

**DETAILED DESCRIPTION: GENERAL STANDARDS FOR CONDITIONAL USES**

When reviewing and application for a conditional use permit, the Planning Commission must determine that the proposed conditional use satisfies the standards listed on this form, as well as any use-specific standards that may apply to the proposal. It is the applicant's responsibility to address all general and specific standards for a conditional use. (See Title Seven – Conditional Use Regulations at:

[https://codelibrary.amlegal.com/codes/clevelandhts/latest/clevelandhts\\_oh/0-0-0-13983#JD\\_Part11T.7](https://codelibrary.amlegal.com/codes/clevelandhts/latest/clevelandhts_oh/0-0-0-13983#JD_Part11T.7)

**1. Provide a brief narrative describing your use**, including detail to help the Planning Commission understand your use such as number of full-time employees, hours of operation, how the building and/or the site will be used, number of persons who you will serve, the maximum number of people that will be serving at one time, any specific details that explain how the building or site is used, for example day care centers have designated drop-off and pick up parking spaces.

TWG Development, LLC has a planned 52-unit multifamily project located at 2228 Noble Rd., Cleveland Heights, OH 44112. The project will be one, four story building on approximately 2.1 acres. It is a LIHTC project that will rent to individuals at or below 60% of the median income. The land is currently owned by the City of Cleveland Heights, who approved the sale under option contract to TWG Development. The seven parcels under contract are parcel ID numbers 681-06-004, 681-06-121, 681-38-008, 681-38-009, 681-38-010, 681-38-012, and 681-38-080.

The building will be comprised of one, two, and three bedroom units. The unit mix cannot be changed; since TWG is receiving tax credits from the Ohio Housing and Finance Agency (OHFA), there are certain obligations that TWG has committed to. TWG has committed to using NGBS Silver for sustainability and energy efficiency. Amenities include a leasing office, entry lobby, common restroom, playground, picnic tables, indoor bike storage, and four EV parking stalls. TWG is requesting a conditional use permit for parking located on the "A" Single-Family zoned properties. If these parcels are adjacent and contiguous to an S-2 zoned site, in which they are, the developer may apply for a conditional use to allow for parking in order to meet the minimum parking requirements.

**2. The conditional use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with objectives for the district in which it would be located. Describe how your use would be viewed by each of the following general standards for conditional uses (a through j).**

a. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

TWG Development has worked tirelessly and will continue to do so to make sure the conditional use puts no one, including community members and neighbors, in danger in terms of a public health, safety, morals, comfort, or general welfare aspect.

TWG Development will operate this property with the upmost dignity and respect when it comes to community members and the surrounding area.

The conditional use for parking will, in fact, improve these aspects of community by alleviating street parking in the surrounding neighborhood and greatly benefiting the potential development. TWG has elected to operate their multifamily development using the minimum 1:1 parking requirement. Rather than applying for a parking reduction, which the city allows for, TWG believes that it is important for each multifamily unit to have one space allowed for parking to reduce potential street parking, which would negatively affect neighboring residents.

b. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the area.

TWG's Design Team is determined to make sure the site and the advancements made have only positive enhancements to the neighborhood and to the City of Cleveland Heights as a whole. The conditional use for parking will uphold the character of the neighborhood, while taking away street parking in the adjacent residential area. The character of the neighborhood will be maintained so that parking overflow from the development will not become an issue, which in essence could lead to street congestion due to street parking from residents.

c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Actions are being taken to maintain the current protection between property lines. TWG Development is working to ensure that all current barriers are either maintained or added to to ensure the protection of the neighbors. This includes, but is not limited to, a landscaping plan around the parking, along with a 6' privacy fence to block both views and noise from the current development to nearby property owners.

The conditional use will provide the development to stay contained and not spread throughout the neighborhood. Because of this, property values will not diminish within the surrounding neighborhood.

d. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

TWG Development and the conditional use will not impede the orderly development of the surrounding area.

The conditional use for parking will do the exact opposite of impede on the surrounding area, and will help alleviate parking issues that may be caused without the conditional use. It will help maintain the feel of the surrounding neighborhood.

e. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

All utilities are available to the site. Regarding drainage, TWG is using underground storm.

f. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

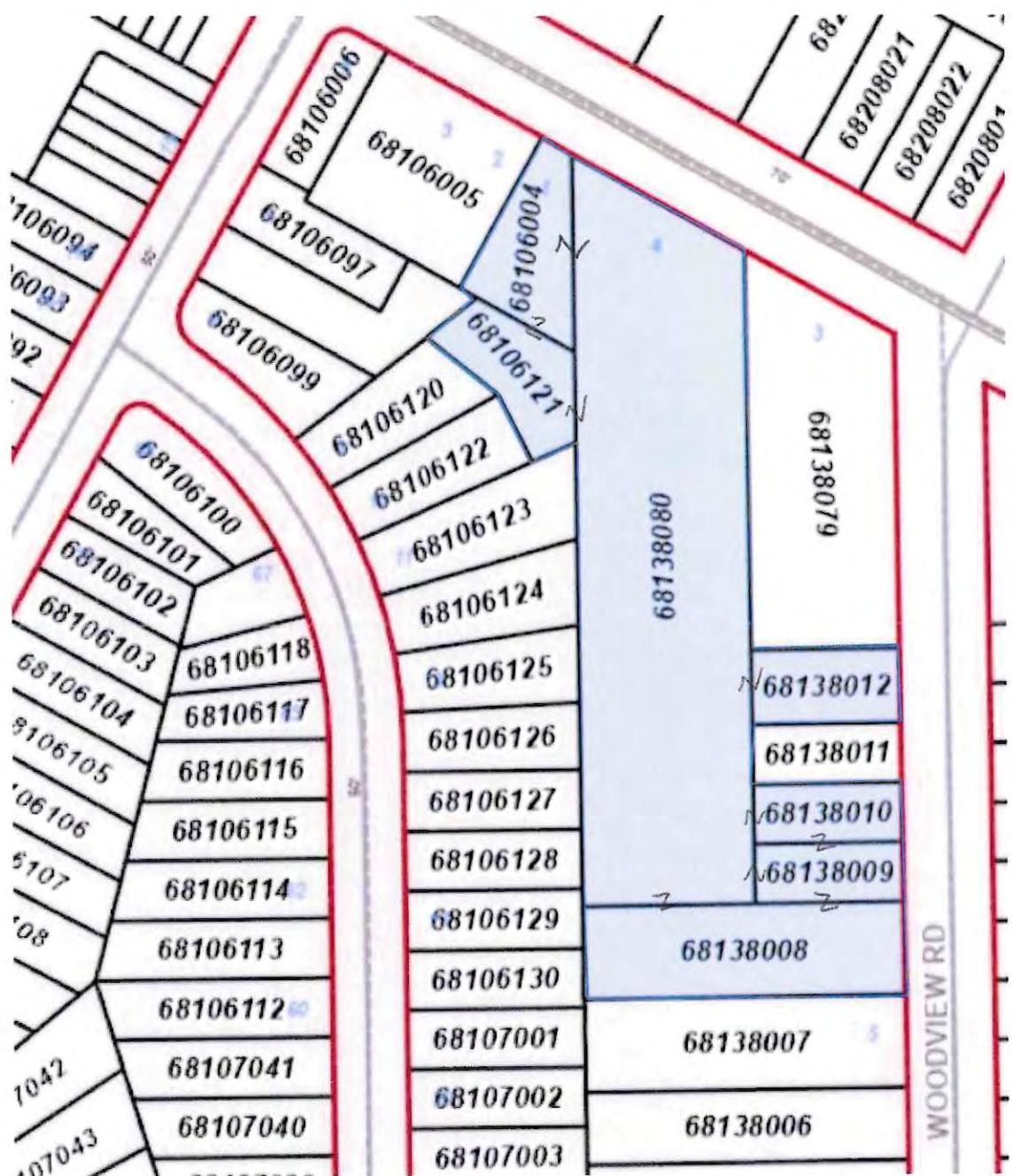
Measures will be taken to ensure the improvements will not have severe impact on traffic congestion in the public streets.

The conditional use for parking will ensure that there is not congestion caused to public streets that may otherwise be caused without the conditional use. The parking will alleviate street parking in the surrounding neighborhood and will help contain the development and its residents to just the site.



PN Z3-18

**Request for 7 parcels to be joined**





# NOBLE STATION PLANNING SET

2228 NOBLE ROAD, CLEVELAND HEIGHTS, OH



## PROJECT DESCRIPTION

THE SITE IS LOCATED IN CLEVELAND HEIGHTS, OH. THE SITE CONSISTS OF 2228 NOBLE ROAD (PARCEL 681-38-004), 890 WOODVIEW ROAD (PARCEL 681-38-004), 888 WOODVIEW ROAD (PARCEL 681-38-004), 860 WOODVIEW ROAD (PARCEL 681-38-004), AND PARCEL 681-38-004 AND PARCEL 681-06-121.

THE PROPOSED PROJECT CONSISTS OF A 4 STORY RESIDENTIAL USE BUILDING CONSISTING OF 52 MULTI-FAMILY RENTAL RESIDENTIAL DWELLING UNITS AND 52 PARKING SPACES.

**ZONING:** S-2 MIXED (MF-2 USE)

**LOT AREA:** 94,133 SF (2.161 ACRES)

**LAND USE:** R-2 (RESIDENTIAL)

**TOTAL GROSS AREA:** 48,744 SF

**PROPOSED RESIDENT PARKING:** 52 PARKING STALLS

**ALLOWABLE HEIGHT:** 4 STORY (60'-0") MAXIMUM

**PROPOSED ROOF HEIGHT:** 4 STORY (47'-0")

## NOBLE STATION TWG ARCHITECTURE

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	% OF TOTAL	
A1	1 BEDROOM UNIT	2	2	2	8	15%	
A2	1 BEDROOM UNIT	0	1	1	3	6%	
A2-UFAS M	1 BEDROOM UNIT	1	0	0	1	2%	
B1	2 BEDROOM UNIT	1	2	2	7	13%	
B1-UFAS H/V	2 BEDROOM UNIT	1	0	0	1	2%	
B2	2 BEDROOM UNIT	4	4	4	16	31%	
B2-UFAS H/V	2 BEDROOM UNIT	1	0	0	1	2%	
B2-UFAS M	2 BEDROOM UNIT	0	1	1	3	6%	
B2.1	2 BEDROOM UNIT	1	0	0	1	2%	
C1	3 BEDROOM UNIT	1	2	2	1	6	12%
C1-UFAS M	3 BEDROOM UNIT	1	0	0	1	2	4%
C2	3 BEDROOM UNIT	0	1	1	3	6%	
<b>TOTAL</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>52</b>	<b>100%</b>	

## Parking Required per Zoning Code

Dwelling Units:	52	units @	1 SPACE PER UNIT	52
<b>TOTAL SPACES REQUIRED PER TABLE 1161.03 OF THE CLEVELAND HEIGHTS ZONING ORDINANCE: 1 PARKING SPACE PER UNIT</b>				

## Parking Provided (Unbundled)

Total Residential Parking	Standard	ADA	Total
<b>48</b>	<b>4</b>		<b>52</b>

13 Bicycle Spaces

## PROJECT DIRECTORY

**OWNER:**  
TWG NOBLE, LP  
1301 E WASHINGTON ST, SUITE 100  
INDIANAPOLIS, IN 46202  
P: 317.690.3185  
CONTACT: ALEX FRAZIER

**CIVIL ENGINEER:**  
AMERICAN STRUCTUREPOINT  
9025 RIVER RD, SUITE 200  
INDIANAPOLIS, IN 46240  
P: 318.554.6315  
CONTACT: JOSHUA CRIBELAR

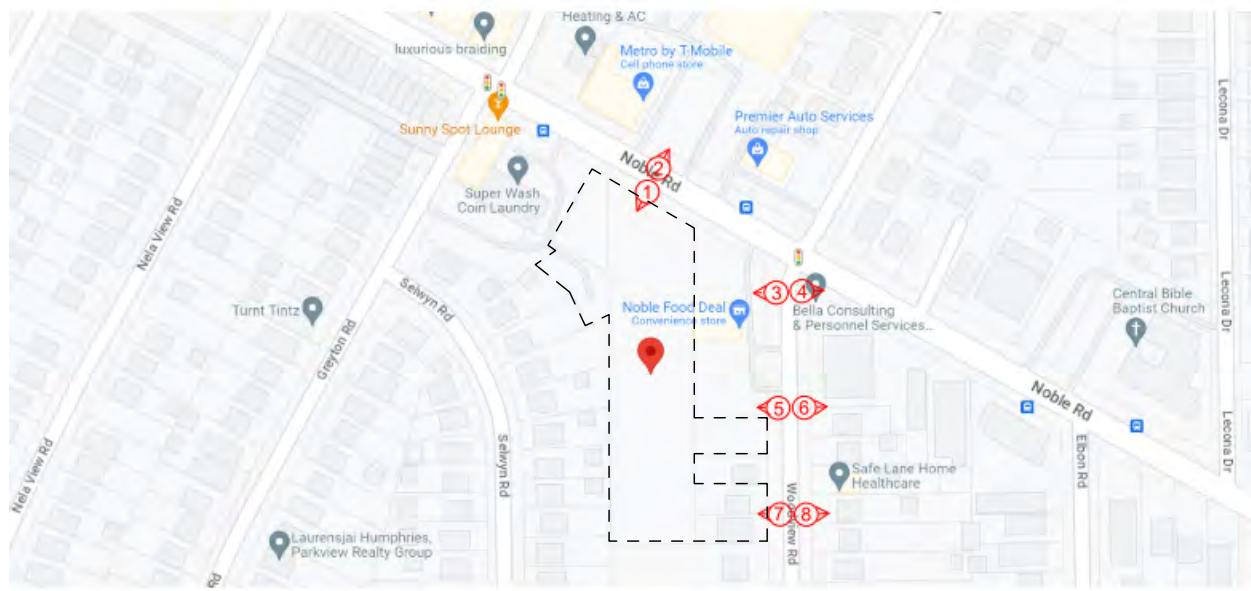
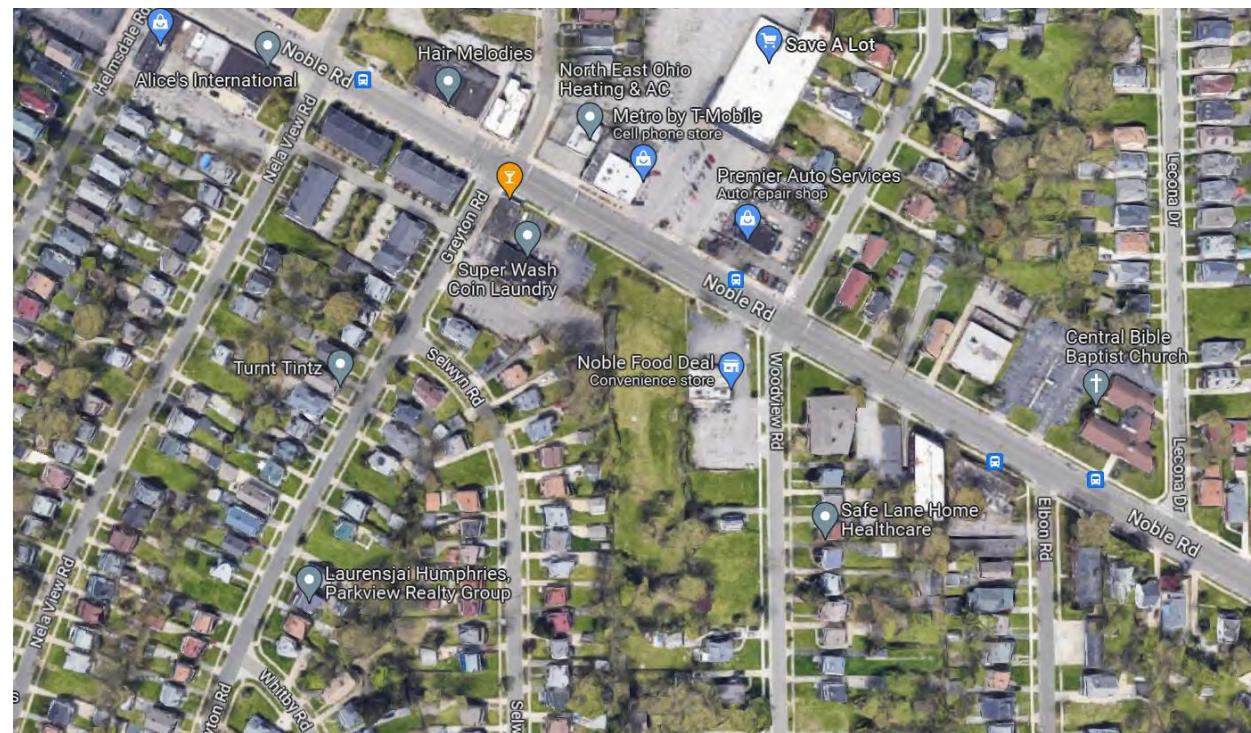
**MECHANICAL ENGINEER:**  
G+A ENGINEERING  
874 CHELTENHAM WAY  
AVON, IN 46123  
P: 317.506.8151  
CONTACT: JEFF PERKEY

**PLUMBING ENGINEER:**  
G+A ENGINEERING  
874 CHELTENHAM WAY  
AVON, IN 46123  
P: 317.506.8151  
CONTACT: JEFF PERKEY

**INTERIOR DESIGNER:**  
TWG DEVELOPMENT, LLC  
1301 E WASHINGTON ST, SUITE 100  
INDIANAPOLIS, IN 46202  
P: 317.409.8909  
CONTACT: DANIELLE DOWNER

## SHEET INDEX

G0.00X	UNIT MATRIX
00 - GENERAL	PROJECT INFORMATION
G0.01	SITE PHOTOS
01 - CIVIL	EXISTING CONDITIONS & DEMO PLAN
C100	SITE & UTILITY PLAN
C200	GRADING PLAN
C400	LANDSCAPE PLAN
L100	LANDSCAPE SPECS/DETAILS
L200	LANDSCAPE SPECIFICATIONS
L300	LANDSCAPE PLAN-COLORED
L400	LANDSCAPE PLAN-COLORED
02 - ARCHITECTURAL	
AP2.01	1ST & 2ND FLOOR PLAN
AP2.02	3RD & 4TH FLOOR PLAN
AP2.03	ROOF PLANS
AP3.00	ORIGINAL DESIGN - ELEVATIONS
AP3.00B	ALTERNATE 2 - ELEVATIONS
AP3.01	BUILDING SECTIONS
AP3.02	ORIGINAL DESIGN - PERSPECTIVE VIEWS
AP3.02A	ALTERNATE 1 - PERSPECTIVE VIEWS
AP3.02B	ALTERNATE 2 - PERSPECTIVE VIEWS
AP3.03	BUILDING MATERIALS
AP4.00	UNIT PLANS
AP4.01	UNIT PLANS
AP4.02	UNIT PLANS
03 - ELECTRICAL	
E1	SITE PHOTOMETRIC CALCULATIONS
E2	SITE PHOTOMETRIC CALCULATIONS



9 - SITE CONTEXT MAPS



8 - WOODVIEW ROAD LOOKING E



7 - WOODVIEW ROAD LOOKING W



6 - WOODVIEW ROAD LOOKING E



5 - WOODVIEW ROAD LOOKING W



4 - NOBLE ROAD & WOODVIEW ROAD LOOKING E



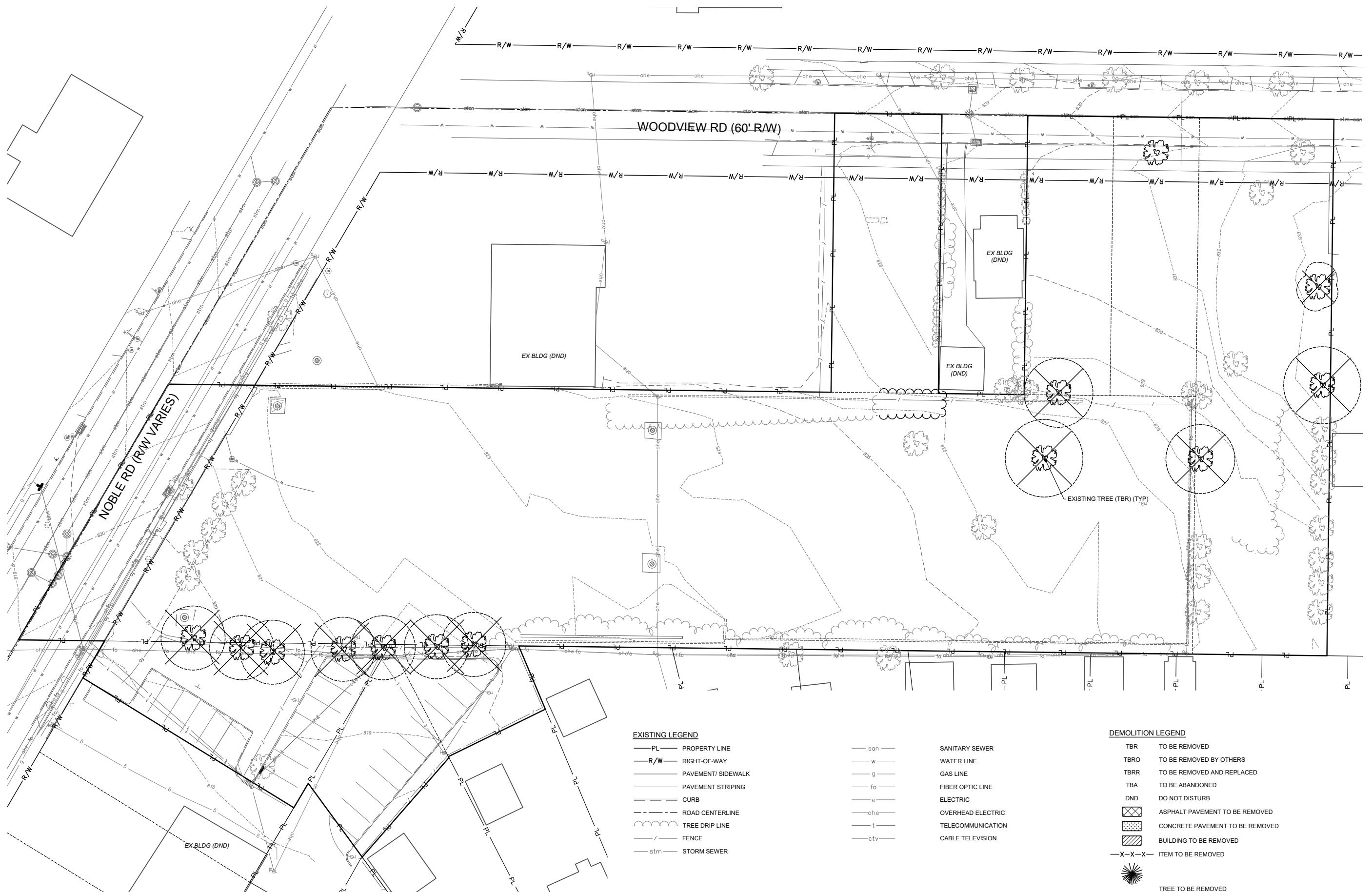
3 - NOBLE ROAD & WOODVIEW ROAD LOOKING W



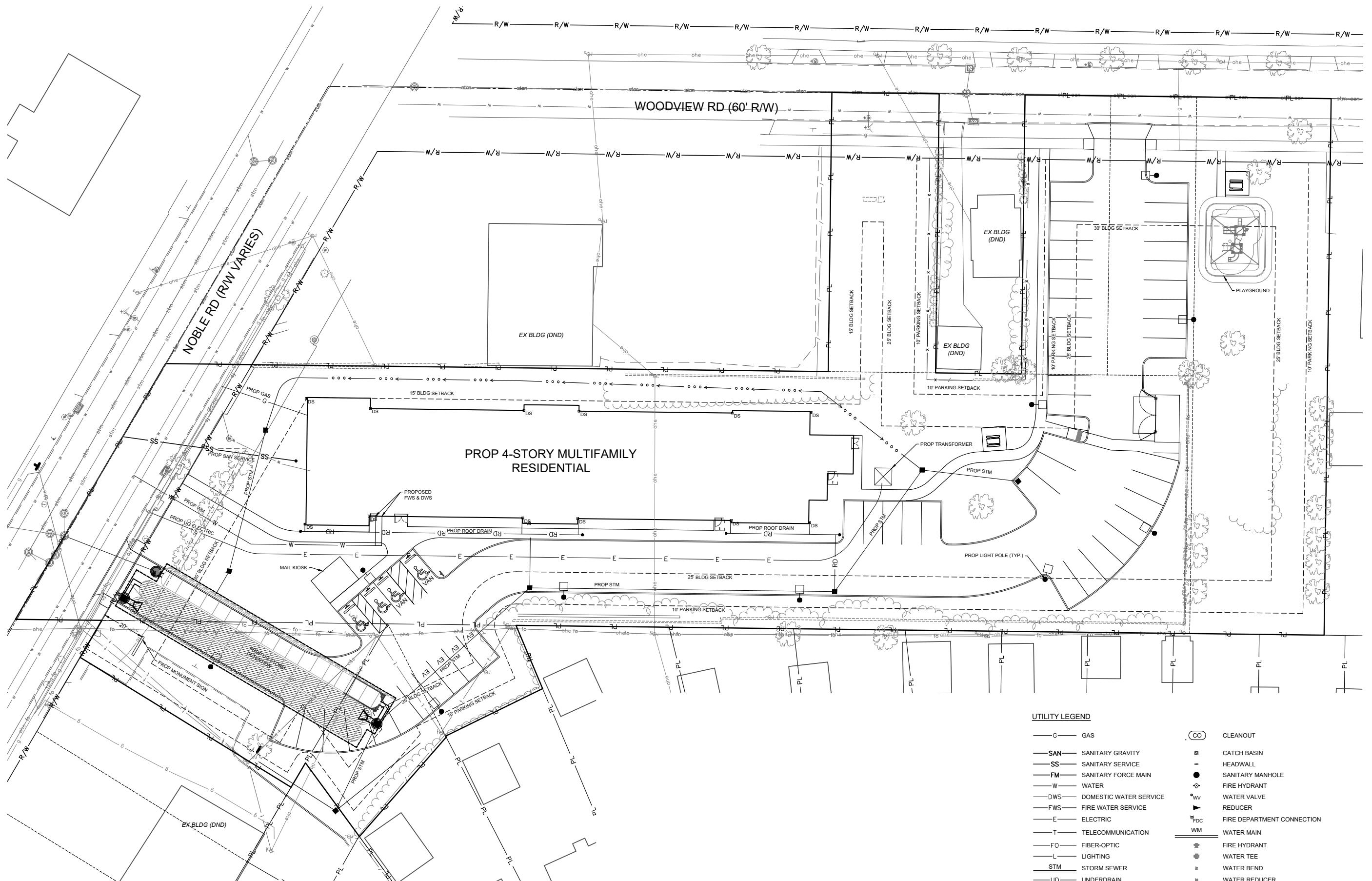
2 - NOBLE ROAD LOOKING NE

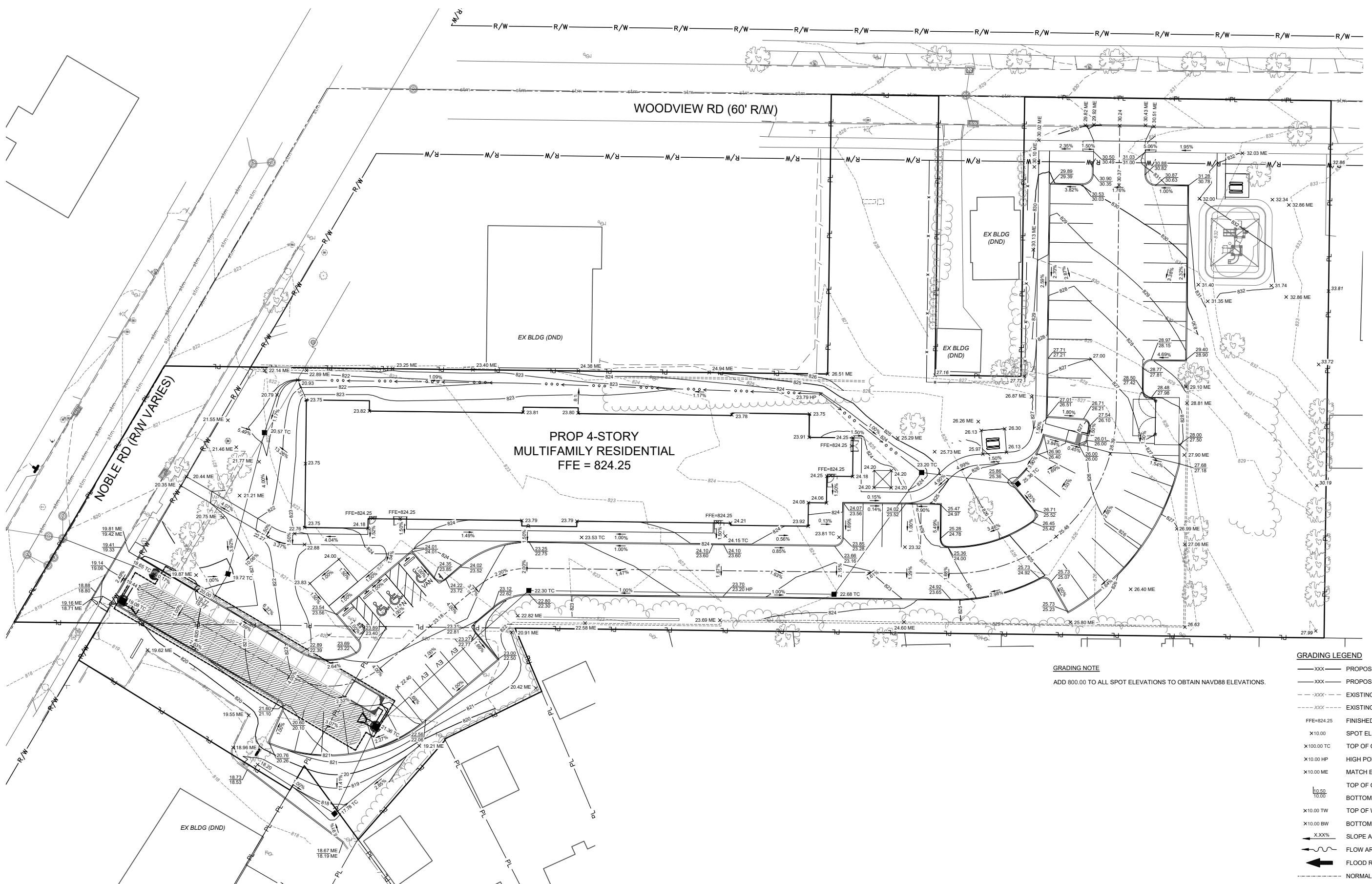


1 - NOBLE ROAD LOOKING SW



NOBLE STATION

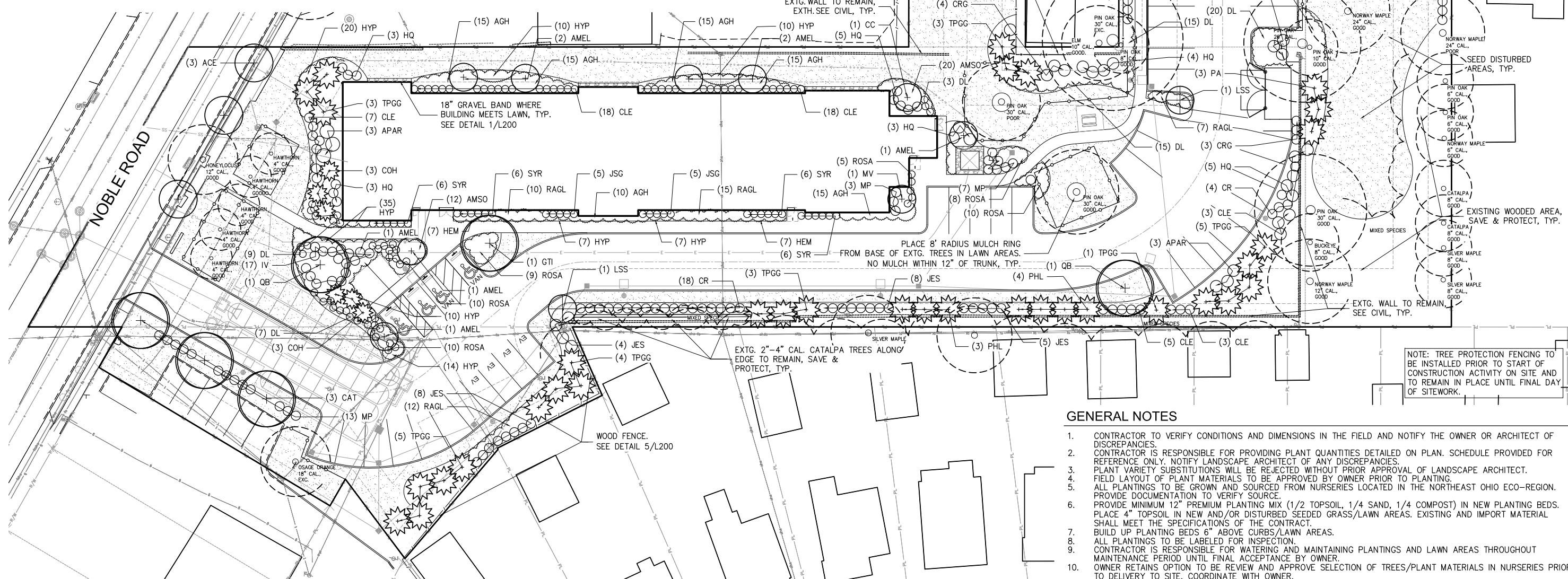
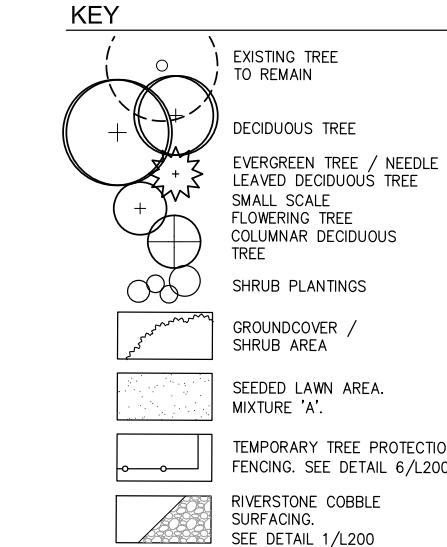




## PLANT SCHEDULE

Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
<b>Trees</b>					
ACE	3	Acer ginnala / Amur Maple	7'	B&B	See Plan
AMEL	7	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	8' Clump	B&B	See Plan
CAT	3	Catalpa speciosa / Northern Catalpa	23/4" Cal.	B&B	See Plan
CC	1	Cercis canadensis / Redbud	13/4" Cal.	B&B	See Plan
GTI	4	Gleditsia triacanthos inermis 'Halka' / Halka Honeylocust	23/4" Cal.	B&B	See Plan
LSS	4	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweetgum	2" Cal.	B&B	See Plan
MV	1	Magnolia virginiana / Sweetbay Magnolia	8' ht.	B&B	See Plan
PHL	10	Pinus heldreichii v. leucodermis / Bosnian Pine	8' ht.	B&B	12' O.C.
PA	3	Picea abies / Norway Spruce	8' ht.	B&B	12' O.C.
QB	2	Quercus bicolor / Swamp White Oak	23/4" Cal.	B&B	See Plan
TPGG	24	Thuja plicata 'Green Giant' / Western Red Cedar	8' ht.	B&B	12' O.C.
<b>Shrubs</b>					
AGH	85	Aronia melanocarpa 'Ground Hog' / Ground Hog Chokeberry	12"	No. 5	3' O.C.
APAR	6	Aesculus parviflora / Bottlebrush Buckeye	30"	No. 5	6' O.C.
COH	12	Cham. obtusa 'Gracilis' / Hinoki False Cypress	8'	B&B	See Plan
CLE	54	Clethra alnifolia / Summersweet Clethra	30"	No. 5	4' O.C.
CR	37	Cornus racemosa 'Geauga' / Geauga Gray Dogwood	30"	No. 5	5' O.C.
DL	87	Diervilla lonicera / Dwarf Bush Honeysuckle	18"	No. 3	3' O.C.
HQ	22	Hydrangea quercifolia / Oakleaf Hydrangea	24"	No. 3	3' O.C.
IV	14f/3m	Ilex vert. 'Shaver' / Jim Dandy' / Winterberry	24"	B&B	3' O.C.
JSG	10	Juniperus chinensis 'Sea Green' / Medium Juniper	24"	No. 5	3' O.C.
JES	45	Juniperus virginiana 'Emerald Sentinel' / Emerald Sentinel Juniper	6'	B&B	See Plan
MP	35	Myrica pensylvanica / Northern Bayberry	30"	No. 3	4' O.C.
RAGL	54	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	18"	No. 3	3' O.C.
ROSA	70	Rosa 'Knockout' / Red Knockout Rose	18"	No. 3	3' O.C.
SYR	24	Syringa meyeri 'Palabin' / Palabin Lilac	24"	B&B	3' O.C.
<b>Perennials</b>					
AMSO	42	Amsonia tabernaemontana v. salicifolia / Eastern Blue Star	Clump	No. 2	24" O.C.
BAP	3	Baptisia australis 'Twilight Prairieblues' / Twilight Prairieblues False Indigo	Clump	No. 2	4' O.C.
HEM	50	Heuchera 'Happy Returns' / Daylily	Clump	No. 2	24" O.C.
HYP	113	Hypericum calycinum / St. Johnswort	6"	No. 2	24" O.C.

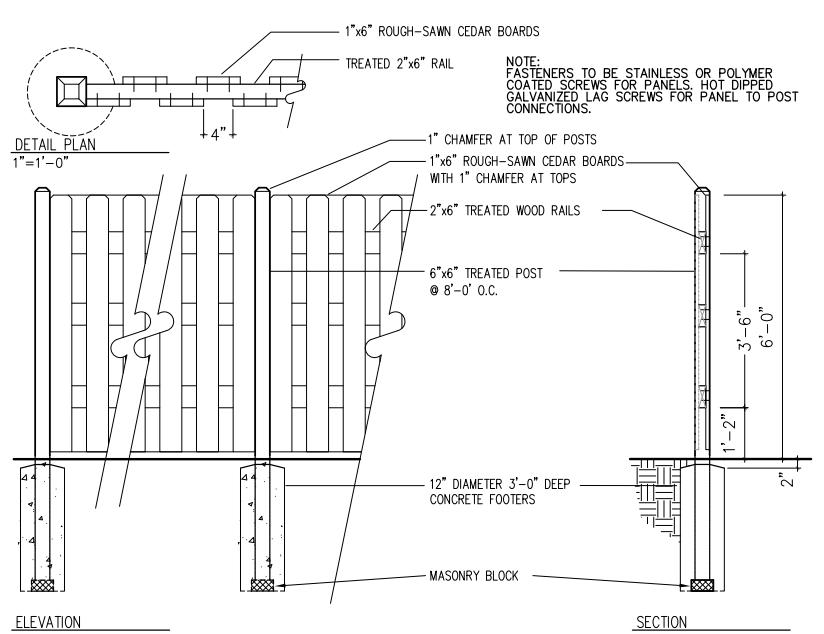
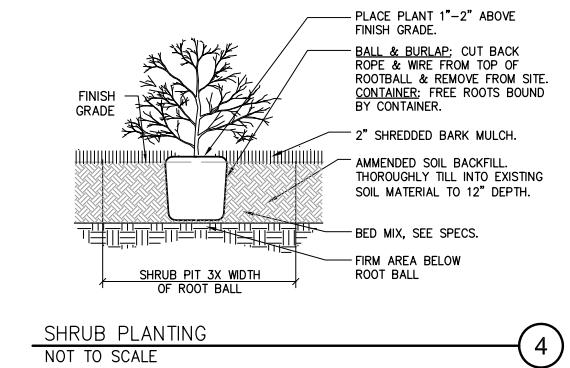
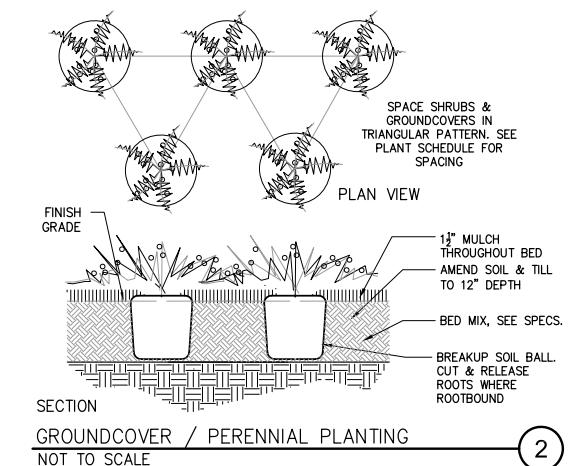
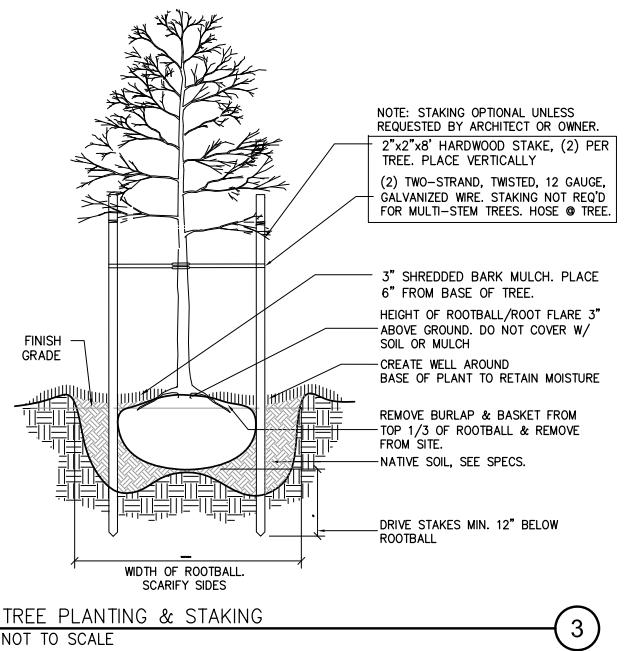
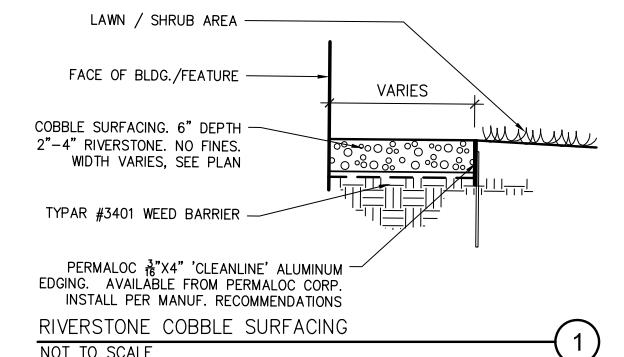
SCALE: 1" = 20'-0"  
N  
0' 10' 20' 40'



## GENERAL NOTES

1. CONTRACTOR TO VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD AND NOTIFY THE OWNER OR ARCHITECT OF DISCREPANCIES.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT QUANTITIES DETAILED ON PLAN. SCHEDULE PROVIDED FOR REFERENCE ONLY. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. PLANT VARIETY SUBSTITUTIONS WILL BE REJECTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT.
4. FIELD LAYOUT OF PLANT MATERIALS TO BE APPROVED BY OWNER PRIOR TO PLANTING.
5. ALL PLANTINGS TO BE GROWN AND SOURCED FROM NURSERIES LOCATED IN THE NORTHEAST OHIO ECO-REGION. PROVIDE DOCUMENTATION TO VERIFY SOURCE.
6. PROVIDE MINIMUM 12" PREMIUM PLANTING MIX (1/2 TOPSOIL, 1/4 SAND, 1/4 COMPOST) IN NEW PLANTING BEDS. PLACE 4" TOPSOIL IN NEW AND/OR DISTURBED SEADED GRASS/LAWN AREAS. EXISTING AND IMPORT MATERIAL SHALL MEET THE SPECIFICATIONS OF THE CONTRACT.
7. BUILD UP PLANTING BEDS 6" ABOVE CURBS/LAWN AREAS.
8. ALL PLANTINGS TO BE LABELED FOR INSPECTION.
9. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING PLANTINGS AND LAWN AREAS THROUGHOUT MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE BY OWNER.
10. OWNER RETAINS OPTION TO REVIEW AND APPROVE SELECTION OF TREES/PLANT MATERIALS IN NURSERIES PRIOR TO DELIVERY TO SITE. COORDINATE WITH OWNER.
11. SEE SCHEDULE OF SEED MIXTURES, SHEET L300.
12. PROVIDE 6" DIAMETER MULCH RING AROUND NEW TREES IN LAWN AREAS. DO NOT MOUND AGAINST TRUNK.
13. EXISTING TREES TO REMAIN ARE TO BE PRUNED BY A CERTIFIED ARBORIST TO REMOVE DISEASED, DAMAGED, DYING BRANCHES AND TO IMPROVE THE GENERAL HEALTH OF THE TREE AND ELIMINATE HAZARDOUS CONDITIONS.
14. SEE SHEET L200 FOR TREE PROTECTION DETAIL AND SPECIFICATIONS.

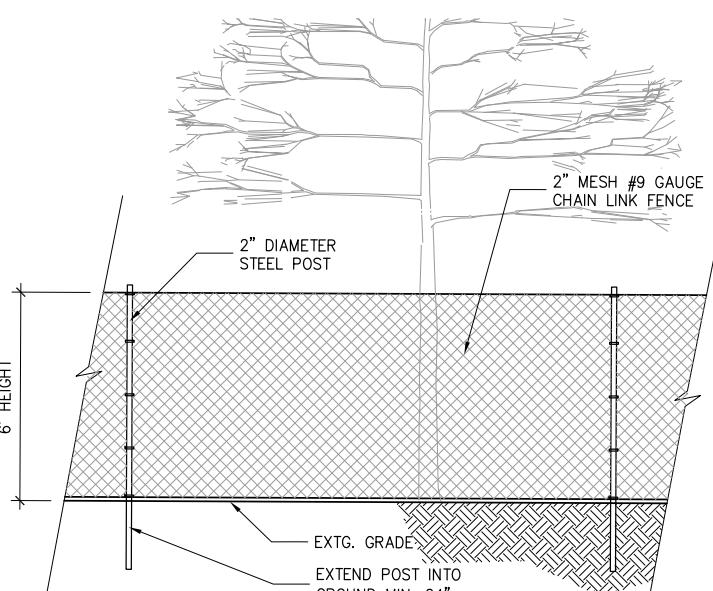




## TREE PROTECTION

General requirements and limitations for operations within the tree and plant protection area.

- The contractor shall not engage in any construction activity within the tree and plant protection area without the approval of the owner's representative including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the tree and plant protection area maybe indicated on the drawings along with any required remedial activity as listed below.
- At start of construction apply composted hardwood/leaf mold/bulk mulch around existing trees to be saved (See detail, this plan). The mulch should be 4-6 inches in depth and extend out to the drip line of the tree. Mulch is not to be piled up against the root flare/buttressing roots.
- Protect the tree from soil compaction by prohibiting any activity including driving, congregating or storage of heavy equipment or materials within the drip line of the tree. The drip line of a tree is defined as the outermost circumference of a tree's canopy or beyond as space allows.
- Place metal T-posts and rigid construction fencing/wall-limit fencing around the drip line of the tree to prevent equipment storage, driving or other activities under or near the tree. Exclusion fencing should be durable and must last the duration of the project. This should be the first thing done on site by the contractor and the last thing removed when work is completed. Tree protection area should be delineated in the work limits and is to be fenced. Fencing should be erected with metal T-posts and heavy construction fence. Fence should be installed prior to any other activity by the contractor and should be the last item removed when the site is being restored.
- Avoid root damage by pruning ripped and damaged roots with a sharp hand saw or chainsaw. This root repair should occur at the end of each workday or at the end of each work week.
- Newly pruned roots should be covered with 3-6 inches of wood chips, straw, other loose organic matter and/or jute matting at the end of each work day.
- On dry/hot days lay a sprinkler within the drip line of the tree after hours.
- Cover all exposed roots with 3-6 inches of wood chips.
- Mulch straw at the end of each work day and at the end of every work week to protect tree roots from weather extremes.
- In the event that construction activity is unavoidable within the tree and plant protection area, notify the owner's representative and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not used; a description of the proposed activity, the time period for the activity, and a list of remedial actions that will reduce the impact on the tree and plant protection area from the activity. Remedial actions shall include but shall not be limited to the following:
  - In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either by the use of hand tools, directional boring and/or air knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots or soil.
  - When encountered, exposed roots 1 inches and larger in diameter, shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in wood chips and shall be maintained above permanent soil at all times. Roots one inch and larger in diameter shall not be cut without the approval of the owners representative. Excavation shall be tunneled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
  - Tree branches that interfere with the construction may be tied back or pruned to clear to the point necessary to complete the work. Other branches shall only be removed when specifically indicated by the owner's representative. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboricultural practices (ANSI a300, part 8) and be performed under supervision of an arborist.



DO NOT:

- RELOCATE TREE PROTECTION FENCING WITHOUT PRIOR CONSENT OF ARCHITECT.
- ALLOW RUN OFF OF DAMAGING MATERIALS TO FLOW BELOW TREE CANOPY.
- STORE OR STOCKPILE SOIL OR CONSTRUCTION MATERIALS BELOW DRIP LINE OF EXISTING TREES.
- PARK VEHICLES BELOW DRIP LINE OF TREES.
- TRENCH, DIG OR EXCAVATE WITHIN THE DRIP LINE OR THE TREE PROTECTION ZONE DEFINED ON THE PLANS WITHOUT PRIOR APPROVAL FROM ARCHITECT/ARBOURIST.
- APPLY SOIL STERILANTS UNDER PAVEMENT NEAR EXISTING TREES.

TREE PROTECTION FENCING  
NOT TO SCALE

6



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NOBLE STATION

PRELIMINARY  
NOT FOR CONSTRUCTION

08/24/23

LANDSCAPE  
SPECS/DETAILS  
L200

## PLANTING SPECIFICATIONS

### SECTION 32 91 13 - SOIL PREPARATION

#### GENERAL

##### DESCRIPTION

This Section includes the following: Furnish all labor, materials, utilities, and equipment necessary to prepare beds for plants, shrubs and trees. The work does not include tree locations not part of a planting bed.

#### REQUIREMENTS FOR REGULATORY AGENCIES

Comply with federal and state plant inspection requirements, fertilizer laws and other applicable laws and regulations.

#### REFERENCE STANDARDS

Scientific and common names for plants are generally in conformity with approved names given in Standardized Plant Names published by the American Joint Committee on Horticulture Nomenclature. Names of varieties not included in that reference are generally in conformity with names accepted in the nursery trade. Quality as established by American Standard for Nursery Stock, AAN.

#### SUBMITTALS

##### 1. Imported soils composition and source.

##### CONTRACTOR CERTIFICATION

1. Contractor shall supply evidence sufficient to document that contractor has 5 or more years of experience in handling, maintaining and installing plant material from off-site sources. The Owner Representative shall be the sole judge of the competency of the contractor for this work.

#### PRODUCTS

##### INORGANIC SOIL AMENDMENTS

Material shall be as specified in Section 32 92 00.

##### FERTILIZER

1. Compost commercial fertilizer shall be 5-10-5 standard product which complies with applicable laws and bears the trade name or trademark and warranty. Fertilizer and topsoil shall be thoroughly mixed by hand or rotary mixer.

##### MULCH

1. Mulch shall be shredded hardwood bark and shall have been aged for at least 2 years. No dye. TOPSOIL

1. Existing and Imported Topsoil: All topsoil furnished shall be cleaned and shredded and consist of a natural fertile, friable soil processing characteristics of representative of productive soils in the vicinity. It shall be free of subsoil, refuse, roots larger than 1 inch diameter, heavy, sticky or stiff clay, stones larger than 2 inches in diameter, noxious seeds, sticks, brush, litter, or any substances deleterious to plant growth. Topsoil shall be suitable for the germination of seeds and the support of vegetative growth. Imported Topsoil shall not contain weed seeds in quantities that cause noticeable weed infestations in the final planting beds. Imported Topsoil shall meet the following physical and chemical criteria:

2. Soil texture: USDA loam, sandy clay loam or sandy loam with clay content between 15 and 25%. And a combined clay/silt content of no more than 55%.

3. pH value shall be between 5.5 and 7.0.

4. Percent organic matter (OM): 2.0-5.0%, by dry weight.

5. Soluble salt level: Less than 2 mmho/cm.

6. Soil chemistry suitable for growing the plants specified.

##### COMPOST

1. Compost shall be aged yard/leaf compost and shall be free of deleterious materials including but not limited to clay, silt, manure solids, woody debris, plastics, construction debris, or other materials that may negatively affect infiltration. The pH shall be between 5.5 and 8.5. Particles shall be able to pass through a 1-inch screen or smaller. Compost that smells putrid, has an ammonia odor, or shows visible signs of mold is unacceptable. Utilize screened decomposed leaf compost.

##### COARSE SAND

1. Clean, washed, sand, free of toxic materials

2. Coarse concrete sand, ASTM C-33 Fine Aggregate, with a Fineness Modulus Index of 2.8 and 3.2.

3. Coarse Sands shall be clean, sharp, natural Coarse Sands free of limestone, shale and slate particles. Manufactured Coarse Sand shall not be permitted.

4. pH shall be lower than 7.0.

Provide Coarse Sand with the following particle size distribution:

Sieve Percent passing:	3/8 inch (9.5 mm)	100	No 30 (.60 mm)	25-60
No 4 (4.75 mm)	95-100	No 50 (.30 mm)	10-30	
No 8 (2.36 mm)	80-100	No 100 (.15 mm)	2-10	
No 16 (1.18 mm)	50-85	No 200 (.075 mm)	2-5	

#### EXECUTION

##### CONDITION OF AREA

1. Ascertain locations of utilities and subsurface drainage so that proper precautions may be taken not to disturb or damage any subsurface improvements. The Contractor will be held responsible for making at his own expense, all repairs to subsurface improvements damaged by the work of this section. Contact all utilities prior to digging as required. All known utilities are listed on the drawings.

##### GUIDE TO PLANTING

1. Location of plant bed areas shall be marked on the ground by the Contractor and reviewed and approved by the Owner Representative before any excavation is made.

2. Owner shall provide plant lists to correspond to planting plan for Contractor's reference for bed preparation depths.

3. Plant pits shall be of ample size to accommodate the individual earth ball or root spread of each plant and to allow for the specified amount of topsoil mixture under and around the ball or roots. For bare root plants, pits shall be minimum 1' -0" wider than root spread and a minimum 5-inches deeper than spread. For 'B&B' plants, pits shall be twice as wide and minimum 3-inches deeper than ball. See planting details on drawings for additional information.

4. When soil excavated from plant pits is of suitable quality, it may be used in the planting operation when mixed with additives as specified. Sod must be thoroughly broken up in mixing operation.

5. If plant pits are augured, side and bottom of hole shall be broken down to permit root penetration. If impervious material (asphalt, rock, etc.) is encountered in planting areas, notify the Owner Representative prior to planting.

6. When pits are dug in wet areas or where subsoil will not permit drainage, Contractor shall plant higher than normal. Subject to the approval of the Owner Representative, plants may be set up to 6 inches higher than normal, provided the immediate area outside the saucer is blended to meet existing grade within 5 feet of the edge of the pit. Owner Representative may also require replacement of plants in problem locations. Contact Owner Representative before planting in problem areas.

7. Contractor shall return after plants have been installed to repair beds as necessary and install mulch.

##### MULCHING

1. All plants shall be mulched with double shredded bark mulch in areas indicated on the drawings and to depths detailed on plans.

##### MAINTENANCE OF PLANTING

1. The Contractor shall maintain all planted trees within the limits of the work in accordance with these specifications, and as directed by the Owner Representative, until final inspection and acceptance of the project by the Owner.

2. Maintenance shall include watering as necessary to ensure the health and survival of the plants and during dry periods as directed by the Owner Representative, weeding, cultivating, pruning, re-fertilization, application of anti-desiccant, and control of insects, fungus and other diseases by means of spraying with an approved insecticide or fungicide.

3. All weeds within the mulched area shall be removed as often as required. Under no circumstances shall weeds be allowed to attain more than 6-inches of growth or allowed to flower.

##### CLEANUP AND PROTECTION

1. During landscape work, keep pavements clean and work area in an orderly condition.

2. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

##### MULCHING

1. All plants shall be mulched with double shredded bark mulch in areas indicated on the drawings and to depths detailed on plans.

##### MAINTENANCE OF LAWN AREAS

1. General. The Contractor shall be responsible for continued proper care of the seed areas during the period when the grass is becoming established. The period of maintenance for all lawn area shall extend for sixty (60) days or as much longer as necessary to establish over the entire lawn area a uniformly cost stand of grasses as specified, free of weeds and undesirable grasses. After the required maintenance period and upon acceptance of lawn area by the Architect, the Owner will assume maintenance responsibility.

2. Mowing. The lawn area shall be mowed with approved mowing equipment to a height of two inches (2") whenever the average height of grass becomes three and one-half inches (3 1/2"). If weeds or other undesirable vegetation threaten to smother the planted species, such vegetation shall be mowed, or in the case of exceedingly rank growth, be uprooted, raked and removed from the area.

3. Re-fertilizing. Areas needed re-fertilization will be designated by the Architect at least fifteen (15) days prior to the time that the application is required. The fertilizer shall be distributed on the seeded area between 15 August and 15 October, during a period when the grass is dry. The fertilizer shall be 10-6-4 grade and shall be applied uniformly at the rate of ten (10) pounds per one thousand (1,000) square feet. Physical condition, packaging and marking of the fertilizer shall be specified for original seeding.

4. Reseeding. Areas that require reseeding will be designated by the Architect at least fifteen (15) days prior to the period specified for reseeding. Reseeding shall be with the seed specified hereinbefore and shall be drilled at four (4) pounds per one thousand (1,000) square feet in a manner which will cause a minimum of disturbance to the existing stand of grass, and at an angle of not less than fifteen (15) degrees from the direction of the rows of prior seeding.

5. Lawns shall be protected against damage including erosion and washouts. Damaged areas shall be repaired.

6. The contractor is responsible to clean the site of all mulching materials and other debris prior to the final inspection.

7. Final Inspection. Inspection of work for lawns will be made at the conclusion of maintenance; written notice requesting inspection shall be submitted at least ten (10) days prior to anticipation date.

8. Acceptance. Final inspection shall determine acceptance or non-acceptance of lawn areas. Acceptance indicates a complete cover of grasses in all lawn areas, which have been maintained by weeding, reseeding and re-fertilizing as necessary, watering and mowing as stated above and appears to be in a potential healthy state with weeds, rocks, stones and debris removed and all erosion or ruts repaired. Lawns not maintained or appearing as stated herein shall be unacceptable and shall be reworked as necessary until desired results are obtained.

9. Reseeding. Areas that require reseeding will be designated by the Architect at least fifteen (15) days prior to the period specified for reseeding. Reseeding shall be with the seed specified hereinbefore and shall be drilled at four (4) pounds per one thousand (1,000) square feet in a manner which will cause a minimum of disturbance to the existing stand of grass, and at an angle of not less than fifteen (15) degrees from the direction of the rows of prior seeding.

10. Lawns shall be protected against damage including erosion and washouts. Damaged areas shall be repaired.

11. The contractor is responsible to clean the site of all mulching materials and other debris prior to the final inspection.

12. Final Inspection. Inspection of work for lawns will be made at the conclusion of maintenance; written notice requesting inspection shall be submitted at least ten (10) days prior to anticipation date.

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15. Lawns shall be protected against damage including erosion and washouts. Damaged areas shall be repaired.

16. The contractor is responsible to clean the site of all mulching materials and other debris prior to the final inspection.

17. Final Inspection. Inspection of work for lawns will be made at the conclusion of maintenance; written notice requesting inspection shall be submitted at least ten (10) days prior to anticipation date.

18. Acceptance. Final inspection shall determine acceptance or non-acceptance of lawn areas. Acceptance indicates a complete cover of grasses in all lawn areas, which have been maintained by weeding, reseeding and re-fertilizing as necessary, watering and mowing as stated above and appears to be in a potential healthy state with weeds, rocks, stones and debris removed and all erosion or ruts repaired. Lawns not maintained or appearing as stated herein shall be unacceptable and shall be reworked as necessary until desired results are obtained.

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20. Lawns shall be protected against damage including erosion and washouts. Damaged areas shall be repaired.

21. The contractor is responsible to clean the site of all mulching materials and other debris prior to the final inspection.

22. Final Inspection. Inspection of work for lawns will be made at the conclusion of maintenance; written notice requesting inspection shall be submitted at least ten (10) days prior to anticipation date.

23. Acceptance. Final inspection shall determine acceptance or non-acceptance of lawn areas. Acceptance indicates a complete cover of grasses in all lawn areas, which have been maintained by weeding, reseeding and re-fertilizing as necessary, watering and mowing as stated above and appears to be in a potential healthy state with weeds, rocks, stones and debris removed and all erosion or ruts repaired. Lawns not maintained or appearing as stated herein shall be unacceptable and shall be reworked as necessary until desired results are obtained.

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25. Lawns shall be protected against damage including erosion and washouts. Damaged areas shall be repaired.

26. The contractor is responsible to clean the site of all mulching materials and other debris prior to the final inspection.

27. Final Inspection. Inspection of work for lawns will be made at the conclusion of maintenance; written notice requesting inspection shall be submitted at least ten (10) days prior to anticipation date.

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30. Lawns shall be protected against damage including erosion and washouts. Damaged areas shall be repaired.

31. The contractor is responsible to clean the site of all mulching materials and other debris prior to the final inspection.

32. Final Inspection. Inspection of work for lawns will be made at the conclusion of maintenance; written notice requesting inspection shall be submitted at least ten (10) days prior to anticipation date.

33. Acceptance. Final inspection shall determine acceptance or non-acceptance of lawn areas. Acceptance indicates a complete cover of grasses in all lawn areas, which have been maintained by weeding, reseeding and re-fertilizing as necessary, watering and mowing as stated above and appears to be in a potential healthy state with weeds, rocks, stones and debris removed and all erosion or ruts repaired. Lawns not maintained or appearing as stated herein shall be unacceptable and shall be reworked as necessary until desired results are obtained.

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35. Lawns shall be protected against damage including erosion and washouts. Damaged areas shall be repaired.

36. The contractor is responsible to clean the site of all mulching materials and other debris prior to the final inspection.

37. Final Inspection. Inspection of work for lawns will be made at the conclusion of maintenance; written notice requesting inspection shall be submitted at least ten (10) days prior to anticipation date.

38. Acceptance. Final inspection shall determine acceptance or non-acceptance of lawn areas. Acceptance indicates a complete cover of grasses in all lawn areas, which have been maintained by weeding, reseeding and re-fertilizing as necessary, watering and mowing as stated above and appears to be in a potential healthy state with weeds, rocks, stones and debris removed and all erosion or ruts repaired. Lawns not maintained or appearing as stated herein shall be unacceptable and shall be reworked as necessary until desired results are obtained.

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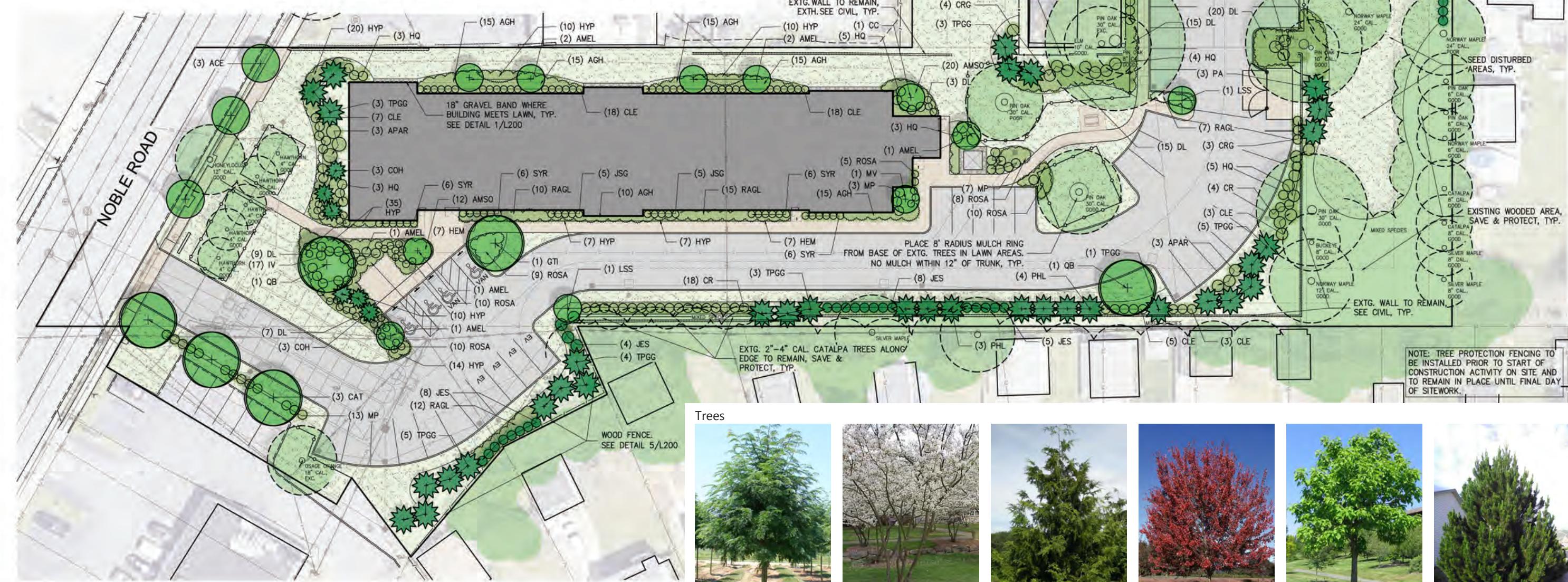
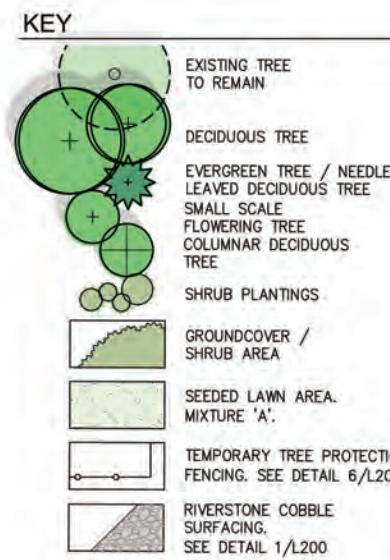
40. Lawns shall be protected against damage including erosion and washouts. Damaged areas shall be repaired.

41. The contractor is responsible to clean the site of all mulching materials and other debris prior to the final inspection.

## PLANT SCHEDULE

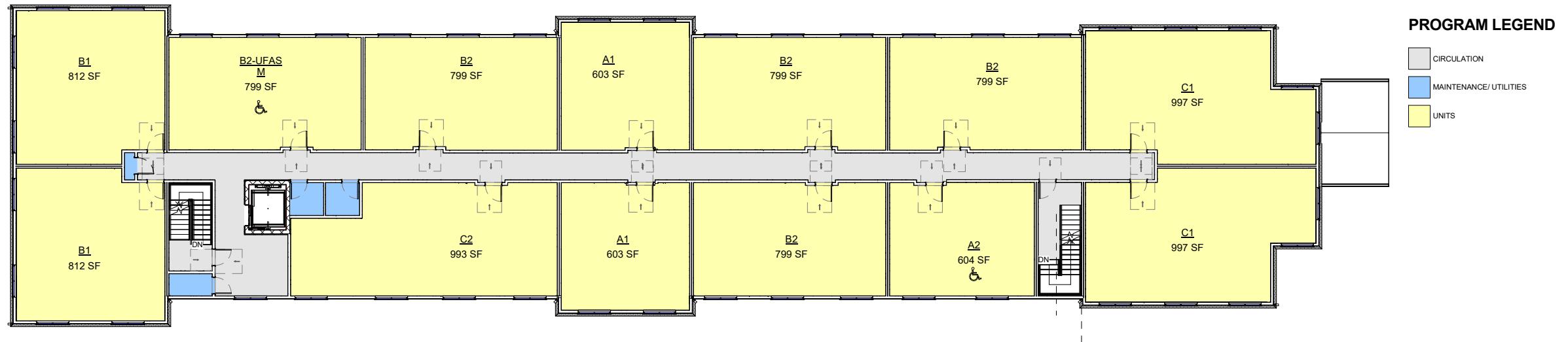
Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
<b>Trees</b>					
ACE	3	Acer ginnala / Amur Maple	7'	B&B	See Plan
AMEL	7	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	8' Clump	B&B	See Plan
CAT	3	Catalpa speciosa / Northern Catalpa	2" Cal.	B&B	See Plan
CC	1	Cercis canadensis / Redbud	1" Cal.	B&B	See Plan
GTI	4	Gleditsia triacanthos inermis 'Halka' / Halka Honeylocust	2" Cal.	B&B	See Plan
LSS	4	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweetgum	2" Cal.	B&B	See Plan
MV	1	Magnolia virginiana / Sweetbay Magnolia	8' ht.	B&B	See Plan
PHL	10	Pinus heldreichii v. leucodermis / Bosnian Pine	8' ht.	B&B	See Plan
PA	3	Picea abies / Norway Spruce	8' ht.	B&B	12' O.C.
QB	2	Quercus bicolor / Swamp White Oak	2" Cal.	B&B	12' O.C.
TPGG	24	Thuja plicata 'Green Giant' / Western Red Cedar	8' ht.	B&B	12' O.C.
<b>Shrubs</b>					
AGH	85	Aronia melanocarpa 'Ground Hog' / Ground Hog Chokeberry	12"	No. 5	3' O.C.
APAR	6	Aesculus parviflora / Bottlebrush Buckeye	30"	No. 5	6' O.C.
COH	12	Cham. obtusa 'Gracilis' / Hinoki False Cypress	8'	B&B	See Plan
CLE	54	Clethra alnifolia / Summersweet Clethra	30"	No. 5	4' O.C.
CR	37	Cornus racemosa 'Geauga' / Geauga Gray Dogwood	30"	No. 5	5' O.C.
DL	27	Dierilla lonicera / Dwarf Bush Honeysuckle	18"	No. 3	3' O.C.
HQ	22	Hydrangea quercifolia / Oakleaf Hydrangea	24"	No. 3	3' O.C.
IV	14f/3m	Ilex vert. 'Shaver', 'Jim Dandy' / Winterberry	24"	B&B	3' O.C.
JSG	10	Juniperus chinensis 'Sea Green' / Medium Juniper	24"	No. 5	3' O.C.
JES	45	Juniperus virginiana 'Emerald Sentinel' / Emerald Sentinel Juniper	6'	B&B	See Plan
MP	35	Myrica pensylvanica / Northern Bayberry	30"	No. 3	4' O.C.
RAGL	54	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	18"	No. 3	3' O.C.
ROSA	70	Rosa 'Knockout' / Red Knockout Rose	18"	No. 3	3' O.C.
SYR	24	Syringa meyeri 'Palibin' / Palibin Lilac	24"	B&B	3' O.C.
<b>Perennials</b>					
AMSO	42	Amsonia tabernaemontana v. salicifolia / Eastern Blue Star	Clump	No. 2	24" O.C.
BAP	3	Baptisia australis 'Twilight Prairieblues' / Twilight Prairieblues False Indigo	Clump	No. 2	4' O.C.
HEM	50	Hemerocallis 'Happy Returns' / Daylily	Clump	No. 2	24" O.C.
HYP	113	Hypericum calycinum / St. Johnswort	6"	No. 2	24" O.C.

SCALE: 1" = 20'-0"  
N

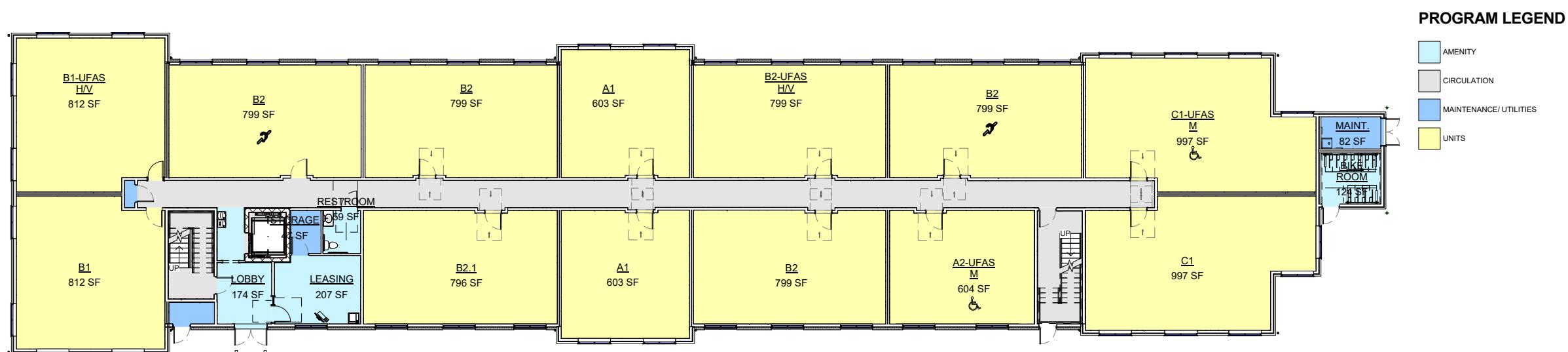


### Trees





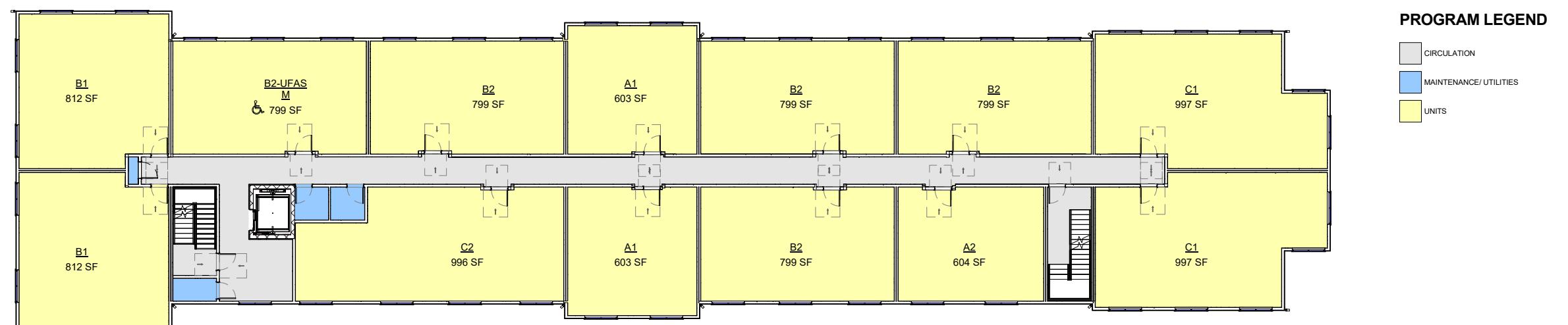
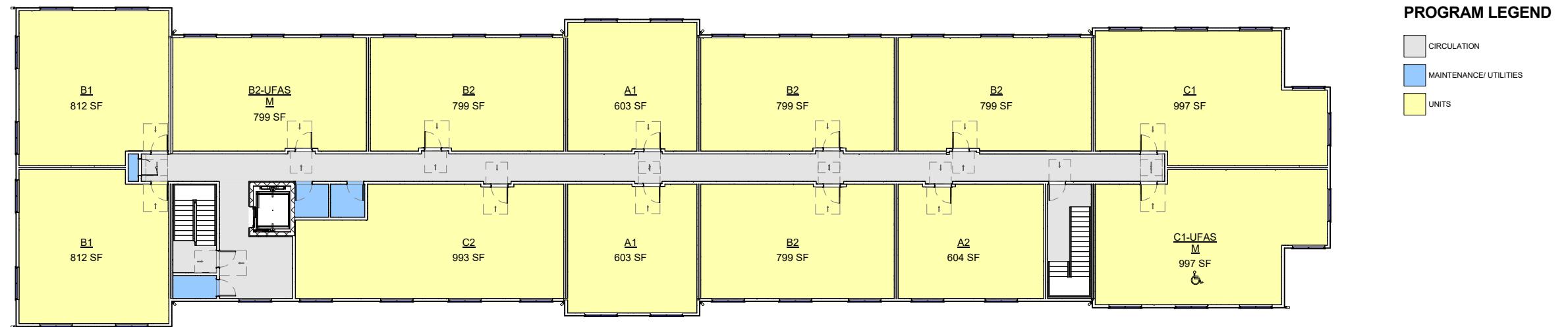
2 **OVERALL FLOOR PLAN - LEVEL 2**  
3/32" = 1'-0"

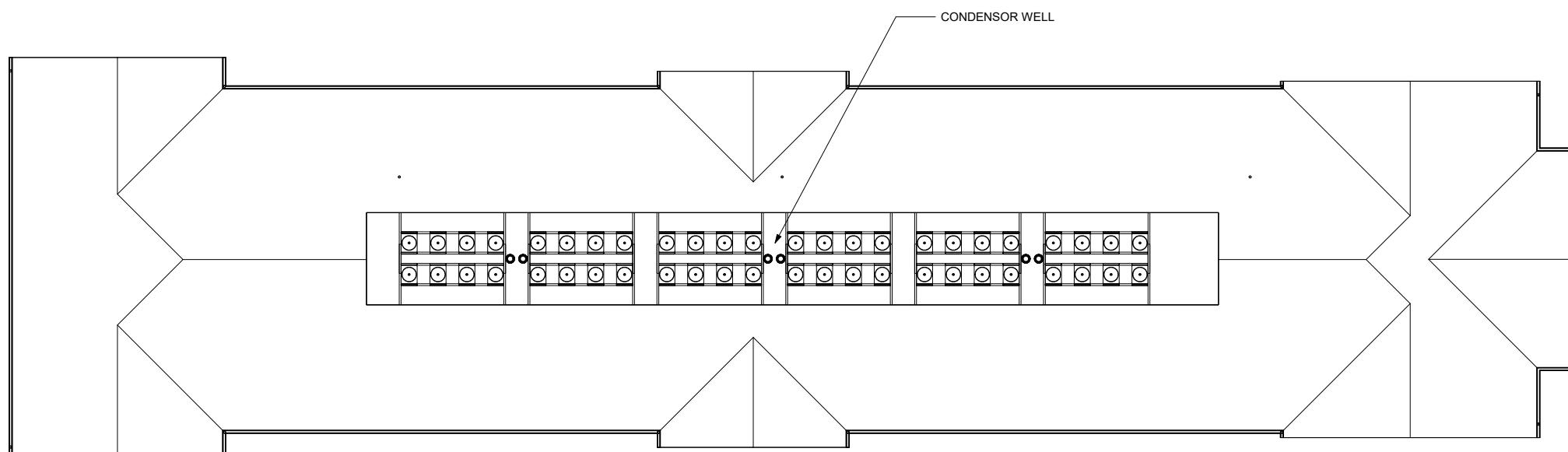


1 **OVERALL FLOOR PLAN - LEVEL 1**  
3/32" = 1'-0"

0' 15' 30' 60'







1 UPPER ROOF PLAN  
3/32" = 1'-0"

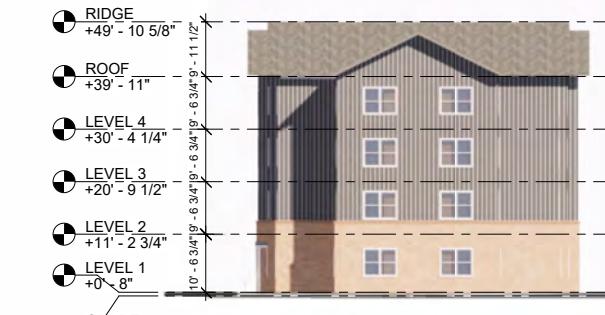




4 EAST ELEVATION  
 $1/16'' = 1'-0''$



2 NORTH ELEVATION  
 $1/16'' = 1'-0''$



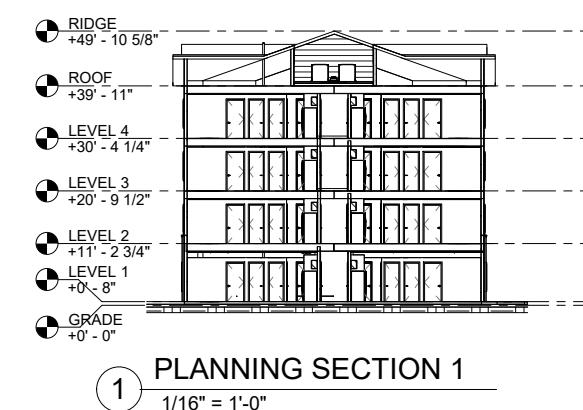
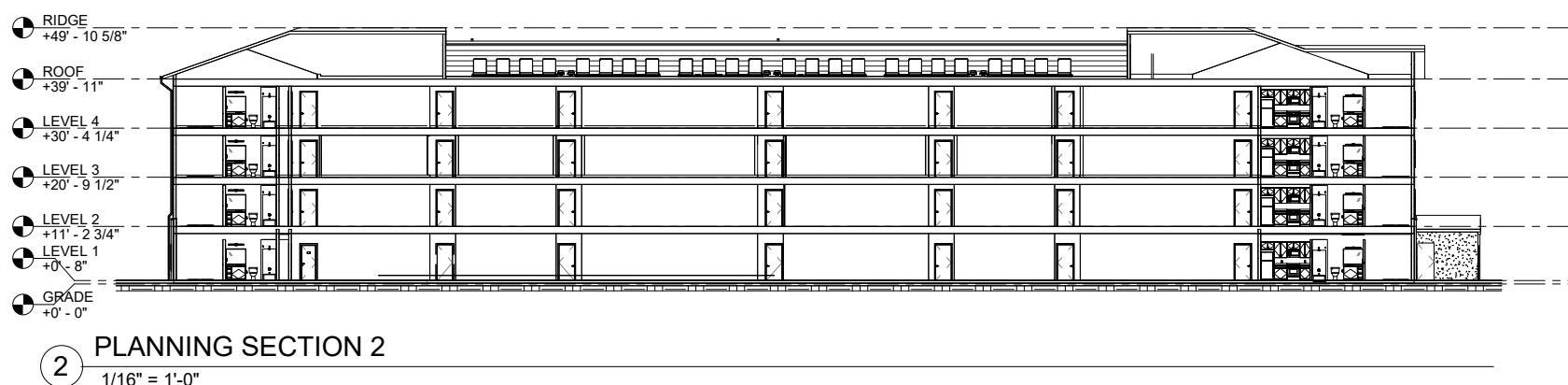
3 SOUTH ELEVATION  
 $1/16'' = 1'-0''$



1 WEST ELEVATION  
 $1/16'' = 1'-0''$

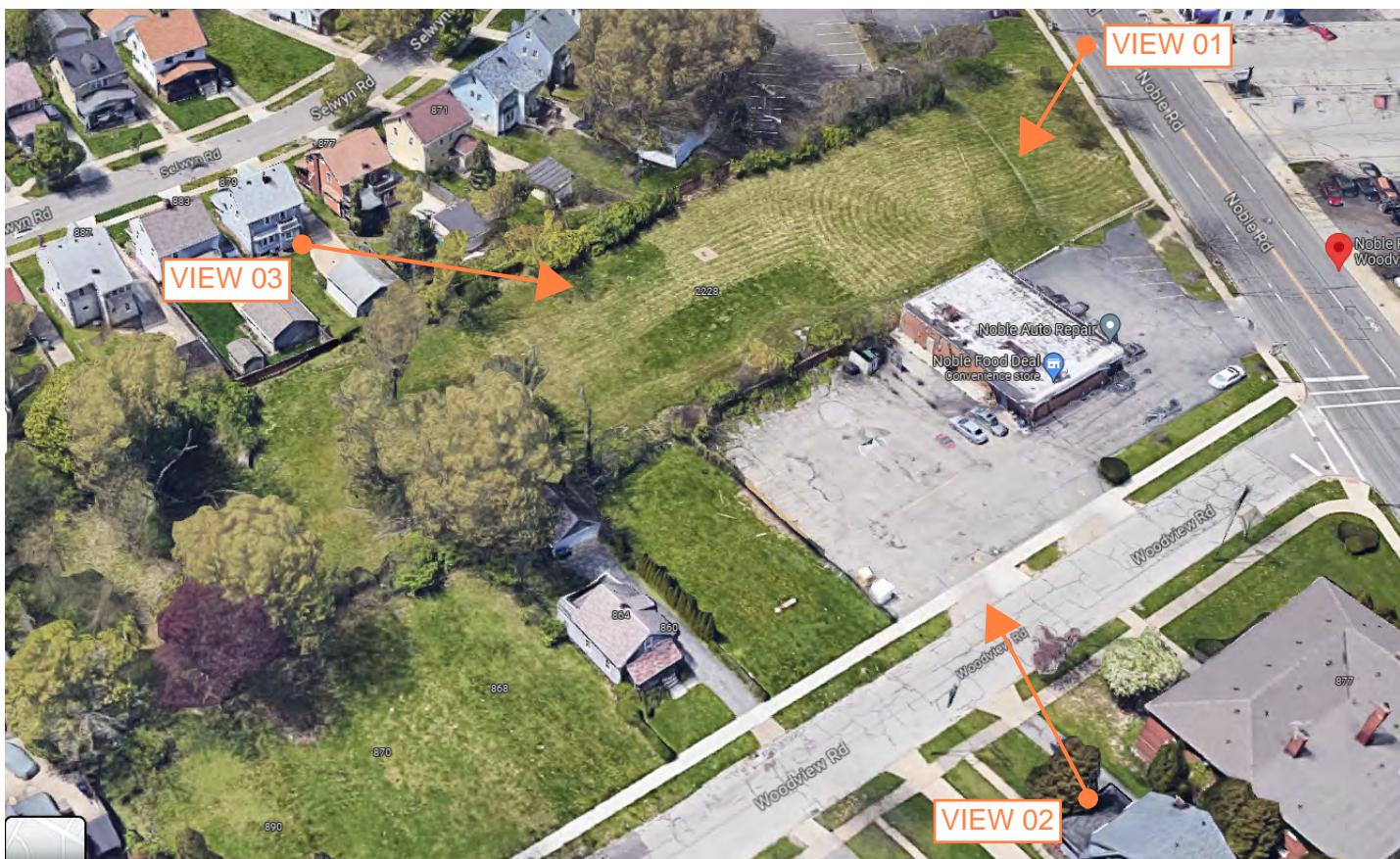
BRICK VENEER
BOARD & BATTEN VINYL SIDING
HORIZONTAL VINYL LAP SIDING
VERTICAL VINYL LAP SIDING

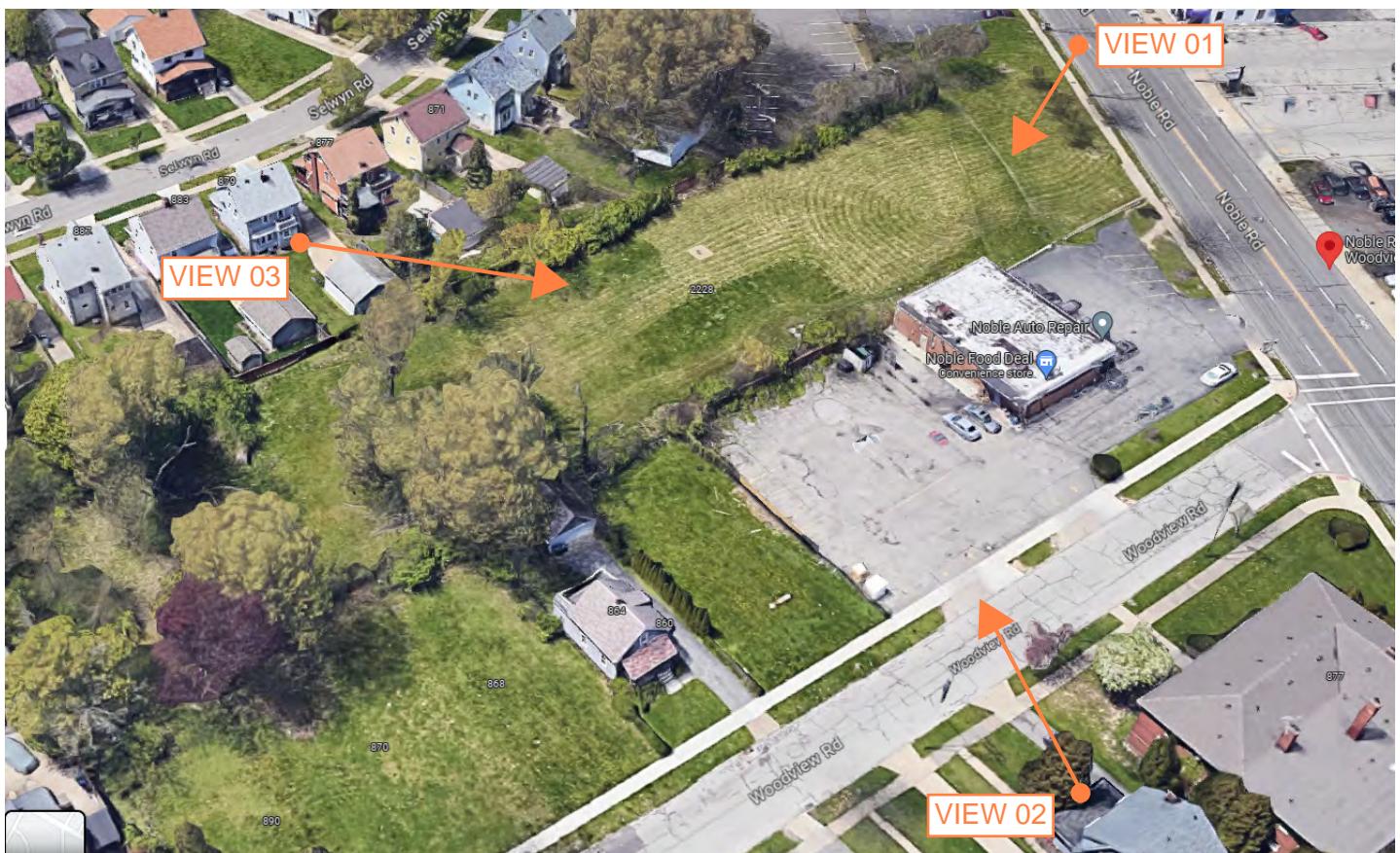
0' 8' 16' 32'



0' 8' 16' 32'





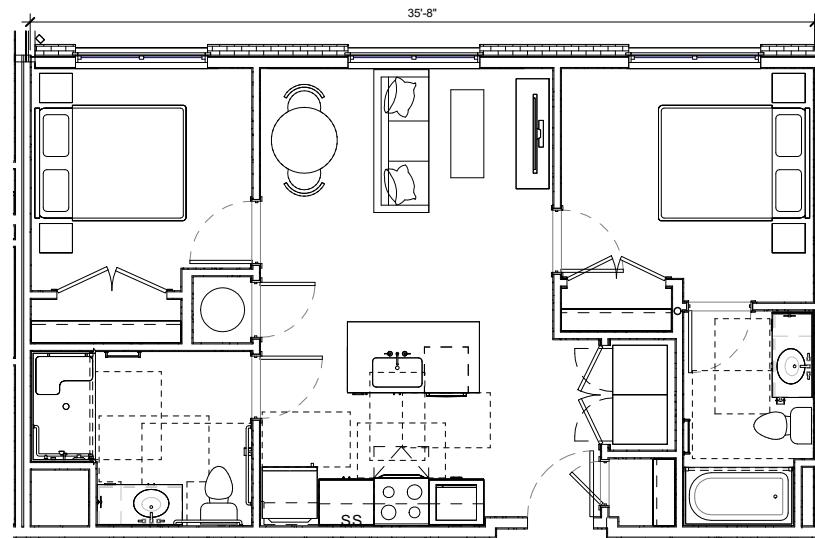




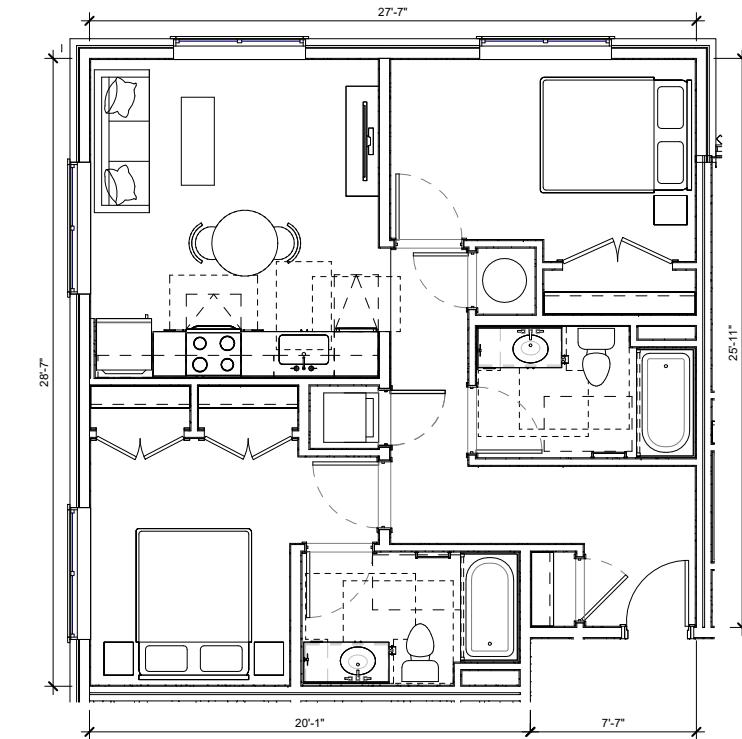
#### SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

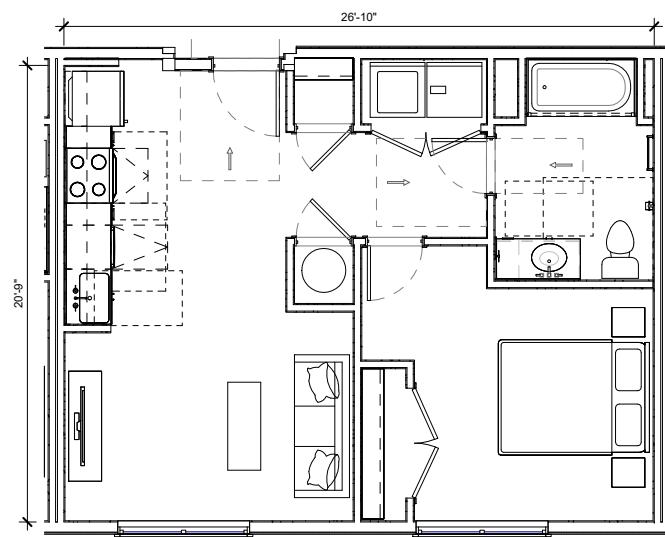
- 1 ASPHALT SHINGLES, COLOR: BLACK
- 2 BRICK VENEER
- 3 VERTICAL VINYL SIDING, COLOR: WHITE
- 4 HORIZONTAL VINYL SIDING, COLOR: WHITE
- 5 HORIZONTAL VINYL SIDING, COLOR: DARK GRAY
- 6 VERTICAL VINYL SIDING, COLOR: BLUE
- 7 VERTICAL VINYL TRIM, COLOR: WHITE
- 8 VINYL WINDOW, COLOR: WHITE
- 9 ALUMINUM STOREFRONT SYSTEM
- 10 WINDOW SHUTTER, COLOR: BLACK
- 11 GUTTER & DOWNSPOUT, COLOR: WHITE



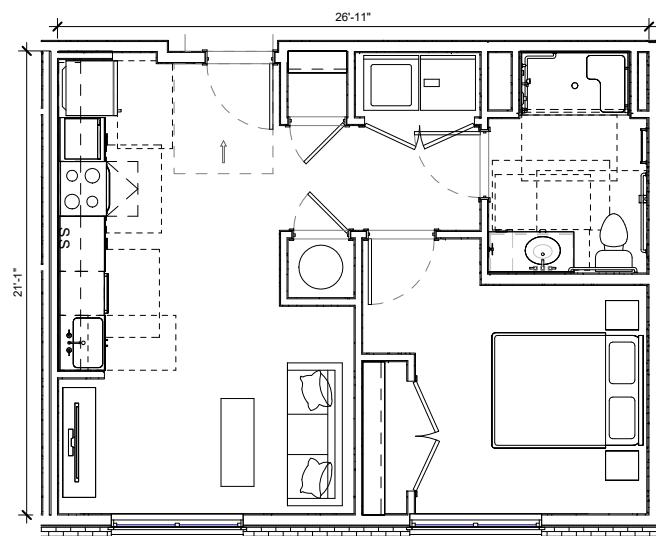
5 UNIT PLAN B2-UFAS M - 799 SF  
1/4" = 1'-0"



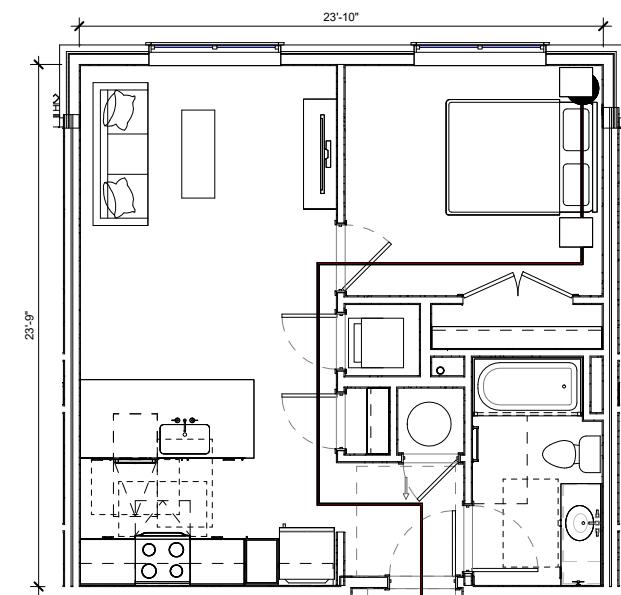
4 UNIT PLAN B1 - 812 SF  
1/4" = 1'-0"



3 UNIT PLAN A2 - 604 SF  
1/4" = 1'-0"

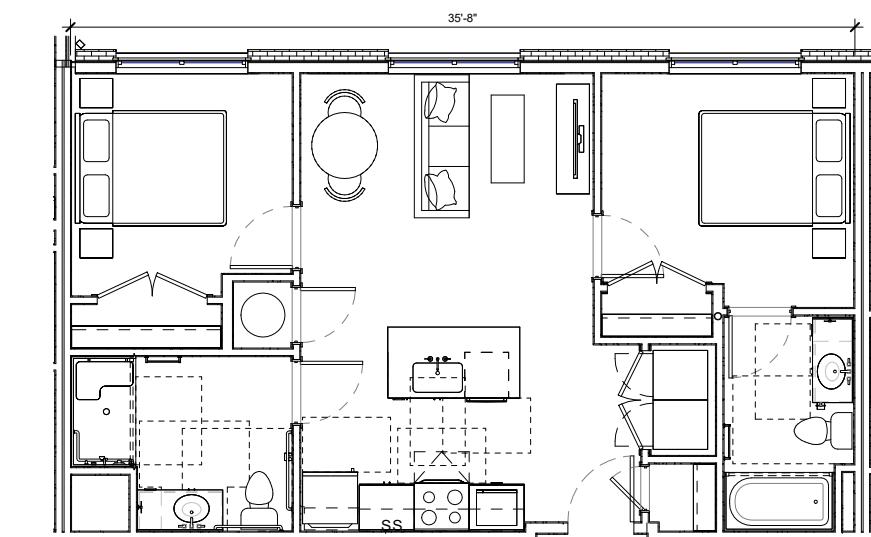
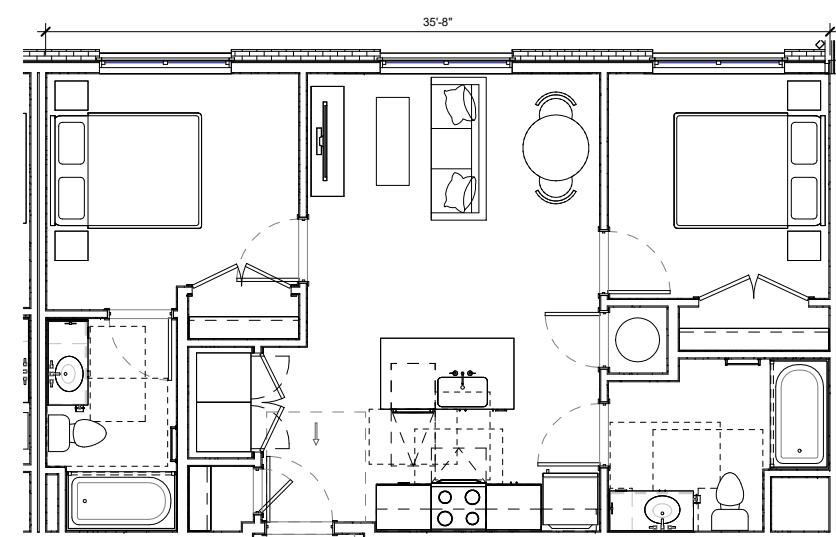
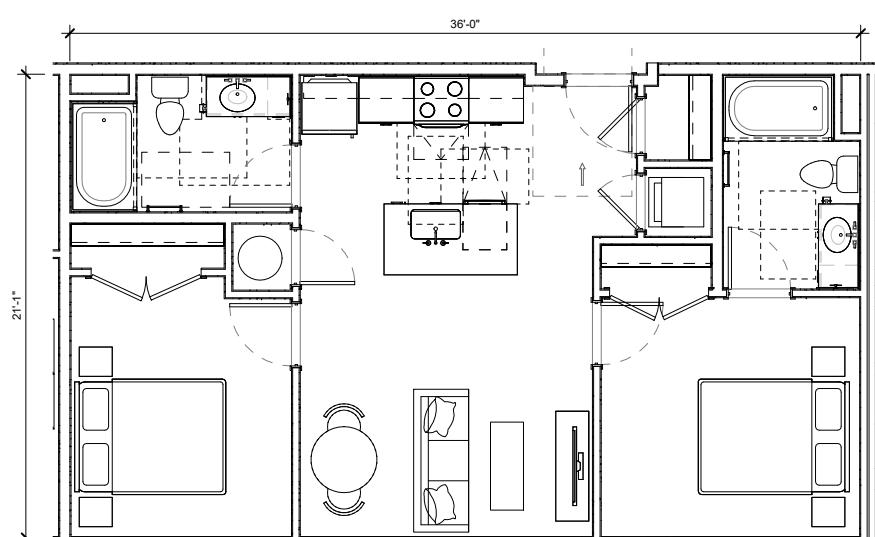


2 UNIT PLAN A2-UFAS M - 604 SF  
1/4" = 1'-0"

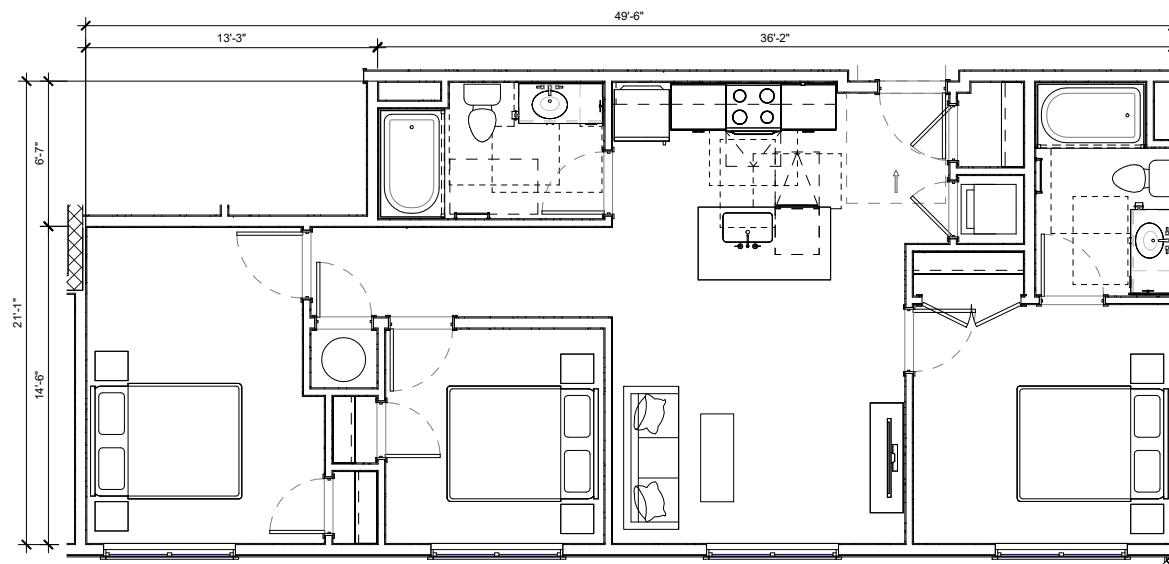


1 UNIT PLAN A1 - 603 SF  
1/4" = 1'-0"

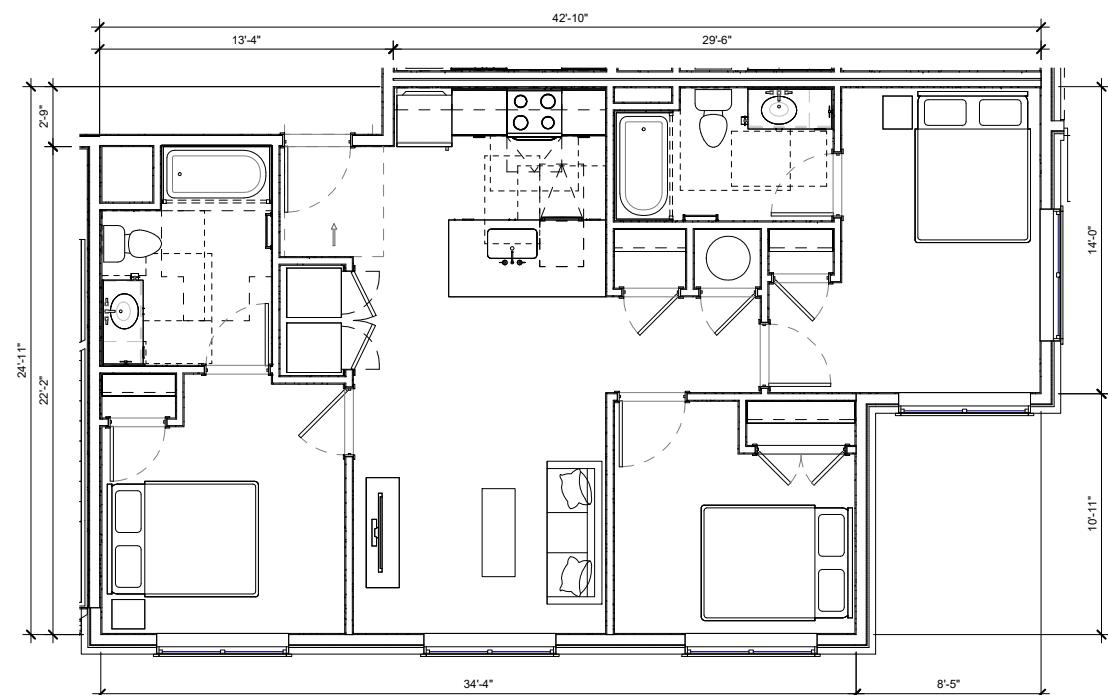
0' 2' 4' 6'



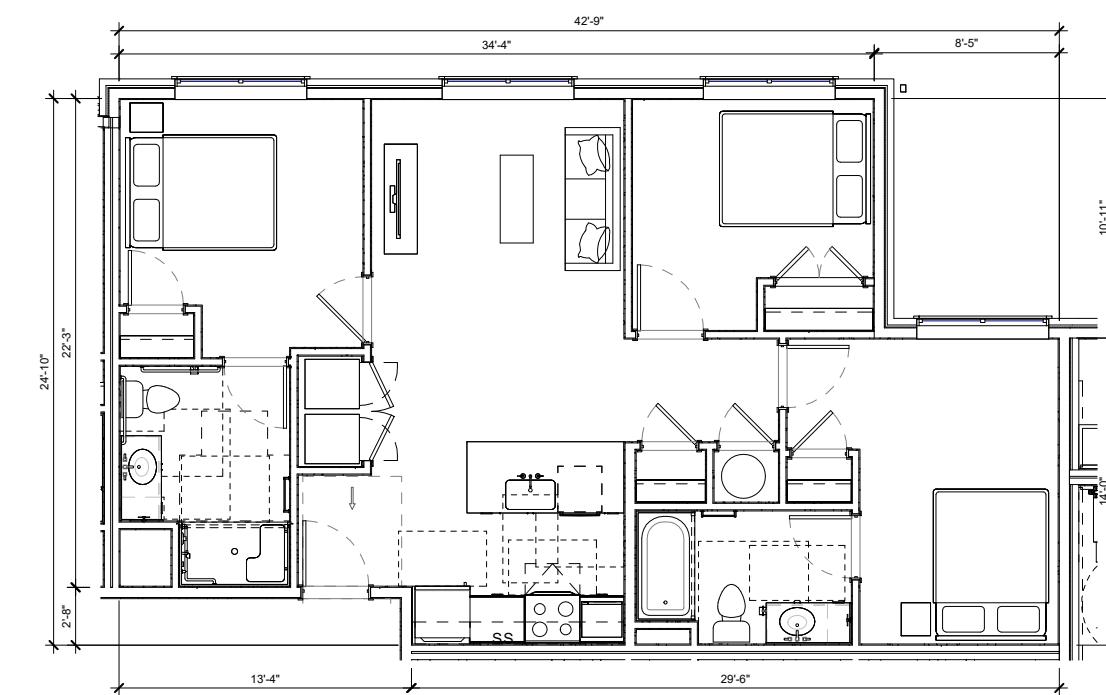
0' 2' 4' 6'



3 UNIT PLAN C2 - 805 SF  
1/4" = 1'-0"



2 UNIT PLAN C1 - 997 SF  
1/4" = 1'-0"

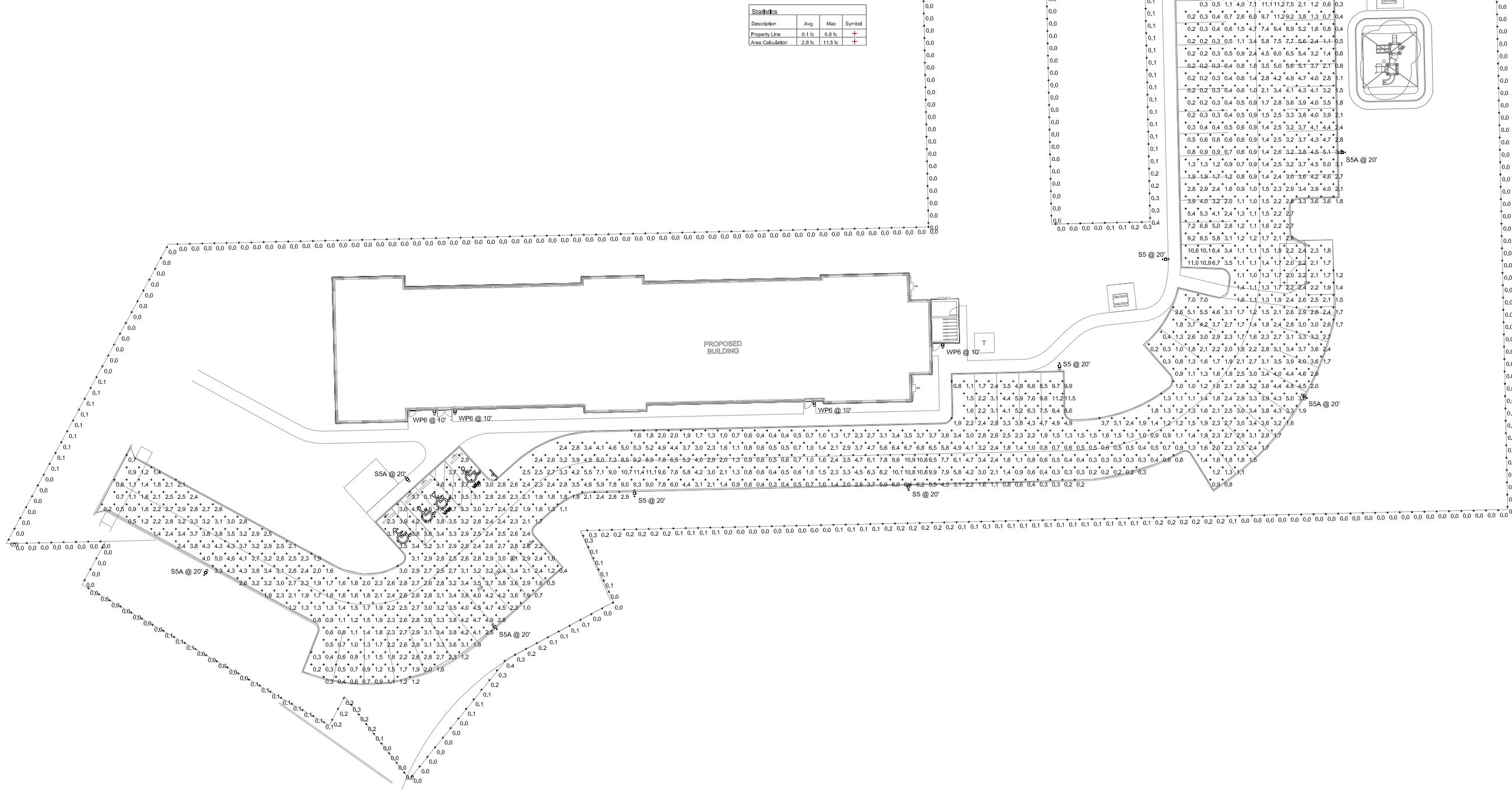


1 UNIT PLAN C1 UFAS M - 997 SF  
1/4" = 1'-0"

0' 2' 4' 6'

Schedule						
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description
	S5		5	Lithonia Lighting	RSX1 LED P3 40K R2 HS	RSX LED Area Luminaire Size 1 P3 Lumen Package 4000K CCT Type R2 Distribution with HS shield
	S5A		5	Lithonia Lighting	RSX1 LED P3 40K R3 HS	RSX LED Area Luminaire Size 1 P3 Lumen Package 4000K CCT Type R3 Distribution with HS shield
	WP6		4	LCZ	160519008	Exterior Sconce at Building Entries

Statistics		
Description	Avg	Max
Property Line	0.1 fc	0.8 fc
Area Calculation	2.8 fc	11.5 fc



**RSX1 LED**  
Area Luminaire

**Catalog Number:** RSX1LED P3 40K R2 HS

**Notes:**

**Type:** S5

**Introduction:**  
The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole pole mounts. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

**Specifications:**

EPA (ft <sup>2</sup> @ 100°):	0.57 ft <sup>2</sup> (0.05 m <sup>2</sup> )
Length:	21.8" (55.4 cm)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight:	22.0 lbs (10.0 kg)
(SPA mount):	

**Design Select:**  
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.acuitybrands.com/designselect](http://www.acuitybrands.com/designselect). \*See ordering tree for details.

**RSX1 LED**  
Area Luminaire

**Catalog Number:** RSX1LED P3 40K R3 HS

**Notes:**

**Type:** S5A

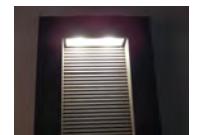
**Introduction:**  
The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole pole mounts. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

**Specifications:**

EPA (ft <sup>2</sup> @ 100°):	0.57 ft <sup>2</sup> (0.05 m <sup>2</sup> )
Length:	21.8" (55.4 cm)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight:	22.0 lbs (10.0 kg)
(SPA mount):	

**Design Select:**  
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.acuitybrands.com/designselect](http://www.acuitybrands.com/designselect). \*See ordering tree for details.



**PRODUCT DESCRIPTION:**  
This great architectural outdoor design provides illumination from two places. A slot of light washes down the grated diffuser and out away from the wall while additional light is directed out the bottom straight down that washes the wall and illuminates the walkway below. Available in three sizes and finished in Architectural Bronze.

**FINISHES OPTION:**  
Architectural Bronze (ABZ)

**MATERIAL:** Aluminum

**MEASUREMENTS:**  
DIMENSION: 7" W x 10" H x 2" Ext  
BACK PLATE: 7" W x 10" H x 5" HCO  
HANGING WEIGHT: 3.96 lb

**RATINGS:**  
cETLus  
Wet Location  
For Outdoor ADA  
DARKSKY

**LAMPING:**  
INPUT VOLTAGE: 120V  
LUMENS: 960 Rated (390 Del.)  
BULB: 2 x 8W LED PCB Integrated, 16W Total  
BULB INCLUDED: (Integrated)  
DIMMABLE: Triac CL  
CRI: 90+ CRI  
COLOR TEMP: 3000K  
LIGHTING\_DIRECTION: Down

**ADDITIONAL:**  
INTEGRATED DOWN: Down  
OPERATING TEMPERATURE: -20°C (-4°F), 40°C (104°F)

**PHOTOMETRIC:** Report Found Online

**10"**  
**7"**  
**2"**

**OPTIONS:**

Shipped Installed:	None	None	Finish:	DBBD Dark Bronze
PE5	None	None	DBBD	Dark Bronze
PE6	None	None	DBBD	Dark Bronze
PE82	None	None	DBBD	Dark Bronze
PE83	None	None	DBBD	Dark Bronze
PE84	None	None	DBBD	Dark Bronze
PE85	None	None	DBBD	Dark Bronze
PE86	None	None	DBBD	Dark Bronze
PE87	None	None	DBBD	Dark Bronze
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PE89	None	None	DBBD	Dark Bronze
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PE225	None	None	DBBD	Dark Bronze
PE226	None	None	DBBD	Dark Bronze
PE227	None	None	DBBD	Dark Bronze
PE228	None	None	DBBD	Dark Bronze
PE229	None	None	DBBD	Dark Bronze
PE230	None			