

**SYCAMORE TOWNSHIP, OH**  
DEPARTMENT OF PLANNING & ZONING  
8540 KENWOOD ROAD, CINCINNATI, OH 45236  
513.792.7250 PHONE 513.792.8571 FAX

**ZONING COMMISSION APPLICATION**

**FEES:**

|             |         |                           |         |
|-------------|---------|---------------------------|---------|
| ZONE CHANGE | \$1,000 | MINOR ADJUSTMENT TO A PUD | \$200   |
| PUD I       | \$1,000 | MAJOR ADJUSTMENT TO A PUD | \$1,000 |
| PUD II      | \$1,200 | MINOR ADJUSTMENT TO LASR  | \$200   |
| LASR        | \$1,000 | MAJOR ADJUSTMENT TO LASR  | \$1,000 |

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

**APPLICATION NUMBER**

DO NOT WRITE IN THIS SPACE

1. **PROJECT ADDRESS:** 8760 Montgomery Road, Sycamore Township, OH **ZIP CODE:** 45236

| 2. NAME   | STREET ADDRESS               | CITY       | ST | ZIP   | PHONE NUMBER |
|---|------------------------------|------------|----|-------|--------------|
| OWNER <b>Graf Drive LLC</b>                             | 8050 Holsbrook Rd, Suite 200 | Cincinnati | OH | 45236 | 513-808-9700 |
| CONTRACTOR <b>Conger Construction</b>                   | 2020 McKinley Blvd.          | Lebanon    | OH | 45036 | 513-932-1206 |
| DESIGNER <b>SHP</b>                                     | 312 Plum St, Suite 700       | Cincinnati | OH | 45202 | 513-381-2112 |
| APPLICANT <b>SHP</b>                                    | 312 Plum St, Suite 700       | Cincinnati | OH | 45202 | 513-381-2112 |
| APPLICANTS<br>E-MAIL ADDRESS <b>jsackenheim@shp.com</b> |                              |            |    |       |              |

**3. ZONING COMMISSION ACTION REQUESTED:**

Single Family  
Residential

ZONE CHANGE ☒ FROM ZONE \_\_\_\_\_ TO ZONE OO - Planned Office

PUD I ☐ PUD II ☐ LASR ☐

MAJOR ADJUSTMENT TO A PUD ☐ MINOR ADJUSTMENT TO A PUD ☐

MAJOR ADJUSTMENT TO A LASR ☐ MINOR ADJUSTMENT TO A LASR ☐

**4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:**

Existing property is single-family residential; Project includes demolition of existing house and construction of a new 2-story private office building (owner-occupied) with an unfinished basement for staff parking. Existing curb cut will remain and get widened. Minimize limits of construction to maintain as much of the existing vegetation and tree covering as possible.


5. **SQUARE FEET:** 6,202 sf 6. **USE:** Business (Wealth Mgmt. Firm) 7. **HEIGHT:** 37'-0"


8. **EST. START DATE:** 11/2022 9. **EST. FINISH DATE:** 10/2023 10. **# OF SIGNS:** One

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

**NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.**

  
APPLICANT'S SIGNATURE  
DATE 5/19/2022

  
PROPERTY OWNER'S SIGNATURE  
DATE 05/19/2022

18 May 2022

Sycamore Township Zoning Commission  
8540 Kenwood Rd.  
Sycamore Township, OH 45236

**Re: Kleinfelder Capital - Zoning Change Request  
Letter of Intent**

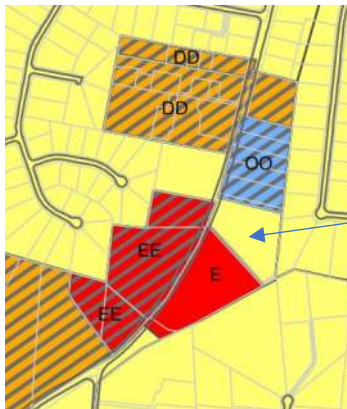
Dear Sycamore Township Zoning Commission,

The purpose of this Letter of Intent is to introduce you to the proposed commercial office building located at 8760 Montgomery Road. A zoning change from "Single Family Residential" to "Planned Office" will be required.

SHP, Conger Construction, and Mike Kleinfelder (Owner) participated in a pre-application meeting with Sycamore Township representatives on March 14, 2022.

**A) DESCRIPTION OF PROPOSED REZONING**

Property Address: 8760 Montgomery Road, Cincinnati, OH 45236  
Current Zoning: Single Family Residential  
Proposed Zoning: OO – Planned Office



Subject property

**B) SIZE OF AREA INVOLVED**

The existing property is 2.4731 acres.

**C) DESCRIPTION OF PROPOSED USE**

The proposed development consists of a new owner-occupied office building for Kleinfelder Capital. The proposed building, sited in the same immediate location

as the existing house (which would be demolished as part of this development), consists of two stories above grade and a basement level, tucked into the existing topography. The basement level primarily consists of mechanical space and allows for staff parking inside of the building due to the grade change.

The proposed design aesthetic is very traditional, consisting of a formal entry gable supported by large columns framing the main front door, which faces Montgomery Road. Roofs are predominantly hip, with cross gables on the front and rear (at the 2<sup>nd</sup> floor recessed patio). Primary building materials consist of red-brick, tan stone, painted decorative trim, and asphalt shingles. Large windows and masonry detailing further contribute to the traditional aesthetic.

The building will be sited to preserve as much of the existing vegetation as possible. The existing curb cut will be maintained, though will likely be widened to accommodate vehicular traffic entering and exiting the property.

#### OWNER STATEMENT:

*This office building will represent Kleinfelder Capital – a high end, wealth management firm based on hard work and integrity. Families work with us because they trust us with their money. I want our building to be a symbol of this relationship. It needs to be sturdy, strong and withstand the test of time. I have wanted to build an office on this lot since I saw it several years ago. The nature that envelopes it is the most valuable aspect and I want to maintain as much of it as possible. Many office buildings are surrounded by concrete and blacktop – I want the opposite. I want to preserve as much nature and green space as possible. While I love the central location, I want clients who visit us to feel warm, comfortable and serene. The best way to encourage this is by preserving the natural beauty of the lot. I also pride myself on being reasonable and a good neighbor. Hopefully you will see that I am approachable and open to conversations if they are ever necessary.*

*I do not anticipate much traffic in and out of our office. Currently, I have three employees. I see this growing to 5-10 employees in the next five years. My true passion is not managing people and I do not want to grow too large. On average, I have 1 to 2 client meetings per day. This could increase a little with additional employees but it will never be like a doctor's or dentist's office where patients are scheduled every 15 minutes throughout the day. Our hours of operation are 8 am to 5 pm Monday through Friday. An employee may stop by the office on a weekend when necessary or be there after 5 pm a few times a month. I have six kids ages 13 to 2 and my goal is to spend less time at the office rather than more. Regarding nights, the building will have the minimum amount of lighting for security, as I do not want it to ruin the current aesthetics.*

#### D) CHARACTER OF DEVELOPMENT

In addition to the above development description, the project is proposed to also include:

- 1) The proposed building total square footage:  
First Floor: 3,757 sf  
Second Floor: 2,445 sf  
Basement: 3,757 sf  
*(Note: The basement consists of primarily unfinished space for parking and mechanical, but will include a restroom and small elevator lobby)*
- 2) freestanding stone monument sign perpendicular to Montgomery Road
- 3) robust landscaping plan around the building and parking areas (including a flagpole at the front parking lot)
- 4) (14) parking spaces at grade near main front entry; (7) parking spaces contained within the lower level basement area – (21) spaces total

#### E) DESCRIPTION OF SURROUNDING LAND USES

East: the properties to the east (rear yard) are zoned single family residential properties

North: the properties to the north are zoned “OO” – Planned Office

South: the property to the south is zoned “E” – Retail

West: the properties to the west, across Montgomery Road, are zoned “EE” – Planned Retail

#### F) SPECIFIC CHANGES IN THE CHARACTER OF THE AREA

The area immediately surrounding the subject property has transitioned primarily to commercial uses (Mercedes Benz dealership, retail strip center to south, dentist’s office and other commercial businesses, etc.). The proposed use and zoning change is aligned with the current character of the corridor and the surrounding uses. It is our understanding that the zoning language for this parcel was specifically written with a commercial development of this character in mind.

#### G) EFFECT ON COMMUNITY

1) COMMUNITY OBJECTIVES: positive effect due to the introduction of a new well-respected and well-established high-end wealth management business. Overall improvement to the specific parcel due to the well-designed and traditional aesthetic of the proposed office building, while maintaining an abundance of the natural vegetation and charming character of the property.

2) CHARACTER OF THE IMMEDIATE AREA: positive effect due to the character and quality of the proposed development and the reputation of the owner/occupier’s business: Kleinfelder Capital. Kleinfelder Capital is a high-end wealth management company founded more than 20-years ago.



- 3) ADJACENT PROPERTY: positive effect due to the overall compatibility of a similar commercial use, particularly to the north, west and south. The residential properties to the east will remain heavily screened from the new building due to the existing vegetation, which will remain. The proposed development would also remove the existing “gap” in the zoning of this section of the Montgomery Road commercial corridor.
- 4) PUBLIC FACILITIES + SERVICES: positive impact due to improved access and visibility into the site.

#### H. OTHER INFORMATION

In closing, we believe the proposed building (and corresponding zoning change) will have an overall tremendously positive impact on the property and the immediate vicinity. Great care was taken to design an elegant building, maintain the existing vegetation and trees and minimize the impact to adjacent property owner, particularly the single-family residences to the rear of the site.

Sincerely,

Jeffrey A. Sackenheim, AIA, LEED AP  
Vice President  
SHP

Cc: Mike Kleinfelder, Kleinfelder Capital  
Bob Riggs, The Conger Group  
Project File

108010  
16-382582  
16-385435  
04/29/2016

0.50  
0.50

Wayne Coates  
Hamilton County Recorder's Office  
Doc #: 16-37599 Type: DE  
Filed: 04/29/16 03:01:46 PM \$28.00  
Off.Rec.: 13156 01788 F 2 389

Convey. number:  
Deed number:  
Instr. number:  
Transfer date:  
Sec. 319.202 R.C.  
Sec. 322.02 R.C.  
Dusty Rhodes  
Hamilton County Auditor  
Sales amount:  
003 - Transfer Fee  
Fee total:



## GENERAL WARRANTY DEED

**DENNIS L. NEMENZ**, married, of Hamilton County, Ohio, and **C. KENNETH NEMENZ**, married, of Collier County, Florida, for valuable consideration paid, grant, with general warranty covenants, to **8760 MONTGOMERY, LLC.**, an Ohio limited liability company, whose tax mailing address is 7901 Shelldale Way, Cincinnati, Ohio 45242, the following described real property, to-wit:

Situated in Section 2, Township 4, Entire Range 1, Miami Purchase, Sycamore Township, Hamilton County, Ohio, and more particularly described as follows:

From the north line of the Section measure along the center line of Montgomery Road 1530.86 feet to a point; thence S 11 degrees 35' W. 35.08 feet to a point; thence S 20 degrees 21' W. 98.92 feet to a point and the real place of beginning. Thence from the place of beginning S 18 degrees 16' W. 152.18 feet to a point; thence S 45 degrees 51' E. 423.23 feet to a point; thence N 61 degrees 09' E. 86.68 feet to a point; thence N 2 degrees 09' E. 335.86 feet to a point; thence S 79 degrees 40' W. 349.98 feet to a point and the place of beginning.

Being the same premises conveyed to Carl H. Nemenz by deeds recorded in Deed Book 1969, page 439, and Deed Book 3441, page 108, Recorder's office records as per survey by Louis W. Graf dated April, 1975.

Prior Deed Reference: Deed Book 5464, page 71 of the records of the Recorder of Hamilton County, Ohio.

Subject to easements and restrictions of record, legal highways, and real estate taxes and assessments, if any, which the Grantee assumes and agrees to pay.

Auditor's Parcel: 600-0060-0011

Executed this 26<sup>th</sup> day of April, 2016, by **DENNIS L. NEMENZ** and **SUSAN E. NEMENZ**, his wife, who hereby releases her right and expectancy of dower in the premises; and executed this 20<sup>th</sup> day of April, 2016, by **C. KENNETH NEMENZ** and

DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEER

Tax Map - 4/29/2016 SMB

CAGIS - \_\_\_\_\_

600-0060-0011

(ST)

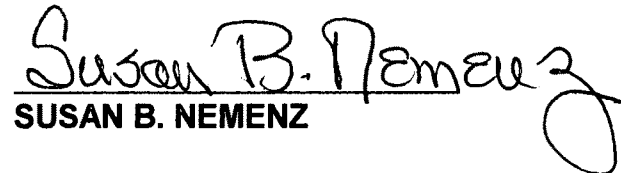
Poss by prior

**SUSAN B. NEMENZ**, his wife, who hereby releases her right and expectancy of dower in the premises.

  
DENNIS L. NEMENZ

  
C. KENNETH NEMENZ

  
SUSAN E. NEMENZ

  
SUSAN B. NEMENZ

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2016, by **DENNIS L. NEMENZ** and **SUSAN E. NEMENZ**, his wife.

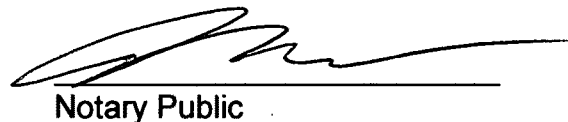


  
Notary Public

CHARLES E. MITCHELL, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date, Section 147.05 R. 2

STATE OF FLORIDA, COUNTY OF Collier, SS:

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, 2016, by **C. KENNETH NEMENZ** and **SUSAN B. NEMENZ**, his wife.

  
Notary Public

This instrument prepared by:  
Charles E. Mitchell  
Attorney at Law



C. Kenneth Nemenz and Susan B. Nemenz only





PROPOSED STRUCTURE  
Aerial View

# KLEINFELDER CAPITAL

8760 MONTGOMERY ROAD.

PROPOSED NEW OFFICE STRUCTURE

ZONING CHANGE PLAN SUBMISSION



VICINITY MAP  
Not To Scale

SITE AREA  
2.4731 Acres

## SHEET INDEX

T1. Title Sheet

### SITE

- C100. Road Rezoning Plan
- C101. Existing Site Conditions
- C102. Preliminary Grading Plan

### LANDSCAPE

- L1. Vicinity Plan
- L2. Landscape Zoning Plan
- L3. Lighting Plan

### ARCHITECTURE

- A1. Site Plan
- A2. Building Plans
- A3. Building Elevations
- A4. Sections & Signage
- A5. Visualizations

## SUMMARY OF FEATURES:

|                            |                                       |
|----------------------------|---------------------------------------|
| Proposed Facility Use:     | High End Wealth Management Offices    |
| Floor Areas:               | 1st: 3757 sf, 2nd: 2445 sf, B: 3757sf |
| # of Dwelling Units:       | 0                                     |
| Parking Spaces (Required): | 17 Total                              |
| Parking Spaces (Provided): | 21 Total: 14 at grade, 7 garage       |
| Impervious Surface Ratio:  | 0.193                                 |

OWNER:  
Michael J. Kleinfelder  
Kleinfelder Capital  
8050 Hosbrook Rd. Suite 200  
Cincinnati, OH 45236

ARCHITECT:  
SHP  
Jeffrey Sackenheim  
312 Plum St. Suite 700  
Cincinnati, OH 4502

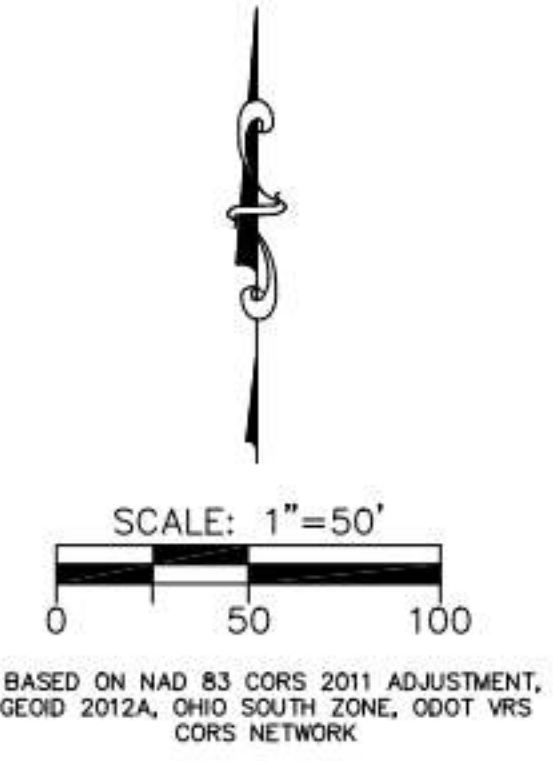
CONSTRUCTION MANAGER:  
Bob Riggs  
Conger Construction Group  
2020 McKinley Blvd.  
Lebanon, OH 45036

CIVIL ENGINEER:  
Choice One Engineering  
8956 Glendale Milford Rd. Suite 1  
Loveland, OH 45140



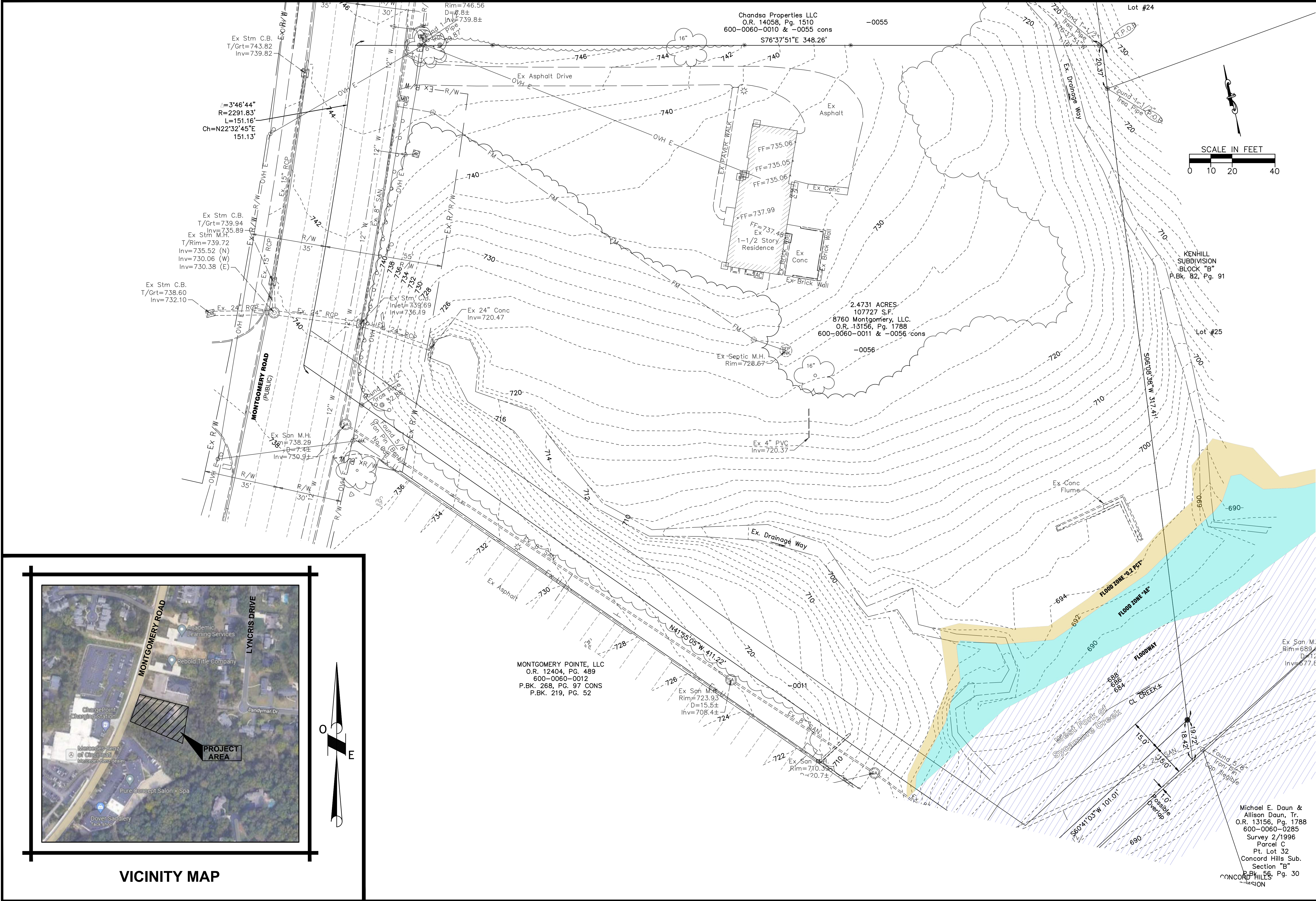
# 8760 MONTGOMERY ROAD REZONING

SEC. 2, T 4 S, R 1 E, SYCAMORE TWP,  
SYCAMORE TWP., HAMILTON CO., OHIO



|   |   |             |
|---|---|-------------|
|  | PREPARED BY:  | DATE:       |
|   | <br>CHOICEONEENGINEERING.COM | DRAWN BY:   |
|   |   | JWW         |
|   |   | JOB NUMBER: |
|   |   | HAMSYC2205  |
| SHEET NUMBER  |   |             |
| C100  |   |             |





**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
WWW.CHOICEONEENGINEERING.COM

**KLEINFELDER CAPITAL**

**SYCAMORE TOWNSHIP, HAMILTON COUNTY**

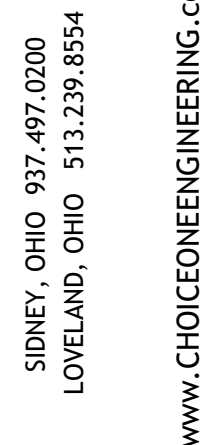
**EXISTING CONDITIONS**

REVISIONS:

|              |                |
|--------------|----------------|
| FILE NAME    | Ex. Conditions |
| DRAWN BY     | MSK            |
| CHECKED BY   | MLS            |
| PROJECT No.  | HAM-SYC-2205   |
| DATE         | 05-19-22       |
| SHEET NUMBER | C101           |

Michael E. Daun &  
Allison Daun, Tr.  
O.R. 13156, Pg. 1788  
600-0060-0285  
Survey 2/1996  
Parcel C  
Pt. Lot 32  
Concord Hills Sub.  
Section "B"  
P.B.K. 56, Pg. 30





**KLEINFELDER CAPITAL  
SYCAMORE TOWNSHIP, HAMILTON COUNTY  
PRELIMINARY GRADING PLAN**

REVISIONS:

FILE NAME  
GRADING

DRAWN BY  
MSK

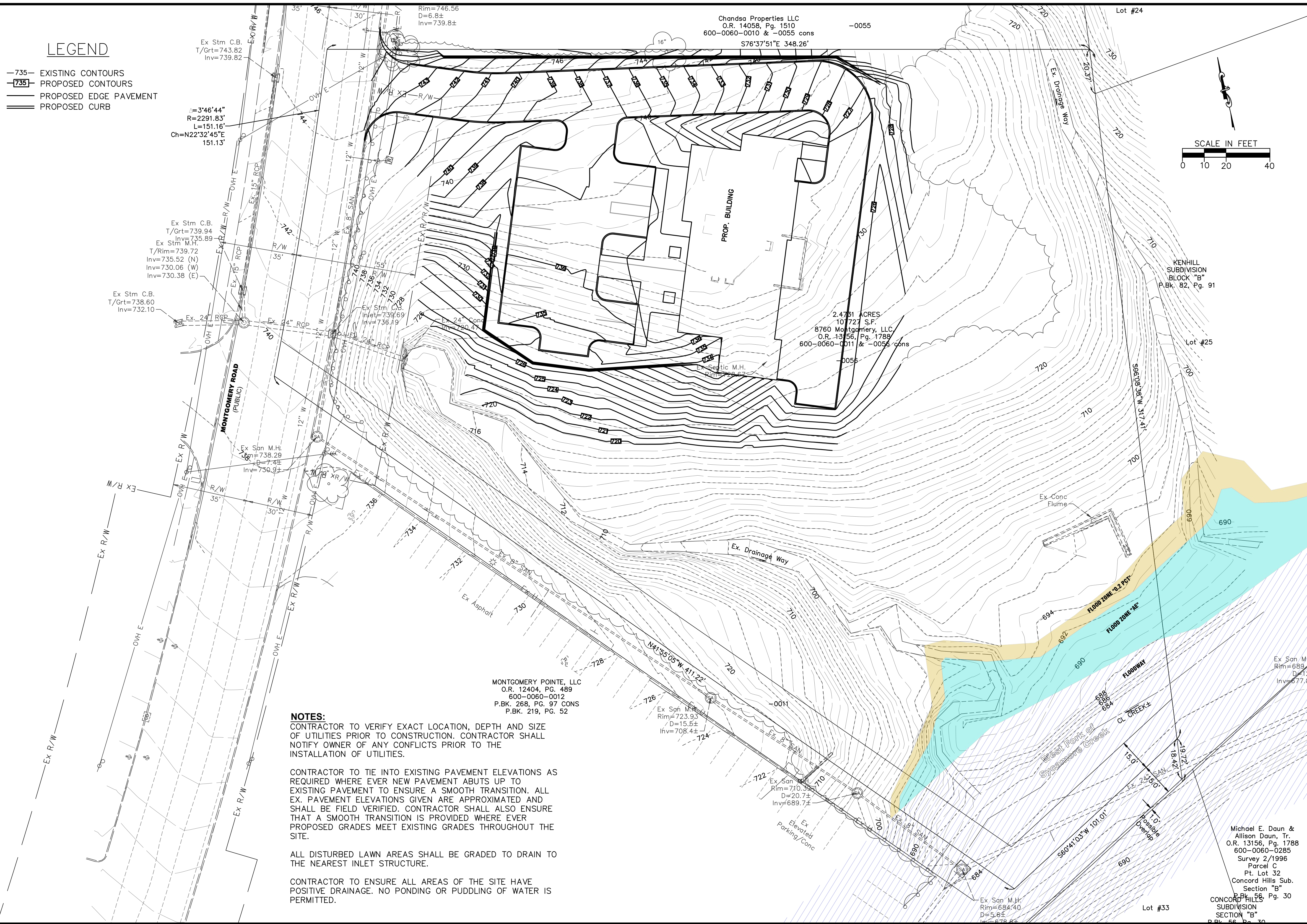
CHECKED BY  
MLS

PROJECT No.  
HAM-SYC-220

DATE  
05-19-22

SHEET NUMBER

C102









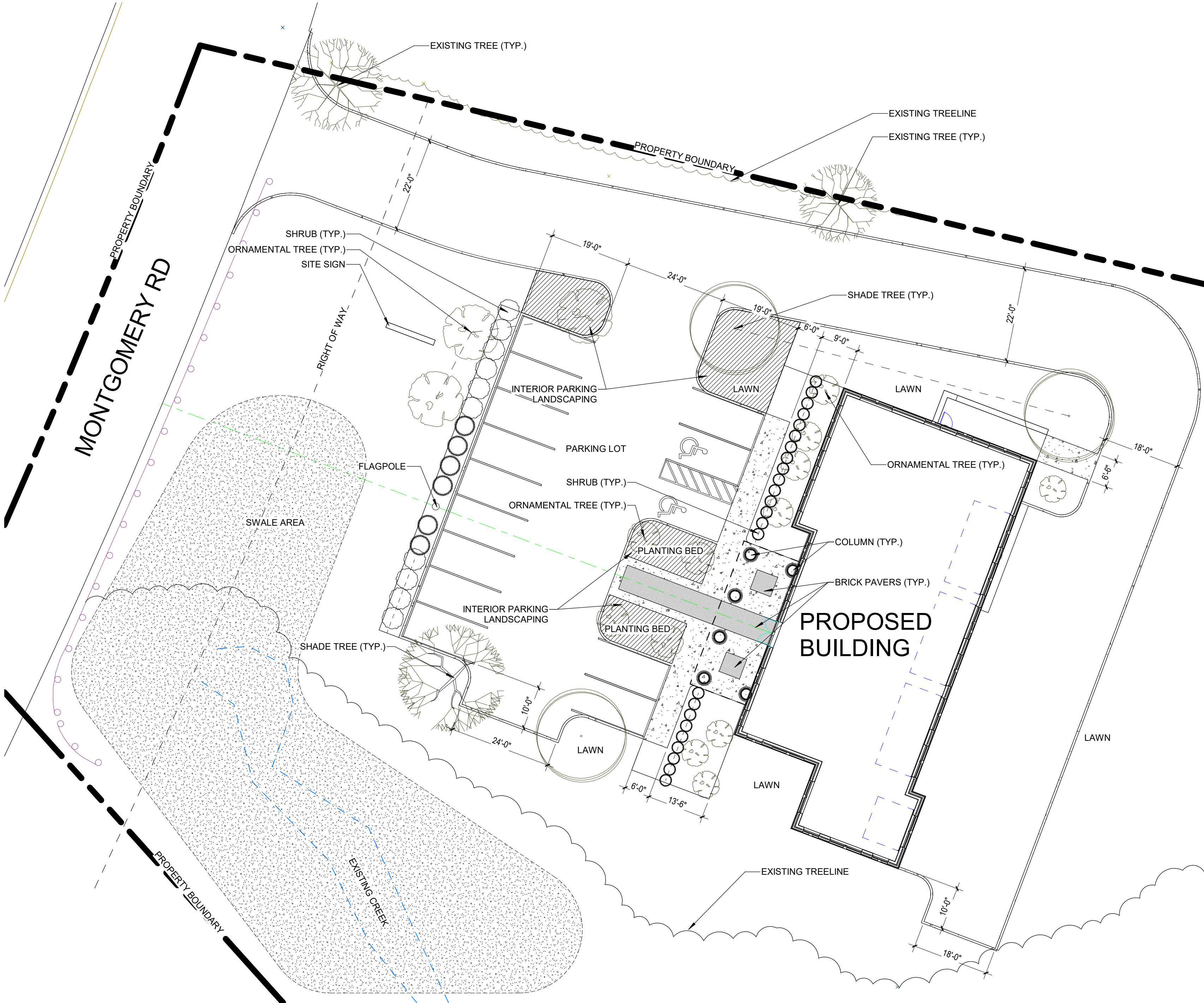


EXISTING VEGETATION

1" = 100'-0"

ZONING REQUIREMENTS

- 12-6.2 TOTAL LANDSCAPING REQUIREMENTS
  - THE TOTAL LANDSCAPING REQUIRED IN VEHICULAR USE AREAS IS 22 SQ. FT. PER PARKING = 308 SF. PROVIDED - 995 SF.
- 12-6.4 INTERIOR LANDSCAPE REQUIREMENTS
  - (B)TWO (2) CANOPY TREE FOR EACH 10 PARKING SPACES = 2 TREES - PROVIDED FOR 14 SPACES = 3 CANOPY TREES AND 3 ORNAMENTAL TREES
  - SHRUBS REQUIRED = 9 SHRUBS - PROVIDED = 41 SHRUBS
- 14-7 BOUNDARY BUFFER REQUIREMENTS
  - SITE HAS UNUSUAL TOPOGRAPHY OR ELEVATION OF A DEVELOPMENT SITE + EXISTING DENSE VEGETATION ON THE PROPERTY. NO NEED FOR BOUNDARY BUFFER
- 14-8.2 STREETSCAPE BUFFER REQUIREMENTS
  - WIDTH OF BUFFER = 72'
  - LENGTH OF BUFFER = 166'
  - LANDSCAPE MATERIAL REQUIREMENTS = 4 CANOPY TREES. EXISTING VEGETATION MEETS THE REQUIREMENT



ZONING PLAN

1/16" = 1'-0"

| Planting List |      |  |                                |               |                        |
|---------------|------|--|--------------------------------|---------------|------------------------|
| ID            | Qty. | Latin Name   | Common Name                    | Schedule Size | Remarks                |
| AGAB          | 12   | <i>Amelanchier x grandiflora 'Autumn Brilliance'</i> | Autumn Brilliance Serviceberry | 6' Ht.        | B&B, select for form   |
| BGV           | 24   | <i>Buxus x 'Green Velvet'</i>                        | Green Velvet Boxwood           | 3 Gal.        | Fully rooted container |
| CECA          | 3    | <i>Cercis canadensis</i>                             | Eastern Redbud                 | 8' Ht.        | B&B                    |
| IVHG          | 10   | <i>Itea virginica 'Henry's Garnet'</i>               | Henry's Garnet Sweetspire      | 3 Gal.        | Fully rooted container |
| JVGO          | 6    | <i>Juniperus virginiana 'Grey Owl'</i>               | Grey Owl Juniper               | 3 Gal.        | Fully rooted container |
| LITU          | 1    | <i>Liriodendron tulipifera</i>                       | Tulip Tree                     | 2.5" Cal.     | B&B, limbed up to 6'   |
| UAP           | 2    | <i>Ulmus americana 'Princeton'</i>                   | Princeton Elm                  | 2.5" Cal.     | B&B, limbed up to 6'   |
| UAVF          | 3    | <i>Ulmus americana 'Valley Forge'</i>                | Valley Forge Elm               | 2.5" Cal.     | B&B, limbed up to 6'   |



## Arctic LED Outdoor Pendant

By Kuzco Lighting

G40

**YLIGHTING**  
Call Us 866-428-9289



Notes:

pendant @ main entry

### Product Options

Fields: Black

Sizes: Small, Large

### Details

- Designed in 2012
- Material: Powder-coated Steel
- Shade Material: Canvas Glass
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- Dimmer Range: 0-10V
- UL Listed Wet
- Warranty: Limited 5 Year
- Made in China

### Dimensions

Small Option Canopy Diameter: 5.8"

Small Option Fixture Height: 27", Diameter: 20", Weight: 12.8lbs

Small Option Maximum Hanging Length Adjustable From: 29", Adjustable To: 147"

Large Option Canopy Diameter: 7.8"

Large Option Fixture Height: 31.5", Diameter: 27.5", Weight: 17.6lbs

Large Option Maximum Hanging Length Adjustable From: 37.5", Adjustable To: 151.5"

### Lighting

- 26 Watt (2550 Lumens) 120 Volt Integrated LED; CR: 90 Color Temp: 3000K Lifespan: 50000 hours

### Additional Details

Product URL:

<https://www.ylighting.com/led-outdoor-pendant-light-by-kuzco-lighting-KUZP205802.html>

Rating: UL Listed Wet

Product ID: KUZP205802

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

Created May 30th, 2022

## Windfall LED Outdoor Wall Sconce

By Tech Lighting

N21

**YLIGHTING**  
Call Us 866-428-9289



Notes:

wall-mounted front to left / right of main entry

### Product Options

Fields: Black, Silver

Height: 8 in., 16 in., 24 in.

Voltage: 120 Volt, 120 Volt/277 Volt

### Details

- May be mounted vertically or horizontally
- IP65 rated for outdoor areas
- Power cord features:
- Impact-resistant, UV stabilized frosted acrylic lensing
- Designed by Sean Lavin
- Material: Die Cast Aluminum with Stainless Steel Hardware
- Dimmable when used with a 0-10V TRIAC or 0-10V Dimmer (Not Included)
- ADA compliant, Title 24 compliant
- ETL Listed Wet
- Warranty: Limited 5 Year
- Made in China

### Dimensions

8 in Option Fixture Width: 5", Height: 8.2", Depth: 3.9", Weight: 3.5lbs

16 in Option Fixture Width: 6", Height: 16.2", Depth: 3.9", Weight: 3.5lbs

24 in Option Fixture Width: 8", Height: 24", Depth: 4", Weight: 4.5lbs

### Lighting

- 8 in Option: 14.7 Watt (205 Lumens) 120 Volt/277 Volt Integrated LED; CR: 90 Color Temp: 3000K Lifespan: 50000 hours

- 16 in Option: 18.3 Watt (250 Lumens) 120 Volt/277 Volt Integrated LED; CR: 90 Color Temp: 3000K Lifespan: 50000 hours

- 24 in Option: 20 Watt (283 Lumens) 120 Volt Integrated LED; CR: 80 Color Temp: 3000K Lifespan: 60000 hours

- 24 in Option: 20 Watt (283 Lumens) 277 Volt Integrated LED; CR: 80 Color Temp: 3000K Lifespan: 60000 hours

Product URL:

<https://www.ylighting.com/windfall-led-outdoor-wall-light-by-tech-lighting-LBPL08607.html>

Rating: ETL Listed Wet

Product ID: LBPL08607

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

Created May 30th, 2022



P40



## STARGAZER LED Downlight/Internal Truck Combo (Cable)

The StarGazer is a revolutionary downlight that incorporates the latest LED technology into flagpole lighting. A unique triangulation method of LED placement and the curvature of the fixtures optical design create outstanding performance with the most efficient distribution of light. The downlight design prevents your flagpole lighting from contributing to light pollution created by traditional up lights, allowing the StarGazer to achieve International Dark Sky Association's "Dark Sky Approved" certification. (M) option for use on flag sizes up to 12' x 18', (L) option for use on flag sizes up to 20' x 30', these commercial-grade LED's are rated for 50,000 hours, providing 25 times longer lamp life than halogen lamps (12+ years with photocell).

### Features & Specifications

- LED Downlight/Truck Combo - Eliminates the need for a separate ornament and pulley system
- Truck will allow flag to revolve 359 degrees and maintain illumination from StarGazer LED
- Includes 60' (standard) factory-installed, low-voltage cord. Available in 100' & 150' options
- Above-Ground, In-Ground, & Faux Rock (4 colors available) Power Supply options.

- One Power Supply can power up to 3 (S) & (M) StarGazers on the same circuit and can be remotely located up to 150' from the light source(s).

(S) Size Option Performance

- Input Watts/Amps (LM-79 reported): 5.5W/ 0.50 A

- Input Voltage: 24V DC
- Color Accuracy (CRI): 90+
- Temperature Range: -40°F to 149°F
- LED Source IP Rating: IP67
- Lumens: Amber=658; 3000K=670; 5000K=723

(M) Size Option Performance

- Input Watts/Amps (LM-79 reported): 13W/ 0.50 A

- Input Voltage: 24V DC
- Color Accuracy (CRI): 90+
- Temperature Range: -40°F to 149°F
- LED Source IP Rating: IP67
- Lumens: Amber=987; 3000K=1,005; 5000K=1,085

(L) Size Option Performance

- Input Watts/Amps (LM-79 reported): 19W/ 1.20 A

- Input Voltage: 24V DC
- Color Accuracy (CRI): 90+
- Temperature Range: -40°F to 149°F
- LED Source IP Rating: IP67
- Lumens: Amber=2,632; 3000K=2,680; 5000K=2,892

DO NOT RUN LINE VOLTAGE INSIDE YOUR FLAGPOLE IT CREATES AN ELECTRICAL HAZARD. POWER SUPPLIES/DRIVERS MUST BE INSTALLED OUTSIDE OF THE FLAGPOLE AND MUST REMAIN IN THE PROVIDED ENCLOSURE BOX. MUST BE INSTALLED BY A LICENSED ELECTRICIAN. DO NOT BURY ABOVE-GROUND POWER SUPPLY

United States Patent No.: US 10,808,913 B1

Eagle Mountain Flag 333 FM 2325 Wimberley, TX 78766 512-847-0010 emflag.com

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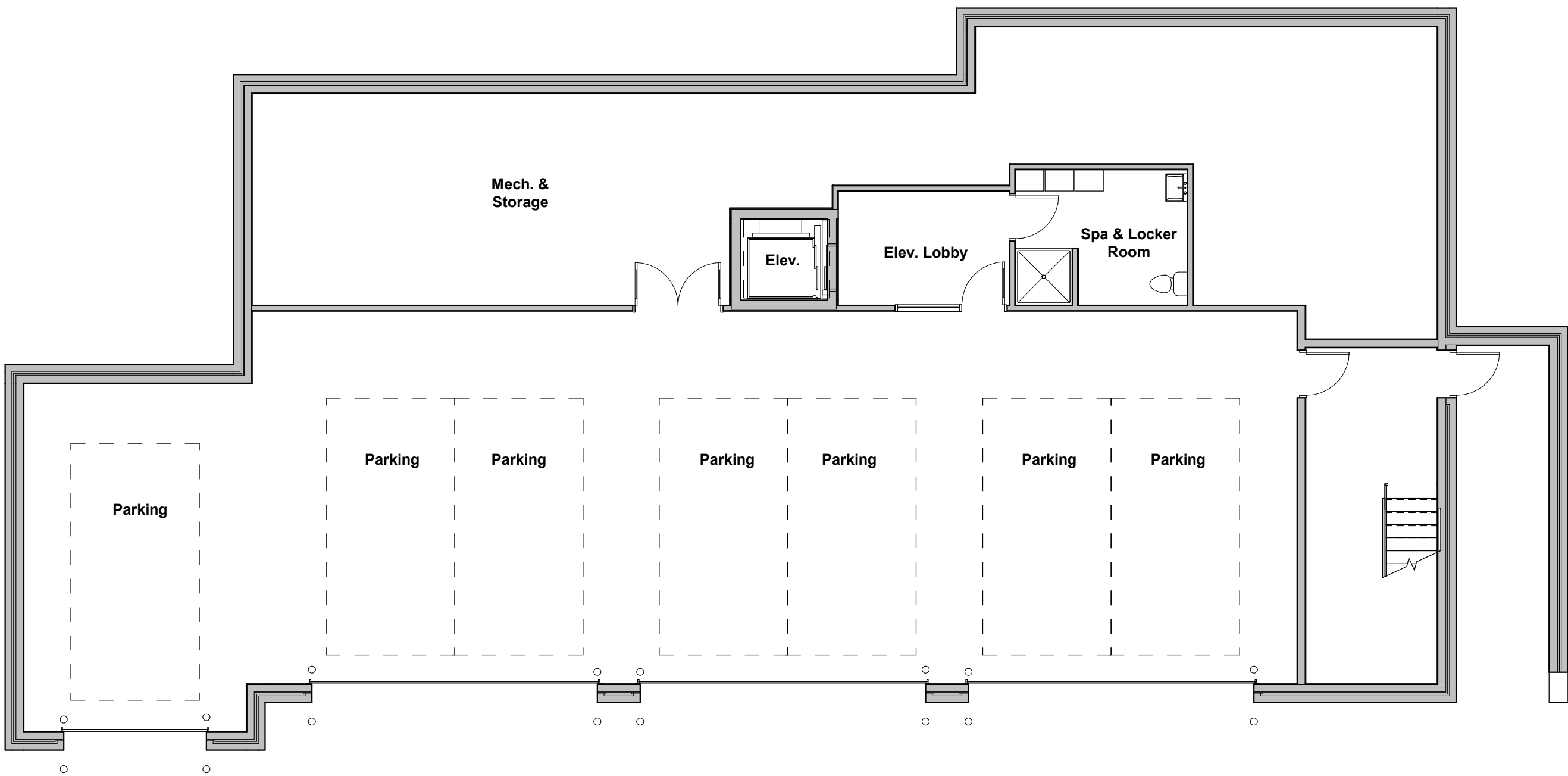
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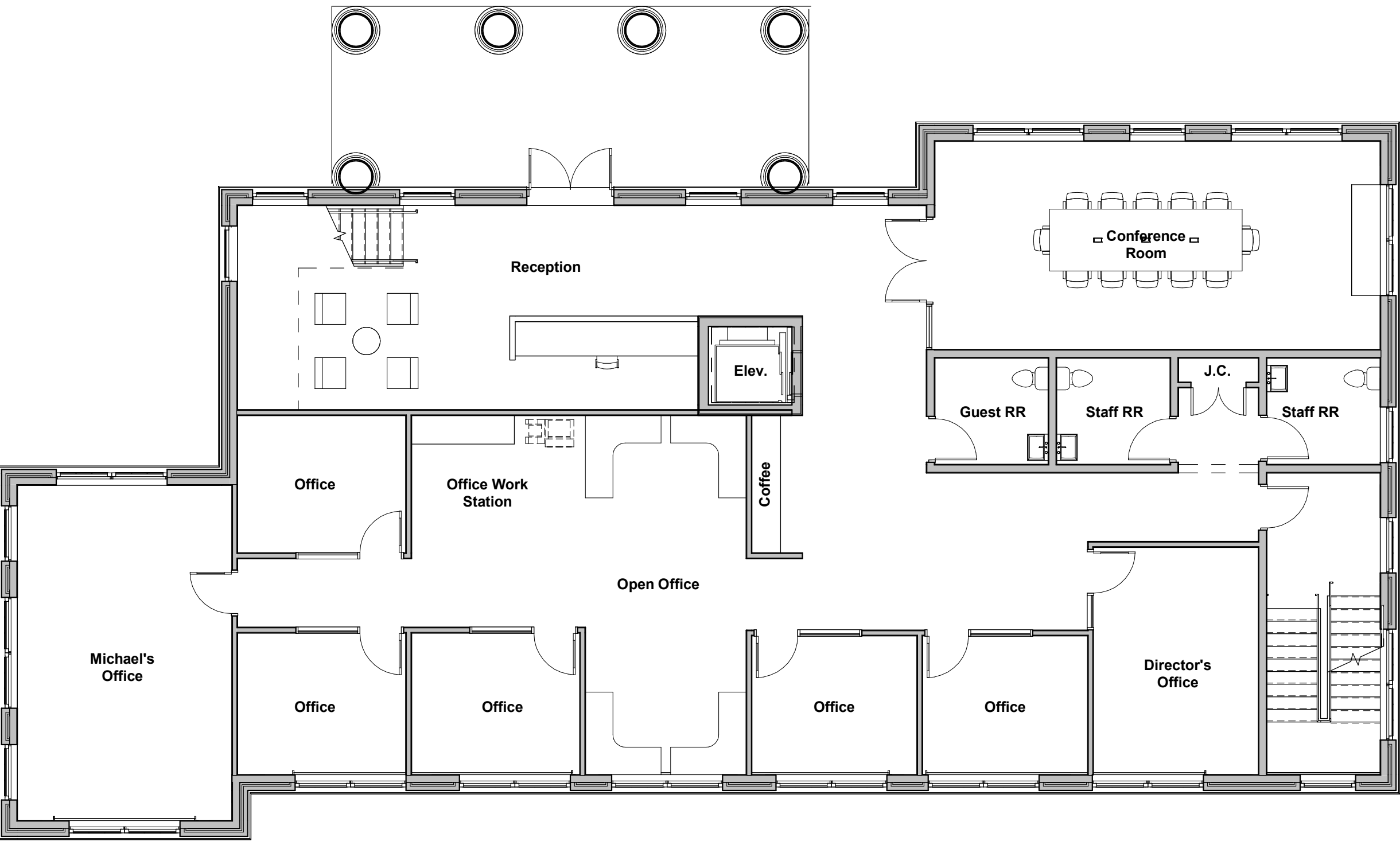




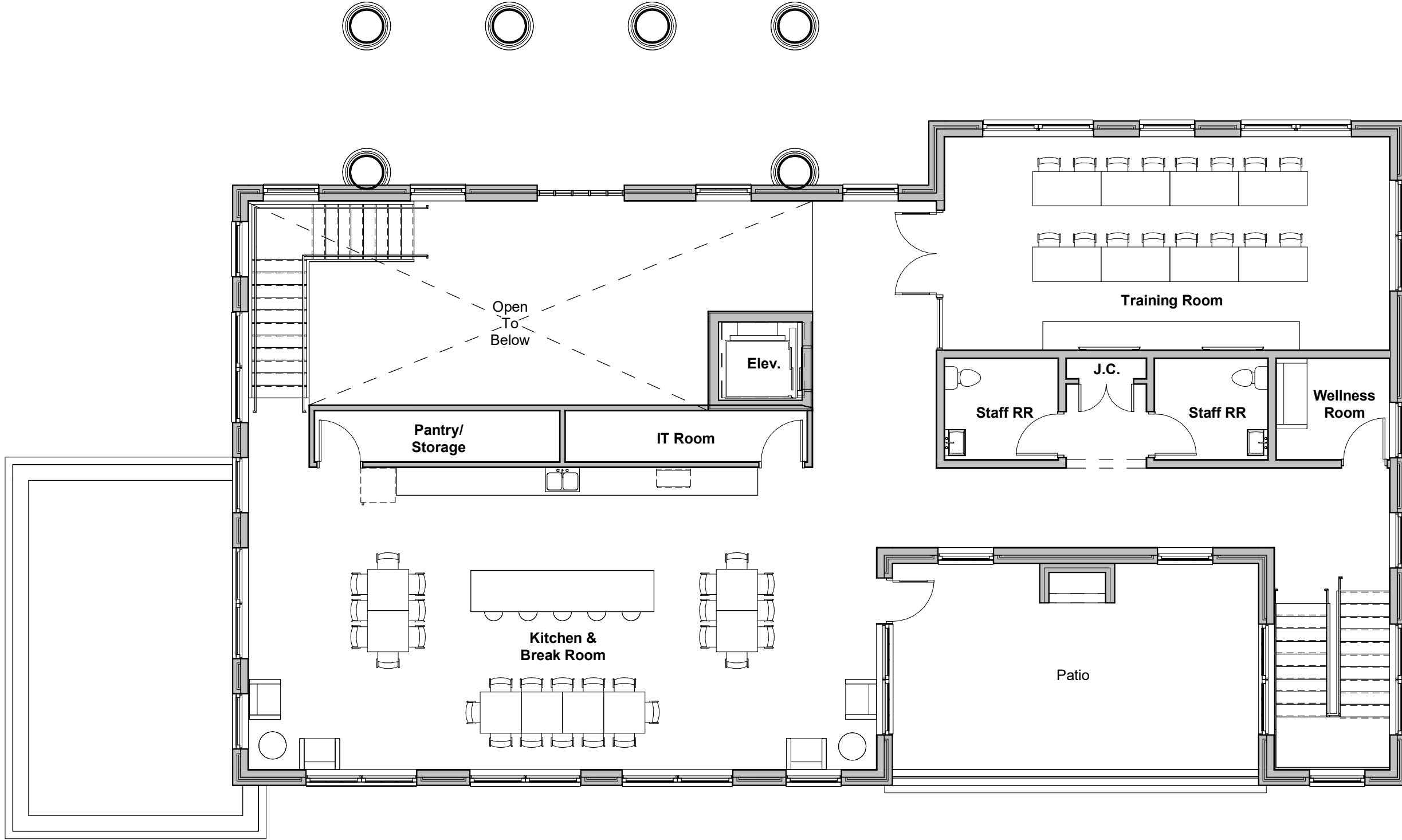




**BASEMENT PLAN** 3757 sqft  
1/8" = 1'-0"



**FIRST FLOOR PLAN** 3757 sqft  
1/8" = 1'-0"



**SECOND FLOOR PLAN** 2445 sqft  
1/8" = 1'-0"





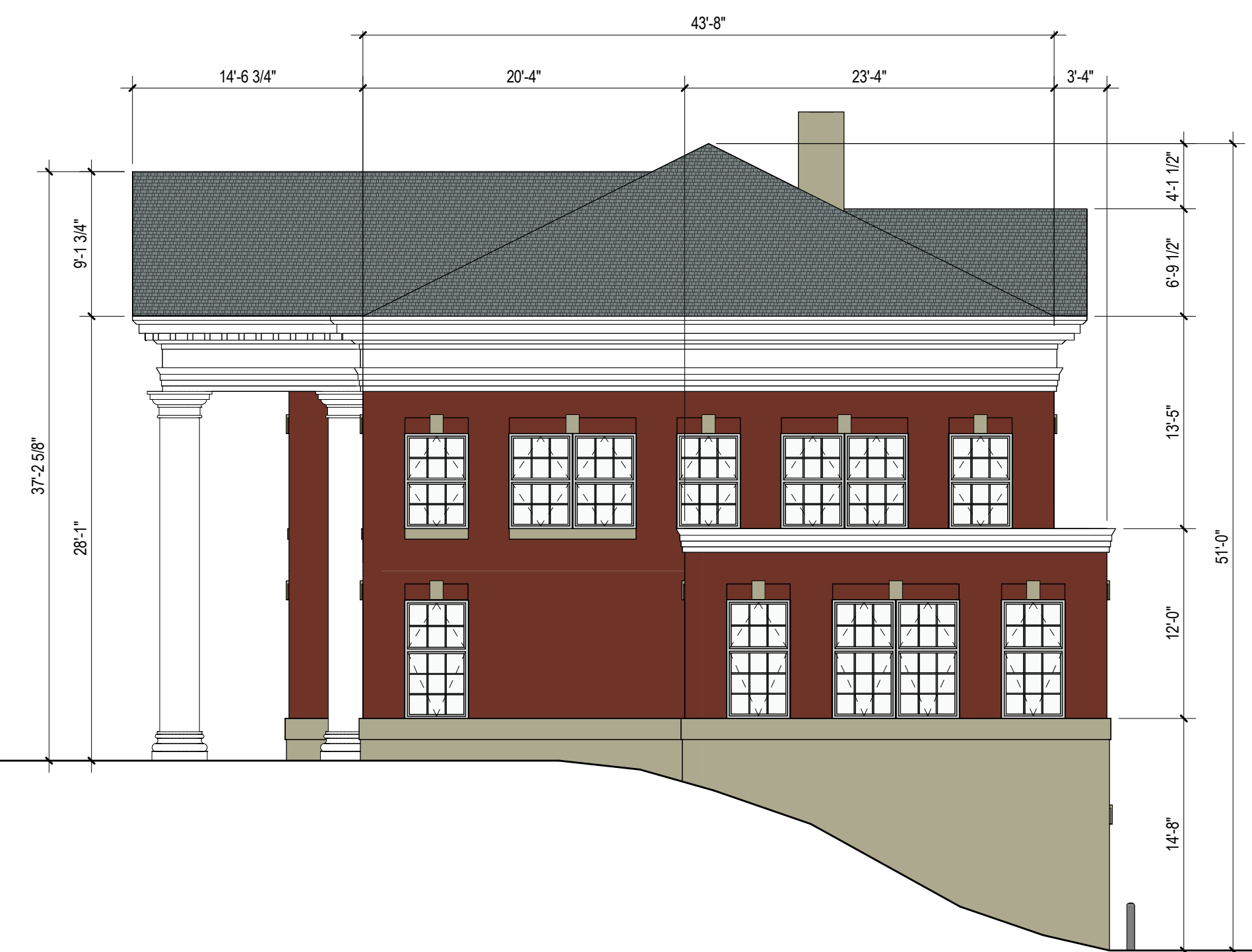
WEST ELEVATION

1/8" = 1'-0"



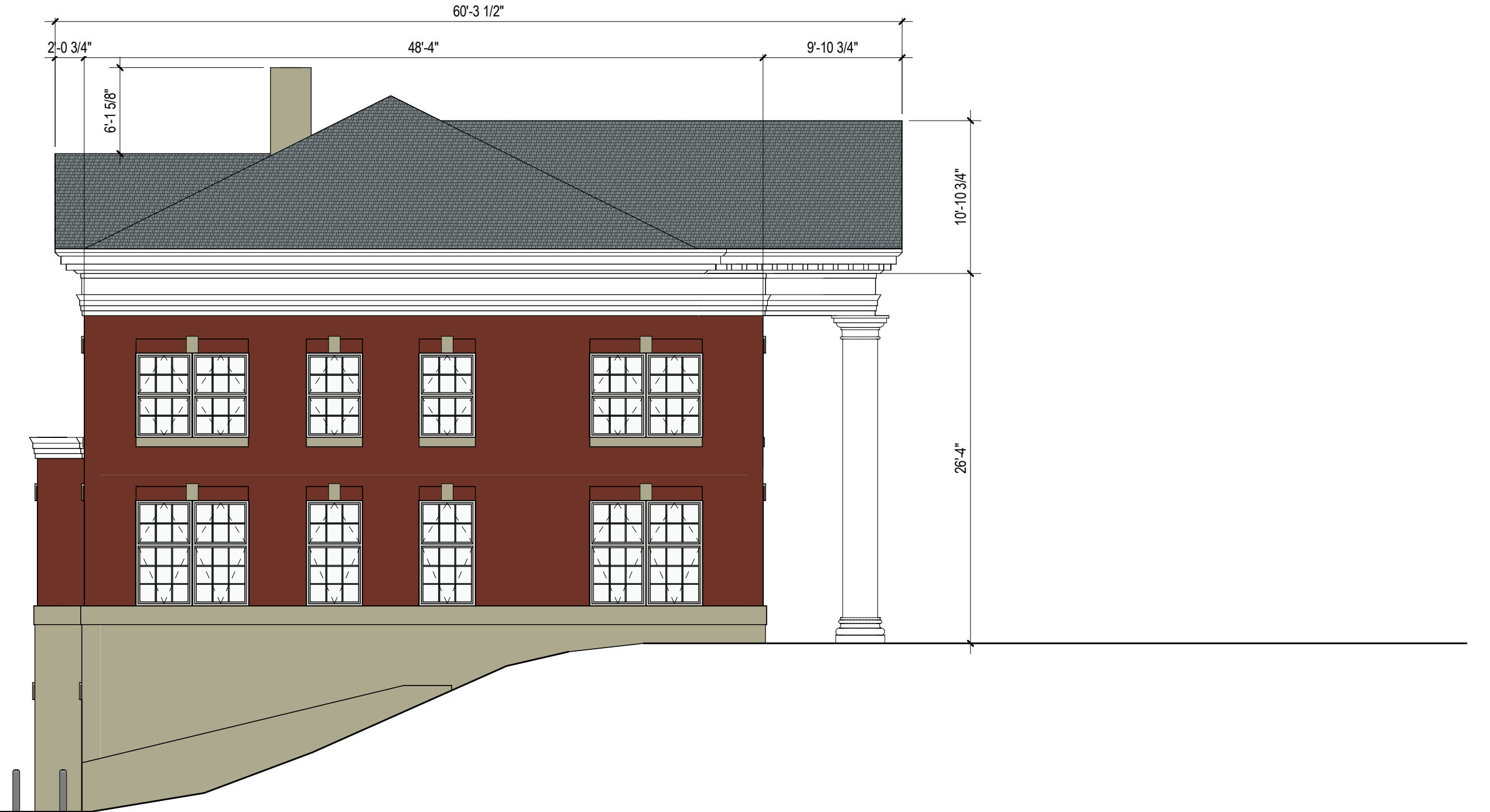
EAST ELEVATION

1/8" = 1'-0"



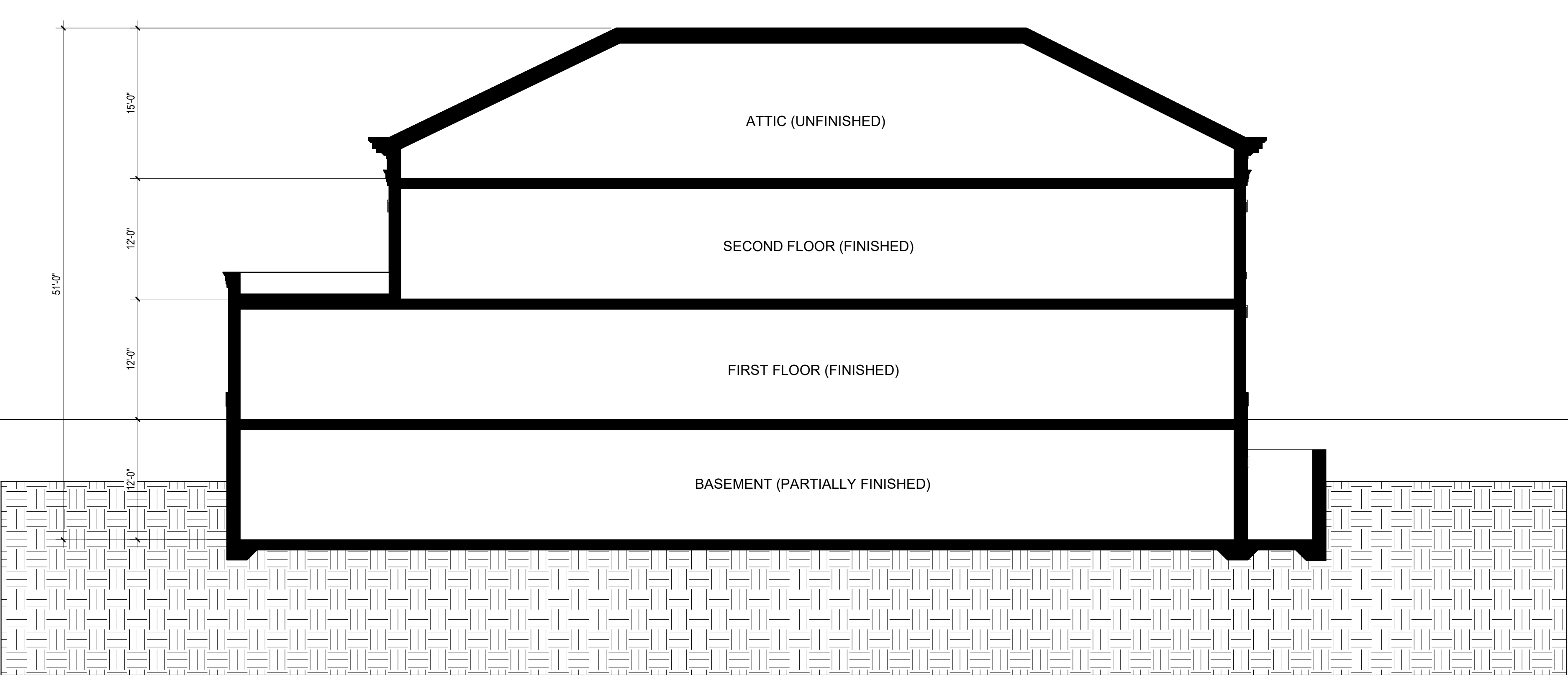
SOUTH ELEVATION

1/8" = 1'-0"



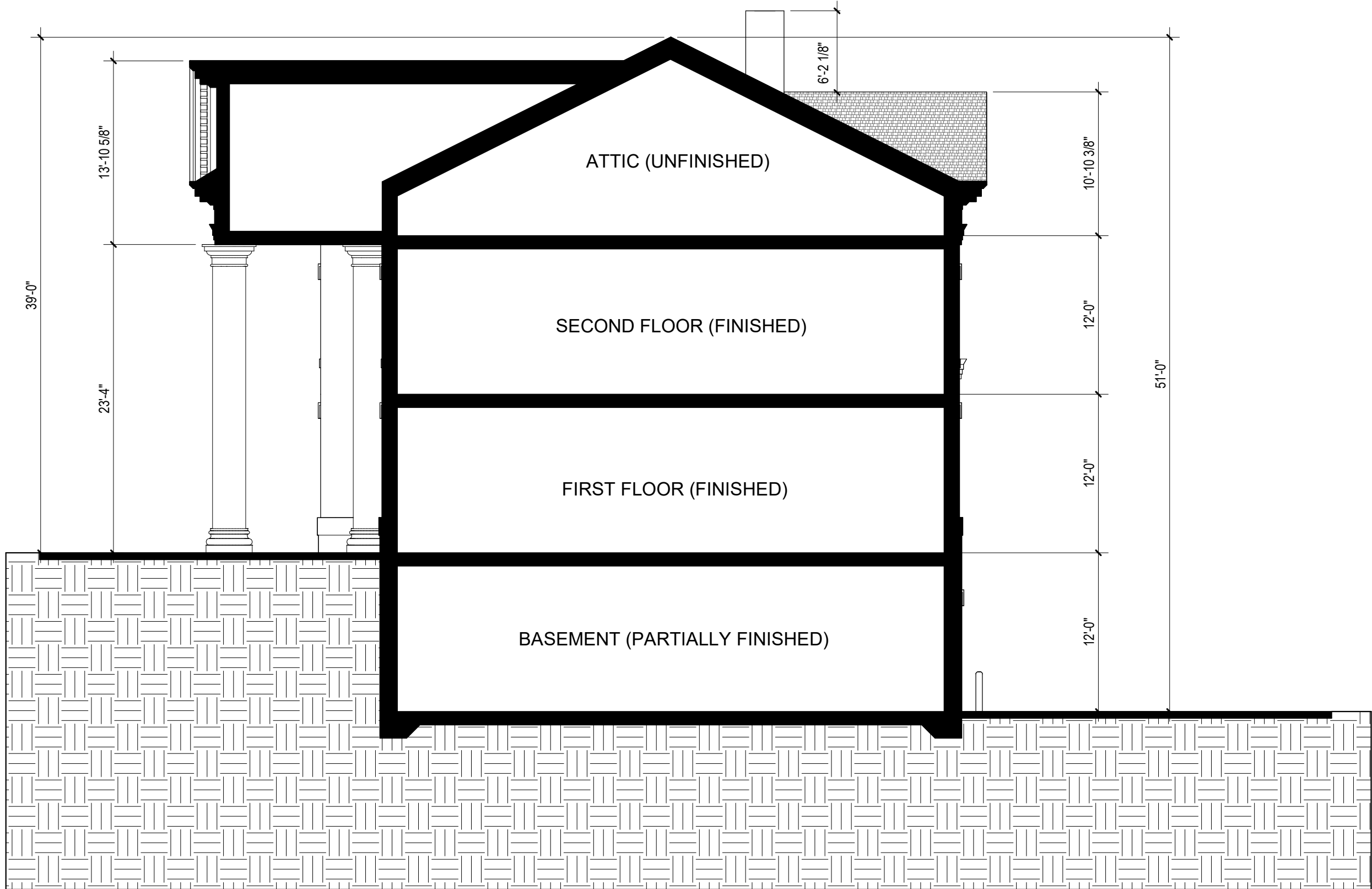
NORTH ELEVATION

1/8" = 1'-0"



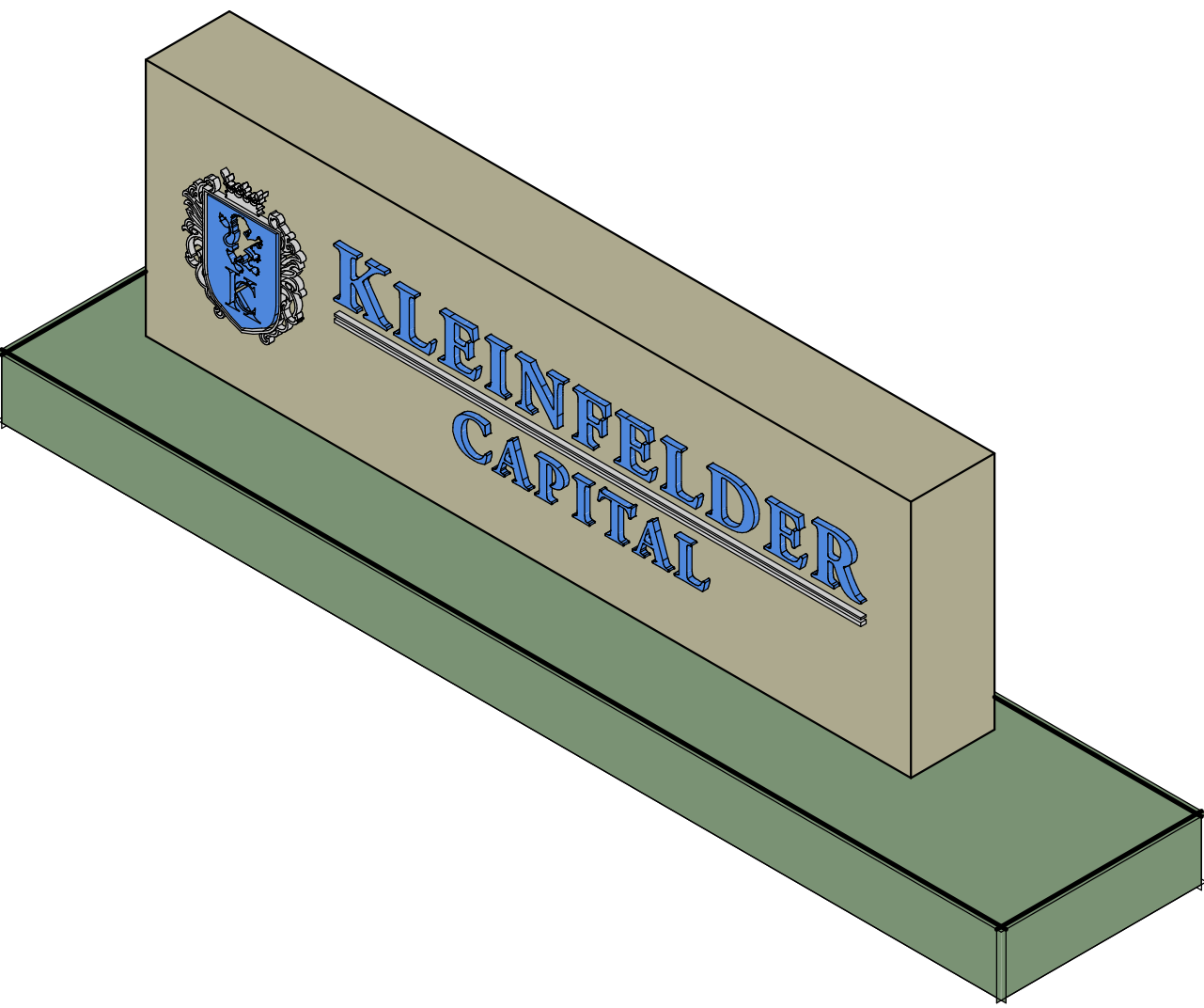
NORTH - SOUTH SECTION

1/8" = 1'-0"



EAST - WEST SECTION

1/8" = 1'-0"

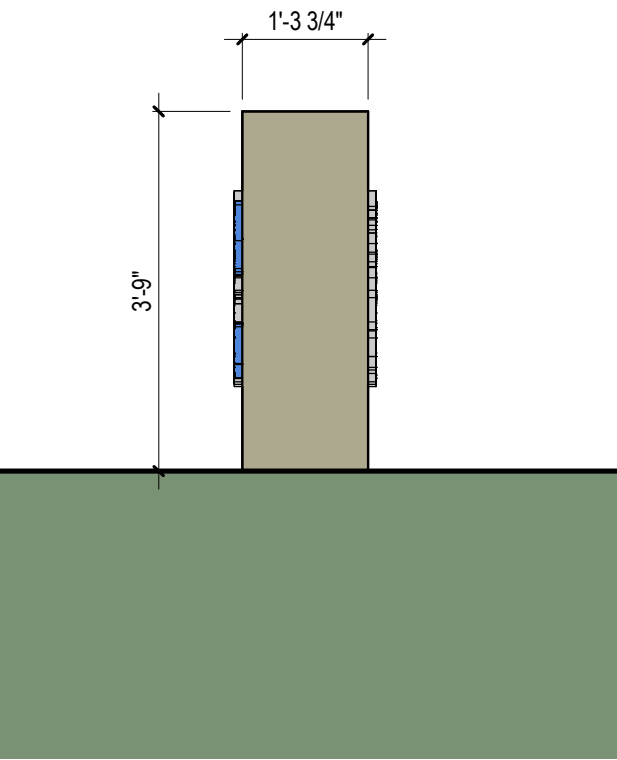


SIGN AXON



SIGN ELEVATION - FRONT

1/2" = 1'-0"



SIDE ELVATION - SIDE

1/2" = 1'-0"





AERIAL VIEW FRONT



FRONT SOUTHWEST VIEW - MONTGOMERY RD.



FRONT SOUTHWEST VIEW - MONTGOMERY RD.



AERIAL VIEW REAR



REAR SOUTH EAST



REAR NORTH EAST