

AGENDA
CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD
Monday, February 8, 2016
7:00 p.m.
Community Room, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 11, 2016.
4. Consideration of: Renovation of a portion of the former K-Mart building for
 Tractor Supply Company, 1833 Egg Harbor Road.
5. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Committee members
Jon Burk
Mark Lake
Jeff Serafico
Dennis Van Bramer
Josh Van Lieshout

2/3/16
2:30 p.m.
CN

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, January 11, 2016

The Aesthetic Design & Site Plan Review Board meeting was called to order at 7:00 p.m. by Chairperson Mark Lake in Community Room, City Hall, 421 Michigan St.

Roll call: Members Mark Lake, Jeff Serafico, Josh Van Lieshout, Dennis Van Bramer and Jon Burk were present. Also present were Alderman Rick Wiesner, Bayland Buildings representative Dave Phillips, Jim Olson Motors Representative Brian Woods, Bill Murrock of Murrock's Landscaping, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Van Lieshout, seconded by Mr. Van Bramer to adopt the following amended agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 16, 2015.
4. Consideration of: Proposed building for Jim Olson Ford, parcel #281-58-0727260001.
5. Consideration of: Outdoor lighting regulations.
6. Adjourn.

Carried.

Approval of minutes from March 16, 2015: Moved by Mr. Van Lieshout, seconded by Mr. Serafico to approve the minutes from March 16, 2015. All ayes. Carried.

Consideration of: Proposed building for Jim Olson Ford, parcel #281-58-0727260001: Mr. Van Bramer recused himself from this item due to conflict of interest.

Mr. Olejniczak stated that Jim Olson had purchased the Ford Dealership from Witt Brothers, with the intent to construct a building elsewhere. Jim Olson would like to build on the north half of the Chrysler Dealership lot and take the greenspace on the far north and a portion of the Chrysler paved parking lot and create a lot line with Ford on the north side and Chrysler on the south side. They also need a zoning variance through the Zoning Board of Appeals due to the impervious surface ratio. In the General Commercial (C-1) district, the requirement is a maximum impervious surface ratio of 70%.

Dave Phillips stated that Jim Olson approached him approximately 2 months ago with the idea of dividing the Chrysler/Dodge site to see if there would be enough room for a Ford Dealership. Mr. Olson does not own the property when Ford is now located. An extensive remodeling would need to be done on the existing property or a new facility built. Ford dictates certain things such as amount of parking, color, etc. They contribute money toward the new facility. Baudhuin Inc. has done all the engineering work. The current Chrysler parcel is at 59% impervious surface. Chrysler will be losing blacktop. There is a stream that extends from Target to the bay. There will be two entrances, keeping green space all the way around. The whole back area of the lot will be drainage. There will also be a Quick Lube. The entire building will total approximately 20,000 square feet and will face S. Duluth Avenue. The exterior of the building will have the metal ACM panel on the front, with a metal siding and corrugated look to it. The back side of the building will contain architectural block.

Both sides will have a ribbed metal panel and block on the back garage space. Different colors of gray will be used. There will be a green strip separating the two dealerships, except an area near the entrance where the blacktop will meet allowing for customers to travel between dealerships. The height of the building is also dictated by Ford. The front showroom will have a 12' ceiling, with 9' and 10' high hallway and offices, 14' high for the storage area, and 18' high for the maintenance area. The building will have a rubberized flat roof with integral drains that end up going underground.

Bill Murrock, owner of Murrock's Yard Maintenance, identified the various plantings that will be planted in different areas on the property. There will be Green Velvet Boxwoods planted near the front entrance of the building, along with Autumn Blaze Maple trees, and Rosegold Barberries. Thirteen three foot in diameter, eight foot high Arborvitae will be planted along the property line to screen the residential properties. They will be planted at 5 foot centers. This will create a hedge that can get to 20'- 25' high. On the bumpouts to the rear of the building will be decorative Strawberry-Vanilla Hydrangeas and decorative Sargent Crab Apple trees, with a mixture of Autumn Joy Sedum perennials. There is a drainage plan on the outside perimeter with retention areas. The bottom of the ponds will contain a variety of decorative plants that will absorb the water. Erosion matting will be installed in the lawn areas to control runoff or erosion. The areas close to the building will contain a weed barrier and Door County Native Beach Stone.

Discussion took place in regard to the screening for the neighboring parcels. The screening is planned for the length of the parking area. Mr. Phillips spoke with Sturgeon Bay Utilities regarding the utility poles and the location of the plantings. They would prefer the cedar trees be planted under the power lines in the easement to allow for easy access to the power lines and they would maintain them to 16 feet high.

Mr. Van Lieshout brought up the location of the dumpsters. Mr. Phillips responded a 20' x 20' dumpster area will be put on the site plan in the southeast corner. The enclosure will contain a slated chain link fence.

A recalculation was done on the length of the area for trees to be planted. Thirty-three trees should be planted instead of 13 trees. There will be curb placed around the building and around the entrances. A pervious strip of green space will divide the lot between the two dealerships.

Exterior lighting was discussed. The new lighting will be LED lighting with a single head directed downward, with deflectors. There will be four poles along or close to the residential property line, with a total of sixteen 20-foot poles on the property.

Mr. Phillips went over the stormwater management plan. Stormwater will be directed underground into the detention ponds. Snow removal will be pushed toward the back of the lot and not the neighboring properties to the north.

Mr. Olejniczak mentioned a creek that runs under the property. He added that the City Engineer didn't see any problems with the stormwater management, but there are still a few details that he is looking into.

Signage was the next item of discussion. Mr. Phillips stated that Jim Olson would like to reuse the existing Ford and Lincoln pole signs. He wasn't sure if Ford would allow them to reuse the signs. The front of the building would contain Ford, Lincoln/Mercury, Jim Olson, and Quick Lane internally lit signage. These would be approved at a later date.

Mr. Serafico's biggest concern was the screening on the property line. He would like to see it go all the way to the property line.

Mr. Kernosky added that the neighbor to the north was concerned about the lights that shine down on his property all hours of the night, as well as concerns regarding the screening. Mr. Van Lieshout suggested shorter light poles, such as 14 feet high, along the north property line. He recommended installing light poles no higher than 20 feet in the open areas with full cut-off fixtures so the light will not shine on the neighbor's property.

Mr. Van Lieshout questioned the landscaping on the east side of the building. He would like to see something to break up the building. He also came up with the following proposed conditions:

1. The dumpsters are to be located at the SE corner of the property, with a slated chain link fence enclosure.
2. There is to be a continuous tree hedge (Arborvitae) along the north lot line extended to the east property line – 8 feet minimum height and 5 feet on center.
3. Landscaping near the building on the north and south sides to contain Spirea, tall ornamental grasses or perennials, subject to final approval.
4. Signage to be brought back for approval.
5. The interior parking lot lighting to contain 20 foot high light poles with full cut-off fixtures, downward direction, LED lighting, with deflectors so no light shines upon abutting non-dealership property. The north lot line to contain shorter poles, possibly 14 feet high, and a revised lighting plan be brought back for final approval.

After further discussion, it was moved by Mr. Serafico, seconded by Mr. Burk to grant a certificate of appropriateness, subject to the conditions discussed.

Mr. Van Lieshout thought about planting a different species of tree instead of the Autumn Blaze Maple, since they are such a common tree. It would be nice to see something different. Mr. Olejniczak suggested planting two different species of trees. Mr. Phillips will pass that suggestion on to Mr. Murrock.

A vote was taken on the motion. All ayes. Carried.

Consideration of: Outdoor lighting regulations: Mr. Van Bramer rejoined the Board.

Mr. Kernosky stated that the City started looking at more lighting ordinance based regulations. The City only regulates lighting when it pertains to parking lots next to residential

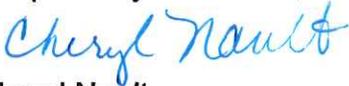
districts. What traditionally has been done in the past is lighting plans would come to the Board(s) for review and approval.

Discussion took place as to what the Board would like to see being included in a lighting ordinance. A lighting plan should be required and should state how much coverage it has. Currently, residential properties are not covered.

It was the consensus of the Board to come up with potential guidelines instead of an ordinance, along with an application form.

Adjourn: Moved by Mr. Van Bramer, seconded by Mr. Serafico to adjourn. Carried. Meeting adjourned at 8:47 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary

STAFF REPORT TO AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Tractor Supply Company

Background: Tractor Supply Company (Matt Heneveld, agent) has submitted a Certificate of Appropriateness to the Aesthetic Design and Site Plan Review Board. The proposed Tractor Supply Company is to be located in approximately 24,771 square feet (1/3) of the former K-MART building located at 1833 Egg Harbor Road. The K-MART building has sat vacant for nearly 15 years.

Design Considerations: City staff has worked with Tractor Supply Company (TSC) to put together this report to most accurately describe the aesthetics of the building to members of the Review Board. The following is a summary of that information.

Exterior Paint – TSC will be using standard colors for their exterior paint (Urban Putty, Safety Red, and Sanderling). The scope of the exterior painting will extend only to the construction area, and not the entire length of the building.

Exterior Lighting – TSC has submitted an LED Wall Pack to be placed on the north side of the building and the front non-signage areas. This is the standard wall pack that TSC uses on most of their buildings, and prevents spillage onto neighboring properties. TSC also uses a 'goose-neck' style light above their wall sign for aesthetic reasons.

Fenced Outdoor Display Area (Adjacent to building)- A grey chain-link fence currently exists in the former outdoor display area adjacent to the building. This 100' x 50' area will be used by TSC, who intends to use the fencing already installed.

Remote Fenced Outdoor Display Area – Because the existing outdoor display area is simply too small for some of the products that will be displayed outside, TSC is planning on building a 14,960 square foot remote fenced outdoor display area. Customers will have the opportunity to drive through the area if they need to pick something up from the display area. TSC plans on installing a simple chain-link fence around this area to match the existing fence and to keep the TSC look.

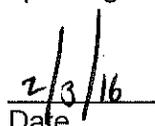
Landscaping- The area directly adjacent to the building is currently sidewalk. TSC plans on using this area for more outdoor display of lawn mowers, snow blowers, etc.. Behind the existing Pick n' Save sign there is a small area of landscaping that will be retained. Along Egg Harbor Road there is open grass areas that will also be retained. There are no plans to add trees or new landscaping around the parcel.

Signage – Signage hasn't been bid out yet. However, there will be a wall sign above the door. This would have to come back to the Chairman for final approval.

Parking- Because the parking area was built prior to our zoning code, it does not have to meet parking aesthetics set forth within our code (5% tree islands, trees around the outside of the parking area, etc.). There are plans to re-seal and stripe the parking lots.

Prepared by:


Ryan Kernosky
Planner & Zoning Admin.


Date

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR **CERTIFICATE OF APPROPRIATENESS**

Name: Proposed Tractor Supply Company

Owner of Premises: The Jack and Edna Stearns 2004 Family Trust

Address or Legal Description of Premises:

1833 Egg Harbor Road, Sturgeon Bay, WI 54235

Statement of Specific Item Requested for Approval:

Aesthetic Design & Site Plan approval

1/25/2016
Date

[Signature]
Applicant

Date Received: _____
Staff Signature: _____
Date Approved/Denied: _____

January 25, 2016

Ryan J. Kernosky
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235

RE: Proposed Tractor Supply Company Retail Store – 1833 Egg Harbor Road, Sturgeon Bay, WI

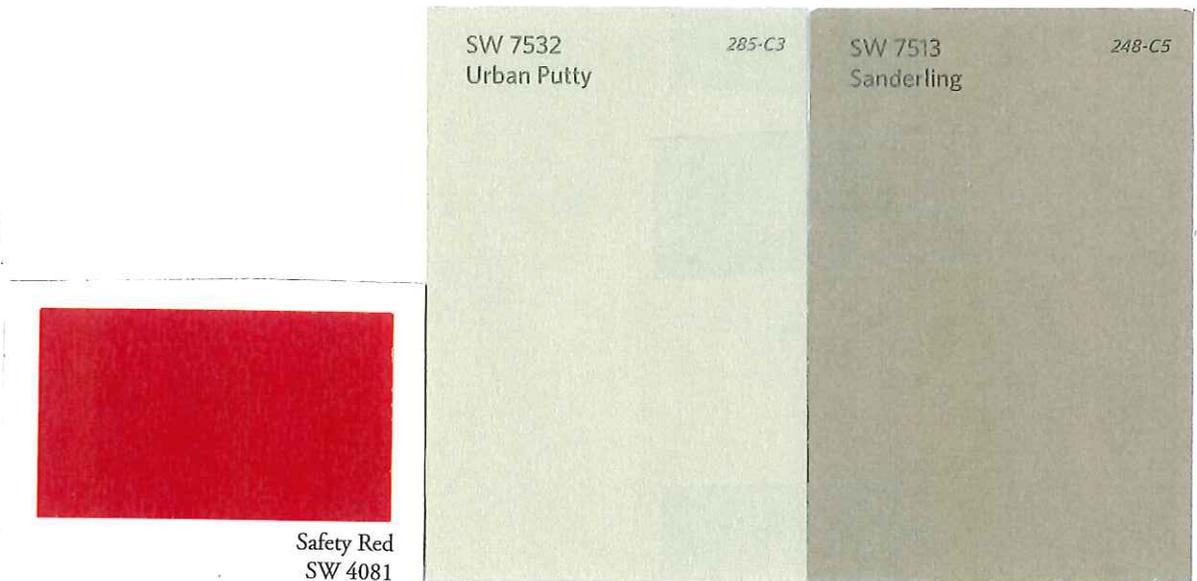
Ryan,

Included in this envelope, please find the completed Application for Certificate of Appropriateness and the Sherwin Williams paint swatches for the Proposed Tractor Supply Company in Sturgeon Bay, WI. The paint swatches are Sanderling, Urban Putty and Safety Red as shown in the pictures previously sent to you via email on 1/25/2016.

Please be in touch should you need any additional information for the Aesthetic Design and Site Plan Review.

Thank you,

Matt Heneveld



Matt Heneveld office: 231.780.5063 ext. 103 cell: 231.750.1577 heneveldm@gmail.com

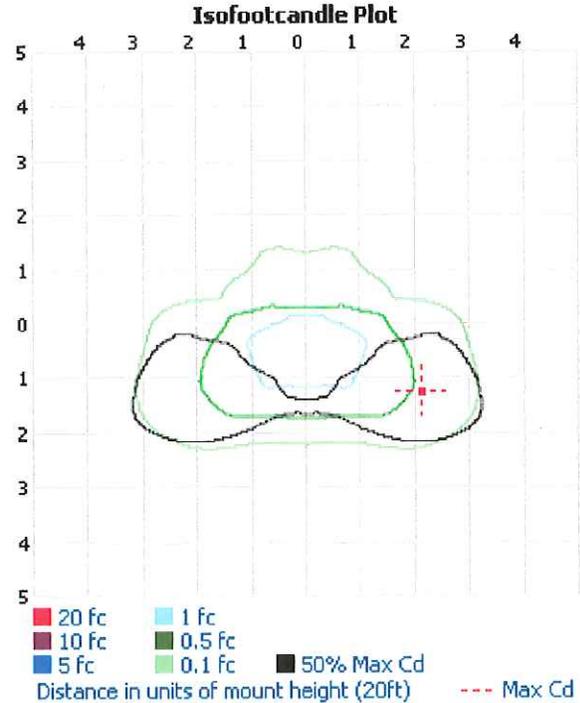
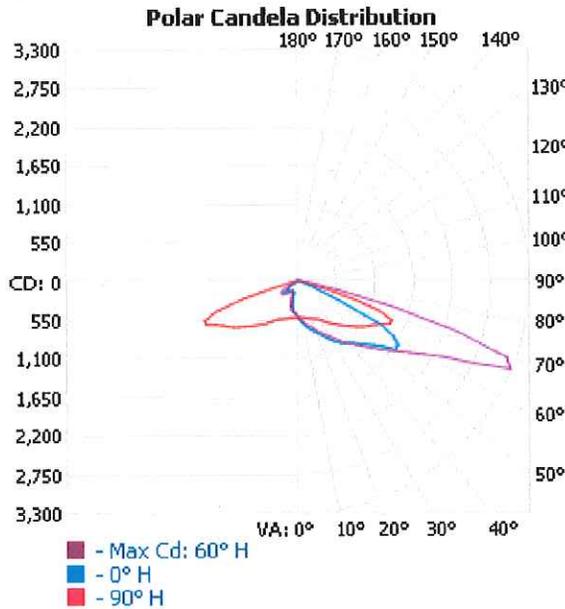
KRES Kettler Real Estate Services 4927 E Stariha Dr, Ste B Norton Shores, MI 49441

The information presented herein is provided as is, without warranty of any kind. Kettler Real Estate does not assume any liability for errors or omissions.

OUTDOOR PHOTOMETRIC REPORT

CATALOG: OLW 31

TEST #: LTL25215P1
 TEST LAB: SCALED PHOTOMETRY
 TEST NOTES: SCALED FROM LTL25215
 TEST DATE: 3/7/2014
 CATALOG: OLW 31
 DESCRIPTION: LED GENERAL PURPOSE WALLPACK WITH TYPE III OPTICS; SCALED FROM LTL25215
 Series: OLW
 LAMP CATALOG: NICHIA 219B 5000K
 LAMP: LED
 LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 3964.7, **ABSOLUTE PHOTOMETRY ***
 BALLAST / DRIVER: PSM5 (ILLUMINATION DYNAMICS)
 INPUT WATTAGE: 44.2
 LUMINOUS OPENING: RECTANGLE (L: 1.56", W: 12.48")
 Max Cd: 3,271.5 AT HORIZONTAL: 60°, VERTICAL: 67.5°
 Roadway Class: SHORT, TYPE III



*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.
 *CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.

VISUAL PHOTOMETRIC TOOL 1.2.47 COPYRIGHT 2016, ACUITY BRANDS LIGHTING.
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LTL25215P1
 VISUAL PHOTOMETRIC TOOL

PUBLISH
 PAGE 1 OF 4

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-30	467.8	11.8%
0-40	889.5	22.4%
0-60	2,465.4	62.2%
60-90	1,499.3	37.8%
70-100	437.1	11%
90-120	0	0%
0-90	3,964.7	100%
90-180	0	0%
0-180	3,964.7	100%

LUMENS PER ZONE

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	50.0	1.3%	90-100	0	0%
10-20	154.4	3.9%	100-110	0	0%
20-30	263.4	6.6%	110-120	0	0%
30-40	421.7	10.6%	120-130	0	0%
40-50	640.0	16.1%	130-140	0	0%
50-60	935.9	23.6%	140-150	0	0%
60-70	1,062.2	26.8%	150-160	0	0%
70-80	404.4	10.2%	160-170	0	0%
80-90	32.7	0.8%	170-180	0	0%

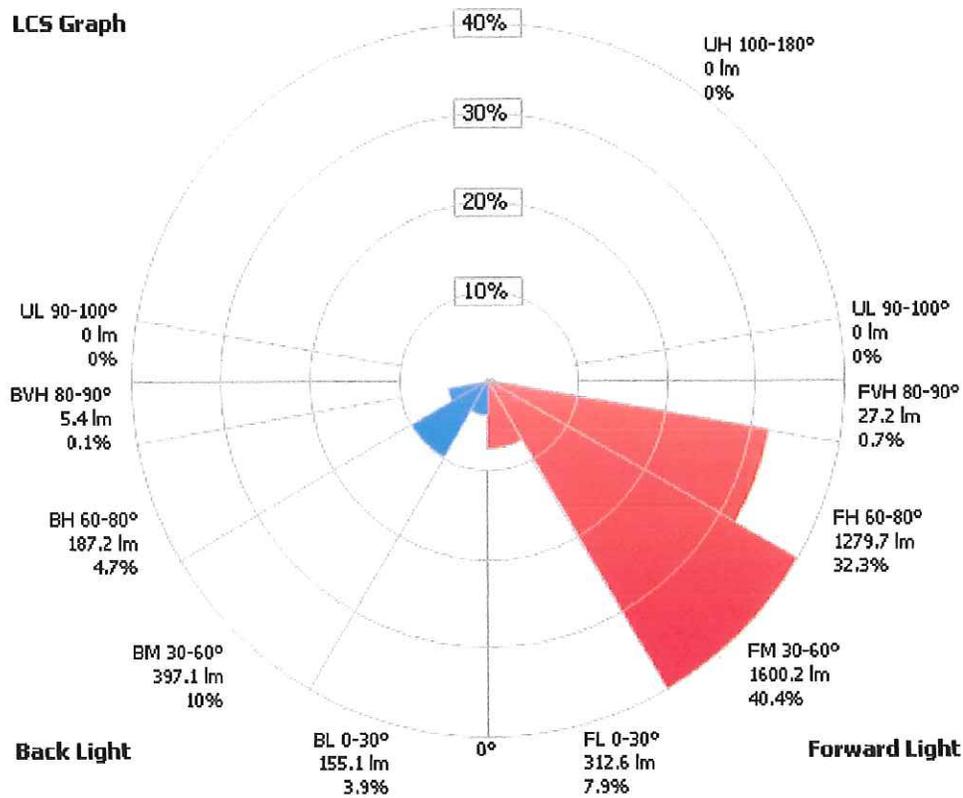
ROADWAY SUMMARY

Distribution:	TYPE III, SHORT	
Max Cd, 90 Deg Vert:	0	
Max Cd, 80 to <90 Deg:	286.7	
	Lumens	% Lamp
Downward Street Side:	3,219.6	81.2%
Downward House Side:	744.8	18.8%
Downward Total:	3,964.4	100%
Upward Street Side:	0	0%
Upward House Side:	0	0%
Upward Total:	0	0%
Total Lumens:	3,964.4	100%

LCS TABLE

BUG RATING	B1 - U0 - G1	
FORWARD LIGHT	LUMENS	LUMENS %
Low(0-30):	312.6	7.9%
Medium(30-60):	1,600.2	40.4%
High(60-80):	1,279.7	32.3%
Very High(80-90):	27.2	0.7%
BACK LIGHT		
Low(0-30):	155.1	3.9%
Medium(30-60):	397.1	10%
High(60-80):	187.2	4.7%
Very High(80-90):	5.4	0.1%
UPLIGHT		
Low(90-100):	0	0%
High(100-180):	0	0%
TRAPPED LIGHT:	0.2	0%

LCS Graph



Back Light

Forward Light

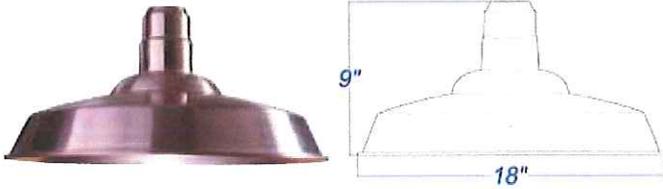
Scale = Max LCS %

Trapped Light: 0.2lm, 0%

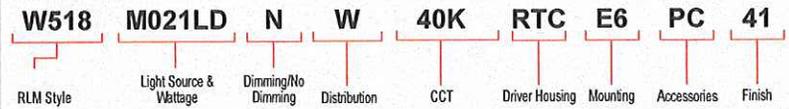
CANDELA TABLE - TYPE C

	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180
0	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505
5	585	594	593	592	590	588	590	590	588	586	586	585	585	583	584	580	576	573	571
10	645	659	657	654	653	650	652	651	650	647	647	645	645	640	640	638	632	629	627
15	711	724	722	721	719	717	719	719	719	717	717	717	717	714	714	711	704	701	696
20	769	785	785	784	781	778	780	781	781	780	781	780	783	781	784	781	776	775	772
25	857	876	876	873	869	866	865	867	867	865	865	862	865	862	865	865	853	850	846
30	963	980	981	979	976	970	969	969	971	971	969	971	971	969	971	971	959	956	946
35	1067	1081	1084	1082	1080	1075	1073	1080	1084	1091	1094	1097	1105	1103	1106	1105	1091	1082	1075
40	1142	1154	1158	1161	1158	1156	1158	1173	1186	1203	1214	1232	1245	1250	1258	1258	1247	1237	1223
45	1253	1269	1273	1279	1279	1276	1279	1297	1314	1334	1354	1380	1403	1417	1435	1440	1429	1417	1401
50	1415	1436	1435	1446	1450	1450	1453	1477	1507	1537	1577	1622	1654	1674	1679	1676	1653	1644	1623
55	1694	1704	1699	1704	1710	1709	1711	1736	1778	1822	1875	1940	1998	2035	2053	2040	1993	1947	1890
60	1577	1551	1553	1558	1578	1598	1618	1662	1735	1818	1921	2054	2201	2349	2474	2556	2583	2554	2465
65	651	549	571	599	640	709	779	865	985	1133	1335	1574	1850	2111	2370	2589	2761	2880	2959
70	223	208	213	220	229	244	261	277	299	326	361	421	526	707	1003	1377	1772	2083	2300
75	88	83	87	92	99	109	123	138	150	160	176	198	225	255	287	324	378	453	573
80	40	37	39	40	44	49	53	58	65	69	75	82	90	97	106	120	136	150	166
85	3	1	2	2	2	5	5	7	9	10	13	15	18	23	28	31	35	36	38
90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project: Tractor Supply Company



Catalog Logic



W518
18" Warehouse Shade

RLM Shades manufactured using 1100 aluminum alloy, typically .08-.125 thickness

1	2	3	4	5	6	7	8
W518	M021LD	N	W	40K	RTC	E1	

1 LIGHT SOURCE & WATTAGES

Wattage	Catalog #
GU24 socket option	
9w	M009LD
13w	M013LD
21w	M021LD

2 DIMMING/NO DIMMING

N (No Dimming)
D (Dimming)
S (Sunset - Dims smoothly from 2700K to 1800K)

3 DISTRIBUTION

W (T5 Wide Distribution with Dome LED Lens)
N (T5 Narrow Distribution with Flat LED Lens)

4 COLOR TEMPERATURE (CCT)

CCT	Catalog#
2700K	27K
3000K	30K
3500K	35K
4000K	40K

5 DRIVER HOUSING

RTC (Driver Canopy)
RTCNC (Driver Canopy/No Spun Cover)

6 MOUNTING SOURCES

Arm Mounts (Come Standard with CB)

E1 E2 E3 E4 E5 E6 E7
E8 E9 E10 E11 E12 E13
E15 E16 E17 E18
E18SC E19 E20 E21 E22 E23 E25 E26

Wall Mounts

WM35
WM40 (driver housing not required)
WM55
WM55SC
WM75 (driver housing not required)
WM318 (requires remote driver)
WM85 (requires remote driver)
WM85SC (requires remote driver)
WM85BP (requires remote driver)
WM85SCBP (requires remote driver)

Post Mounts

PM10
PM20
PM30
PM40
PM50

Pendant Mounts

BLC (black cord - includes canopy and 8' cord)
WHC (white cord - includes canopy and 8' cord)
1/2" stems (Comes Standard with STC)
2ST6 2ST12 2ST18 2ST24 2ST36 2ST48 2ST60
2ST72 2ST96
3/4" stems (Comes Standard with STC)
3ST6 3ST12 3ST18 3ST24 3ST36 3ST48
3ST60 3ST72 3ST96

7 ACCESSORIES

CB (Cast back plate)
CBC (Cast back plate Spun Alum Cover)
GR18 (18" Wire Grill)
PC (Button Photo Cell) Remote Only
SC (Scroll for Arms)
SLC (Sloped Ceiling Mount)
SQ (Square Back Plate)
STC (Flat Ceiling Stem Canopy)
SWL (Swivel)



8 FINISH					
STANDARD			PREMIUM		
Standard	Marine	Colors	Standard	Marine	Colors
44	107	White	48		Polished Aluminum
77	127	Textured White	55		Brushed Aluminum
13	132	Putty	81	129	Extreme Chrome
56	109	Silver	80	117	Textured Desert Stone
78	124	Textured Silver	67	119	Butterscotch
49		Painted Galvanized	66	115	Caramel
70	118	Painted Chrome	64	116	Candy Apple Red
11	131	Cantaloupe	65	122	Cobalt Blue
46	123	Sunny Yellow	82	128	Graystone
43	114	Bright Red	69	113	Gunmetal Gray
10	130	Aspen Green	68	126	Black Silver
47	120	Aqua Green	Consult factory for additional paint charges and availability of metal finishes.		
42	102	Forest Green			
52	104	Patina Verde			
61	106	Black Verde			
45	112	Bright Blue			
50	111	Navy			
53	100	Copper Clay			
71	105	Painted Copper			
51	103	Architectural Bronze			
76	112	Textured Architectural Bronze			
41	101	Black			
72	108	Textured Black			
73	105	Matte Black			



The Colors of ANP Lighting

All of our products are painted at a TIGER Drylac® approved facility, and are finished in our polyester powder coat for exceptional durability and color retention. Products undergo an intensive five-step process in which they are cleansed, treated with iron phosphate, and sealed to pre-treat the metal surface for maximum paint adhesion. Whether applied as a textured coat or a smooth gloss, our high quality finish is electro-statically applied and baked at 430° for maximum hardness and wear. The end result is a tough, attractive, durable, scratch resistant, and cost-effective product.

Optional Marine Grade Finish

For lighting fixtures exposed to more extreme conditions, such as those found in coastal regions or industrial environments, we offer a marine grade finish that provides superior salt, humidity, and UV protection. This specialty powder coating, available for an additional charge, withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface. Consult with our factory for additional paint charges.



Project: Tractor Supply Company

MODULE SPECIFICATION:

- Efficacy ranges from 97-108 lumens per watt
- Dimmable 5% - 100%
- Life: L70 50,000 hours
- Color temp: 2700K,3000K,3500K and 4000K
- CRI: >90



MODULE DRIVER SPECIFICATION:

- Operates at 440mA to 940mA
- Built in surge protection
- Constant current output 50/60HZ
- Driver Efficiency > 81% power factor above 90%
- 120 – 277 volts

MODULE LISTINGS

- Fully compliant with the RoHS Directive
- Certifications: CE/UL/ETL

WARRANTY

See terms and conditions for complete fixture warranty.

LED warranty information

- 5 year limited warranty*
- Life: L70 -50,000 hours
- Ease of maintenance and future upgrades with our independent heat sink technology

*5 year limited Warranty: LED modules will be warranted for a period of 5 years from date of installation. A typical year is defined as 4380 hours of operation. Failure defined as more than 8% of the total module not operating. The driver will also be covered under the same 5 year warranty

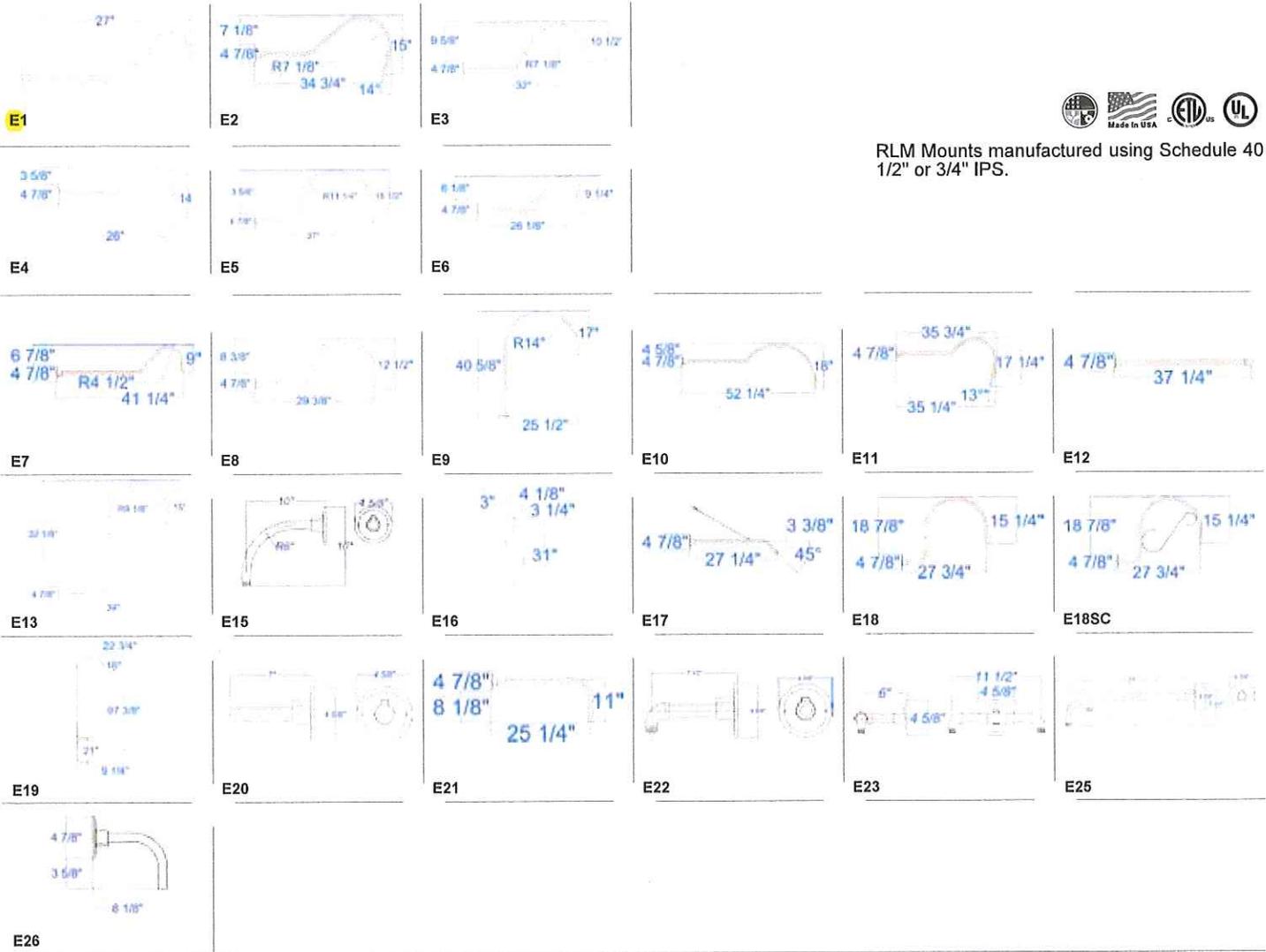
LED MODULE

LED Wattage	CCT	Lumens	System Wattage	Efficacy
9w	2700K	850	11w	97
9w	3000K	850	11w	97
9w	3500K	850	11w	97
9w	4000K	850	11w	97
13w	2700K	1250	16w	97
13w	3000K	1250	16w	97
13w	3500K	1250	16w	97
13w	4000K	1250	16w	97
21w	2700K	2000	25w	97
21w	3000K	2000	25w	97
21w	3500K	2000	25w	97
21w	4000K	2000	25w	97



Project: Tractor Supply Company

ARM MOUNTS

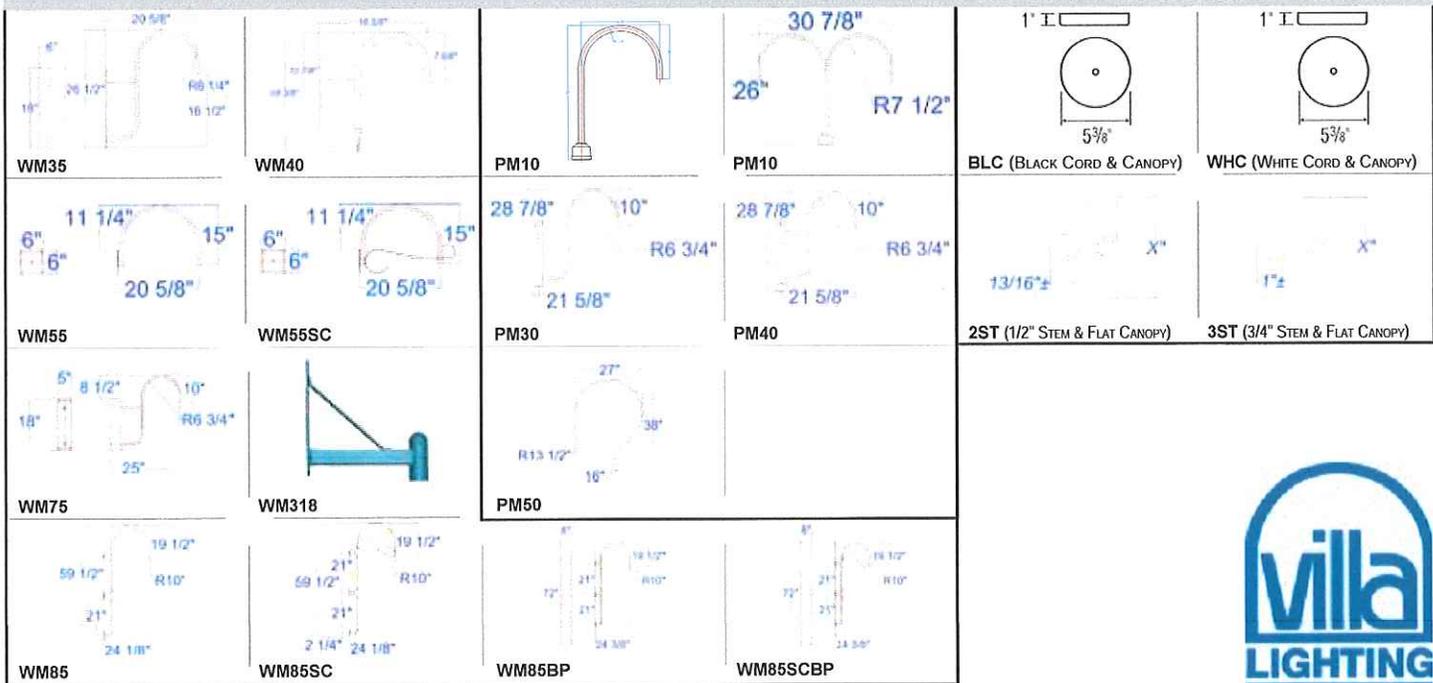


RLM Mounts manufactured using Schedule 40 1/2" or 3/4" IPS.

WALL MOUNTS

POST MOUNTS

PENDANT MOUNTS



Project: Tractor Supply Company



DRIVER HOUSING



RTC (WPL Ballast Canopy)

RTCNC (WPL Ballast Canopy/No Spun Cover)

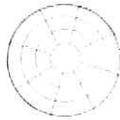
ACCESSORIES



CB (Cast Back Plate)



CBC (Cast Back Plate Spun Alum. Cover)



GR18 (18" Wire Grill)



PC Button Photo Cell (Remote Only)



SC (Scroll for Arm)



SLC (Sloped Ceiling Mount)



SQ (Square Back Plate)



STC (Flat Ceiling Stem Canopy)



SWL (Swivel)



Catalog Number	OLW-31-M2
Notes	
Type	K

FEATURES & SPECIFICATIONS

INTENDED USE

Provides maintenance-free general illumination for outdoor use in residential and commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable security lighting.

CONSTRUCTION

Sturdy weather-resistant aluminum housing with a dark bronze finish.

High performance LEDs are powered by an MVOLT driver providing 2720 and 3970 delivered lumens at 5000K. 100,000 hours LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology. Fixture is maintenance-free.

Rated for outdoor installations -40°C minimum ambient.

Adjustable Dusk-to-Dawn, photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing with Type 3 distribution.

Nighttime Friendly™ full cutoff above 90° angle, standard.

INSTALLATION

Wall or arm mount (mounting arm sold separately).

All mounting hardware included.

LISTINGS

UL Certified to US safety standards. C-UL Certified to Canadian safety standards. Wet location listed.

Tested in accordance with IESNA LM-79 and LM-80 standards. DLC qualified product.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Specifications are subject to change without notice.

Outdoor General Purpose

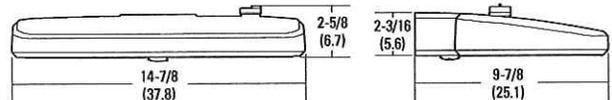
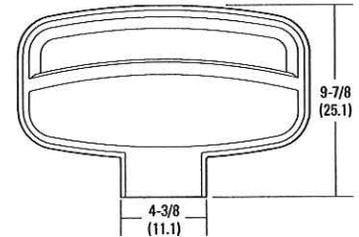
OLW

LED WALL PACK



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLW 23

OLW				
Series	Lumens / Color temperature (CCT)	Voltage	Features	Finish
OLW LED Wall Light	23 2720 delivered lumens / 5000K ¹ 31 3970 delivered lumens / 5000K ¹	(blank) MVOLT (120V-277V)	(blank) Photocell included	(blank) DDB Dark Bronze

Accessories: Order as separate catalog number.

OMA DDB M6 14" Steel mounting arm

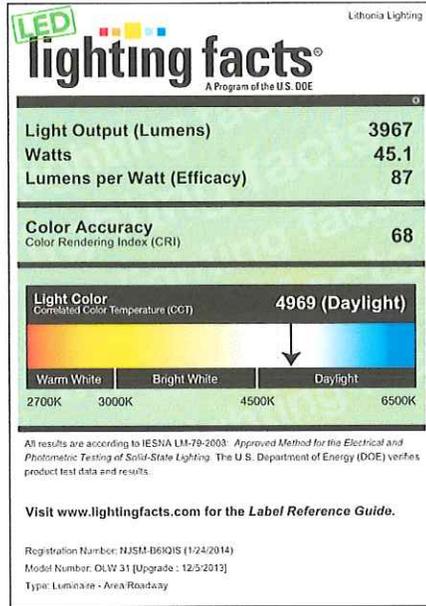
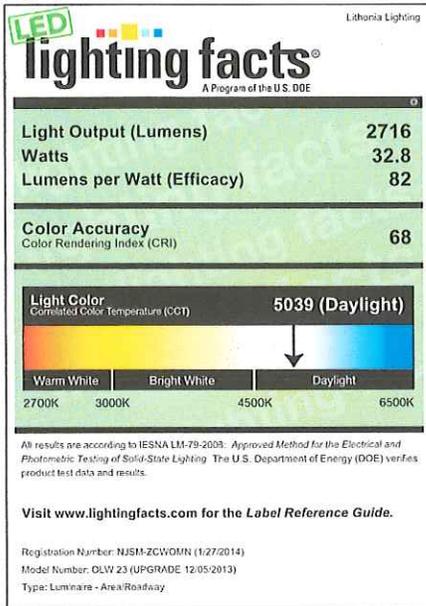
Notes

1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78,377-2008.

OLW LED Wall Light

PHOTOMETRICS

Full photometric data report available within 2 weeks from request. Consult factory.
 Tested in accordance with IESNA LM-79 and LM-80 standards.

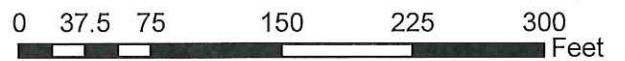


Proposed Tractor Supply Company
Outdoor Display Areas
1833 Egg Harbor Road

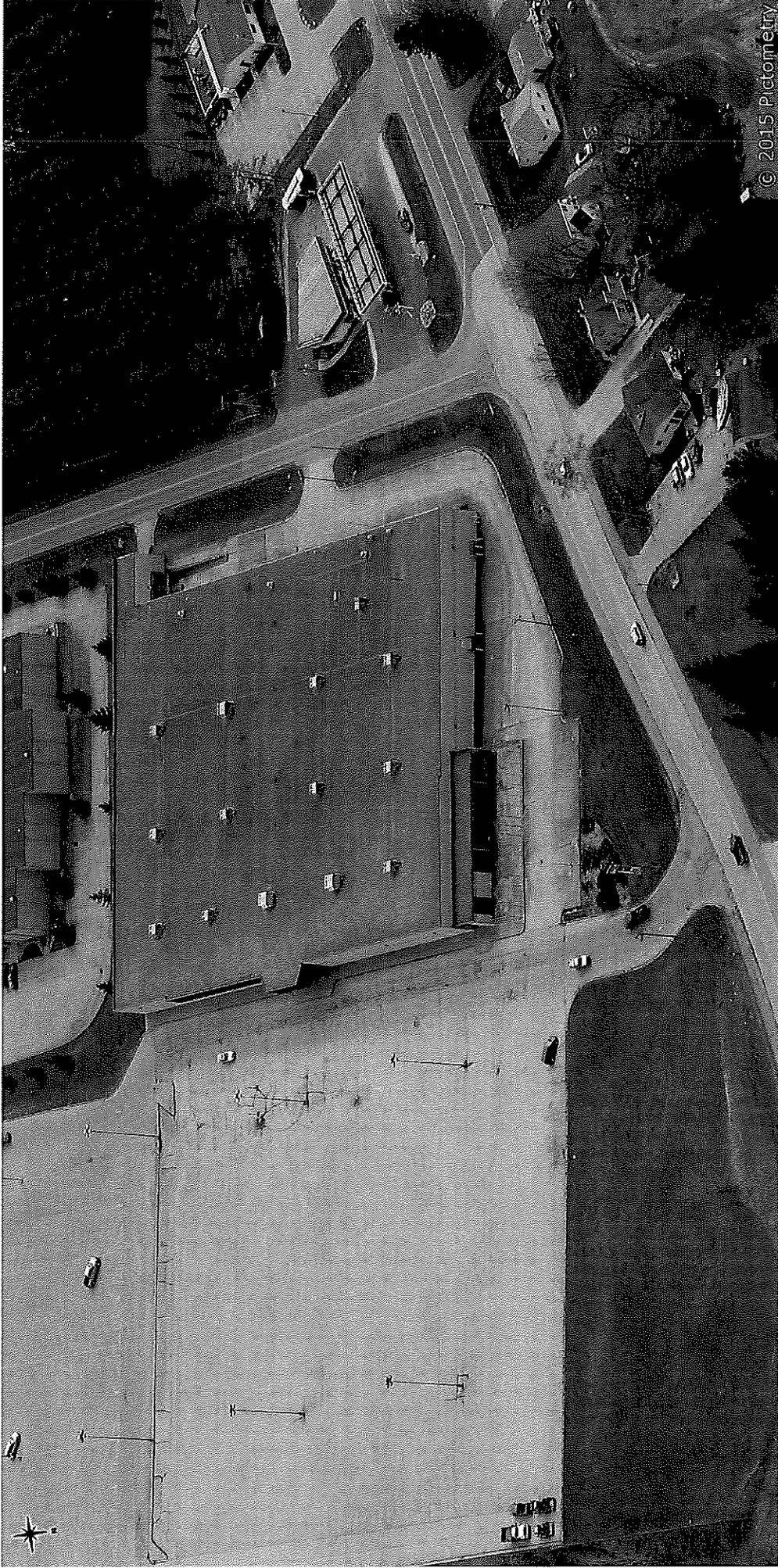


Legend

-  Existing Fenced Outdoor Display
-  Proposed Remote Fenced Outdoor Display



Looking South



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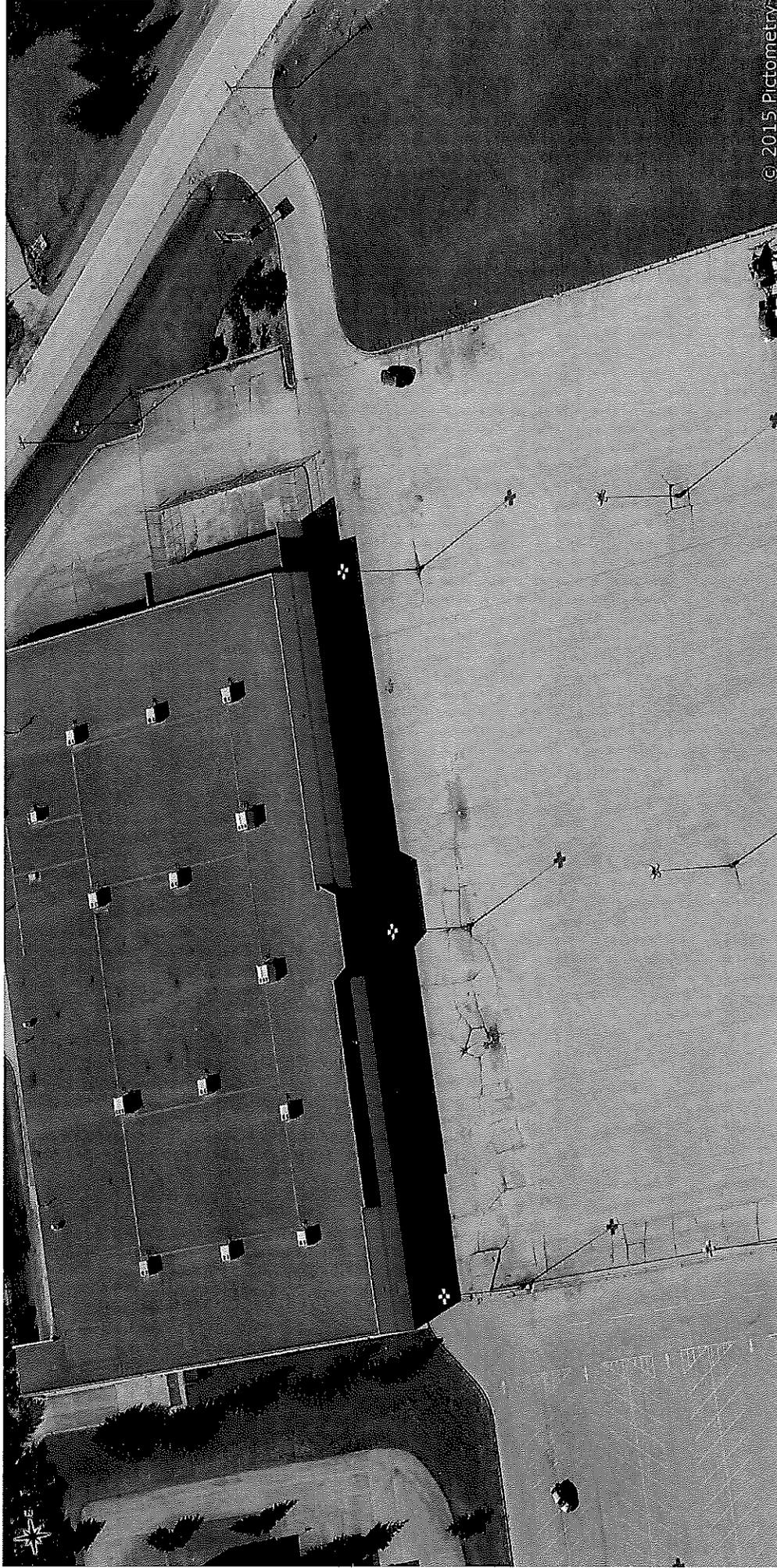
Looking East



© 2015 Pictometry

04/25/2015

Looking West





TSC TRACTOR
SUPPLY CO.

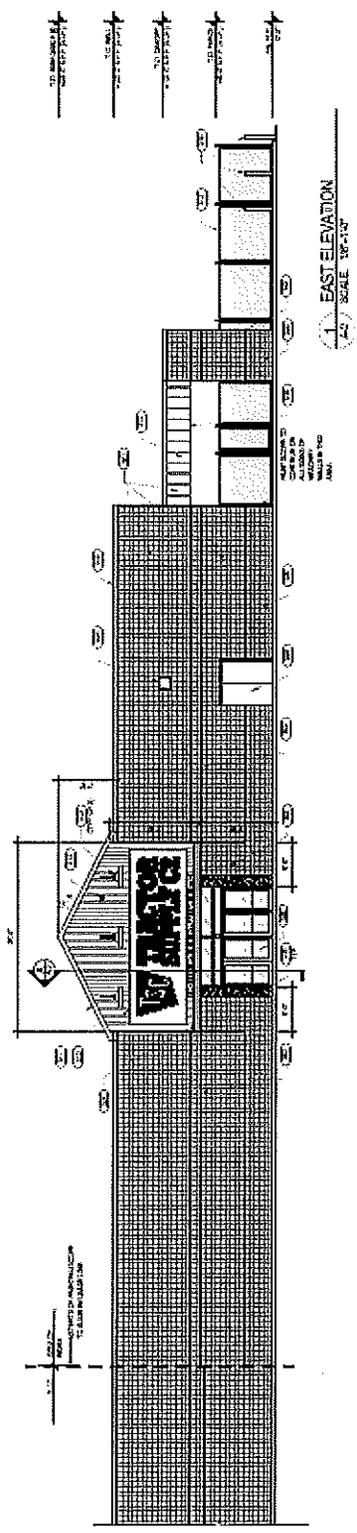
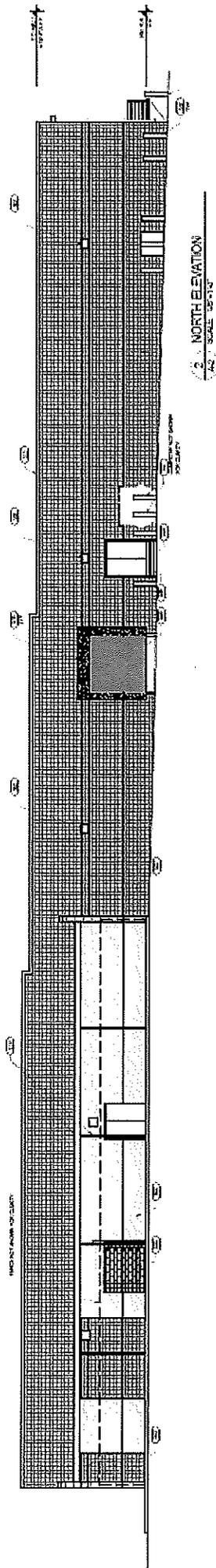


BUY BY THE TON & SAVE!



1,999





INDICATE AREA OF CLASH

TO MAIN FLOOR
TO SECOND FLOOR
TO THIRD FLOOR
TO FOURTH FLOOR

NOT TO SCALE
AS SHOWN
UNLESS NOTED
OTHERWISE

