Cool Creek Village Phase II

Fitness Building

2744 East 146th Street
Carmel, Indiana 46033

Development Plan
Architectural Design
Lighting

October 5, 2007

Project Description

Cool Creek Village Phase II
Fitness Building

This project involves the construction of a new fitness building to be located on the northern half of the Cool Creek Village retail development. The development plan for the fitness building fits well into the context of the existing site, currently under construction. The Cool Creek Village development will stand as an integrated center, allowing for ease of traffic movement among and between the various tenants and outlots. Access to the proposed fitness building and the overall site is via private entrance drives directly from the main public thoroughfare (146th Street) and located south of the proposed fitness building development.

The previously proposed internal access road, also currently under construction, will provide direct access to the fitness building site and adjacent parking lot. Due to the limited size of the Cool Creek Village development, it is anticipated that the total traffic load should be easily accommodated without further restrictions.

The building is a one story structure with an internal mezzanine. The tallest parapet is less than 35'-0" high, with the rotunda entry feature standing at only 44'-0" high.

The architectural style of the building incorporates various natural materials, such as structural brick, cultured stone, slate tile and alumina specialty finish elements. The structural brick color has tones of red to complement adjacent structures. Moulded EIFS cornices give the appearance of traditional limestone caps, also nodding to the style of surrounding buildings. The storefront window system and entrance canopy is clear anodized aluminum, with vision glass coated for energy efficiency. Four exposed facades of the structure include projections and setbacks to add interest and visual relief to the length of the building. Exterior sconce lighting adds detail and security along the perimeter and sidewalks. The overall effect of the building is intended to be textural and inviting. A similar structure has been recently constructed southwest of 106th and Michigan Road in Carmel, Indiana.

HVAC equipment will only be located on the roof and will not be visible from any sightline or view within the site. The dumpster will be enclosed on all four sides, as required by the Town of Westfield.

The site will be landscaped in accordance with the Town of Westfield requirements.

1. Project Description

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Statement of Development Build-Out

Cool Creek Village II
Westfield, Indiana

The anticipated schedule for the project is for construction to start as soon as possible after Town approval (estimated site work to begin November/December 2007). The building construction should be complete around August 2008. Construction would start with earthwork and utility installation with the pavement and building construction to follow shortly after. The project is not broken into phases.

2. Development Plan

PROPOSED SITE LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE
- (A) 6" CONCRETE CURB
- (B) COMBINED CURB & WALK
- (C) CONCRETE SIDEWALK
- (D) ADA PARKING SIGN
- (E) TYPE "A" RAMP
- (F) 4" SOLID BLUE, PAINT LINE
- (G) 4" SOLID WHITE, PAINT LINE
- HANDICAP ACCESSIBLE PARKING SPACE

EXISTING LEGEND

MANHOLE	CURB INLET
FIRE HYDRANT	GROUND LIGHT
TREE	GAS VALVE
REBAR FOUND	TV PEDESTAL
DRAINAGE MANHOLE	TELEPHONE MANHOLE
GUY WIRE	POLE
POWER POLE	MAG NAIL SET
ELECTRIC METER BOX	VENT
SANITARY MANHOLE	YARD LIGHT
STAND PIPE	BRACE POLE
COMBINATION POLE	METAL END SECTION
PINE	LIGHT POLE
RIGHT OF WAY MONUMENT	DETECTOR HOUSING
WATER VALVE	TRANSFORMER
POST	TRAFFIC HANDHOLE
CLEAN OUT	TRAFFIC POLE
AIR CONDITIONER	WELL
TELEPHONE CROSS BOX	INLET
GAS METER	ELECTRIC PEDESTAL
WATER METER	BUSH
SIGN	ELECTRIC HANDHOLE
MAILBOX	TELEPHONE POLE
BEEHIVE INLET	WATER MANHOLE
TELEPHONE PEDESTAL	SPRINKLER CONTROL VALVE
BENCH MARK	

0' 40' 80'

SCALE: 1"= 40'

PARKING ANALYSIS

TOTAL S.F. BUILDING W/ MEZZANINE =	45,000 S.F.
REQUIRED RATIO =	1/200 S.F.
TOTAL SPACES REQUIRED =	225
STANDARD PARKING	187
HANDICAP PARKING PROVIDED (INCLUDES 1 VAN ACCESSIBLE)	6
TOTAL PROPOSED PARKING	193

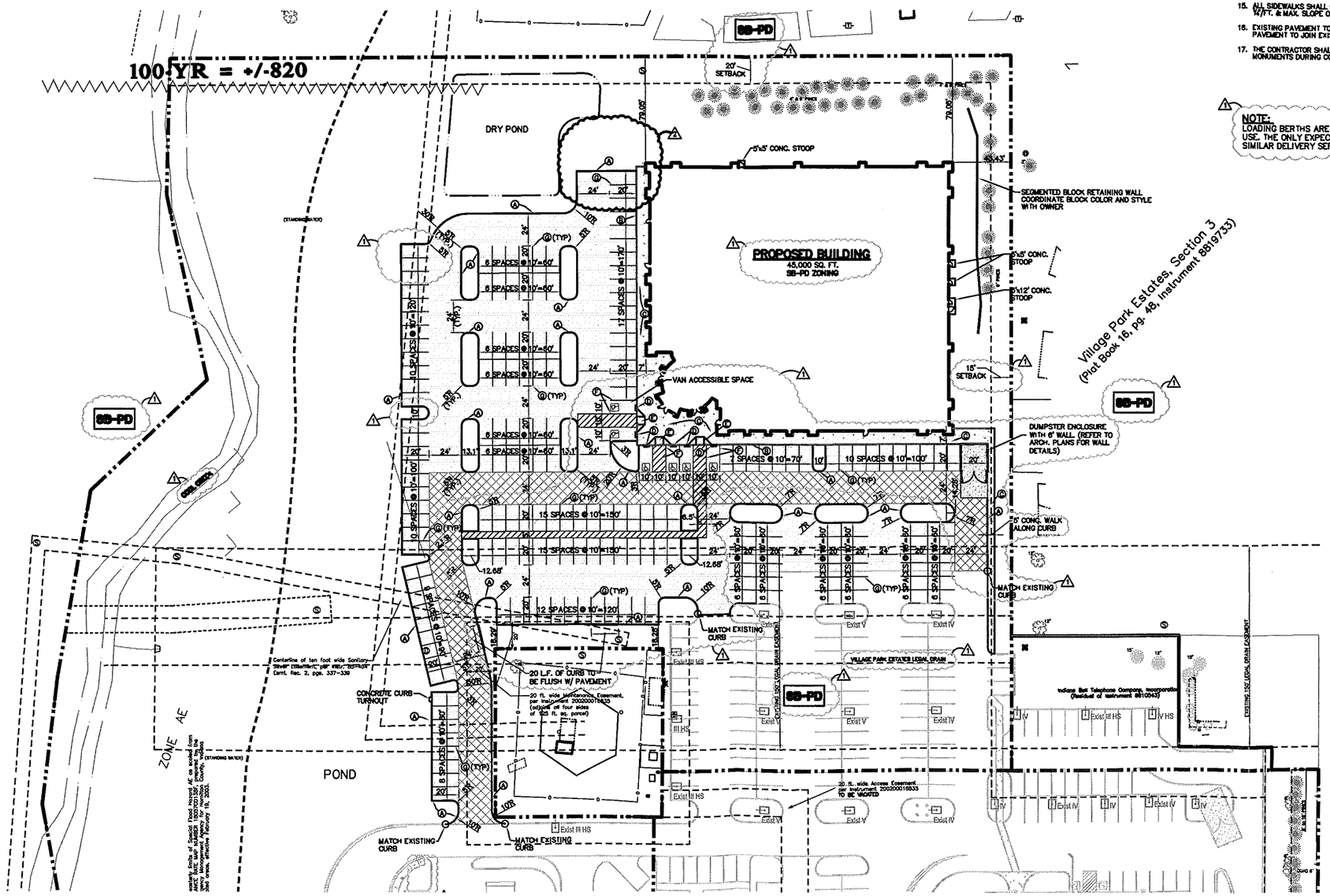
OVERALL ANALYSIS

REQUIRED:			
OFFICE	- 17,000 S.F.	1/200 S.F. =	85
RETAIL	- 17,000 S.F.	1/250 S.F. =	68
HEALTH CLUB	- 45,000 S.F.	1/200 S.F. =	225
			378
PROVIDED:			
STANDARD			381
ADA ACCESSIBLE			12
OVERALL SITE			393

SITE NOTES

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). HANDICAPPED ACCESS AISLES SHALL BE 4" PAINTED (BLUE).
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
8. ALL EXCAVATED AREAS SHALL BE SEEDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEW SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOP SOIL.
9. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
10. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
11. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR MATERIAL.
12. ALL ASPHALT TO BE IN ACCORDANCE WITH I.N.D.O.T. STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
13. CHAMFER ENDS OF ALL CURBS.
14. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
15. ALL SIDEWALKS SHALL COMPLY WITH A.D.A. STANDARDS, MAX. CROSS SLOPE OF 1/4"/FT. & MAX. SLOPE OF 1:20.
16. EXISTING PAVEMENT TO BE SAWCUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
17. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION

NOTE:
LOADING BERTHS ARE NOT REQUIRED BY THE PROPOSED USE. THE ONLY EXPECTED DELIVERIES ARE BY UPS OR SIMILAR DELIVERY SERVICE.



CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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AMERICAN STRUCTUREPOINT INC.
7260 SHADELAND STATION
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PREPARED FOR:
THOMPSON THRIFT MANAGEMENT, INC.
90 EXECUTIVE DRIVE, SUITE C
CARMEL, INDIANA

SITE PLAN

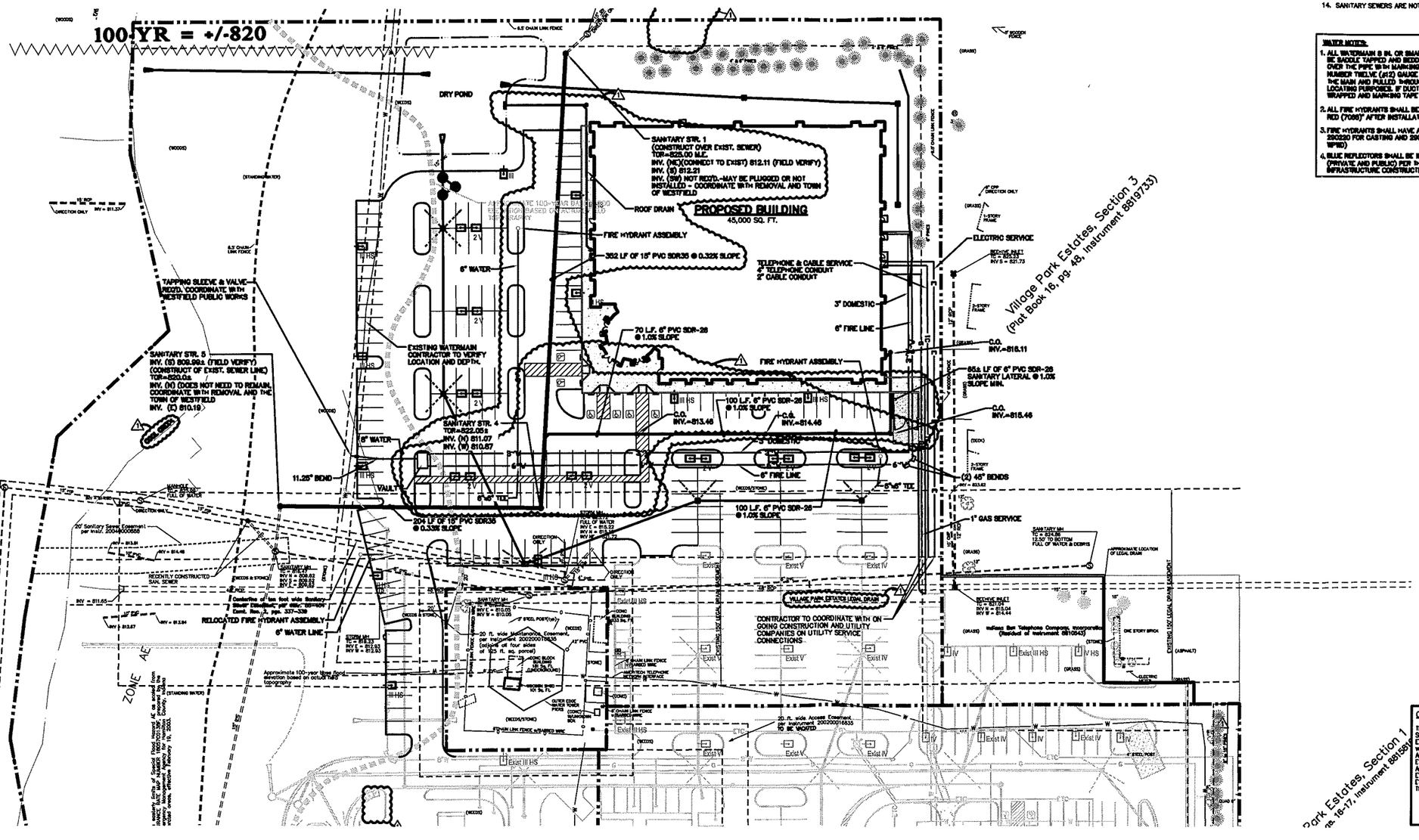
PROJECT:
COOL CREEK VILLAGE PHASE II
2744 E. 146TH STREET
WESTFIELD, INDIANA

DATE:	08/31/07
DRAWN BY:	PCD
CHK'D BY:	WAB
JOB NO.	IN2007.1004

REVISIONS	
1 PER TAC	10/02/2007
2 PER TAC	10/08/2007

SHEET NO.
C2.1
OF

IN2007.1004.C.E.C021.SP



SCALE: 1" = 40'

CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF ALL EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY.

NOTE:
ROOF DRAINS CAN NOT CONNECT TO STORM SEWER PIPE OR STRUCTURES.

NOTE:
HVAC EQUIPMENT ON THE BUILDING MUST BE SCREENED FROM VIEW.

EXISTING LEGEND

- MANHOLE
- FIRE HYDRANT
- TREE
- REBAR FOUND
- DRAINAGE MANHOLE
- GUY WIRE
- POWER POLE
- ELECTRIC METER BOX
- SANITARY MANHOLE
- STAND PIPE
- COMBINATION POLE
- PINE
- RIGHT OF WAY MONUMENT
- WATER VALVE
- POST
- CLEAN OUT
- AIR CONDITIONER
- TELEPHONE CROSS BOX
- GAS METER
- WATER METER
- SIGN
- MAILBOX
- BEEHIVE INLET
- TELEPHONE PEDESTAL
- BENCH MARK
- CURB INLET
- GROUND LIGHT
- GAS VALVE
- TV PEDESTAL
- TELEPHONE MANHOLE
- POLE
- MAG NAIL SET
- VENT
- YARD LIGHT
- BRACE POLE
- METAL END SECTION
- LIGHT POLE
- DETECTOR HOUSING
- TRANSFORMER
- TRAFFIC HANDHOLE
- TRAFFIC POLE
- WELL
- INLET
- ELECTRIC PEDESTAL
- BUSH
- ELECTRIC HANDHOLE
- TELEPHONE POLE
- WATER MANHOLE
- SPRINKLER CONTROL VALVE

PROPOSED UTILITY LEGEND

- GAS LINE
- E/T/C — ELECTRIC/TELEPHONE/CABLE LINE
- WATER LINE
- GAS METER
- ELECTRICAL TRANSFORMER
- VALVE
- WATER METER PIT
- LIGHT (SEE SHEET C7.1)
- SANITARY SEWER
- STORM SEWER

GENERAL UTILITY NOTES

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS (VERTICAL AND HORIZONTAL) IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTOR'S AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
5. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (location, size and depth.) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
6. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
7. AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
8. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING, IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
9. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
10. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
11. ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS.
12. INVERTS AT PIPE OUTLETS ARE GIVEN AT END OF PIPE END SECTION.
13. ALL UTILITY INSTALLATION AND MATERIALS MUST MEET WESTFIELD PUBLIC WORKS STANDARDS AND REQUIREMENTS.
14. SANITARY SEWERS ARE NOT PERMITTED WITHIN 50 OF WATER WELLS.

WATER NOTES:

1. ALL WATERMAIN 8 IN. OR SMALLER MUST BE C900 PIPE. ALL WATERMAIN SHALL BE SADDLE TAPPED AND BEDDED WITH SAND 6 INCHES UNDER AND 12-INCHES OVER THE PIPE WITH WARNING TAPE INSTALLED 2 FT ABOVE THE WATER MAIN. NUMBER TWELVE (#12) GAUGE LOCATING WIRE SHALL BE TAPED TO THE TOP OF THE MAIN AND PULLED THROUGH ALL VALVE BOXES (TO THE SURFACE) FOR LOCATING PURPOSES. IF DUCTILE IRON PIPE IS USED, THE MAIN MUST BE POLY WRAPPED AND WARNING TAPE INSTALLED 2-FEET ABOVE THE WATER MAIN
2. ALL FIRE HYDRANTS SHALL BE PAINTED WITH 2-COATS OF MAB "FIRE PROTECTION RED (7088)" AFTER INSTALLATION
3. FIRE HYDRANTS SHALL HAVE A 5-INCH STORZ'S CONNECTION (MUELLER MODEL 290230 FOR CASTING AND 290221 CAP OR COMPARABLE TO AND APPROVED BY WPW)
4. BLUE REFLECTORS SHALL BE INSTALLED IN PAVEMENT TO MARK FIRE HYDRANTS (PRIVATE AND PUBLIC) PER THE TOWN OF WESTFIELD'S UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS

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PREPARED FOR:
THOMPSON THRIFT MANAGEMENT, INC.
90 EXECUTIVE DRIVE, SUITE C
CARMEL, INDIANA

UTILITY PLAN

PROJECT:
COOL CREEK VILLAGE PHASE II
2744 E. 146TH STREET
WESTFIELD, INDIANA

DATE:	06/31/07
DRAWN BY:	PED
CHK'D BY:	WAB
JOB NO.	IN2007.1004

REVISIONS	
1 PER TAC	10/02/2007

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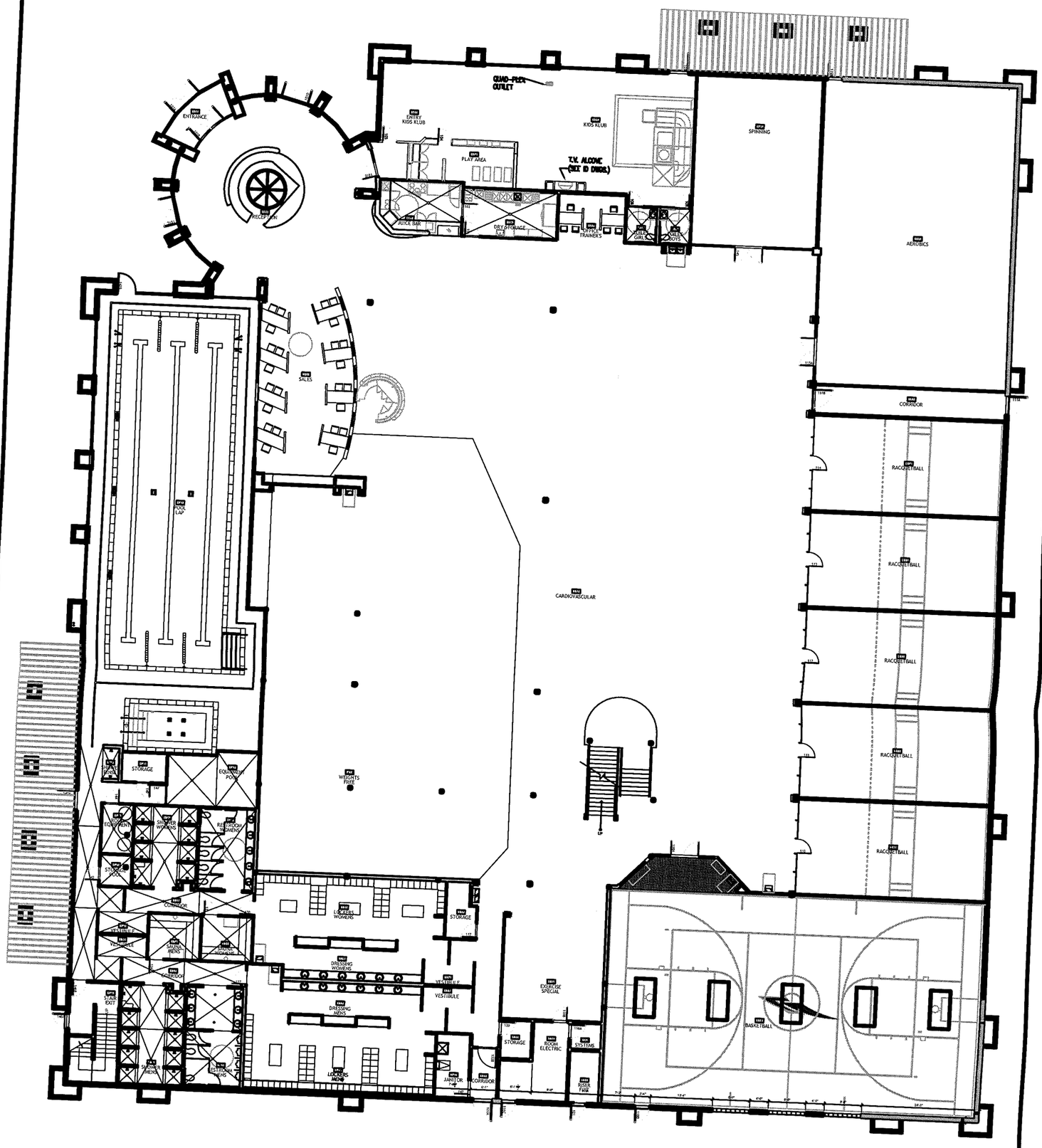
OF

IN2007.1004.CE.C03LUP.DWG

3. Building Floor Plan



FLOOR PLAN

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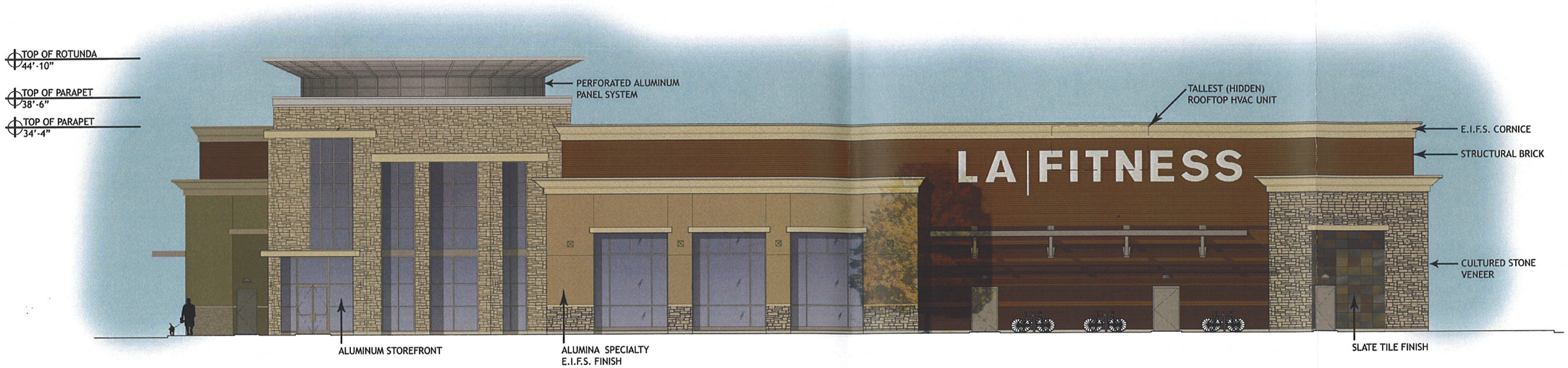
DATE:	9/11/2007
DRAWN BY:	
CHK'D. BY:	
JOB NO.	IN20071004

SHEET NO.

FLR

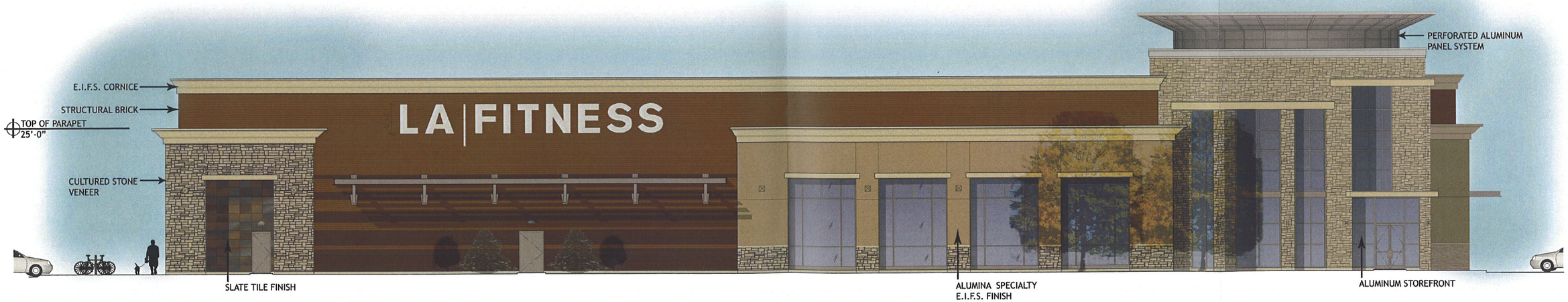
OF

4. Building Elevations



SOUTH ELEVATION

0' 8' 16' 32'



WEST ELEVATION

0' 8' 16' 32'

LA|FITNESS

LA Fitness

Westfield, Indiana

September 12, 2007

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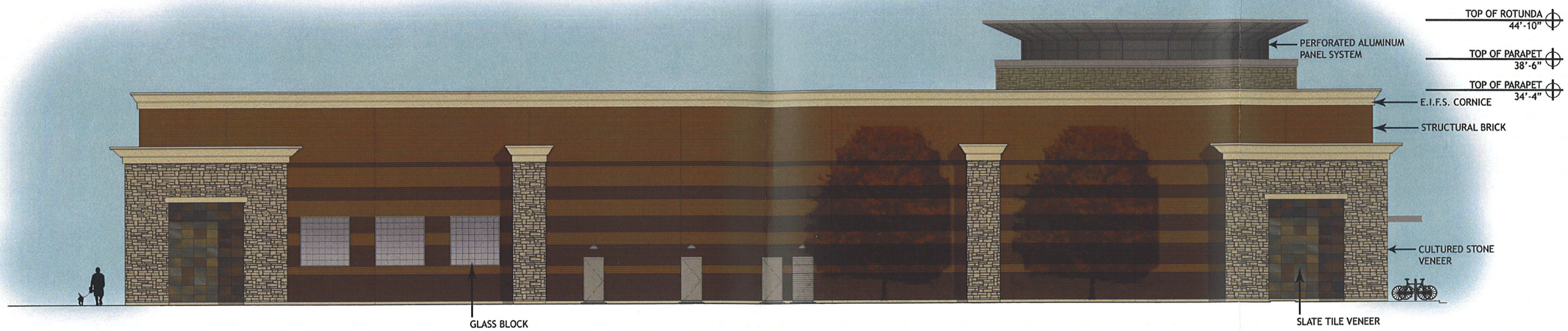
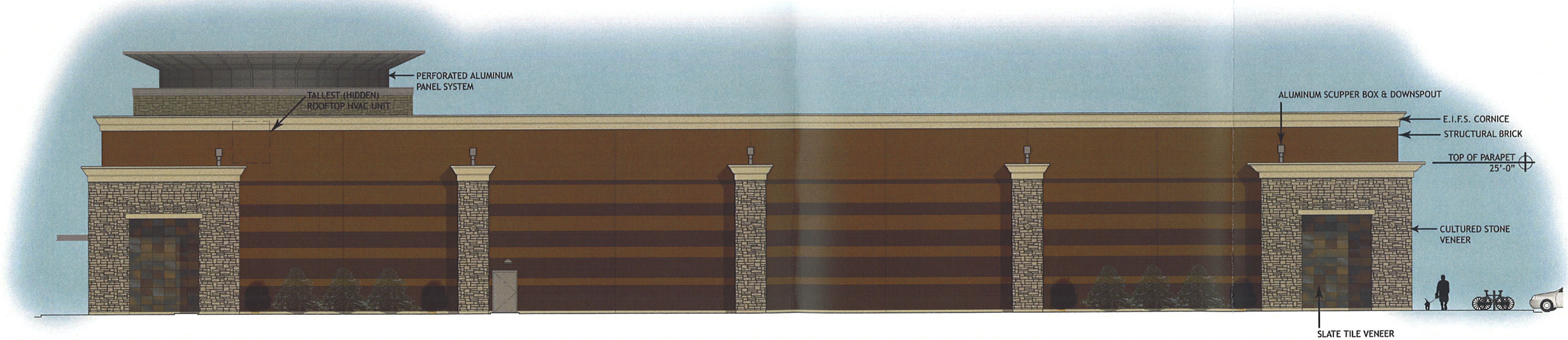


North Elevation

0' 8' 16' 32'



East Elevation

0' 8' 16' 32'

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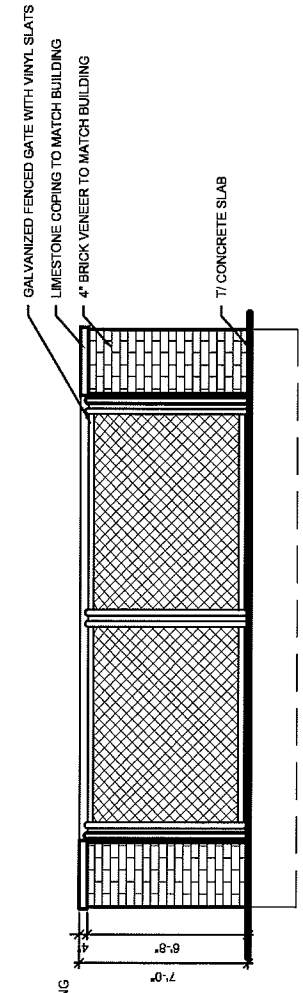
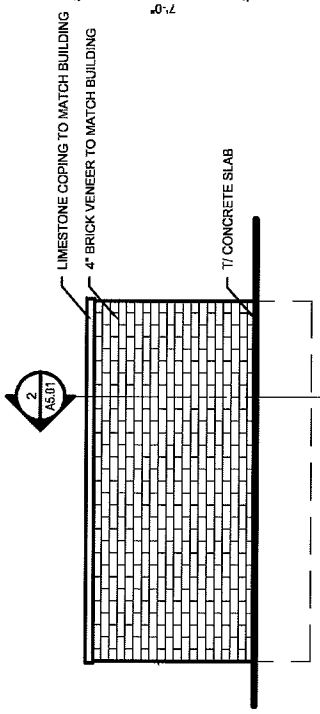
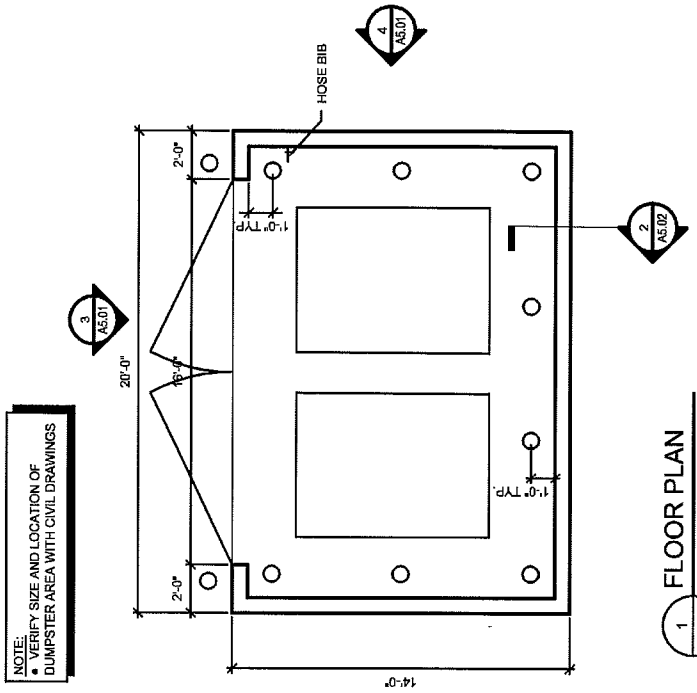


3 A5.03 ELEVATION
SCALE: 3/16"=1'-0"

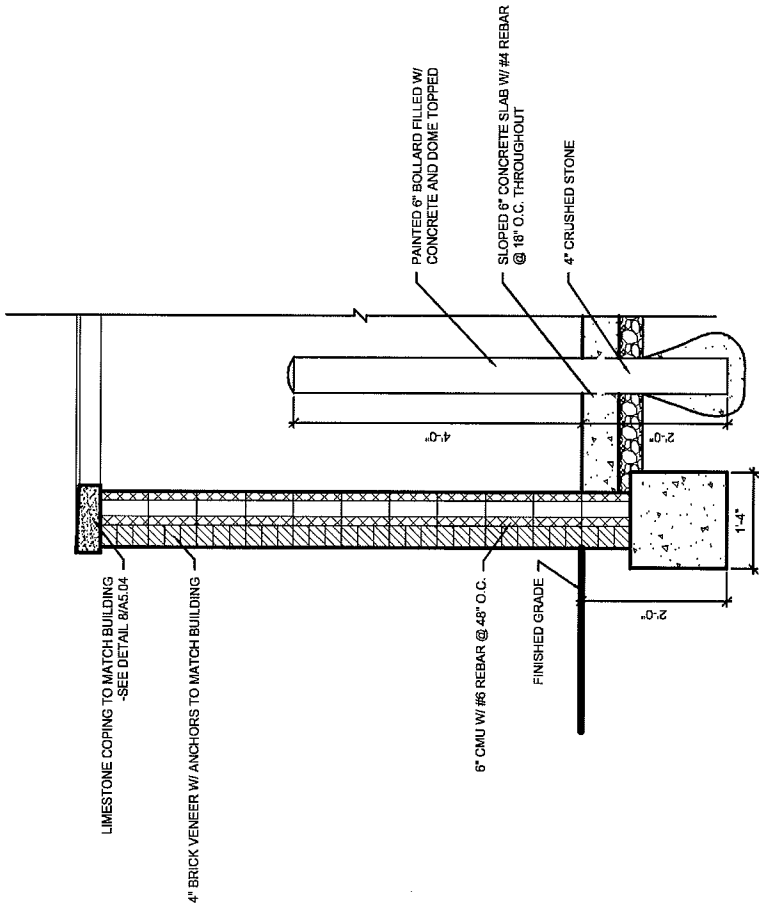


4 A5.03 ELEVATION
SCALE: 3/16"=1'-0"



NOTE:
• VERIFY SIZE AND LOCATION OF DUMPSTER AREA WITH CIVIL DRAWINGS

1 A5.03 FLOOR PLAN
SCALE: 3/16"=1'-0"



2 A5.03 WALL SECTION
SCALE: NIC

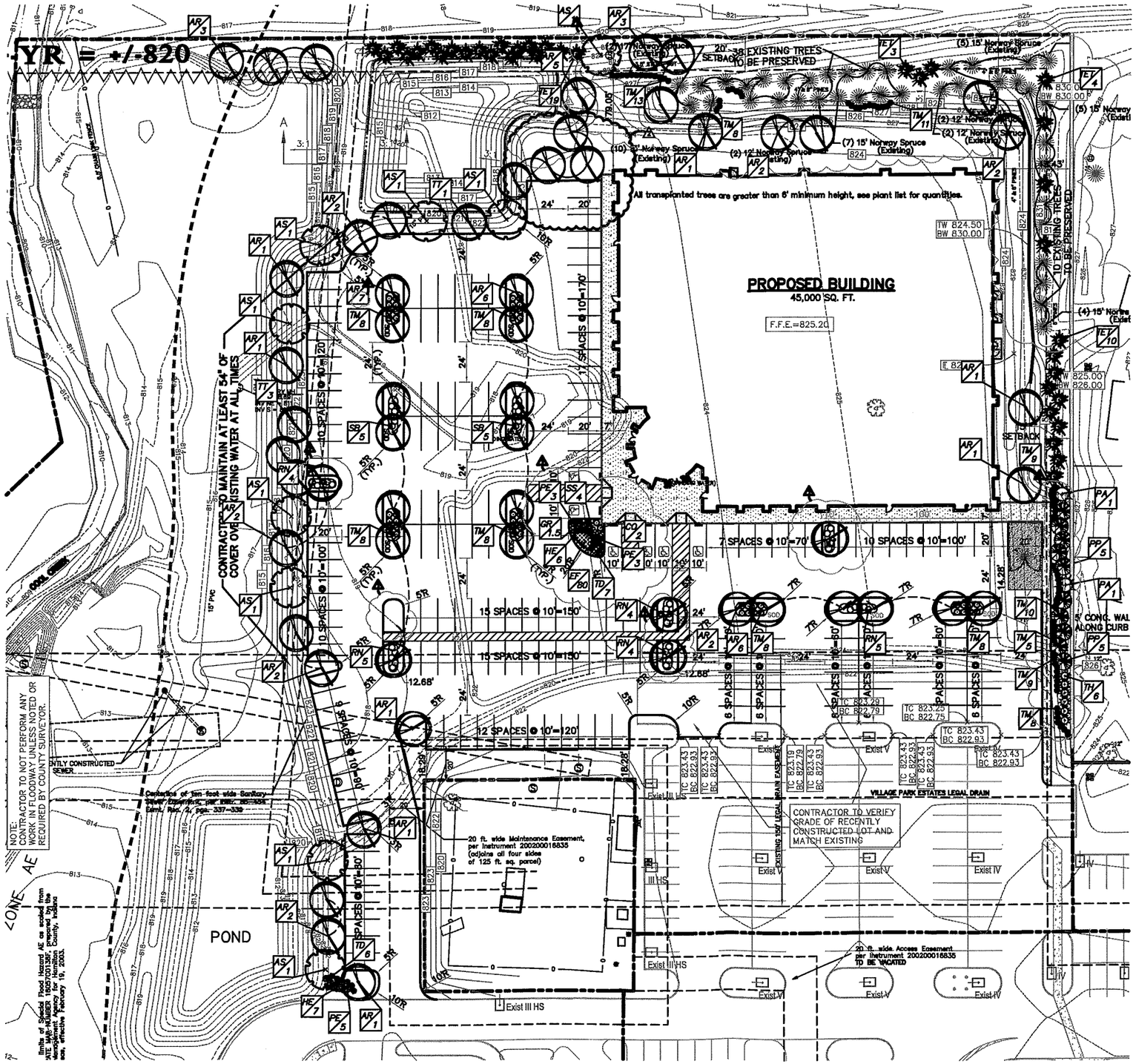
MIDWEST ARCHITECTURE
901 Wabash Avenue
Terre Haute, Indiana
47807
ph. 812.235.5959
fax 812.235.8122
www.thompsonthrift.com

COOL CREEK VILLAGE PHASE II
WESTFIELD,IN

DESCRIPTION:
TRASH ENCLOSURE DETAILS

DRAWN BY: ADR	JOB NUMBER: A6-163
CHECKED BY: MLH	
PLOT SCALE: 3/16" = 1'-0"	SHEET:
DATE: 10.8.07	

5. Landscaping Plan



BUFFER YARD REQUIREMENTS

NORTH PROPERTY LINE= 475 LIN. FT
=16 EVERGREEN TREES REQUIRED
=80 EVERGREEN SHRUBS REQUIRED
=16 EVERGREEN TREES PROVIDED
=29 PRESERVED EVERGREEN TREES
=27 TOTAL EVERGREEN TREES
EVERGREEN TREES SUBSTITUTED FOR SHRUBBERY ON A 1:3 BASIS (TREE:SHRUB)
= 11 ADDITIONAL EVERGREEN TREES = 32 SHRUBBERY
48 EVERGREEN SHRUBS PROVIDED

BUFFER YARD REQUIREMENTS

EAST PROPERTY LINE=400 LIN. FT
=14 EVERGREEN TREES REQUIRED
=70 EVERGREEN SHRUBS REQUIRED
14 EVERGREEN TREES PROVIDED
10 PRESERVED EVERGREEN TREES
=24 TOTAL EVERGREEN TREES
EVERGREEN TREES SUBSTITUTED FOR SHRUBBERY ON A 1:3 BASIS (TREE:SHRUB)
= 10 ADDITIONAL EVERGREEN TREES = 28 SHRUBBERY
42 EVERGREEN SHRUBS PROVIDED

EXISTING EVERGREEN TREE NOTES:

1. Location of tree, height, and common name are as per plan.
2. Trees listed at 8' ht. equal 4" caliper
   Trees listed at 10' ht. equal 5" caliper
   Trees listed at 12' ht. equal 6" caliper
   Trees listed at 15' ht. equal 8" caliper
   Trees listed at 17' ht. equal 7" caliper

CAUTION !!

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LANDSCAPE PLAN

PREPARED FOR:
THOMPSON THEIST MANAGEMENT, INC.
90 EXECUTIVE DRIVE, SUITE C
CARMEL, INDIANA

PROJECT:
COOL CREEK VILLAGE PHASE II
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REVISIONS	
1 PER TAC	10/02/07

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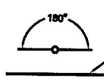
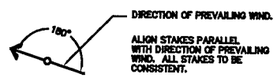
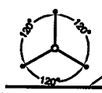


TREE STAKING ALONG ROADS OR WALKS



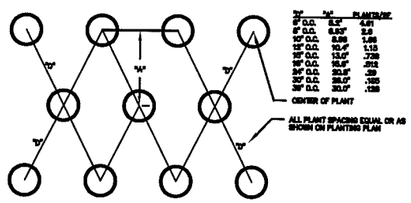
TREE STAKING IN OPEN SPACES



TREE GUYING

PERENNIAL/GROUND COVER PLANTING DETAIL

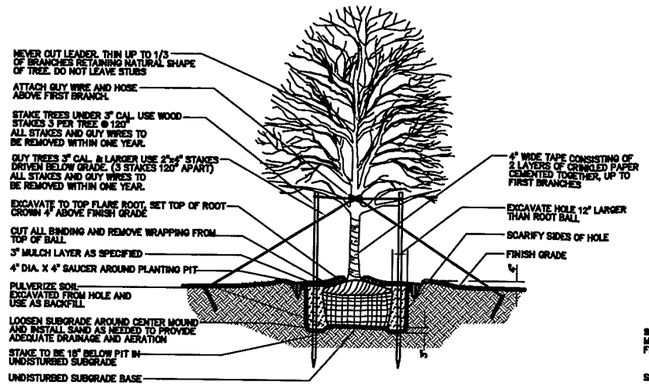
NOT TO SCALE



"A"	"B"	PLANTS/SF
6" O.C.	5.2"	4.61
8" O.C.	6.93"	2.6
10" O.C.	8.66	1.68
12" O.C.	10.4"	1.15
18" O.C.	13.0"	.739
18" O.C.	15.6"	.512
24" O.C.	20.8"	.29
30" O.C.	26.0"	.185
36" O.C.	30.0"	.138

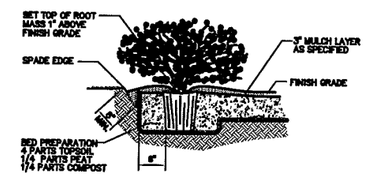
GROUND COVER SPACING DETAIL

NOT TO SCALE



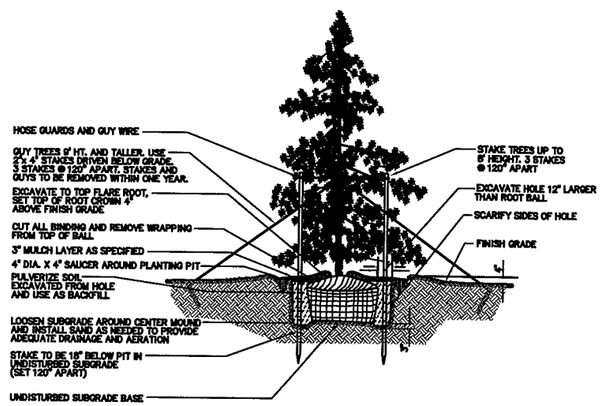
SHADE TREE PLANTING DETAIL

NOT TO SCALE



SHRUB AND SMALL TREE PLANTING DETAIL

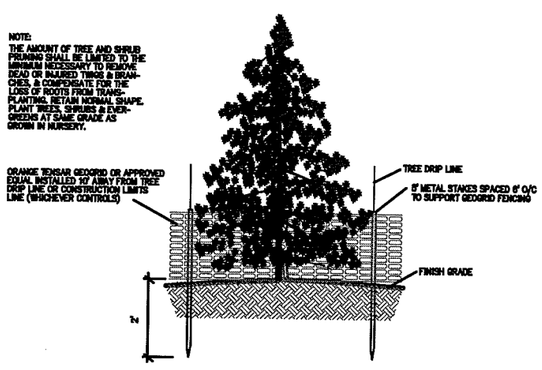
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL

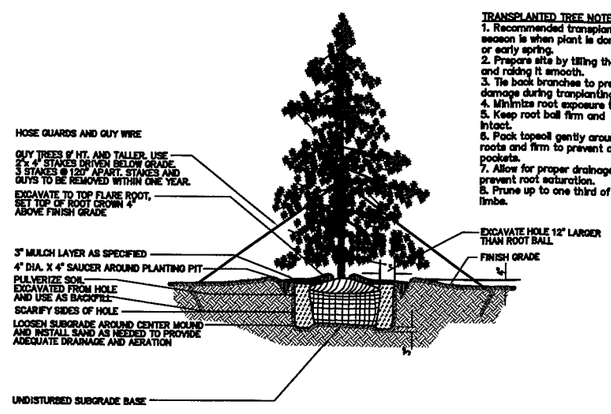
NOT TO SCALE

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES, & COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. RETAIN NORMAL SHAPE. PLANT TREES, SHRUBS & EVERGREENS AT SAME GRADE AS GROWN IN NURSERY.



TREE PROTECTION DETAIL

NOT TO SCALE



EVERGREEN TREE TRANSPLANTING DETAIL

NOT TO SCALE

TRANSPLANTED TREE NOTES:
1. Recommended transplanting season is when plant is dormant or early spring.
2. Prepare site by tilling the soil and raking it smooth.
3. Tie back branches to prevent damage during tranplanting.
4. Minimize root exposure to air.
5. Keep root ball firm and intact.
6. Pack topsoil gently around roots and firm to prevent air pockets.
7. Allow for proper drainage to prevent root saturation.
8. Prune up to one third of tree limbs.

PLANTING NOTES:

1. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED ON ALL AREAS SHOWN TO BE SEEDED AND 6" FOR PLANTING BEDS. USE SUITABLE TOPSOIL FROM STOCKPILED SITE STRIPPING. TOPSOIL SHALL BE FREE FROM SURFACE VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. COST.
2. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
3. ALL TREES SHALL HAVE A 4' DIAMETER RING COVERED WITH A 2" TO 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
4. ALL PLANTING BEDS SHALL HAVE A 2" TO 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO THE SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1996 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL COST BY THE LANDSCAPE CONTRACTOR.
10. ALL DISTURBED LAWN AREAS SHALL BE HYDROSEEDED AS NOTED ON EROSION CONTROL PLAN DETAIL SHEET.
11. SEED AND SOD AREAS ARE TO BE GRADED WITH UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY TURFGRASS SOD INSTALLATION.
12. ALL SOD IS TO BE A BLUEGRASS BLEND AS FOLLOWS:
    SEED AND SOD AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
    THE FOLLOWING BLEND OF TURFGRASS SHALL BE AS FOLLOWS:
    BLUEGRASS: 50 -100%
    FINE FESCUES: 0 -30%
    PERENNIAL RYEGRASS: 0 - 20%
13. SEED AND SOD AREAS ARE TO BE PLANTED ON A MINIMUM 4" BED OF TOPSOIL.
14. TURFGRASS SOD SHALL BE PLACED ON PREPARED SOIL THAT HAS BEEN WATERED AND IS STILL MOIST. SOD SHALL BE LAID WITH TIGHT JOINTS, ROLLED, FERTILIZED AND WATERED.
15. SOD IS TO BE UNIFORM IN COLOR AND DENSITY.
16. SEED AND SOD FERTILIZER IS TO BE UNIFORM IN COMPOSITION AND FREE FLOWING.
17. ALL LAWN AREAS AROUND THE BUILDING AND PARKING ISLANDS ARE TO BE SODDED.
18. TRANSPLANT TREES ARE TO BE TRANSPLANTED ON SITE PER OWNER AND/OR CAN BE REPLACED WITH NEW PLANTINGS OF LIKE SPECIES AND SIZE.

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	REMARKS
Trees					
AS	9	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2.0" CAL	B&B Strong Cent. Leader
AR	53	Acer rubrum 'Bowhall'	Bowhall Red Maple	2.0" CAL	B&B Strong Cent. Leader
TT	4	Tilia tomentosa	Silver Linden	2.0" CAL	B&B Strong Cent. Leader
EVERGREEN TREES					
PA	2	Picea abies	Norway Spruce	6' Ht.	B&B
PP	10	Picea pungens	Colorado Spruce	6' Ht.	B&B
	39	Existing Evergreen Trees	Norway Spruce	EACH	All 6' or greater (See planting note 18)
TRANSPLANTED EVERGREEN TREES					
TET	3	Transplanted Evergreen Trees	Norway Spruce	+/- 8' Ht.	(See planting note 18)
TET	8	Transplanted Evergreen Trees	Norway Spruce	+/- 12' Ht.	(See planting note 18)
TET	20	Transplanted Evergreen Trees	Norway Spruce	+/- 15' Ht.	(See planting note 18)
TET	7	Transplanted Evergreen Trees	Norway Spruce	+/- 17' Ht.	(See planting note 18)
Shrubs					B&B
SB	10	Spirea x bumalda 'Gold Frame'	Gold Flame Spirea	18"	B&B
CO	2	Cotoneaster apiculata	Cranberry Cotoneaster	18"	Container
TM	112	Taxus x. m. 'Browni'	Browns Spreading yew	18"	Container
RN	18	Rosa rugosa 'Nearly Wild'	Nearly Wild Shrub Rose	18"	Container
TD	13	Taxus x media 'Densiformis'	Danes Yew	18"	Container
TH	17	Thuja occidentalis 'Techny'	Techny Arborvitae	6' Ht.	B&B
Grasses, Perennials & Groundcover					
PE	11	Pennisetum alopecuroides 'Hamelin'	Hamelin Dwarf Fountain Grass	3 GAL	Container
EF	80	Euonymous fortunei 'Coloratus'	Purpleleaf Wintercreeper	2 1/4"	Container
HE	13	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 Gal.	Container
SS	4	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 Gal.	Container
River Gravel					
GR	3.5 CYS	Washed River Gravel	Multi-colored grays, reds, tans	3" -8"	Naturally rounded. Fill all voids and use metal edge

* CONTRACTOR IS RESPONSIBLE FOR ALL PLANT QUANTITIES AS SHOWN ON PLAN.

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE [including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others] AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544
CALL TOLL FREE
- INDIANA UNDERGROUND -

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com
AMERICAN STRUCTUREPOINT INC.

CERTIFIED BY

PREPARED FOR:
THOMPSON THRIFT MANAGEMENT, INC.
90 EXECUTIVE DRIVE, SUITE C
CARMEL, INDIANA

LANDSCAPE PLAN

PROJECT:
COOL CREEK VILLAGE PHASE II
E/44 E. 146TH STREET
WESTFIELD, INDIANA

DATE:	08/31/07
DRAWN BY:	PED
CHK'D BY:	WAS
JOB NO.	IN2007.1004

REVISIONS	
1 PER TAC	10/02/07

SHEET NO.
C8.2
OF

IN2007.1004CEC001LP

6. Lighting/Photometric Plan

Luminaire Schedule							
Project: COOL CREEK VILLAGE II - SITE LIGHTING 2007/0119							
Symbol	Qty	Label	Arrangement	Watts	Lumens	LLF	Description
	1	III	SINGLE	400	36000	0.750	CR1-A-H40-H3
	10	III HS	SINGLE	400	36000	0.750	CR1-A-H40-H3-HS
	8	2 V	BACK-BACK	400	36000	0.750	2-CR1-A-H40-H5
	7	Exist III HS	SINGLE	400	36000	0.750	CR1-A-H40-H3-HS
	5	Exist IV	SINGLE	400	36000	0.750	CR1-A-H40-H4
	4	Exist IV HS	SINGLE	400	36000	0.750	CR1-A-H40-H4-HS
	11	Exist V	SINGLE	400	36000	0.750	CR1-A-H40-H5
	8	Exist WP	SINGLE	175	14000	0.750	LMC-175H

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES
POINTS SHOWN ARE AT GRADE
TYPE WP FIXTURES ARE WALL MOUNTED 12' A.F.G.
EXISTING AND NEW FIXTURES ARE MOUNTED ON 20' POLES AND ASSUMED 30" BASE (22'-6" TOTAL A.F.G.)
EXISTING AND NEW FIXTURES SHALL BE THE SAME MANUFACTURER AND MODEL ALONG WITH WATTAGE, LAMP SOURCE AND POLE HEIGHT
"HS" IN THE FIXTURE DESCRIPTION DENOTES A HOUSE-SIDE SHIELD TO KEEP LIGHT DIRECTED ONTO THE PROPERTY BEING ILLUMINATED

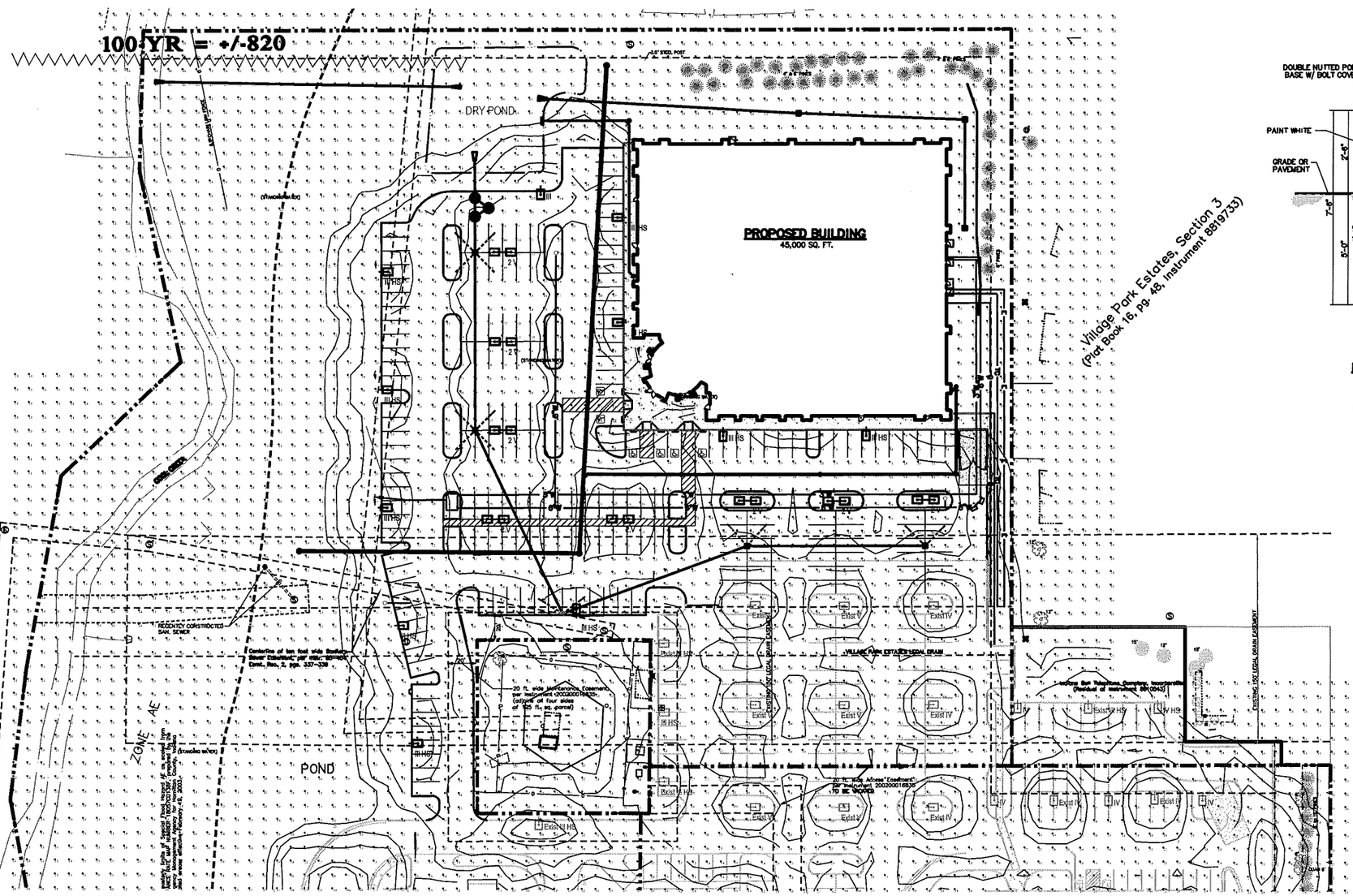
Numeric Summary							
Project: COOL CREEK VILLAGE II - SITE LIGHTING 2007/0119							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Perimeter	Illuminance	Fc	0.38	16.4	0.0	N.A.	N.A.
Existing Lot	Illuminance	Fc	3.37	18.0	0.4	8.43	45.00
New N Lot	Illuminance	Fc	5.47	32.2	0.2	27.35	161.00

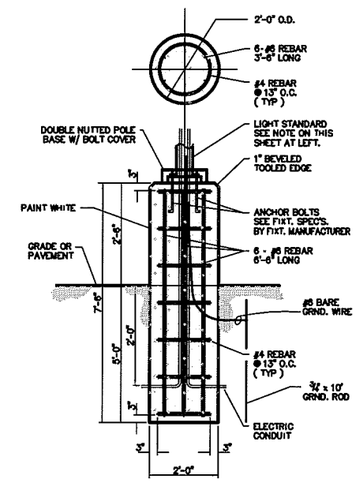
PHOTOMETRIC PLAN DESIGNED BY ESL-SPECTRUM
PHONE: (317) 951-2300

NOTES:

1. 30% OF ALL PARKING LOT LIGHTS MUST BE TURNED OFF WITHIN 30 MINUTES OF CLOSING OR BY 11:00 P.M..
2. LIGHTS TO BE CONTROLLED BY PANEL LOCATED INSIDE OF THE BUILDING CONSTRUCTED IN PHASE I TO THE SOUTH. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR THE BUILDING CONNECTION TO PANEL.
3. LIGHTS SHALL BE TIMED TO TURN ON AUTOMATICALLY AT DUSK AND TURN OFF AS REQUIRED BY THE TOWN IN NOTE #1.

SCALE: 1"= 40'





LIGHT STANDARD FOOTING DETAIL
NOT TO SCALE

NOTE: REMOVE FORMS AND TROWEL FINISH POLE BASE WITHIN 24 HOURS OF POUR.

CAUTION !!

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SITE LIGHTING/PHOTOMETRIC PLAN

PREPARED FOR:
THRIFT MANAGEMENT, INC.
90 EXECUTIVE DRIVE, SUITE C
CARMEL, INDIANA

PROJECT:
COOL CREEK VILLAGE II
2744 E. 146TH STREET
WESTFIELD, INDIANA

DATE:	08/31/07
DRAWN BY:	PED
CHK'D BY:	WAB
JOB NO.	IN2007.1004

REVISIONS	
1 PER TAC	10/02/2007

SHEET NO.
C7.1
OF

IN2007.1004.CE.C07LSLP

PLOT SCALE: 1:1 PLOT DATE: 10/08/07 13:43:30 SAVED BY: - 53926 DWG FILE: P:\IN2007\IN04\A\Construction Plans\IN2007.1004.CE.C07LSLP

7. Lighting Cut Sheets

CIMARRON

DIE CAST ARCHITECTURAL LUMINAIRE

SPAULDING LIGHTING

CIMARRON

DIE CAST ARCHITECTURAL LUMINAIRE

Cimarron combines a contemporary, clean design with full cutoff performance to deliver more light – where you need and want it.

FEATURES

HOUSING Architecturally styled, one piece die-cast aluminum housing with nominal .125" wall thickness. Low profile design reduces the overall wind loading while providing a sleek, unobtrusive look which complements most building architectural styles.

DOOR Die-cast aluminum door hinges to housing and secures with two captive screws providing four points on contact ensuring a clean lens and optical assembly. Both the flat tempered glass and door are sealed with one-piece extruded silicone gaskets.

OPTICS Specular, anodized aluminum reflectors provide IES type II, III, IV, and V distributions with a horizontal lamp orientation. The type II, III, and V reflectors are one-piece hydroformed while the type IV is a multi-piece design. All meet IESNA Full cutoff classification and are field rotate in 90 degree increments. House side shields available as either factory installed options or field installed accessories.

MOUNTING Two arm designs are available providing maximum design flexibility. The die-cast aluminum arm offers a sleek upswept look while the extruded straight arm includes the housings contoured lines for continuity of style. A wall bracket and pole/tenon accessories are also available allowing easy mounting for virtually any application.

ELECTRICAL Energy efficient HID lamps up to 400 watts. Pulse rated porcelain sockets have spring loaded, nickel plated center contact. All units offer factory or field-installable photocell options and fusing.

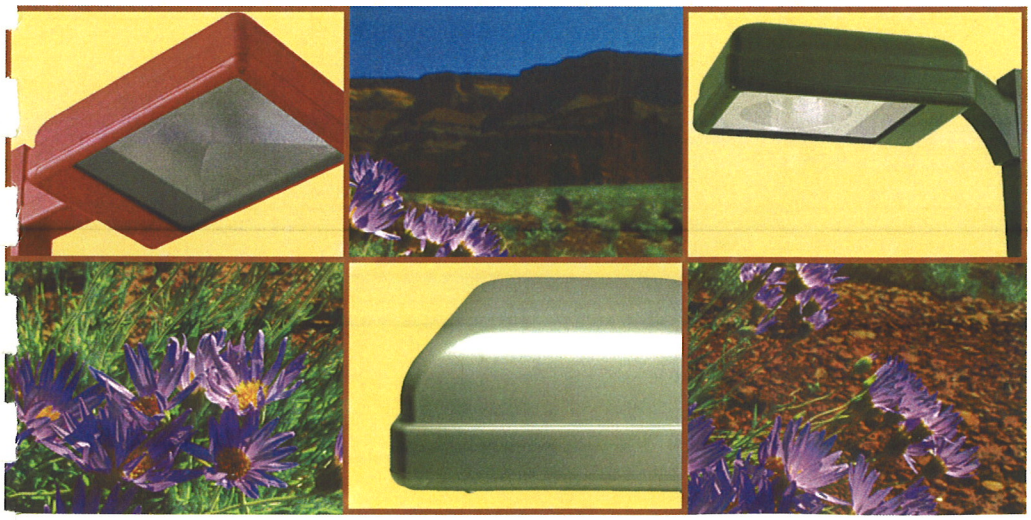
BALLAST HPF ballast circuit, starting rated at -20° F (-40° F for HPS). Ballast and other electrical components mounted directly to housing for excellent heat dissipation and long life.

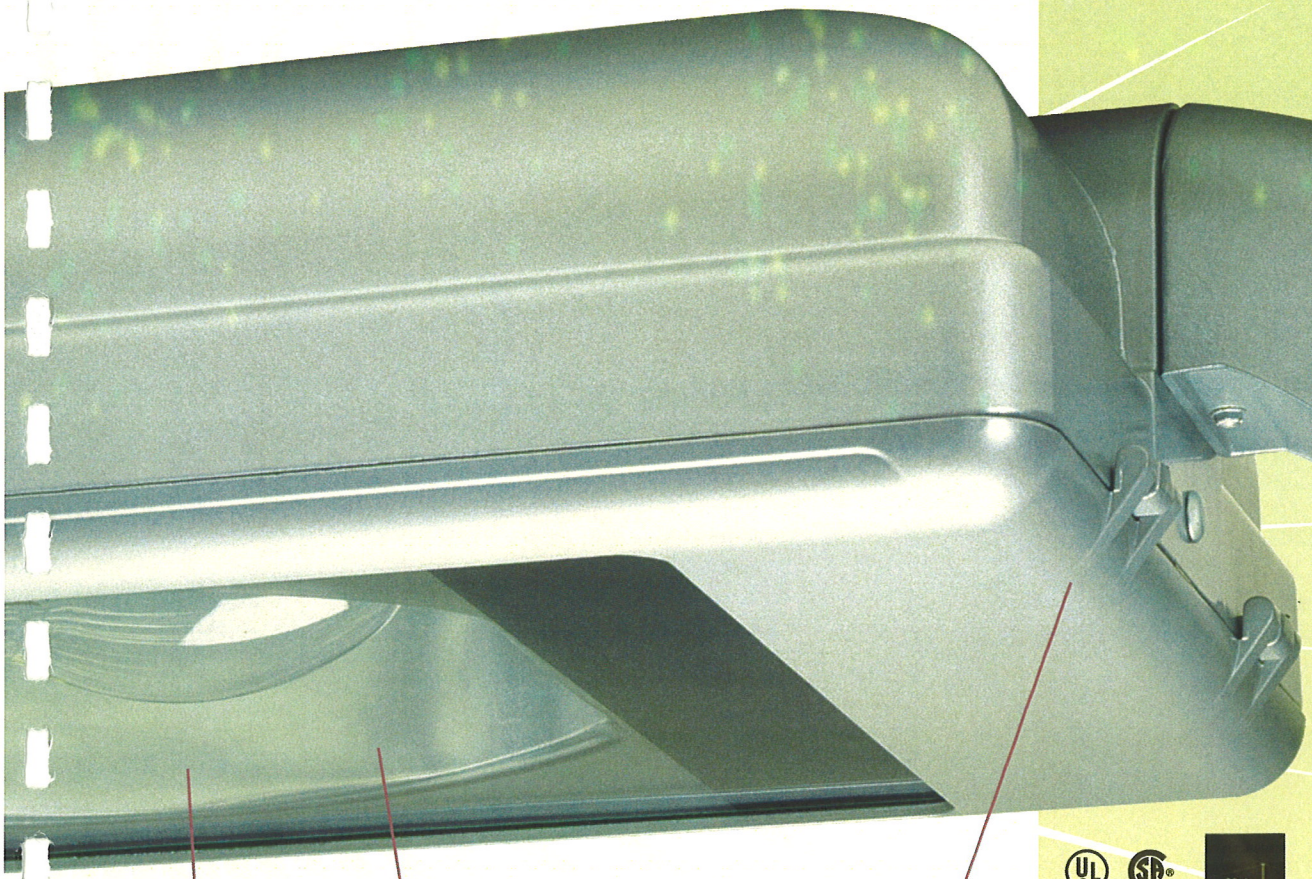
FINISH Durable Lektrocote® TGIC thermoset polyester powder paint finish assures long life and maintenance free service. Standard finishes include Dark Bronze, Black, White, Gray, and Platinum Silver. Also available are Red, Forest Green, and custom colors.

LISTING UL 1598 approved and CSA Certified for wet location applications.

DIE CAST ALUMINUM HOUSING

METAL HALIDE, SUPER METAL HALIDE, PULSE START, HIGH PRESSURE SODIUM LAMPS AVAILABLE



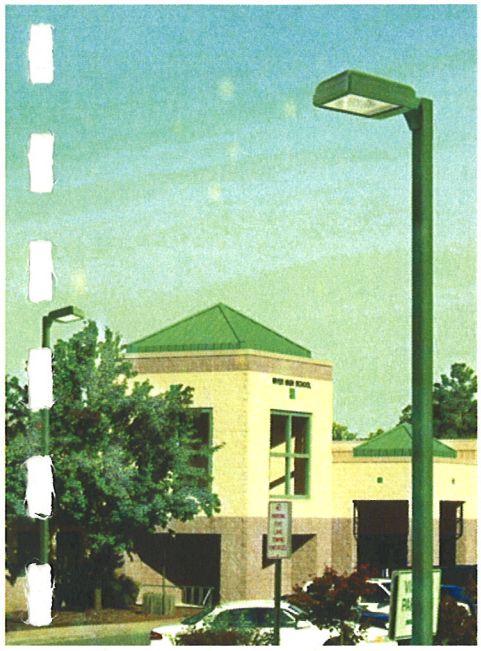


FLAT GLASS ASSURES PRECISE FULL CUTOFF PERFORMANCE

FOUR IES LIGHT DISTRIBUTION CHOICES

HINGED DIE CAST ALUMINUM DOOR WITH CAPTIVE HARDWARE

DECORATIVE STRAIGHT ARM, DECORATIVE UPSWEPT ARM AND WALL BRACKET MOUNTING OPTIONS



Style
Performance
Value

CIMARRON

ORDERING INFORMATION

ORDERING EXAMPLE

CR1	-	A	-	H17	-	H2	-	F	-	Q	-	DB	-	PR1
Series		Mounting		Wattage/ Source		Lamp Orientation/Distribution		Lens		Voltage		Color		Options

SERIES

CR1	Cimarron

MOUNTING

A[1]	Arm Mount Construction (6" straight rigid arm included & acceptable for 90° configurations)
AD[1]	Decorative Arm Mount Construction (6" decorative upswept arm included & acceptable for 90° configurations)
WB	Wall Bracket Construction (includes Wall Bracket & 6" straight arm unless WBAD option is chosen which substitutes Decorative Upswept Arm)
0	No Arm or Wall Bracket (only order without arm or wall bracket when they are ordered as accessory)

WATTAGE/SOURCE

	METAL HALIDE
H17	175W (ED-28)
H25	250W (ED-28)
H40	400W (ED-28)
	SUPER METAL HALIDE
MS17	175W (ED-28)
MS25	250W (ED-28)
MS40	400W (ED-28)
	PULSE START METAL HALIDE
P10	100W (ED-17)
P12	125W (ED-17)
P15	150W (ED-28)
P20	200W (ED-28)
P25	250W (ED-28)
P32	320W (ED-28)
P35	350W (ED-28)
P40	400W (ED-28)
	HIGH PRESSURE SODIUM
S10	100W (ED-23 1/2)
S15	150W (ED-23 1/2)
S25	250W (ED-18)
S40	400W (ED-18)

1 When ordering poles, specify Pole Drill Pattern #2 for A and AD mounting.

LAMP ORIENTATION/DISTRIBUTION

H2	Horizontal II
H3	Horizontal III
H4	Horizontal IV
H5	Horizontal V (square)

LENS

F	Flat

VOLTAGE

Q	Quad-Tap® (120, 208, 240, 277V)
V	Five-Tap (120, 208, 240, 277, 480V) (250 & 400 MH, 250 & 400 HPS only)
5	480V
T	120, 277, 347V
0	No Ballast
E	50 Hz 220/240V (250 & 400 MH, 250 & 400 HPS only)

COLOR

DB	Dark Bronze
BL	Black
WH	White
GR	Gray
PS	Platinum Silver
RD	Red (premium color)
FG	Forest Green (premium color)
CC	Custom Color (premium color)

OPTIONS

WBAD	Substitutes Decorative Upswept Arm when WB wall bracket mounting is chosen
RPA2	Round Pole Adapter (2¾"-3⅛")
RPA3	Round Pole Adapter (3¼"-3¾")
RPA4	Round Pole Adapter (3⅞"-4½")
RPA5	Round Pole Adapter (5")
RPA6	Round Pole Adapter (6")
F1	Fusing - 120V
F2	Fusing - 208V
F3	Fusing - 240V
F4	Fusing - 277V
F5	Fusing - 480V
F6	Fusing - 247V
P1	Photo Button - 120V
P2	Photo Button - 208V
P3	Photo Button - 240V
P4	Photo Button - 277V
P6	Photo Button - 347V
PR1	Photo Cell Receptacle - 120V
PR2	Photo Cell Receptacle - 208V
PR3	Photo Cell Receptacle - 240V
PR4	Photo Cell Receptacle - 277V
PR5	Photo Cell Receptacle - 480V
PR6	Photo Cell Receptacle - 347V
QZ	Quartz RS with lamp
HS	Internal House Side Shield (available for H2, H3 & H4 distributions)
VG	Polycarbonate Vandal Guard
L	Lamp

SELECT UNITS ARE STOCKED FOR IMMEDIATE SHIPMENT.

LEKTROCOTE® FINISH PROCESS

Lektrocote® is a proprietary process where the thermosetting, acid-functional polyester powder resin is electrostatically applied only after a thorough cleaning process. Luminaires receive a five-step wash with both acid and alkaline based liquid cleaners followed by the deposit of a thin layer of proprietary compound to promote maximum corrosion-resistance and paint adhesion. Finally the decorative finish coat is applied.

Lektrocote® meets or exceeds the following standards:

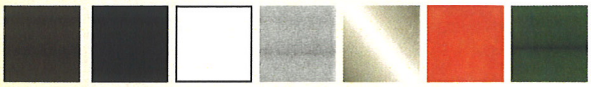
ASTM B-117	1000 hour salt spray test
ASTM B-2247	1000 hour humidity test
ASTM D-2794	Impact test resistant to 160 inch pounds
ASTM D-522	Flexibility test
AAMA 603	Blister/adhesion test

COLOR SELECTIONS

5 standard (Bronze, Black, White, Gray, Platinum Silver).

2 premium (Red, Forest Green) and custom colors (consult factory) are available.

Note: Actual colors may vary due to printing process.



All colors are textured except Platinum Silver and Red.

ACCESSORIES

CIMARRON ACCESSORIES

Catalog #	Description
ARM-CR-6-S-XX[1,2]	6" Rigid Straight Arm
ARM-CRD-6-S-XX[1,2]	6½" Rigid Upswept Arm
ARM-CR-K-TA-XX[1]	Tenon Arm (single) adjustable
ARM-CR-TK-TA-XX[1]	Tenon Arm (double 180°) adjustable
ARM-CR-K-S-XX[1,2]	Adjustable Arm (for flat surfaces)
CR1-PVG	Polycarbonate Vandal Guard
CR1-HS-23	Internal House Side Shield (H2 & H3 distributions)
CR1-HS-4	Internal House Side Shield (H4 distribution)
CR-RPA2-XX[1]	Round Pole Adapter for Straight Arm (2¾ - 3⅛")
CR-RPA3-XX[1]	Round Pole Adapter for Straight Arm (3¼ - 3¾")
CR-RPA4-XX[1]	Round Pole Adapter for Straight Arm (3⅞ - 4½")
CR-RPA5-XX[1]	Round Pole Adapter for Straight Arm (5")
CR-RPA5-XX[1]	Round Pole Adapter for Straight Arm (6")
CRD-RPA2-XX[1]	Round Pole Adapter for Upswept Arm (2¾ - 3⅛")
CRD-RPA3-XX[1]	Round Pole Adapter for Upswept Arm (3¼ - 3¾")
CRD-RPA4-XX[1]	Round Pole Adapter for Upswept Arm (3⅞ - 4½")
CRD-RPA5-XX[1]	Round Pole Adapter for Upswept Arm (5")
CRD-RPA6-XX[1]	Round Pole Adapter for Upswept Arm (6")
WB-CR-XX[1]	Wall Bracket

Replace **XX** *with color choice, eg.:* **DB** *for Dark Bronze*
2 When ordering poles, specify Pole Drill Pattern #2

TENON TOP POLE BRACKET ACCESSORIES

(SSS version requires round pole adapter)

Catalog #	Description
SSS-490-XX[1]	Square Pole Tenon Adapter (4 at 90 degrees)
RSS-490-XX[1]	Round Pole Tenon Adapter (4 at 90 degrees)
SS-3120-XX[1]	Round Pole Tenon Adapter (3 at 120 degrees)

Replace **XX** *with color choice, eg.:* **DB** *for Dark Bronze*

ADDITIONAL ACCESSORIES

Catalog #	Description
PTL-1	Photocontrol - Twist-Lock Cell (120V)
PTL-8	Photocontrol - Twist-Lock Cell (120-277V)
PTL-5	Photocontrol - Twist-Lock Cell (480V)
PTL-6	Photocontrol - Twist-Lock Cell (347V)
PSC	Shorting Cap - Twist-Lock

6" RIGID STRAIGHT ARM

6½" RIGID UPSWEPT ARM

ROUND POLE ADAPTER

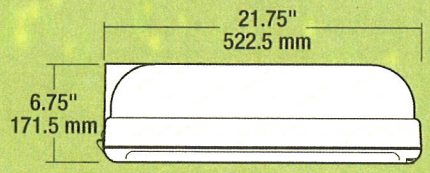
ROUND POLE TENON ADAPTER

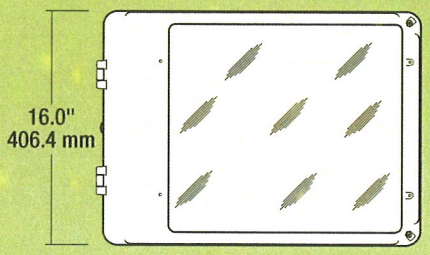
SQUARE POLE TENON ADAPTER

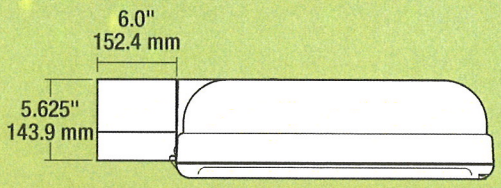
ADJUSTABLE TENON ARM

ADJUSTABLE ARM FOR FLAT SURFACES

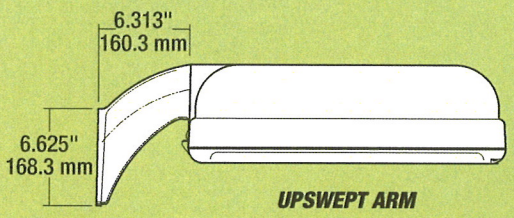
DIMENSIONS



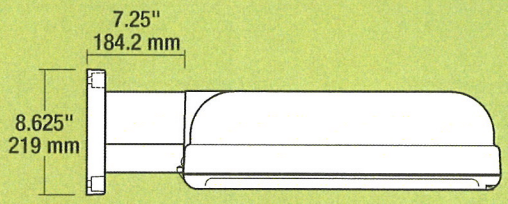




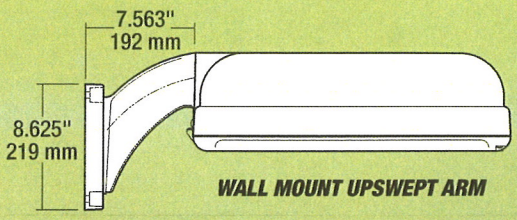
STRAIGHT ARM



UPSWEPT ARM



WALL BRACKET STRAIGHT ARM



WALL MOUNT UPSWEPT ARM

EPA

1 at 90° = 1.2 ft²	3 at 90° = 3.0 ft²
2 at 90° = 1.8 ft²	3 at 120° = 3.0 ft²
2 at 180° = 2.4 ft²	4 at 90° = 3.0 ft²

Weight: *44 lbs (20 kg)*

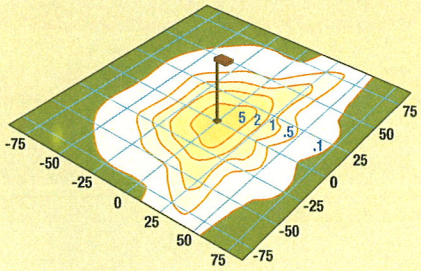
PHOTOMETRICS

TYPE III REFLECTOR

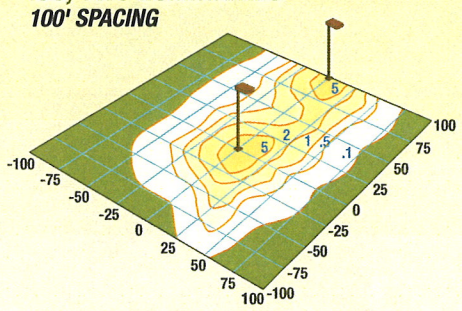
400 WATT METAL HALIDE LAMP
32,400 LUMENS
LLF = 1.0 (apply appropriate factor)
25' MOUNTING HEIGHT

- *Using a Type III HS shield would result in a 50% reduction of House Side Light*

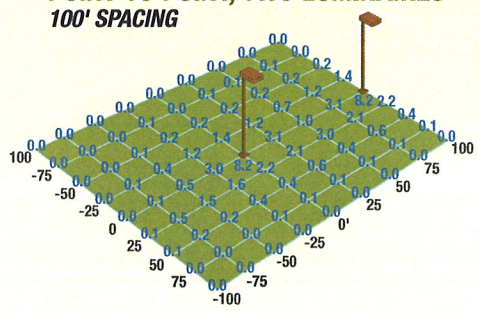
ISO, ONE LUMINAIRE



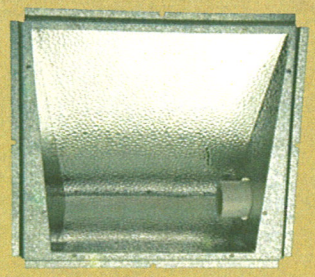
ISO, TWO LUMINAIRES
100' SPACING



POINT TO POINT, TWO LUMINAIRES
100' SPACING



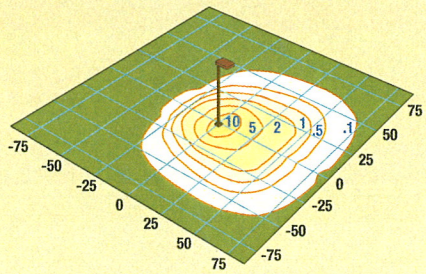
TYPE IV REFLECTOR



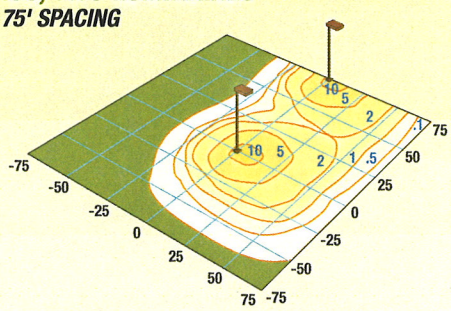
400 WATT METAL HALIDE LAMP
32,400 LUMENS
LLF = 1.0 (apply appropriate factor)
25' MOUNTING HEIGHT

- *Using a Type IV HS shield would result in a 44% reduction of House Side Light*

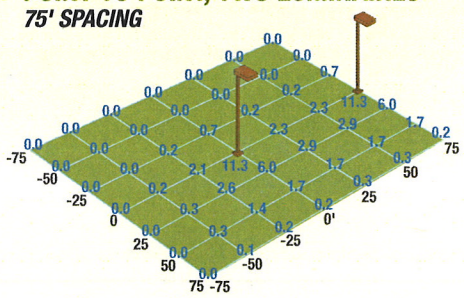
ISO, ONE LUMINAIRE



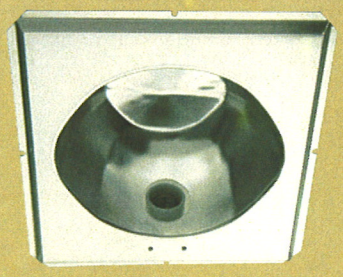
ISO, TWO LUMINAIRES
75' SPACING



POINT TO POINT, TWO LUMINAIRES
75' SPACING

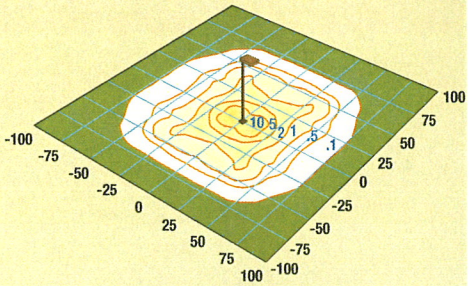


TYPE V REFLECTOR

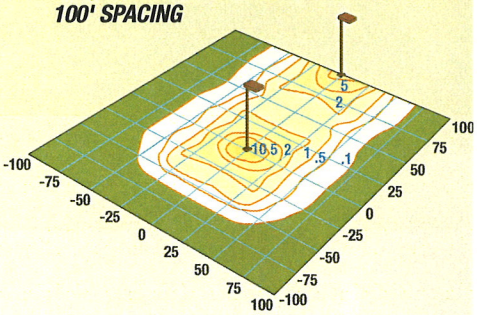


400 WATT METAL HALIDE LAMP
32,400 LUMENS
LLF = 1.0 (apply appropriate factor)
25' MOUNTING HEIGHT

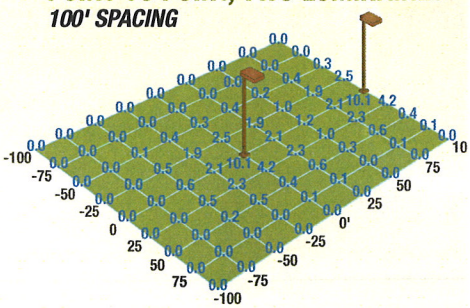
ISO, ONE LUMINAIRE



ISO, TWO LUMINAIRES
100' SPACING



POINT TO POINT, TWO LUMINAIRES
100' SPACING



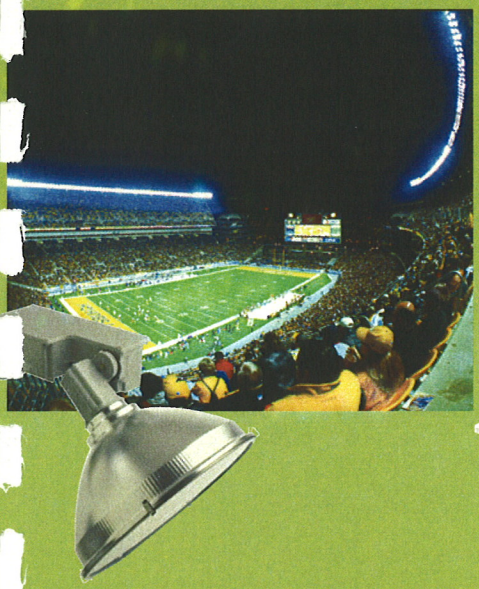
MOUNTING HEIGHT CORRECTIONS FACTORS

MOUNTING HEIGHT (FEET)	15	20	25	30	35	40
MOUNTING HEIGHT (METERS)	4.6	6.1	7.6	9.1	10.7	12.2
FACTOR	2.78	1.56	1.00	0.69	0.51	0.39

NOTE: The distance between grid lines changes to equal the mounting height when using this correction factor table.

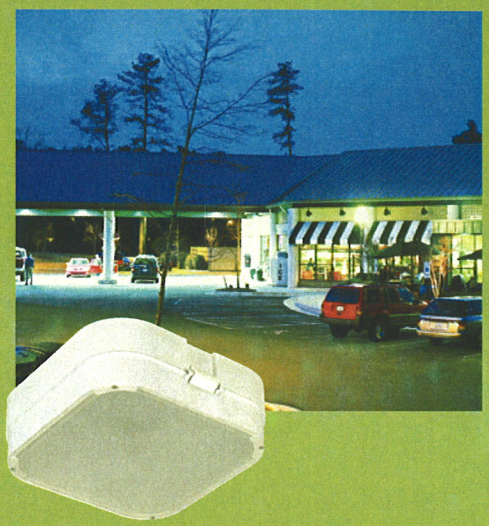
ADDITIONAL HUBBELL LIGHTING PRODUCTS

Sports Lighting



Highbay/Lowbay Lighting

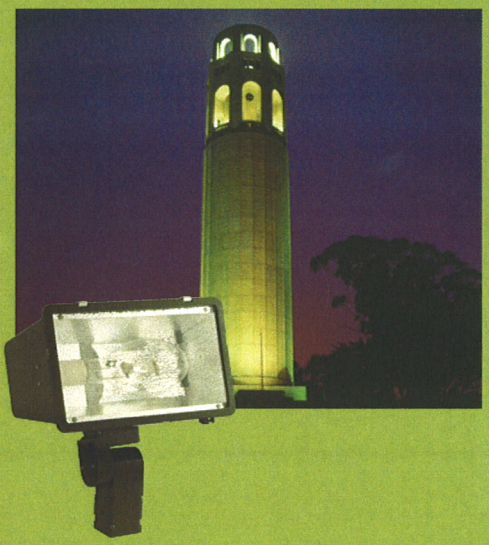
Under-Canopy Lighting



Hazardous Environment Lighting

Surface-Mounted Lighting

Floodlighting



SPAULDING LIGHTING

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

HUBBELL®

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