



---

# REPORT

---

Planning and Development Dept.

**To:** Chair and Members of the Design Review Subcommittee  
Chair and Members of the Oberlin Planning Commission

**From:** Carrie Handy, Economic Development and Housing Officer  
Gary Boyle, Director of Planning and Development

**Subject:** Application for Preliminary Site Plan and Conditional Use Permit Review  
Proposed Gateway Hotel/Restaurant/Bar/Conference Center/College  
Administrative Offices, Retail Space, and a Bank with a Drive-Through  
Oberlin College  
7 North Main Street

**Date:** July 12, 2013

**I. BACKGROUND:**

Christopher Noble of Smart Hotels, LLC, on behalf of Oberlin College, has submitted an application for preliminary site plan and conditional use permit review related to the construction of the "Gateway Project" to be located at 7 North Main Street. The following information is relevant to this application:

**Applicant:** Ron Watts  
Vice President of Finance  
Oberlin College  
70 North Professor Street  
Oberlin, Ohio 44074-1090

**Authorized Agent:** Christopher Noble  
Smart Hotels, LLC  
20600 Chagrin Boulevard  
Suite 705  
Shaker Heights, Ohio 44122

**Location:** 7 North Main Street

- Zoning:** "C-1"/Central Business District & "R2"/Dwelling District
- Proposed Development:** The applicant proposes to demolish the existing Oberlin Inn complex on the subject site and construct the "Gateway Project" which includes a new hotel and conference center, a restaurant, a bar, college administrative offices, retail space, and a bank with a drive-through.
- Approvals Required:**
1. Design review is necessary for any new construction in the "C-1"/Central Business District under Section 1357.03(b)(1)(A) of the Zoning Code.
  2. Site plan approval is required by the Planning Commission for any new construction and site changes under Section 1357.02(a) of the Code, and for any request for a Conditional Use Permit under Section 1357.02(e) of the Code.
  3. Conditional use permit approval is required by the Planning Commission for the proposed bank drive-through under Section 1355.10(d).
  4. Issuance of required building permits under the Ohio Building Code for the proposed project.

**II. STAFF COMMENTS:**

Staff have reviewed this application and have conducted a site inspection of the subject property and surrounding area. In this regard, it is noted that the subject site is developed with the existing Oberlin Inn complex and surface parking. Willard Court, a private alley, also runs through the middle of the subject site and provides access to the site via East College Street and East Lorain Street. The Shansi Memorial House, the Charles Martin Hall House and multi-family residential uses are found to the east of the subject property. Allen Memorial Art Museum, Hall Auditorium and residential uses are found to the north. Tappan Square is found to the west across North Main Street. Commercial uses are found to the south across East College Street and to the south west across the intersection of Main and College Streets. Photographs of the existing development on the subject site are found below:



Existing Bank Drive-Through and Access Drive from East College Street



View of Willard Court and Rear of Oberlin Inn (Looking North from East College Street)





**Existing Parking Area Behind (East of) the Oberlin Inn**



**Existing Parking Area Behind Bank and Oberlin Inn**

**Pictures of Dwelling Units Surrounding the Subject Site on East College, Pleasant and East Lorain Street:**

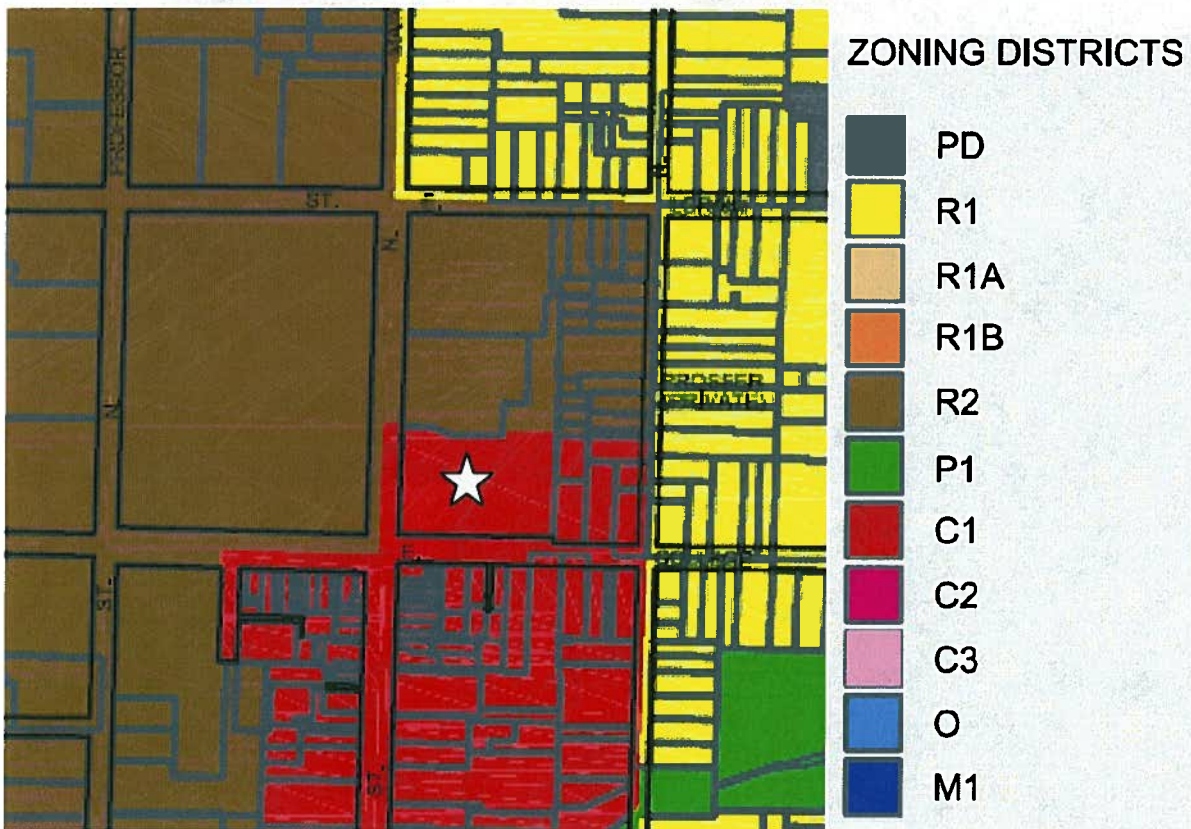








The subject property is zoned "C-1"/Central Business District and "R2"/Dwelling District by the City of Oberlin Zoning Code. "C-1" zoning is also found to the south and southwest across College Street. "R2"/Dwelling District Zoning is found to the north and to the west across North Main Street. "R-1"/Single-Family Dwelling District zoning is found to the east across North Pleasant Street. An excerpt from the City's zoning map showing the subject site and surrounding area is found below:



The present request is preliminary in nature. In the future, Oberlin College will be seeking the Planning Commission's approval of a site plan for the redevelopment of the Oberlin Inn and

business block and the approval of a Conditional Use Permit for a proposed bank drive-through feature. According to the Application Form submitted, the project includes 68 guest rooms, a restaurant and bar, 8,800 sq. ft. of retail space and a bank with a drive-through, conference or meeting space for 300-320 people and 14,293 sq. ft. of College administrative offices.

The College has requested that the Commission undertake a preliminary review of the site plan/conditional use permit for its proposed Gateway Project before final site and building development plans are submitted for formal approval. In this regard, the following is noted:

1) Comprehensive Plan and Zoning Code

The property which is the site of the proposed hotel project is zoned "C-1"/ Central Business District by the Oberlin Zoning Map and Zoning Code. It is also identified for "Commercial" use in the City's Comprehensive Plan.

The proposed hotel and related conference center are permitted uses under S.1341.02(l); restaurants and the jazz club are permitted under S.1341.02(b); retail use is permitted under S.1341.02(a); a bank or financial institution is permitted under S.1341.02(c); and administrative, business or professional office use is permitted under S.1341.02(i) of the Code. S.1341.03(b) of the Code permits a proposed bank drive through feature subject to the issuance of a "Conditional Use Permit" by the Planning Commission through the process contained in Chapter 1355 of the Code, and subject to compliance with the standards found in S.1355.09 and S.1355.10(d) of the Code as well as the regulations in S.1349.03 Table 4 related to the same.

The Zoning Code requires that the use of property and buildings comply with the regulations found in Chapter 1341 Central Business District, Chapter 1349 Off-Street Parking and Loading, Chapter 1351 Signs, Chapter 1355 Conditional Uses and Chapter 1357 Site Plan Review of the Code.

With respect to the regulations for the "C-1" District, S.1341.04 of the Zoning Code requires that "buildings shall be built flush with the sidewalk and have their facades aligned with and where possible, joined to those of adjacent buildings. No setback from the front or side building lines of a parcel shall be permitted except to allow for a pedestrian use area or for variations in entry features as approved by the Planning Commission." This section of the Code also requires that "(n)ew construction and reconstruction of buildings shall be so designed as to maintain a consistent and complete façade from lot to lot without gaps between buildings except where required for driveways, pedestrian ways, utility corridors ... or other reasons approved by the Planning Commission."

The Planning Commission should review any information that the applicant provides as part of its submittal outlining the manner by which it considers the proposed building siting to be in compliance with the Code.

## 2) General:

Staff notes that the applicant seeks consideration of the present proposal in the absence of a concept plan for the overall "Green Arts District" block. The applicant should be prepared to explain to the Planning Commission the relationship of the proposed project to potential future development of that block as well as its relationship to other existing buildings on this block and other nearby business buildings in the "Downtown District." That information is necessary for the Commission to evaluate the potential impact of the proposed project on future development options for the "Green Arts District," etc. as well as the impact of the project on existing and anticipated land use in this area.

Since this project represents a significant redevelopment of this portion of the "Green Arts District" block, Staff is of the opinion that the applicant should be requested to address all forms of traffic circulation on and off-site including motor vehicles, bicycles and pedestrians. Proposed improvements to Willard Court should also be required to address and accommodate all of those modes of travel.

## 3) Urban Design

From an urban design perspective, the applicant will also need to explain to the Design Review Subcommittee and the Planning Commission the rationale for the proposed building siting and orientation as well as its design, materials, colors, textures, etc. as those elements relate to nearby buildings as required by S.1357.06 of the Code. (Please see Appendix I of this report.)

## 4) On-Site Traffic Circulation/ Parking

As noted above, all forms of traffic circulation both on and off-site needs to be addressed by the applicant, and carefully reviewed by the Commission.

In order for any development to function adequately, provision needs to be made for appropriate on-site traffic circulation and for parking to meet the needs of the project.



The proposed traffic circulation shown on the most recent submittal does not appear to address concerns previously raised by City departments regarding the potential for traffic conflicts. Please refer to other department comments noted below.

Parking as shown on this preliminary submittal does not appear to address the needs mentioned above. It is also noted that some of the identified parking on this submittal is located to the north of the site on property zoned "R2" Dwelling District. Those spaces are already reserved for other College uses. Also, residentially-zoned property can not be used for parking related to commercial use. In addition, the applicant's parking count includes spaces on East College Street within the public street right-of-way. Such spaces cannot be considered for the sole use of the project.

The submittal indicates that the existing driveway connection to North Pleasant Street will continue to be used. Staff recommends that this driveway not be used for commercial truck traffic. Two (2) additional driveway connections to that street are also proposed in this submittal. The applicant will also need to provide information indicating that this street is capable of handling traffic that may be generated by this redevelopment project.

The applicant will need to address the issue of parking location, availability, and adequacy when this project is formally submitted to the Planning Commission for review and approval. The impact of this exciting and significant redevelopment project on "Downtown District" as it relates to parking will need to be carefully considered by the Commission.

### **III. DEPARTMENT COMMENTS:**

In accordance with our usual procedures, this request has been forwarded to City departments and officials for review. The following summarizes the comments received to date:

#### **Police Department:**

The availability of parking remains an issue. The proposed parking design and the number of proposed parking spaces needs to meet the anticipated increased use of the site through the proposed building/ project.

While the revised traffic pattern in the most recent submittal is considered to be an improvement over earlier designs, the present design will still lead to potential traffic conflicts such as those related to backing commercial, refuse or recycling trucks to the loading area, vehicles entering and exiting the proposed bank drive through, etc. It is also

noted that the design of the loading area features gates which will require truck drivers to stop within Willard Court, the main access point to the site, while the gate is opened. The relocation of the loading area could help to address that concern.

The proposed bank drive through design includes two (2) lanes to provide motor vehicle access to that feature. While that is desirable, it is noted that the proposed design does not meet the Code's requirements relative to the number of vehicles that can be accommodated in each lane (i.e. 5). Given this design, the anticipated result is that vehicles will be stacked over the proposed and required sidewalk on East College Street which is not acceptable. The present drive through feature already creates traffic circulation issues on that street.

It is anticipated that motor vehicles will use Willard Court to access East Lorain Street. Consideration needs to be given to the design of the intersection of that private street with East Lorain Street in order to ensure that trucks can maneuver appropriately. In addition, on-site pedestrian circulation must be addressed to separate pedestrians and motor vehicles. A sidewalk along Willard Court from East College Street should be considered.

#### **Fire Department:**

The Fire Department has conducted a preliminary review of the above project concept. The site depicts a building complex consisting of a two-story administrative office, a 3 story hotel over a first floor retail, hotel services and restaurant/bar. A full basement is provided under the hotel including mechanical, storage, and future assembly use (a possible jazz club). The proposed structures are bordered by East College and North Main Streets and by Willard Court.

##### **1. Fire apparatus access.**

- a. The proposed site depicts direct access from East College and a east-west parking/access road into the property from Willard Court. The Fire Code requires that:

D102.1: Facilities, buildings or portions of buildings hereafter constructed shall be accessible by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

D103.1: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.

D105.3: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. This regulation precludes parking on East College Street, and is consistent with the requirements applied to the East College Street project.

All approved and designated fire apparatus access roads must be provided with markings and signage per fire code requirements.

- b. Information provided for the proposed configuration of the north parking lot and drop-off area will support access by emergency vehicles. However, due to limited access to the building, this will not be the primary access for fire department operations.
- c. Considering potential vehicular and delivery truck traffic, the drawing depicts the widening of Willard Court from East College to the proposed parking lot entrance. However, since there is a high probability that this traffic will travel northbound on Willard Court, the entire length of the road should be widened along with provision of sidewalk for pedestrian use to avoid accidents.

Based on these requirements, the proposed site would not meet the access criteria as vehicular parking is depicted along the north curbside of East College St. Per the above Code requirement, vehicular access along this area would be prohibited and must be posted as "No Parking" to comply with above access regulations/requirements.

2. Water supply/fire hydrants. Proposed water supply line is depicted with an 8" water connection at East College Street, directly into the structure. Fire hydrant locations were not depicted on this concept plan. There is no proposed water supply for either Willard Court or the north parking lot/drop off entrance area.
  - a. The proposed building complex shall be protected by an automatic sprinkler system, likely supplied by a fire pump system. Aside from riser supply in the stairwell for this system, a riser shall be required in every stairwell, supplied with an approved 2.5" gated valve for Fire Department use.
  - b. The Fire Department connection (FDC) shall be located on the East College side of the building, within 50 feet of a fire hydrant. Contrary to information provided, the FDC shall consist of a single free-standing 5" Storz type connection; not the typical double 2.5" style. The existing fire hydrant (East College St) shall either remain or be relocated as approved by the Fire Code Official. (IFC Section 912.2)



- c. The fire pump test connection shall be located on the north side of the building, to avoid interruption of vehicle traffic on the street.
- d. Due to the lack of water supply on the north side of the building and on Willard Court, this project will require extension of a water supply sufficient for fire suppression into this area. This may be accomplished by: 1) installation of water main on Willard Court between East College and Lorain Street, with a fire hydrant provided in the parking lot area; or 2) extension of the existing water service line to the Oberlin Inn (North Main St.) into the parking lot area to supply a fire hydrant. Considering the unknown future Green Arts district construction on Willard Court and the lack of water for fire protection to all existing structures, Option #1 is the preference of the Fire Code Official. (IFC Section 507.5.1)

Without further clarification or provision of water supply, the proposed site does not meet the above requirements.

- 3. Elevations. Elevation plans were reviewed to ascertain any obstruction or special access needs by the fire department. No unusual or unique design features were identified that may affect the placement of fire apparatus and the requirements for accessibility.
- 4. Fire Command Center. Per the proposed design, access to the Fire Command Center requires that personnel travel through the lobby-atrium area. To avoid exposure to personnel, at least one additional access shall be provided directly to the exterior of the building as approved the Fire Code Official. (IFC Section 508.1.1)
- 5. Storage. It remains the Fire Department's contention that there is insufficient storage for furniture/fixtures (tables/chairs) used in the event room on the 2<sup>nd</sup> floor of the occupancy. Designers contend that this storage is in the basement. However, it is the Fire Department's experience that these items are seldom moved to/from the basement storage and generally accumulate in unapproved areas on the event room floor, most often obstructing occupant egress. This problem should be addressed.
- 6. Unidentified room. The use of the south basement area has not been identified on the drawing. Previous discussion with the architects indicated that this room would be used for storage or a future jazz nightclub. Considering the impact of storage versus assembly use, the proposed drawing should be labeled to indicate its intended use, to facilitate proper review and/or approval by the City.
- 7. Radio coverage. The proposed building complex shall comply with the requirements for an emergency responder radio coverage or wired communication system per IFC Section 510.1, as approved by the Fire Code Official. The system shall meet the technical requirements of Section 510.4 and the radio operational needs of the fire department.

Additional building construction and fire protection requirements will be addressed in a formal application for building permit. Per my review, there remains many questions and concerns about the design of this project. Therefore, it is my recommendation that this submittal not be approved by the Commission.

**Electric Department:**

Electric service to the proposed redevelopment project shall be in accordance with Chapter 913 (Municipal Light and Power Department) of the City's codified ordinances.

The utility site plan submission does not include all necessary electric service details or load information required for staff review and comment. The developer shall schedule a meeting with Electric Department staff to review the service riser plan, calculated load schedule and metering requirements for project.

Exterior building and site lighting details need to be submitted for review. A photometric plan will need to be reviewed.

The proposed emergency generator's power source should be identified on the applicant's plans. In this regard, the location of the natural gas line to the generator needs to be shown on the plan as well.

**Public Works Department:**

**1) Water**

The current water supply for the Oberlin Inn is the 6" water main in North Main St. According to our records, there are separate 6" domestic and 6" fire protection service laterals to the existing building. Water service to the proposed development would be provided from an 8" water main in East College St. As a result, it will be necessary to suitably abandon (or re-purpose) existing connections in North Main St.

North Main St. (SR #58) will be repaved by ODOT in spring, 2014. Per Section 903.11 – 'Excavations in Newly Paved Streets', it is:

"unlawful for any person to excavate, dig into or make an opening, for any purpose, in a street or roadway for a period of two years after completion of the construction, surfacing or resurfacing of the street or roadway without first

obtaining permission from Council to do so, except under emergency conditions as provided in Section 903.06.”

As a result, it will be necessary to coordinate the proposed work in such a manner as to avoid cutting into SR #58 after the paving project is complete. One possibility may be to abandon one of the services (cut-out valve, re-connect water main), temporarily combine fire and domestic connections to provide continued service to the building during construction, and ultimately re-purpose that connection either for an on-site hydrant or a looped water main through the site.

Fire protection service should be extended to the parking area north of the proposed building. Consideration should be given to connecting this service line to a new water main installed along Willard Court between East College and East Lorain Streets to provide a looped system. Such an installation would provide the most reliable level of service.

Looped water mains must be dedicated to the City including the necessary easement(s) in form acceptable to the City to operate and maintain such lines. Specific details as to how the existing service will be abandoned and how continued service to the existing and new building will be accomplished need to be provided by the project’s civil engineer. An excavation/utility tap-in permit will be required.

## **2) Sanitary Sewer**

The current site utility plan shows three new connections to existing sanitary sewer mains in North Main Street (2) and on East College St. (1). There is no information provided about the existing point(s) of connection. Consideration should be given to re-use, if the existing service lateral(s) are shown to be in good condition and are suitably located for the project. Service(s) that are to be abandoned must be abandoned at the sanitary sewer main.

As described above, the installation of new sanitary sewer laterals to the sewer main in SR #58 will require open cutting of the street. As a result, these installations must be made in advance of ODOT’s resurfacing project. New services can be extended from the main to the edge of the right-of-way. An inspection “T” should be installed at that location. If necessary, existing service(s) can be temporarily re-connected at that point. Service(s) can then be extended to the building without cutting into the newly paved street. Specific details as to how the existing service will be abandoned and how continued service to the existing and new building will be accomplished need to be provided by the project’s civil engineer. An excavation/utility tap-in permit will be required.



Note that the current site utility plan shows the proposed East College sanitary sewer service lateral connected to the existing 8" STO. The site utility plan needs to show the location of the existing sanitary sewer line in East College St. and the proper point of connection.

The site utility plan locates a 6" SAN near the northeast corner of the proposed bio-retention cell and extended across Willard Court and the parking lot to the east. No point of connection, either to a structure or to a sewer main is shown. This service must be fully shown on the plan set to show its point of connection to the City's sanitary sewer main and all services that are connected to it.

Per Codified Ordinance 915.13, storm water connections to the sanitary sewer system are prohibited.

### **3) Storm Water**

The applicant will need to provide a stormwater management plan, and calculations related to storm water for review and approval.

As discussed at the June 24<sup>th</sup> meeting, the proposed storm water feature north of the building should not be described as "wetlands" since this feature will be a "bioswale" and the plan notation should reflect the function of that feature.

The utility plan indicates an existing 8 in. storm sewer in East College Street. Our records do not indicate that a storm sewer exists in that location. The storm sewer system appears to discharge to an existing 20" private storm sewer in Willard Court that (based on inverts) appears to flow south towards East College St. On the plan, this storm sewer becomes discontinuous prior to the point of connection to any other facility. The location, size and condition of the receiving storm sewer must be identified on the plans. The applicant should verify all underground utilities prior to the formal submittal of an application .

### **4) Other Utilities:**

Future plans should reflect details related to all other utilities including the location of existing/ proposed natural gas lines, telephone lines, cable television, etc.

## 5) Traffic Circulation

All modes of traffic circulation need to be considered. Site design must accommodate the safe movement of persons and vehicles of all types and abilities, on and through the site.

The review of the most recent submittal continues to identify numerous potential traffic and pedestrian circulation conflicts. These include: the proposed bank drive through, the loading dock, hotel atrium access from existing parking on Willard Court and north/south pedestrian travel along Willard Court. Additional on-site sidewalks need to be provided to facilitate pedestrian movements north/south and east/west including connections to the existing public sidewalk system at East College and North Pleasant. It appears likely that to accommodate pedestrians, sidewalk(s) to North Pleasant Street and along Willard Court will be necessary.

In addition to pedestrian/vehicular conflicts, the present site design will engender numerous traffic conflicts. The proposed addition of a second bank drive-through and a loading dock designed to accommodate two service/delivery vehicles simultaneously will exacerbate an already problematic area.

Within 300' of Willard Court, the site plan shows five (5) proposed points of connection from the west – all but one (Hall Auditorium driveway) is designed to accommodate 2-way traffic – so 9 potential vehicular movements from the west alone. The parking lot to the east has 4 points of connection. That makes 13 potential points of conflict with north/south traffic along Willard Court.

The applicant should give serious consideration to:

- Abandoning the idea of including a bank drive-through in this project.
- Re-configuring the islands in the parking lot on the east side of Willard Court to limit parking lot access to (at most) two locations. This has the potential to improve traffic circulation within the parking lot (without exacerbating vehicular movements on Willard Court) and could result in the addition of a modest number of additional parking spaces.
- Switching the location of the parking area in the north portion of the site and the loading zone. In addition to improving vehicular movements, this has added benefits:

- Providing more convenient parking somewhat closer (or equidistant) to the entrance to the hotel and significantly closer to future retail uses along East College Street.
- Providing for a shorter connection for deliveries to the restaurant and conference area.
- Moving hotel guests on the north side of the building away from service and delivery vehicle traffic (who wants their room to overlook the dumpster? – or to hear the back-up alarm right under their window when the dumpster is being serviced at 6 a.m.?).
- This may make it possible to combine either the service entry to Hall Auditorium with the service entry to the proposed project or to combine the service entrance with a vehicular entrance to eliminate a point of connection. Ideally a truck turn-around area would be provided to minimize/eliminate the potential for backing conflicts.

The applicant should evaluate the impact of truck turning movements at the intersection of Willard Court and East Lorain (SR #511). In theory, all delivery traffic should remain on the state highways (not on East College). However, it appears unlikely that there are adequate curb radii for truck traffic, headed north on Willard Court and turning east on SR #511 – or for any large vehicles to turn into Willard Court from SR #511 without taking up both lanes of travel.

#### **IV. CONCLUSION:**

Staff of City Departments has appreciated the opportunity to review and provide comments to the developer on the preliminary site plan design for this important redevelopment project in the City's "downtown district" on several occasions in the past.

The applicant's request for a preliminary review of this proposal is provided for under Section 1357.03(a)(1) of the Zoning Code. Section 1357.03(a)(3) of the Code provides that "the Planning Commission may review and comment on the application, but shall not take formal action upon such application. The Planning Commission may advise the applicant of the information which shall be required for review of a complete site plan application. Review of a preliminary site plan application shall not cause or imply any commitments, authorizations, or rights for the applicant."

Staff remains available to meet with the project manager and design professionals to review and address site and building plans as well site development matters.

This matter is hereby respectfully submitted for the Commission's review and comments.

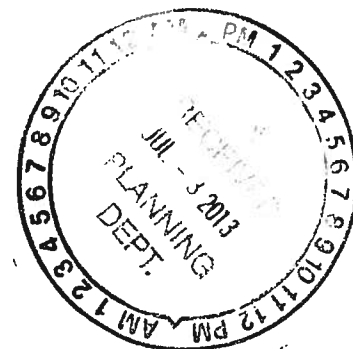




1357.06 STANDARDS FOR SITE PLANS.

- (I) The design of buildings, signs, and other structures illustrated on the site plan shall be according to the following standards and guidelines:
1. Materials shall be appropriate for the use of the proposed structures, weathering, and the relationship to other materials, including those used on adjacent structures.
  2. Colors and textures shall be appropriate for the size and scale of proposed structures, weathering, and the relationship to other colors and textures, including those used on adjacent structures.
  3. Architectural details and ornamentation shall be meaningful to the overall design and appropriate for the size and scale of proposed structures, weathering, and the relationship to other architectural details and ornamentation, including those used on adjacent structures. Detailing such as trim, moldings, bands of contrasting siding or brick, and varying textures of concrete or stone are encouraged as part of an overall design which is in scale with the building and carefully related to other elements.
  4. Mechanical equipment shall be of appropriate size and scale in relation to rooftop appearance, sidewall openings, sound levels, smoke and other nuisances. The location, color, size, type, and screening of mechanical equipment, whether on the roof, walls, or ground, shall be designed to be concealed, and/or to be compatible with or attractively complement the other elements of the structures and site improvements.
  5. Windows, doors, and other openings shall be so located on the facades and be of such dimensions as are appropriate for the style, scale, and orientation of the building and in a pattern which contributes to a balanced facade appearance. Customer entrances should be accentuated. Decorative elements, caps, brickwork, and trim are encouraged around windows and doors to add interest to the overall design.
  6. Architectural styles similar to or compatible with existing historical buildings of similar use adjacent to or across the street from the site shall be encouraged. Compatibility and complementarity among existing and proposed new structures shall be encouraged in all locations.
  7. Scale of new construction similar to that of the majority of surrounding buildings is encouraged.
  8. Varied roof lines, roof details and features such as dormers, turrets, eave breaks, and overhangs are encouraged in new construction as a means to break up the mass of large buildings and to provide visual interest.
  9. Wall-mounted signs shall be designed to fit within and complement the architectural forms, colors, and textures of the building, shall fit within any architectural space specifically designed for signs, and shall not cover architectural features. Signs located as part of a series of signs (as in a shopping center), shall be designed with compatibility of location, size, shape, style, material, illumination, and color with other signs in the series. Sign colors shall complement the color of the building facade on which the sign is mounted, letters and symbols shall be in scale with the building and its features. Excessive information and clutter is discouraged.
  10. Freestanding signs shall be designed to fit within and complement the characteristics of the site, building, and wall signs in terms of color, materials, texture, scale.
  11. Alterations and additions to existing buildings shall be compatible in scale, material, color, placement, and character with the existing buildings.
  12. Distinctive architectural features of existing buildings should not be altered or removed unless replaced with features of similar composition, texture, color, design, and other characteristics. Restoration of historic features and building characteristics shall be encouraged.
  13. Side and rear walls shall be so designed as to relate to and be compatible with the front or main entry wall and overall design of the building, although they may be less detailed and articulated.
  14. Site features such as fences, walls, and signs compatible in color, texture, scale, materials and other characteristics with the main building shall be encouraged.





**CITY OF OBERLIN**

**APPLICATION FOR PLANNING COMMISSION APPROVAL**

**TYPE OF APPLICATION** (please check all that apply):

- |  |   |
|--|---|
| <input type="checkbox"/> Amendment to the Zoning Map       | <input type="checkbox"/> Parking/Loading Variance     |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Rooming House License/Appeal |
| <input checked="" type="checkbox"/> Site Plan              | <input type="checkbox"/> Other: _____                 |

**APPLICANT/AGENT INFORMATION:**

Property Owner: Oberlin College

Property Owner Address: 70 North Professor Street Oberlin, OH 44074-1090

Property Owner Telephone: 440-775-8460

Contact Person: Ronald R. Watts, VP for Finance

Authorized Agent Name: Smart Hotels, LLC

Authorized Agent Address: 20600 Chagrin Blvd., Suite 705

Shaker Heights, Ohio 44122

Authorized Agent Telephone: 216-485-2315

Contact Person: Christopher Noble

**LOCATION AND DESCRIPTION OF PROPERTY:**

Municipal Street Address: 7 North Main Street





**LOCATION AND DESCRIPTION OF PROPERTY (continued):**

Legal Description of Property (check property deed for description): \_\_\_\_\_

**ZONING:**

Existing Zoning (please check one):

- |   |  |
|---|--|
| <input type="checkbox"/> R-1/Single-Family Dwelling District      | <input type="checkbox"/> R-1A/Single-Family Dwelling District    |
| <input type="checkbox"/> R-1B/Single-Family Dwelling District     | <input type="checkbox"/> R-2/Dwelling District                   |
| <input type="checkbox"/> PD/Planned Development District          | <input type="checkbox"/> P-1/Public Park and Recreation District |
| <input checked="" type="checkbox"/> C-1/Central Business District | <input type="checkbox"/> C-2/General Business District           |
| <input type="checkbox"/> C-3/Planned Highway Commercial District  | <input type="checkbox"/> M-1/Light Industrial District           |
| <input type="checkbox"/> CDD/Conservation Development District    | <input type="checkbox"/> O/Office District                       |

Requested Zoning District Classification (*for rezoning applications only – please check one:*):

- |  |  |
|--|--|
| <input type="checkbox"/> R-1/Single-Family Dwelling District     | <input type="checkbox"/> R-1A/Single-Family Dwelling District    |
| <input type="checkbox"/> R-1B/Single-Family Dwelling District    | <input type="checkbox"/> R-2/Dwelling District                   |
| <input type="checkbox"/> PD/Planned Development District         | <input type="checkbox"/> P-1/Public Park and Recreation District |
| <input type="checkbox"/> C-1/Central Business District           | <input type="checkbox"/> C-2/General Business District           |
| <input type="checkbox"/> C-3/Planned Highway Commercial District | <input type="checkbox"/> M-1/Light Industrial District           |
| <input type="checkbox"/> CDD/Conservation Development District   | <input type="checkbox"/> O/Office District                       |

**PROPOSED DEVELOPMENT (check those that apply):**

- New Construction (New Building(s))
- Addition/Alteration to Existing Building(s)
- Change of Use in Existing Building(s)

Description of Proposed Development (describe in **detail** your development plans, including proposed size and use of building or proposed addition, days of operation, hours of operation, seating capacity, etc. Use additional page(s) if necessary): Mixed use 105,000 gross sq. ft. project

for Oberlin College which will operate 24 hrs a day/ 7 days a week. . The project includes

68 hotel guest rooms, a restaurant and bar, 8,800sq. ft. of retail space, 300 seat event room and two floors of administration offices.

**DETAILED PROPERTY INFORMATION:**

Lot or Parcel Width: Varies; Approximately 405' at E. College St. and 44' at E. Lorain St.



**DETAILED PROPERTY INFORMATION (continued):**

Land Area of Property: 3.45 Acres (in sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: No existing structures to remain on (in sq. ft. or acres)

Building #2: property (in sq. ft. or acres)

Building #3: \_\_\_\_\_ (in sq. ft. or acres)

Additional: \_\_\_\_\_ (in sq. ft. or acres)

Total Building Coverage (as % of lot area): N.A.

Gross Floor Area of Building(s) on Property (identify the square footage of different uses for all buildings (i.e. 800 sq. ft. is retail space and 500 sq. ft. is storage space, etc.)):

No existing structures to remain on property

Building Height: N.A.

Proposed Building(s) Height (for any new construction): 59'-0" Top of Mechanical Penthouse

Number of Dwelling Units (if applicable): N.A.

Number of Proposed Off-Street Parking Spaces: 227 Parking Spaces

Number of Proposed Loading Spaces: Two (2) Loading Spaces

Parking Area Coverage - including driveways (in sq. ft.): 91,500 sq. ft. (includes Willard Ct.)

Landscaped Area (in sq. ft.): 27,526 sq.ft.

**APPLICATION AUTHORIZATION:**

If this application is signed by an agent, authorization in writing from the property owner of record is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

[Signature] CHRISTOPHER NOBLE 7/03/13  
Signature of Owner or Agent SMART HOTELS Date

**NOTE:** Applicants and/or their Authorized Agents are strongly encouraged to attend Planning Commission meetings.

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 7 NORTH MAIN ST. (municipal street address of property), I hereby authorize SMART HOTELS / C. NOBLE to act on my behalf during the Planning Commission approval process.

[Signature] 7/03/13  
Signature of Owner or Agent Date  
RONALD R. WATTS, VP FINANCE



**FDC-3**

**DESCRIPTION:** EXPOSED FREE STANDING FIRE DEPT. INLET CONNECTION, POLISHED CHROME PLATED TWO-WAY INLET BODY WITH DROP CLAPPERS, PIN LUG SWIVELS, [PLUGS, CHAINS] [KNOX STAINLESS STEEL LOCKING FDC CAPS WITH MATCHING THREADS AND CHROME FINISH], POLISHED CHROME PLATED WALL PLATE LABELED "AUTO. SPR." 4" X 2-1/2" X 2-1/2". UL. THREADS TO MATCH LOCAL FIRE DEPARTMENT.

[CONTRACTOR TO COORDINATE PURCHASE OF KNOX LOCKING CAP WITH LOCAL FIRE DEPARTMENT.]

**MANUFACTURER & CATALOG NO.:** POTTER-ROEMER 5760 SERIES, CROKER 6510 SERIES, GUARDIAN 6224, ELKHART 15.

**Notes to Specifier:**

1. Not all models listed are FM approved. If required, refer to catalog.
2. Other lettering for wall plate is available. Refer to catalog.
3. The International Fire Code allows the AHJ to require locking FDC caps. Consult the AHJ.



**FREE-STANDING FIRE DEPT INLET CONNECTIONS**

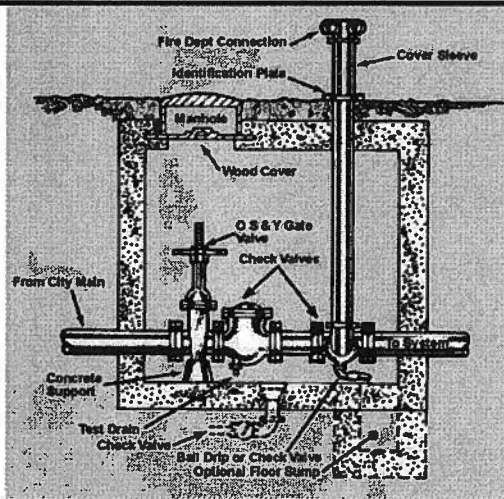
**SELECTION INFORMATION**

**FUNCTION:** Used as an auxiliary inlet connection to supplement the fire protection water supply. Free-standing design is used on exterior fire lines piped vertically through grade.

**REGULARLY FURNISHED:** Cast brass angle body or rod glossy polyester coated ductile iron angle body, size of outlet and number and type of inlets as selected by model number. 18" x 1/2" on long polished brass cover sleeve, cast brass identification base plate, cast brass pin lug plugs and chains on each pin lug swivel.

**LETTERING AVAILABLE:**  
 AUTO SPKR  
 STANDPIPE  
 DRY STANDPIPE  
 AUTO SPKR STANDPIPE  
 (Refer to page 5-8 for special lettering)

**VARIATION:**  
 Additional heights available. Specify height.  
**SPECIFY:** Thread and lettering



**TWO-WAY BRASS BODY WITH CLAPPERS**

Model No.	Body Size	UL Listed
5761	4 x 2 1/2 18 x 1 1/2	YES
5762	4 x 2 18 x 1 1/2	NO
5763	8 x 2 1/2 18 x 1 1/2	NO
5764	8 x 3 18 x 1 1/2	NO

Overall Height: 24" (61 cm)  
 Radius of Body Swing: 7 1/2" (19.4 cm)

**OPTIONAL FINISHES:**  
 -B Polished Brass  
 -C Rough Chrome Plated  
 -D Polished Chrome Plated Trim  
 -E Polished Chrome Plated

**SPECIFY:** Thread and lettering

NOTE: ALWAYS INDICATE HOSE THREAD REQUIREMENTS All dimensions in English and Metric.




**FPTC-1**

**DESCRIPTION:** FIRE PUMP TEST CONNECTION, CAST BRASS [HORIZONTAL] [SQUARE] BODY WITH [END INLET] [BACK INLET] [ANGLE INLET], MALE CONNECTIONS WITH RIGID END N.P.T. X PIN LUG HOSE THREAD SWIVELS, REMOVABLE BRASS HOSE GATE VALVES, CAPS, CHAINS, FLUSH POLISHED CHROME PLATED WALL PLATE LABELED "PUMP TEST CONNECTION". [4" INLET X TWO (2) 2-1/2" OUTLETS] [6" INLET X THREE (3) 2-1/2" OUTLETS] [6" INLET X FOUR (4) 2-1/2" OUTLETS] [8" INLET X SIX (6) 2-1/2" OUTLETS]. UL. THREADS TO MATCH LOCAL FIRE DEPARTMENT.


**MANUFACTURER & CATALOG NO.:** POTTER-ROEMER 5860 SERIES, CROKER, GUARDIAN, ELKHART.

**Notes to Specifier:**


1. Each outlet can deliver 250 gpm. Select number of outlets required.
2. Not all models listed are FM approved. If required, refer to catalog.
3. Other finishes are available. Refer to catalog.




## FLUSH FIRE PUMP TEST CONNECTIONS




5862



5863



5864



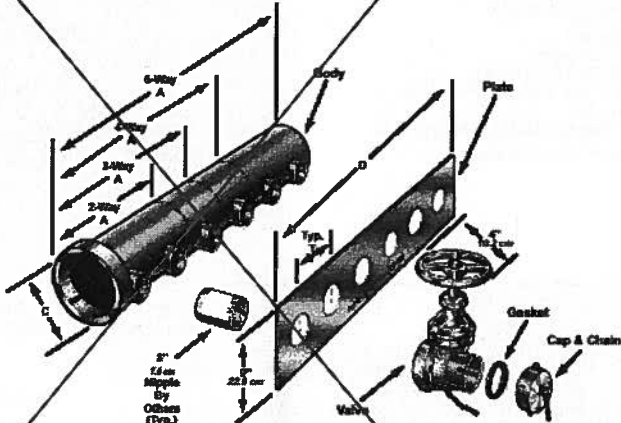
5865

**FUNCTION:** Used to test flow capacity of fire pumps. Each outlet capable of a minimum flow of 250 GPM @ 44 ft. Gate valves provide unrestricted waterway and control of individual outlets (Ref. NFPA 20).

**REGULARLY FURNISHED:** Cast brass body with end inlet, size and number of outlets are selected by model number. Brass plate lettered "PUMP TEST CONNECTION", Brass NRS hose gate valves are supplied, with every other valve having a loose bonnet, as required for installation. 3" (7.6 cm) female NPT inlet x 2x (5.1 cm) male hose thread outlet, with caps and chains.

**OPTIONAL FINISHES:** -B Polished Brass on Exposed Parts  
 -C Rough Chrome Plated on Exposed Parts  
 -D Polished Chrome Plated on Exposed Parts  
 -SS Polished Stainless Steel (plate only)

**SPECIFY:** Thread and lettering



Model No.	Pump Size GPM mm	Inlet Size mm	Number Outlets	A in. mm	B in. mm	C in. mm	D in. mm
5862	500 1892	4 102	2	15.4 391.7	10.7 271.2	8 203	16 406.4
5863	750 2832	6 152	3	22.7 580.3	14.7 373.2	11.7 297.1	21 533.4
5864	1000 3785	8 203	4	28.7 729	19.7 500.6	14.7 373.1	30 762
5865	1500 5678	10 254	6	42 1066.8	29.7 753.6	19.7 500.6	44 1117.6

**VARIATIONS:** To select add suffix

**BODY MATERIAL:**  
 -1 Ductile Iron Body, Thermally-fused  
 Red Polyester Coated  
 -1.5 Steel Body, Thermally-fused  
 Red Polyester Coated

**BODY INLET LOCATION:**  
 -2 With Back Inlet  
 -3 With Angle Inlet  
 -4 With Square Body, Back Inlet  
 -5 With Square Body, Angle Inlet

**OUTLETS:**  
 -6 With Male Snoots, Caps and Chains  
 -7 With Male Snoots, Caps and Chains,  
 and Removable Swivel Hose Gate  
 Valves

**See Variation Selection Chart**

Page 5-15
NOTE: ALWAYS INDICATE HOSE THREAD REQUIREMENTS
All dimensions in English and Metric.

# FLUSH FIRE PUMP TEST CONNECTION VARIATIONS



## BODY MATERIAL

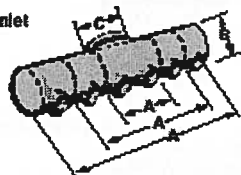
**REGULARLY FURNISHED:** Powder-coated with an electrostatically-applied, thermally-fused red polyester finish. Inlet size, location and number of outlets as selected by model number and as indicated on Variation Selection Chart below.

- 1 Ductile Iron Body
- 1.5 Steel Body

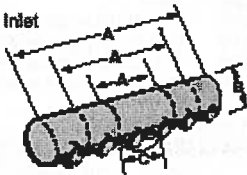
## BODY INLET LOCATIONS

**REGULARLY FURNISHED:** Brass or ductile iron body. Inlet size, location and number of outlets as selected by model number and as indicated on Variation Selection Chart below.

-2 With Back Inlet

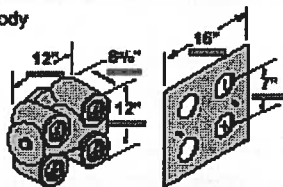


-3 With Angle Inlet

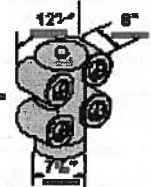


**REGULARLY FURNISHED:** Square four-way brass or ductile iron body. Back or angle inlet as selected by suffix number as indicated on Variation Selection Chart below.

-4 With Square Body Back Inlet



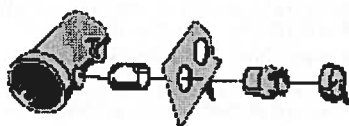
-5 With Square Body Angle Inlet



## OUTLETS

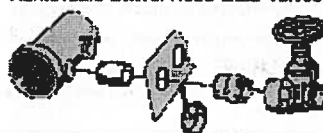
**REGULARLY FURNISHED:** Male 2x7.64 cm hose thread snoots with cap and chain instead of affixed valves. Number of outlets as selected by model number and as indicated on Variation Selection Chart below.

-6 With Male Snoots, Caps and Chains

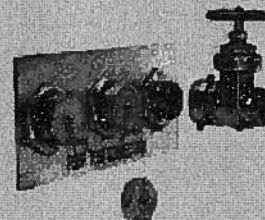


**REGULARLY FURNISHED:** Male 2x7.64 cm hose thread snoots with cap and chain, swivel inlet hose gate valve with male hose thread outlet. Number of outlets as selected by model number and as indicated on Variation Selection Chart below.

-7 With Male Snoots, Caps and Chains, and Removable Swivel Hose Gate Valves



5862.6



5863.7



5864.4

## VARIATION SELECTION CHART

Suffix No.	Model No.			
	5862	5863	5864	5865
<b>Body Material</b>				
-1 Ductile Iron	✓		✓	
-1.5 Steel	✓	✓	✓	✓
<b>Body Inlet</b>				
-2 Back	✓		✓	✓
-3 Angle	✓		✓	✓
-4 Square Back, Brass or Ductile			✓	
-5 Square Angle, Brass or Ductile			✓	
<b>Outlets</b>				
-6 Male Snoots, Caps and Chains	✓	✓	✓	✓
-7 Male Snoots, Caps and Chains, and Removable Swivel Hose Gate Valves	✓	✓	✓	✓

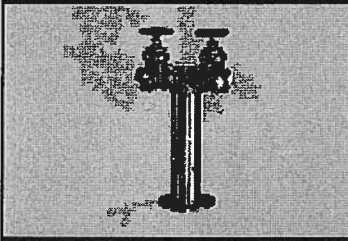
NOTE: ALWAYS INDICATE HOSE THREAD REQUIREMENTS

All dimensions in English and Metric.

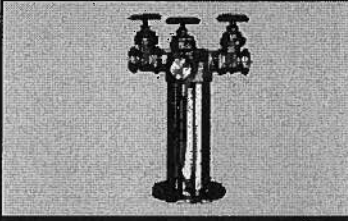
Page 5-16



# FREE STANDING FIRE PUMP TEST CONNECTIONS



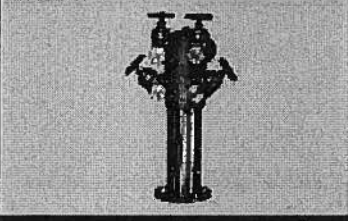
**5866**



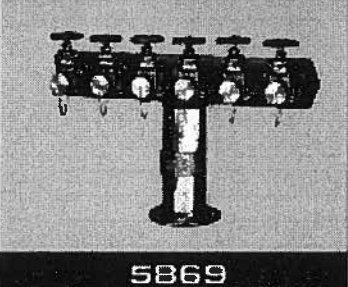
**5867**



**5868**



**5868-5**



**5869**

**FUNCTION:** Used to test flow capacity of fire pumps. Each outlet capable of a minimum flow of 250 GPM (9.5 m). Gate valves provide unrestricted waterway and control of individual outlets. (Ref. NFPA 20)

**REGULARLY FURNISHED:** Cast brass angle Inlet body. Size of Inlet and number of outlets as selected by Model Number. Brass NRS hose gate valves are supplied with every other valve having a loose bonnet as required for installation, female NPT inlet x 2 1/2" (6.4 cm) male hose thread outlet, 2 1/2" (6.4 cm) cape and chains, 18" (45.7 cm) long polished brass cover sleeve and brass identification plate lettered "PUMP TEST CONNECTION."

Model	Size	Overall Height	Radius of Body Swing
5866	4" x 2 1/2" (10.2 x 6.4 cm) 2-Way	28" (71.1 cm)	6 1/2" (16.5 cm)
5867	6" x 2 1/2" (15.2 x 6.4 cm) 3-Way	28" (71.1 cm)	8 1/2" (21.7 cm)
5868	6" x 2 1/2" (15.2 x 6.4 cm) 4-Way	28" (73.8 cm)	14 1/2" (36.8 cm)
5869	6" x 2 1/2" (20.3 x 6.4 cm) 6-Way	29" (73.8 cm)	21 1/2" (54.8 cm)

- OPTIONAL FINISHES:**
- BRASS BODY:** -B Rough Brass body with polished brass trim  
 -C Rough Chrome body, polished chrome plated trim
- DUCTILE BODY:** -B Red glossy polyester coated body, polished brass trim  
 -C Red glossy polyester coated body, polished chrome plated trim
- VARIATIONS:** To select add suffixes as indicated on variation selection chart
- 1 Ductile Iron Body
  - 1.5 Steel Body
  - 5 Square Four-way Body, Brass or Ductile Iron
  - 6 Male Snoots, Caps and Chains
  - 7 Male Snoots, Caps and Chains, and Removable Swivel Hose Gate Valves

**SPECIFY:** Thread and lettering

**SUFFIX-1** Ductile Iron Body with red glossy polyester coating. Inlet size, location and number of outlets as selected by model number and as indicated on Variation Selection Chart below.

**SUFFIX-1.5** Steel Body with red glossy polyester coating. Inlet size, location and number of outlets as selected by model number and as indicated on Variation Selection Chart below. For use where visual presentation is not critical.

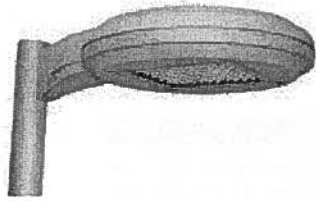
**SUFFIX-5** Square Four-way Body, Brass, Ductile Iron. Inlet size, location and number of outlets as selected by model number and as indicated on Variation Selection Chart below.

**SUFFIX-6** Male 2 1/2" (6.4 cm) Hose thread snoots with cap and chain instead of affixed valves. Number of outlets as selected by model number and as indicated on Variation Selection Chart below.

**SUFFIX-7** Male 2 1/2" (6.4 cm) hose thread snoots with cap and chain, swivel inlet hose gate valve with male hose thread outlet. Number of outlets as selected by model number and as indicated on Variation Selection Chart below.

### VARIATION SELECTION CHART

Suffix No.	Model No.			
	5866	5867	5868	5869
-1 Ductile Iron Body			✓	
-1.5 Steel Body	✓	✓	✓	✓
-5 Square Four-way Body, Brass or Ductile Iron			✓	
-6 Male Snoots, Caps and Chains	✓	✓	✓	✓
-7 Male Snoots, Caps and Chains, and Removable Swivel Hose Gate Valves	✓	✓	✓	✓



# MR2 LED LED Area Luminaire



## Specifications

- EPA:** 0.9 ft<sup>2</sup>  
(0.08 m<sup>2</sup>)
- Length:** 32-7/8"  
(83.5 cm)
- Width:** 25"  
(63.5 cm)
- Height:** 8-1/4"  
(21.0 cm)
- Weight (max):** 42 lbs  
(19.1 kg)



Catalog Number
Notes
Type <b>F12</b>

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

## Introduction

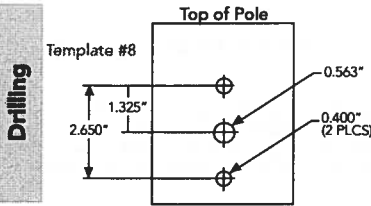
The Omero™ family of luminaires blends a traditional round dayform with contemporary, low-profile styling to accent architectural elements in a variety of applications.

The MR2 LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MR2 LED is ideal for replacing 250-400W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE: MR2 LED 1 30B700/40K SR5 MVOLT SPA DDBXD**

MR2 LED	Light Engines	Performance Package <sup>2</sup>	Distribution	Voltage	Mounting	Options	Finish (required)
MR2 LED	1 One engine (30 LEDs) <sup>1</sup> 2 Two engines (60 LEDs)	<b>530 mA options:</b> 30B530/30K 3000K 30B530/40K 4000K 30B530/50K 5000K  <b>700 mA options:</b> 30B700/30K 3000K 30B700/40K 4000K 30B700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V FT Forward throw	MVOLT <sup>3</sup> 120 <sup>3</sup> 208 <sup>3</sup> 240 <sup>3</sup> 277 <sup>3</sup> 347 480	<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting WBA Wall bracket	<b>Shipped installed</b> PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) <sup>4,5</sup> DMG 0-10V dimming driver (no controls) <sup>5,6</sup> HS House-side shield <sup>7</sup> SF Single fuse (120, 277, 347V) <sup>8</sup> DF Double fuse (208, 240, 480V) <sup>8</sup> WTB Utility terminal block UT Utility terminal block and closing screws DS Dual switching <sup>9,10</sup> <b>Shipped separately</b> VG Vandal guard <sup>7</sup>	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Accessories	Description
DSS124N 1.5TJJE U	Photocell - SSL twist-lock (120-277V) <sup>11</sup>
DLL347 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>11</sup>
DLL480 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>11</sup>
SC U	Shorting cap <sup>11</sup>
MR2HS U	House-side shield (one per light engine)
MR2VG U	Vandal guard accessory
SPA19/MR2 DDBXD U	Square pole DM19 to DM19AS adapter
RPA19/MR2 DDBXD U	Round pole DM19 to DM19AS adapter

For more control options, visit [DTL](#) and [ROAM](#) online.

Omero™ shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM28AS	2 at 90°
DM28AS	2 at 180°	DM38AS	3 at 90°
DM48AS	4 at 90°	DM32AS	3 at 120°*

**Example: SSA 20 4C DM19AS DDBXD**

Visit Lithonia Lighting's [P.O.L.E.S. CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

### Tenon Mounting Silpfitter \*

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-380	AST20-480
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-380	AST25-480
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-380	AST35-480

\* For round pole mounting (RPA) only.

- ### NOTES
- 1 Single-engine product in 347 or 480V requires 700mA (1 30B700).
  - 2 Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
  - 3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
  - 4 Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Add'l hardware and services required for ROAM® deployment; call 1-800-442-6745 or email: [sales@roamservices.net](mailto:sales@roamservices.net).
  - 5 Not available with single-engine 530 mA product (1 30B530).
  - 6 Not available with 347 or 480V.
  - 7 Also available as a separate accessory; see Accessories information at left.
  - 8 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
  - 9 Provides 50% dimming capability via two independent drivers, each operating half the luminaire. Available with MVOLT and two light engines only. N/A with PER, DCR, DMG or WTB.
  - 10 Requires an additional switched line.
  - 11 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/-8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	400K (4000K, 67 CRI)				
					Lumens	B	U	G	LPW
1 (30 LEDs)	530	308530/-K	57W	SR2	4,522	1	0	1	79
				SR3	4,475	1	0	1	79
				SR4	4,583	1	0	2	80
				SR5	4,898	3	0	1	86
				FT	4,613	1	0	1	81
	700	308700/-K	74W	SR2	5,514	1	0	2	75
				SR3	5,403	1	0	2	73
				SR4	5,565	1	0	2	75
				SR5	6,105	3	0	1	83
				FT	5,601	1	0	2	76
2 (60 LEDs)	530	308530/-K	111W	SR2	9,002	2	0	2	81
				SR3	8,863	2	0	2	80
				SR4	9,003	2	0	2	81
				SR5	9,857	3	0	2	87
				FT	9,186	2	0	2	83
	700	308700/-K	146W	SR2	10,999	2	0	2	75
				SR3	10,759	2	0	2	74
				SR3 HS	8,326	0	0	2	57
				SR4	10,967	2	0	2	75
				SR5	12,014	4	0	2	82
FT	11,305	2	0	2	77				

### 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	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.99

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the MR2 LED 2 308700 platform in a 40°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

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

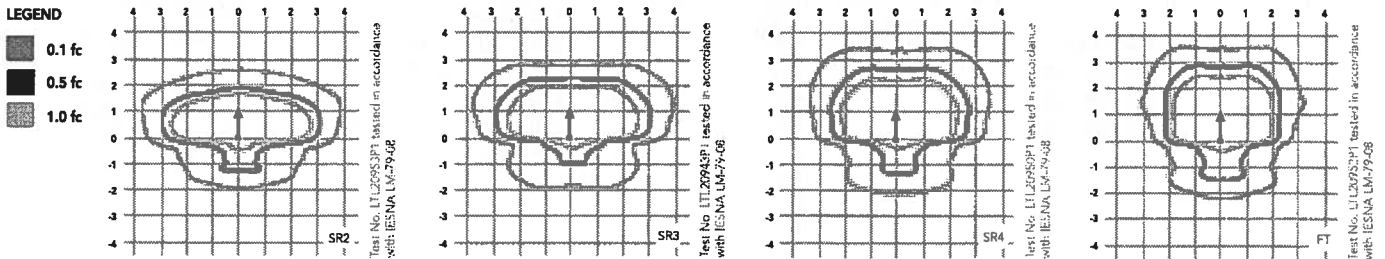
### Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	530	57W	0.53	0.30	0.26	0.23	0.18	0.13
	700	74W	0.69	0.40	0.34	0.30	0.24	0.17
2	530	111W	1.03	0.59	0.51	0.45	0.36	0.26
	700	146W	1.35	0.78	0.68	0.59	0.47	0.34

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MR2 LED homepage.

Isfootcandle plots for the MR2 LED 2 308700/40K. Distances are in units of mounting height (20').



## FEATURES & SPECIFICATIONS

### INTENDED USE

Highly efficient and long-lasting, the MR2 LED is ideal for parking areas, street lighting, walkways and car lots.

### CONSTRUCTION

Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. A perforated housing prevents debris build-up while allowing natural cleaning of the heat sinks. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver and electronics are thermally isolated from the light engine(s), ensuring long life. Housing is completely sealed against moisture and environmental contaminants. Low EPA (0.9 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

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

### OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000K (67 CRI) or optional 3000K (80 CRI) or 5000K (67 CRI) configurations. The MR2 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 30 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 2.0 G vibration load rating per ANSI C136.31. The MR2 utilizes the AERIS™ series pole drilling pattern for SPA and RPA options; wall mounting bracket also available.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. U.S. Patent No. D556,357.

### WARRANTY

Five year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Specifications subject to change without notice.







# MRP LED LED Area Luminaire



DESIGNLIGHTS  
CONSORTIUM



Catalog  
Number

Notes

Type  
**F13**

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

## Specifications

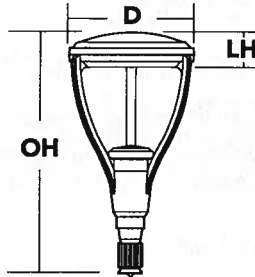
**EPA:** 1.125 ft<sup>2</sup>  
(0.105 m<sup>2</sup>)

**Luminaire Height:** 6-3/8"  
(16.2 cm)

**Overall Height:** 32"  
(81.3 cm)

**Diameter:** 18"  
(45.7 cm)

**Weight (max):** 37.5 lbs  
(17 kg)



## Introduction

The Omero™ family of luminaires blends a traditional round dayform with contemporary, low-profile styling to accent architectural elements in a variety of applications.

The MRP LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MRP LED is ideal for replacing 100-250W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE:** MRP LED 1 63B350/40K SR5 MVOLT DDBXD

MRP LED	Series	Light Engines	Performance Package <sup>1</sup>	Distribution	Voltage	Mounting	Options	Finish (required)
MRP LED	1	One engine (49 or 63 LEDs)	<b>350 mA options:</b> 49B350/30K 3000K 49B350/40K 4000K 49B350/50K 5000K 63B350/30K 3000K 63B350/40K 4000K 63B350/50K 5000K  <b>530 mA options:</b> 63B530/30K 3000K 63B530/40K 4000K 63B530/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT <sup>2</sup> 120 <sup>2</sup> 208 <sup>2</sup> 240 <sup>2</sup> 277 <sup>2</sup> 347 480	<b>Shipped included</b> (blank) Fits 4" OD round pole  <b>Shipped separately<sup>3</sup></b> MRPT20 2-3/8" tenon slipfitter MRPT25 2-7/8" tenon slipfitter MRPT30 3-1/2" tenon slipfitter MRPT35 4" tenon slipfitter MRPF3 3" OD round pole adapter MRPF5 5" OD round pole adapter <sup>4</sup>	<b>Shipped installed</b> PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) <sup>5</sup> SF Single fuse (120, 277, 347V) <sup>6</sup> DF Double fuse (208, 240, 480V) <sup>6</sup> DFL Diffusing lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

## Accessories

Ordered and shipped separately.

DSS124N 1.5 TJJIE U	Photocell - SSL twist-lock (120-277V) <sup>7</sup>
DLL347 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>7</sup>
DLL480 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>7</sup>
SC U	Shorting cap <sup>7</sup>
MRPT20 DDBXD U	2-3/8" tenon slipfitter (specify finish)
MRPT25 DDBXD U	2-7/8" tenon slipfitter (specify finish)
MRPT30 DDBXD U	3-1/2" tenon slipfitter (specify finish)
MRPT35 DDBXD U	4" tenon slipfitter (specify finish)
MRPF3 DDBXD U	3" OD round pole adapter (specify finish)
MRPF5 DDBXD U	5" OD round pole adapter (specify finish) <sup>4</sup>

For more control options, visit [DTL](#) and [RUMA](#) online.

## NOTES

- Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Also available as a separate accessory; see Accessories information at left.
- Maximum pole wall thickness is 0.156".
- Not available with 347 or 480V.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • [www.lithonia.com](http://www.lithonia.com)  
 © 2011-2013 Acuity Brands Lighting, Inc. All rights reserved.

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 67 CRI)				
					Lumen	P	U	S	IPW
1 (49 LEDs)	350	498350/-K	58W	SR2	5043	1	3	1	87
				SR3	5024	1	3	1	85
				SR4	5032	1	3	1	85
				SR5	5218	2	3	1	87
1 (63 LEDs)	350	638350/-K	73W	SR2	6167	1	3	1	84
				SR3	6408	2	3	1	85
				SR4	6368	1	3	1	85
				SR5	6577	3	3	1	88
1 (63 LEDs)	530	638530/-K	109W	SR2	8269	2	3	2	76
				SR3	8208	2	3	2	76
				SR4	8196	2	3	2	76
				SR5	8671	3	3	1	80

### 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	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.99

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the MRP LED 1 638530 platform in a 40°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

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

### Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1 (49)	350	58W	0.54	0.31	0.27	0.23	0.19	0.13
1 (63)	350	73W	0.68	0.39	0.34	0.29	0.23	0.17
	530	109W	1.01	0.58	0.50	0.44	0.35	0.25

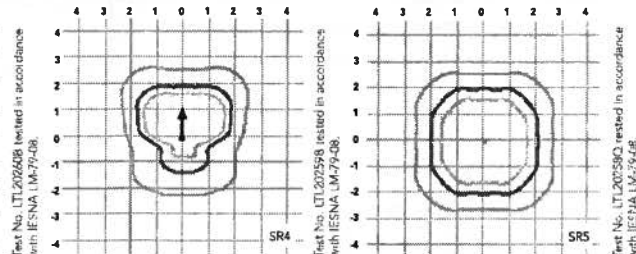
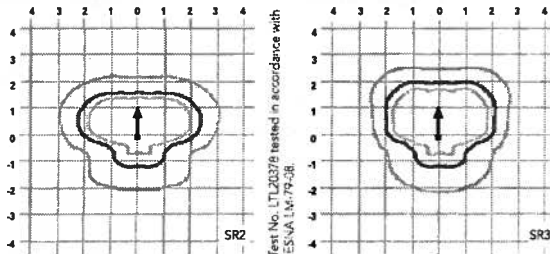
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MRP LED homepage.

Isfootcandle plots for the MRP LED 1 638530/40K. Distances are in units of mounting height (20').

**LEGEND**

0.1 fc
0.5 fc
1.0 fc



## FEATURES & SPECIFICATIONS

#### INTENDED USE

Streets, walkways, parking lots and surrounding areas.

#### CONSTRUCTION

Single-piece die-cast aluminum housing with nominal wall thickness of .012". Die-cast top access doorframe has impact-resistant, tempered glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

#### 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 and white. Available in textured and non-textured finishes.

#### OPTICS

Precision acrylic refractive optics for optimum light distribution through the flat glass lens. Light engines are available in standard 4000K (67 CRI) or optional 3000K (80 CRI) or 5000K (67 CRI) configurations.

#### ELECTRICAL

Light engine consists of 49 or 63 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1%

failure rate. Easily-serviceable surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

#### INSTALLATION

Standard post-top mounting configuration fits over a 4" OD open pole top (round pole only). Multiple options and accessories are available for other mounting needs.

#### LISTINGS

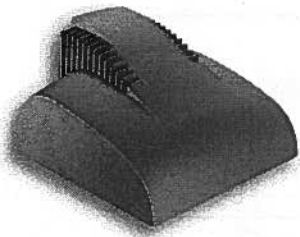
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. **U.S. Patent No. D556,357.**

#### WARRANTY

Five year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Specifications subject to change without notice.





# ASW1 LED LED Wall Luminaire



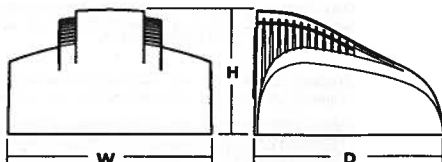
DESIGNLIGHTS  
CONSORTIUM



AERIS

## Specifications

<b>Width:</b>	15" (38.1 cm)
<b>Depth:</b>	13-3/4" (34.9 cm)
<b>Height:</b>	9-1/4" (25.5 cm)
<b>Weight (max):</b>	34 lbs (15.4 kg)



Catalog Number	
Notes	
Type	F15

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

## Introduction

The Aeris™ family combines sleek, fluid forms and crisp edges into a striking architectural aesthetic that can be echoed throughout entire sites.

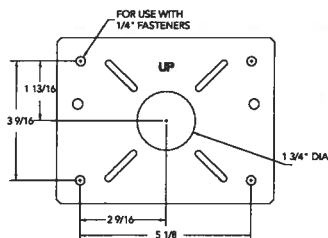
The ASW1 LED integrates the latest LED technology with the designer aesthetic of the Aeris™ family for stylish, high-performance illumination that lasts. The ASW1 LED is ideal for replacing 100-400W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

EXAMPLE: ASW1 LED 1 63B350/40K SR4 MVOLT DDBTXD

ASW1 LED	Light Engines	Performance Package <sup>1</sup>	Distribution	Voltage	Mounting	Options	Finish <sup>2,3,4</sup>
ASW1 LED	1 One engine (49 or 63 LEDs)	<b>350 mA options:</b> 49B350/30K 3000K 49B350/40K 4000K 49B350/50K 5000K 63B350/30K 3000K 63B350/40K 4000K 63B350/50K 5000K  <b>530 mA options:</b> 63B530/30K 3000K 63B530/40K 4000K 63B530/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT <sup>2</sup> 120 <sup>2</sup> 208 <sup>2</sup> 240 <sup>2</sup> 277 <sup>2</sup> 347 480	<b>Shipped included</b> (blank) Surface mount  <b>Shipped separately</b> BBW Surface-mounted back box (for conduit entry) <sup>3</sup>	<b>Shipped installed</b> SF Single fuse (120, 277, 347V) <sup>4</sup> DF Double fuse (208, 240, 480V) <sup>4</sup> PE Photoelectric cell, button type <sup>5,6</sup> DMG 0-10V dimming driver (no controls) <sup>7</sup> DFL Diffusing lens BL30 Switched dimming, 30% <sup>8</sup> BL50 Switched dimming, 50% <sup>8</sup>  <b>Shipped separately<sup>3</sup></b> VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

## Drilling



## Accessories

Ordered and shipped separately.

ASW1BBW DDBXD U	Back box accessory (specify finish)
ASW1WG U	Wire guard accessory
ASW1VG U	Vandal guard accessory

## NOTES

- Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE option).
- Also available as a separate accessory; see Accessories information at left.
- Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
- Must be ordered with fixture; cannot be field installed.
- Not available with 347 or 480V.
- Requires an additional switched line. Dimming driver standard. MVOLT only.



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 67 CRI)				
					Lumens	B	U	G	LPW
1 (49 LEDs)	350	498350/-K	58W	SR2	4882	1	0	1	84
				SR3	4557	1	0	1	79
				SR4	4497	1	0	1	78
1 (63 LEDs)	350	638350/-K	73W	SR2	5846	1	0	1	80
				SR3	6254	1	0	1	86
				SR4	6071	1	0	1	83
	530	638530/-K	109W	SR2	7957	2	0	2	73
				SR3	8188	2	0	2	75
				SR4	8124	2	0	2	75

### 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	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the ASW1 LED 1 638530 platform in a 30°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

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

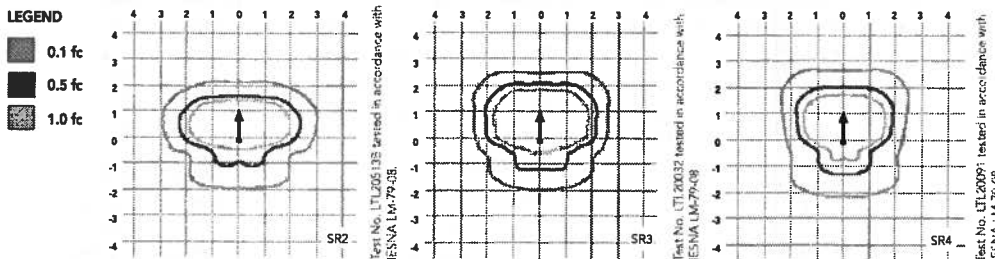
### Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1 (49)	350	58W	0.54	0.31	0.27	0.23	0.19	0.13
1 (63)	350	73W	0.68	0.39	0.34	0.29	0.23	0.17
	530	109W	1.01	0.58	0.50	0.44	0.35	0.25

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's ASW1 LED homepage.

Isofootcandle plots for the ASW1 LED 1 638530/40K. Distances are in units of mounting height (20').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The ASW1 LED is a high performance, high efficacy, long life luminaire that is ideally suited for lighting building entries, walk ways and surrounding areas adjacent to commercial exteriors.

### CONSTRUCTION

Single-piece, die-cast aluminum housing. Die-cast doorframe has impact-resistant, tempered glass lens. Doorframe is fully sealed with a closed-cell silicone gasket.

### 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.

### OPTICS

Precision-molded refractive acrylic lenses housed behind the door frame lens are available in three distributions. Light engines are available in standard 4000K (67 CRI) or optional 3000K (80 CRI) or 5000K (67 CRI) configurations.

### ELECTRICAL

Light engine consists of 49 or 63 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE

C62.41.2).

### INSTALLATION

Universal mounting plate with integral mounting bolts supports the fixture for easy, one-person installation. Suitable for downward orientation only.

### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. **US Patent No. D500,569. Canada Patent No. 107561.**

### WARRANTY

Five year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Specifications subject to change without notice.





# COOK

## VCR-XP

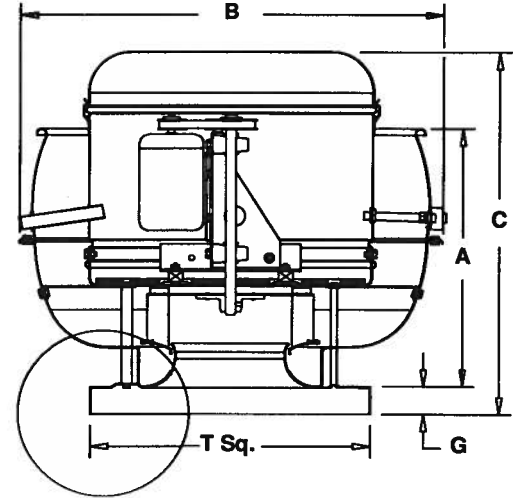
**365VX9B**

**Upblast Centrifugal**

**Exhaust Ventilator**

**Roof Mounted/Belt Drive**

EF-1 & 2 (Kitchen Hood Exhaust)



Dimensions are in inches.

<b>A</b>	<b>36-3/8</b>
<b>B</b>	<b>64-1/4</b>
<b>C</b>	<b>44-1/4</b>
<b>G</b>	<b>3</b>
<b>T Sq.</b>	<b>42</b>
<b>Roof Open. Sq.*</b>	<b>37-1/2</b>



# COOK

## ACE-D

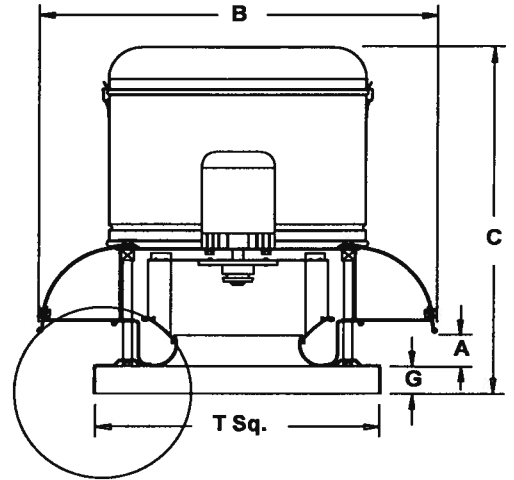
150C13D

Downblast Centrifugal

Exhaust Ventilator

Roof Mounted/Direct Drive

EF-3 (Dishwasher)



Dimensions are in inches.

A	2-13/16
B	32-7/8
C	28-11/16
G	2
T Sq.	24
Roof Open. Sq.*	19-1/2