



## BOARD OF ZONING APPEALS (BZA) CONDITIONAL USE PERMIT APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

**Application Fee: \$400.00\***  
**Per Fee Ordinance 2019-49**

\*Does not include transcript cost.

**Applicant:** \_\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Architect/Designer for Applicant:** \_\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Address:** \_\_\_\_\_

Lot Number/Subdivision: \_\_\_\_\_ Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Reason for Administrative Review (attach necessary documents):

### Checklist:

- ☐ Legal description of the property.
- ☐ Vicinity Map and site/plot plan as required.
- ☐ Description of the existing and proposed use. Please be very detailed regarding the proposed use.
- ☐ A narrative statement regarding compatibility of the proposed use with adjoining properties and the overall plans for the City, and the standards as outlined in Section [1129.03](#) of the Powell Zoning Code. Include pertinent subject matters as required.
- ☐ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- ☐ **5 copies** of all drawings, text, any other items, and application, as well as any other drawings or written material that will help the Administration and the Board understand the nature of the proposal.
- ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
- ☐ Attach the required fee - \$400.00\*
- ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035

Public notice sign details found [here](#)

**(See Over)**

**APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN  
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.**

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Appellant: \_\_\_\_\_

Date: 02/10/2021

Office Use
Received

Office Use
Type/Date: _____
Base Fee: <u>\$400.00</u>
Prepared by: _____
Reviewed by: _____
PAYOR: _____
RECIEPT # _____

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · [www.cityofpowell.us](http://www.cityofpowell.us)

# Horse Power Farms

Phase 2 – remaining site build out

February 10, 2021

City of Powell - Development  
47 Hall Street  
Powell, OH 43065

Attn: Elise Schellin // Development Planner

Elise,

Please find the attached drawings to be considered for a Conditional Use BZA approval for Horse Power Farms. The submittal shows the proposed intent to build out the remainder of the site which we is referred to as Phase 2. The master site plan is essentially the same as what was previously approved. The remaining 5 additional buildings (buildings 3-7) that make up Phase 2 are all condominium structures similar to buildings 1 and 2 that were built in Phase 1. The foot print of these buildings have been modified slightly from the previous master plan to allow more development of the site. The new site plan reflects the shifted curb cut on Home Rd to align with the curb cut across the street, there is also a proposed entry gate that will be added to the west side of building 1. The essential character and spirit of the original Phase 1 design of a high finish architecture will be continued through Phase 2 by matching materials, design aesthetics, and lighting of the Phase 1 design.

The proposed continued conditional use is for the construction of a Sportsmans Club. This development was originally discussed to be built in phases, this application completes the remaining phases on site. The Sportsmans club shall consist of one Clubhouse building and several separate buildings, each subdivided into condominium units. These condominium units will be offered for sale.

The HorsePower Farms development fits in well in the existing area as it will be constructed to mimic a rural farm complete with fencing and pond. The parcel of land that was selected for the development is a leftover parcel with encroaching AEP easements and unusual shapes. The property has 345 kV High Tension power lines running diagonally through the entire property,



rendering residential development not feasible. Numerous residential developers considered the property for development but could not cost effectively subdivide the parcel.

The HorsePower Farms development will have minimal impact on traffic. Our traffic study indicates an average of 1 vehicle per hour to access the property. HorsePower Farms will have a nominal impact of sound to the adjoining properties. The owners of the condominiums shall be prohibited from running unmuffled engines in the Condominium Association bylaws. HorsePower Farms will be illuminated by LED "Tulip" style security lights positioned to shine away from neighboring properties. Once construction is complete, HorsePower Farms will not generate any objectionable odor, fumes or vibrations.

Legal description of the property;  
319-230-02-001-000, 25001 Liberty S

#### 1129.03 - GENERAL STANDARDS FOR ALL CONDITIONAL USES.

The Board of Zoning Appeals, shall review the particular facts and circumstances of each proposed conditional use and shall approve the application for a Conditional Use Permit only when it has determined that there has been adequate evidence presented to show that such use at the proposed location:

(a) Is in fact a conditional use as listed in the Schedule of District Regulations in this Zoning Ordinance for the zoning district in which the site is located;

*The proposed conditional use is for the creation of a Sportsman's Club in accordance with the existing FR-1 zoning. 8.04 . E Public or Private Golf Courses, Country Clubs, Hunt Clubs, Sportsmen's Clubs, Fishing Lakes or Similar Recreational Uses with all buildings and club houses incident thereto, including restaurants to serve members and/or users of the facility, provided that sufficient land area is available to accommodate the proposed use. A Site Plan shall be prepared and submitted for consideration by the Board of Zoning Appeals and shall provide screening adjacent to residential area.*

(b) Will be in accord with the general objectives, or with any specific objective, of the comprehensive plan and the Zoning Ordinance;

*The comprehensive plan calls for this property to be single family residential. As described elsewhere in this application, this property is unsuitable for residential development. The Future Land Use Plan shows the area north of this site to be a conservation development. This development is essentially a hybrid; HorsePower Farms brings the pride and responsibility of property ownership, properly managed common areas and features of the preservation*



*development model including preserved open spaces, a developer funded public multi use path and naturalized greenspace.*

(c) 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 change the essential character of the same area;

*The condominium buildings contained in HorsePower Farms will be constructed to a high finish and standard. The Clubhouse will function initially as a sales office for the condominiums, but will transition as units are purchased into a management office and Clubhouse for member use. The existing character of the property is vacant land. The adjacent property to the South is that of a horse farm and riding stable. HorsePower Farms will enhance the essential character of the area by adding to and improving the rural, farm like setting.*

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

*HorsePower Farms will not be hazardous to or disturb any future neighboring use.*

(e) Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services;

*Based on our traffic study, HorsePower Farms will be adequately serviced by the highways and streets. This development should create nominal demand for police and fire services. Our water retention plan should more than adequately handle generated water runoff. This development will have no impact on schools or other public service agencies. A common dumpster is contained on this development for use by property owners.*

(f) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;

*HorsePower Farms will not place any additional demands on public facilities or services.*



(g) Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;

*The HorsePower Farms development will have minimal impact on traffic. Our traffic study indicates an average of 1 vehicle per hour to access the property. HorsePower Farms will have a nominal impact of sound to the adjoining properties. The owners of the condominiums shall be prohibited from running unmuffled engines in the condominium association bylaws. HorsePower Farms will be illuminated by LED "Tulip" style security lights positioned to shine away from neighboring properties. Once construction is complete, HorsePower Farms will not generate any objectionable odor, noise, fumes or vibrations.*

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares; and

*The developer of HorsePower Farms has secured approval from the Delaware County Engineer's Office for final approval of the shape and size of the access driveway for the development.*

(i) Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance

*The property where HorsePower Farms is located previously was pasture and was not scenic by most definitions. The introduction of fencing, naturalization of pasture and the pond will reintroduce natural and scenic views to the area.*

Thank you for your consideration, I look forward to working with you on this project.

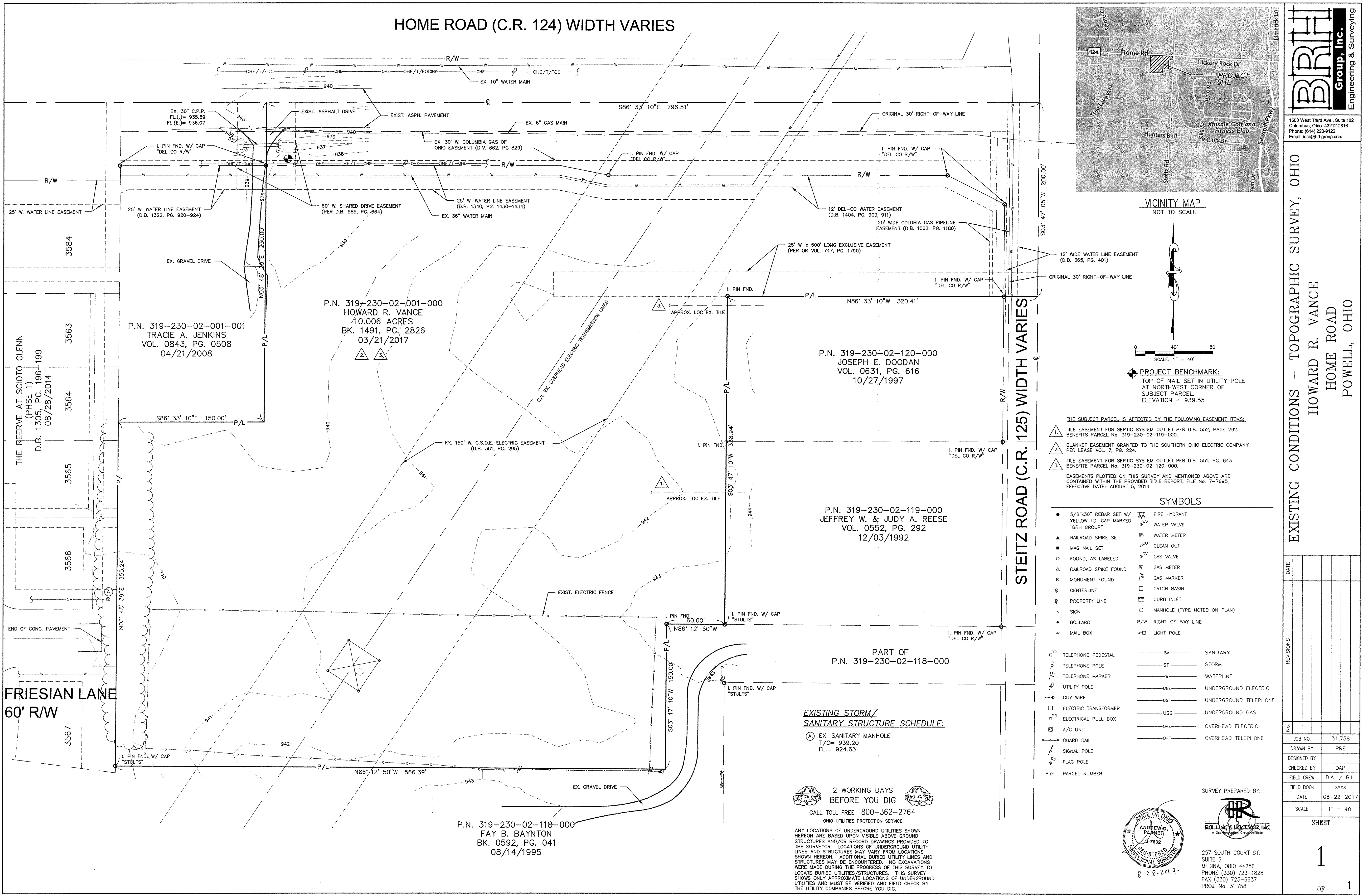
Dave Kaldy

President

archall architects



HOME ROAD (C.R. 124) WIDTH VARIES

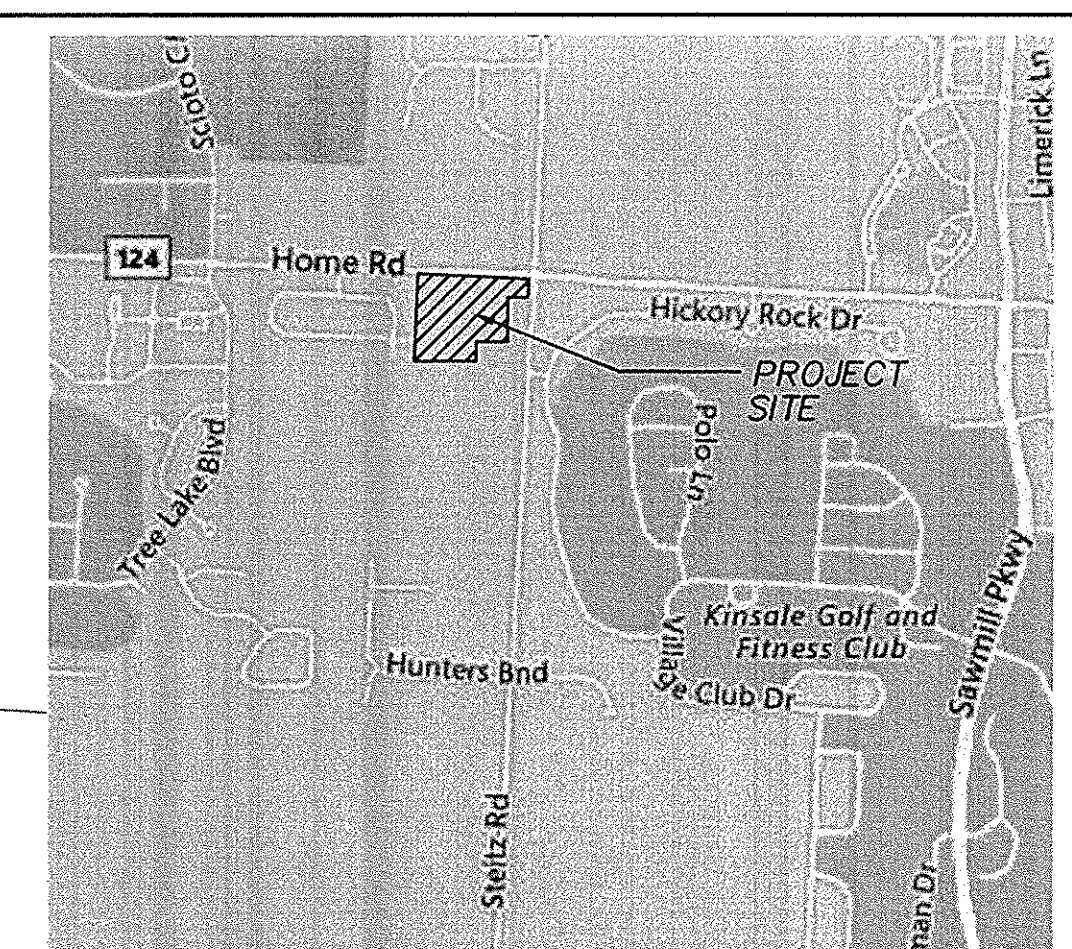


**BRH**  
Group, Inc.  
Engineering & Surveying

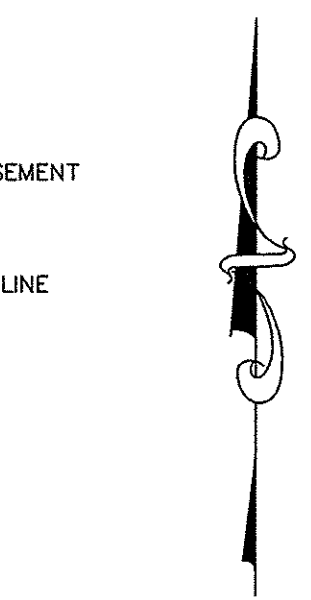
1500 West Third Ave., Suite 102  
Columbus, Ohio 43212-2816  
Phone: (614) 220-9122  
Email: info@brhgroup.com

EXISTING CONDITIONS - TOPOGRAPHIC SURVEY, OHIO  
HOWARD R. VANCE  
HOME ROAD  
POWELL, OHIO

DATE	
REVISIONS	
No.	
JOB NO.	31,758
DRAWN BY	PRE
DESIGNED BY	
CHECKED BY	DAP
FIELD CREW	D.A. / B.L.
FIELD BOOK	xxxx
DATE	08-22-2017
SCALE	1" = 40'
SHEET	1
OF	1



VICINITY MAP  
NOT TO SCALE



0 40' 80'  
SCALE: 1" = 40'

PROJECT BENCHMARK:  
TOP OF NAIL SET IN UTILITY POLE  
AT NORTHWEST CORNER OF  
SUBJECT PARCEL.  
ELEVATION = 939.55

THE SUBJECT PARCEL IS AFFECTED BY THE FOLLOWING EASEMENT ITEMS:

1. TILE EASEMENT FOR SEPTIC SYSTEM OUTLET PER D.B. 552, PAGE 292. BENEFITS PARCEL No. 319-230-02-119-000.
  2. BLANKET EASEMENT GRANTED TO THE SOUTHERN OHIO ELECTRIC COMPANY PER LEASE VOL. 7, PG. 224.
  3. TILE EASEMENT FOR SEPTIC SYSTEM OUTLET PER D.B. 551, PG. 643. BENEFIT PARCEL No. 319-230-02-120-000.
- EASEMENTS PLOTTED ON THIS SURVEY AND MENTIONED ABOVE ARE CONTAINED WITHIN THE PROVIDED TITLE REPORT, FILE No. 7-7695, EFFECTIVE DATE: AUGUST 5, 2014.

SYMBOLS

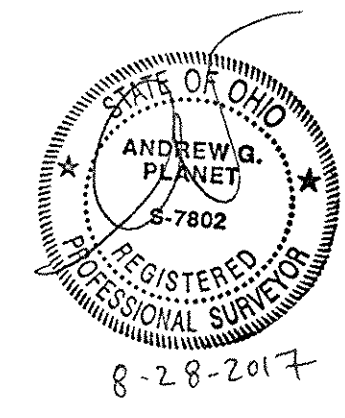
- |  |                                |
|--|--------------------------------|
| • 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP" | ⊗ FIRE HYDRANT                 |
| ▲ RAILROAD SPIKE SET                                       | ⊗ WATER VALVE                  |
| ■ MAG NAIL SET   | ⊗ CLEAN OUT                    |
| ○ FOUND, AS LABELED  | ⊗ GAS VALVE                    |
| △ RAILROAD SPIKE FOUND                                     | ⊗ GAS METER                    |
| ⊗ MONUMENT FOUND   | ⊗ GAS MARKER                   |
| ⊗ CENTERLINE   | ⊗ CATCH BASIN                  |
| ⊗ PROPERTY LINE  | ⊗ CURB INLET                   |
| ⊗ SIGN   | ⊗ MANHOLE (TYPE NOTED ON PLAN) |
| • BOLLARD  | ⊗ R/W RIGHT-OF-WAY LINE        |
| ⊗ MAIL BOX   | ⊗ LIGHT POLE                   |
| ⊗ TELEPHONE PEDESTAL                                       | — SA — SANITARY                |
| ⊗ TELEPHONE POLE   | — ST — STORM                   |
| ⊗ TELEPHONE MARKER   | — W — WATERLINE                |
| ⊗ UTILITY POLE   | — UGE — UNDERGROUND ELECTRIC   |
| — GUY WIRE   | — UGT — UNDERGROUND TELEPHONE  |
| ⊗ ELECTRIC TRANSFORMER                                     | — UGG — UNDERGROUND GAS        |
| ⊗ ELECTRICAL PULL BOX                                      | — OHE — OVERHEAD ELECTRIC      |
| ⊗ A/C UNIT   | — OHT — OVERHEAD TELEPHONE     |
| ⊗ GUARD RAIL   |                                |
| ⊗ SIGNAL POLE  |                                |
| ⊗ FLAG POLE  |                                |
| PID: PARCEL NUMBER   |                                |

EXISTING STORM/  
SANITARY STRUCTURE SCHEDULE:

- ⊗ EX. SANITARY MANHOLE  
T/C= 939.20  
FL= 924.63

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

ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES AND/OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. THIS SURVEY SHOWS ONLY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND MUST BE VERIFIED AND FIELD CHECK BY THE UTILITY COMPANIES BEFORE YOU DIG.



SURVEY PREPARED BY:  
**ROLLING'S HOOPER INC.**  
A Geospatial Group, Inc.  
257 SOUTH COURT ST.  
SUITE 6  
MEDINA, OHIO 44256  
PHONE (330) 723-1828  
FAX (330) 723-6637  
PROJ. No. 31,758



**HORSE POWER FARMS  
PHASE 2**  
GARAGE CONDOS - POWELL, OHIO



DRAWING SET		
<input checked="" type="checkbox"/>	02   10   2021	preliminary
<input type="checkbox"/>		check set
<input type="checkbox"/>		bid
<input type="checkbox"/>		permit
<input type="checkbox"/>		construction

REVISIONS	
1	
2	
3	
4	
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9	
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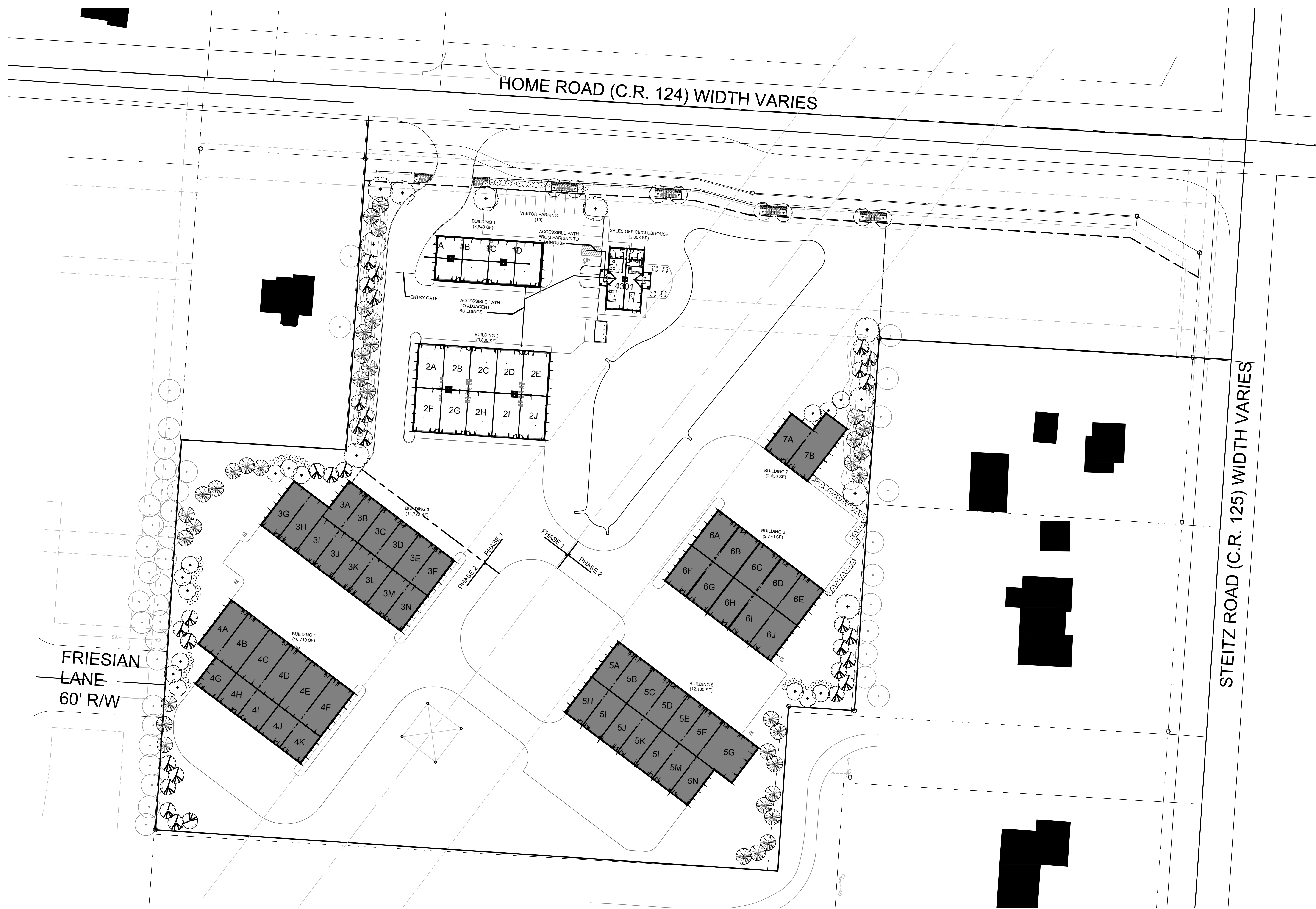
SEAL

NOT FOR  
CONSTRUCTION

PROJECT NUMBER 020164

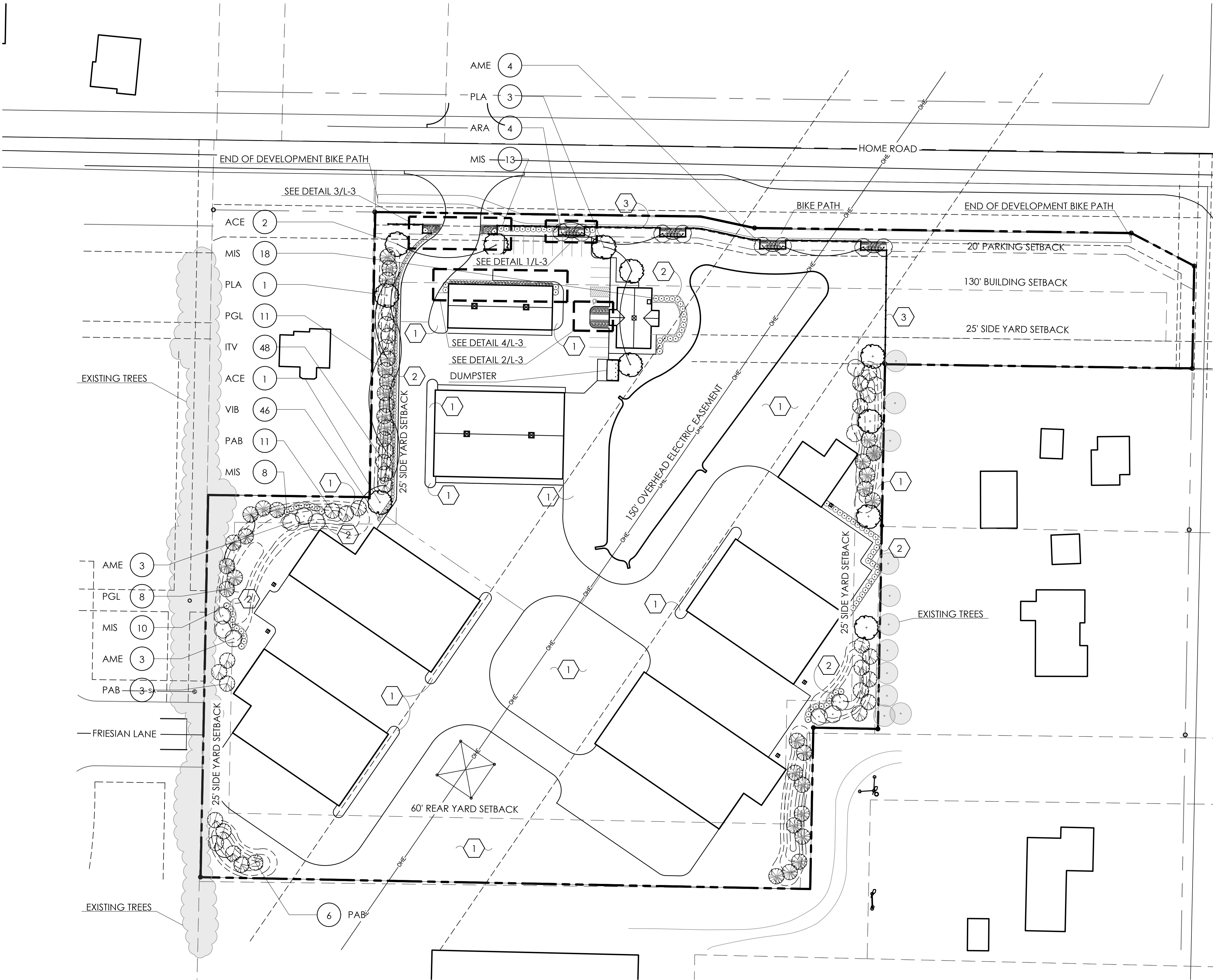
SHEET TITLE ARCHITECTURAL SITE PLAN  
SHEET NUMBER

**A1.01**



**SITE PLAN: PHASE 2**  
SCALE 1" = 40'-0"  
40 20 0





PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
20	PAB	PICEA ABIES	NORWAY SPRUCE	6'-7' HGT.	B&B	
19	PGL	PICEA GLAUCA	WHITE SPRUCE	6'-7' HGT.	B&B	
4	PLA	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	2" CAL.	B&B	
3	ACE	ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	2" CAL.	B&B	
10	AME	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6'-7' HGT.	B&B	
4	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	6'-7' HGT.	B&B	
SHRUBS						
48	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	1 GAL.	CONT.	
46	VIB	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	18" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
49	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	1 GAL.	CONT.	

\*NOTE: ALL ENLARGEMENTS ON SHEET L-3 ARE INCLUDED IN PHASE 1 LANDSCAPING

GENERAL PLANTING NOTES:

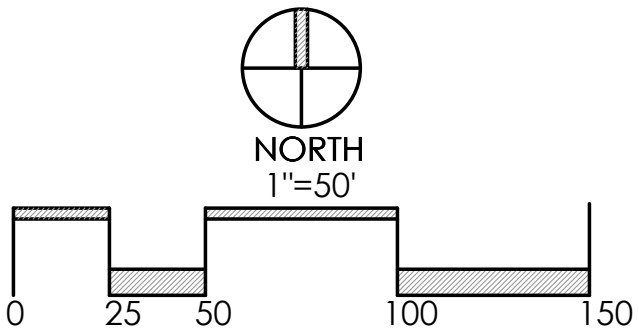
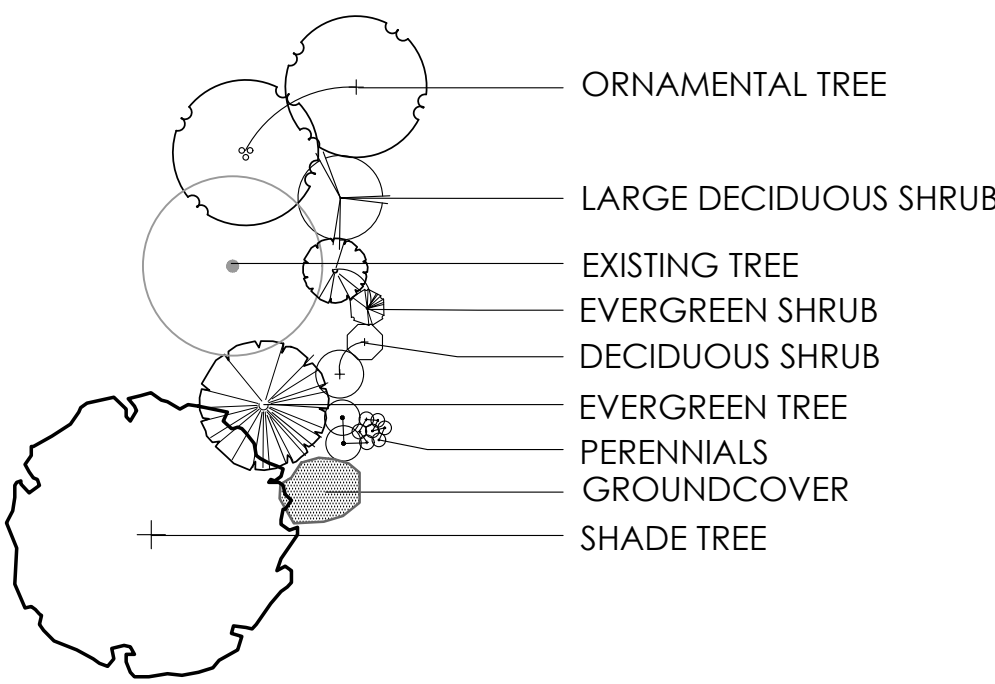
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ 3 RAIL BLACK HORSE FENCE - SEE SHEET L-4/DETAIL 4

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS

PHASE 1  
LANDSCAPE PLAN

HORSE POWER FARM  
PREPARED FOR  
ARCHITECTURAL ALLIANCE  
49 E. THIRD AVENUE  
COLUMBUS, OH 43201

Paris Planning & Design  
LAND PLANNING LANDSCAPE ARCHITECTURE  
243 N. 5th Street Columbus, OH 43215  
P (614) 487-1944 Suite 401 www.parisplanninganddesign.com

DATE 2/10/21

PROJECT 18160

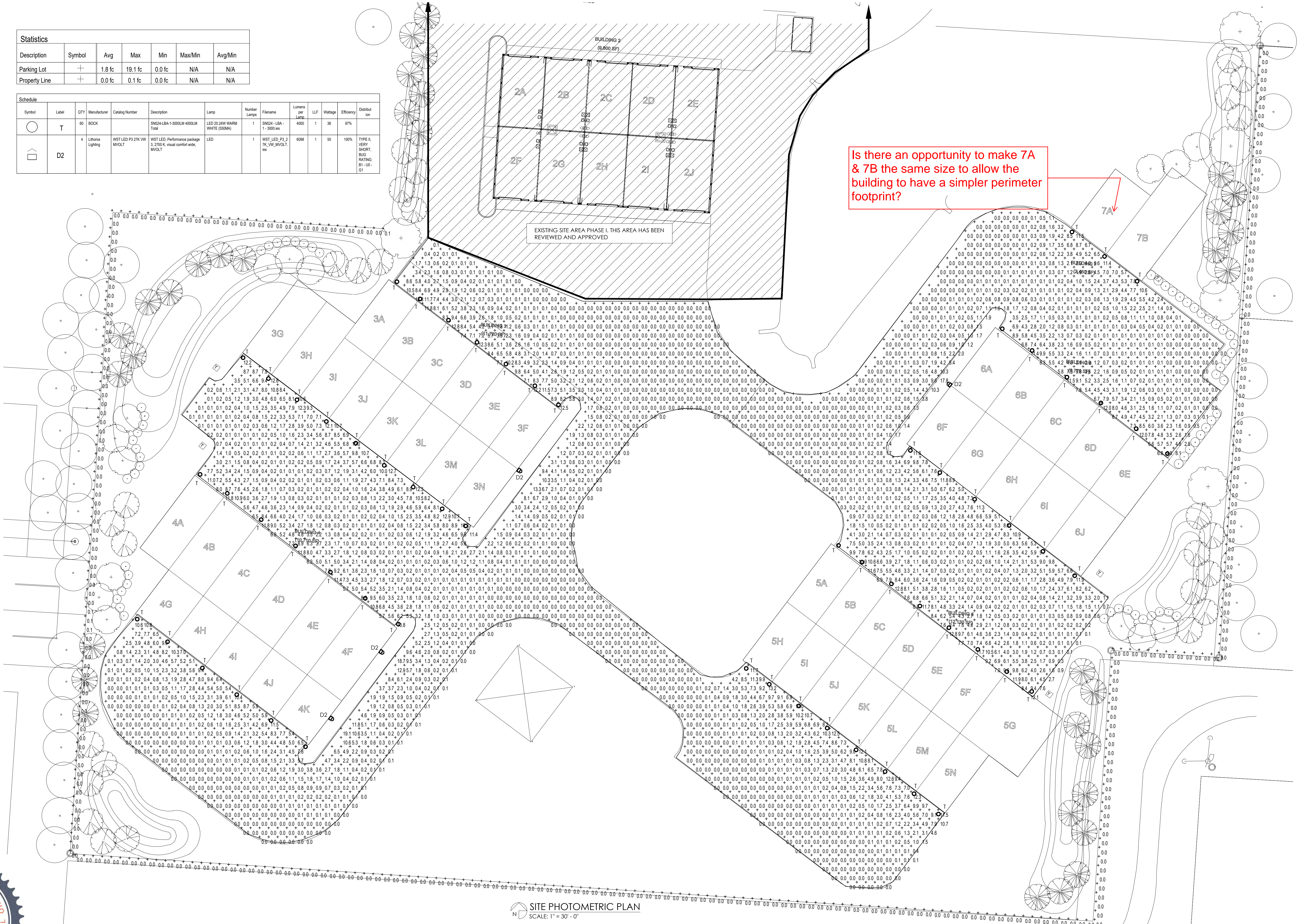
SHEET

L-1



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.8 fc	19.1 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF
	T	60	BOCK		SN24-LBA-1-3000LM 4000LM	LED 20-24W WARM WHITE (5000K)	1	SN24-LBA-1-3000	4000	1
	D2	4	Lithonia Lighting	WST LED P3 27K VV MVOLT	WST LED Performance package 3,2700K visual comfort wide MVOLT	LED	1	WST LED P3_2 7K VV MVOLT.res	6008	1
										Efficiency
										99%
										Distrib ion
										TYPE II, VERY SHORT, BUG RATING: B1 - U0 - G1



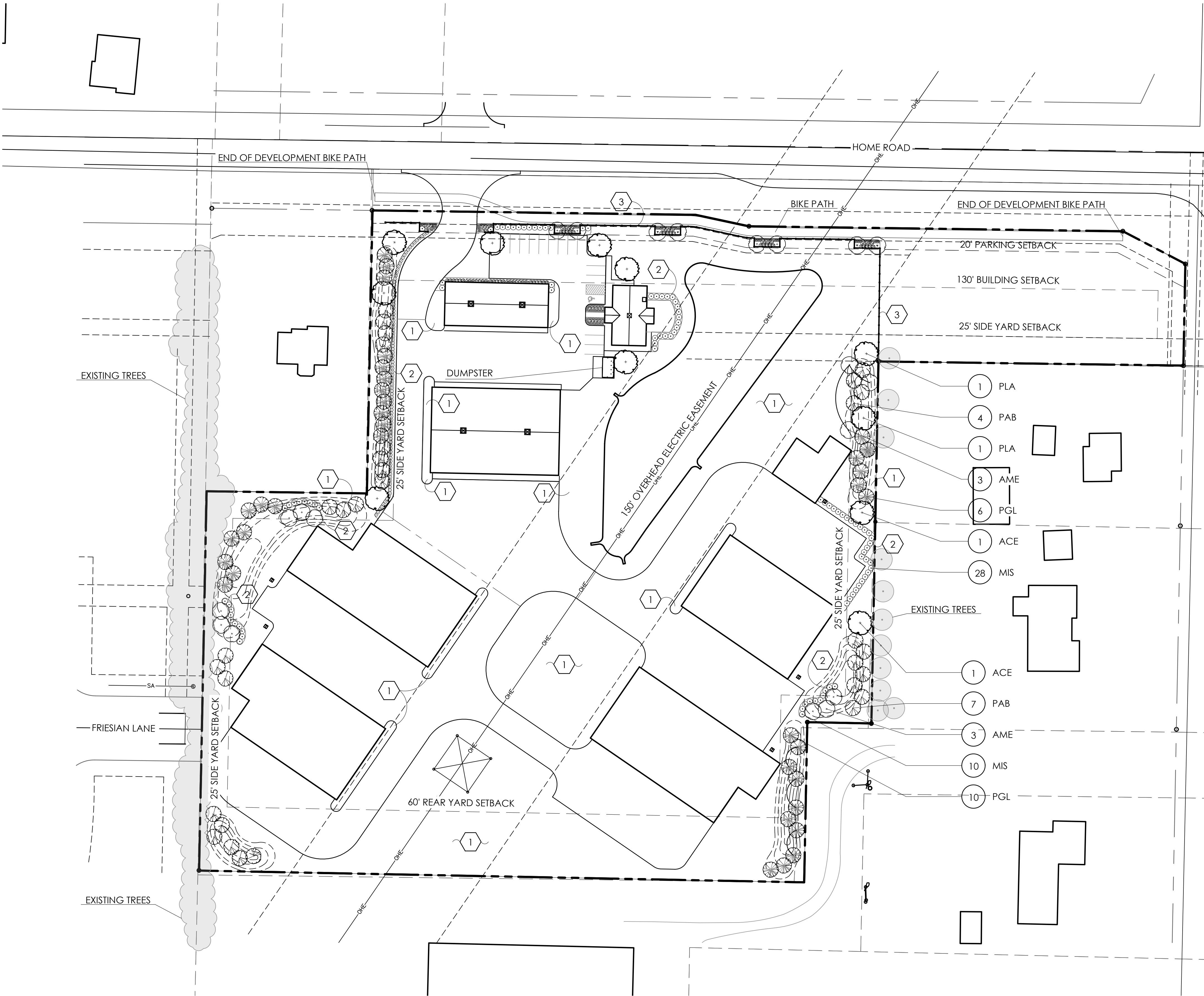
## HORSE POWER FARMS PHASE 2

02.08.2021

ENGINEERING GROUP, LTD.  
100 EAST HORTON BROADWAY STREET  
COLUMBUS, OHIO 43214  
(614) 252-1200  
info@renewconstruction.com  
© 2021 COPYRIGHT RENEW CONSTRUCTION

archall  
ARCHITECTURAL ALLIANCE  
© 2021 COPYRIGHT ARCHITECTURAL ALLIANCE





GENERAL PLANTING NOTES:

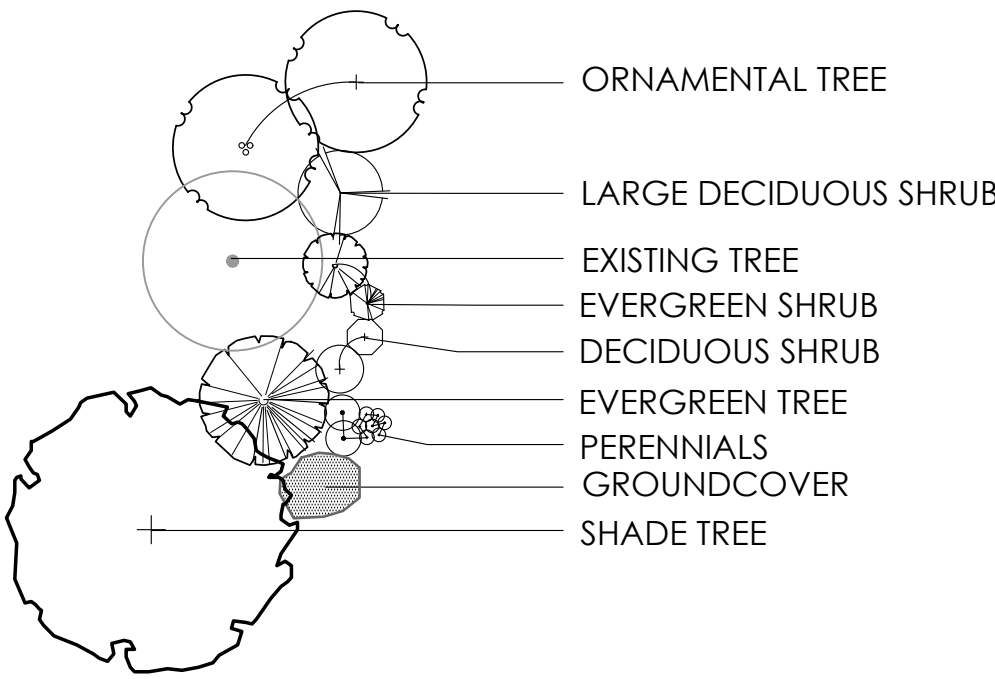
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- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ 3 RAIL BLACK HORSE FENCE - SEE SHEET L-4/DETAIL 4

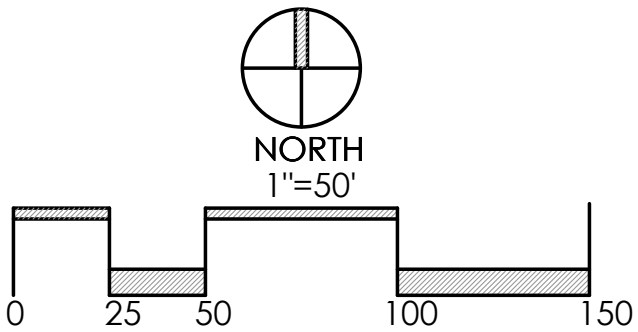
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PLANT LIST  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
11	PAB	PICEA ABIES	NORWAY SPRUCE	6'-7" HGT.	B&B	
16	PGL	PICEA GLAUCA	WHITE SPRUCE	6'-7" HGT.	B&B	
2	PLA	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	2" CAL.	B&B	
2	ACE	ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	2" CAL.	B&B	
6	AME	AMELANCHIER × GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6'-7" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
38	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	1 GAL.	CONT.	



REVISIONS

PHASE 2  
LANDSCAPE PLAN

HORSE POWER FARM  
PREPARED FOR  
ARCHITECTURAL ALLIANCE  
49 E. THIRD AVENUE  
COLUMBUS, OH 43201

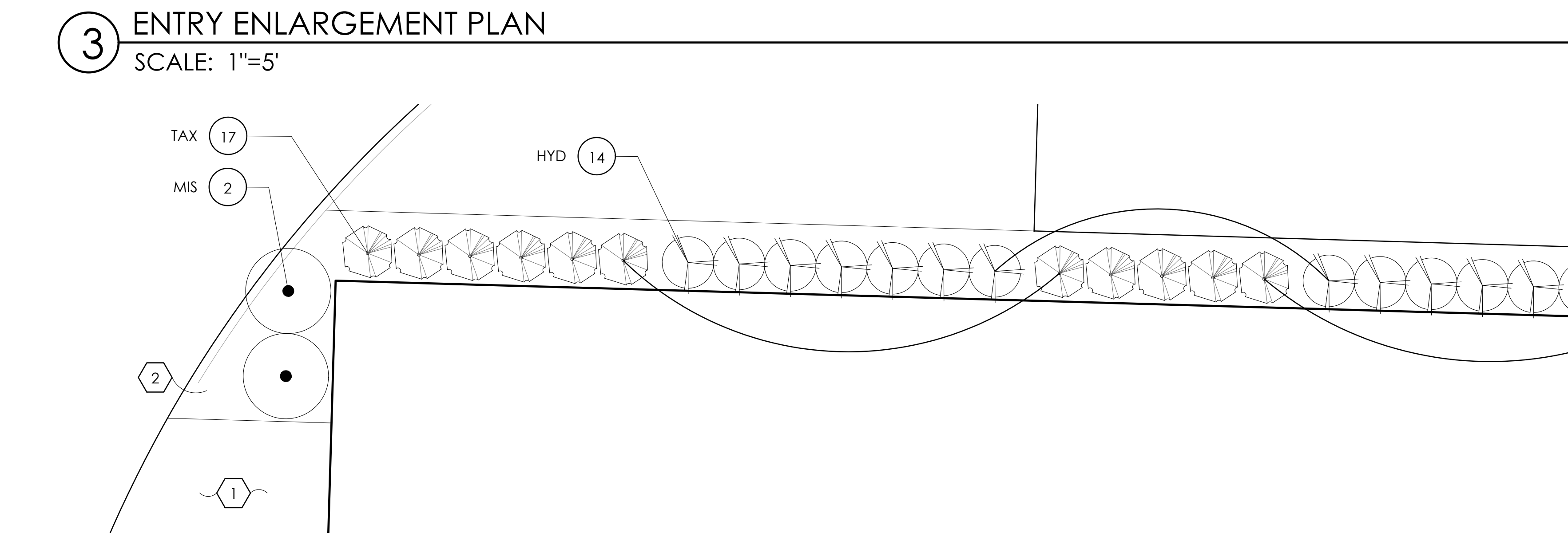
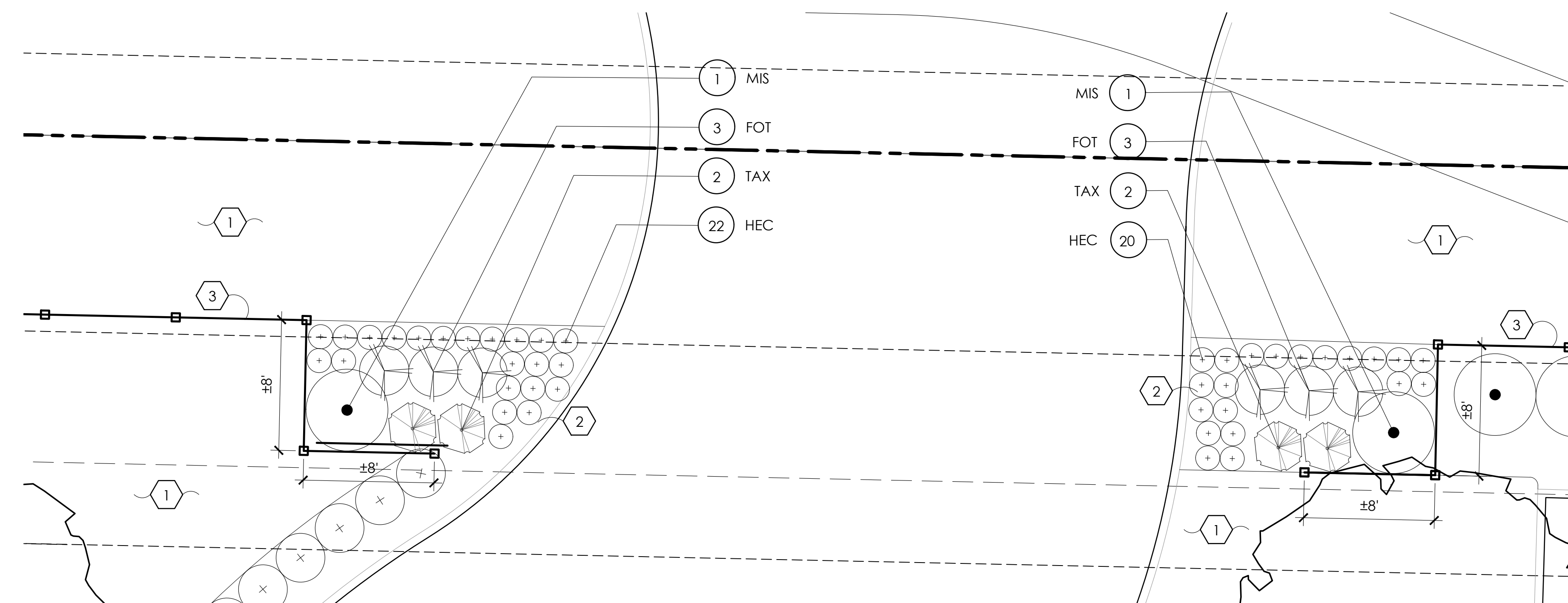
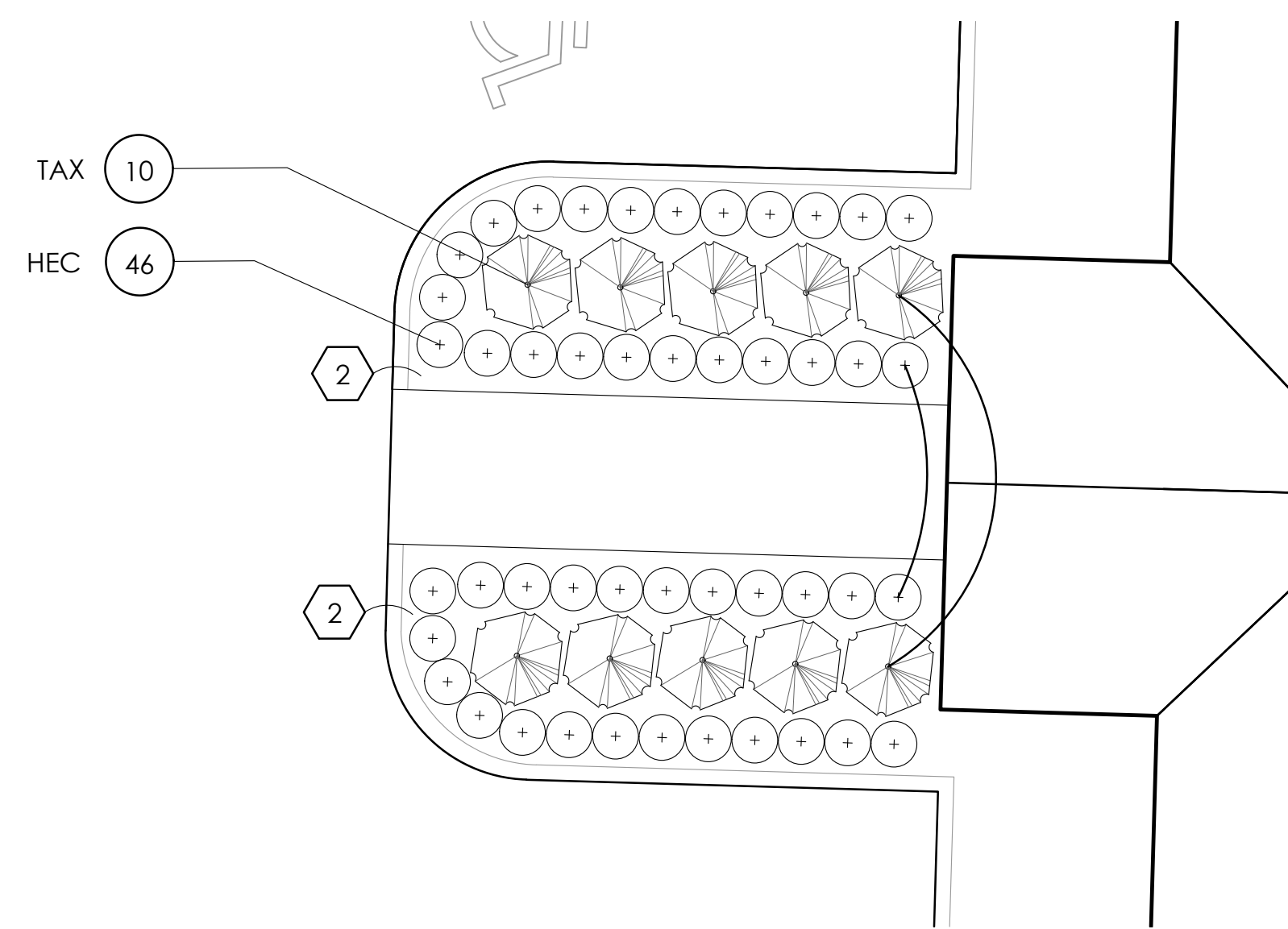
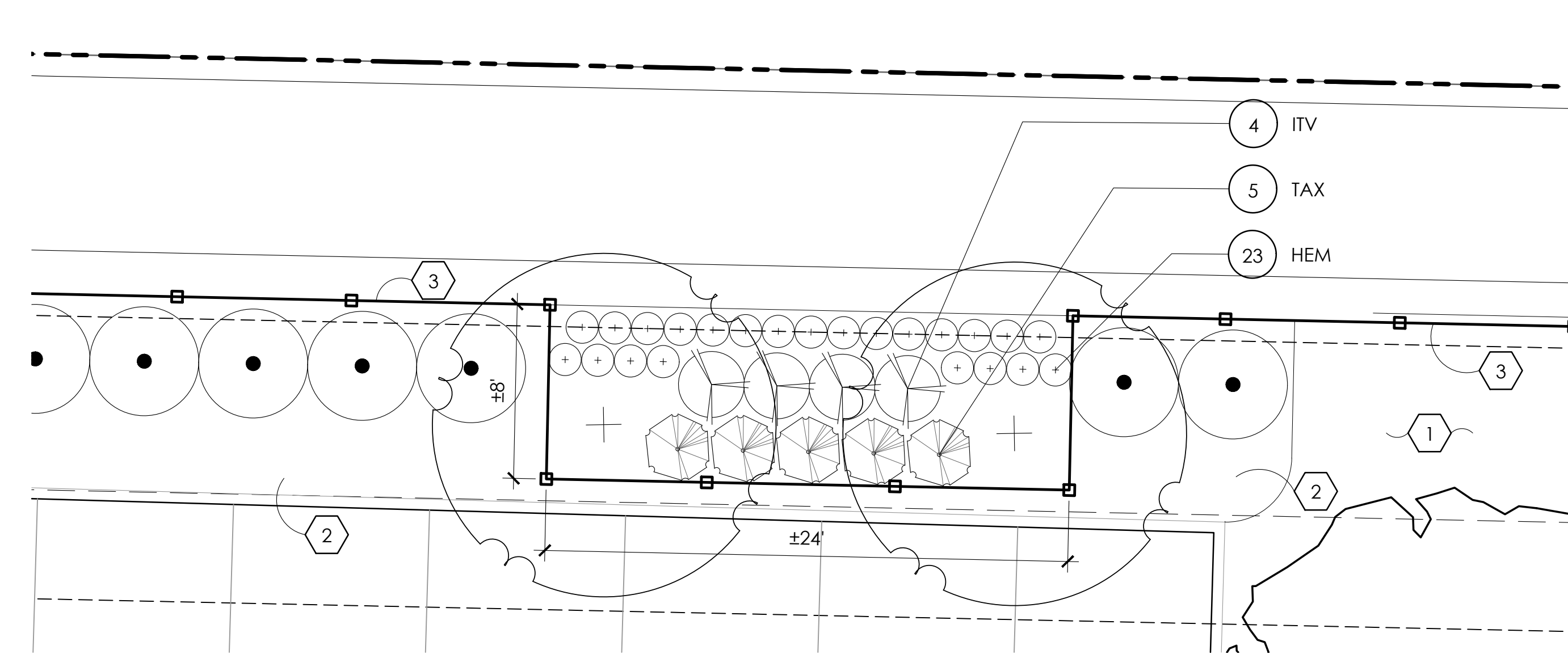
Paris Planning & Design  
LAND PLANNING  
243 N. 5th Street  
P (614) 487-1944  
LANDSCAPE ARCHITECTURE  
Suite 401  
Columbus, OH 43215  
www.parisplanninganddesign.com

DATE2/10/21

PROJECT18160

SHEET

L-2



- GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

- CONSTRUCTION NOTES:

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ 3 RAIL BLACK HORSE FENCE - SEE SHEET L-4/DETAIL 4

## PLANT LIST

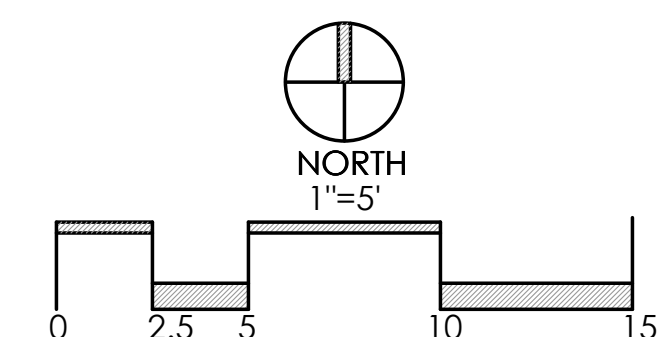
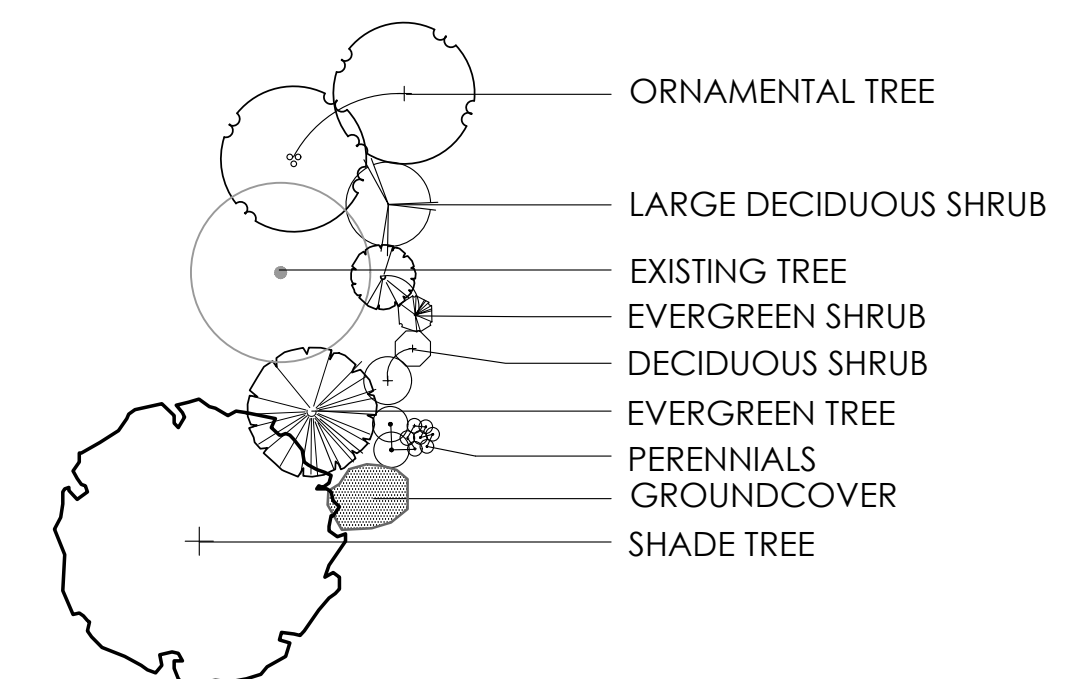
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
6	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HGT.	CONT.	
16	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	18" HGT.	CONT.	
51	TAX	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HGT.	CONT.	
14	HYD	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	18" HGT.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
88	HEC	HEMEROCALLIS 'EARLYBIRD CARDINAL'	EARLYBIRD CARDINAL DAYLILY	1 GAL.	CONT.	
92	HEM	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	CONT.	
6	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	2 GAL.	CONT.	

\*NOTE: ALL ENLARGEMENTS ON SHEET L-3 ARE INCLUDED IN PHASE 1 LANDSCAPING

## PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES





The diagram illustrates the preparation and installation of a tree rootball. A cross-section shows a tree trunk with roots extending into a rootball. The rootball is wrapped in a mesh material (burlap and twine) and is being lowered into a hole. The hole is lined with a material (flexible tree webbing) and filled with a mixture of native soil, organic soil conditioner, and mulch. A mulch collar is shown around the base of the tree trunk. The diagram is labeled with the following text:

- FLEXIBLE TREE WEBBING
- MATERIAL  $\frac{3}{4}$ " WIDE-GREEN COLOR
- 2" X 2" X 8' WOOD STAKE, 2 PER TREE
- ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS
- MULCH COLLAR
- REMOVE TOP 1/3 (12" MIN.) OF BURLAP AND TWINE

1	DECIDUOUS TREE	01-1001
	N.T.S.	

A cross-sectional diagram of a tree support system. A tree is planted in a pit. Two vertical wooden stakes are driven into the ground on either side of the tree. Flexible tree webbing is tied around the tree trunk and the stakes. The stakes are driven 18 inches below the pit. The pit is filled with soil, and a mulch collar is shown around the base of the tree. The top of the pit is covered with burlap and twine.

**FLEXIBLE TREE WEBBING**  
**MATERIAL  $\frac{3}{4}$ " WIDE-**  
**GREEN COLOR- TIE AT  $\frac{1}{3}$**   
**HGT OF TREE**

**2" X 2" X 8' WOOD**  
**STAKE, 3 PER TREE UP**  
**TO 7' HEIGHT**

**DRIVE STAKES TO 18"**  
**BELOW PIT**

**DIG PLANTING HOLE TWICE**  
**THE DIAMETER OF THE**  
**ROOTBALL- BACKFILL WITH**  
**MIXTURE 4 PARTS NATIVE**  
**SOIL AND 1 PART ORGANIC**  
**SOIL CONDITIONER (LEAF**  
**COMPOST). PULVERIZE OR**  
**CHOP SOIL TO REMOVE**  
**CLODS AND CLUMPS**

**HARDWOOD BARK**  
**MULCH COLLAR**

**REMOVE TOP 1/3**  
**(12' MIN.) OF**  
**BURLAP AND TWINE**

2	EVERGREEN TREE UNDER 7' HGT. N.T.S.	01-1100
---	--	---------

DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL—BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

HARDWOOD BARK MULCH COLLAR

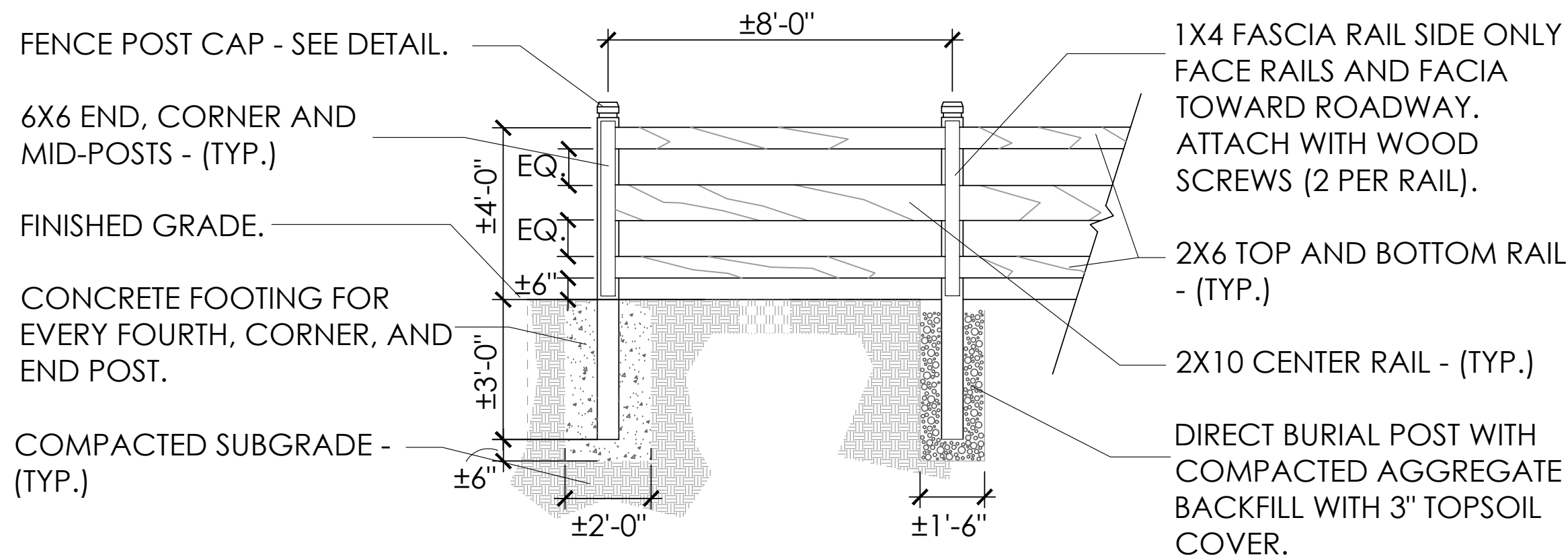
PLANTING MIXTURE

REMOVE TOP 1/3 OF BURLAP AND TWINE

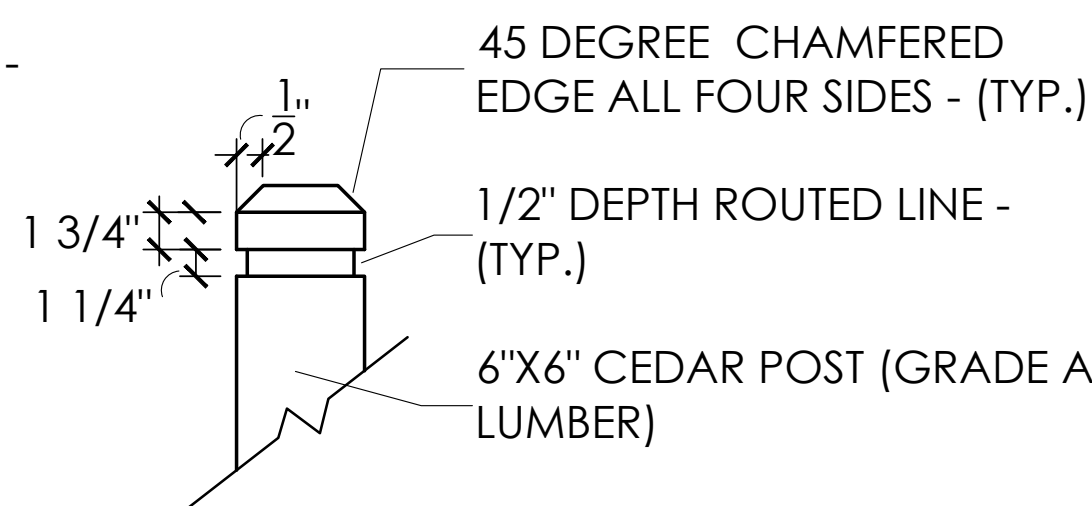
SCARIFY 4" DEEP AND RECOMPACT

6" MIN.

### 3 SHRUB PLANTING DETAIL



NOTES:  
- ALL RAILS AND POSTS TO BE GRADE A EASTERN WHITE CEDAR, S4S, - (TYP.)  
- CUSTOM PAINT/ STAIN COMBO COLOR TO BE DURON PAINTS "SCIOTO RESERVE GREEN" FLOOD SEMI-TRANSPARENT DECK STAIN.



4 3 RAIL BLACK HORSE FENCE  
N.T.S.

## REVISIONS

## SITE DETAILS

HORSE POWER FARM  
PREPARED FOR  
ARCHITECTURAL ALLIANCE  
49 E. THIRD AVENUE  
COLUMBUS, OH 43201

# Paris Planning & Design

LAND PLANNING

243 N. 5th Street  
Suite 401  
Columbus, OH 43215  
www.farisplanninganddesign.com

LANDSCAPE ARCHITECTURE

DATE	2/10/21
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PROJECT	18160
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SHEET

L-4

HORSE POWER FARMS  
PHASE 2  
GARAGE CONDOS - POWELL, OHIO



DRAWING SET	
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<input type="checkbox"/>	<input type="checkbox"/> bid
<input type="checkbox"/>	<input type="checkbox"/> permit
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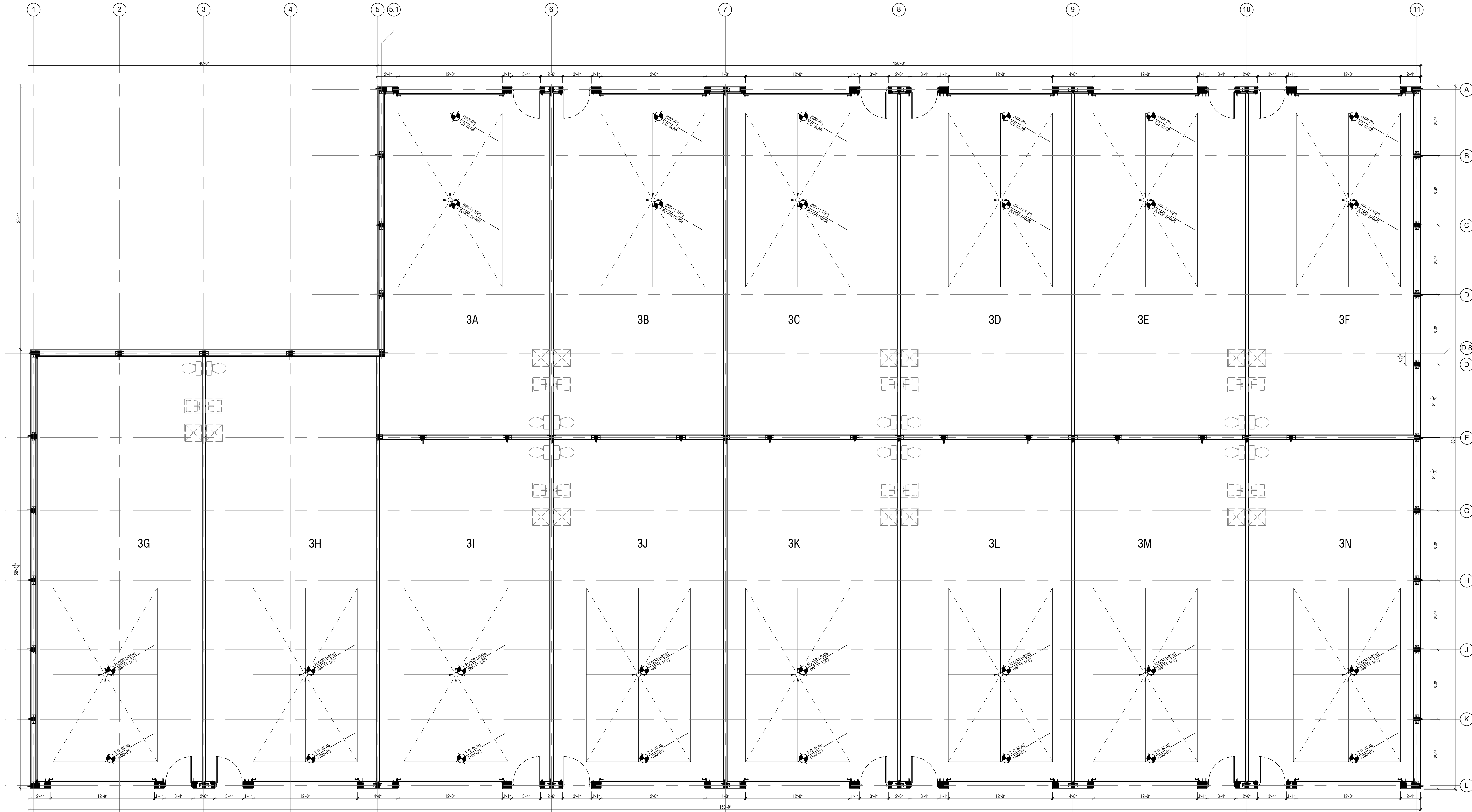
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CONSTRUCTION

PROJECT NUMBER 020164

SHEET TITLE FLOOR PLAN - BUILDING 3

SHEET NUMBER

A3.01



1 FLOOR PLAN - BLDG 3  
SCALE 3/16" = 1'-0"



2164 CITYGATE DRIVE | COLUMBUS OHIO 43219  
P614.866.4580 | www.renier.com

HORSE POWER FARMS  
PHASE 2  
GARAGE CONDOS - POWELL, OHIO



DRAWING SET

02	10	2021	preliminary
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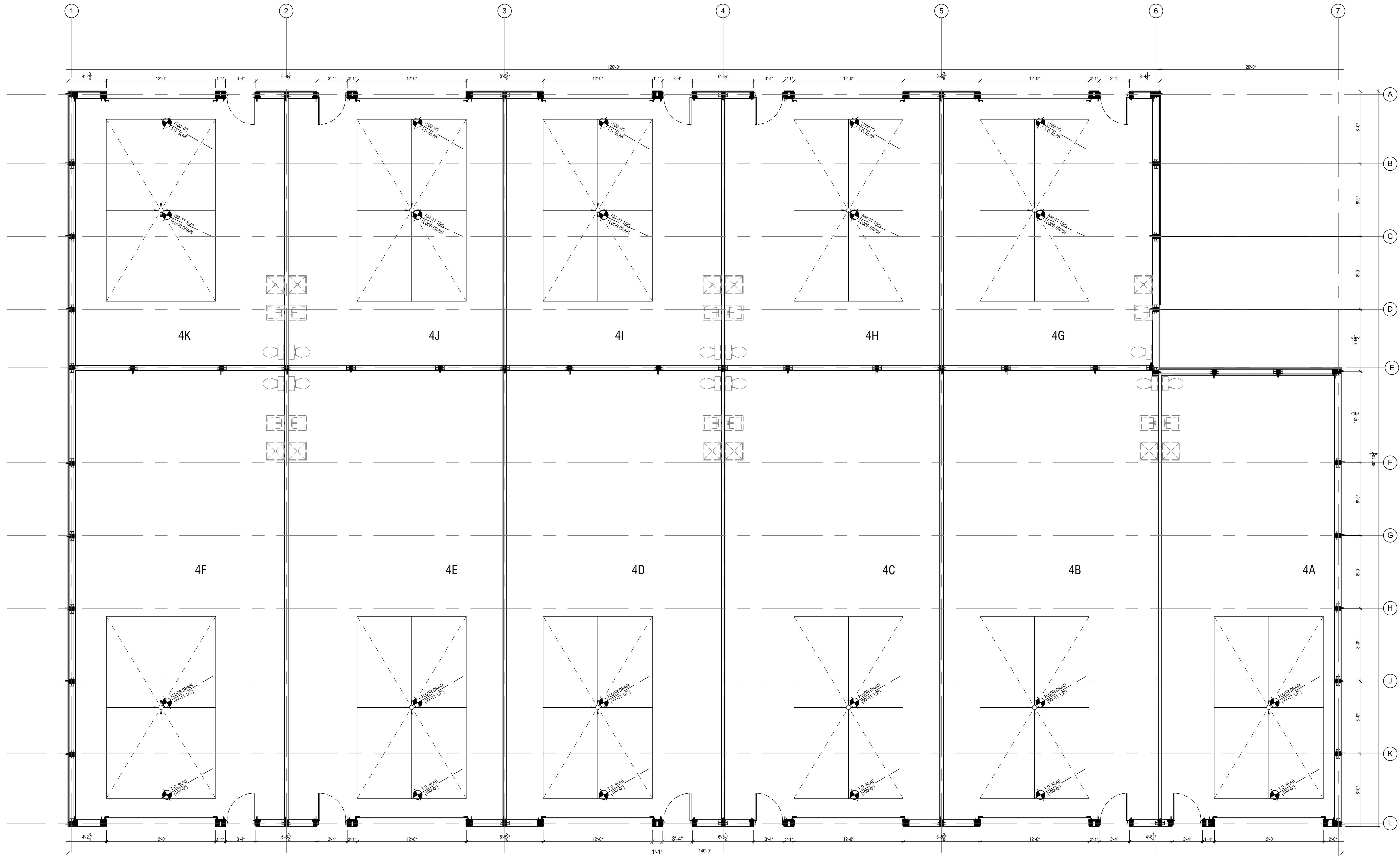
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PROJECT NUMBER 020164

SHEET TITLE FLOOR PLAN - BUILDING 4

SHEET NUMBER

A3.01



1 FLOOR PLAN - BLDG 4  
SCALE 3/16" = 1'-0"



HORSE POWER FARMS  
PHASE 2  
GARAGE CONDOS - POWELL, OHIO



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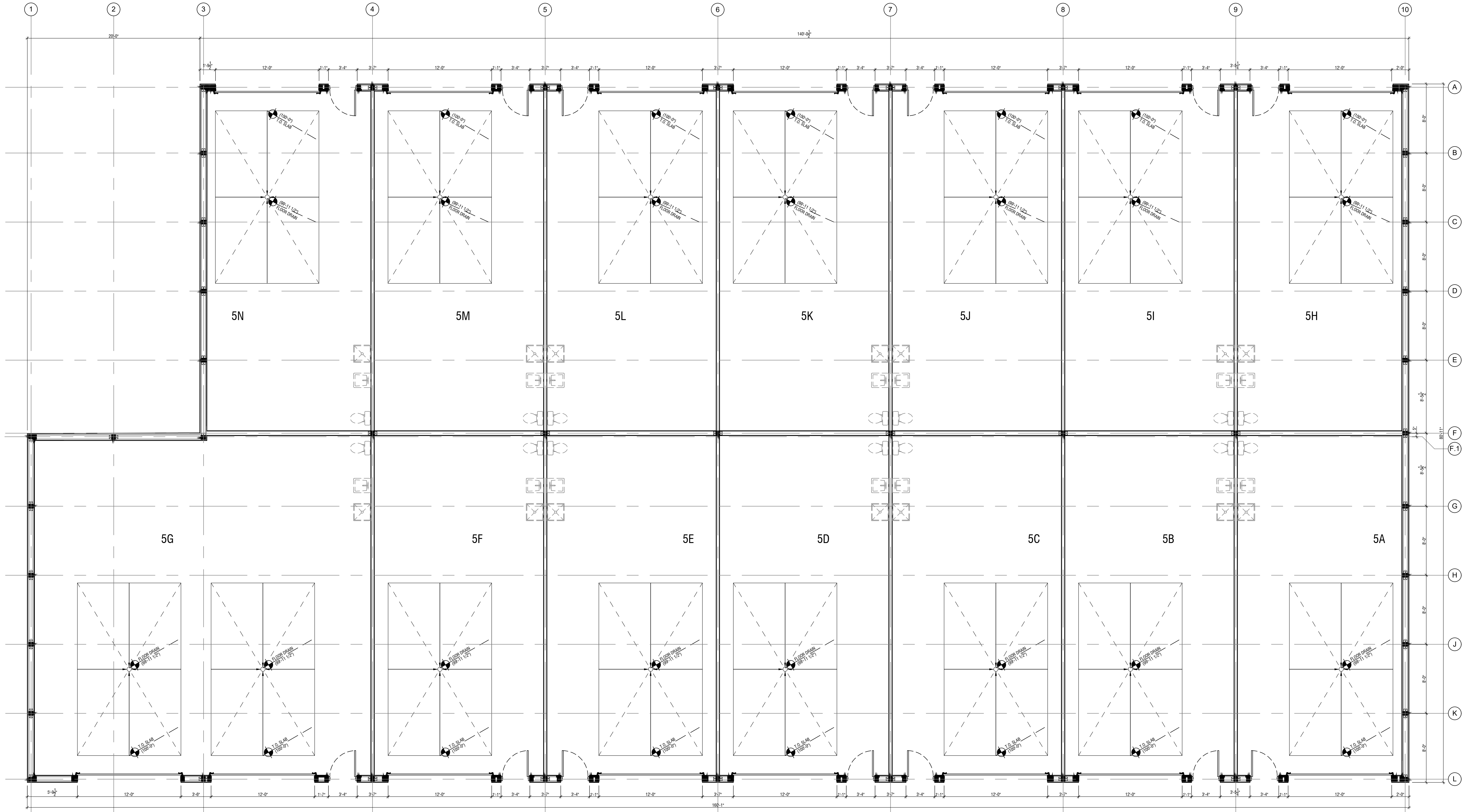
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PROJECT NUMBER 020164

SHEET TITLE FLOOR PLAN - BUILDING 5

SHEET NUMBER

A3.01



1 FLOOR PLAN - BLDG 5  
SCALE 3/16" = 1'-0"





HORSE POWER FARMS  
PHASE 2  
GARAGE CONDOS - POWELL, OHIO



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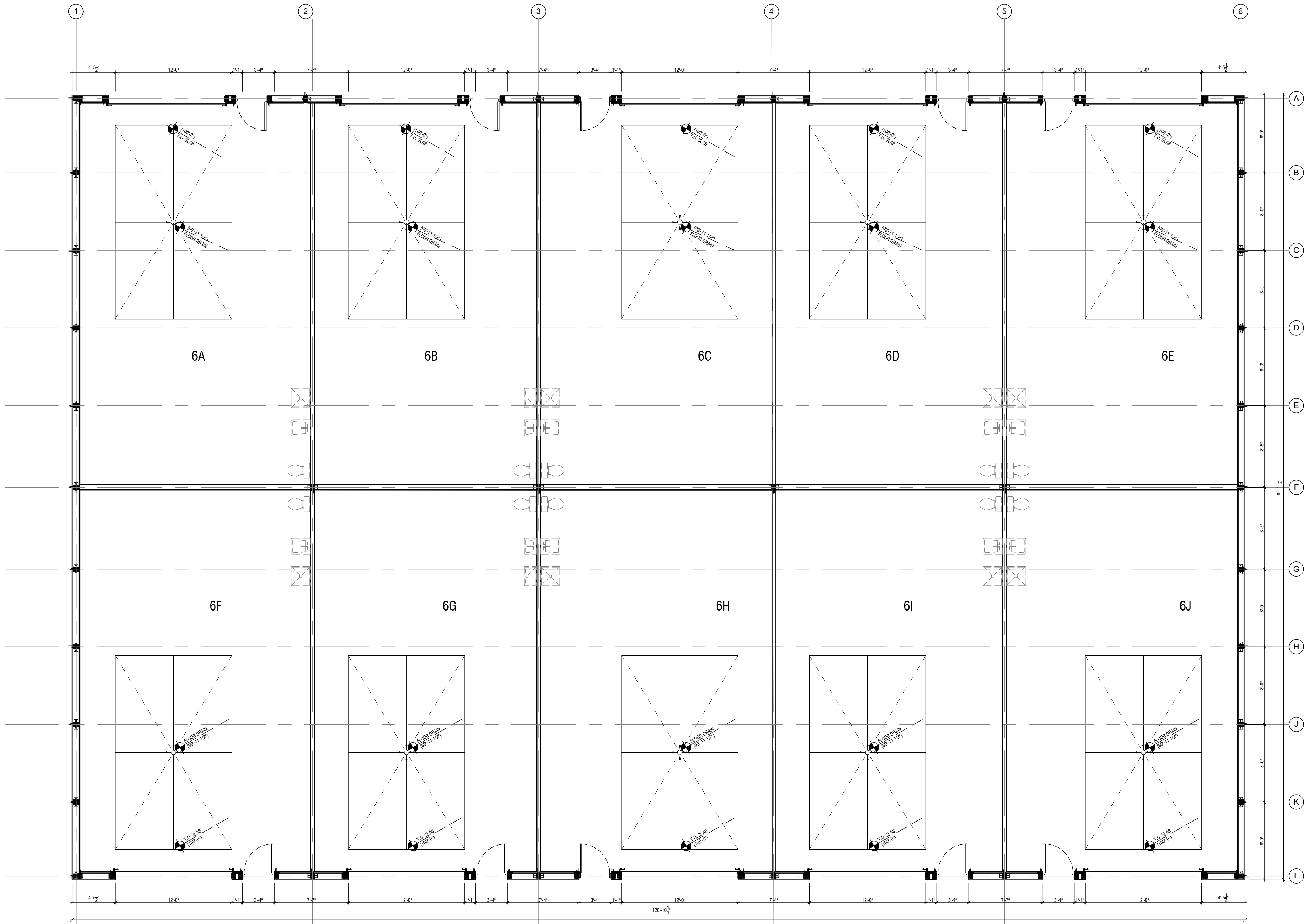
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PROJECT NUMBER 020164

SHEET TITLE  
FLOOR PLAN - BUILDING 6  
SHEET NUMBER

A3.01



1 FLOOR PLAN - BLDG 6  
SCALE 3/16" = 1'-0"



HORSE POWER FARMS  
PHASE 2  
GARAGE CONDOS - POWELL, OHIO



DRAWING SET			
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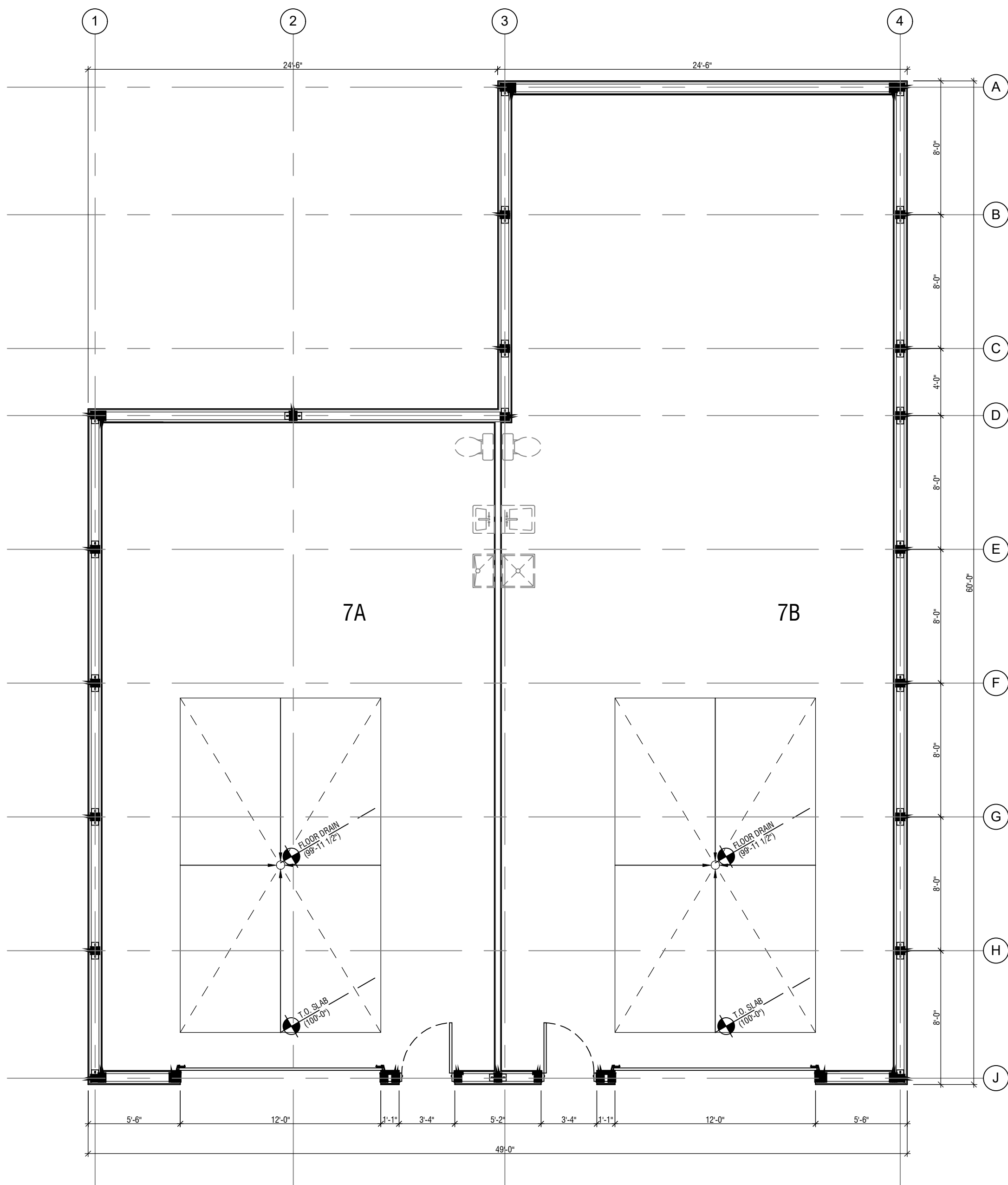
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PROJECT NUMBER 020164

SHEET TITLE  
FLOOR PLAN - BUILDING 7  
SHEET NUMBER

A3.01



1 FLOOR PLAN - BLDG 7  
SCALE 3/16" = 1'-0"



HORSE POWER FARMS  
PHASE 2  
GARAGE CONDOS - POWELL, OHIO



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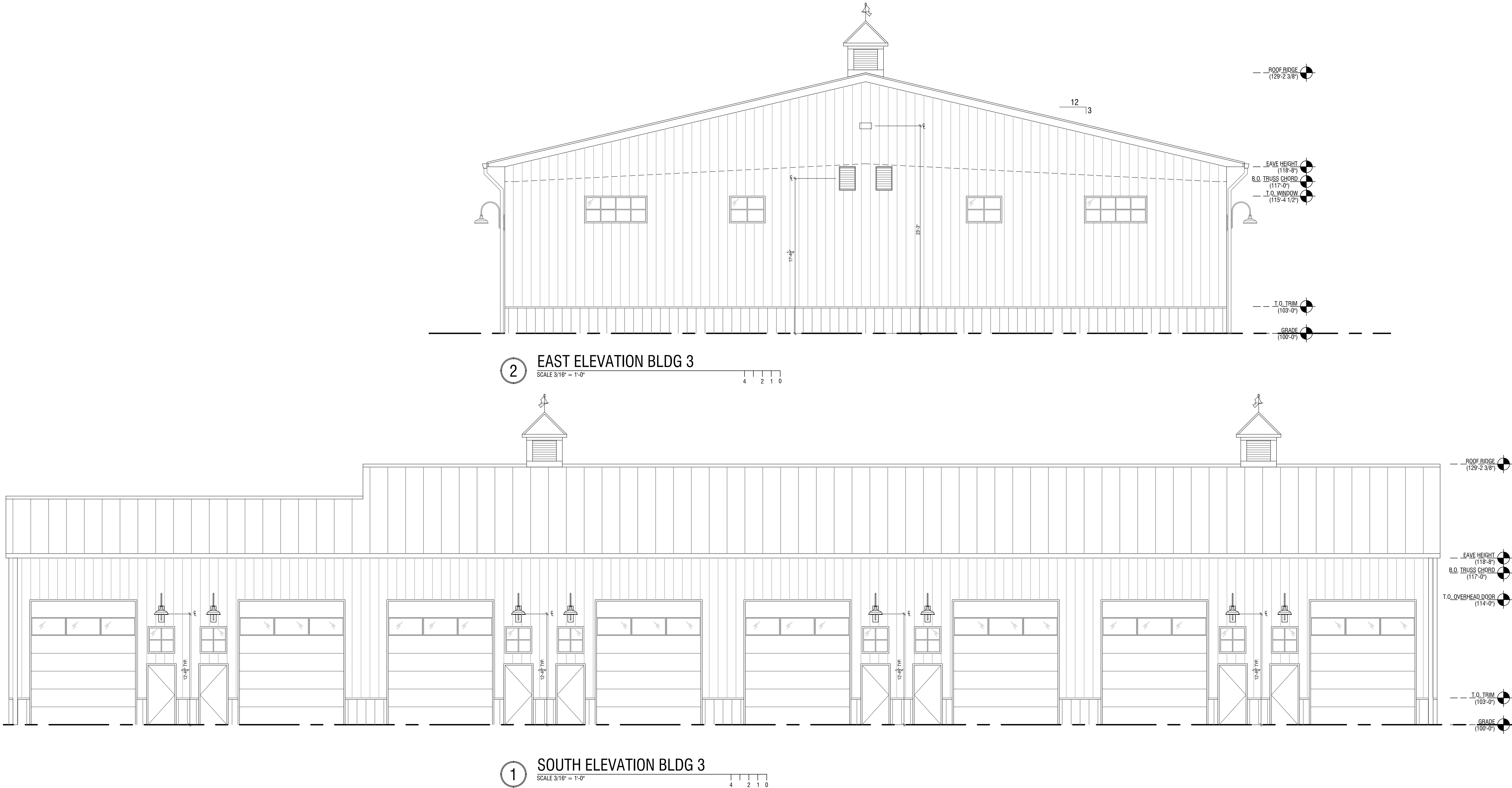
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CONSTRUCTION

PROJECT NUMBER	020164
SHEET TITLE	EXTERIOR ELEVATIONS - BUILDING 3
SHEET NUMBER	

A4.01





HORSE POWER FARMS  
PHASE 2  
GARAGE CONDOS - POWELL, OHIO



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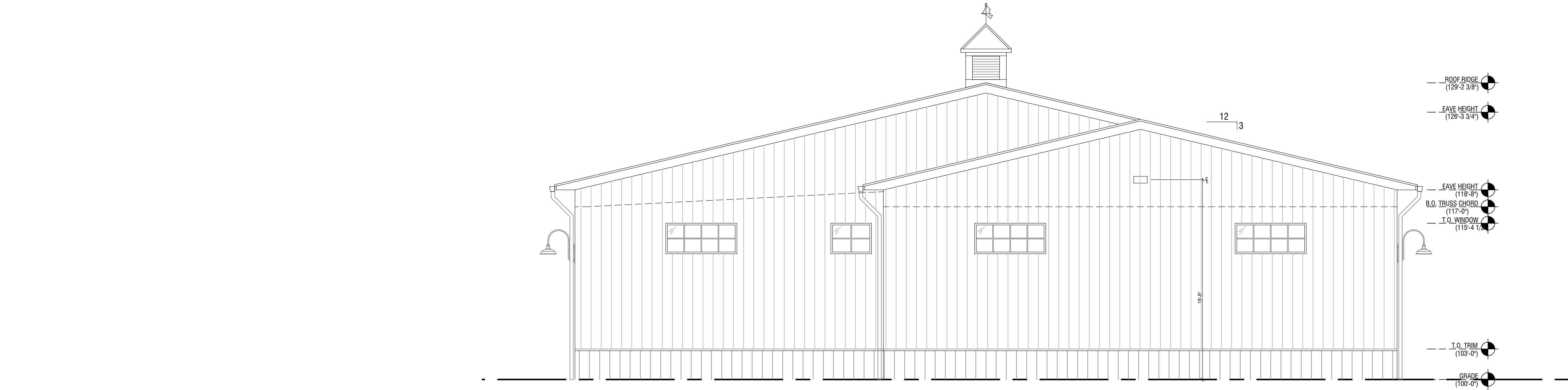
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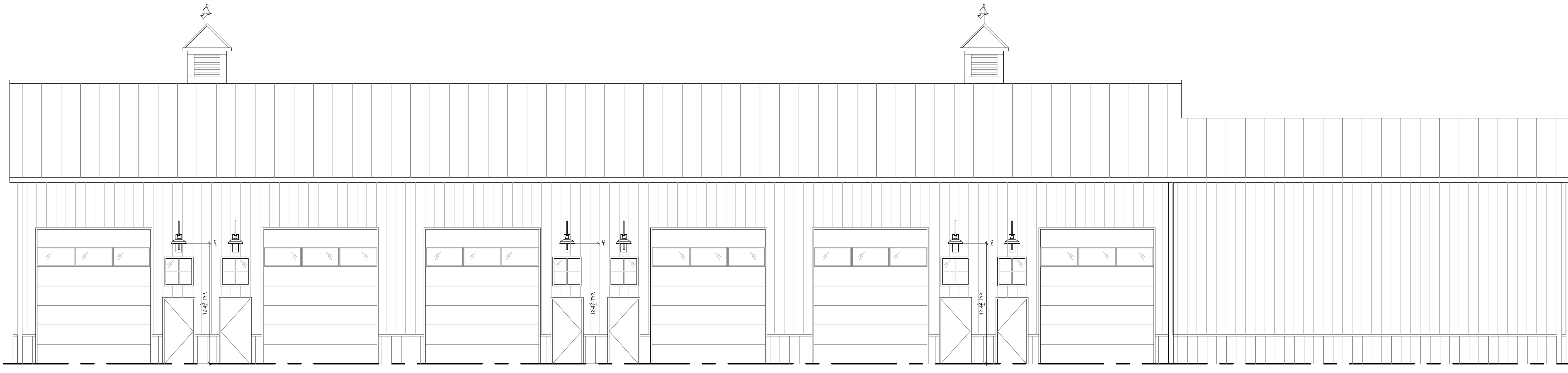
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EXTERIOR ELEVATIONS - BUILDING 3

SHEET NUMBER

A4.02



4 WEST ELEVATION BLDG 3  
SCALE 3/16" = 1'-0"



3 NORTH ELEVATION BLDG 3  
SCALE 3/16" = 1'-0"





HORSE POWER FARMS  
PHASE 2  
GARAGE CONDOS - POWELL, OHIO



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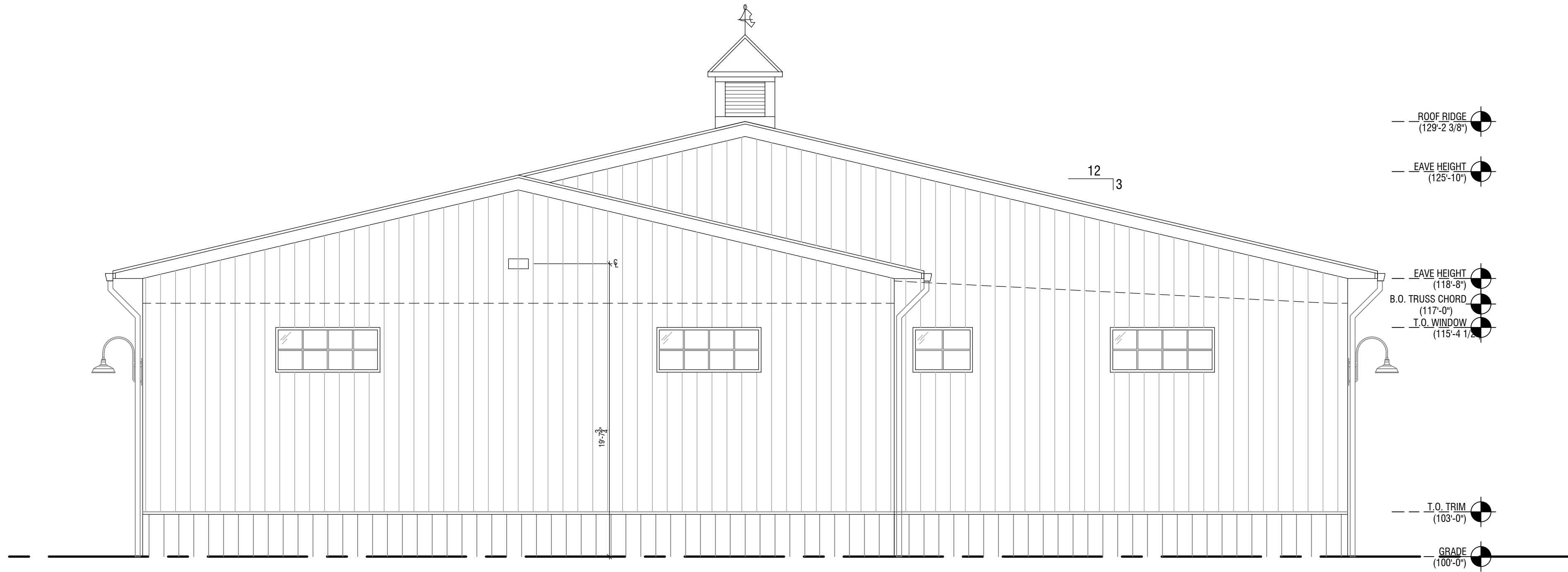
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PROJECT NUMBER 020164

SHEET TITLE  
EXTERIOR ELEVATIONS - BUILDING 4

SHEET NUMBER

A4.01



2 WEST ELEVATION BLDG 4  
SCALE 3/16" = 1'-0"

4 2 1 0



1 NORTH ELEVATION BLDG 4  
SCALE 3/16" = 1'-0"

4 2 1 0



HORSE POWER FARMS  
PHASE 2  
GARAGE CONDOS - POWELL, OHIO



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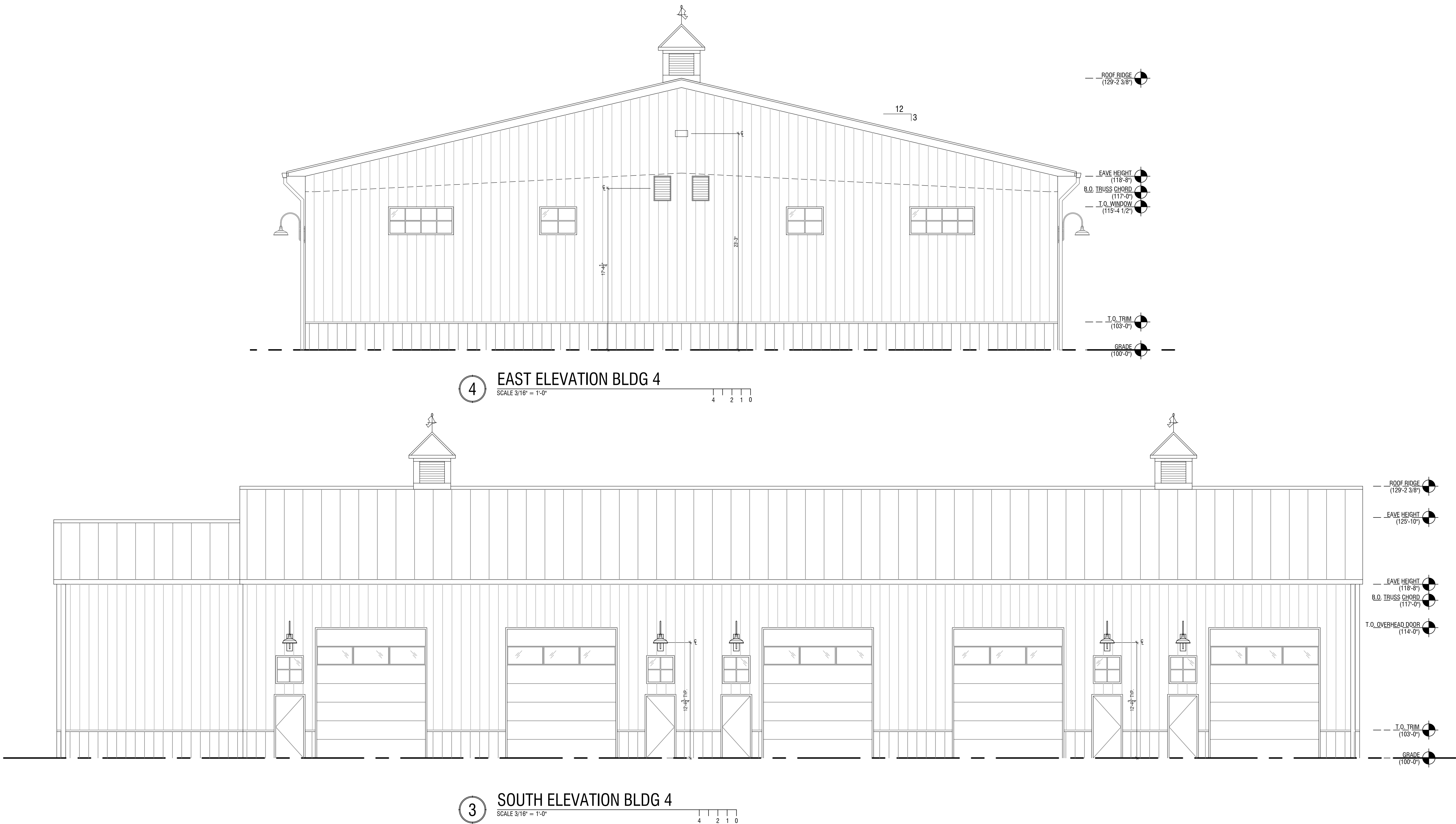
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SHEET TITLE  
EXTERIOR ELEVATIONS - BUILDING 4

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HORSE POWER FARMS  
PHASE 2  
GARAGE CONDOS - POWELL, OHIO



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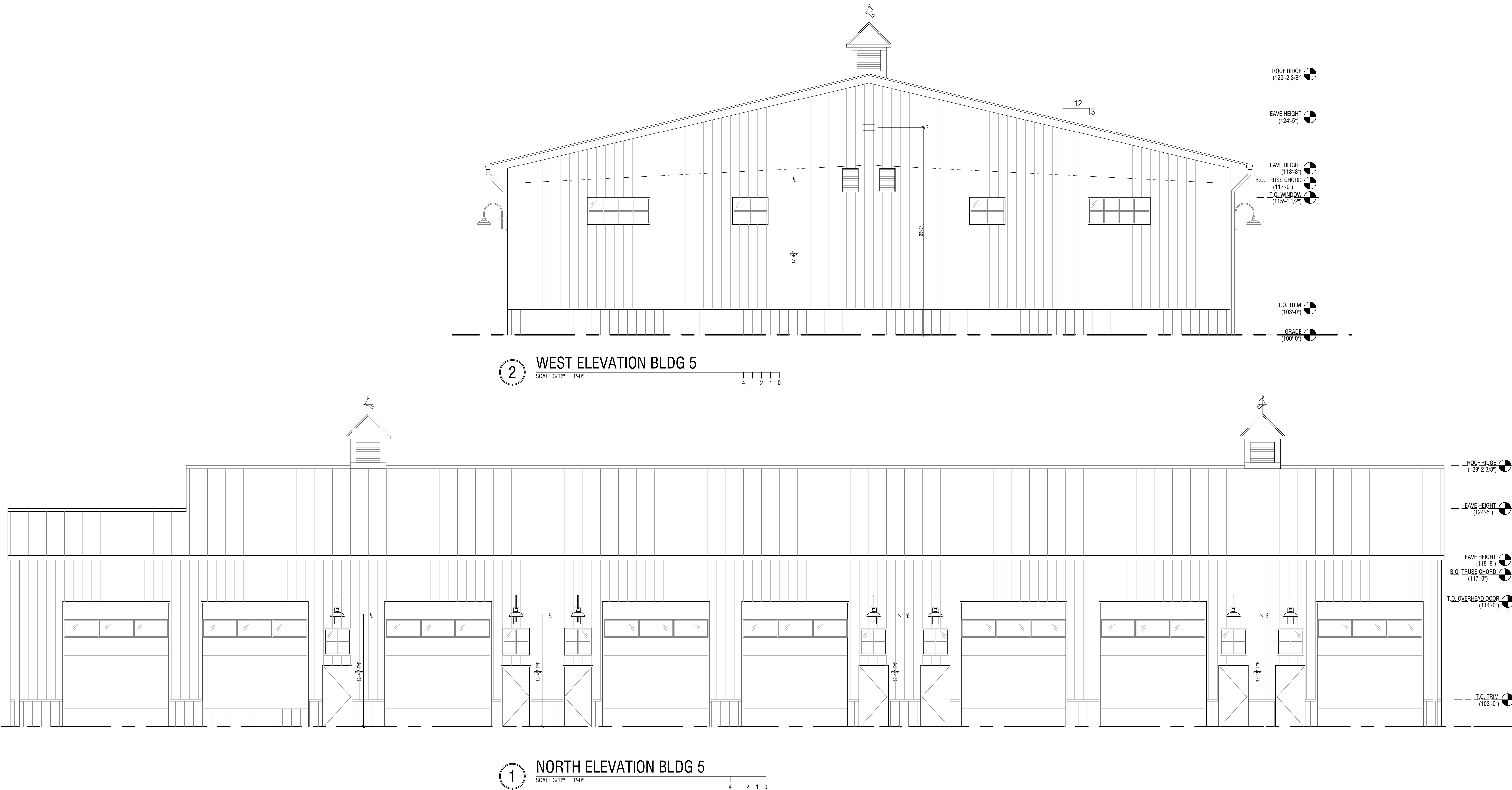
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CONSTRUCTION

PROJECT NUMBER 020164

SHEET TITLE  
EXTERIOR ELEVATIONS - BUILDING 5  
SHEET NUMBER

A4.01





**HORSE POWER FARMS**  
**PHASE 2**  
GARAGE CONDOS - POWELL, OHIO



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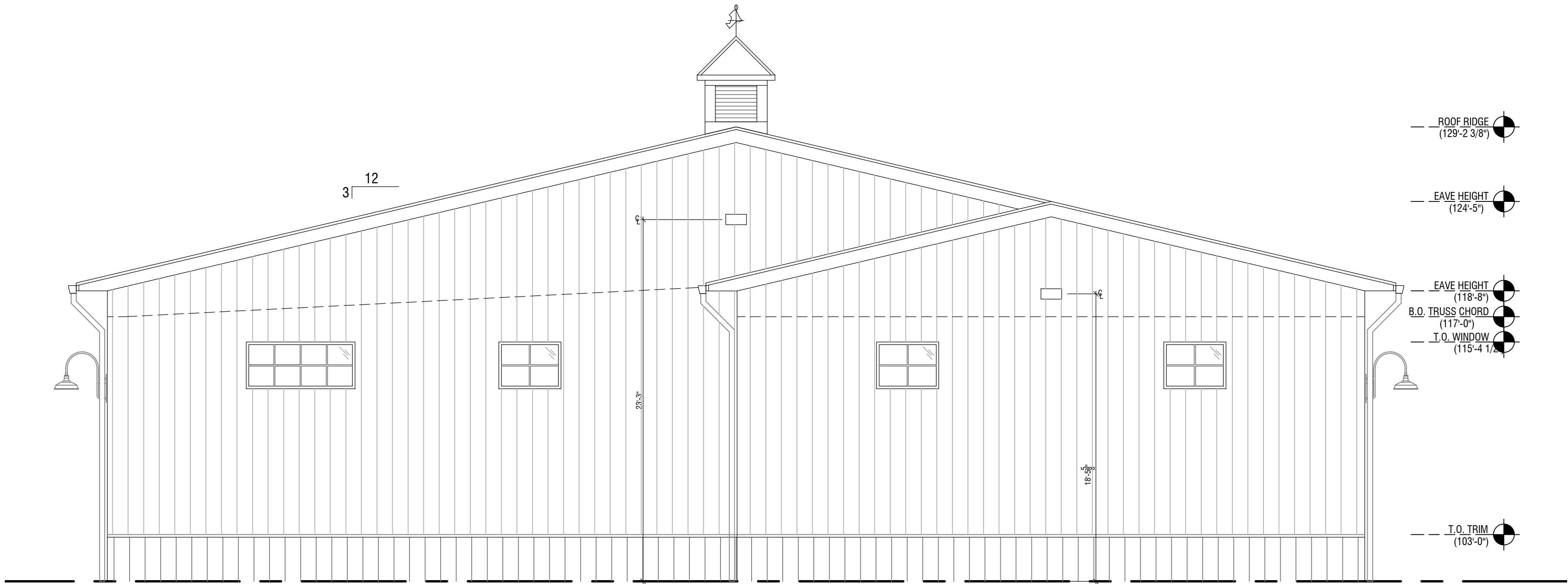
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CONSTRUCTION

PROJECT NUMBER 020164

SHEET TITLE  
EXTERIOR ELEVATIONS - BUILDING 5  
SHEET NUMBER

A4.02

Could there be an opportunity to introduce a shed dormer on the elevations that face each other? This could provide additional daylighting and help break up the extensive roof.



4 EAST ELEVATION BLDG 5  
SCALE 3/16" = 1'-0"



3 SOUTH ELEVATION BLDG 5  
SCALE 3/16" = 1'-0"

**HORSE POWER FARMS**  
**PHASE 2**  
GARAGE CONDOS - POWELL, OHIO



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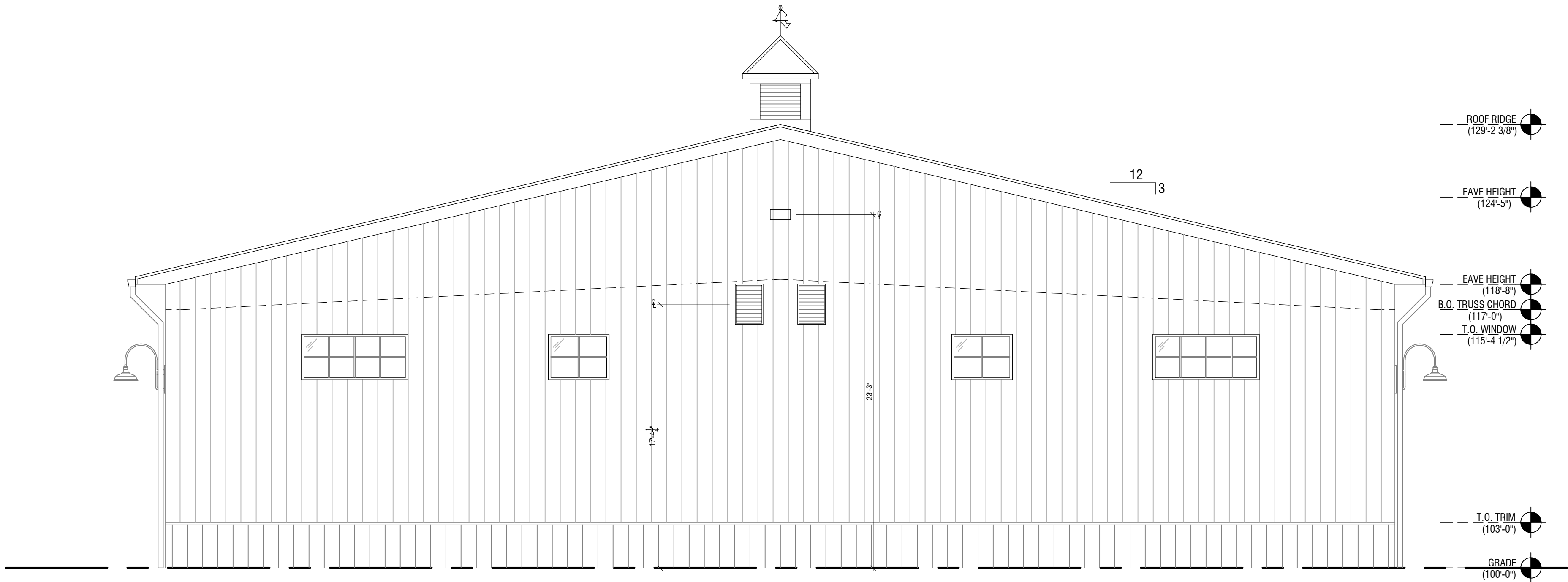
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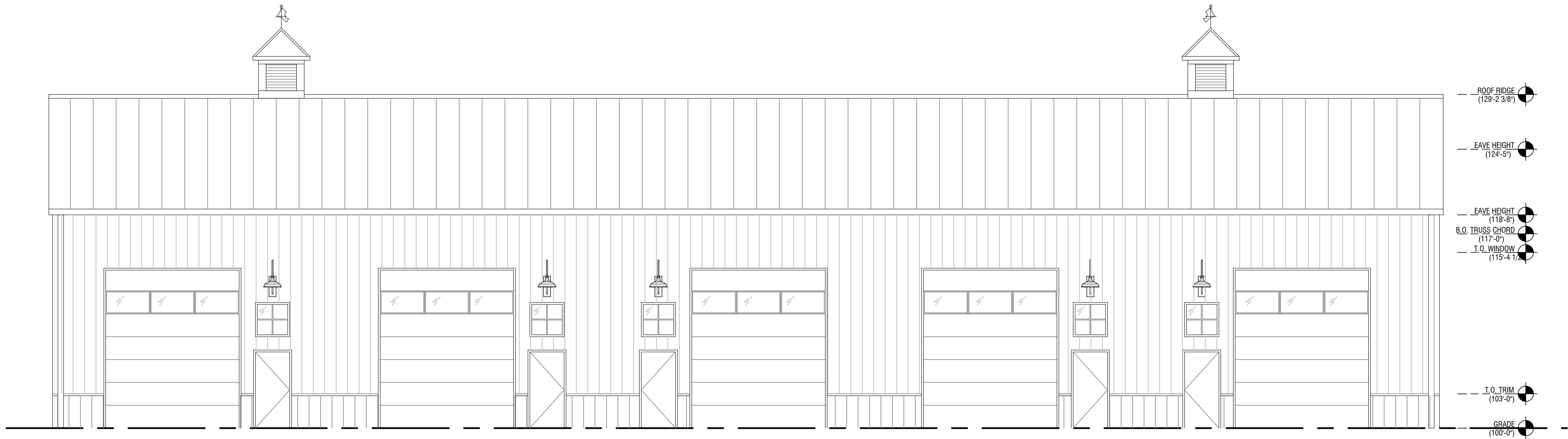
SHEET TITLE  
EXTERIOR ELEVATIONS - BUILDING 6

SHEET NUMBER

A4.01



2 EAST & WEST ELEVATIONS BLDG 6  
SCALE 3/16" = 1'-0"



1 NORTH & SOUTH ELEVATIONS BLDG 6  
SCALE 3/16" = 1'-0"

**HORSE POWER FARMS**  
**PHASE 2**  
GARAGE CONDOS - POWELL, OHIO



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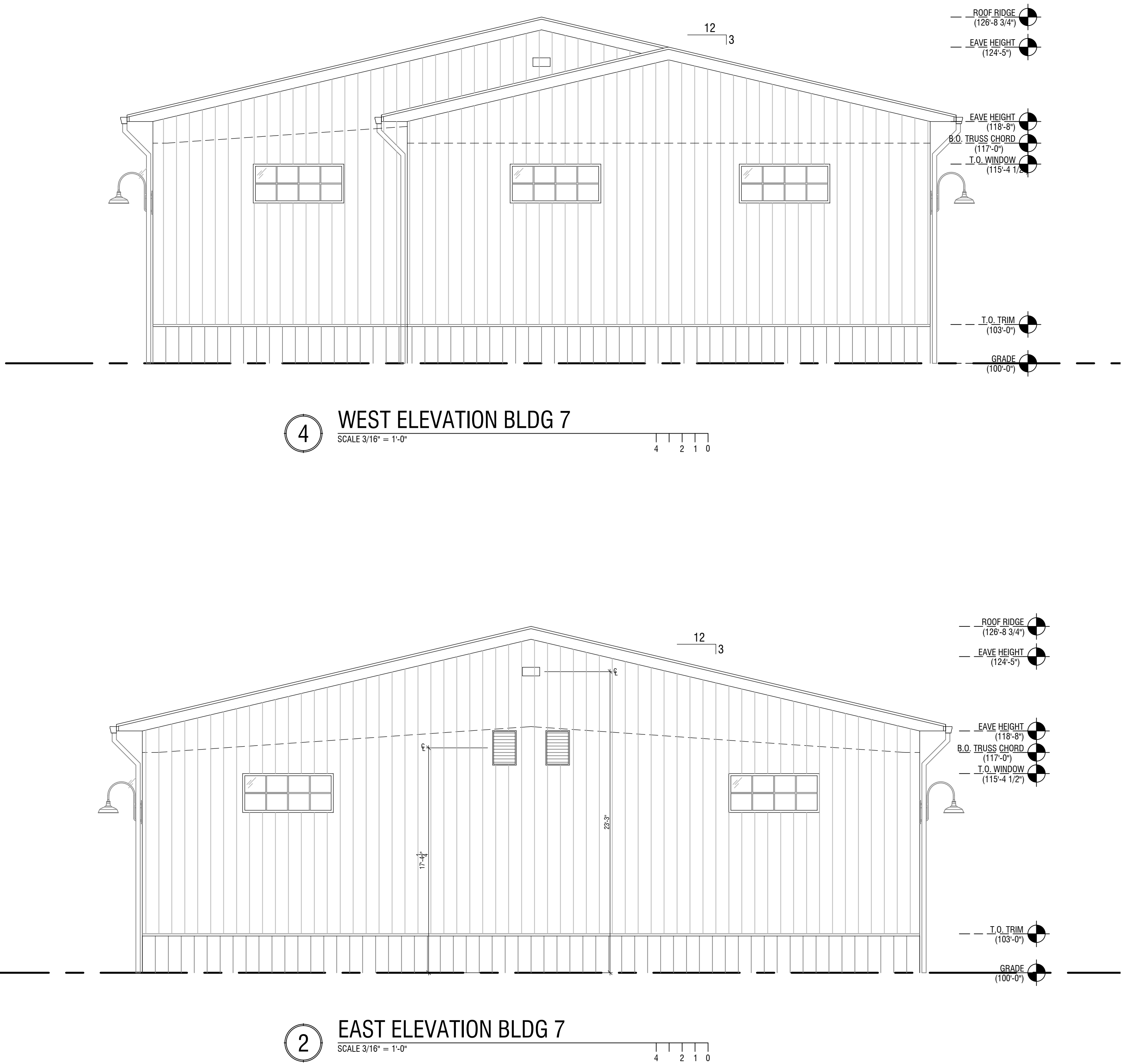
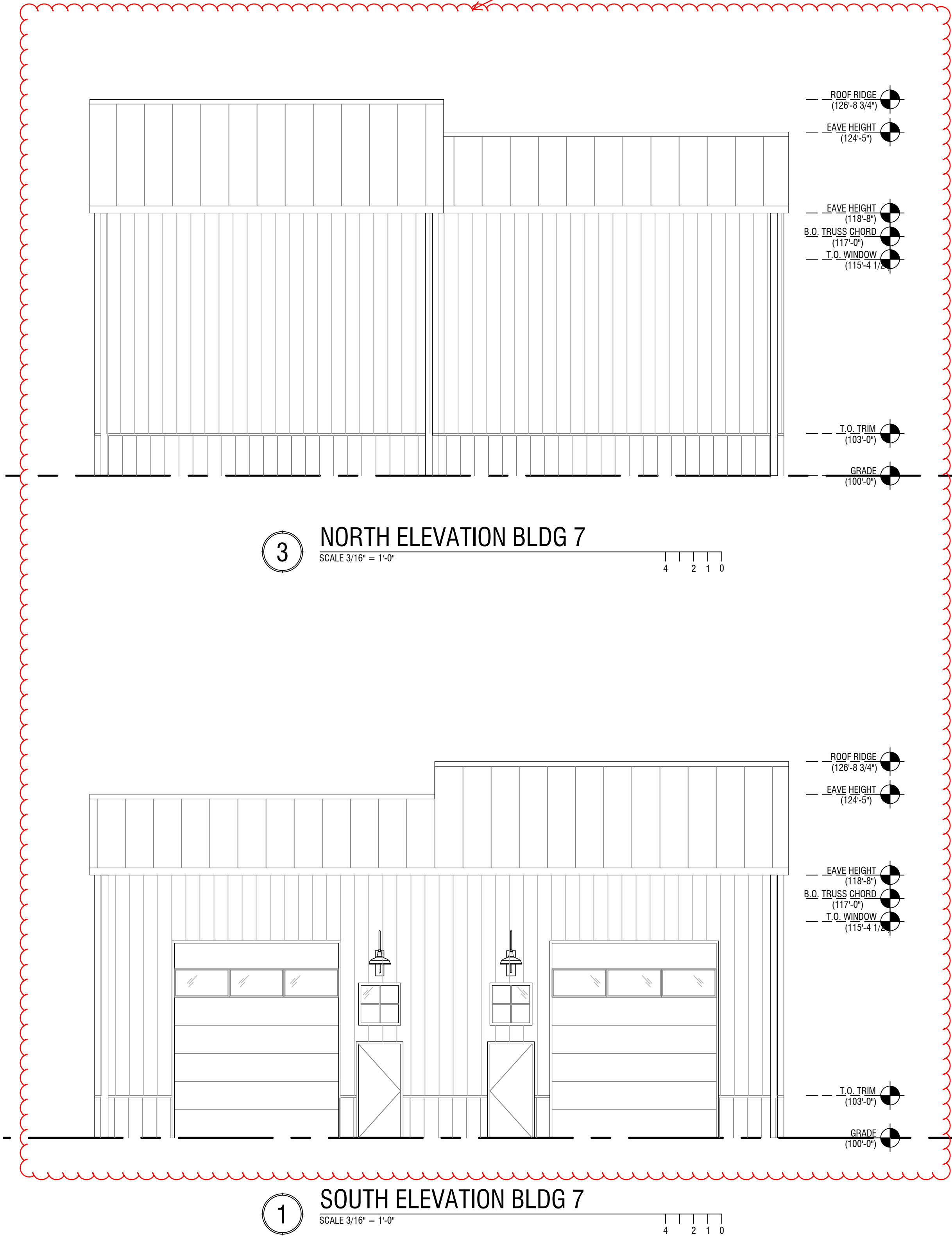
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CONSTRUCTION

PROJECT NUMBER 020164

SHEET TITLE  
EXTERIOR ELEVATIONS - BUILDING 7  
SHEET NUMBER

**A4.01**

Can these bays maintain similar depths? This outbuilding feels like an anomaly























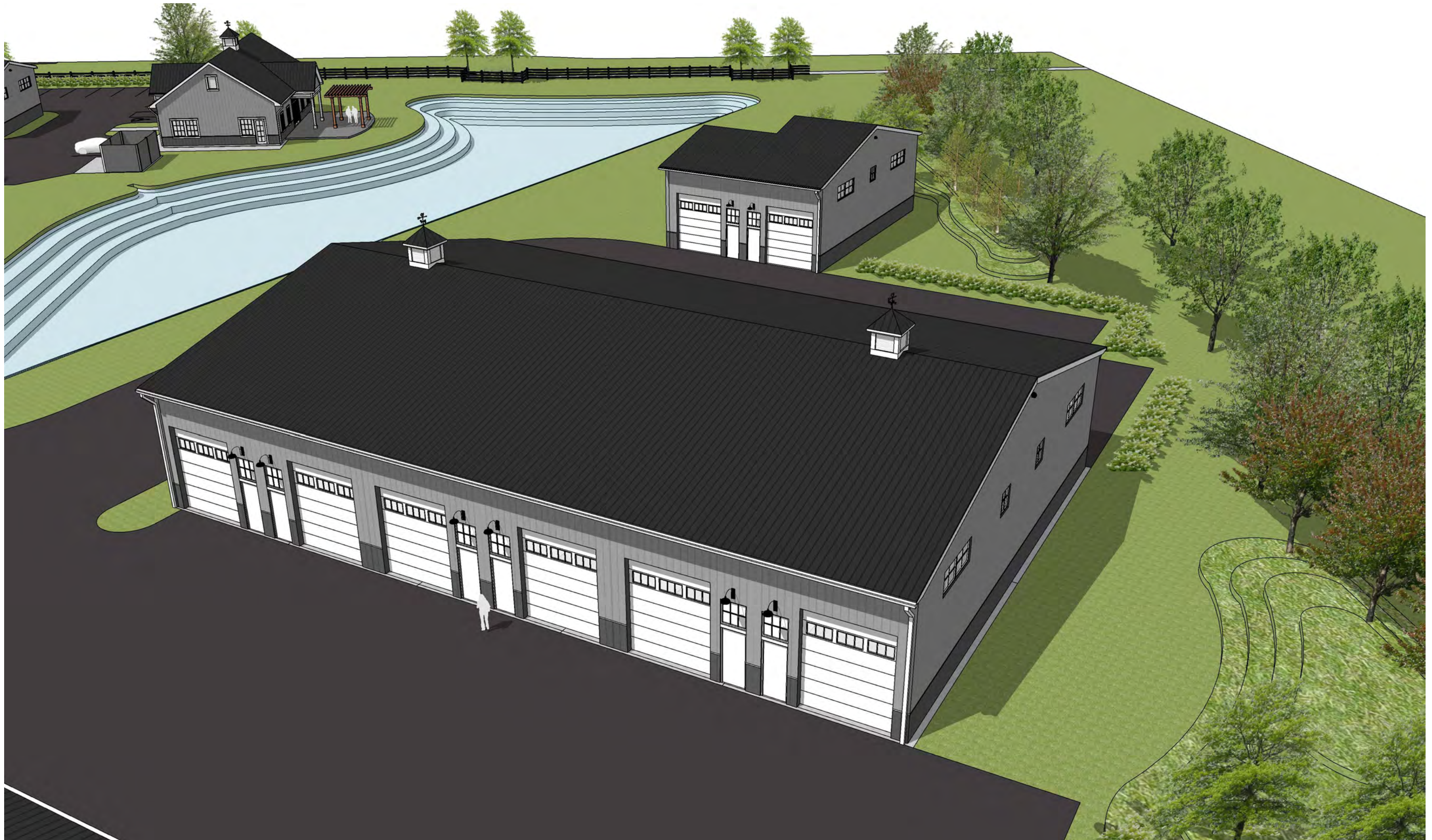
















## WST LED

### Architectural Wall Sconce



Catalog  
Number

Notes

Type

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

### 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 interoperability<sup>1</sup>
- 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**<sup>1</sup>

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

### Specifications

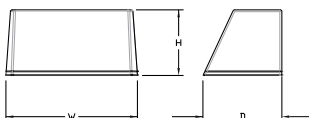
#### Luminaire

**Height:** 8-1/2"  
(21.59 cm)

**Width:** 17"  
(43.18 cm)

**Depth:** 10-3/16"  
(25.9 cm)

**Weight:** 20 lbs  
(9.1 kg)



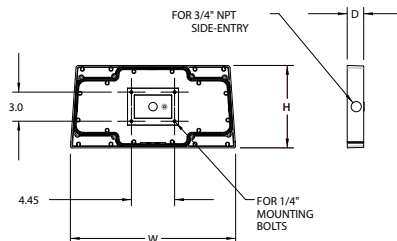
Are these on the ends of the buildings? Could this also be a gooseneck?

#### Optional Back Box (PBBW)

**Height:** 8.49"  
(21.56 cm)

**Width:** 17.01"  
(43.21 cm)

**Depth:** 1.70"  
(4.32 cm)

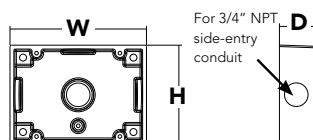



#### Optional Back Box (BBW)

**Height:** 4"  
(10.2 cm)

**Width:** 5-1/2"  
(14.0 cm)

**Depth:** 1-1/2"  
(3.8 cm)





A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED	P3	27K	VW	MVOLT	
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT <sup>1</sup> 277 <sup>2</sup> 120 <sup>2</sup> 208 <sup>2</sup> 240 <sup>2</sup>	<b>Shipped included</b> (blank) Surface mounting bracket <b>Shipped separately</b> BBW Surface-mounted back box <sup>3</sup> PBBW Premium surface-mounted back box <sup>3,4</sup>

				DDBXD	
Options				Finish (required)	
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights <sup>5,6</sup>	E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) <sup>11,12</sup>	DDBXD	Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights <sup>5,6</sup>	E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) <sup>11,13</sup>	DBLXD	Black
PE	Photoelectric cell, button type <sup>7</sup>	E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS <sup>11</sup>	DNAXD	Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) <sup>8</sup>	E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS <sup>11,12</sup>	DWHXD	White
PERS	Five-wire receptacle only (controls ordered separate) <sup>8</sup>	E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) <sup>11,12,14</sup>	DSSXD	Sandstone
PER7	Seven-wire receptacle only (controls ordered separate) <sup>8</sup>	LCE	Left side conduit entry <sup>15</sup>	DDBTXD	Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height <sup>5,6</sup>	RCE	Right side conduit entry <sup>15</sup>	DBLXD	Textured black
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>5,6</sup>	<b>Shipped separately</b>			
PIRH	180° motion/ambient light sensor, 15-30' mounting height <sup>5,6</sup>	RBPW	Retrofit back plate <sup>3</sup>	DNATXD	Textured natural aluminum
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>5,6</sup>	VG	Vandal guard <sup>15</sup>	DWHGXD	Textured white
SF	Single fuse (120, 277, 347V) <sup>2</sup>	WG	Wire guard <sup>15</sup>	DSSTXD	Textured sandstone
DF	Double fuse (208, 240, 480V) <sup>2</sup>				
DS	Dual switching <sup>9</sup>				
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) <sup>10</sup>				
E7WH	Emergency battery backup, Non CEC compliant (7W) <sup>11</sup>				

Accessories	
Ordered and shipped separately.	
WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>17</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>17</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>17</sup>

- NOTES
- 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.
  - Also available as a separate accessory; see accessories information.
  - Top conduit entry standard.
  - Not available with VG or WG. See PER Table.
  - Reference Motion Sensor table.
  - Need to specify 120, 208, 240 or 277 voltage.
  - Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
  - Not available with Emergency options, PE or PER options.
  - DMG option not available with standalone or networked sensors/controls.
  - Not available with 347/480V.
  - Battery pack rated for -20° to 40°C.
  - Comes with PBBW.
  - Warranty period is 3-years.
  - Not available with BBW.
  - Must order with fixture; not an accessory.
  - Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

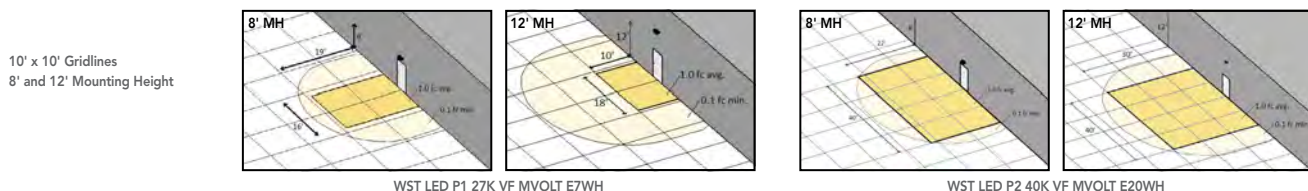
## Emergency Battery Operation

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 backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.







Project 19-30740-4 Date 10/9/2020  
HORSE POWER FARMS  
  
Submitted By  
LIGHTING SYSTEMS OF COLUMBUS

Catalog Number  
WST LED P3 27K VW MVOLT DDBXD  
  
Notes

Type  
**D2**

## 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	1.03
10°C	50°F	1.02
20°C	68°F	1.01
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
30°C	86°F	0.99
40°C	104°F	0.98

### Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

### Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 D5	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 D5	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 D5	52	0.43	0.26	0.23	0.21	---	---

### Motion Sensor Default Settings

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

\*for use with site wide Dusk to Dawn control

### PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	✗	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

✗ Will not work

⚠ Alternate

\*Futureproof means: Ability to change controls in the future.

### 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.

Performance Package	System Watts (MVOLT)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134



COMMERCIAL OUTDOOR

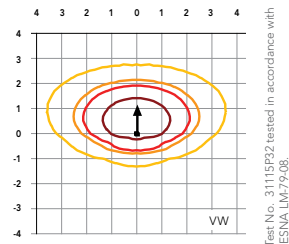
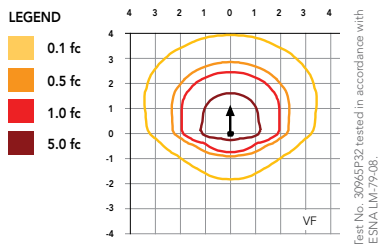
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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WST-LED  
Rev. 06/09/20

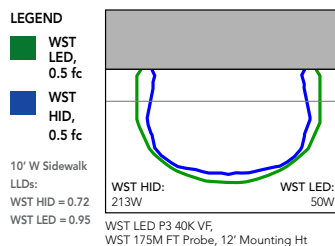
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



## FEATURES & SPECIFICATIONS

### INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

### 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 IP65 rating for the luminaire.

### 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. 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 WST 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(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (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.

### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

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

### WARRANTY

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





Project 19-30740-4 Date 10/9/2020  
HORSE POWER FARMS  
  
Submitted By  
LIGHTING SYSTEMS OF COLUMBUS

Catalog Number  
SN518-G1/LBA01-1-4000-35K-1SLBCW6-G1/GN24D/SCDC-G1  
  
Notes  
VERIFY ARM TYPE/FITURE FINISH, MOUNTING FINISH

Type  
T

SN518

Custom Build

PROJECT:	COMPANY:
PREPARED BY:	BUILD DATE: 10/09/2020



SN518 - 18" STEP NECK DOME

**Reflector:** Spun from heavy gauge aluminum with an rolled in bead.  
**Dimensions:** Diameter: 18" Height: 11 7/8"  
**Max Wattage:** 300W Open fixture. Optional enclosures may reduce max wattage.  
**Mounting:** Top Mounting with 3/4 NPT. For outdoor use, Teflon tape should be used around threads.  
**Finish:** Powder Coat Finish for Outdoor use.  
**Certification:** Built to UL 1598 and UL Certified for Damp and Wet Locations.



EXTERIOR FINISH:  
...  
White



INTERIOR FINISH:  
...  
White





Project 19-30740-4 Date 10/9/2020  
HORSE POWER FARMS  
Submitted By  
LIGHTING SYSTEMS OF COLUMBUS

Catalog Number  
SN518-G1/LBA01-1-4000-35K-1SLBCW6-G1/GN24D/SCDC-G1  
Notes  
VERIFY ARM TYPE/FITURE FINISH, MOUNTING FINISH

Type  
T

SN518

Custom Build

PROJECT:	COMPANY:
PREPARED BY:	BUILD DATE: 10/09/2020

LBAC1-1-4000-XXK - LBAC1 - SINGLE MODULE, 4000LM, 36W

- LED: 1 x Cree CMA2550 COB
  - Lumen: 4000(36W)
  - Kelvin: 27, 30, 35, 40, 50K Standard
  - CRI: 90CRI
- Driver: ERP PSB Series, 120/277V, 0-10V Dimming down to 1%
  - Dimming: 0-10V, 1%
  - Voltage: 120 - 277VAC
- Certification: cULus - Fixture manufactured to UL Standards 1598 & 8750

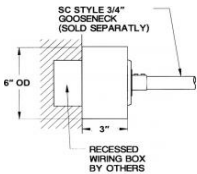


35K - 35K

1SL - SINGLE SWITCH LEG

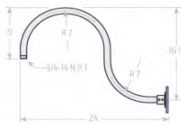
BCW6 - 6IN - SC GOOSENECK BALLAST BOX

FINISH:  
...  
White




GN24D - 24" STYLE D GOOSENECK

FINISH:  
...  
White





	Project 19-30740-4 Date 10/9/2020 HORSE POWER FARMS  Submitted By LIGHTING SYSTEMS OF COLUMBUS	Catalog Number SN518-G1/LBA01-1-4000-35K-1SLBCW6-G1/GN24D/SCDC-G1  Notes VERIFY ARM TYPE/FITURE FINISH, MOUNTING FINISH	Type <b>T</b>
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SN518

Custom Build

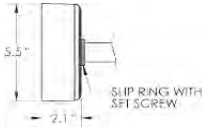
PROJECT:	COMPANY:
PREPARED BY:	BUILD DATE: 10/09/2020



SCDCF - SCDCF CANOPY



FINISH:  
...  
White



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## SN518

Custom Build

PROJECT:

COMPANY:

PREPARED BY:

BUILD DATE: 10/09/2020

### LBAC1-1-4000-XXK - LBAC1 - SINGLE MODULE, 4000LM, 36W

- **LED:** 1 x Cree CMA2550 COB
  - **Lumen:** 4000(36W)
  - **Kelvin:** 27, 30, 35, 40, 50K Standard
  - **CRI:** 90CRI
- **Driver:** ERP PSB Series, 120/277V, 0-10V Dimming down to 1%
  - **Dimming:** 0-10V, 1%
  - **Voltage:** 120 - 277VAC
- **Certification:** cULus - Fixture manufactured to UL Standards 1598 & 8750

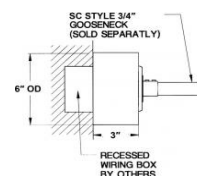


### 35K - 35K

### 1SL - SINGLE SWITCH LEG

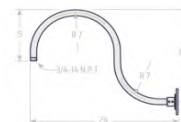
### BCW6 - 6IN - SC GOOSENECK BALLAST BOX

**FINISH:**  
...  
White




### GN24D - 24" STYLE D GOOSENECK

**FINISH:**  
...  
White





	Project 19-30740-4 Date 10/9/2020 HORSE POWER FARMS  Submitted By LIGHTING SYSTEMS OF COLUMBUS	Catalog Number SN518-G1/LBA01-1-4000-35K-1SLBCW6-G1/GN24D/SCDC-G1  Notes VERIFY ARM TYPE/FITURE FINISH, MOUNTING FINISH	Type <b>T</b>
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SN518

Custom Build

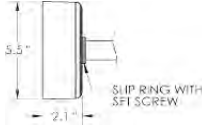
PROJECT:	COMPANY:
PREPARED BY:	BUILD DATE: 10/09/2020

SCDCF - SCDCF CANOPY

FINISH:

...

White



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