLE FOR ALL EXISTING PLUMBING TIE IN'S TO EXISTING SPACE. THIS INCLUDES ALL WATER AND SEWER LINES, VENT STACKS, DRAINS, SINKS, ETC. CONTRACTOR TO VISIT SPACE TO VERIFY EXTENT OF EXISTING PLUMBING, AND HOW TIE-IN'S SHALL OCCUR.
- 8) VERIFY ALL CLEARANCES BEFORE INSTALLATION WORK BEGINS AND NOTIFY ARCHITECT OF ANY MAJOR CONFLICTS THAT CANNOT BE RESOLVED THROUGH NORMAL FIELD COORDINATION WITH OTHER TRADES.
- 9) ALL FIXTURES AND EQUIPMENT SHALL HAVE SHUT-OFF VALVES AT OR NEAR EQUIPMENT. AIR CHAMBERS SHALL BE INSTALLED AT ALL LOCATIONS WHERE REQUIRED.
- 10) PLUMBING FIXTURES SHALL BE AS PER THE FIXTURE SCHEDULE. ANY AND ALL SUBSTITUTIONS TO THIS SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- 11) ADA REQUIRED EXPOSED PIPES TO RECEIVE TRAP WRAPS.
- 12) PROVIDE CHROME-PLATED ESCUTCHEONS WHERE PIPES PENETRATE FLOORS, WALLS, OR CEILINGS AND ARE VISIBLE.
- 13) ALL FIXTURE MOUNTING HEIGHTS AND INSTALLATION DETAILS SHALL CONFORM TO THE LATEST ADOPTED LOCAL, STATE AND FEDERAL HANDICAPPED REQUIREMENTS. SEE ADA REQUIREMENTS ON DRAWING.
- 14) ALL WATER LINES SHALL TIE INTO ON DEMAND GAS WATER HEATER.
- 15) PLUMBING CONTRACTOR SHALL CLEAN-UP AND REMOVE DAILY. ALL TRASH ASSOCIATED WITH HIS WORK. FAILURE TO DO SO MAY RESULT IN THE WORK BEING DONE BY THE GENERAL CONTRACTOR WITH RESULTANT BACK CHARGES.

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE MAKE CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



Revisions:

Dennis R. Beatty
a r c h i t e c t

1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
EMAIL: ARCHITECT@INCIRR.COM
TEL: 513.424.8383 FAX: 513.424.8343

• Residential • Commercial • Industrial

FRALEY & FRALEY

Commercial Construction Management

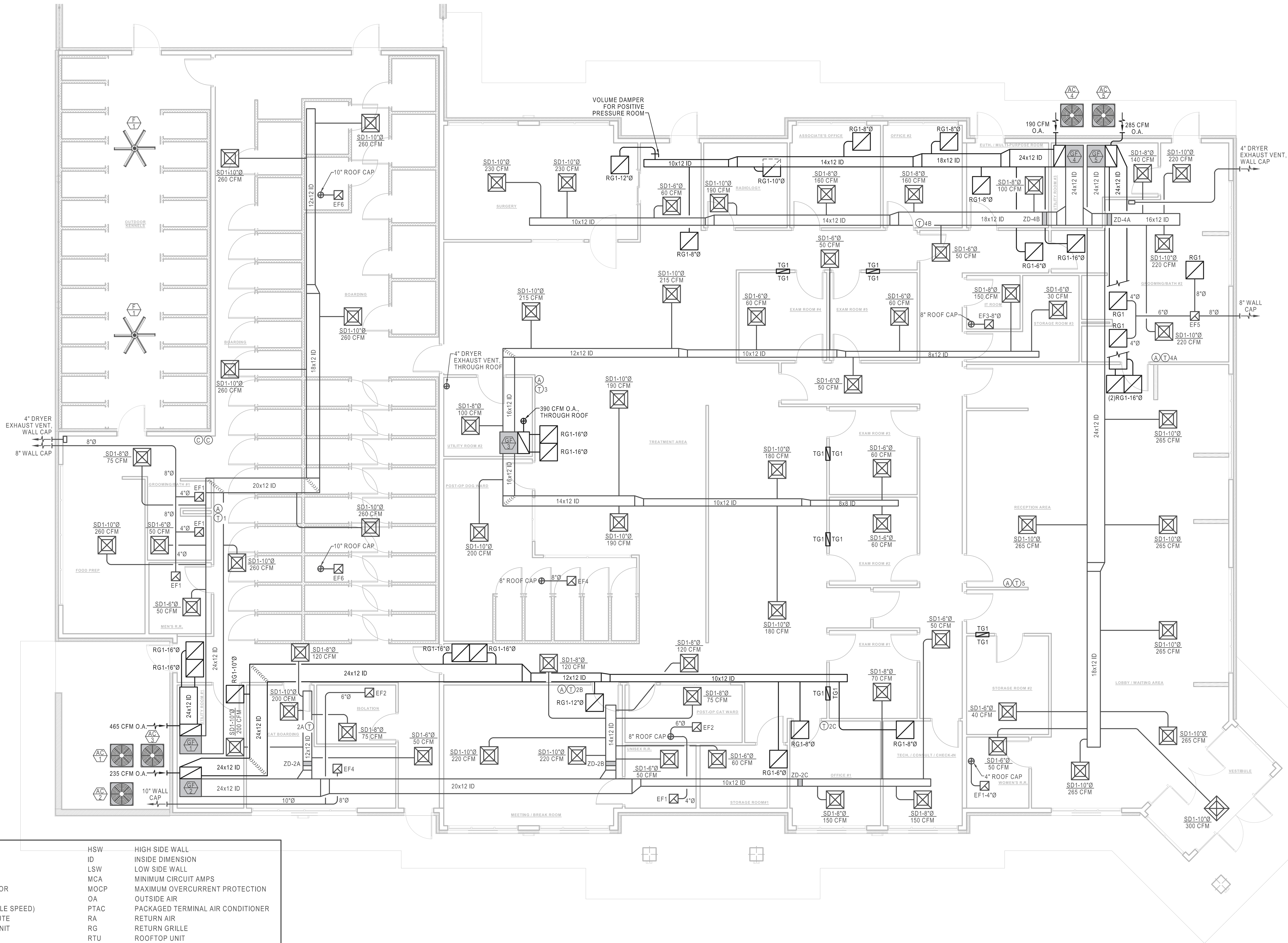


7723 TYLERS PLACE BLVD. #101
WEST CHESTER, OH 45069

NEW BUILDING FOR :
LEWIS ANIMAL HOSPITAL
RIDGE ROAD
AMBERLEY, OHIO

Plumbing Plan

Date:	5/21/2020
Scale:	AS NOTED
Drawn:	Chad D. Pequinot
Job:	#19011
Sheet Number:	P-1



ABBREVIATIONS			
A	ANNUNCIATOR	HSW	HIGH SIDE WALL
AC	AIR CONDITIONER	ID	INSIDE DIMENSION
AH	AIR HANDLER	LSW	LOW SIDE WALL
AFF	ABOVE FINISHED FLOOR	MCA	MINIMUM CIRCUIT AMPS
BD	BYPASS DAMPER	MOCP	MAXIMUM OVERCURRENT PROTECTION
C	CONTROLLER(VARIABLE SPEED)	OA	OUTSIDE AIR
CFM	CUBIC FEET PER MINUTE	PTAC	PACKAGED TERMINAL AIR CONDITIONER
DD	DUCTLESS DUCTED UNIT	RA	RETURN AIR
DC	DUCTLESS CASSETTE	RG	RETURN GRILLE
DWG	DRAWING	RTU	ROOFTOP UNIT
EC	EVAPORATOR COIL	S	SENSOR
EF	EXHAUST FAN	SA	SUPPLY AIR
EG	EXHAUST GRILLE	SD	SUPPLY DIFFUSER
ESP	EXTERNAL STATIC PRESSURE	SR	SUPPLY REGISTER
FD	FIRE DAMPER	T	THERMOSTAT
GF	GAS FURNACE	VD	VOLUME DAMPER
		ZD	ZONE DAMPER

A1 HVAC FLOOR PLAN, NOTES, AND SPECIFICATIONS
3/16" = 1'-0"

FLOOR PLAN

THIS PLAN IS FOR THE EXCLUSIVE USE OF
ACCURATE MECHANICAL INC.
ANY REPRODUCTION, DISTRIBUTION OR
OTHER USE OF THIS PLAN WITHOUT THE
WRITTEN CONSENT OF ACCURATE
MECHANICAL INC. IS EXPRESSLY PROHIBITED.
© ACCURATE MECHANICAL INC. 2020

ISSUANCE NO.	DATE	DESCRIPTION



Your trusted comfort advisor
ACCURATE
Heating Air Conditioning Refrigeration Ventilation
10000 S. W. 10th St., Suite 100, Fort Lauderdale, FL 33309
(754) 775-5005 FAX (754) 775-9996
www.accuratehvac.com

LEWIS ANIMAL HOSPITAL 7740 FUHRMAN ROAD AMBERLEY, OH 45052	CHECKED BG DATE 5/15/2020	APPROVED BW DRAWN AB
--	--	---------------------------------------

JOB NO XXXXXXXX

SHEET NO
M1
OF

BRYANT EQUIPMENT SCHEDULE																				
GAS FURNACE								EVAP COIL					AIR CONDITIONER					REF. LINES		NOTES
UNIT	MODEL NO.	HEAT INPUT	CFM	AFUE	VOLT/PH.	AMPS.	MODEL NO.	UNIT	AC MODEL NO.	TONS	VOLT/PH.	MCA	MOCp	SUCT.	LIQ.					
GF-1	91SSA66140E24	140,000 BTUH	1995	95.0%	115/1	20	CNPVP6024	AC-1	113ANA060	5.0	230/1	29.0	40.0	7/8"	3/8"	1.2,3				
GF-2	91SSA66140E24	140,000 BTUH	1730	95.0%	115/1	20	CNPVP6024	AC-2	113ANA060	5.0	230/1	29.0	40.0	7/8"	3/8"	1.2,3				
GF-3	91SSA66140E24	140,000 BTUH	1990	95.0%	115/1	20	CNPVP6024	AC-3	113ANA060	5.0	230/1	29.0	40.0	7/8"	3/8"	1.2,3				
GF-4	91SSA66140E24	140,000 BTUH	1980	95.0%	115/1	20	CNPVP6024	AC-4	113ANA060	5.0	230/1	29.0	40.0	7/8"	3/8"	1.2,3				
GF-5	91SSA66140E24	140,000 BTUH	1980	95.0%	115/1	20	CNPVP6024	AC-5	113ANA060	5.0	230/1	29.0	40.0	7/8"	3/8"	1.2,3				

- | EXHAUST FAN SCHEDULE | | | | | | | |
|----------------------|-------|-----------|-----|-------|----------------|----------|-----|
| UNIT | MAKE | MODEL NO. | CFM | SONES | OUTLET | VOLT/PH. | MCA |
| #EF1 | BROAN | 688 | 50 | 4.0 | 3" | 120/1 | .9 |
| #EF2 | BROAN | AER80 | 80 | 0.7 | 4" | 120/1 | .3 |
| #EF3 | BROAN | L150 | 157 | 1.5 | 6" | 120/1 | 1.3 |
| #EF4 | BROAN | L200 | 210 | 1.8 | 8" | 120/1 | 1.8 |
| #EF5 | BROAN | L300L | 293 | 3.1 | 8" | 120/1 | 2.6 |
| #EF6 | BROAN | L700 | 704 | 4.7 | 4-1/2"x18-1/2" | 120/1 | 2.9 |

- | UNIT | MAKE | MODEL NO. | LOCATION | SIZE | MATERIAL | OPTIONS |
|-------|---------------|-----------|----------|-------|----------|---------|
| #SD-1 | PRICE | SCD | LAY-IN | 24x24 | STEEL | 1 |
| #RG-1 | PRICE | PDDR | LAY-IN | 24x24 | STEEL | 1 |
| #TG-1 | HART & COOLEY | 672 | SIDEWALL | 14x6 | STEEL | 1 |

- | UNIT | MAKE | MODEL NO. | FAN DIAMETER | VOLT/PH. | MCA | WEIGHT | MOTOR |
|------|-------------------|-----------|--------------|----------|-----|---------|---------|
| #F-1 | GLOBAL INDUSTRIAL | 246496 | 56" | 120/1 | .59 | 11.6 LB | 1/16 HP |

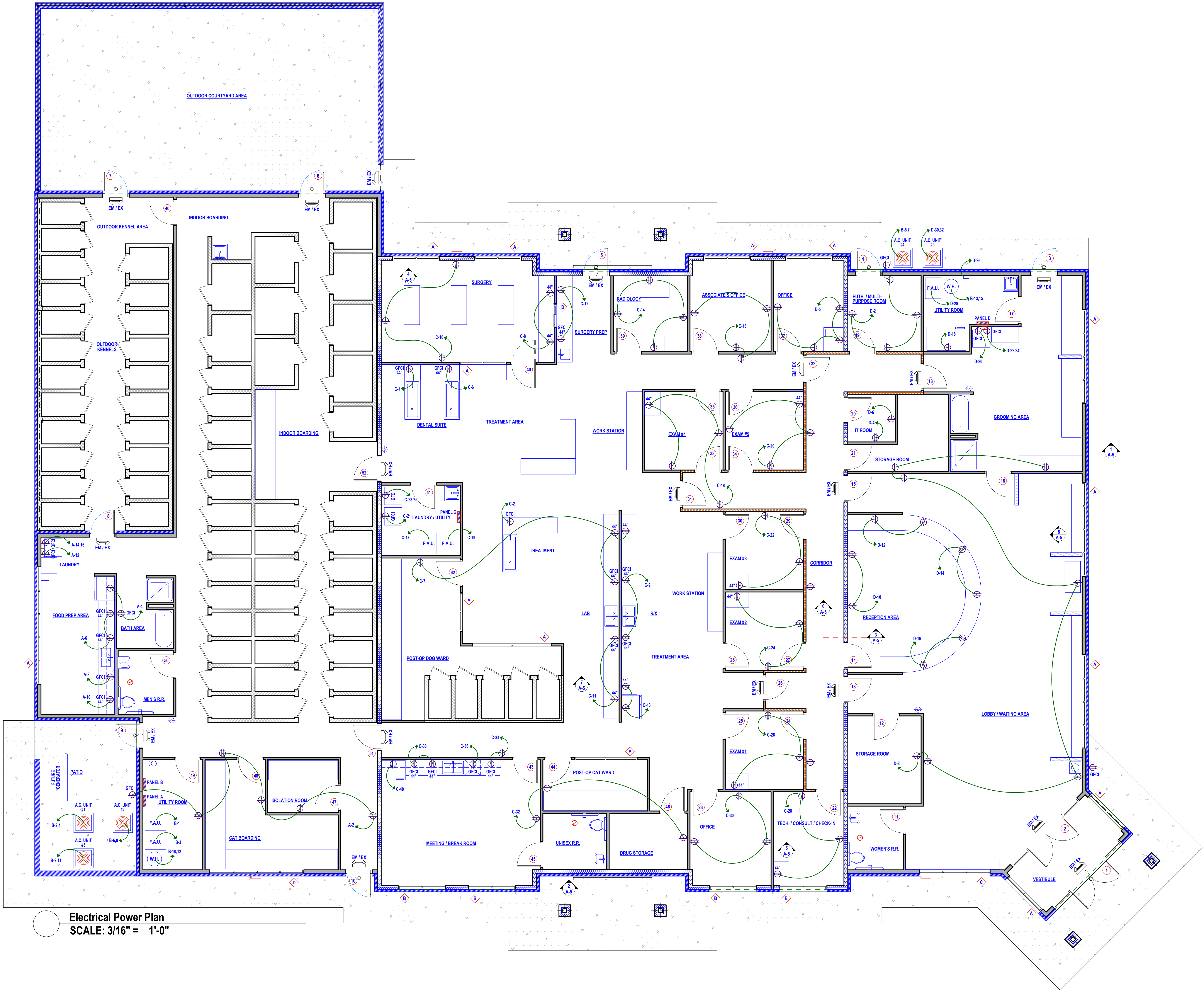
- © ACCURATE MECHANICAL INC. 2020

ROOM NAME	Az	OCCUPANCY CLASSIFICATION	OCCUPANT DENSITY / 1K SQ FT	Pz	Rp	Ra	RpPz	RaAz	Vbz (RaPz+RaAz)	O.A. SUPPLIED	REMARKS
VESTIBULE	100	MAIN ENTRY LOBBIES	10	1	5.0	.06	5	6	11	15	B
WAITING/RECEPTION	1303	RECEPTION	30	35	5.0	.06	175	78	253	255	B
EXAM ROOM #1	100	EXAMINATION RM	-	2	-	.06	-	6	6	10	B
EXAM ROOM #2	98	EXAMINATION RM	-	2	-	.06	-	6	6	10	B
EXAM ROOM #3	101	EXAMINATION RM	-	2	-	.06	-	6	6	10	B
EXAM ROOM #4	99	EXAMINATION RM	-	2	-	.06	-	6	6	10	B
EXAM ROOM #5	97	EXAMINATION RM	-	2	-	.06	-	6	6	10	B
RADIOLOGY	87	X-RAY	-	-	-	.06	-	5	5	5	B
SURGERY	283	PROCEDURE RM	-	-	-	.06	-	17	17	20	B
UTILITY ROOM #1	107	UTILITY	-	-	-	.05	-	5	5	5	B
UTILITY ROOM #2	91	UTILITY	-	-	-	.05	-	5	5	5	B
UTILITY ROOM #3	57	UTILITY	-	-	-	.05	-	3	3	5	B
OFFICE #1	123	OFFICE	5	2	5.0	.06	10	7	17	20	B
OFFICE #2	103	OFFICE	5	2	5.0	.06	10	6	16	20	B
ASSOCIATES OFFICE	118	OFFICE	5	2	5.0	.06	10	7	17	20	B
TECH/CONSULT OFFICE	107	OFFICE	5	2	5.0	.06	10	6	16	20	B
RESTROOMS	170	TOILET/ PUBLIC	-	-	-	-	-	-	-	0	A
BREAK ROOM	327	BREAKROOM	25	8	5.0	.06	40	20	60	60	B
TREATMENT AREA	1836	PATIENT ROOM	-	6	25.0	.06	150	110	260	260	B
BOARDING KENNELS	1473	PET SHOP (ANIMAL AREA)	10	15	7.5	.18	113	265	378	380	B
DOG WARD	230	PET SHOP (ANIMAL AREA)	10	2	7.5	.18	15	41	56	60	B
CAT BOARDING	232	PET SHOP (ANIMAL AREA)	10	2	7.5	.18	15	42	57	60	B
CAT WARD	82	PET SHOP (ANIMAL AREA)	10	1	7.5	.18	8	15	23	25	B
STORAGE ROOM #1	70	STORAGE-DRY	2	1	5.0	.06	5	4	9	10	B
STORAGE ROOM #2	78	STORAGE-DRY	2	1	5.0	.06	5	6	11	15	B
STORAGE ROOM #3	106	STORAGE-DRY	2	1	5.0	.06	5	5	10	10	B
GROOMING/BATH #1	65	PET SHOP (ANIMAL AREA)	10	2	7.5	.18	15	12	27	30	B
GROOMING/BATH #2	410	PET SHOP (ANIMAL AREA)	10	2	7.5	.18	15	74	89	90	B
FOOD PREP	164	KITCHENETTES	-	-	-	.30	15	39	54	55	B
EUTHANAZIA RM	89	OFFICE	5	2	5.0	.06	10	5	15	15	B
HALLS	874	CORRIDORS	-	-	-	.06	-	52	52	55	B

1. PROVIDE HONEYWELL ZONE CONTROL PANEL FOR EACH GAS FURNACE.
2. PROVIDE 12" BYPASS DAMPER FROM SUPPLY DROP TO RETURN ON EACH GAS FURNACE. DUCT SIZE TO MATCH BYPASS DAMPER. INSTALL PER MANUFACTURERS INSTRUCTIONS.
3. PROVIDE NEW THERMOSTATS FOR ALL ZONES. HONEYWELL LYRIC T6 PRO THERMOSTATS REQUIRED.

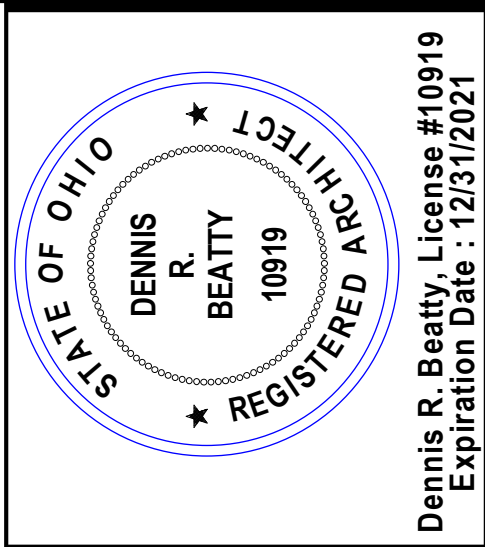
ELECTRICAL NOTES

- 1) CODES AND STANDARDS: ALL ELECTRICAL WORK SHALL BE IN STRICT COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, THE LOCAL ELECTRIC CODE AND POWER COMPANY, AND THE STATE ACCESSIBILITY CODES. ALL MATERIALS SHALL BE NEW AND FREE OF DEFECTS, AND SHALL BEAR THE UNDERWRITER'S LABEL.
- 2) CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE JOB SITE BEFORE SUBMITTING BIDS. NO CHANGES WILL BE ALLOWED IN CONTRACT PRICE FOR WORK REQUIRED TO COMPLY WITH EXISTING CONDITION.
- 3) ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. PROVIDE ALL MATERIAL, LABOR AND EQUIPMENT FOR A COMPLETE, SAFE AND PROPERLY OPERATING ELECTRICAL SYSTEM.
- 4) THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS WORK AND PRICE ANY INCIDENTAL APPARATUS, APPLIANCES, MATERIAL, LABOR AND SERVICES NECESSARY TO MAKE WORK COMPLETE IN ALL RESPECTS. NECESSARY AND OBVIOUSLY REQUIRED ELECTRICAL ITEMS THAT ARE NOT SHOWN ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE, FULLY OPERATIONAL AND SAFE ELECTRICAL SYSTEM FOR THE BID PRICE.
- 5) IN GENERAL, PLANS SHOULD NOT BE SCALED. COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES.
- 6) LOAD DATA IS BASED ON AVAILABLE INFORMATION AT TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOADS, AND NOTIFY ARCHITECT OF ANY CONFLICTS.
- 7) ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PLAN REVIEW AND PERMIT FEES.
- 8) ELECTRICAL CONTRACTOR SHALL CLEAN-UP AND REMOVE ALL TRASH ASSOCIATED WITH HIS WORK. FAILURE TO DO SO MAY RESULT IN THE WORK BEING DONE BY THE OWNER, WITH RESULTANT BACK CHARGES.
- 9) ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY POWER AND LIGHTING AS REQUIRED BY OWNER AND OTHER TRADES FOR THE DURATION OF THE PROJECT.
- 10) ELECTRICAL CONTRACTOR SHALL SUBMIT SPECIFICATIONS FOR ANY EQUIPMENT USED OTHER THAN THAT CALLED OUT IN FIXTURE SCHEDULE. (OWNER APPROVAL IS REQUIRED FOR ANY DEVIATIONS FROM PLAN.)
- 11) ALL TEMPERATURE CONTROL WIRING BY OTHERS.
- 12) ALL TELEPHONE WIRING AND ANY OTHER DATA, COMMUNICATION, OR SECURITY WIRING TO BE BY OTHERS.
- 13) ELECTRICAL CONTRACTOR SHALL VERIFY SUITABILITY OF ALL ELECTRICAL EQUIPMENT AND ASSOCIATED WIRING MATERIALS AND INSTALLATION METHODS USED IN CONSTRUCTION IN THE VARIOUS LOCATIONS PRIOR TO THEIR INSTALLATION.
- 14) CONTRACTOR TO REMOVE ALL UNUSED CONDUIT, WIRING OR ANY OTHER COMPONENTS NOT USED AND DISPOSE OF SAME.
- 15) ELECTRICAL SERVICE IS A (4) 200 AMP, 120/208 VOLT, 3 PHASE, 4 WIRE ELECTRICAL PANELS.
- 16) DISTRIBUTION AND LIGHTING PANEL BOARDS SHALL BE OF THE THREE PHASE, 4 WIRE DISTRIBUTED PHASE TYPE, UNLESS OTHERWISE NOTED, AND CIRCUITING SHALL BE ARRANGED TO PRESENT, AS MUCH AS POSSIBLE, AN EVENLY BALANCED LOAD ON ALL PHASES.
- 17) THE FOLLOWING EQUIPMENT SHALL BE IDENTIFIED WITH ENGRAVED BAKELITE NAME PLATES AS TO THE NAME AND/OR FUNCTION: DISTRIBUTION PANELS, LIGHTING PANEL, MOTOR STARTERS.
- 18) ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIRING. HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL, SUCH AS CHANNELS, RODS, ETC., NECESSARY FOR THE INSTALLATION OF THE WORK AND SHALL BE FASTENED TO STEEL, CONCRETE OR MASONRY BUT NOT TO PIPING. HANGERS AND SUPPORT SYSTEMS ARE AN INTEGRAL PART OF THE VISUAL ENVIRONMENT. ALL HANGERS AND SUPPORTS EXPOSED TO THE PUBLIC VIEW FROM SURROUNDING AREAS, OR FROM ABOVE, MUST BE SHOWN IN DETAIL ON PLANS SUBMITTED TO ARCHITECT FOR REVIEW AND ARE SUBJECT TO APPROVAL FOR APPEARANCE. ALL HANGERS MUST BE UNIFORMLY SPACED AND NEATLY INSTALLED, WITH NO EXCESS MATERIAL BEYOND WHAT IS REQUIRED FOR THE SUPPORT FUNCTION. SELECT ACCESSORIES AND HARDWARE FOR A SMOOTH, NEAT FINISHED APPEARANCE.
- 19) ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. EXPOSED CONDUIT SHALL BE IN STRAIGHT LINES PARALLEL WITH, RIGHT ANGLES, COLUMN LINES OR BEAMS AND SEPARATED BY AT LEAST THREE INCHES FROM WATER LINES WHENEVER THEY RUN ALONG SIDE OR ACROSS SUCH LINES. CONDUCTORS SHALL BE IN CONDUIT, DUCTS OR APPROVED RACEWAYS. ALL EXPOSED CONDUIT AND ASSOCIATED SUPPORTS MUST BE PAINTED TO MATCH EXISTING.
- 20) MOTORS MUST BE DESIGNED TO LATEST NEMA STANDARDS. MOTORS RATED 1/2 HP OR LARGER SHALL BE 480 VOLT, 3 PHASE. MOTORS RATED LESS THAN 1/2 HP SHALL BE 120 VOLT, SINGLE PHASE.
- 21) PROVIDE A CONVENIENCE OUTLET NEAR MECHANICAL EQUIPMENT.
- 22) LIGHTING LOADS SHALL BE COMPUTED BASED ON LAMP WATTAGE FOR INCANDESCENT LOADS. FOR FLUORESCENT LOADS, USE RATED LAMP WATTAGE PLUS BALLAST LOSS, AND ADD A 10% POWER FACTOR CORRECTION ROUNDED OFF AT THE NEAREST 25 VA.
- 23) BASE EQUIPMENT CONNECTED LOADS ON NAME PLATE VOLT-AMPERES.
- 24) CONDUCTORS: BRANCH CIRCUIT CONDUCTORS SHALL BE #12 UNLESS OTHERWISE NOTED) THINW GROUND. NO ALUMINUM SHALL BE PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE. ALL BRANCH CIRCUITS SHALL BE WIRED WITH COLOR-CODED WIRE WITH THE SAME COLOR USED FOR A PHASE THROUGHOUT. COLOR-CODE SHALL BE AS FOLLOWS: PHASE A- BLACK; PHASE B- RED; PHASE C- BLUE; NEUTRAL- WHITE; GROUND- GREEN.
- 25) IN GENERAL, ALL ELECTRICAL EQUIPMENT, METALLIC CONDUIT, MOTOR FRAMES, PANEL BOARDS, ETC., SHALL BE GROUNDING WITH A SEPARATE GREEN SYSTEM GROUNDING CONDUCTOR RUN FROM THE MAIN SWITCH GROUND TO ALL PANELS AND FROM GROUNDING LUGS ON EACH PANEL TO EACH BRANCH CIRCUIT DEVICE AND FIXTURE IN ACCORDANCE WITH THE SPECIFIC RULES OF ARTICLE 250 OF THE NATIONAL ELECTRIC CODE. ALL PANELS SHALL HAVE A SEPARATE NEUTRAL BAR ISOLATED FROM STANDARD NEUTRAL BAR FOR GROUNDING.
- 26) THE FACILITIES AND EQUIPMENT REQUIRED TO PROVIDE ALL ELECTRIC POWER FOR CONSTRUCTION, LIGHTING, BALANCING AND TESTING CONSUMED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE PROVIDED BY THE OWNER.
- 27) UPON COMPLETION OF WORK, CORRECT ALL PANEL BOARD CIRCUIT DIRECTORY CARDS TO REFLECT AS-BUILT CONDITIONS. A SET OF AS-BUILT DRAWINGS SHALL BE PREPARED AND TURNED OVER TO THE ARCHITECT.
- 28) ALL LIGHT FIXTURES SHALL BE FURNISHED COMPLETE WITH LAMPS, AND ALL NECESSARY MOUNTING HARDWARE, HANGERS AND TRIM. LIGHT FIXTURES SHALL BE BID AS SPECIFIED IN THE LIGHT FIXTURE SCHEDULE. ALL FLUORESCENT BALLASTS SHALL BE AUTO-RESET, CLASS P, ETL, CMB WITH EXTERNAL FUSE AND FUSE HOLDER. ALL FLUORESCENT LAMPS AND BALLASTS TO BE ENERGY SAVING TYPE.
- 29) ALL BRANCH CIRCUITS SHALL MEET NEC 210.
- 30) PROVIDE EMERGENCY HEADS ON THE EXTERIOR OF THE BUILDING AT ALL REQUIRED EXITS.
- 31) BREAKER PANEL CAPACITY SHALL NOT EXCEED 30 IP SPACES. PANELS SHALL BE "UL" RATED PER NEC 384-15.



Electrical Power Plan
SCALE: 3/16" = 1'-0"

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE ARCHITECT MAKES NO GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



Revisions:

Dennis R. Beatty
a r c h i t e c t

1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
EMAIL: ARCHITECT@CNCIR.COM
TEL: 513.424.8383 FAX: 513.424.8343

• Residential • Commercial • Industrial

FRALEY & FRALEY
Commercial Construction Management



7723 TYLERS PLACE BLVD. #101
WEST CHESTER, OH 45069

NEW BUILDING FOR :
LEWIS ANIMAL HOSPITAL
RIDGE ROAD
AMBERLEY, OHIO

Electrical Power
Plan

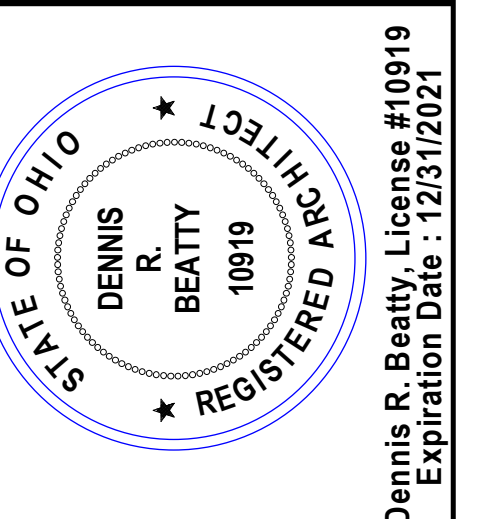
Date:	5/21/2020
Scale:	AS NOTED
Drawn:	Chad D. Piquignot
Job:	#19011
Sheet Number:	

E-1



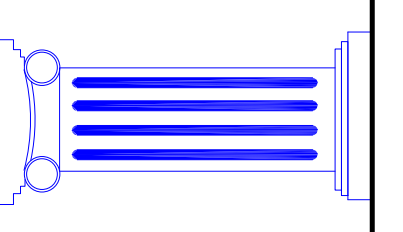
Electrical Lighting Plan
SCALE: 3/16" = 1'-0"

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE ARCHITECT MAKES NO GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



Revisions:

Dennis R. Beatty
architect
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
EMAIL: ARCHITECT@CINCIR.COM
TEL: 513.424.8383 FAX: 513.424.8343
• Residential • Commercial • Industrial



FRALEY & FRALEY
Commercial Construction Management
7723 TYLERS PLACE BLVD. #101
WEST CHESTER, OH 45069

NEW BUILDING FOR :
LEWIS ANIMAL HOSPITAL
RIDGE ROAD
AMBERLEY, OHIO

Electrical Lighting Plan
File: 5.21.2020
Scale: AS NOTED
Drawn: Chad D. Pequinot
Job: #19011
Sheet Number: E-1.1



DATE	PROJECT	FIRM	TYPE
------	---------	------	------

RISE IS A SYSTEM OF BEAUTIFULLY DESIGNED OUTDOOR RATED LUMINAIRES THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY. RISE F080 SINGLE IS A POWERFUL AND COMPACT LED LIGHT FIXTURE, DELIVERING UP TO 1170 LUMENS, THAT CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO[™] LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY USING ONLY ONE TWIST.

FEATURES :

- POWERFUL CBCP
- EXTREMELY COMPACT
- POWERFUL OUTPUT UP TO 1170 LUMENS
- MACRO[™] LOCK - 180° TILT AND 360° PAN
- 12 UNIQUE BEAM ANGLES
- MULTIVOLT (110V-277V)
- 8 CCTS: 2200K THROUGH 6500K
- 80+ AND 90+ CRI
- DIMMABLE TO 5%
- IP66 RATED



FIXTURE MODEL	FIXTURE CONFIG.	POWER/ LUMEN OUTPUT*	CCT/ COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F080	1S - Single Head	LO - Low Output MO - Medium Output HO - High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber *2200K and 2500K not available in 40°, 60°, 70° and 90°	8 - 80 9 - 90+ X - For RD, GR, BL, AM *90 CRI not available in 2500K, 5000K, and 6500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Medium Flood (60°) 70 - Wide Flood (70°) 90 - Very Wide Flood (90°) E1 - Elliptical 1 (15°x60°) E2 - Elliptical 2 (30°x60°) E3 - Elliptical 3 (60°x15°) E4 - Elliptical 4 (60°x30°)	K - Black Z - Bronze S - Silver W - White C - Custom* *Provide RAL #	X - No Accessory H - Half Snoot F - Full Snoot Will ship as X if not specified	A - 19" Flying Leads - Internal Cable IC; Bottom Exit; 1/2" NPT ; UL/CE Listed B* - 10' External Cable Side Exit; Surface Mount ; UL Listed C* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT ; UL Listed D* - 10' External Cable Side Exit; Surface Mount ; CE Listed E* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT; CE Listed *Will ship as A if not specified

EXAMPLE: F080-1S-LO-22-8-05-S-X-A

*SEE PHOTOMETARY CHART FOR LUMEN DATA

PERFORMANCE	WATTS	POWER	LUMEN OUTPUT	EFFICACY	CBCP
			5° 40°	5° 40°	5° 40°
	4	Low Output	309 429	76 107	21,991 705
	7.5	Medium Output	531 761	71 101	37,824 1,251
	11.5	High Output	744 1,120	65 99	53,048 1,874

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX

COLOR CONSISTENCY

LUMEN DEPRECIATION

80+, 90+

3-STEP MACADAM ELLIPSE

WATTS | L70 @ 25C | L70 @ 50C | L90 @ 25C | L90 @ 50C

LOW	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**
MEDIUM	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**
HIGH	>60,500* >(181,000)**	>36,300* >(181,000)**	>60,500* >(69,800)**	>33,200* >(69,800)**

* ENERGY STAR REPORTED TESTING HOURS TO DATE. CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR
** ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/raise for the most updated information.

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012

P • 310.496.6255
F • 310.496.6256
T • 855.632.6736
855.6.ECOSEN

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. VISIT [ECOSENSELIGHTING.COM](https://ecosenselighting.com) FOR THE MOST CURRENT SPECIFICATIONS. FOR A LIST OF PATENTS VISIT [ECOSENSELIGHTING.COM/IP-PORTFOLIO/](https://ecosenselighting.com/ip-portfolio/)
©2019 ECOSENSE LIGHTING INC. ALL RIGHTS RESERVED. ECOSENSE, THE ECOSENSE LOGO, TROY, TROY AND ECOSPEC ARE REGISTERED TRADEMARKS OF ECOSENSE LIGHTING INC.
RISE[™], SLIM COVE[™], FREEDOM TO CREATE[™], MACRO[™], FLIP-TO-FLAT[™] ARE TRADEMARKS OF ECOSENSE LIGHTING INC.

ECOSENSELIGHTING.COM

1/4

DATE	PROJECT	FIRM	TYPE
ELECTRICAL	WATTAGE POWER FACTOR THD OPERATING VOLTAGE DRIVER STARTUP TEMPERATURE OPERATING TEMPERATURE STORAGE TEMPERATURE	LOW OUTPUT = 4W; MEDIUM OUTPUT = 7.5W; HIGH OUTPUT = 11.5W >0.9 for 120V (HO, MO, LO), 230V (HO, MO), 277V (HO) <0.2 for 120V (HO, MO, LO), 230V (HO, MO), 277V (HO) MULTIVOLT: 110-277VAC, 50/60 Hz INTEGRAL TO FIXTURE; DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS -40°F TO 122°F (-40°C TO 50°C) -40°F TO 122°F (-40°C TO 50°C) -40°F TO 176°F (-40°C TO 80°C)	
CONTROL	DIMMING	110-277VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE	
PHYSICAL	DIMENSIONS HOUSING/LENS WEIGHT ENVIRONMENT MOUNTING OPTIONS WIRING TOOLS WIND LOAD (EPA) CORROSION RESISTANT	W 2.49" x H 8.13" x L 6.97" ; (63.33mm x 206.45mm x 177.05mm) EXTRUDED ALUMINUM; UV STABILIZED POLYCARBONATE; STAINLESS STEEL FASTENERS 1.25LBS / 0.56KG OUTDOOR • UL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 MEETS 3G ANSI C136.31 VIBRATION STANDARD FOR BRIDGE APPLICATIONS A - FLYING LEADS - INTERNAL CABLE IC; BOTTOM EXIT; 1/2" NPT ; UL/ CE RATED B - EXTERNAL CABLE SIDE EXIT; SURFACE MOUNT ; UL LISTED SURFACE MOUNT PLATE INCLUDED C - EXTERNAL CABLE BOTTOM EXIT; 1/2" NPT ; UL LISTED SURFACE MOUNT PLATE INCLUDED D - EXTERNAL CABLE SIDE EXIT; SURFACE MOUNT ; CE LISTED SURFACE MOUNT PLATE INCLUDED E - EXTERNAL CABLE BOTTOM EXIT; SURFACE MOUNT ; CE LISTED SURFACE MOUNT PLATE INCLUDED LENGTH OF FLYING LEADS 19" (482.6mm) LENGTH OF EXTERNAL CABLE 10' (3.05m) 2.5mm HEX KEY AND PHILLIPS #0 SCREWDRIVER FOR INTERCHANGEABLE LENS + SNOOTS 4mm HEX KEY FOR AIMING 5mm HEX KEY FOR MAIN TILT ARM EFFECTIVE PROJECTED AREA 0.14ft ² RISE HAS A HIGH-PERFORMING, CORROSION-RESISTANT FINISH THAT USES HIGH DURABILITY TRIGLYCIDYL ISOCYANURATE (TGIC) POWDER COATINGS SPECIFICALLY DESIGNED FOR NATATORIUMS AND EXTERIOR WEATHER EXPOSURE. THIS FINISH HAS BEEN TESTED AND APPROVED TO MARINE GRADE CORROSION RESISTANCE STANDARD IN UL1598A, ASTM B117 SALT FOG TEST FOR 200 HOURS.	

FIXTURE RATING & CERTIFICATIONS

CE, UL CERTIFIED
RoHS COMPLIANT, IK10



LIMITED WARRANTY 5 YEARS

O-10V CONTROL OPTIONS

100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated LDCM-PL-120-277-010V-GR

All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES

Snoots

Half Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-H-(K,Z,S,W,C)

Full Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-F-(K,Z,S,W,C)

Interchangeable Lens

If inner optic = 5°,

Desired angle Order the following spread lens

5 Degree F080-LENS-05

10 Degree F080-LENS-10

15 Degree F080-LENS-15

20 Degree F080-LENS-20

40 Degree F080-LENS-40

60 Degree F080-LENS-60

80 Degree F080-LENS-80

15x60 or 60x15 Degree F080-LENS-E1E3

30x60 or 60x30 Degree F080-LENS-E2E4

Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 80, 15X60 or 60X15, 30X60 or 60X30) F080-LENS-FULLSET

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/rise for the most updated information.

DATE	PROJECT	FIRM	TYPE
------	---------	------	------

If inner optic = 40°,

Desired angle	Order the following spread lens
5 Degree	NOT SUPPORTED
10 Degree	NOT SUPPORTED
15 Degree	NOT SUPPORTED
20 Degree	NOT SUPPORTED
40 Degree	F080-LENS-10
60 Degree	F080-LENS-40
70 Degree	F080-LENS-60
90 Degree	F080-LENS-80
15x60 or 60x15 Degree	NOT SUPPORTED
30x60 or 60x30 Degree	NOT SUPPORTED
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 80, 15X60 or 60X15, 30X60 or 60X30)	F080-LENS-FULLSET

Honeycomb Louver

Honeycomb Louver F080..... F080-LV-HComb

Canopy Plate (Not for use with wire Option B - External Cable Side Exit)

RISE Canopy Plate (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) RISE-CANOPY-04-(K,Z,S,W,C)

Color Filters

Red	F080-FILTER-RED
Blue	F080-FILTER-BLUE
Green	F080-FILTER-GREEN
Amber	F080-FILTER-AMBER

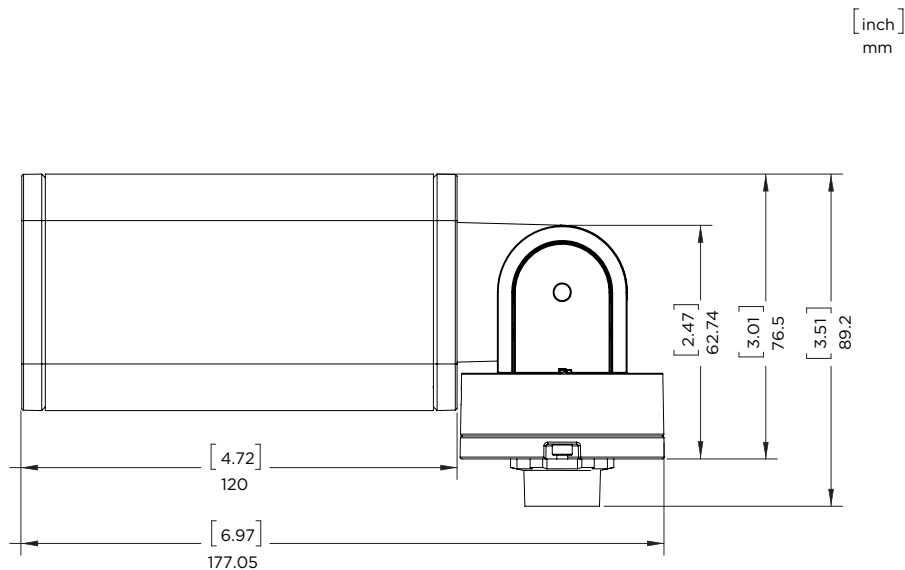
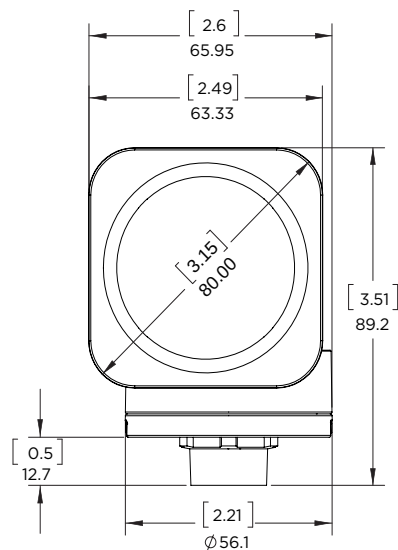
F080 Wall Mount Arm (for use only with Wiring Option C - External Cable Bottom Exit and not for use with multi-up fixtures)

Wall Mount Arm, 6 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)	F080-WMA-06-(K,Z,S,W,C)
Wall Mount Arm, 12 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)	F080-WMA-12-(K,Z,S,W,C)
Wall Mount Arm, 18 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)	F080-WMA-18-(K,Z,S,W,C)
Wall Mount Arm, 24 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)	F080-WMA-24-(K,Z,S,W,C)

Ground Stake (for use only with Wiring Option C - External Cable Bottom Exit and not for use with multi-up fixtures)

Landscape Stake, 12in (for use with F080 Single Head only, not for use with multi-fixture units) F080-LS-1S-STK-12

DIMENSIONS



NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/raise for the most updated information.

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012

P • 310.496.6255
F • 310.496.6256
T • 855.632.6736
855.6.ECOSEN

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.
VISIT [ECOSENSELIGHTING.COM](https://ecosenselighting.com) FOR THE MOST CURRENT SPECIFICATIONS.
FOR A LIST OF PATENTS VISIT [ECOSENSELIGHTING.COM/IP-PORTFOLIO/](https://ecosenselighting.com/ip-portfolio/)
©2019 ECOSENSE LIGHTING INC. ALL RIGHTS RESERVED. ECOSENSE, THE
ECOSENSE LOGO, TROV, TROY AND ECOSPEC ARE REGISTERED TRADEMARKS
OF ECOSENSE LIGHTING INC.
RISE™, SLIM COVE™, FREEDOM TO CREATE™, MACRO™, FLIP-TO-FLAT™ ARE
TRADEMARKS OF ECOSENSE LIGHTING INC.

[ECOSENSELIGHTING.COM](https://ecosenselighting.com)

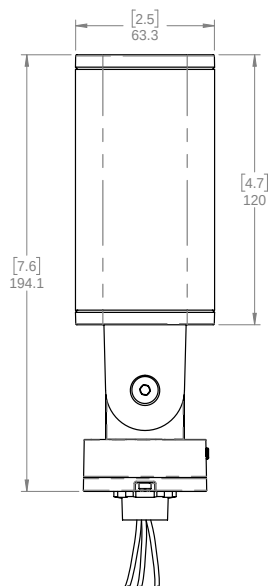
3/4

DATE	PROJECT	FIRM	TYPE
------	---------	------	------

WIRING GUIDE

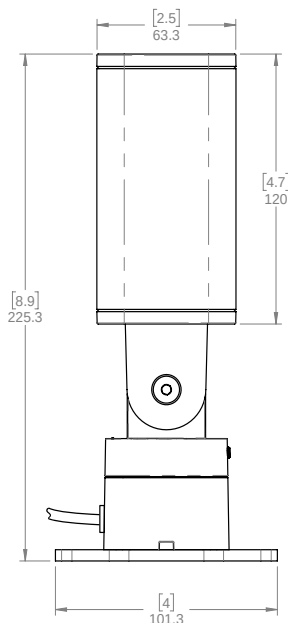
RISE is an interior and exterior rated (IP66) fixture that is available in three different wiring options:

Flying Leads - Internal Cable (UL Listed or CE Listed)



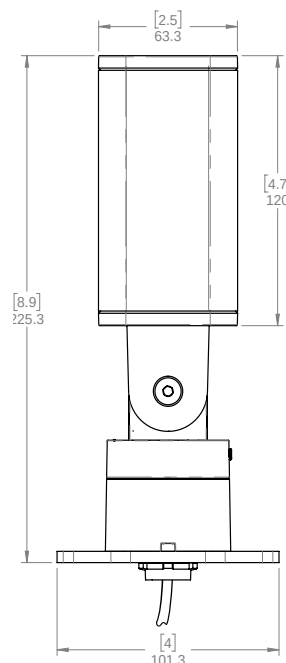
- For use with standard junction boxes
- 1/2" NPT Taper, Cable Length is 19"
- Compatible with EcoSense Canopy junction Box Cover
- 18 AWG Stranded Copper Cable - 3 Conductors

External Cable Side Exit (UL Listed or CE Listed)



- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the side of the base
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 10' (3.05m)

External Cable Bottom Exit (UL Listed or CE Listed)



- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the bottom for use with various accessories such as Wall Mount Arm and Ground Stake
- 1/2" NPT taper for mounting
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 10' (3.05m)

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/raise for the most updated information.

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012

P • 310.496.6255
F • 310.496.6256
T • 855.632.6736
855.6.ECOSEN

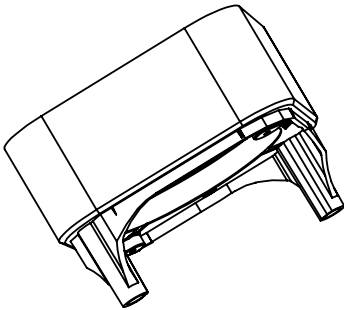
SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.
VISIT [ECOSENSELIGHTING.COM](https://ecosenselighting.com) FOR THE MOST CURRENT SPECIFICATIONS.
FOR A LIST OF PATENTS VISIT [ECOSENSELIGHTING.COM/IP-PORTFOLIO/](https://ecosenselighting.com/ip-portfolio/)
©2019 ECOSENSE LIGHTING INC. ALL RIGHTS RESERVED. **ECOSENSE**, THE **ECOSENSE** LOGO, **TROV**, **TROV** AND **ECOSPEC** ARE REGISTERED TRADEMARKS OF ECOSENSE LIGHTING INC.
RISE™, **SLIM COVE**™, **FREEDOM TO CREATE**™, **MACRO**™, **FLIP-TO-FLAT**™ ARE TRADEMARKS OF ECOSENSE LIGHTING INC.

ECOSENSELIGHTING.COM

4/4

DATE	PROJECT	FIRM	TYPE
------	---------	------	------

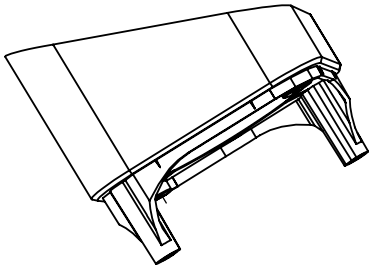
RISE F080 SNOOTS



Full Snoot

F080-F-(K,Z,S,W,C)

A FULL SHIELD USED TO CUT OFF LINE OF SIGHT TO THE LIGHT SOURCE OR TO REDUCE GLARE. FULL SNOOT IS USED WITH INSTALLATION HAS A 360° VIEWING ANGLE AND IS A DIE CAST PART, POWDER COATED TO MATCH FINISH. AVAILABLE IN BLACK, BRONZE, SILVER, WHITE OR CUSTOM COLOR FINISH.

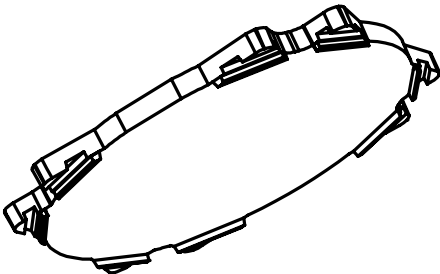


Half Snoot

F080-H-(K,Z,S,W,C)

45° SHIELD USED TO CUT OFF LINE OF SIGHT TO LIGHT SOURCE OR TO REDUCE GLARE. HALF SNOOT IS USED WHEN THE INSTALLATION HAS 180° VIEWING ANGLE AND IS A DIE CAST PART, POWDER COATED TO MATCH FINISH. AVAILABLE IN BLACK, BRONZE, SILVER, WHITE OR CUSTOM COLOR FINISH.

INTERCHANGEABLE LENS

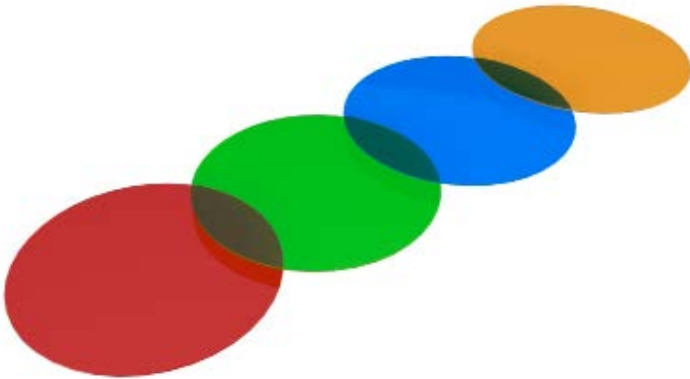


Desired Angle	If inner optic = 5°, then order the following spread lens
5°	F080-LENS-05
10°	F080-LENS-10
15°	F080-LENS-15
20°	F080-LENS-20
40°	F080-LENS-40
60°	F080-LENS-60
80°	F080-LENS-80
15x60	F080-LENS-E1E3
30x60	F080-LENS-E2E4
60x15	F080-LENS-E1E3
60x30	F080-LENS-E2E4

Desired Angle	If inner optic = 40°, then order the following spread lens
5°	Not supported
10°	Not supported
15°	Not supported
20°	Not supported
40°	F080-LENS-10
60°	F080-LENS-40
70°	F080-LENS-60
90°	F080-LENS-80
15x60	Not supported
30x60	Not supported
60x15	Not supported
60x30	Not supported

DATE	PROJECT	FIRM	TYPE
------	---------	------	------

COLOR FILTERS



- Red
F080-FILTER-RED
- Green
F080-FILTER-GREEN
- Blue
F080-FILTER-BLUE
- Amber
F080-FILTER-AMBER

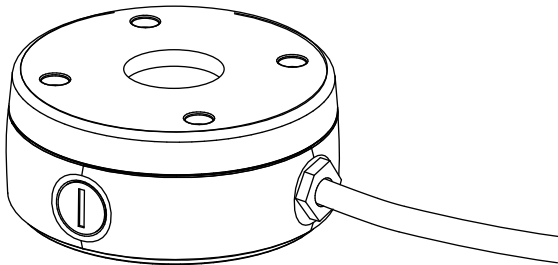
*For best results use with the following CCT

Color	CCT
Red	2700K
Green	4000K
Blue	5000K
Amber	3000K

CANOPY PLATE

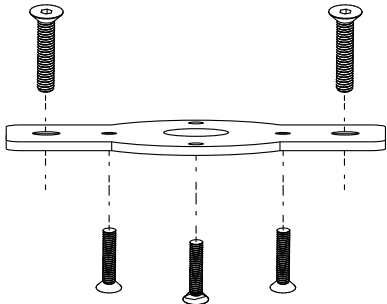
RISE-CANOPY 04-(K,Z,S,W)

4" ROUND DIE CAST ALUMINUM JUNCTION BOX COVER FOR STANDARD NORTH AMERICAN JUNCTION BOXES. AVAILABLE IN BLACK, BRONZE, SILVER, WHITE OR CUSTOM COLOR FINISH.



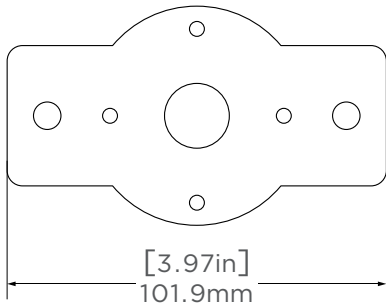
SURFACE MOUNT PLATE

[inch]
mm



F080-SMP-(K,Z,S,W)

ALUMINUM, POWDER COATED PLATE USED TO MOUNT FIXTURES TO FLAT SURFACE. COMPATIBLE WITH EC- BOTTOM (EXTERNAL CABLE) ONLY MOUNTING OPTIONS. AVAILABLE IN BLACK, BRONZE, SILVER, WHITE OR CUSTOM COLOR FINISH.



ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012

P • 310.496.6255
F • 310.496.6256
T • 855.632.6736
855.6.ECOSEN

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.
VISIT [ECOSENSELIGHTING.COM](https://www.ecosenselighting.com) FOR THE MOST CURRENT SPECIFICATIONS.
FOR A LIST OF PATENTS VISIT [ECOSENSELIGHTING.COM/IP-PORTFOLIO/](https://www.ecosenselighting.com/ip-portfolio/)
©2019 ECOSENSE LIGHTING INC. ALL RIGHTS RESERVED. ECOSENSE, THE ECOSENSE LOGO, TRÖV, TROV AND ECOSPEC ARE REGISTERED TRADEMARKS OF ECOSENSE LIGHTING INC.
RISE™, SLIM COVE™, FREEDOM TO CREATE™, MACRO™, FLIP-TO-FLAT™ ARE TRADEMARKS OF ECOSENSE LIGHTING INC.

ECOSENSELIGHTING.COM

2/2



D-Series Size 0 LED Area Luminaire



Catalog Number
Notes
Type

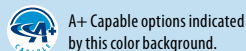
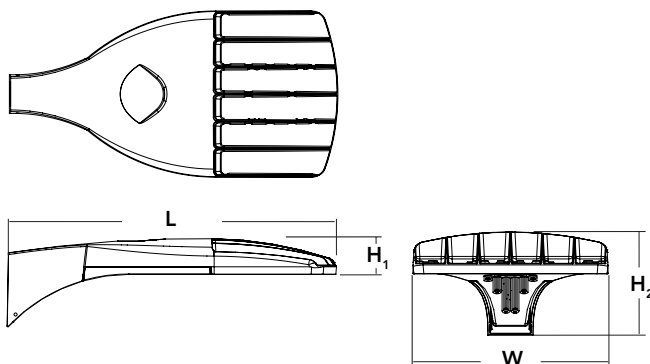
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.95 ft ² (.09 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height ₁ :	3" (7.62 cm)
Height ₂ :	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short ²	T5S Type V short ² T5M Type V medium ² T5W Type V wide ² BLC Backlight control ³ LCCO Left corner cutoff ³ RCCO Right corner cutoff ³	MVOLT ^{4,5} 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ^{5,6} 480 ^{5,6}
					Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket ² SPUMBA Square pole universal mounting adaptor ⁷ RPUMBA Round pole universal mounting adaptor ⁷ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ^{9,10} PIRHN Network, high/low motion/ambient sensor ¹¹ PER NEMA twist-lock receptacle only (control ordered separate) ¹² PER5 Five-pin receptacle only (control ordered separate) ^{12,13} PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) ^{12,13} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹⁴	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{15,16} PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{15,16} PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{15,16} PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{15,16} FAO Field adjustable output ¹⁷	Shipped installed HS House-side shield ¹⁸ SF Single fuse (120, 277, 347V) ⁵ DF Double fuse (208, 240, 480V) ⁵ L90 Left rotated optics ¹ R90 Right rotated optics ¹ DDL Diffused drop lens ¹⁸ Shipped separately BS Bird spikes ¹⁹ EGS External glare shield
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately.

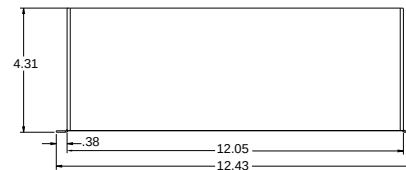
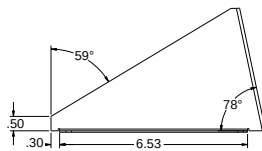
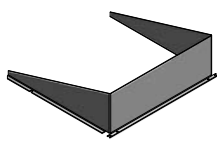
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁰
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁰
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁰
DSHORT SBK U	Shorting cap ²⁰
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 ¹⁸
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 ¹⁸
DSX0HS 40C U	House-side shield for P5,P6 and P7 ¹⁸
DSX0DDL U	Diffused drop lens (polycarbonate) ¹⁸
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²¹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷
DSX0EGS (FINISH) U	External glare shield

For more control options, visit [DTL](#) and [ROAM](#) online.
Link to [nLight Air 2](#)

NOTES

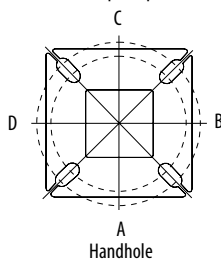
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30, BL50 or PNMT options.
- Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

EGS – External Glare Shield



Drilling

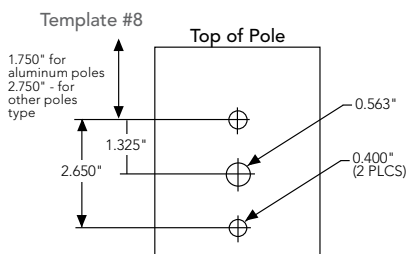
HANDHOLE ORIENTATION (from top of pole)



Tenon Mounting Slipfitter

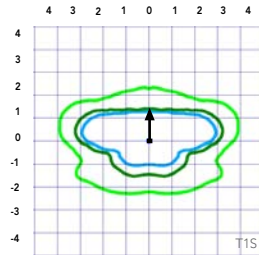
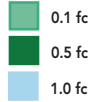
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

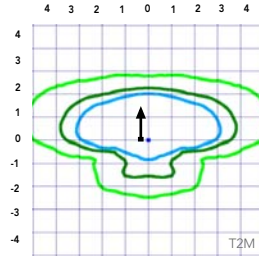


Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

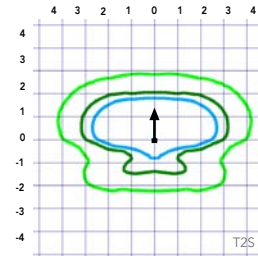
LEGEND



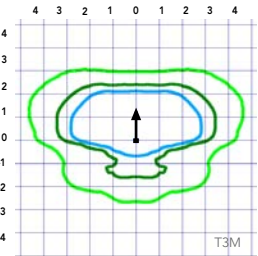
Test No.



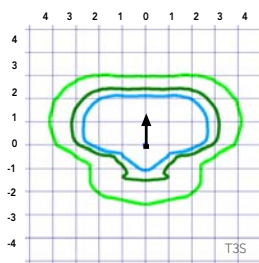
Test No.



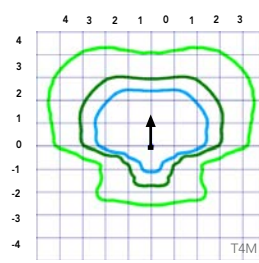
Test No. LTL2345/P25 tested in accordance with IESNA LM-79-08.



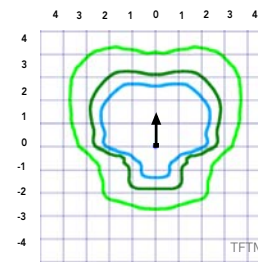
Test No. LTL2345/P25 tested in accordance with IESNA LM-79-08.



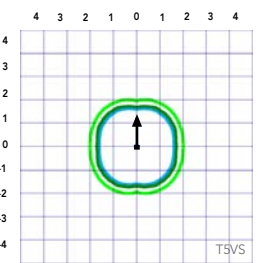
Test No. LTL2345/P25 tested in accordance with IESNA LM-79-08.



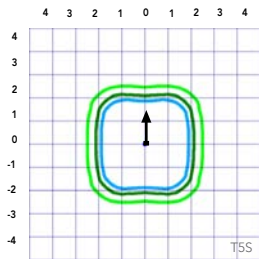
Test No.



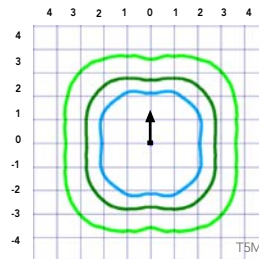
Test No.



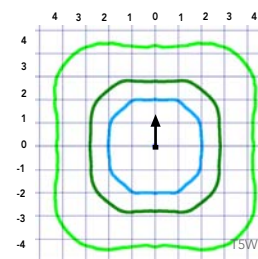
Test No.



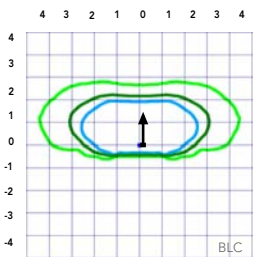
Test No.



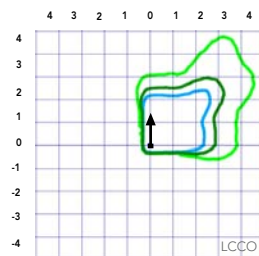
Test No.



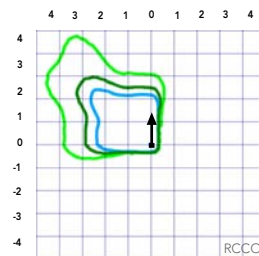
Test No. LTL2345/P25 tested in accordance with IESNA LM-79-08.



Test No.



Test No.



Test No.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with separate Dusk to Dawn or timer.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				TSVS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				TSS	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				TSM	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				TSW	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				TSVS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				TSS	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				TSM	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				TSW	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				TSVS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				TSS	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				TSM	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				TSW	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				TSVS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				TSS	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				TSM	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				TSW	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				TSVS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				TSS	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				TSM	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				TSW	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				TSVS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				TSS	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				TSM	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				TSW	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				TSVS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				TSS	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				TSM	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				TSW	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				TSVS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				TSS	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				TSM	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				TSW	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				TSVS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				TSS	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				TSM	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				TSW	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7,919	3	0	3	62	8,531	3	0	3	67	8,639	3	0	3	67
				LCCO	5,145	1	0	2	40	5,543	1	0	2	43	5,613	1	0	2	44
					5,139	3	0	3	40	5,536	3	0	3	43	5,606	3	0	3	44

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a [shaded background](#). DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a [shaded background](#)¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire.

Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocell receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2020 Acuity Brands Lighting, Inc. All rights reserved.

DSX0-LED
Rev. 02/05/20
Page 8 of 8

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metallic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

SSS Square Straight Steel Poles

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

SSS						
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²		Options	Finish ¹⁰
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	<u>Tenon mounting</u> PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <u>KAC/KAD/KSE/KSF/KVR/KVE Drill mounting³</u> DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° <u>CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting³</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° <u>RAD drill mounting³</u> DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90°	<u>AERIS™ Suspend drill mounting^{3,4}</u> DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° <u>OMERO™ Suspend drill mounting^{3,4}</u> DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	<u>Shipped installed</u> L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAXy Horizontal arm bracket (1 fixture) ^{5,6} FDLxy Festoon outlet less electrical ⁵ CPL12/xy 1/2" coupling ⁵ CPL34/xy 3/4" coupling ⁵ CPL1/xy 1" coupling ⁵ NPL12/xy 1/2" threaded nipple ⁵ NPL34/xy 3/4" threaded nipple ⁵ NPL1/xy 1" threaded nipple ⁵ EHHxy Extra handhole ^{5,7} MAEX Match existing ⁸ USPOM United States point of manufacture ⁹ IC Interior coating ¹⁰ UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) <u>Shipped separately (replacement kit available)</u> (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	<u>Standard colors</u> DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum <u>Classic colors</u> DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue <u>Architectural Colors and Special Finishes¹¹</u> Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

- Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.

- Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAXxy. Example: HA20BD.

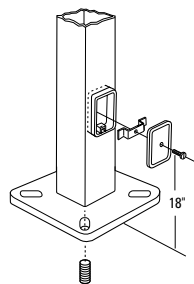
- Combination of tenon-top and drill mount includes extra handhole.
- Must add original order number of existing pole(s).
- Use when mill certifications are required.
- Provides enhanced corrosion resistance.
- Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

SSS Square Straight Steel Poles

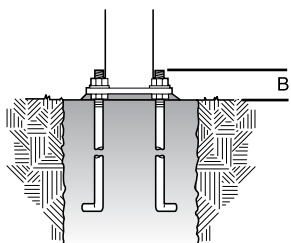
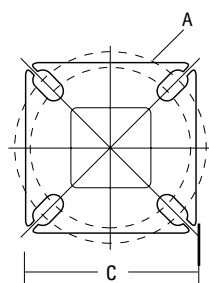
TECHNICAL INFORMATION — EPA (ft ²) with 1.3 gust													
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8-9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8-9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8-9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8-9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8-9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8-9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8-9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10-12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10-12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8-9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8-9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10-12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10-12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8-9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10-12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10-12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11-13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10-12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11-13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11-13	1 x 36 x 4	605

* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

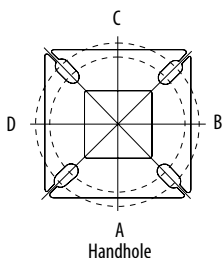
BASE DETAIL



POLE DATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template number	Anchor bolt description
4"C	8" - 9"	3.25" - 3.75"	8" - 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C	3/4"x18"x3"
4"G	8" - 9"	3.38" - 3.75"	8" - 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G	3/4"x30"x3"
5"	10" - 12"	3.5" - 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5	1"x36"x4"
6"	11" - 13"	4" - 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A	1"x36"x4"



HANDHOLE ORIENTATION



Default DM19 is on side B.

IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.



WEDGE2 LED

Architectural Wall Sconce



Catalog
Number

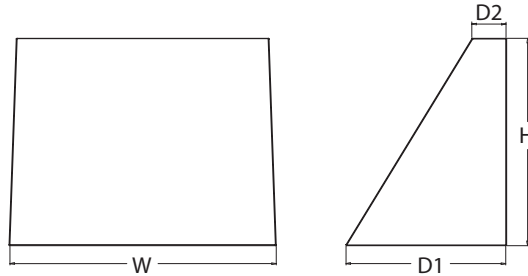
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
 (without options)



Introduction

The WEDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WEDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WEDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WEDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting	
WEDGE2 LED	P1 ¹	P1SW	27K	2700K	80CRI	VF	Visual comfort forward throw	MVOLT	Shipped included	Shipped separately
	P2 ¹	P2SW	30K	3000K	90CRI			347 ³	SRM	AWS 3/8inch Architectural wall spacer
	P3 ¹	P3SW	35K	3500K		VW	Visual comfort wide	480 ³		BBW Surface-mounted back box
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K	4000K					ICW	PBBW Premium surface-mounted back box (top, left, right conduit entry)
	P5 ¹		50K ²	5000K						

Options			Finish	
E4WH	Emergency battery backup, CEC compliant (4W, 0°C min)	Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW) PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls (only available with P1SW, P2SW & P3SW) NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD	Dark bronze
E10WH	Emergency battery backup, CEC compliant (10W, 5°C min)		DBLXD	Black
E20WC	Emergency battery backup, CEC compliant (18W, -20°C min)		DNAXD	Natural aluminum
PE ⁴	Photocell, Button Type		DWHXD	White
DS ⁵	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)		DSSXD	Sandstone
DMG ⁶	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DDBTXD	Textured dark bronze	
BCE	Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.	DBLBXD	Textured black	
		DNATXD	Textured natural aluminum	
		DWHGXD	Textured white	
		DSSTXD	Textured sandstone	



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
 © 2019-2020 Acuity Brands Lighting, Inc. All rights reserved.

WEDGE2 LED
 Rev. 04/15/20

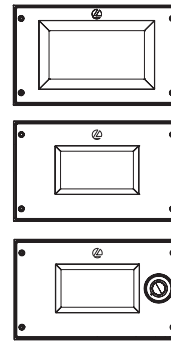
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 Premium surface-mounted back box (specify finish)
WSBBW DDBXD U	Surface - mounted back box (specify finish)

NOTES

- 1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
- 2 50K not available in 90CRI
- 3 347V and 480V not available with E4WH, E10WH, E20WC or DS.
- 4 PE not available in 480V or with sensors/controls
- 5 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
- 6 DMG option not available with sensors/controls
- 7 Not qualified for DLC. Not available with emergency battery backup or sensors/controls



Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5

Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW

Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



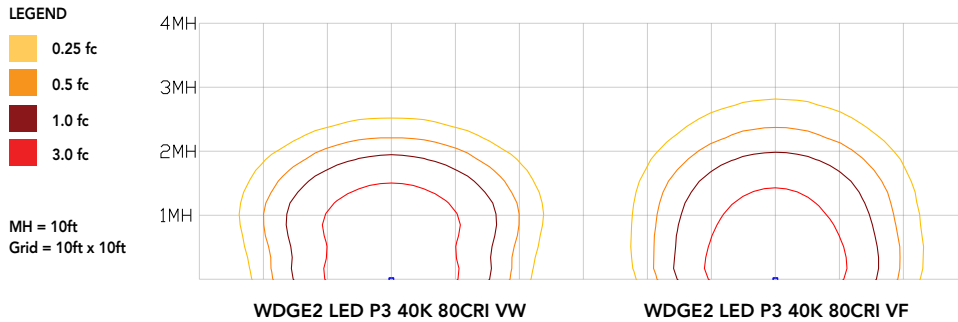
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2019-2020 Acuity Brands Lighting, Inc. All rights reserved.

WDGE2 LED
Rev. 04/15/20

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



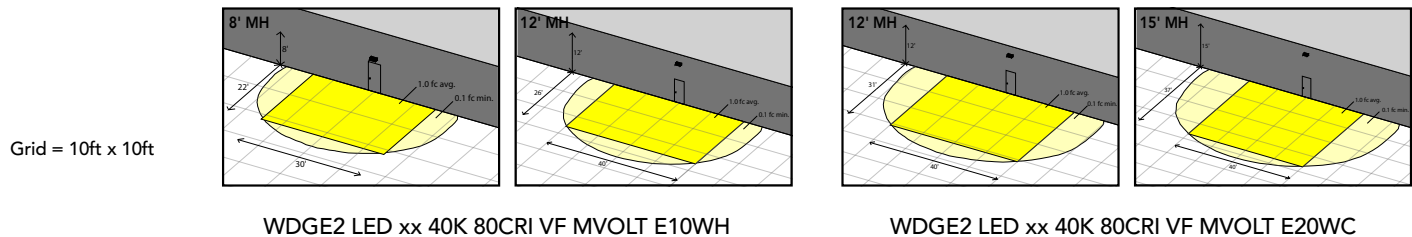
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

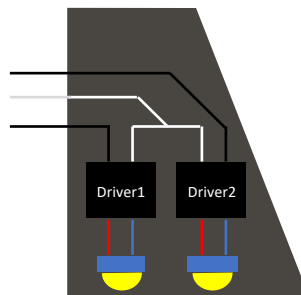
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Motion/Ambient Sensor (PIR, PIRH)

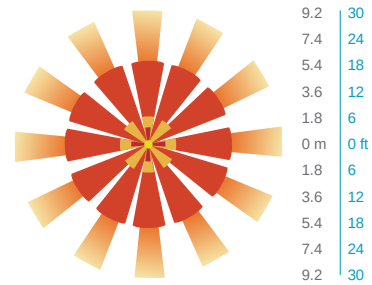
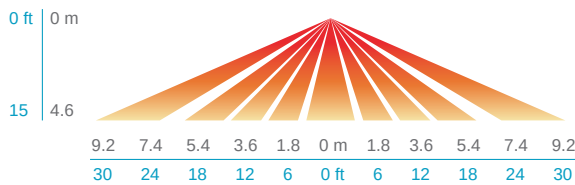
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

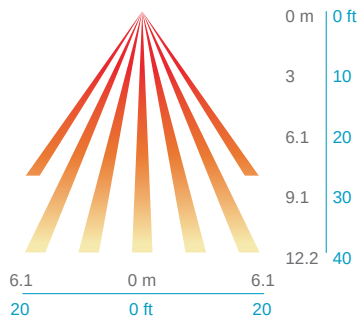
PIR

HIGH VIEW

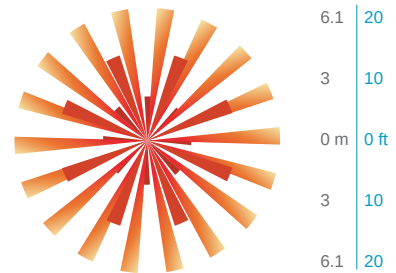


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 7"
H = 11"
W = 11.5"



PBBW – Premium Back Box

D = 1.75"
H = 9"
W = 11.5"



BBW – Standard Back Box

D = 1.5"
H = 4"
W = 5.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Catalog Number
Notes
Type

Contractor Select™

OVWP LED

Wall Sconce

The OVWP LED wall sconce is an attractive and energy efficient solution. The day-form has a compact and elegant look. It's minimalistic design provides a depth less than 2 1/2 inches making it ADA compliant. The added benefits of LED energy savings and dusk-to-dawn controls makes it a great solution for residential single and multi-family applications.

FEATURES:

- Replaces: Up to 100W incandescent lamp
- Elegant and compact design provides a depth less than 2 1/2-inches, ADA compliant
- Photocell for dusk to dawn operation



Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet qty.
OVWP LED 40K 120 PE DDB M4	889804851090	WALL PACKS	70W METAL HALIDE	1,242	14W	4000K	120V	BRONZE	448
OVWP LED 40K 120 PE WH M4	889804851120	WALL PACKS	70W METAL HALIDE	1,242	14W	4000K	120V	WHITE	448

More configurations are available. [Click here](#) or visit www.acuitybrands.com and search for OVWP LED or OFM LED.



Specifications

INTENDED USE:

The OVWP provides years of maintenance-free general illumination for commercial or residential outdoor applications such as driveways, patios, loading areas and warehouses.

CONSTRUCTION:

Rugged cast-aluminum, corrosion-resistant rear mounting plate. Impact resistant polycarbonate front cover/diffuser resists fading and cracking. Driver operates at 120V. Operating temperature -40°C to 40°C. Lenses are engineered for uniform light distribution, uniformity and fixture spacing. See Lighting Facts Labels for specific fixture performance.

ELECTRICAL:

Light engine consists of long-life, high-efficacy LEDs mounted on an internal aluminum heat sink to maximize heat dissipation and promote long life (L95/100,000 hours at 40°C). Driver and integral photocell operate at 120V and are fully enclosed in the upper housing. There are no user serviceable parts. LEDs maintain 70% of light output at 35,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

INSTALLATION

Designed for wall mount applications more than 4' above the ground. Mounts to a recessed junction box (by others).

LISTINGS:

ETL Listed to US and Canadian safety standards for wet locations.

WARRANTY:

1-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

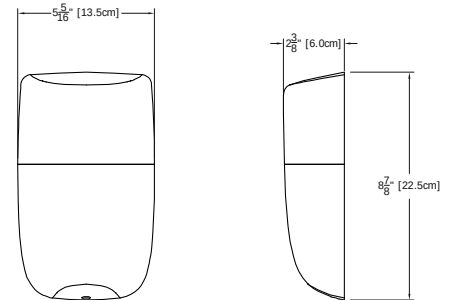
Dimensions

Width: 2-3/8" (6cm)

Height: 8-7/8" (22.5cm)

Depth: 5-5/16" (13.5cm)

Weight: 1.5lbs (0.68kg)



All dimensions are inches (centimeters) unless otherwise indicated.



CLIENT | Lewis Animal Hospital

LOCATION | Cincinnati, OH

SAVED AS | Lewis_Animal_Hospital

DATE | 6/4/20

REVISIONS |

SALESMAN | Mike Davis

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X

☐ GLOSS	☐ SATIN
☐ SEMI-GLOSS	☐ FLAT

CIRCUITS | 1

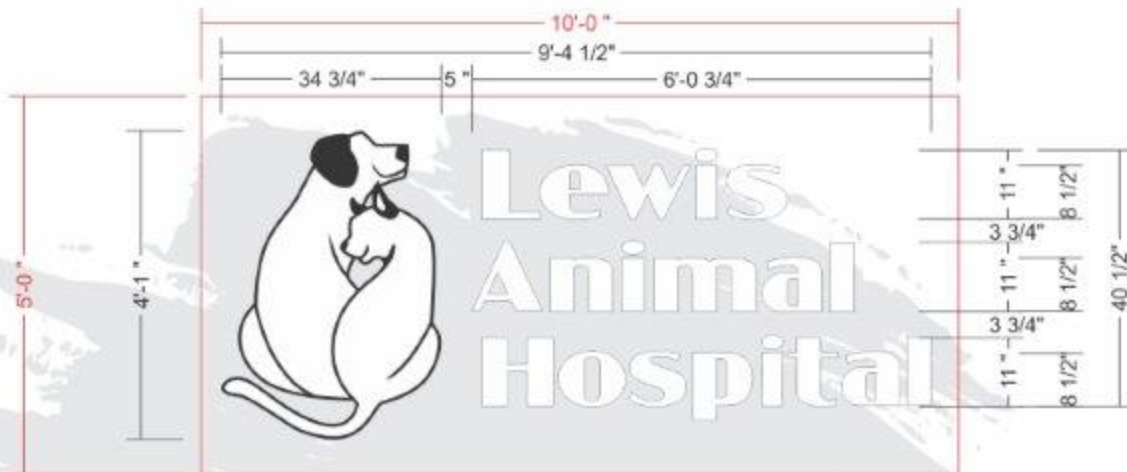
VOLTAGE | 120V



ALL CONCEPTS, DESIGNS, AND PLANS REPRESENTED BY THIS DOCUMENT ARE THE PROPERTY OF THE KESSLER DESIGN GROUP AND ARE FOR THE USE ON THE PROJECT SPECIFIED IN THIS DOCUMENT.

COPYRIGHT 2010 BY KESSLER DESIGN GROUP
ALL RIGHTS RESERVED

2645 NATIONAL ROAD
PO. BOX 6785
ZANESVILLE, OHIO 43701-6785
740-453-0068 | 1-800-656-1670



FRONT



BACK



NEW S/F 1/4" ALUM. PLATE GRAPHIC/LETTERING PIN MOUNTED TO BUILDING

SCALE: 1/2" = 1'





CLIENT | Lewis Animal Hospital

LOCATION | Cincinnati, OH

SAVED AS | Lewis_Animal_Hospital

DATE | 6/4/20

REVISIONS |

SALESMAN | Mike Davis

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X

☐ GLOSS	☐ SATIN
☐ SEMI-GLOSS	☐ FLAT

CIRCUITS | 1

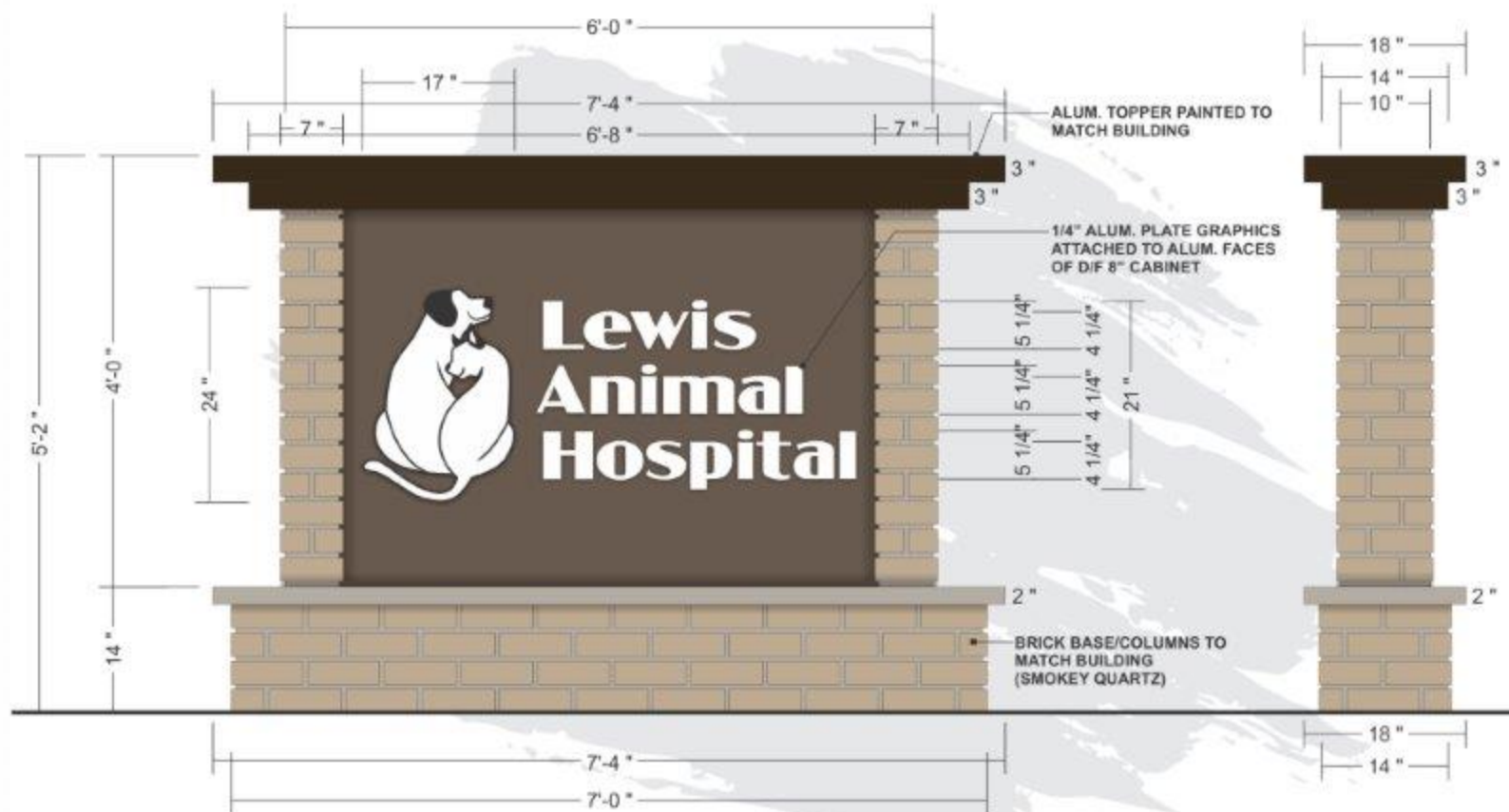
VOLTAGE | 120V



ALL CONCEPTS, DESIGNS, AND PLANS REPRESENTED BY THIS DOCUMENT ARE THE PROPERTY OF THE KESSLER DESIGN GROUP AND ARE FOR THE USE ON THE PROJECT SPECIFIED IN THIS DOCUMENT.

COPYRIGHT 2010 BY KESSLER DESIGN GROUP
ALL RIGHTS RESERVED

2645 NATIONAL ROAD
PO. BOX 6785
ZANESVILLE, OHIO 43701-6785
740-423-0068 | 1-800-656-1670

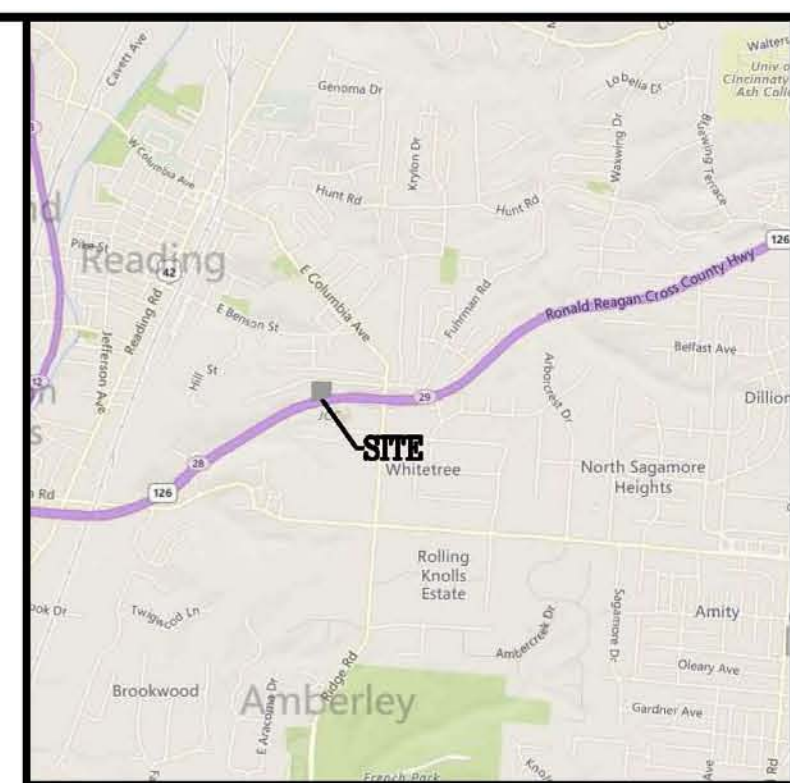
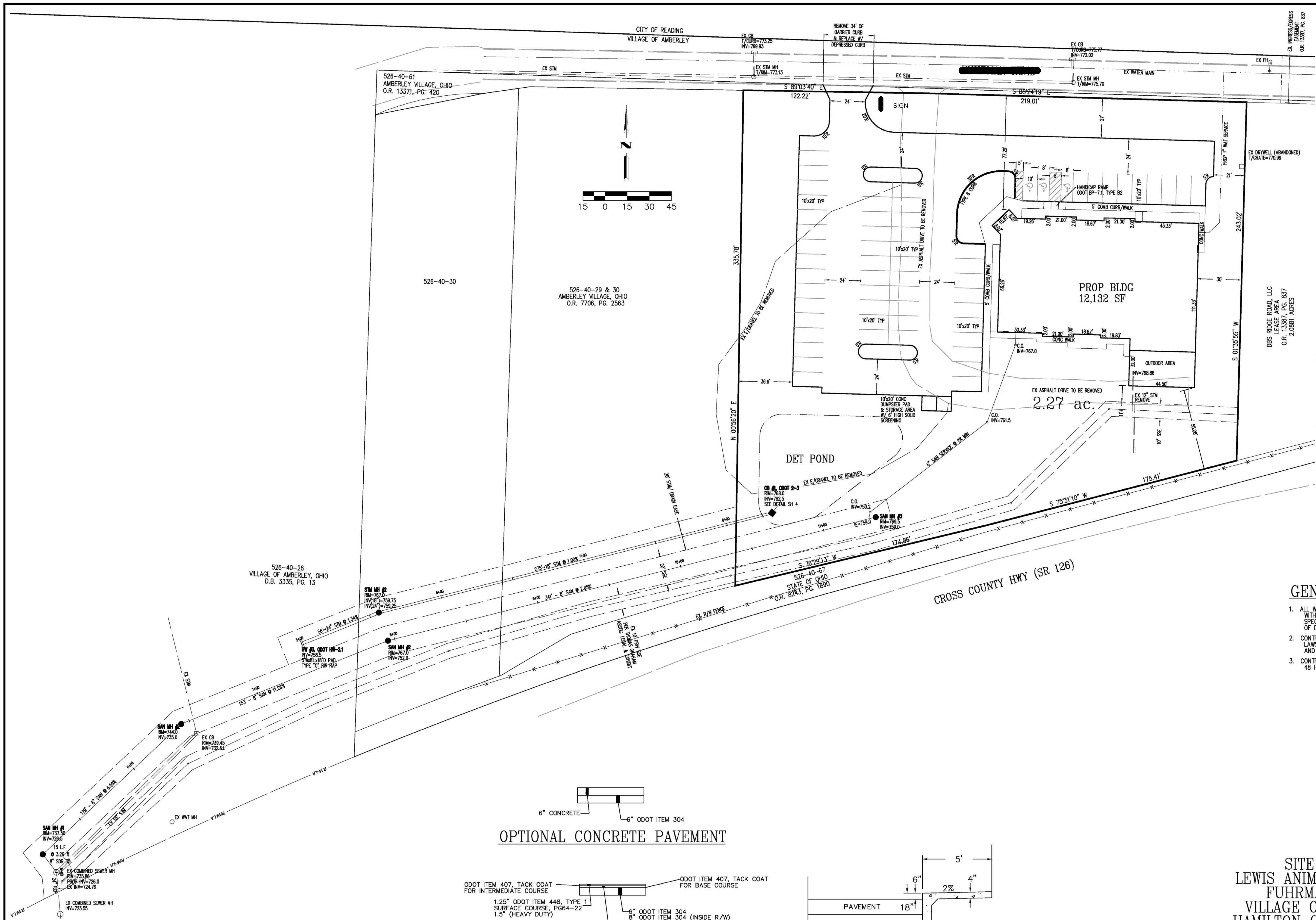


POLE: 3.50" OD x 0.216" STEEL
FOUNDATION: 3' x 3' 1/2" AUGURED CONCRETE

TO MATCH BUILDING	TO MATCH BUILDING	TO MATCH BUILDING
SMOKEY QUARTZ	BLACK	WHITE
BRICK	BLACK	WHITE

NEW D/F NON-ILLUMINATED MONUMENT SIGN W/ ALUM. PLATE GRAPHICS & BRICK BASE/COLUMNS

SCALE: 3/4" = 1'



VICINITY MAP
NOT TO SCALE

DEVELOPER
FRALEY & FRALEY DESIGN BUILD
7740 THOMAS ROAD
MIDDLETOWN, OHIO 45042
513-464-3427

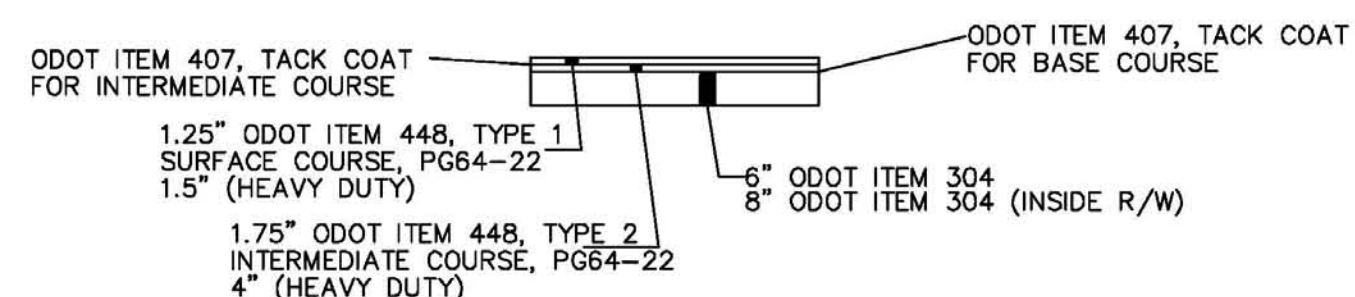
ENGINEER
APEX ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD.
MIDDLETOWN, OHIO 45042
(513) 424-5202



GENERAL NOTES

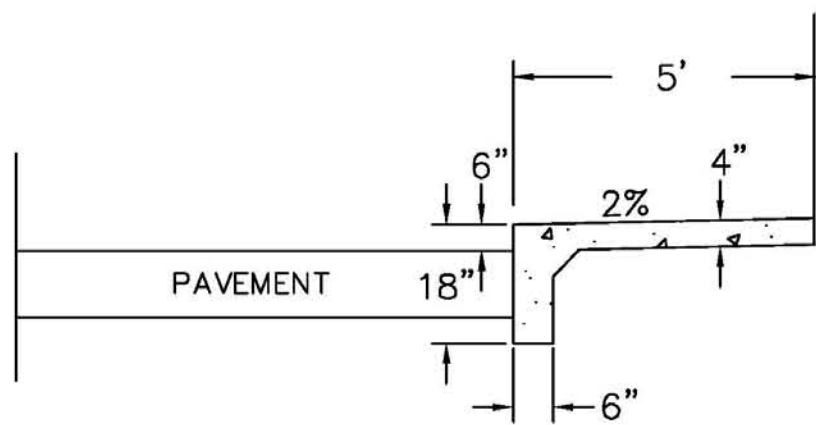
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS AND/OR HAMILTON COUNTY MANUAL OF DESIGN, LATEST EDITION.
2. CONTRACTOR SHALL ADHERE TO ALL FEDERAL, STATE, AND LOCAL LAWS, STATUTES, AND ORDINANCES AS RELATED TO THIS PROPERTY AND ACTIVITY.
3. CONTRACTOR SHALL CONTACT OHIO UTILITY PROTECTION SERVICE 48 HOURS PRIOR TO THE BEGINNING OF EXCAVATION.

OPTIONAL CONCRETE PAVEMENT



STANDARD PAVEMENT COMPOSITION

COMB CURB/WALK DETAIL



SITE PLAN
LEWIS ANIMAL HOSPITAL
FUHRMAN ROAD
VILLAGE OF AMBERLY
HAMILTON COUNTY, OHIO

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

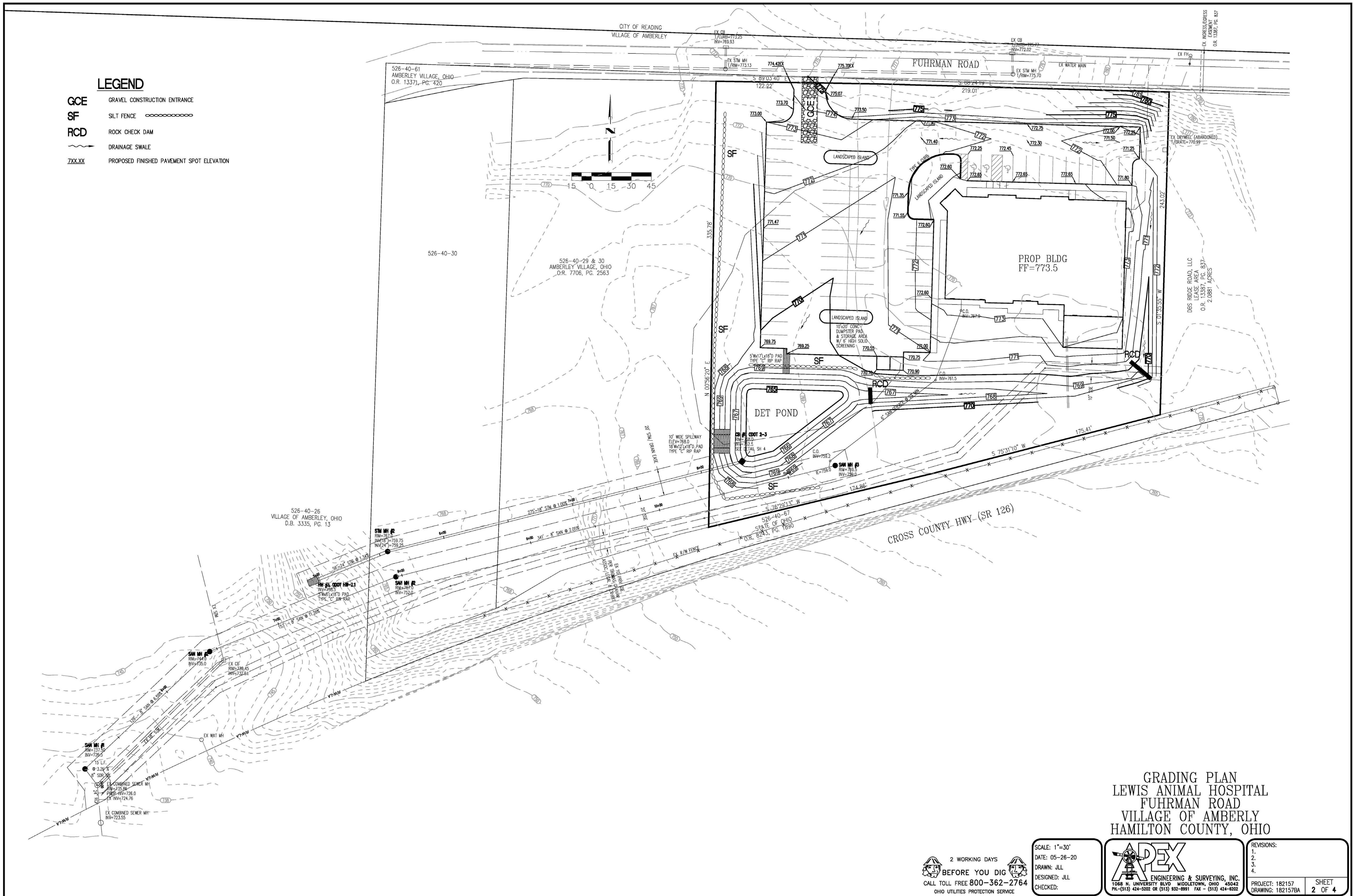
SCALE: 1"=30'
DATE: 05-26-20
DRAWN: JLL
DESIGNED: JLL
CHECKED:

APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH: (513) 424-5202 OR (513) 932-8991 FAX: (513) 424-6202

REVISIONS:
1.
2.
3.
4.
PROJECT: 182157
DRAWING: 182157BA
SHEET
1 OF 4

LEGEND

- GCE GRAVEL CONSTRUCTION ENTRANCE
- SF SILT FENCE
- RCD ROCK CHECK DAM
- DRAINAGE SWALE
- 7X.XX PROPOSED FINISHED PAVEMENT SPOT ELEVATION



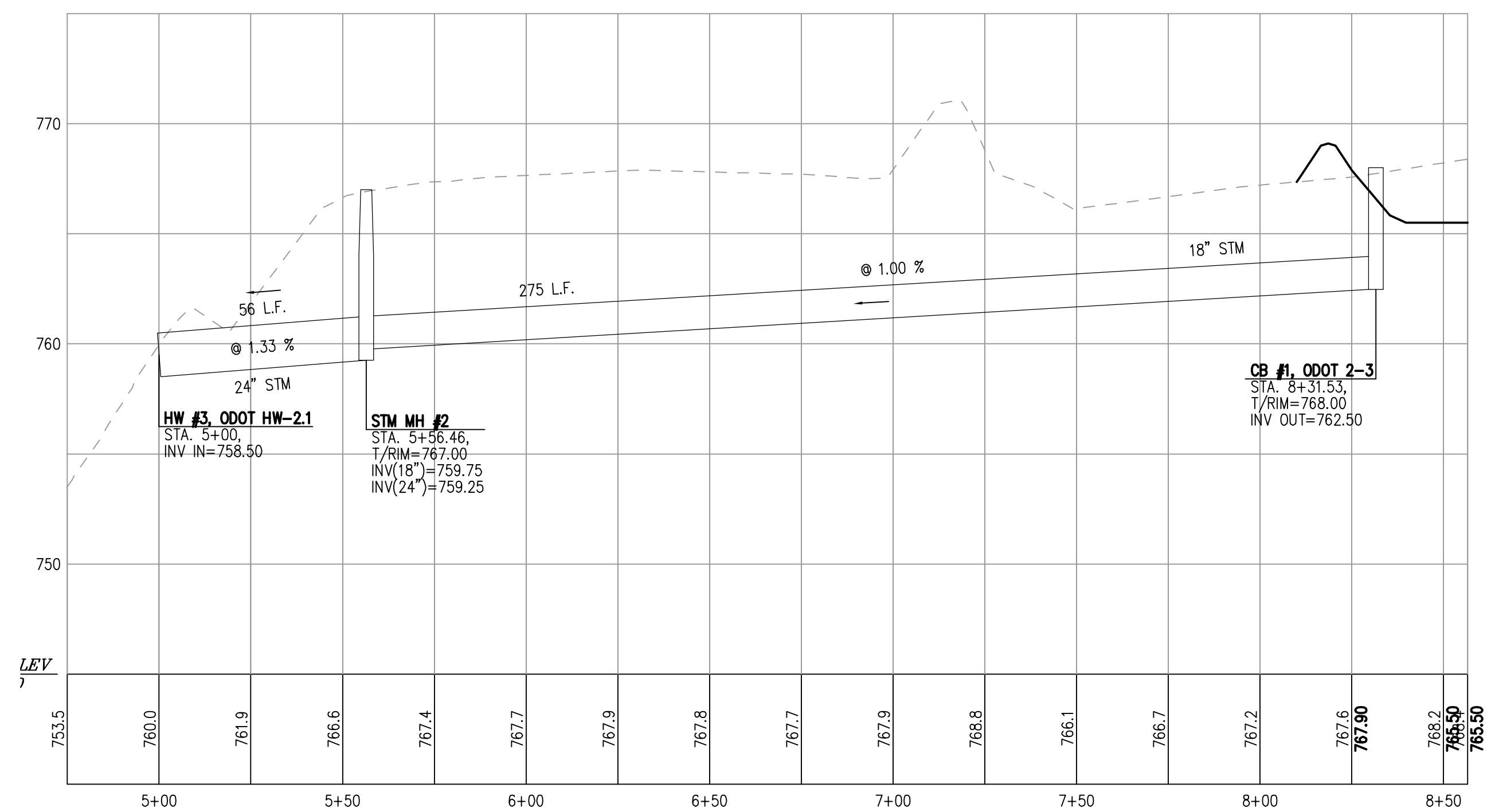
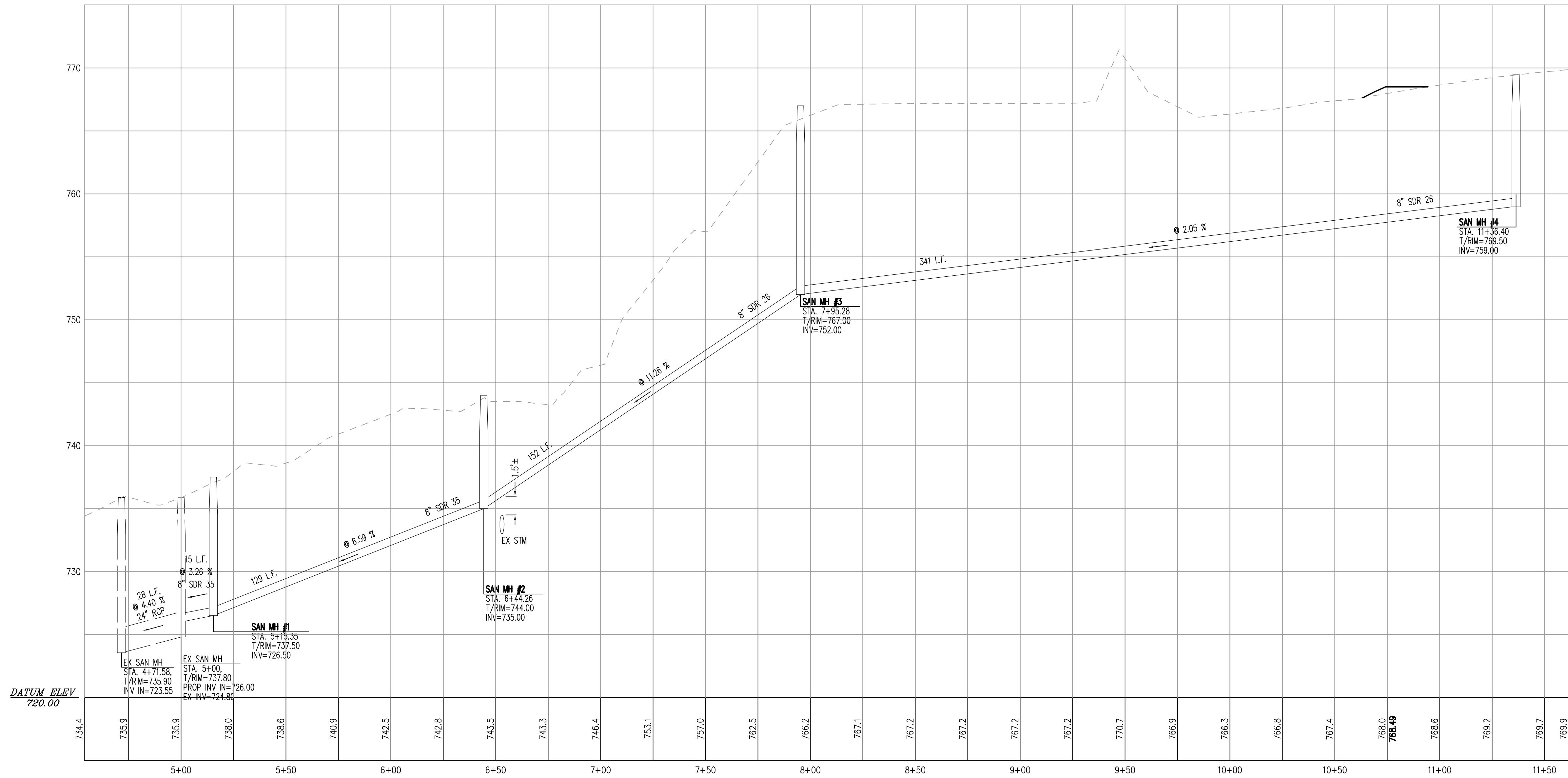
GRADING PLAN
LEWIS ANIMAL HOSPITAL
FUHRMAN ROAD
VILLAGE OF AMBERLEY
HAMILTON COUNTY, OHIO

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=30'
DATE: 05-26-20
DRAWN: JLL
DESIGNED: JLL
CHECKED:

APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH: (513) 424-5202 OR (513) 932-8991 FAX: (513) 424-6202

REVISIONS:
1.
2.
3.
4.
PROJECT: 182157
DRAWING: 182157BA
SHEET
2 OF 4

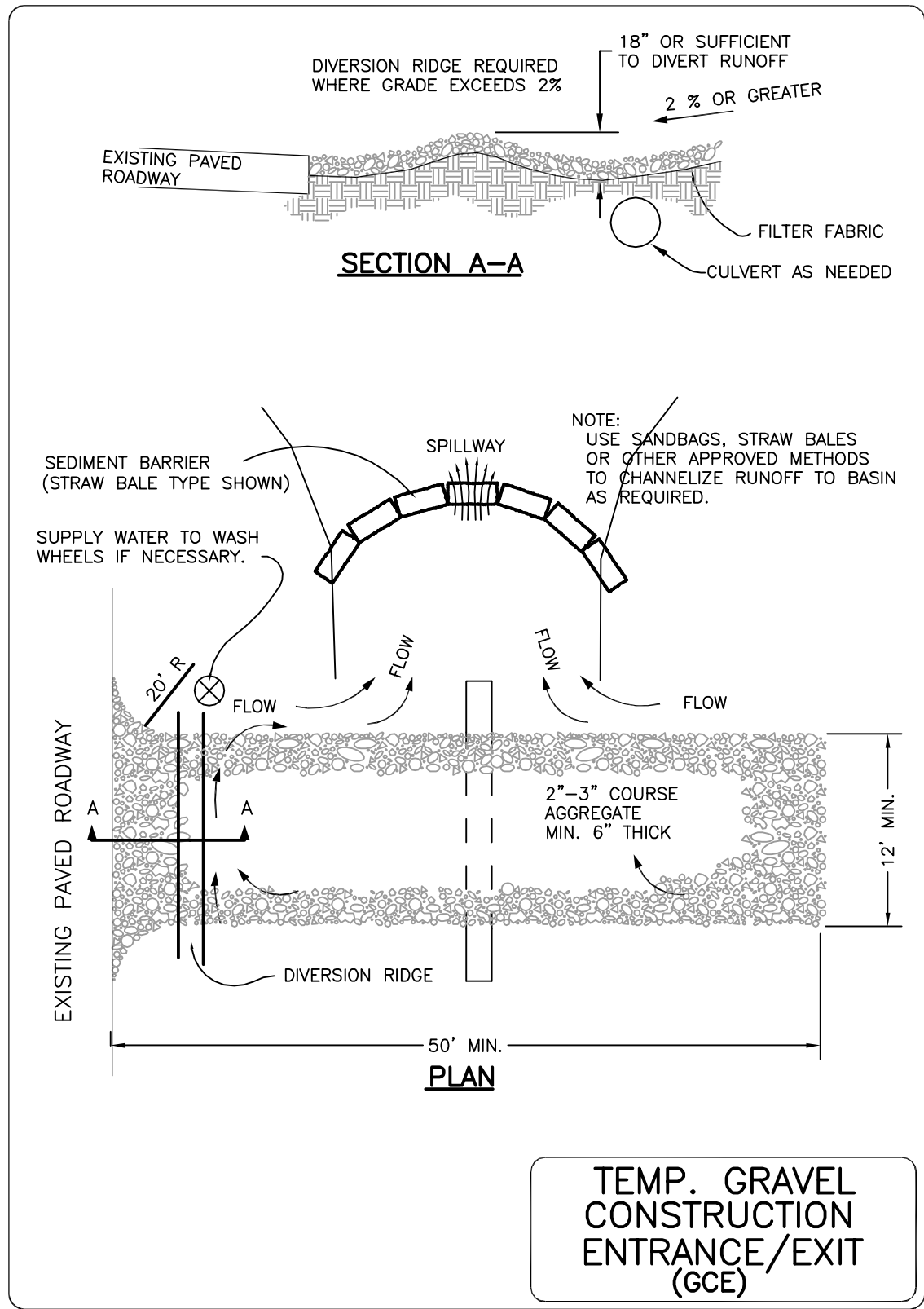


2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=30'H, 1"=5'V
 DATE: 05-26-20
 DRAWN: JLL
 DESIGNED: JLL
 CHECKED:

APEX
 ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
 PH. (513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
 1.
 2.
 3.
 4.
 PROJECT: 182157
 DRAWING: 182157BA
 SHEET
3 OF 4

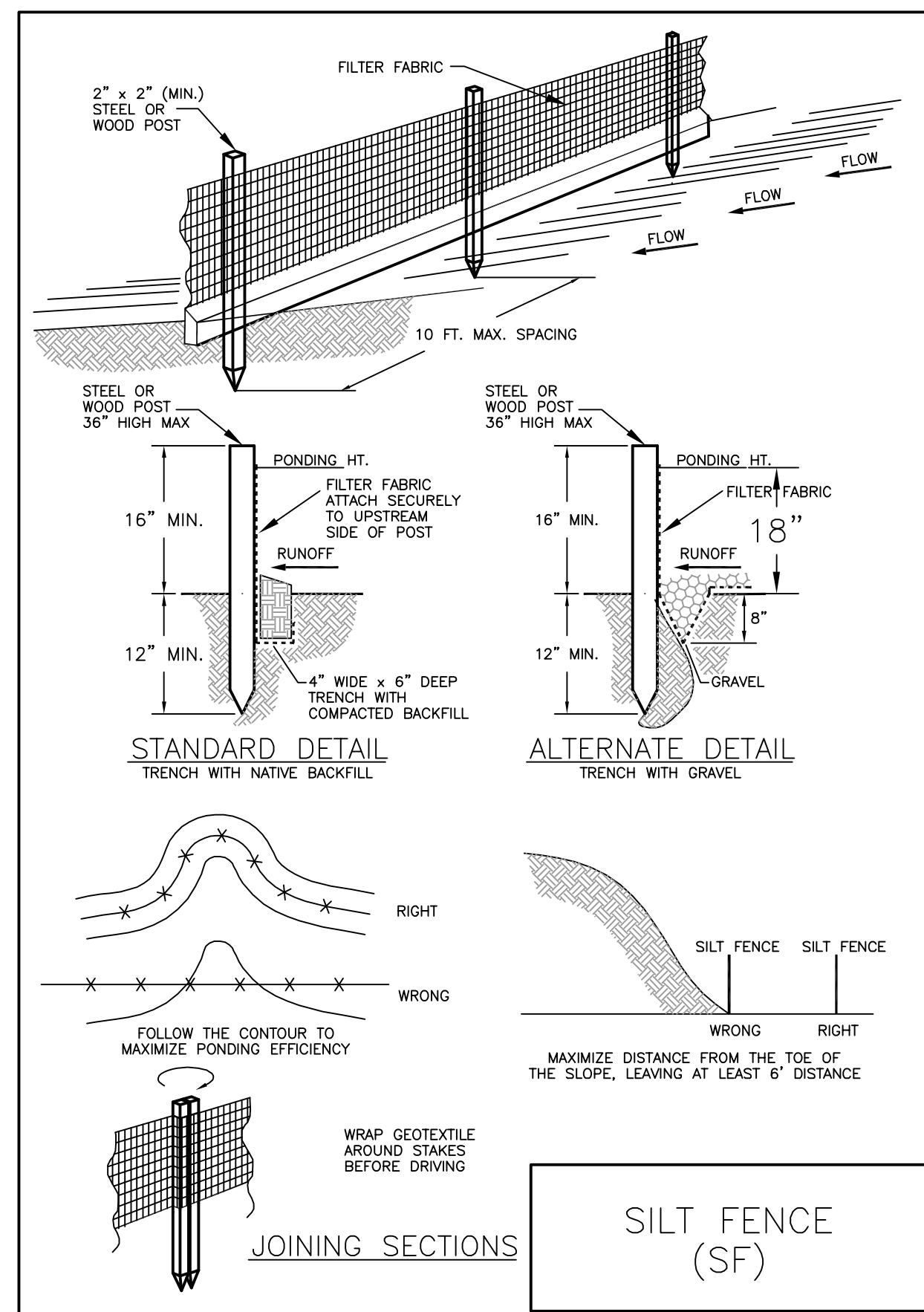


TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT CONSTRUCTION SPECIFICATIONS

1. THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 2-TO 3-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 6 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE. GEOTEXTILE SHALL HAVE A GRAB TENSILE STRENGTH OF 200 LB. AND A MULLEN BURST STRENGTH OF AT LEAST 190 LB.
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THAN 12 FEET WIDE.
4. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.
5. LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
7. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.
8. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
9. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.
10. A CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE AND FROM BEING DIRECTED OUT ONTO PAVED SURFACES.

INSPECTION AND MAINTENANCE

1. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
2. REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE.
3. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY.
4. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.



SILT FENCE CONSTRUCTION SPECIFICATIONS

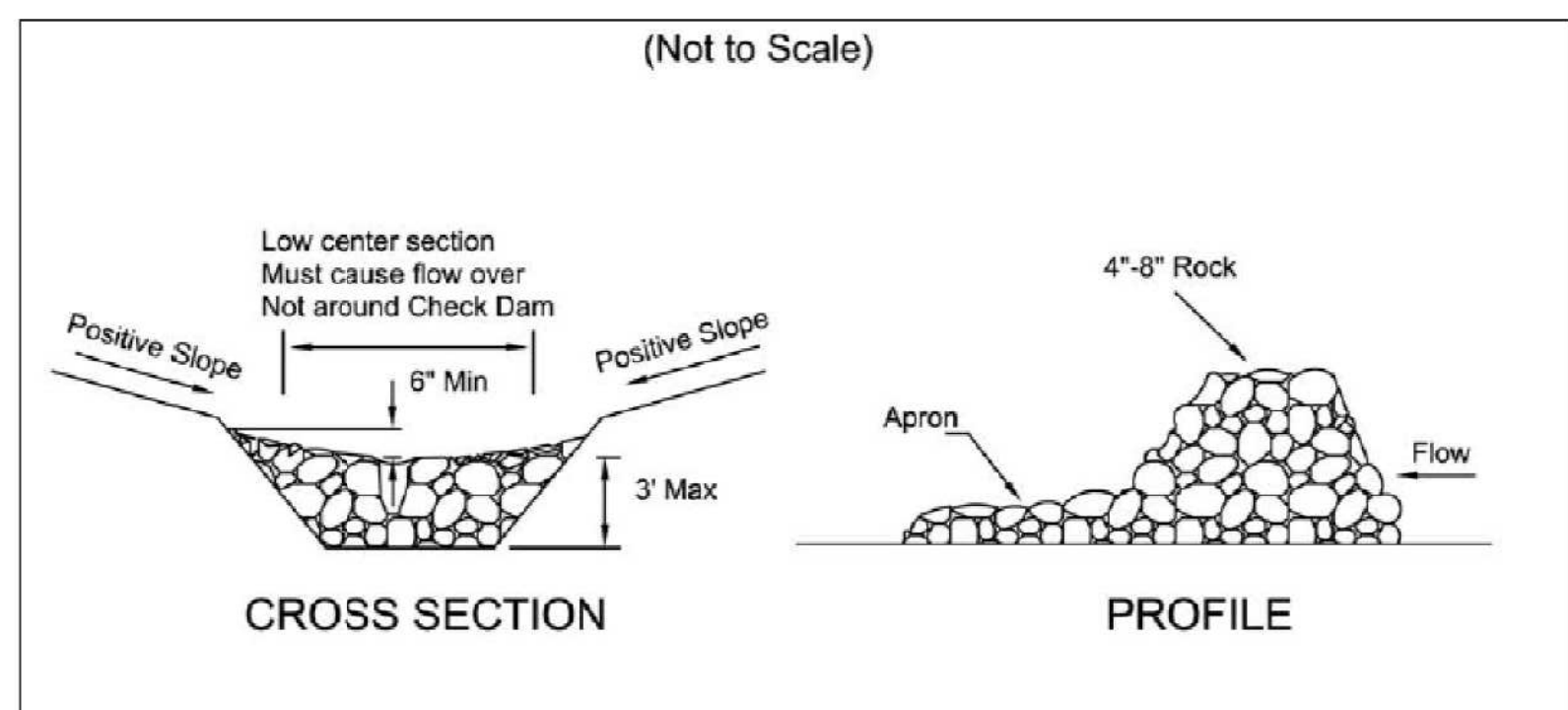
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES.
3. PONDING HEIGHT SHALL NEVER EXCEED 18\"
4. IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
5. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. TURN THE ENDS OF THE FENCE UPHELL.
6. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
7. SEE TABLE "A" BELOW FOR SUGGESTED FILTER FABRIC SPECIFICATIONS.
8. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.
9. SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.
10. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

INSPECTION AND MAINTENANCE

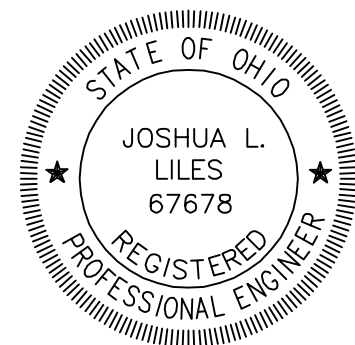
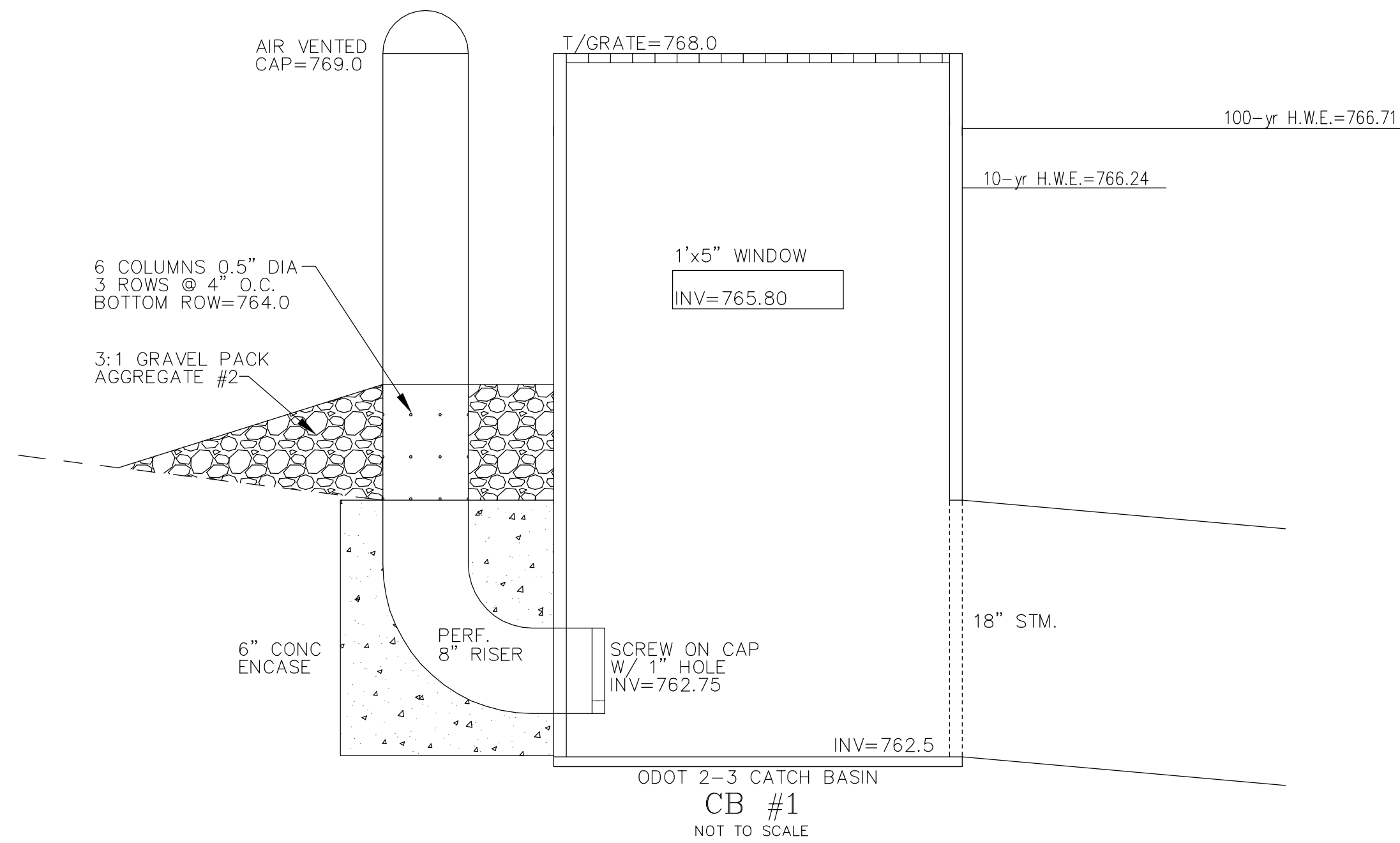
1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1\"
2. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.
3. THE REMOVED SEDIMENT SHALL CONFORM WITH THE EXISTING GRADE AND BE VEGETATED OR OTHERWISE BE STABILIZED.

VALUES		
FABRIC PROPERTIES	TABLE "A"	TEST METHOD
GRAB TENSILE STRENGTH	90 lb. min.	ASTM 1682
MULLEN BURST STRENGTH	190 psi min.	ASTM D 3786
SUDDEN FLOW RATE	0.5 gal/min/ft max.	
EQUIVALENT OPENING SIZE	40-60	US Std. Sieve CW-02215
ULTRAVIOLET RADIATION STABILITY	90% min.	ASTM-G-26

Specifications for Rock Check Dam



1. The check dam shall be constructed of 4-8 inch diameter stone, placed so that it completely covers the width of the channel. ODOT Type D stone is acceptable, but should be underlain with a gravel filter consisting of ODOT No. 3 or 4 or suitable filter fabric.
2. Maximum height of check dam shall not exceed 3.0 feet.
3. The midpoint of the rock check dam shall be a minimum of 6 inches lower than the sides in order to direct across the center and away from the channel sides.
4. The base of the check dam shall be entrenched approximately 6 inches.
5. Spacing of check dams shall be in a manner such that the toe of the upstream dam is at the same elevation as the top of the downstream dam.
6. A Splash Apron shall be constructed where check dams are expected to be in use for an extended period of time, a stone apron shall be constructed immediately downstream of the check dam to prevent flows from undercutting the structure. The apron should be 6 in. thick and its length two times the height of the dam.
7. Stone placement shall be performed either by hand or mechanically as long as the center of check dam is lower than the sides and extends across entire channel.
8. Side slopes shall be a minimum of 2:1.



EROSION CONTROL PLAN/DETAILS LEWIS ANIMAL HOSPITAL FURHMAN ROAD VILLAGE OF AMBERLEY HAMILTON COUNTY, OHIO



SCALE: N/A
DATE: 05-26-20
DRAWN: JLL
DESIGNED: JLL
CHECKED:



REVISIONS:
1.
2.
3.
4.

PROJECT: 182157
DRAWING: 182157BA

SHEET
4 OF 4



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: July 8, 2020 at 7:00 PM
WHERE: Amberley Village Municipal Building, 7149 Ridge Road
FROM: Scot Lahrmer, Village Manager

HEARING OF THE AMBERLEY VILLAGE PLANNING COMMISSION

Please be advised there will be a public meeting held by the Amberley Village Planning Commission and the Board of Zoning Appeals on **Wednesday, July 8, 2020**, at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. In light of concerns regarding the COVID-19 virus, the meeting will also be live streamed on the Village website at www.amberleyvillage.org, and those wishing to speak at the meeting may instead call in at the contact information listed below. The public meeting will be held to review the following items referred by Village Council:

The Board will review and discuss the formation of a special zoning district for the Amberley Green property located at 7801 Ridge Road.

If you are interested in reviewing the application you may do so by email request to the Village Clerk at tpreisoner@amberleyvillage.org or you may attend the **Wednesday, July 8, 2020** Board of Zoning Appeals public meeting in person, online or by phone. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: Amberley Village Planning Commission Members
Amberley Village Council Members
Mayor Thomas C. Muething
Scot F. Lahrmer, Village Manager
Kevin McDonough, Esq., Wood & Lamping
Richard L. Wallace, Police/Fire Chief
Village Posting Boards
Village E-Distribution List
Village Website Calendar
Cincinnati Enquirer



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

July 8, 2020

Subject:

Amberley Green 7801 Ridge Road

Variance:

Create Amberley Green Zoning District (AGD)

Item: Case#2020-1677

Variance Request: PUBLIC HEARING: The Planning Commission will review and discuss the formation of a special zoning district for the Amberley Green property located at 7801 Ridge Road.

Zoning Code Review:

Variance Review: In order to effectively consider any type of development of the Village-owned Amberley Green (AG) property, the zoning must be changed from the current restrictive Residence A zoning (single-family, 1 acre lots). Village Staff and Council have been working to create an environment to maintain green space for Amberley Green while enabling development to occur if Village Council finds a proposed use acceptable.

Creating the special zoning district would allow for mixed-uses, to preserve green space, create recreational, and residential areas while allowing the limited opportunity for revenue-generating businesses to locate at that site which will add to the tax base of the Village.

The Village entered into an agreement for professional services with the Hamilton County Regional Planning Commission (HCRPC) to assist in creating this special district. As part of this contract, Bryan Snyder from the HCRPC attended public meetings with Village staff and Council to gather guidelines for the development of the new zoning chapter.

The principal permitted uses discussed at the public meetings.

1. Active and passive recreational uses including pools, splash parks, sports fields and courts, outdoor amphitheaters, public parks and walking trails, dog parks, and woodland preservation areas.
2. Single-family dwellings.
3. Community gardens/Agriculture.
4. Banquet/Event Center.
5. Government/Public buildings and facilities.
6. Other institutional uses including religious institutions, daycare centers, hospitals, schools, universities, and other educational related research facilities, and non-profit event centers, summer camps, and day camps.
7. Nursing homes, assisted living facilities, and continuing care retirement facilities.

8. Offices, including professional business offices, medical/dental offices, accounting services, banking/financial institutions, legal services, professional consulting/counseling services, real estate and securities brokering, hotels, and tax preparation services.

9. Restaurants (without drive-thrus)

10. Retail uses and/or facilities within a mixed-used building and not to exceed 20% of the total building square footage, including, but not limited to restaurants, baked goods, cheeses, fruits and vegetables, meats, ice cream, beer, wine, liquor, confectioneries, flowers and plants, pharmacies, cosmetics, photographic equipment, and supplies, pets and pet supplies, clothing, jewelry, sporting goods, bicycles, toys, music and musical instruments, luggage, books, glassware, medical and surgical equipment, office furniture equipment and supplies, appliances, business machines.

11. Other similar uses determined to be compatible with the uses listed above and approved as part of the AGD district approval per the procedures outlined in this chapter.

Additionally, there was discussion that this zoning district would be tailored to the proximity of the Amberley Green Property and therefore would not apply to other sites in the Village.

If you have any questions, please contact me.

Project Recommendations: Following the public hearing, the Planning Commission shall make suggestions and recommendations to the Council regarding the proposed changes.

Once the Planning Commission has reviewed and made a recommendation on Amberley Green Development District (AGD) zoning text, it will come forth to Council, which will hold a public hearing this summer, depending on when the recommendation is made by the Planning Commission.

After the Council holds the initial public hearing and deliberates, adoption of the ordinance is in order.

AMBERLEY GREEN DISTRICT (AGD) REGULATIONS

154.84 PURPOSE.

In addition to the purposes listed in Section 154.05 (B), the purpose of the Amberley Green District is to encourage preservation of green space and walking trails for residents while allowing limited opportunity for new development. The area included in the district is characterized by steep slopes and unbuildable area to the west and flatter, more buildable areas to the east. The desire of the village for these potential development areas is to also include green areas beyond the unbuildable portions of the property and walking trail connections to ensure preservation of the unique and beautiful qualities of the property.

The Amberley Green District is applied to properties that have an AGD district designation. Properties in the Village that are eligible to request AGD district designation, in accordance with the regulations and procedures below, include all properties bounded by East Galbraith Road and the Village Corporate limit on the north, Ridge Road to the east, the Village Corporation Limit to the west, and the northern property lines of northernmost residential properties on Burning Tree Lane, Fernwood Drive, Willowbrook Lane, and Twigwood Lane to the south.

154.84.1 USE REGULATIONS.

- (A) *Principal Uses.* A building or lot or other land area in this district shall be used only for the following purposes.
1. Active and passive recreational uses including pools, splash parks, sports fields and courts, outdoor amphitheaters, public parks and walking trails, dog parks, and woodland preservation areas.
 2. Single-family dwellings.
 3. Community gardens/Agriculture
 4. Banquet/Event Center
 5. Government/Public buildings and facilities.
 6. Other institutional uses including religious institutions, day care centers, hospitals, schools, universities and other educational related research facilities, and non-profit event centers, summer camps, and day camps.
 7. Nursing homes, assisted living facilities, and continuing care retirement facilities.
 8. Offices, including professional business offices, medical/dental offices, accounting services, banking/financial institutions, legal services, professional consulting/counseling services, real estate and securities brokering, hotels, and tax preparation services.
 9. Restaurants (without drive throughs)
 10. Retail uses and/or facilities within a mixed-used building and not to exceed 20% of the total building square footage, including, but not

limited to restaurants, baked goods, cheeses, fruits and vegetables, meats, ice cream, beer, wine, liquor, confectioneries, flowers and plants, pharmacies, cosmetics, photographic equipment and supplies, pets and pet supplies, clothing, jewelry, sporting goods, bicycles, toys, music and musical instruments, luggage, books, glassware, medical and surgical equipment, office furniture equipment and supplies, appliances, business machines.

11. Other similar uses determined to be compatible with the uses listed above and approved as part of the AGD district approval per the procedures outlined in this chapter.

(B) *Accessory Uses.*

1. Home Occupation provided any such use shall comply with the requirements of Section 154.25(B)(1).
2. Accessory buildings and uses customarily incidental to a permitted use located on the same lot as the single-family use and subordinate in size to the single-family home and as further regulated by Section 154.12.

(C) *Temporary Uses.* Temporary uses, including but not limited to farm markets, festivals, food trucks, tree sales, community gatherings, and community commerce, may be permitted provided that such temporary use shall either be approved as part of the Concept or Final Development Plan for the principal use or shall be approved by the Zoning Board of Appeals in accordance with Section 154.66(A)(4).

154.84.2 HEIGHT REGULATIONS.

No building shall exceed two and one-half stories or 35 feet in height, whichever is the lesser height.

154.84.3 REQUIRED MINIMUM LOT AREA, WIDTH, AND SETBACK REGULATIONS.

All uses shall be setback a minimum of 50 feet from the boundaries of the Amberley Green area as described in Section 154.84 and shall also comply with the following minimum requirements.

- (A) *Lot area.* The minimum lot area for single-family detached uses shall be 8,000 square feet, and the minimum lot area for all other uses shall be 21,780 square feet.
- (B) *Ground area.* There is no maximum ground area coverage for single-family detached uses. For all other uses, the total ground area to be occupied by structures shall not exceed 50% of the lot area.
- (C) *Single-family detached residence lot width and setbacks.* Single family detached lots shall have a minimum width of 50 feet. All single-family structures shall comply with the following minimum yard requirements:

1. Front yard: 25 feet
 2. Side yard: 5 feet
 3. Rear yard: 35 feet
- (D) *Other permitted uses lot width and setbacks.* All other lots shall have a minimum lot width of 100 feet and shall comply with the following minimum yard requirements:
1. Front yard: 50 feet
 2. Side Yard: 20 feet
 3. Rear Yard: 20 feet

154.84.4 SITE DEVELOPMENT REGULATIONS.

- (A) *Off street parking.* Facilities for parking residents, employees, visitors, and business vehicles must be provided on the premises in accordance with the following uses and calculations unless modified as part of the Concept or Final Development Plan approval following submission of evidence indicating that the sufficient parking will be provided through shared parking agreements, a mix of uses with expected hours of high demand that do not overlap, or other such evidence as may be submitted to support a reduction of the spaces required in this Section. Such facilities other than those related to single-family residences, shall be setback a minimum of 50 feet from the boundaries of the Amberley Green area as described in Section 154.84 and 20 feet from all other public streets, private access easements, and interior lot lines. Parking spaces for the handicapped shall be provided in accordance with the provisions of the Ohio Basic Building Code.
1. Detached single-family residential: Two spaces for each dwelling unit
 2. Government/Public buildings and facilities: One space per 250 sq. ft. of floor area.
 3. Religious Institutions: One space per eight seats or bench seating in the main assembly area.
 4. Daycare centers: One space per employee + one space for each facility vehicle stored on the lot + one parking space for each six children.
 5. Hospitals: One space per bed.
 6. Schools, K-6: One space for each three seats in any auditorium, or one space for each classroom, whichever is greater.
 7. School, Junior High/Middle School: One space for each three seats in any auditorium, or one space for each classroom, whichever is greater.
 8. School, Senior High: One space per employee + twelve visitor spaces, plus one space per six students.
 9. School, University, Vocational/Professional, or Educational Research Facility: One space per employee + one space per two registered student capacity.

10. Amphitheater and event center: One space for each three seats or one space per 50 square feet of net floor area where fixed seating is not available.
11. Summer camp and day camp: One space per employee + one space per each camp vehicle + one space per five users at maximum capacity.
12. Swimming pools and splash parks: One space for each 50 square feet of pool or wet park surface area + one space per employee.
13. Athletic/Play field: Ten spaces per acre.
14. Tennis/Basketball/Racquet clubs and similar recreation facilities: Eight spaces for each indoor tennis/basketball court, five spaces for each outdoor tennis/basketball court, five spaces for all other indoor and outdoor courts.
15. Parks and playgrounds: Four spaces per acre.
16. Nursing homes, assisted living facilities, and continuing care retirement facilities: One space per six residents + one space per employee.
17. Offices, excluding Medical: Three spaces for the first 1,000 sq. ft. or fraction thereof, + one space per 400 sq. ft. of floor area in excess of 1,000 sq. ft.
18. Offices, Medical: Six spaces + one space per 200 sq. ft. of floor space in excess of 1000 sq. ft.
19. Retail: One space per 200 sq. ft. of floor area.
20. Restaurant: One space per 100 sq. ft. of floor area.

(B) *Pedestrian Facilities.*

1. Sidewalks shall be a minimum of four feet wide and are required along both sides of all streets.
2. A connection shall be established from abutting streets with sidewalks to the entrance of primary structures through the use of sidewalks and special demarcation.
3. Pedestrian areas in parking lots or across interior drives shall be demarcated with special paving, color or height change, and/or striping for increased safety.

(C) *Lighting.*

1. All outdoor lighting for non-residential uses shall be designed, located, and mounted at heights no greater than 18 feet from grade, must have cutoff fixtures, and shall not shine directly onto adjacent residences.
2. All outdoor lighting for non-residential uses shall be designed and located to permit maximum light levels of 0.0 foot-candles at any residential property or lease line and 1.0 foot-candles at all other property or lease lines.

(D) *Dumpster and trash handling areas.* The following requirements shall apply to all dumpsters, trash handling areas, and related serviced entrances.

1. Dumpsters, trash handling areas and related screening, shall be located in compliance with the same minimum setbacks as a main building.

2. Any such structure shall be screened on three sides by a fence or wall from the view from public streets and any abutting properties.
 3. Any fence or wall required under this Section shall have a height no greater than seven feet and no less than five feet. Any wall shall be constructed in a durable fashion of brick, stone, or other masonry materials with no greater than 25% of the wall surface left open. Any fence shall be constructed in a durable fashion of wood posts and/or planks with minimum diameter or width of three inches and with no greater than 25% of the fence surface left open between posts and/or planks.
- (E) *Outdoor Storage.* Outdoor sales, display and storage shall be prohibited unless it is specifically permitted as part of an approved Concept or Final Development Plan or it is part of a temporary use permitted by Section 154.84.1.

154.84.5 LANDSCAPING REGULATIONS.

- (A) *Streetscape Buffer.* A Streetscape Buffer shall be installed along the property line of all non-single-family residential uses abutting all public street right-of-way and private access drives consisting of a minimum of 10 feet in depth and including a minimum of four understory or canopy trees and three shrubs per 100 linear feet of frontage.
- (B) *Boundary Buffer.* A Boundary Buffer shall be installed between any residential use and any non-residential use, including mixed use buildings consisting of a minimum of 10 feet in width and including a minimum of four canopy or evergreen trees and three shrubs per 100 linear feet of boundary length.
- (C) *Interior parking lot landscaping.* Interior parking lot landscaping shall be required for all new and expanded parking areas greater than 10 spaces in accordance with the following standards.
1. The total landscape area required in parking lot areas is 22 sq. ft. per parking space.
 2. Landscape areas shall consist of parking islands or peninsulas and all required landscape materials shall be planted within these island or peninsula areas. Best Management Practices (BMP's), such as rain gardens or bio swales are permitted.
 3. The minimum number of canopy trees is one canopy tree for each 10 parking spaces. Any fractional number of trees should be calculated to the next highest whole number.
 4. To determine the total number of required shrubs, multiply the total number of required canopy trees by three. One canopy tree may

substitute for 3 shrubs. Trees and shrubs do not have to be equally spaced and may be grouped.

(D) *General Landscaping Standards.* All required Streetscape, Boundary Buffer, and Interior parking lot landscaping shall comply with the following standards.

1. Canopy trees shall be deciduous trees with a minimum of 12 feet in overall height or a minimum caliper of 2 ½ inches when installed, and have an expected height of at least 35 feet at maturity.
2. Understory trees (flowering/ornamental trees) shall be a minimum of 5 feet in height in clump form or a minimum caliper of 1 ½ inches when installed.
3. Evergreen trees shall be a minimum of 5 feet in height when installed.
4. Shrubs shall be at least 18 inches in height or 24 inches in spread when installed.
5. Existing mature trees and shrubs that are preserved may be used to fulfill landscape requirements on a one to one basis except that any mature trees with a caliper greater than 6 inches may substitute for two required trees.

154.84.6 ARCHITECTURAL REGULATIONS.

The purpose of this section is to require architectural features for all nonresidential uses which increase visual interest, reduce undifferentiated masses and relate to the pedestrian scale, in accordance with the following standards.

- (A) Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice, in each instance appropriate to the building style.
- (B) Buildings with continuous facades that are 90 feet or greater in width shall be designed with offsets (projecting or recessed) not less than two feet deep, and over intervals between offsets of not greater than 60 feet.
- (C) Building facades may be constructed from stone, masonry, cement fiber board, wood siding, split-face, textured concrete, heavy gauge vinyl, glass or other materials which provide the same desired quality.
 1. Concrete masonry units (CMU or block) shall be textured or split-face and otherwise not smooth.
 2. Office uses may use architectural metal panels, glass (up to 75% of the façade area) and ornamental metal.
 3. Stucco, EIFS, or other similar material shall be used for trim or architectural features only.

- (D) Buildings constructed of metal shall be prohibited, except as provided in Section 154.84.6(C)(2).
- (E) Roofs may be pitched, use stepped parapet walls, three dimensional cornices, dimensioned or integrally-textured materials, or be sloped with overhangs and brackets. Parapets shall not exceed more than one-third (1/3) the height of the supporting wall.
- (F) Entryway features are required at the primary entrance to the structure and shall include elements such as: covered entries, integral planters, awnings, raised corniced parapets over the door, arches, or architectural details such as tile work and moldings that are integrated into the building structure and design.
- (G) The architectural style, materials, color and design on the front elevation shall be applied to all elevations of the structure adjacent to any public street, primary internal drive or residential use.

154.84.7 SIGNAGE REGULATIONS.

No sign may be posted on public property or within the public right-of-way along public roads, except village corporation signs, highway directional or regulatory signs and traffic safety signs erected and maintained by public agencies. All signs shall be placed in such manner that they will not obstruct the vision of drivers with regard to oncoming or intersecting traffic on any public or private roads or driveways. Only the following types of signs are permitted.

- (A) *Building Signs.* Any business or other permitted nonresidential use shall be permitted one-half (0.5) square foot of Building Sign surface area for each foot of building frontage that fronts a public right-of-way or the façade that contains the main entrance to the building and such building signage shall be located on the façade from which the measurement is taken. Building signage of a commercial or advertising nature shall not be permitted for residential uses.
- (B) *Freestanding Signs.* Businesses and/or centers containing multiple businesses shall be permitted a maximum of one monument sign for the business or center for the joint use of all tenants for which the facility is designed, including any outlots, subject to the following criteria.
 - 1. Signs shall be allowed only for parcels with at least one hundred fifty (150) feet of frontage adjoining a public street.
 - 2. All freestanding signs shall be monument style ground mounted signs.
 - 3. Freestanding signs shall not exceed 8 feet in height.

4. The sign shall be setback a minimum of 5 feet from all public rights-of-way and private access easements and a minimum of 20 feet from a lot line of any residentially zoned or used property.
5. Signs shall have a message area of not more than 50 square feet for nonresidential uses or 32 square feet for attached residential developments.
6. Electronic message centers/Electronic signs and internally illuminated signs shall be prohibited.

(C) *Other Permitted Signs.*

1. Church or public building bulletin boards not exceeding 10 square feet in area.
2. Temporary signs on over 40 inches from the ground and not exceeding 6 square feet in area, the purpose of which is to communicate information about the lease or sale of a building or lot, which signs shall be removed as soon as the property is leased or sold.
3. Small announcements or professional signs not over one square foot in area.
4. Highway or directional and traffic safety signs erected and maintained by public agencies.
5. Outdoor election signs, provided that they may not be erected prior to four weeks before the day of the election and that the owner of the property on which the sign is located must cause the sign to be removed within 72 hours after the election; a sign permitted under this section shall not exceed 12 square feet in area and the aggregate of all signs placed on any parcel of real property in one ownership shall not exceed 60 square feet, nor shall they be posted such that the bottom edge of each sign is more than 40 inches from the ground. All such signs shall be placed in such manner that they will not obstruct the vision of drivers with regard to oncoming or intersecting traffic on any public or private roads or driveways.
6. Temporary signs associated with an approved temporary use not exceeding 10 square feet in area.

154.84.8 AMBERLEY GREEN DISTRICT (AGD) DESIGNATION PROCESS.

Establishment of an Amberley Green District (AGD) designation and all subsequent development and redevelopment within an established AG district shall be conducted in accordance with the following processes.

- (A) *Concept Plan Submission.* The submission of a Concept Plan is required as the initial process for establishment of the AGD district. The applicant is encouraged to engage in informal consultations with the Village Building Commissioner prior to preparing the Concept Plan, it being understood that no statement or representation by the Building Commissioner shall be binding upon the Village. The applicant shall prepare a Concept Plan and

shall submit the number of copies of this Concept Plan as specified by the Building Commissioner along with the completed application to the Planning Commission for consideration. This Concept Plan submission shall contain the following:

1. A written text setting forth in detail the criteria and conditions which the developer will follow in determining final elevations, locations of improvements, maximum slope, size, density, character and management of the development for the purposes of a Final Development Plan.
2. An existing conditions map showing existing topography, including the location of natural features such as creeks, ponds, significant stands of trees and other nature features of note requiring special consideration, as well as man-made features including easements, roads, sewer lines, adjacent property lines and all existing structures located on the property.
3. A preliminary development plan map of the property showing land use, general topography and physical features and the following information:
 - a. Property boundaries;
 - b. Proposed street plan indicating all surrounding streets and access points as well any private streets or walking trails;
 - c. Proposed pedestrian circulation system including sidewalks and hike/bike trails;
 - d. General location and size of different land use areas;
 - e. Density levels or maximum building size proposed for each area;
 - f. General location of schools, parks or other community facility sites, if any
 - g. Setback and height requirements for each area;
 - h. Proposed drainage plan;
 - i. General utility layout;
 - j. Parking layout for non-residential uses;
 - k. Preliminary geotechnical data indicating soil types for any area containing slopes in excess of 20%;
 - l. Any other information specifically requested by the Village to adequately review the proposed AGD district.
4. A written description of the management of any open spaces or common areas describing the form of organization to be followed in the establishment of a property owners' association in the event that the care and maintenance of such common areas is to be the responsibility of the property owners. This description shall also include any proposed covenants and restrictions designed to govern open spaces or other common areas.
5. Time schedule of projected development if construction is to extend beyond a two (2) year time period.

- (B) *Village Planning Commission Review and Recommendation.* The Village Planning Commission shall study the application and Concept Plan and shall hold a public hearing within thirty-five (35) days of the time of application. Following this public hearing, the Commission shall make a report to the Village Council recommending approval, approval with modification, or disapproval and the reasons therefore. The Commission may explicitly impose special conditions relating to any pertinent development characteristics as needed in making a recommendation. The Commission shall also have categorical ability to recommend varying or relaxing the standards of this chapter and the Zoning Ordinance as part of the recommendation provided that any such request is found to meet the intent of the AGD district.
- (C) *Conditions of Approval.* Upon receipt of the recommendation of the Village Planning Commission, the Village Council shall study and review the proposed Concept Plan and shall approve, modify, or disapprove the application on the basis of (1) all application requirements have been satisfied, and (2) finding that the following specific conditions are met:
1. That each individual section of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained;
 2. That the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts in these regulations;
 3. That the internal streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and that a traffic study has been completed to ensure adequate capacity for traffic in the vicinity of the development if requested by the Building Commissioner, Planning Commission, or Village Council;
 4. That any part of a development not used for structures, parking and loading areas or streets shall be landscaped or otherwise improved;
 5. The development will not impose an undue burden on public services and facilities such as fire and police protection.
 6. That the density of each individual phase of the development, as well as the density of the entire project shall not exceed the maximum allowable density as permitted in the AGD district.
- (D) *Village Council Action.* Council shall have thirty-five (35) days from the date of the report and recommendation of the Planning Commission to hold a public hearing for consideration of the Concept Plan. Action by the Village Council shall be as follows:
1. If from the facts presented, the Council is unable to make the necessary findings specified in Section 154.84.8(C), Conditions of Approval, the application shall be denied or returned to the applicant for clarification. In taking action, the Council may deny the Concept Plan or may approve said plan subject to specified amendments.

Council shall also have categorical ability to vary or relax the standards of this chapter and the Zoning Ordinance as part of the approval provided that any such request is found to meet the intent of the AGD district. If the application is approved by Council, the approval of the Concept Plan shall be limited to the general acceptability of the land uses proposed, density levels and their interrelationship, and shall not be construed to endorse precise location of uses, configuration of parcels, or engineering feasibility which are to be determined in subsequent preparation of detailed site development plans. Approval of the Concept Plan shall constitute the creation of a separate "AGD" Zoning District. The new zoning designation shall replace any existing zoning classification.

2. At the time of adopting any Ordinance establishing an "AGD" District, the Council shall make appropriate arrangements with the applicant, which will ensure the accomplishment of the public improvements and reservation of common open space of the public improvements shown on the approved Concept Plan.

(E) *Final Development Plan Approval Process.* Once the Concept Plan has been approved by the Council, a Final Development Plan for each section of the overall development must be reviewed and approved by the Building Commissioner prior to the issuance of any Zoning Certificate. The Final Development Plan shall be in accordance with the original Concept Plan; shall be prepared for the applicant by a professionally competent engineer, architect and/or landscape architect; and shall include the following:

1. Site plan indicating lot lines, building outlines, off-street parking and loading spaces, pedestrian walkways and vehicular circulation.
2. Preliminary building plans, including floor plans and exterior elevations.
3. Landscaping and buffering plans.
4. Evidence that the development will not impose an undue burden on public services and facilities such as fire and police protection.
5. Specific engineering plans, including site grading, street improvements, drainage and utility improvements and extensions as necessary.

Approval of each Final Development Plan for each unit of an AGD district shall be valid for one (1) year. No Zoning Certificate or Building Permit shall be issued for any structure within the AGD district until the final Subdivision Plat has been recorded with the County Recorder, if applicable.

(F) *Amendments to Approved Concept and Final Development Plans.* An approved Concept Plan or Final Development Plan within the AGD district may be amended by the following the procedures:

1. Minor Adjustments. Minor adjustments to an approved Concept Plan or Final Development Plan which become necessary because of field conditions, detailed engineering data, topography, or critical design criteria may be authorized by the Building Commissioner. These minor adjustments may be permitted, provided that they do not increase density, do not including any variances to the Zoning Code, decrease

the number of parking spaces, or allow buildings closer to abutting residential property lines.

2. Major Adjustments. Changes to an approved Concept Plan or Final Development Plan determined to be major adjustments not authorized above and not including any modification of written conditions of approval contained in a Village Council Ordinance shall require review and approval by the Village Planning Commission.

(G) *Appeals.*

1. Any party aggrieved by the administrative decision of the Building Official concerning a Final Development Plan or Minor Adjustment to a Final Development Plan may appeal within 30 days of the date of the decision to the Village Planning Commission.
2. Any other appeal of the legislative action of Village Council concerning a Concept Plan or the administrative action of the Planning Commission concerning a Major Adjustment may be appealed following the procedures for such appeal as outlined in the Ohio Revised Code.