



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number P25-12

GENERAL	Date of Application <u>8.7.2025</u>
	Property Location <u>1045 ENTERPRISE DRIVE MEDINA.</u>
	Description of Project <u>STORAGE BUDGS - 2-</u>
CONTACT INFORMATION	Applicant Name <u>Stephen Schoen</u>
	Address <u>4157 Ivory Rose Ct</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>
	Phone _____ Email _____
	Property Owner Name <u>Sumbeach Properties</u>
	Address <u>526 US Highway 224</u> City <u>Sullivan</u> State <u>OH</u> Zip <u>44880</u>
	Phon _____ Email _____
APPLICATION TYPE	Planning Commission Site Plan ☒ Conditional Zoning Certificate ☐ Code or Map Amendment ☐ Preliminary Plan ☐ Final Plat ☐ Conditional Sign (EMC/Shopping Ctr) ☐ TC-OV ☐ Other ☐ Historic Preservation Board Certificate of Appropriateness ☐ Conditional Sign ☐ Board of Zoning Appeals Variance ☐ Appeal ☐
APPLICANT SIGNATURE	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u>[Signature]</u> Date <u>8-7-25</u>
OFFICIAL USE	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>225</u>
	Meeting Date <u>9-11-25</u> Check Box when Fee Paid ☒

P25-12
Enterprise Drive Self Storage

Property Owner: Sum Beach Properties LLC
Applicant: Stephen Schoen
Location: 1045 Enterprise Drive (Parcel Number 029-19A-18-018)
Zoning: I-1 (Industrial)
Request: Site Plan approval for self-storage warehouse buildings

LOCATION AND SURROUNDING USES

The subject site is the western portion of a 5.2 acre property located on the north side of Enterprise Drive. Adjacent properties are zoned I-1 and contain the following uses:

- North – Single-Family Residential
- East – Cell Tower and Vacant
- South – Vacant
- West – Vacant



BACKGROUND & PROPOSED APPLICATION

The applicant is proposing to develop the vacant site with a 5,000 sq. ft. (50 ft. x 100 ft.) storage building and a 2,560 sq. ft. (40 ft. x 64 ft.) storage building. The site is configured with the buildings on the west side of the site, parking on the east side of the site, and a single access drive.

PROPOSED USE

The use is considered a “Self-Storage Warehouse”, which is a permitted use in the I-1 zoning district.

DEVELOPMENT STANDARDS

The proposed site is subject to the following I-1 zoning district development standards:

Standard	Required	Proposed	Standard	Required	Proposed
Min. Front Setback	25 ft.	25 ft.	Max. Building Height	50 ft.	18 ft.
Min. Side Setback	25 ft.	25 ft.	Min. Lot Size	0.5 acres	5.2 acres
Min. Rear Setback	25 ft.	85 ft.	Max. Lot Coverage	85%	9%

The project meets the above development standards.

CIRCULATION, ACCESS, AND PARKING

Access – The site is accessed via a single drive off of Enterprise Drive.

Circulation – The site has two-way circulation with parking on the west side of the north/south driveway. Parking and drives are asphalt from the right-of-way to the rear of the principal building and gravel to the rear of the principal building, which complies with Section 1145.09(a)(3).

Parking Dimensions – Ninety-degree parking spaces must be 9 ft. in width and 19 ft. in length with a 24 ft. wide drive aisle. The proposed site meets this standard.

Required Off-Street Spaces – Per Section 1145.04(e), parking for a self-warehouse “shall be enough to satisfy all the parking needs of the proposed use”. 11 parking spaces are shown, though 1 space will need to be ADA-compliant.

Sidewalks – A public sidewalk is not shown along Enterprise Drive. Sidewalks are required, but may be waived by the Planning Commission for projects in industrial areas. There are no existing sidewalks on Enterprise Drive, Commerce Drive, or other area streets.

LANDSCAPING, SCREENING, AND BUFFERING

Parking Lot Setback – Per Sections 1145.04(g) and 1145.09(b), parking lots must be set back 10 ft. from the street right-of-way and must contain landscape features or other visual barriers. The parking lot is setback 25 ft. from the right-of-way and includes evergreen trees, though the species and size will need to be indicated.

Interior Parking Lot Landscaping – Per Section 1145.09(a)(3)(C.), interior parking lot landscaping for industrial uses is only required in the front yard. As parking is not located in the front yard, no interior parking lot landscaping is required.

Screening – Screening is required when an industrial or commercial use abuts a residential zoning district. Though the property to the north contains a residence, it is zoned I-1 (Industrial) and does not require screening. However, the proposed development is set back 85 ft. from the north property line and contains 8 evergreen trees, though the species and size will need to be indicated.

Dumpsters Enclosure – The applicant has indicated there will be no dumpster for the proposed use.

UTILITIES AND STORM WATER

The site has access to sanitary sewer service and public water on Enterprise Drive. The applicant is considering options for storm water management, which may include a single system for the entire property.

ENGINEERING AND FIRE DEPARTMENT COMMENTS

The Engineering and Fire Departments have no comments at this time.

BUILDING ELEVATIONS AND LIGHTING

Architectural plans have been submitted for both buildings, which are clad in steel siding and roofing. The principal building incorporates five garage doors on the east elevation and windows on the west elevation. The secondary rear building incorporates a garage door and an entrance door on the east elevation.

Section 1109.04(c)(17) states that industrial buildings shall have “Architectural details and ornamentation on the street façade shall be meaningful to the overall design and appropriate for the size and scale of proposed structures, and harmonious with other architectural details and ornamentation on adjacent structures”. The south elevation of the principal building facing the street includes two windows, contrasting colors, and a wainscot lower section.

Section 1145.09 requires lighting to have a maximum height of 25 ft. and incorporate a full cut-off fixture that shines straight down. Lighting is building-mounted at less than 25 ft. and includes a compliant fixture.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P25-12 as submitted with the following conditions:

1. Accessible parking shall be provided in compliance with the Americans with Disabilities Act.
2. The size and species of landscaping shall be indicated.

W:\Job_Folders\2021\21-216 Drawings\21216-CP2.dwg, 8/28/2025 10:10 AM, Autocad7

Spring Peeper Properties Ltd.
P.P. #029-19A-14-021
C/L 5316

Sherrie L. Schneider
P.P. #029-19A-14-001
C/L 3005

Lease Purchase Ohio LLC.
P.P. #029-19A-14-022
C/L 5698

Lease Purchase Ohio LLC.
P.P. #029-19A-14-023
C/L 5697

KDP Bode Enterprises LLC.
P.P. #029-19A-18-024
C/L 8523

Lease Purchase Ohio LLC.
P.P. #029-19A-18-014
C/L 3127

Lease Purchase Ohio LLC.
P.P. #029-19A-18-020
C/L 7114

Lease Purchase Ohio LLC.
P.P. #029-19A-15-246
C/L 7115

ABBEYVILLE
ROAD (60')

ENTERPRISE DRIVE (60')

- LEGEND**
- EX. SANITARY SEWER
 - EX. SANITARY MANHOLE
 - EX. STORM SEWER
 - EX. STORM MANHOLE
 - EX. CURB INLET BASIN
 - EX. 2-2-B INLET BASIN
 - EX. WATER MAIN
 - EX. HYDRANT ASSEMBLY
 - EX. LINE VALVE
 - EX. GAS LINE
 - EX. GAS LINE MARKER

1045 ENTERPRISE DRIVE

LOCATED IN

CITY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING and SURVEYING

203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5960

EXISTING CONDITIONS PLAN

SHEET TITLE:

DRAWN BY: TEM

DATE: 03/21/22

CHECKED BY:

DATE:

PROJECT No.

21-216

ACAD FILE No.

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SCALE: PLAN: 1"=40'

PROFILE: Horz.

Vert.

SHEET NO.

1

2

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JPA TRUCKING LLC
P.P. #029-19A-14-021
C/L 5316

Sherrie L. Schneider
P.P. #029-19A-14-001
C/L 3005

Lease Purchase Ohio LLC.
P.P. #029-19A-14-022
C/L 5698

Lease Purchase Ohio LLC.
P.P. #029-19A-14-023
C/L 5697

American Towers LLC
P.P. #029-19A-18-024
C/L 8523

Lease Purchase Ohio LLC.
P.P. #029-19A-18-014
C/L 3127

Lease Purchase Ohio LLC.
P.P. #029-19A-18-020
C/L 7114

Lease Purchase Ohio LLC.
P.P. #029-19A-15-246
C/L 7115

SITE DATA

ZONING DISTRICT.....I-1 (INDUSTRIAL DISTRICT)
MINIMUM BUILDING SETBACK.....25 FT.
MINIMUM SIDE YARD.....25 FT.
MINIMUM REAR YARD.....25 FT.
TOTAL SITE AREA.....5.2312 ACRES

LEGEND

- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- EX. STORM SEWER
- EX. STORM MANHOLE
- EX. CURB INLET BASIN
- EX. 2-2-B INLET BASIN
- EX. WATER MAIN
- EX. HYDRANT ASSEMBLY
- EX. LINE VALVE
- EX. GAS LINE
- EX. GAS LINE MARKER
- PROP. EVERGREEN TREE

1045 ENTERPRISE DRIVE

CITY OF MEDINA

LOCATED IN

COUNTY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING and SURVEYING

203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5960

PRELIMINARY SITE PLAN

SHEET TITLE:

DRAWN BY: LMK
DATE: 06/06/2025

CHECKED BY:
DATE:

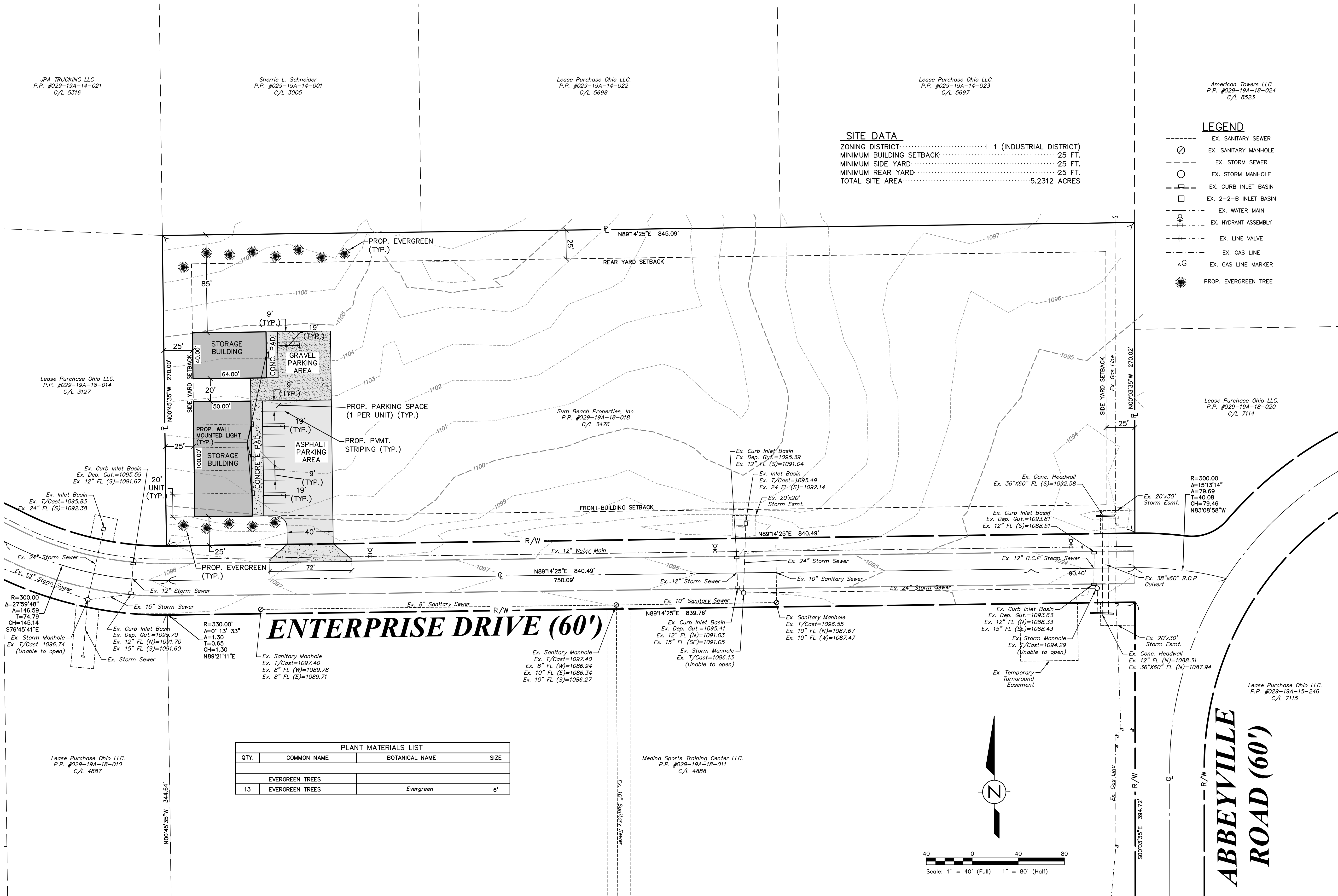
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21-216

ACAD FILE No.
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SCALE: PLAN- 1"=40'
PROFILE-Horz.
Vert.

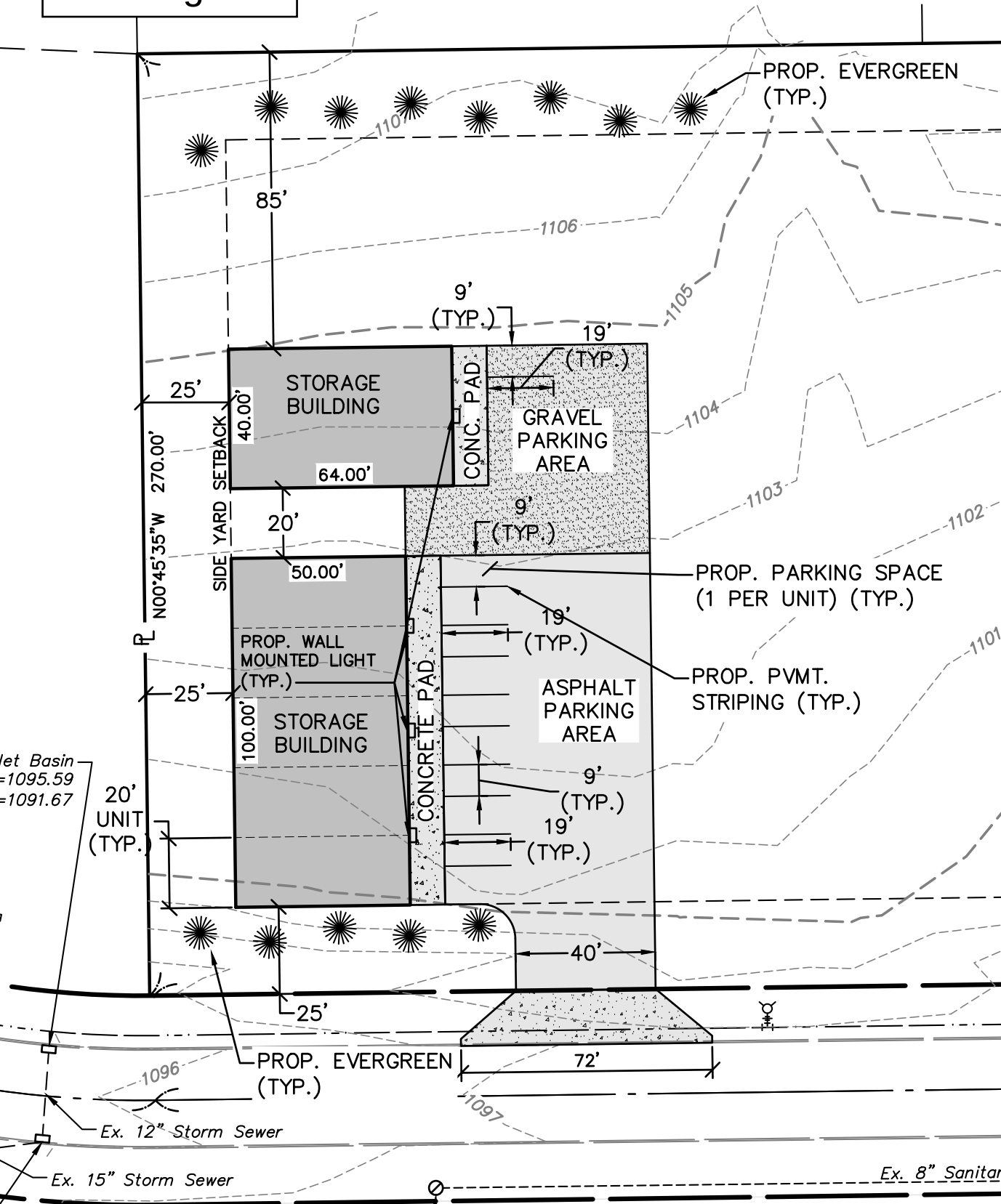
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2



PLANT MATERIALS LIST			
QTY.	COMMON NAME	BOTANICAL NAME	SIZE
	EVERGREEN TREES		
13	EVERGREEN TREES	Evergreen	6'

Site Plan - Enlarged

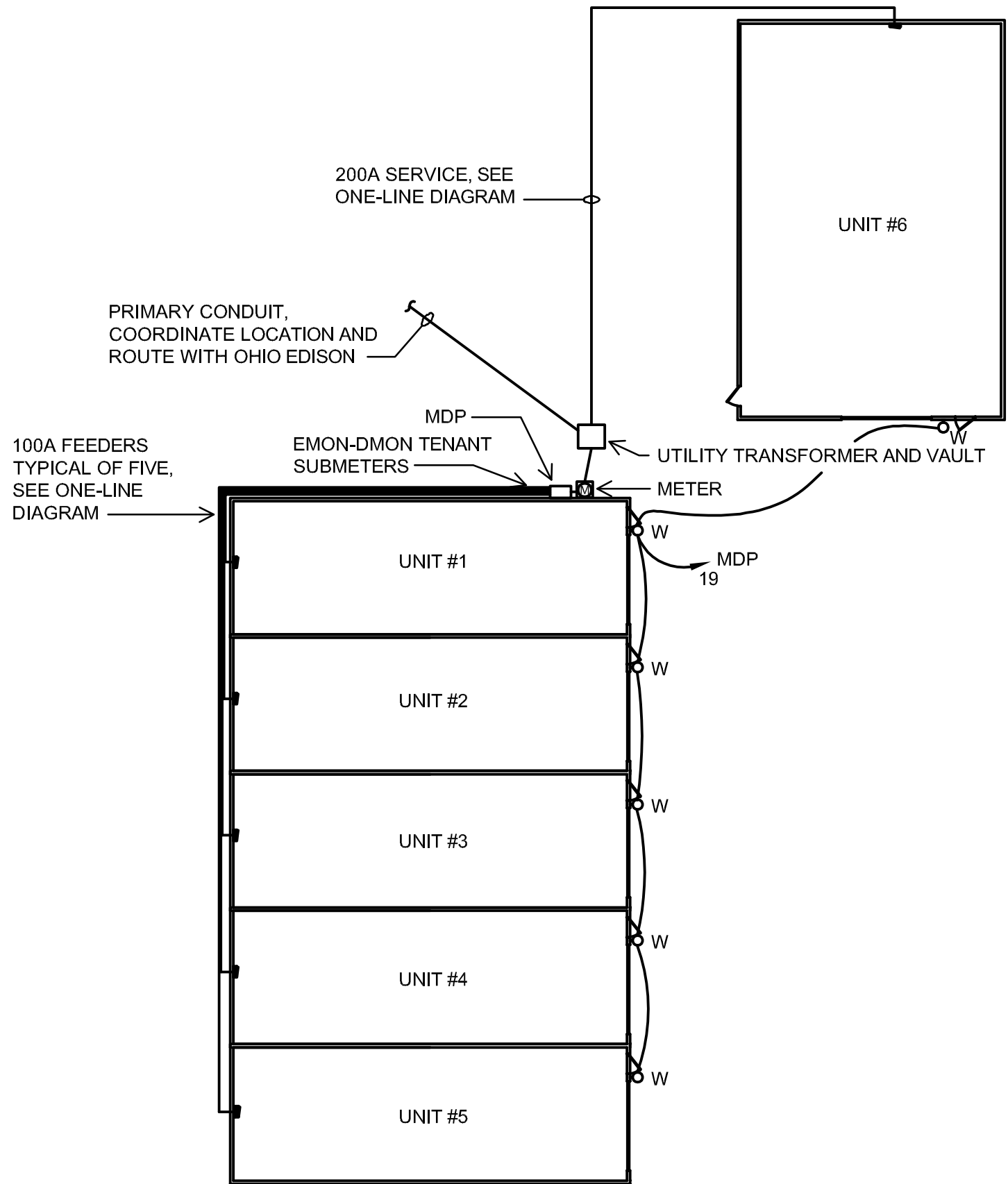


x. Curb Inlet Basin
 x. Dep. Gut.=1095.70
 x. 12" FL (N)=1091.70
 x. 15" FL (S)=1091.60

R=330.00'
 Δ=0° 13' 33"
 A=1.30
 T=0.65
 CH=1.30
 100'±11"±5

ENTERPRISE

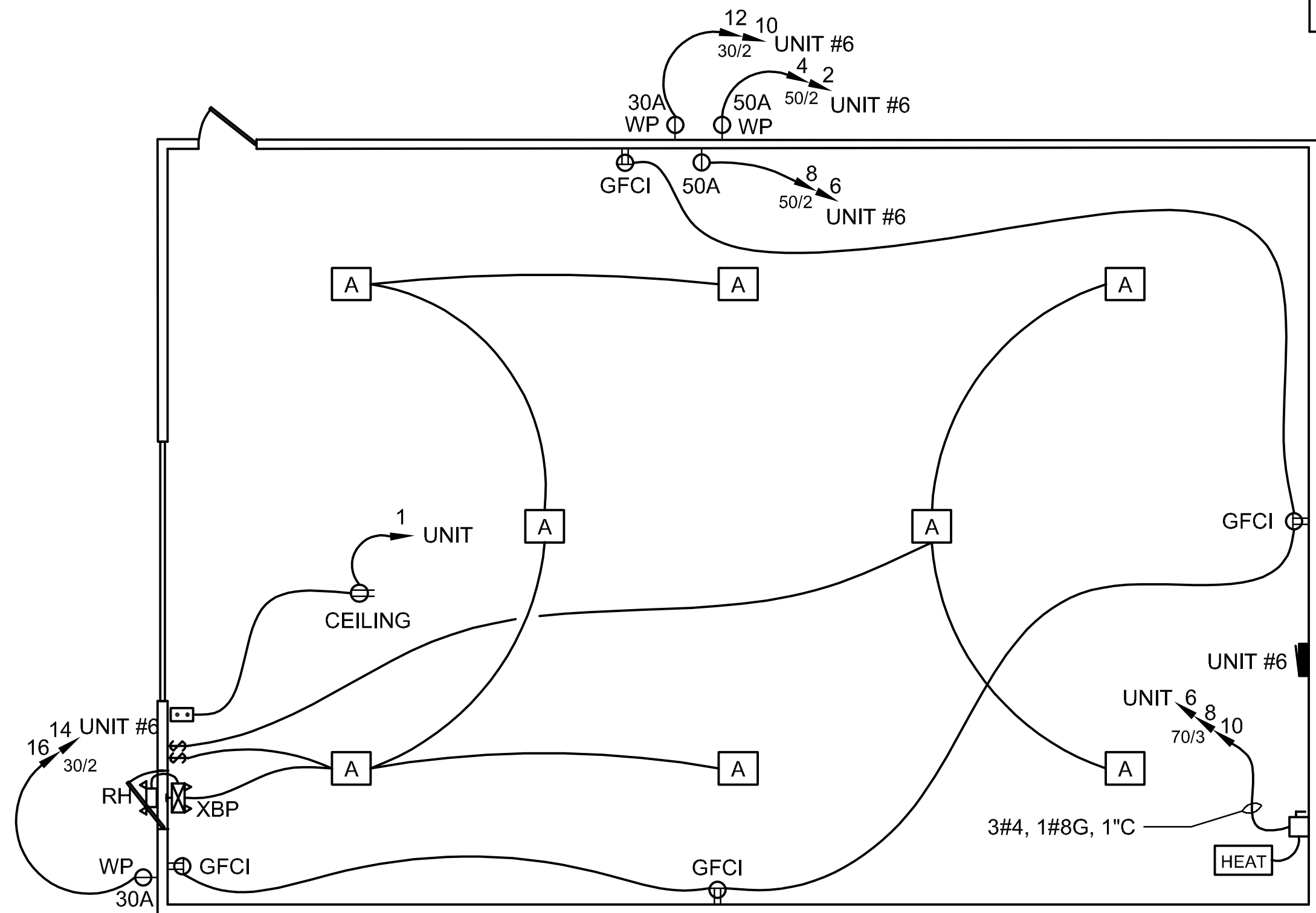
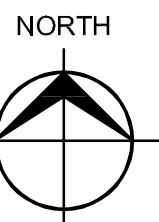
Ex. Sanitary Manhole



ELECTRICAL SITE PLAN

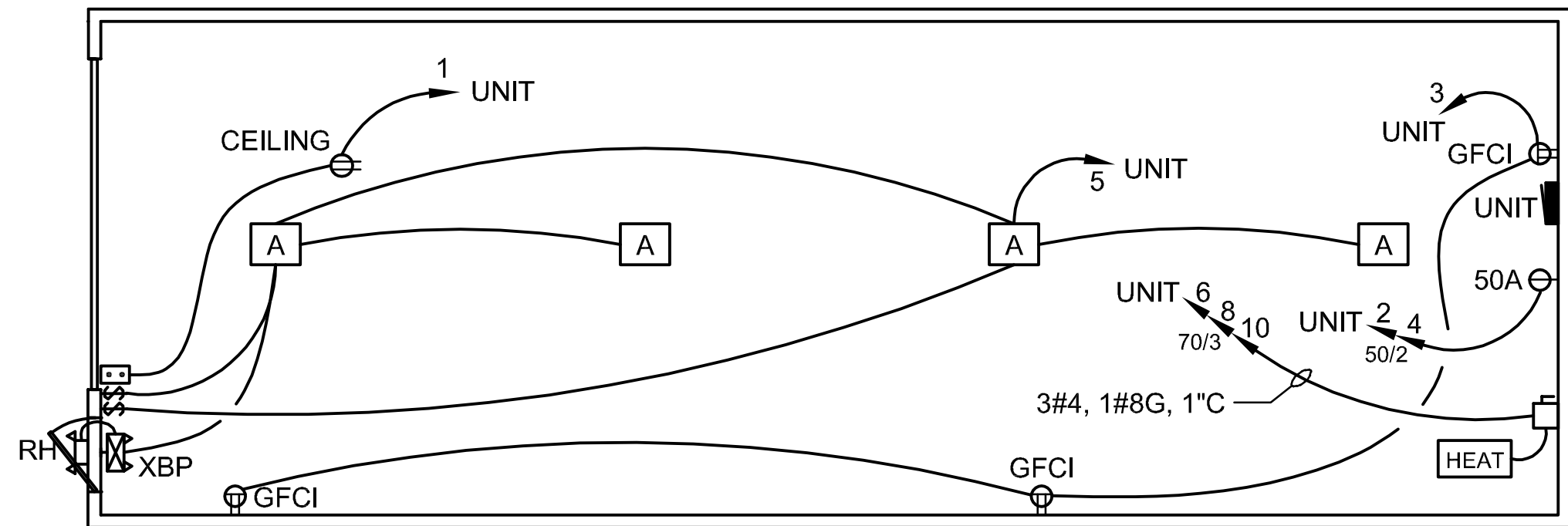
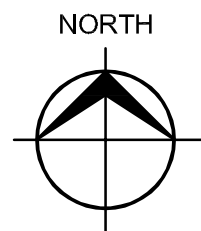
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GRAPHIC SCALE: 1" = 20' - 0"



40' x 60' UNIT 6

SCALE: 1/8" = 1'-0"



20' x 50' UNIT (TYPICAL OF FIVE)

SCALE: 1/8" = 1'-0"



ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
	HOMERUN TO PANEL INDICATING CIRCUIT NUMBERS - ALL WIRING SHALL BE #12 WITH GROUND WIRE UON (INCREASE TO #10 FOR CIRCUITS BETWEEN 100 AND 200 LF) CONSULT ENGINEER FOR RUNS OVER 200 LIN FEET IF WIRE SIZE IS NOT INDICATED - ALL HOMERUNS SHALL BE TO A 20 AMPERE, 1 POLE CIRCUIT BREAKER UON. WIRE FILL AS REQUIRED FOR APPLICATION INDICATED.
	STANDARD SWITCHES - 20 AMPERE, 120/277 VOLT, SINGLE POLE - MTD AT 48" AFF UON. *3" = THREE-WAY
	GFCI DUPLEX RECEPTACLE - 20 AMPERE, 125 VOLT - 5 MA GROUND FAULT CIRCUIT INTERRUPTER TYPE - MOUNTED AT 15" AFF UON
	SPECIAL PURPOSE SINGLE RECEPTACLE - NEMA CONFIGURATION AND MOUNTING HEIGHT AS NOTED ON DRAWINGS (*TL* = TWISTLOCK)
	JUNCTION BOX - MOUNTING HEIGHT AND SIZE AS REQUIRED BY CODE OR AS NOTED ON DRAWINGS
	SAFETY SWITCH - HEAVY DUTY, UNFUSED
	PANELBOARD (208Y/120V - 3 ph - 4W)
	TRANSFORMER
	PUSHBUTTON OPERATOR, FOR MOTOR CONTROL - MOUNTED AT 48" AFF UON

COORDINATION OF UNDERGROUND WORK:

ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT ROUTING AND ELEVATION OF UNDERGROUND CONDUITS WITH ALL OTHER TRADES ON SITE PRIOR TO EXCAVATION AND INSTALLATION. ALL TRENCHING, BACKFILL, PATCHING, ETC. SHALL BE BY THE ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED.

NOTE:

DO ALL EXCAVATION AND BACKFILLING NECESSARY FOR INSTALLATION OF WORK, PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS WILL BE ENCOUNTERED, (I.E., TELECOMMUNICATIONS, SEWER, WATER, FUEL, ELECTRIC LINES, ETC) AND WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE ESTIMATED LOCATION OF SUCH INSTALLATIONS, THE EXACT LOCATION SHALL BE DETERMINED, WHEN IT IS UNCOVERED, PROPER SUPPORTS SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. UTILITY COMPANIES SHALL BE CONTACTED AND ADVISED OF THE PROPOSED WORK PRIOR TO THE START OF ACTUAL EXCAVATION, CONTACT THE OHIO UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO STARTING WORK. TELEPHONE AT 1-800-362-2764.

LIGHTING FIXTURE SCHEDULE

TYPE AND SYMBOL	NO. OF LAMPS AND TYPE	LAMP WATTS	FIXTURE WATTS	VOLTS	MANUFACTURER CATALOG NO.	MOUNTING	DESCRIPTION
	LED 13,500 LUMENS 4000 KELVIN 80 CRI	105	105	MVOLT	LED FIXTURE TO BE SELECTED BY OWNER	SUSPENDED	13"x24" HIGH BAY LED FIXTURE, CHAIN HUNG, DAMP LOCATION RATED.
	LED 1500 LUMENS 4000 KELVIN 80 CRI	20	20	MVOLT	LED FIXTURE TO BE SELECTED BY OWNER	WALL MOUNTED	WALL MOUNTED EXTERIOR FIXTURE, WET LOCATION LISTED, WITH INTEGRAL PHOTOCELL FOR DUSK-TIL-DAWN OPERATION
	LED	5	5	120	LITHONIA LHQM LED R HO LITHONIA ELA T QWP L0309	WALL MOUNTED OVER DOOR REMOTE HEAD	LED COMBO EXIT SIGN /EMERGENCY LIGHT WITH WHITE PLASTIC HOUSING, RED LETTERS, TWIN LED HEADS AND INTEGRAL BATTERY PACK. POWER FOR REMOTE HEAD AND TWIN REMOTE HEADS SHALL BE WEATHERPROOF.

ALTERNATE MANUFACTURERS: HUBBELL LIGHTING, ACUITY BRANDS, COOPER LIGHTING

REVISIONS BY



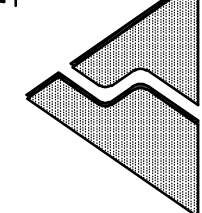
STADELMAN ASSOCIATES INC.

CONSULTING ENGINEERS

8014 HARTMAN ROAD
WADSWORTH, OHIO 44281

PHONE: (330) 926-2600 FAX: (330) 926-4531

www.stadelman.net



NEW STORAGE UNITS

1045 ENTERPRISE DRIVE
MEDINA, OH 44256

DRAWN

TAR

CHECKED

CSP

DATE

7/22/25

SCALE

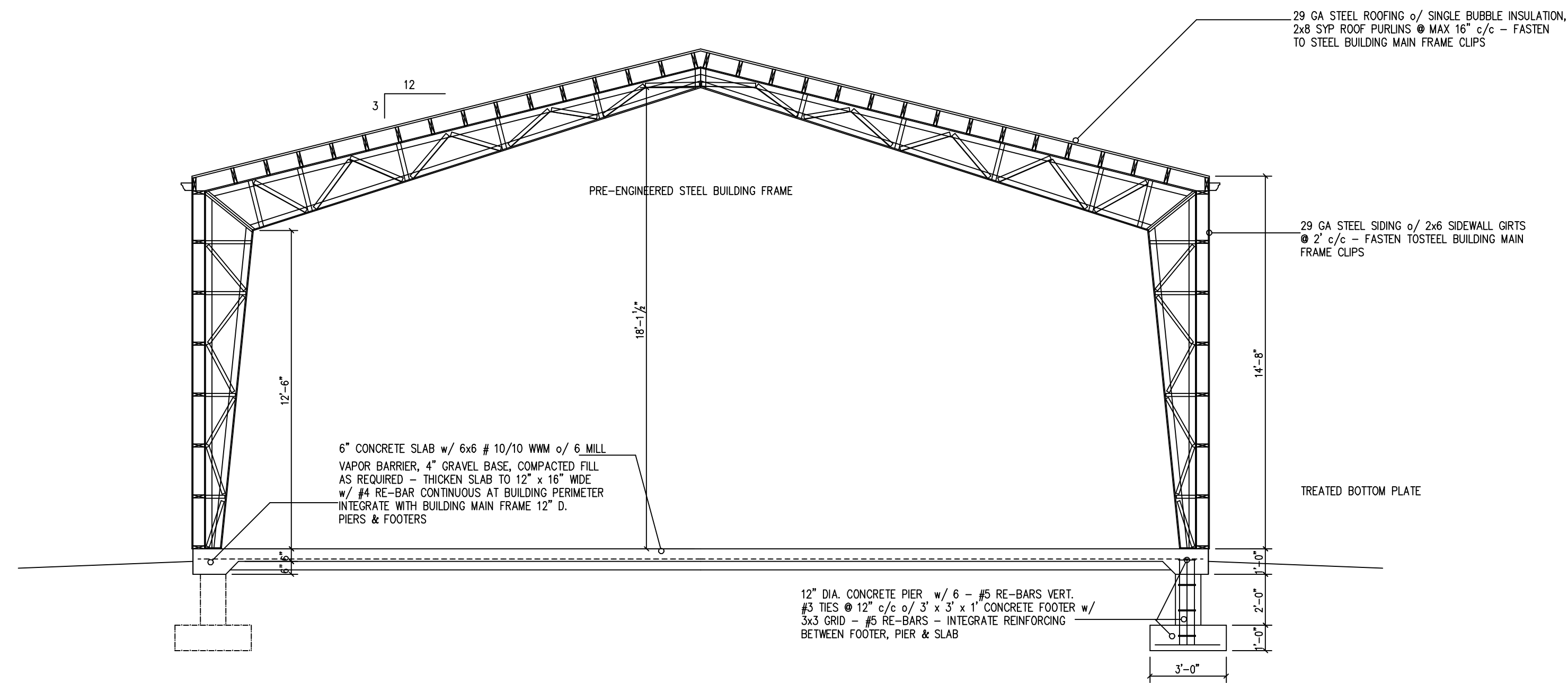
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JOB NO.

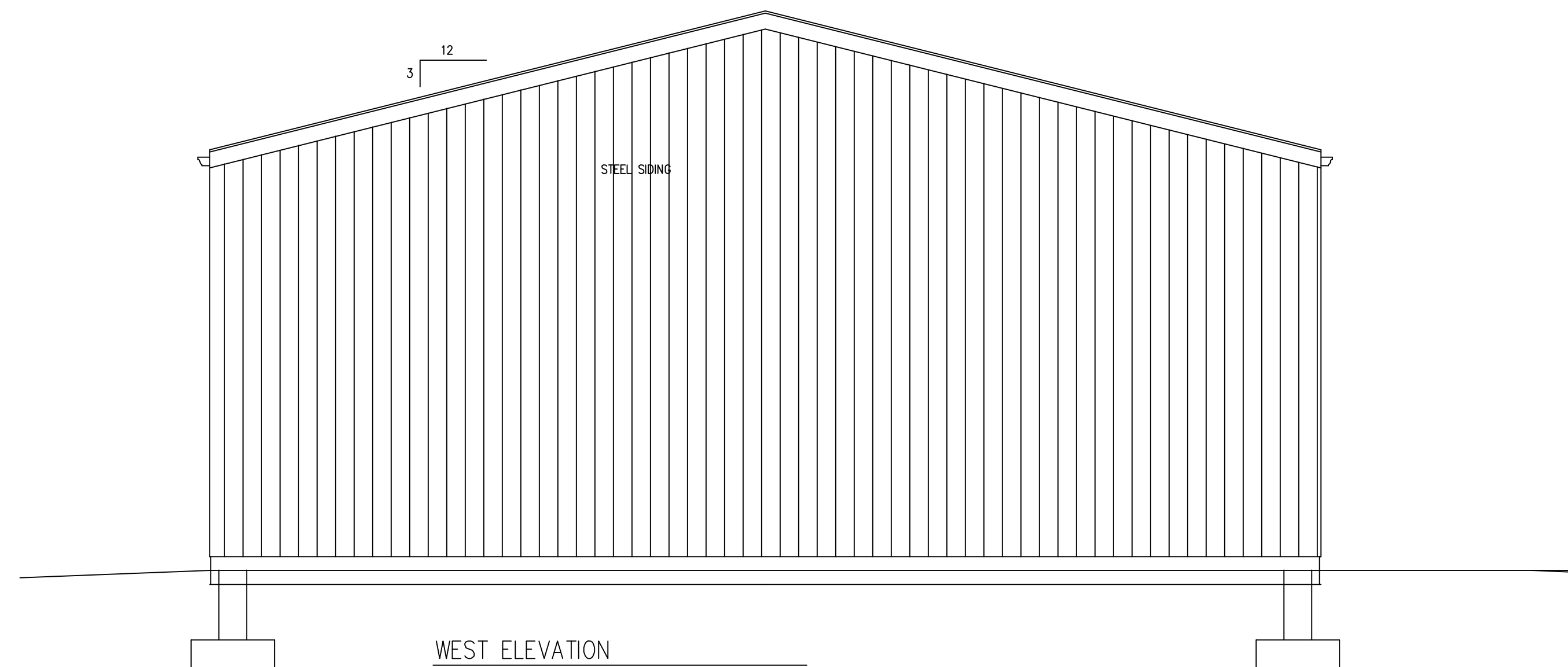
25M014

SHEET

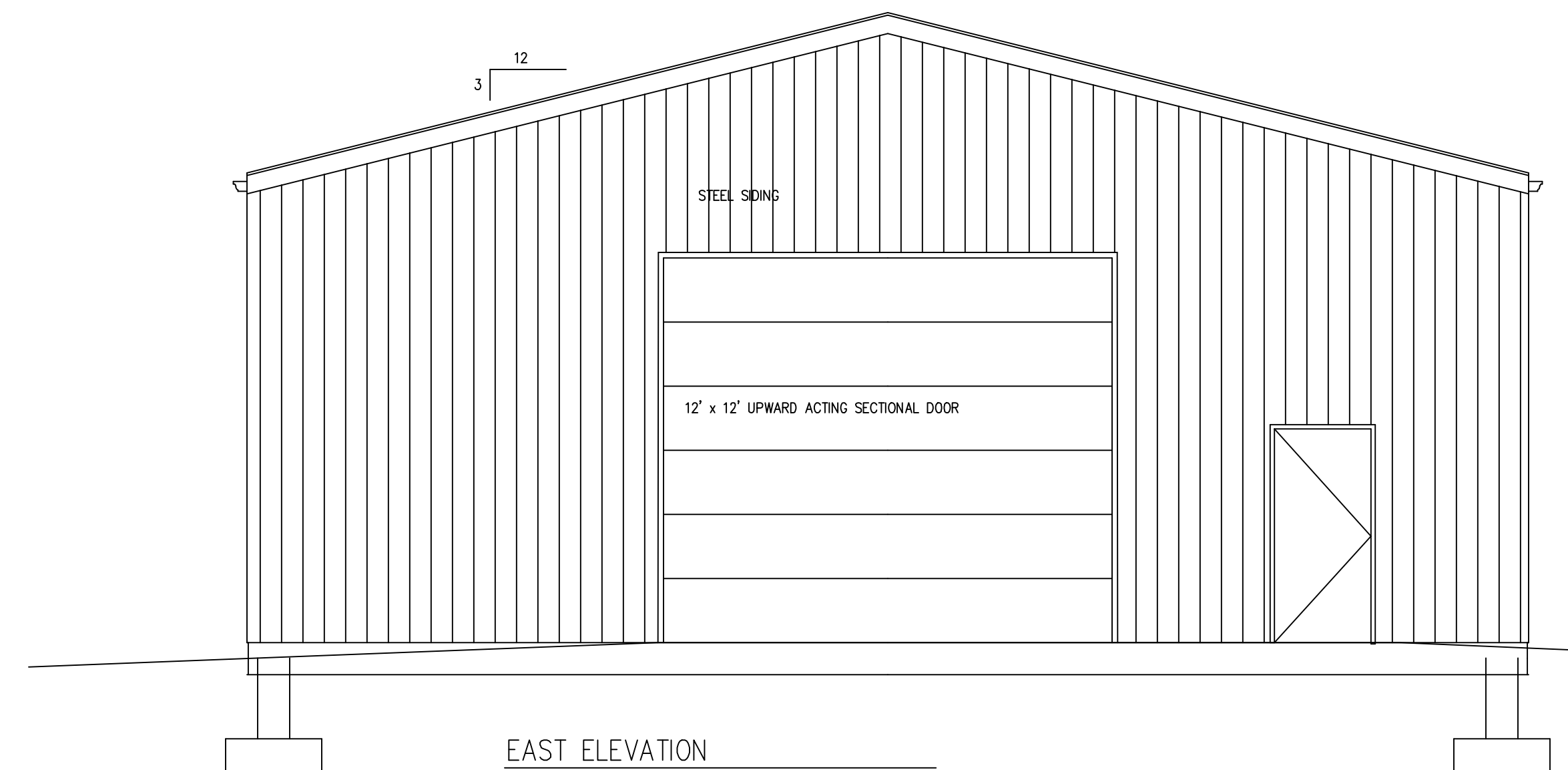
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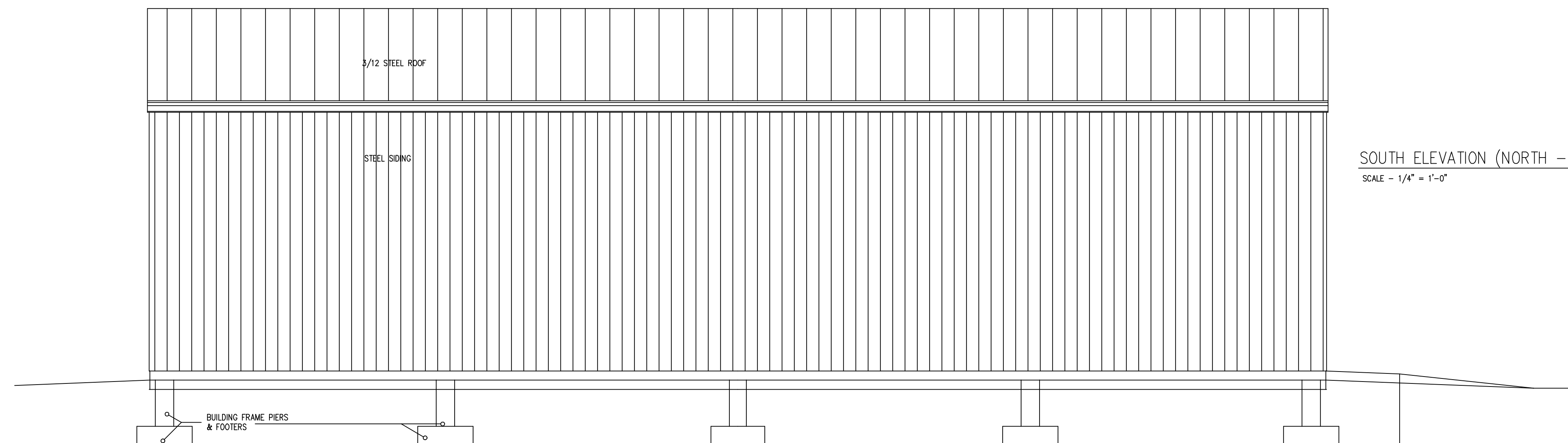
BUILDING SECTION
SCALE - 1/4" = 1'-0"



WEST ELEVATION
SCALE - 1/4" = 1'-0"



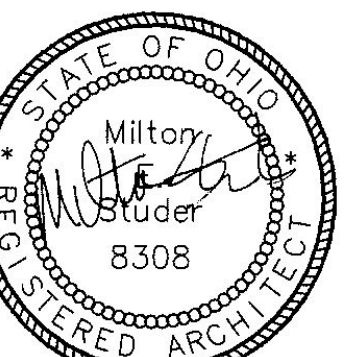
EAST ELEVATION
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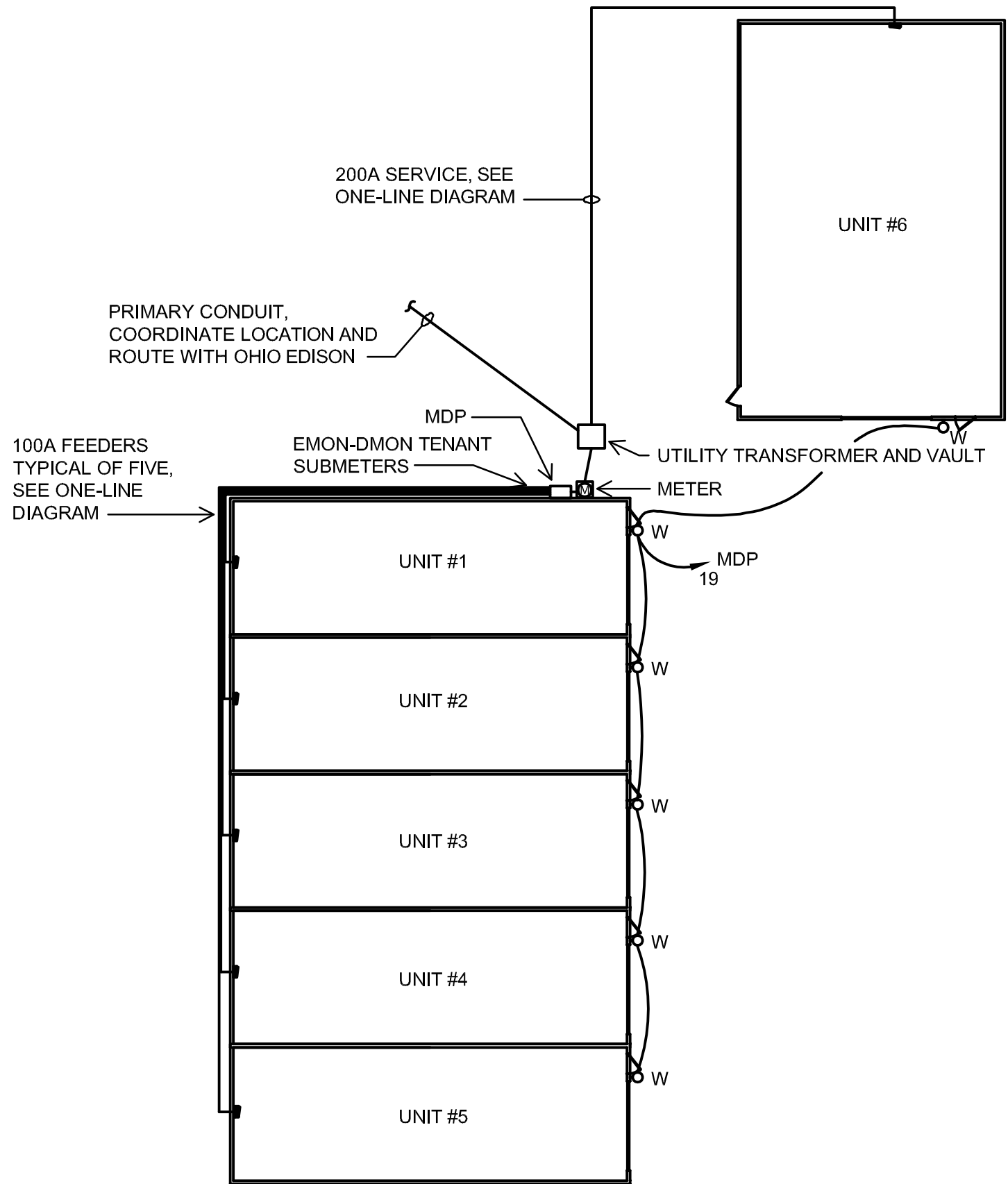
SOUTH ELEVATION (NORTH - MIRROR IMAGE)
SCALE - 1/4" = 1'-0"

Milla Construction Systems Inc.
New Phase "2" Building for:
Enterprise Inc.
1045 Enterprise Drive
Medina, Ohio

Studer Architects LLC - studerarchitects@gmail.com
8725 N. Slalom Ln.
Minerva, Ohio 44657 (330) 868-8248
JOB # M23048 July 24, 2025 REV.



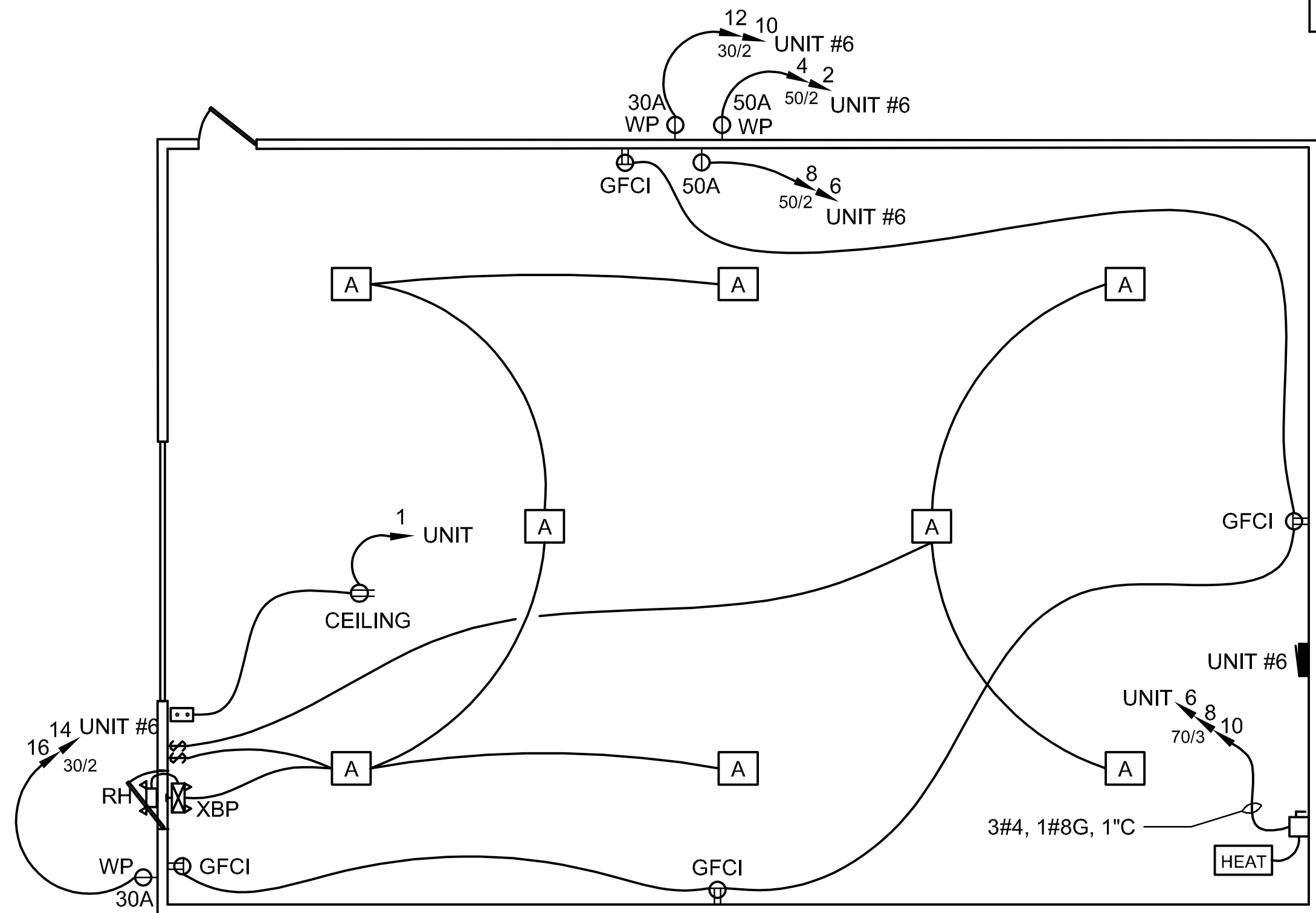
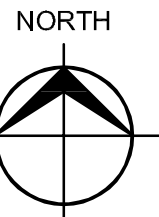
Milton Studer Inc. # 8308
expires 12/31/25



ELECTRICAL SITE PLAN

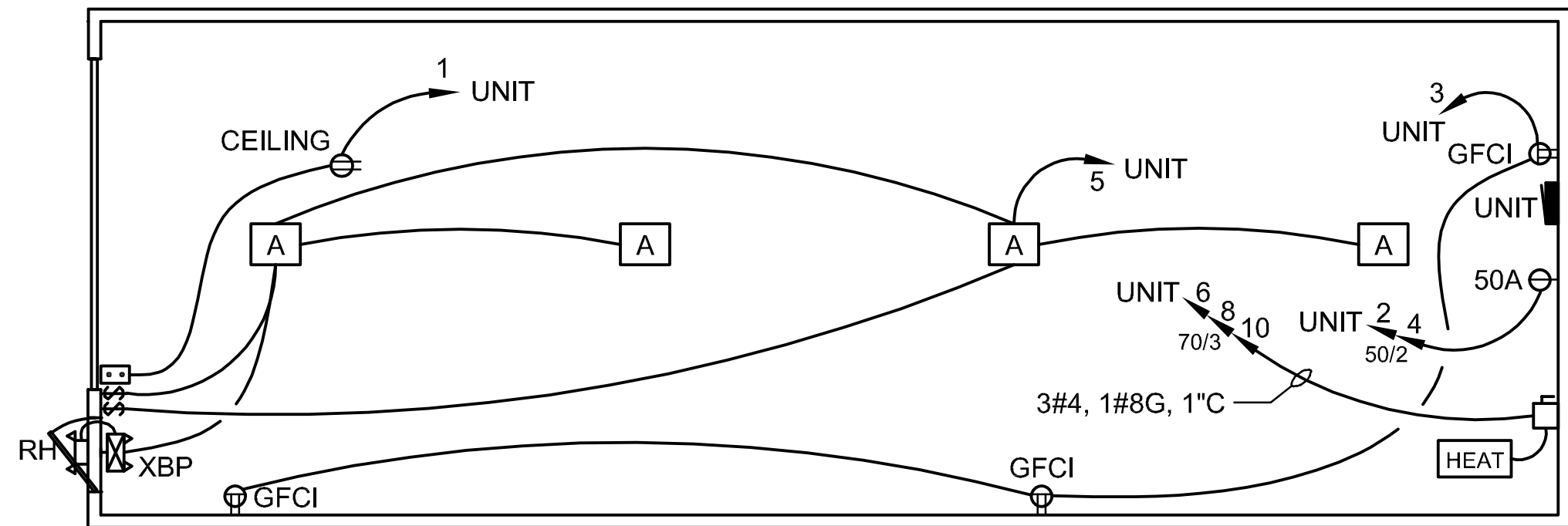
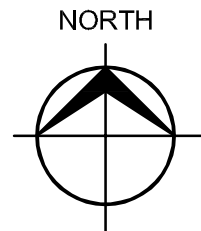
SCALE: 1" = 20'-0"

GRAPHIC SCALE: 1" = 20' - 0"



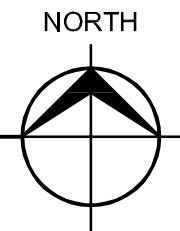
40' x 60' UNIT 6

SCALE: 1/8" = 1'-0"



20' x 50' UNIT (TYPICAL OF FIVE)

SCALE: 1/8" = 1'-0"



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	JUNCTION BOX - MOUNTING HEIGHT AND SIZE AS REQUIRED BY CODE OR AS NOTED ON DRAWINGS
	SAFETY SWITCH - HEAVY DUTY, UNFUSED
	PANELBOARD (208Y/120V - 3 ph - 4W)
	TRANSFORMER
	PUSHBUTTON OPERATOR, FOR MOTOR CONTROL - MOUNTED AT 48" AFF UON

COORDINATION OF UNDERGROUND WORK:

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NOTE:

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LIGHTING FIXTURE SCHEDULE

TYPE AND SYMBOL	NO. OF LAMPS AND TYPE	LAMP WATTS	FIXTURE WATTS	VOLTS	MANUFACTURER CATALOG NO.	MOUNTING	DESCRIPTION
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	LED 1500 LUMENS 4000 KELVIN 80 CRI	20	20	MVOLT	LED FIXTURE TO BE SELECTED BY OWNER	WALL MOUNTED	WALL MOUNTED EXTERIOR FIXTURE, WET LOCATION LISTED, WITH INTEGRAL PHOTOCELL FOR DUSK-TIL-DAWN OPERATION
	LED	5	5	120	LITHONIA LHQM LED R HO LITHONIA ELA T QWP L0309	WALL MOUNTED OVER DOOR REMOTE HEAD	LED COMBO EXIT SIGN /EMERGENCY LIGHT WITH WHITE PLASTIC HOUSING, RED LETTERS, TWIN LED HEADS AND INTEGRAL BATTERY PACK. POWER FOR REMOTE HEAD AND TWIN REMOTE HEADS SHALL BE WEATHERPROOF.

ALTERNATE MANUFACTURERS: HUBBELL LIGHTING, ACUITY BRANDS, COOPER LIGHTING

REVISIONS

BY



STADELMAN ASSOCIATES INC.

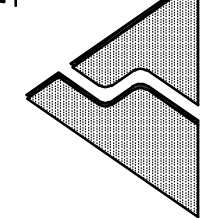
CONSULTING ENGINEERS

8014 HARTMAN ROAD

WADSWORTH, OHIO 44281

PHONE: (330) 926-2600 FAX: (330) 926-4531

www.stadelman.net



NEW STORAGE UNITS

1045 ENTERPRISE DRIVE
MEDINA, OH 44256

DRAWN

TAR

CHECKED

CSP

DATE

7/22/25

SCALE

AS NOTED

JOB NO.

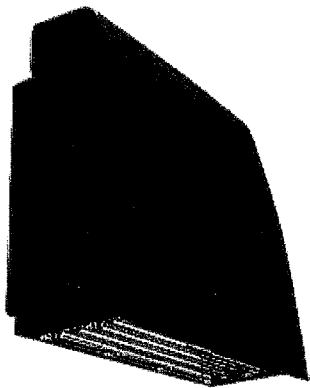
25M014

SHEET

E-1

SLIM17FA15ADJ

RAB



Color: Bronze

Weight: 3.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.13A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	14.2/14/14.2W

LED Info

Watts	15W
Color Temp	3000/4000/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	1761/1904/1852 lm
Efficacy	124/136.2/130.3 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PL0MVJOV62Q3

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 70W Metal Halide

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V Integrated button photocell included.

Surge Protection:

L-N:2.5 kV,L/N-GND:2.5 kV

Construction

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Ambient Temperature :

Max Power Temp Rating: 122°F (50°C)

Middle Power Temp Rating: 122°F (50°C)

Low Power Temp Rating: 122°F (50°C)

Housing:

Precision die-cast aluminum housing and door frame

Lens:

Polycarbonate lens

Cut Off:

Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Installation

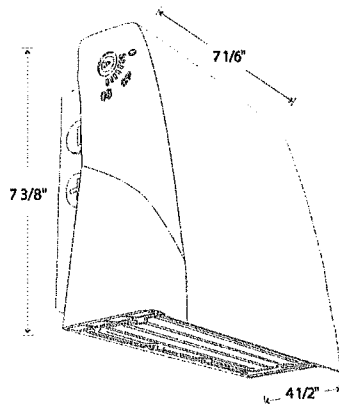
Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

SLIM17FA15ADJ

RAB**Technical Specifications (continued)****Other****5-Year Limited Warranty:**

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions**Features**

- Selectable CCT
- Adjustable cutoff
- Integrated photocell
- 0-10V dimming, standard

Ordering Matrix

Family	Wattage	Style
SLIM17FA	15	ADJ
15 = 15W ADJ = Angle Adjustable		
30 = 30W		

slim17fa15adj_5k.ies

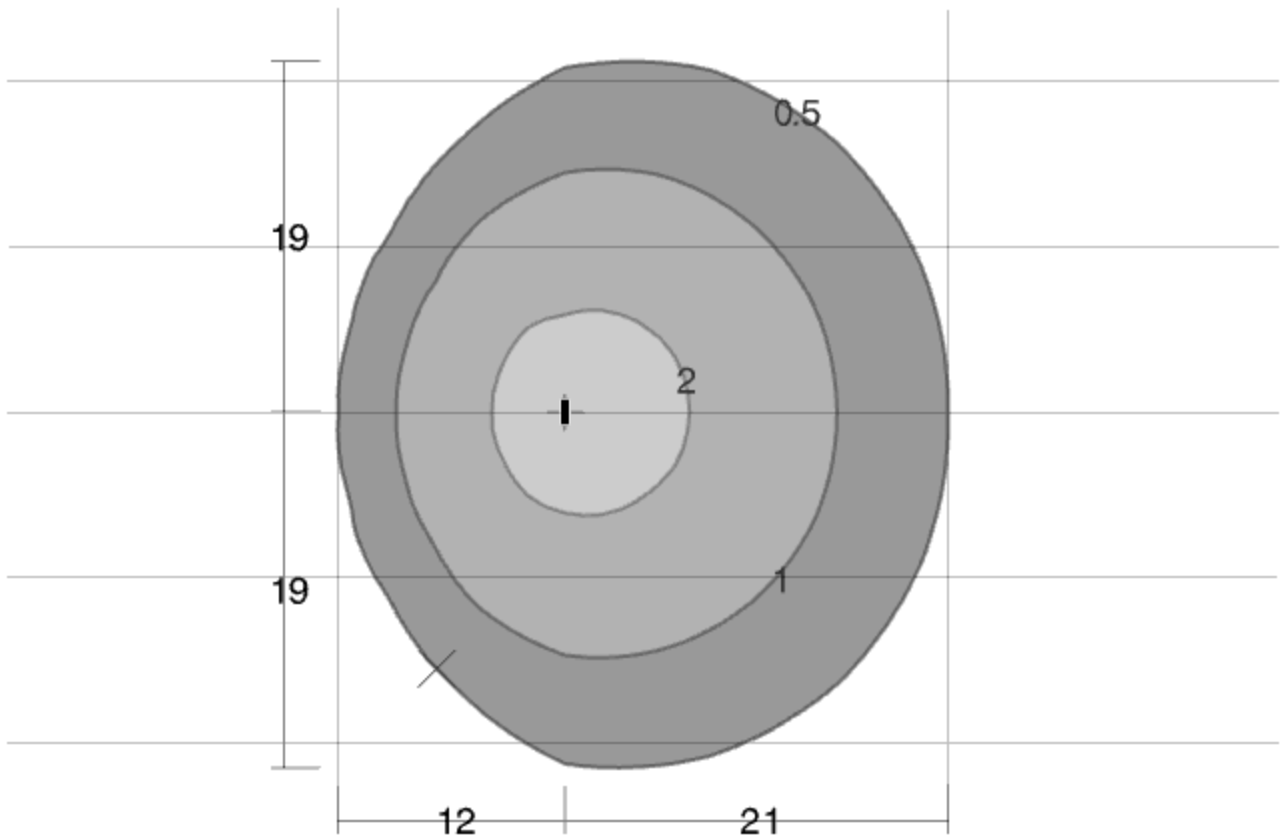
RAB Lighting Inc.

SLIM17FA15ADJ_5K

Single (Poletop, Yolk, Bollard)



Luminaire Watts	14	W
Ballast/Driver Factor	1.00	
Light Loss Factor	1.00	
Total Proration Factor	1.00	
Luminaire Lumens	1761	lms

 18 ft


Min: 0.50 fc ✕
Max/Avg: 2.1

Avg: 1.1 fc
Avg/Min: 2.3

Max: 2.4 fc +
Max/Min: 4.8