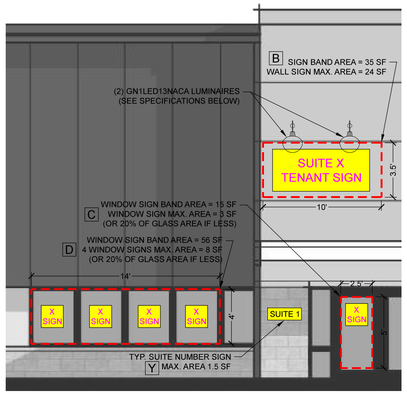
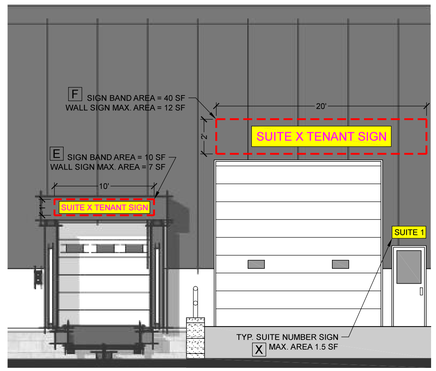
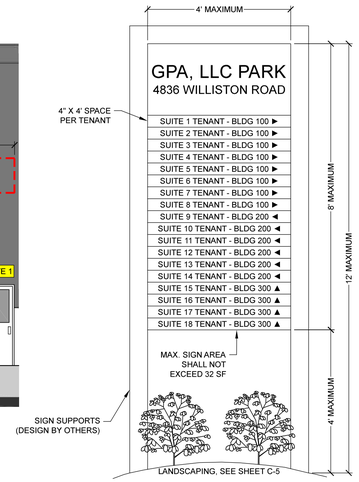


BUILDING FRONT SIGNAGE, TYPICAL PER TENANT
NTS

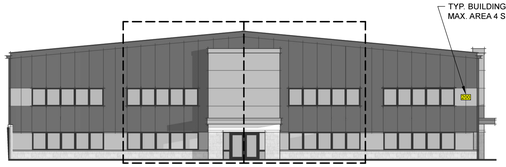


LOADING AREA SIGNAGE, TYPICAL PER TENANT
NTS

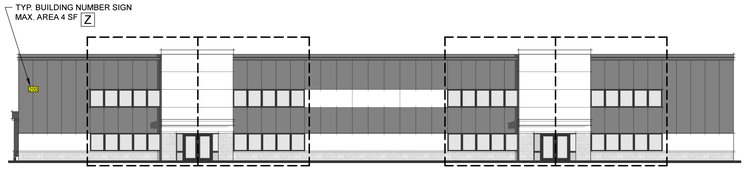


FREE STANDING SIGN A
NTS

BUILDING A - NORTH ELEVATION
SCALE: 1" = 20'



BUILDING B - NORTH ELEVATION
SCALE: 1" = 20'



BUILDING C - WEST ELEVATION
SCALE: 1" = 20'

BUILDING B - WEST ELEVATION
SCALE: 1" = 20'

MASTER SIGN PLAN
SCALE: 1" = 60'

GRAPHIC SCALE

60 0 60 120 240

(IN FEET)

FIRE SAFETY PLAN STANDARDS:

EXTERIOR DOOR SIGNAGE REQUIREMENTS:

1. ALL EXTERIOR DOORS SHALL BE MARKED WITH A COMBINATION LETTER/NUMERICAL SIGN OR STICKER.
2. ALL SIDES OF THE BUILDING SHALL BE DESIGNATED A LETTER, STARTING WITH 'A', AND PROCEEDING AROUND THE BUILDING CLOCKWISE TO LETTER 'B', 'C', AND 'D'.
3. EACH DOOR ON EACH SIDE OF THE BUILDING SHALL BE NUMBERED SEQUENTIALLY, ALONG WITH THE LETTER DESIGNATED FOR THAT SIDE OF THE BUILDING.
4. ALL LETTERS/NUMBERS SHALL BE A MINIMUM OF 10 INCHES HIGH, BE REFLECTIVE, AND SHALL CONTRAST WITH THE BACKGROUND.
5. SIGNAGE SHALL BE PLACED AT THE INTERIOR AND EXTERIOR OF EACH DOOR.

BUILDING IDENTIFICATION REQUIREMENTS:

1. STREET ADDRESS NUMBERS SHALL BE PLACED IN A LOCATION THAT IS CLEARLY VISIBLE FROM THE STREET FRONTING THE PROPERTY.
2. NUMBERS SHALL BE REFLECTIVE AND SHALL CONTRAST WITH THEIR BACKGROUND.
3. MULTIPLE DWELLING OR USE STRUCTURES SHALL BEAR ONE NUMBER FOR EACH DWELLING OR USE.

GN1LED13NACA

RAB

13 & 26 Watt Angled Cone Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Cone Shade with 24" Goose Arm Style 1.

Color: Bronze

Weight: 14.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.3A
208V	0.3A
240V	0.3A
277V	0.15A
Input Watts	15.2W

LED Info

Watts	13W
Color Temp	4000K (Neutral)
Color Accuracy	86 CRI
L70 Lifespan	100,000 Hours
Lumens	388
Efficacy	25.5 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

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.

Performance

Lifespan:

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

Construction

Fixture:

The GN1LED13NACA comes with the GOOSE1A arm

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate

Gaskets:

High-temperature Silicone

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw

Cold Weather Starting:

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

Shades:

13" Angled Cone Shade offered

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free, RoHS-compliant components.

LED Characteristics

LED:

Single multi-chip, 13W high-output, long-life LED

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Need help? Tech help line: **(888) 722-1000** Email: **sales@rablighting.com** Website: **www.rablighting.com**

Copyright © 2022 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

GN1LED13NACA

RAB

Technical Specifications (continued)

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 100-240VAC 0.3 - 0.15A, 277VAC 0.15A, THD ≤20%, PF 96.8%.

Surge Protection:

4kV

Other

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Equivalent to 75W Incandescent, 50W Metal Halide or 18W CFL

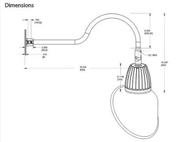
Lead Time:

12 - 14 weeks standard shipping.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

Adjustable 45° swivel joint

Superior heat sink

Die-cast aluminum housing

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Reflector	Shade	ShadeSize	Finish
GN1LED	13 = 13W 26 = 26W	N = 4000K Neutral	Y = 3000K Warm	AC = Angled Cone	11 = 11" **Blank** = 13"	A **B** = Black **W** = White **A** = Bronze **S** = Silver **G** = Hunter Green **Y** = Yellow **LB** = Light Blue **BL** = Royal Blue **BWN** = Brown **I** = Ivory **R** = Red

Need help? Tech help line: **(888) 722-1000** Email: **sales@rablighting.com** Website: **www.rablighting.com**

Copyright © 2022 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

SIGNAGE NOTES:

GENERAL NOTES:

1. THIS PLAN REPRESENTS THE PROPOSED MASTER SIGN PLAN FOR THE BUILDINGS LOCATED ON LOT 4 OF THE ROBEAR SUBDIVISION.
2. TENANT NAMES AND GRAPHICS ARE SUBJECT TO CHANGE BASED ON OCCUPANT.
3. THE NUMBER OF TENANTS IS SUBJECT TO CHANGE BASED ON BUILDING SPACE DEMAND. THESE PLANS SHOWN THE MAXIMUM NUMBER OF TENANTS ANTICIPATED. SIGN BANDS, MAXIMUM SIGN SIZING, AND NUMBER OF SIGNS ARE BASED ON A PER TENANT ALLOTMENT.
4. SEE OTHER PLANS FOR SITE DESIGN INCLUDING GRADING, UTILITIES, AND LANDSCAPING.

MAXIMUM TOTAL SIGN AREA ALLOWED BY BUILDING:
(CALCULATIONS ARE BASED ON NORTH FACES OF BUILDING (FACING WILLISTON RD)

	BUILDING A	BUILDING B	BUILDING C
BUILDING WIDTH	330 FT	140 FT	200 FT
BUILDING HEIGHT (AVE)	30 FT	33 FT	30 FT
BUILDING WALL AREA	9,900 SF	4,620 SF	6,000 SF
SIGN AREA (8% WALL AREA)	792 SF	369.6 SF	480 SF

FREESTANDING SIGN NOTES:

5. LANDSCAPING SHALL BE PROVIDED AROUND THE BASE OF THE SIGN (SEE LANDSCAPING PLAN SHEET C-5).
6. SIGNS SHALL BE A MINIMUM OF 5' FROM PROPERTY LINES.
7. SIGNS SHALL HAVE A MAXIMUM AREA OF 32 SF.
8. SIGNS SHALL BE A MAXIMUM OF 12 IN HEIGHT.

SUMMARY OF BUILDING & SUITE NUMBER SIGNS:
(EXEMPT FROM THE TOTAL NUMBER AND AREA OF SIGNS)

KEY	SIGN TYPE	AREA (EA)	NUMBER
X	SUITE NUMBER	1.5 SF	14
Y	SUITE NUMBER	1.5 SF	14
Z	BUILDING NUMBER	4 SF	3

SUMMARY OF FREESTANDING, WALL & WINDOW SIGNS:

BUILDING A

KEY	SIGN TYPE	AREA (EA)	NUMBER	TOTAL AREA
A	FREESTANDING SIGN	1.33 SF	8	10.67 SF
B	WALL SIGN	24 SF	8	192 SF
C	WINDOW SIGN	3 SF	8	24 SF
D	WINDOW SIGNS	8 SF	8	64 SF
E	WALL SIGN	7 SF	10	70 SF
F	WALL SIGN	12 SF	8	96 SF
				456.67 SF

BUILDING B

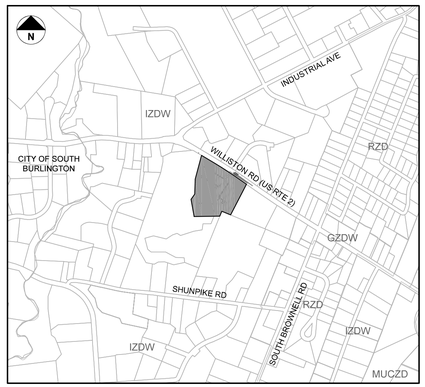
KEY	SIGN TYPE	AREA (EA)	NUMBER	TOTAL AREA
A	FREESTANDING SIGN	1.33 SF	6	8 SF
B	WALL SIGN	24 SF	6	144 SF
C	WINDOW SIGN	3 SF	6	18 SF
D	WINDOW SIGNS	8 SF	6	48 SF
E	WALL SIGN	7 SF	6	42 SF
F	WALL SIGN	12 SF	6	72 SF
				332 SF

BUILDING C

KEY	SIGN TYPE	AREA (EA)	NUMBER	TOTAL AREA
A	FREESTANDING SIGN	1.33 SF	4	5.33 SF
B	WALL SIGN	24 SF	4	96 SF
C	WINDOW SIGN	3 SF	4	12 SF
D	WINDOW SIGNS	8 SF	4	32 SF
E	WALL SIGN	7 SF	4	28 SF
F	WALL SIGN	12 SF	4	48 SF
				221.33 SF

TOTAL	1,010 SF

NOTE: THERE ARE CURRENTLY LESS LOADING DOCKS / OVERHEAD BAYS THAN TENANT SPACES SHOWN ON THIS PLAN. WE ARE REQUESTING A MAXIMUM OF ONE (1) TYPICAL LOADING AREA SIGNAGE SCHEME PER TENANT.



LOCATION MAP W/ ZONING
SCALE: APPROX. 1" = 1000'

APPROVAL SIGNATURE BLOCK

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW*, AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 21-19, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON _____ THE WILLISTON ZONING ADMINISTRATOR / DRB APPROVED THE FINAL PLANS ON THE _____ DAY OF _____, _____.

_____
DEVELOPMENT REVIEW BOARD CHAIR / ADMINISTRATOR SIGNATURE

REV	DESCRIPTION	BY:	DATE:
4	REV. BLDG A LAYOUT	NDS	08/30/23
3	REV. ACCESS & SITE CONFIGURATION	NDS	03/21/23
2	ADD SIGNATURE BLOCK & SEAL	NDS	12/02/22
1	REV. FREESTANDING SIGN LOCATION, ADDED LIGHT FIXTURES & SPECS	NDS	11/21/22

SD Ireland COMPANIES
193 INDUSTRIAL AVENUE
WILLISTON, VT 05495
PHONE: 802-863-6222
FAX: 802-860-1528

PROJECT:
GPA, LLC
LOT 4 - ROBEAR SUBDIVISION

WILLISTON ROAD
WILLISTON, VT

DP 21-19

TITLE:
MASTER SIGN PLAN

SCALE:	DATE:	DESIGNED BY:	CHECKED BY:
NOTED	10/12/22	NDS	PJO

PROJECT NO: 22002

SHEET NO: C-14

PARCEL ID: 07:105:069.400

S:\Real Estate Development\Development & Construction\GPA LLC\Robear\CAD\22002-C14.dwg 8/30/2023 8:41:14 AM