

Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)

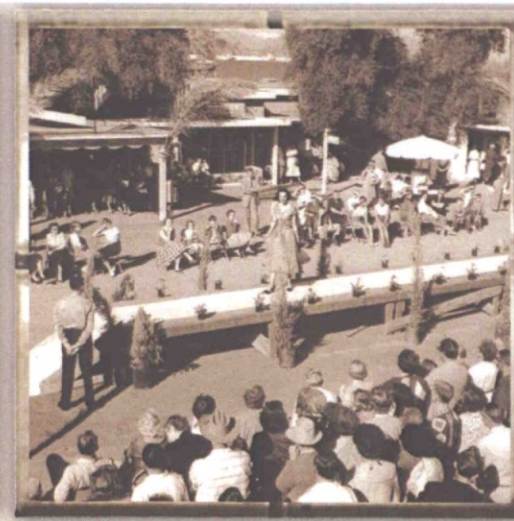
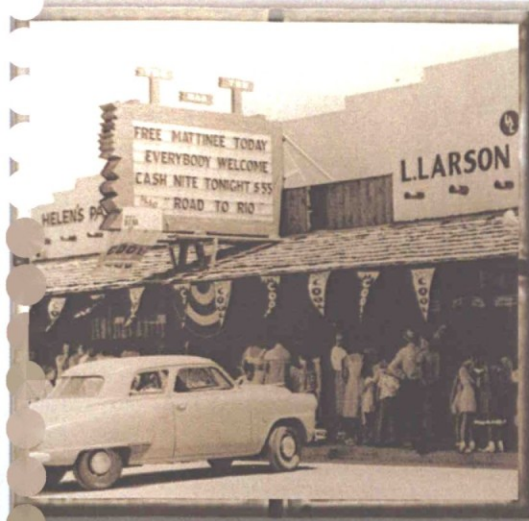
Broadstone Waterfront Addendum

MASTER DESIGN CONCEPT PLAN

July 30, 2012

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

10-19-2012
DATE INITIALS



Scottsdale Waterfront
**MASTER DESIGN
 CONCEPT PLAN**
 Prepared for the Scottsdale City Council
 CASE I-II-2003
 FINAL REVIEW DRAFT -- 4/5/04
 SCOTTSDALE WATERFRONT, L.L.C.



Broadstone Waterfront Addendum to:

SCOTTSDALE WATERFRONT
MASTER DESIGN CONCEPT PLAN

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Site Plan

Landscape Design Concept Plan

Hardscape Concept Plan

Mature Tree Planting & List of Plant Materials

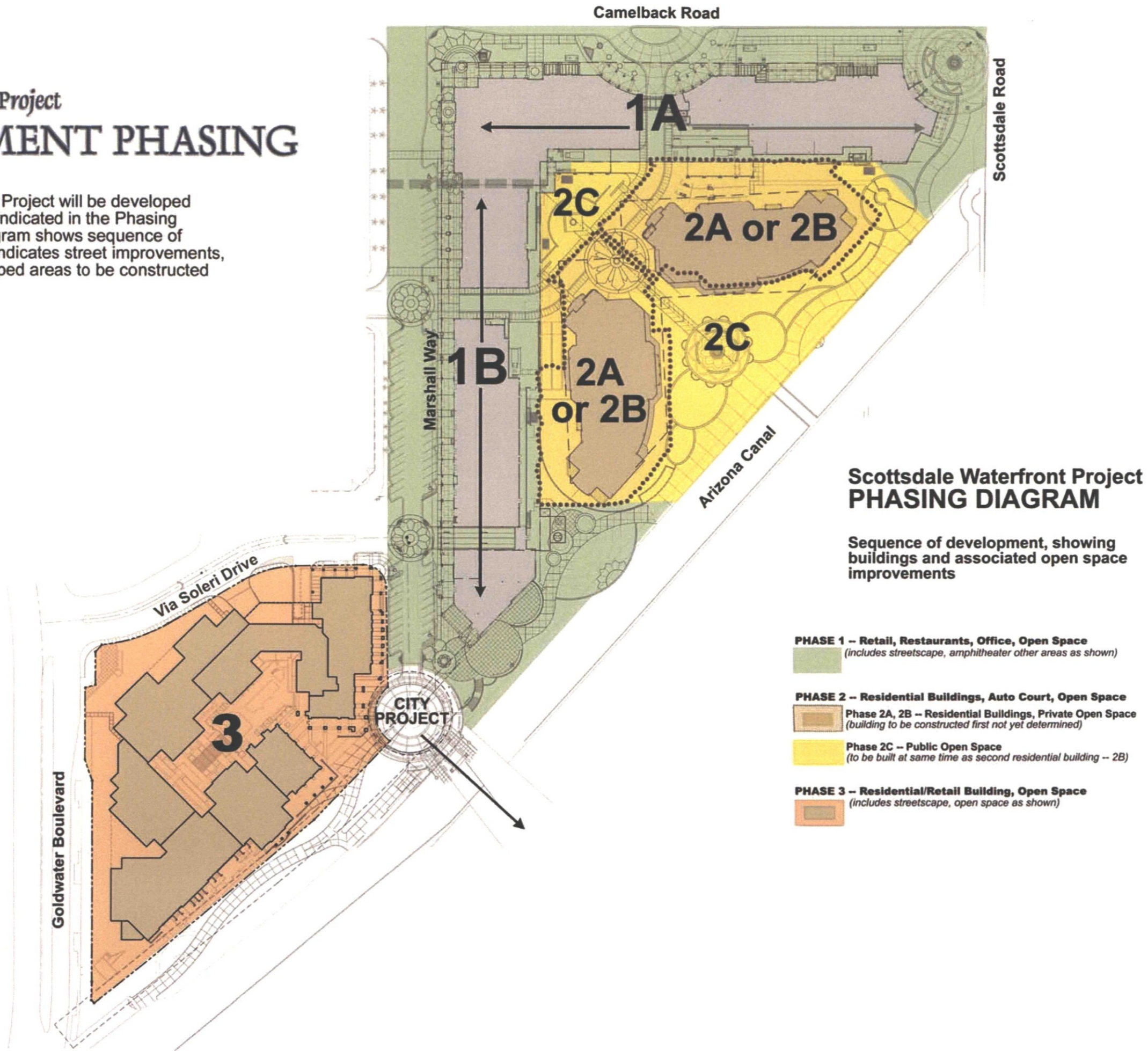
Elevations

Exterior Lighting

Materials

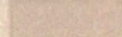



Scottsdale Waterfront Project DEVELOPMENT PHASING

The Scottsdale Waterfront Project will be developed in four general phases as indicated in the Phasing Diagram at right. The diagram shows sequence of building construction and indicates street improvements, parks, plazas and landscaped areas to be constructed as part of each phase.



CIRCULATION CONCEPT PLAN

CIRCULATION PLAN

-  Public Streets
-  Public Streets & Driveways-- traffic-calming devices and decorative paving at pedestrian crossings
-  Private Internal Streets and Drives (at grade)
-  Private Internal Street (extended speed table, decorative paving)



Scottsdale Waterfront Project PUBLIC ART MASTER PLAN

As part of the entitlement process, \$1 million was obligated for public art at Scottsdale Waterfront and preparation of a Public Art Master Plan was required. This Master Plan outlines a process for public art selection and general concepts to guide that selection.

A Significant Opportunity

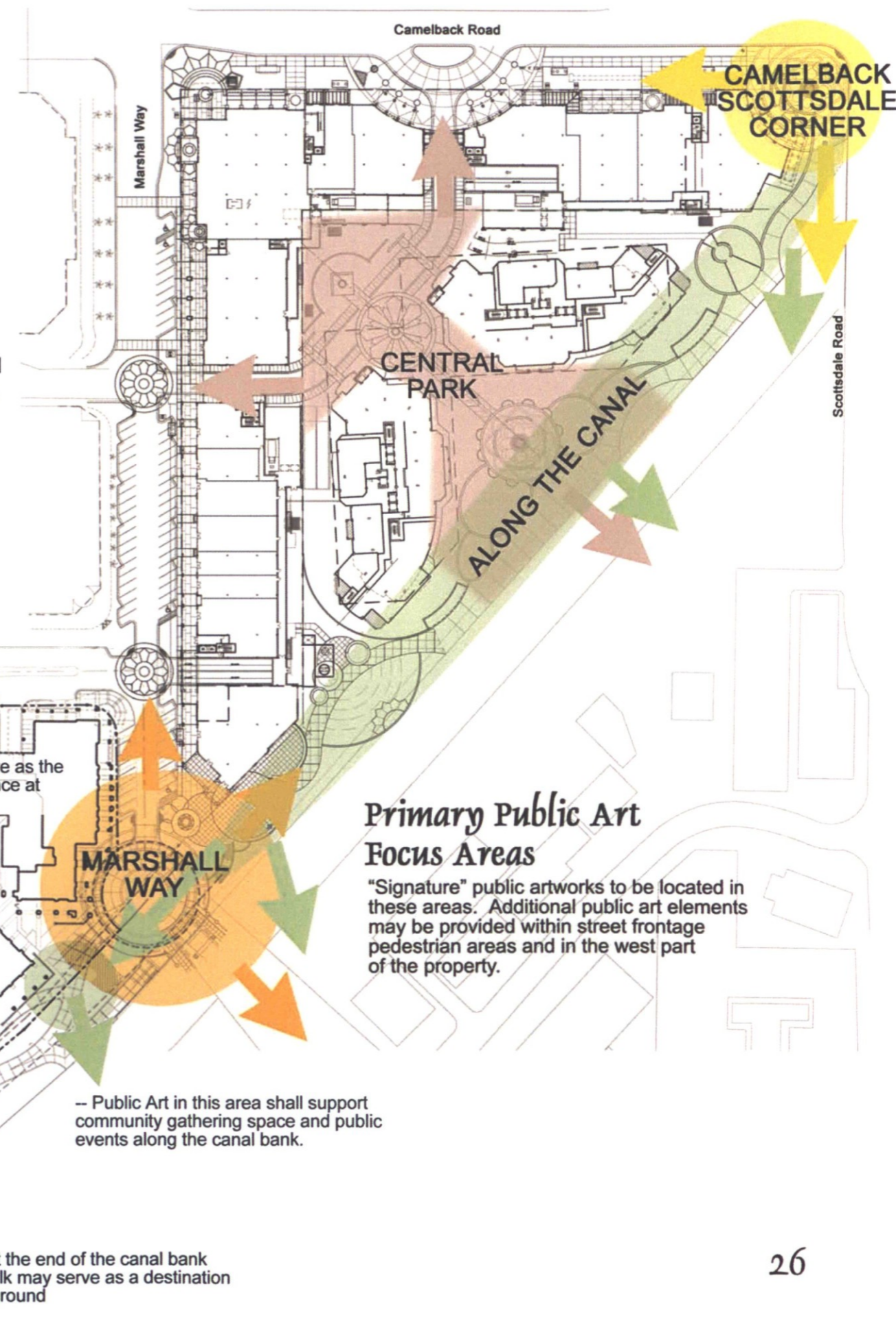
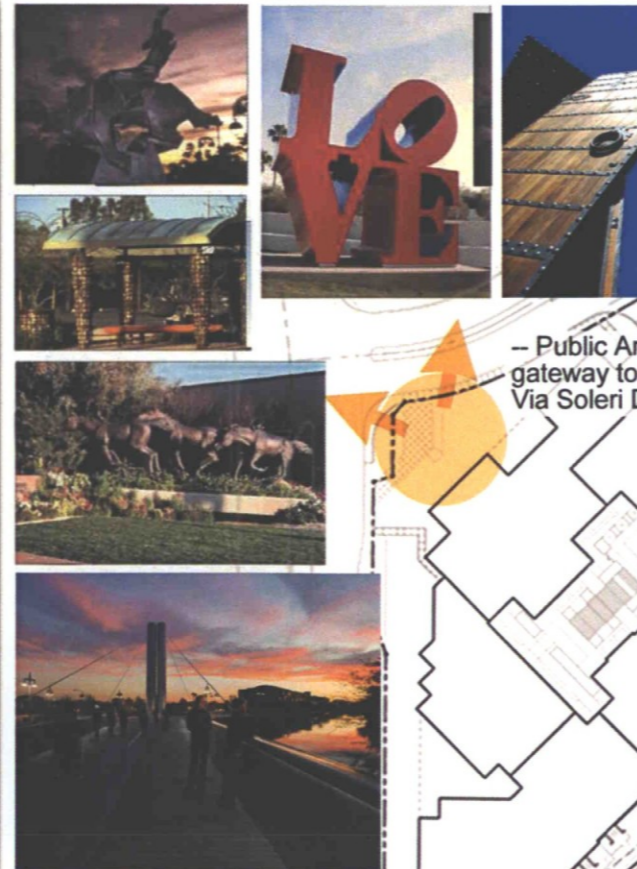
The Scottsdale Waterfront Project represents a major milestone in Downtown's renaissance. Visually prominent and located at Downtown's most important gateway intersection it brings new life to the area in terms of residents, investment, design quality and public open space. A key aspect of this "new life" is its commitment to provision of public art and a performing arts amphitheater on the canal.

Arts and culture have deep roots in downtown Scottsdale. Some of the earliest downtown business activities centered on the Arizona Crafts Center, artists studios and galleries. The Cultural Council's Public Art Program has, since 1985, built upon this heritage by commissioning and siting works of art in public spaces. To date, more than 50 permanent and temporary works have resulted.

The Scottsdale Waterfront Project supports the Mission of the Public Art Program.

Scottsdale Public Art Program Mission Ideology

- to ensure that Scottsdale remains a leader in providing art and cultural amenities resulting in a community that is vital, sustainable, and inspired;
- to provide art and design projects of the highest quality throughout the community resulting in a "museum without walls," making art accessible to all;
- to integrate the work & thinking of artists into the planning & design of our built environment making Scottsdale a better place to live, work, and play;
- to help stimulate the local economy by making Scottsdale a preferred destination for residents and businesses as well as a key center for culture, recreation, and tourism;
- to further beautify Scottsdale's natural environment through the incorporation of art and design projects of the highest quality that enliven, invest, educate, and inspire;
- to utilize public art as a tool in mitigating development as the city continues to grow;
- to build a legacy of art and culture to serve future generations;
- the public art program serves as a catalyst in shaping Scottsdale's present and future places ensuring we remain one of the country's "most livable cities".



Primary Public Art Focus Areas

"Signature" public artworks to be located in these areas. Additional public art elements may be provided within street frontage pedestrian areas and in the west part of the property.

– Public Art may serve as the gateway to the entrance at Via Soleri Drive

– Public Art in this area shall support community gathering space and public events along the canal bank.

– Public Art at the end of the canal bank pedestrian walk may serve as a destination and / or turn-around

Scottsdale Waterfront Project SIGNAGE MASTER PLAN: Signage Zones

Signage and environmental graphics at the Scottsdale Waterfront serve varying purposes, depending on the zone in which they are located.

PUBLIC ZONE

The Public Zone includes the areas surrounding retail/office buildings along Marshall Way and Camelback Road, open space areas, parks, paths and plazas along the Arizona Canal and linkages to the Specialty Retail Districts south of the canal. These public spaces make up the external facade of the development. Signage and environmental graphics within the Public Zone identify the Waterfront Project, attract people to the development and provide information that allows them to easily navigate the spaces within it.

RETAIL ZONE

The Retail Zone extends along the arcades on Camelback Road and Marshall Way. In many places, the Retail Zone and Public Zone overlap or share the same space. This is a zone of high activity and commerce. Environmental graphics and signage in this zone will both identify tenants and contribute to the mood, ambiance and character of the retail area.

RESIDENTIAL ZONE

The Residential Zone is the most private area of the development, reserved for residents and their guests. Environmental graphics and signage in this zone contribute to the image and perception of luxurious quality. They provide identification and orientation within the zone while establishing its character as that of a private and exclusive area.

OFFICE ZONE

The Office Zone occupies a small area of the development, primarily second-floor tenant spaces along Camelback Road and Marshall Way. This is a quasi-private zone requiring a nominal amount of signage to provide direction and identify tenants.

PARKING ZONE

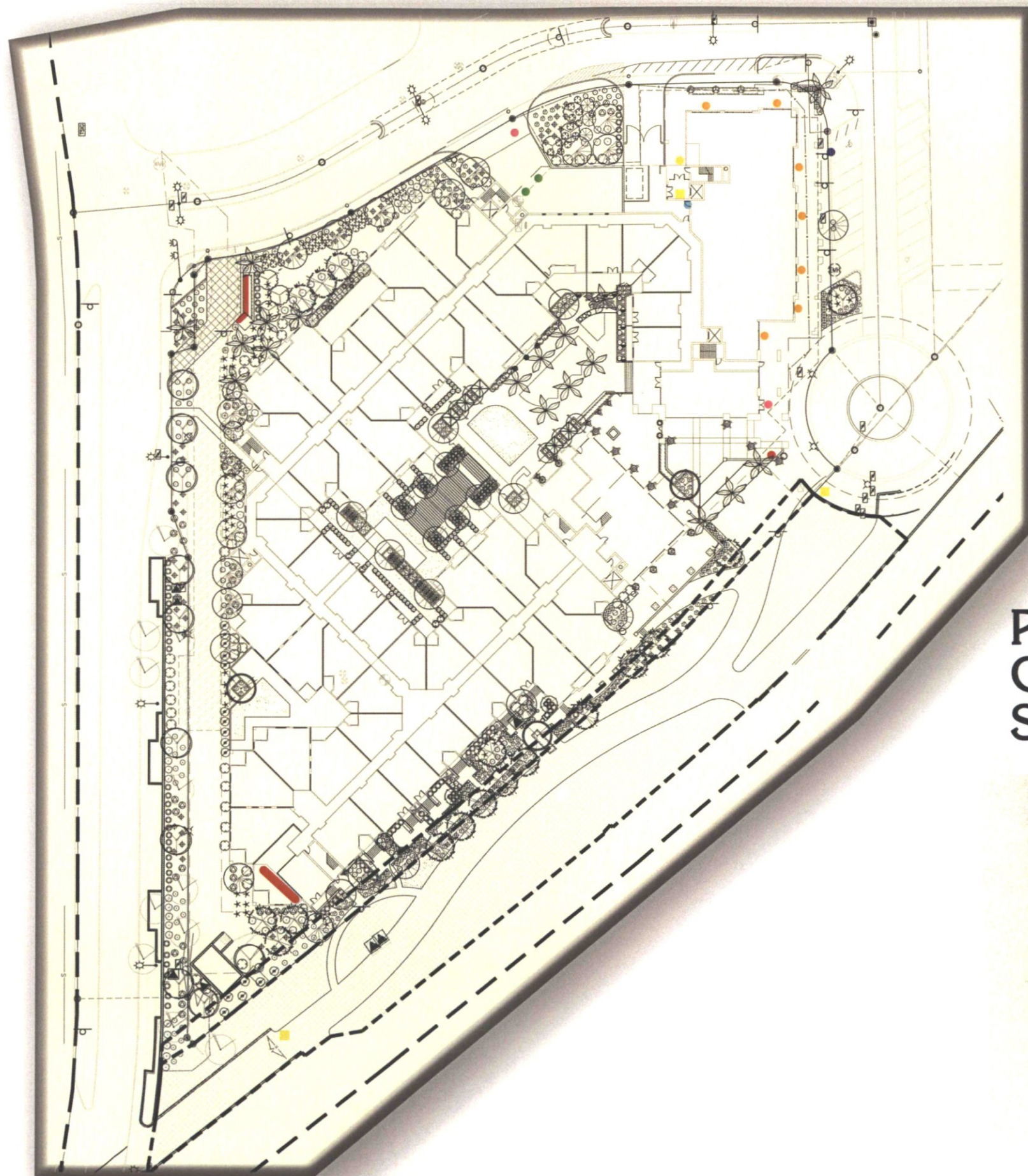
The Parking Zones are primarily located beneath the retail and residential buildings. Limited on-street parking is available along Marshall Way and Montecito. Parking structures include both public parking and parking reserved for tenants and residents. Some tenant parking is available for public use during non-business hours. The underground garages are large, complex structures. Signage will be required to provide clear, easy-to-follow directions for finding entrance and exit points and negotiating internal areas of the garages. Signage will be challenged to encourage user acceptance of underground parking, comfort and ease-of-use in an environment where people are used to parking at grade, in open lots.

MARKETING ZONE

The Marketing Zone includes areas visible to motorists from Camelback Road, Goldwater Boulevard and Marshall Way -- the perimeter of the property. Environmental graphics and signage within this zone performs an ongoing marketing function as the site of temporary signage during the periods of construction, leasing and sales.

Environmental Graphics & Signage Zones

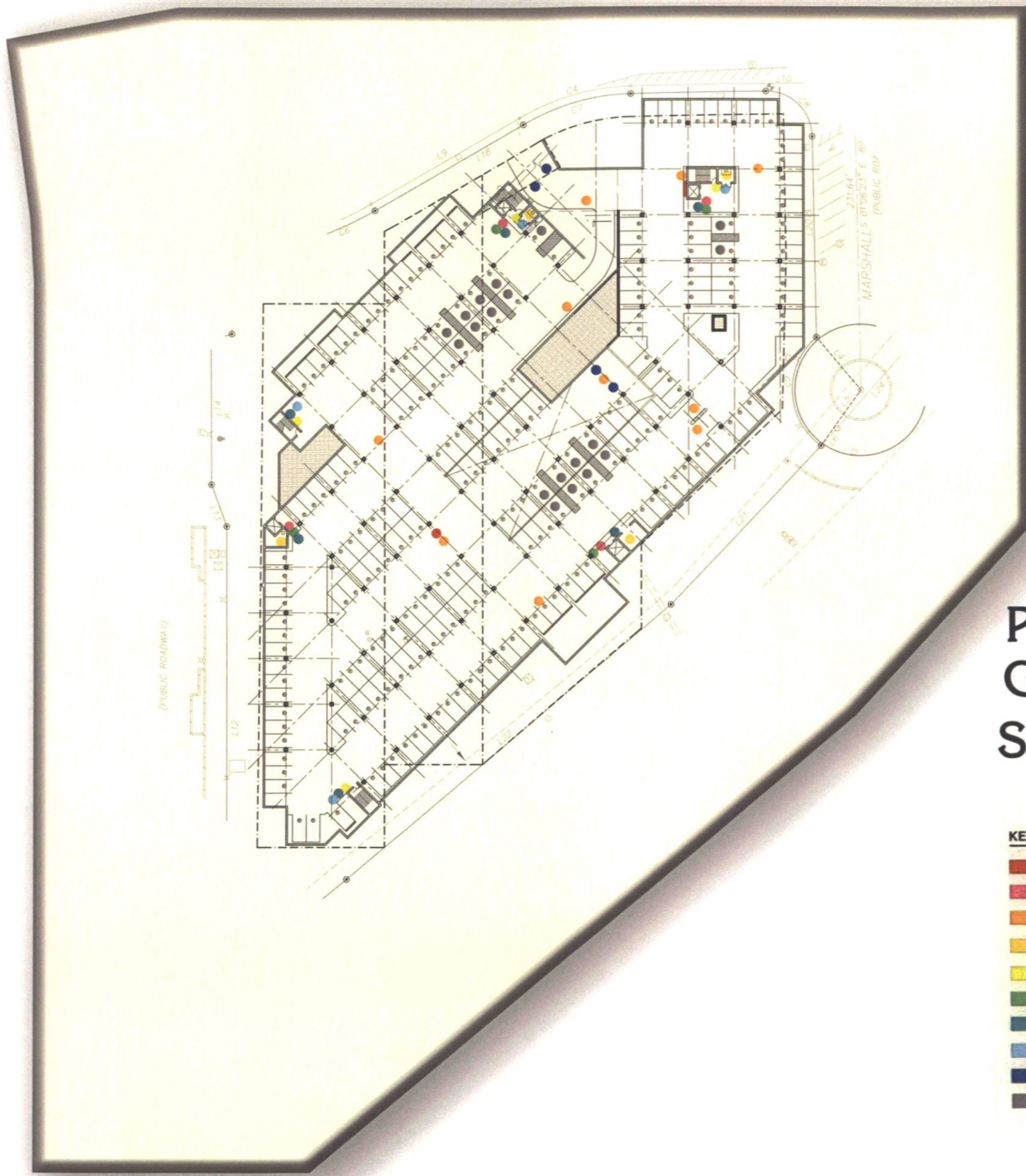




Phase Three Ground-Level Sign Type Analysis

KEY

- PROJECT TERRITORY MARKER (3)
- PROJECT ENTRY SIGN (3)
- RETAIL IDENTIFICATION (120V 15 AMP) (18)
- PEDESTRIAN ENTRY TO GARAGE IDENTIFICATION (120V 15 AMP) (5)
- MAP DIRECTORY (5)
- PRIMARY VEHICLE DIRECTIONAL (120V 15 AMP) (6)
- SECONDARY VEHICULAR DIRECTIONAL/INFORMATIONAL (5)
- RETAIL SERVICE ENTRY IDENTIFICATION (12)
- HANDICAP PARKING IDENTIFICATION (4)
- FEC IDENTIFICATION



Phase Three Garage Level One Sign Type Analysis

- KEY**
- GARAGE LEVEL IDENTIFICATION
 - ELEVATOR LOBBY IDENTIFICATION DESTINATION
 - OVERHEAD VEHICLE DIRECTIONAL
 - UTILITY ROOM
 - STAIR IDENTIFICATION
 - ELEVATOR EMERGENCY INSTRUCTIONS
 - EVACUATION MAPS
 - STAIR ACCESS
 - CLEARANCE BARS
 - ACCESSIBLE PARKING SPACE



SUMMARY DATA

LEGAL DESCRIPTION
 LOT 4, OF SCOTTSDALE WATERFRONT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 702 OF MAPS, PAGE 30.

APN: 173-42-089A
 EXISTING ZONING: DRCO-2 PBD DO
SITE ACREAGE
 NET SF: 145,919
 NET ACRES: 3.360 MORE OR LESS

KEY NOTES

1. PROPERTY LINE
2. IRRIGATION EASEMENT
3. NO VEHICLE ACCESS EASEMENT
4. ALLOWABLE BUILDING HEIGHT BOUNDARY LINES PER ZONING STIPULATIONS
5. DASHED LINE INDICATES PARKING GARAGE BELOW
6. PROPOSED BUILDING FOOTPRINT
7. FLOOD CONTROL EASEMENT
8. EXISTING WELL SITE
9. EXISTING POWER EASEMENT TO BE ABANDONED
10. EXISTING ANCHOR EASEMENT TO BE ABANDONED
11. APPROXIMATE EDGE OF CANAL
12. EXISTING RETAINING WALL AND FENCE
13. EASEMENT FUTURE WELL SITE
14. EXISTING SIDEWALK
15. CENTERLINE OF PUBLIC ROADWAY
16. EXISTING SITE WALL
17. ALL IMPROVEMENTS BETWEEN THE PROPERTY LINE AND THE CANAL EDGE ARE THE RESPONSIBILITY OF THE CITY OF SCOTTSDALE
18. FINAL LOCATION OF LANDSCAPING / HARDSCAPING TO BE COORDINATED WITH ARCADIA WATER COMPANY
19. DEDICATED EMERGENCY SERVICE VEHICLE ACCESS ZONE
20. MIN. 6FT WIDE SIDEWALK ALONG VIA SOLERI DRIVE
21. MODIFY STRIPPING PURSUANT TO TRANSPORTATION DEPARTMENT REQUIREMENTS
22. SHORTEN MEDIANS AND ADD CENTER TURN LANE PURSUANT TO TRANSPORTATION DEPARTMENT REQUIREMENTS
23. EXTEND CURBS AND SIDEWALK

LEGEND

- INDICATES DEDICATED EMERGENCY SERVICE VEHICLE ACCESS ZONE AS DIMENSIONED
- HATCHED AREA IS NOT PART OF THIS APPLICATION OR APPROVAL
- IMPROVEMENTS IN THIS AREA ARE SUBJECT TO FUTURE APPROVAL BY THE MARICOPA COUNTY FLOOD CONTROL DISTRICT.



BROADSTONE WATERFRONT

ISSUE	ISSUE DATE	ISSUE TITLE
1	7/13/2012	CITY COMMENTS

SITE PLAN APPROVAL
SITE PLAN

DATE	06-25-12
SCALE	NOTED
DRAWN	STAFF
CHECKED	STAFF

SHEET NO:
A1

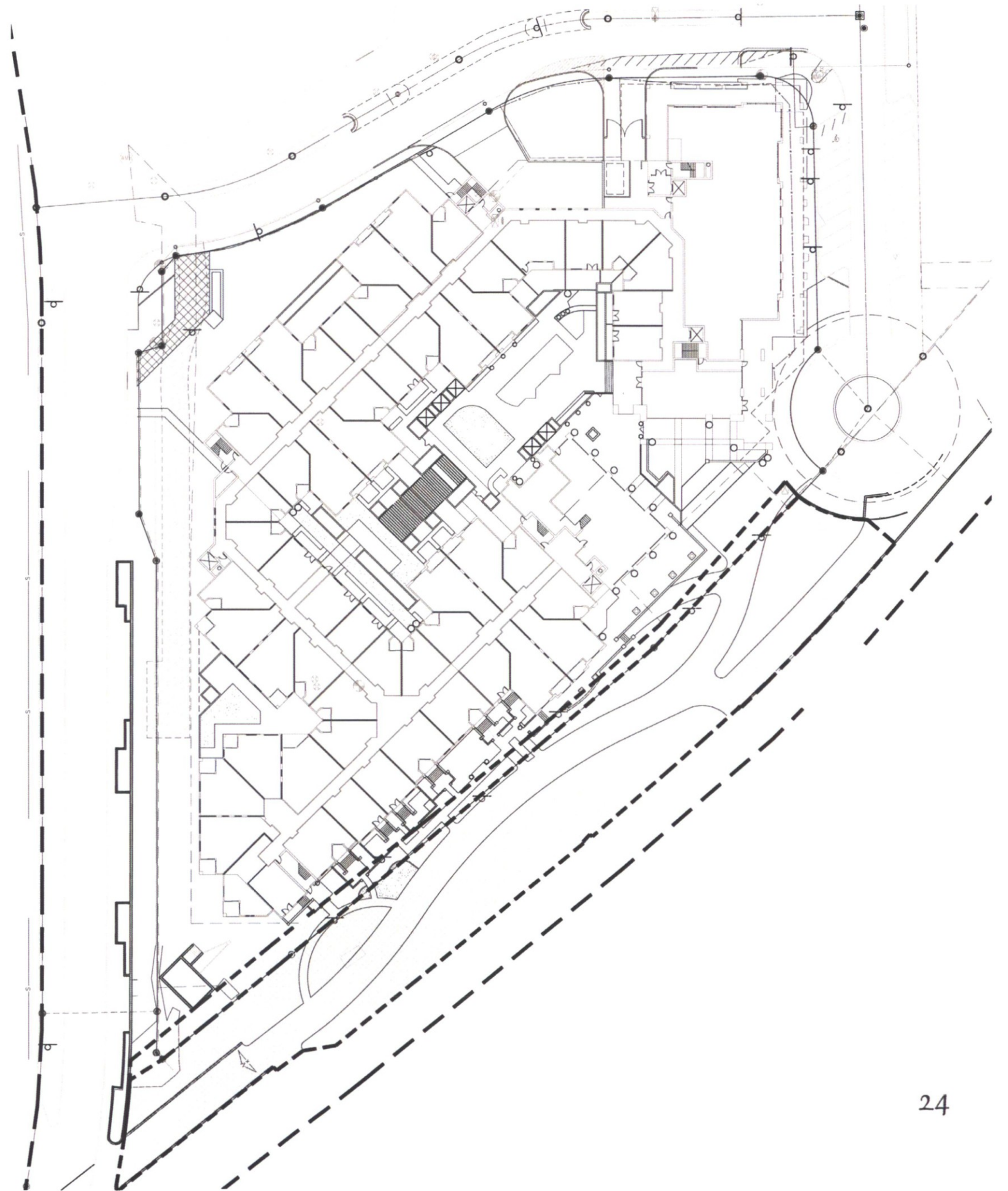


Scottsdale Waterfront Project
**LANDSCAPE DESIGN
 CONCEPT PLAN**



CONCEPTUAL LANDSCAPE PLAN

Scottsdale Waterfront Project
LANDSCAPE CONCEPT PLAN
Hardscape Concept Plan



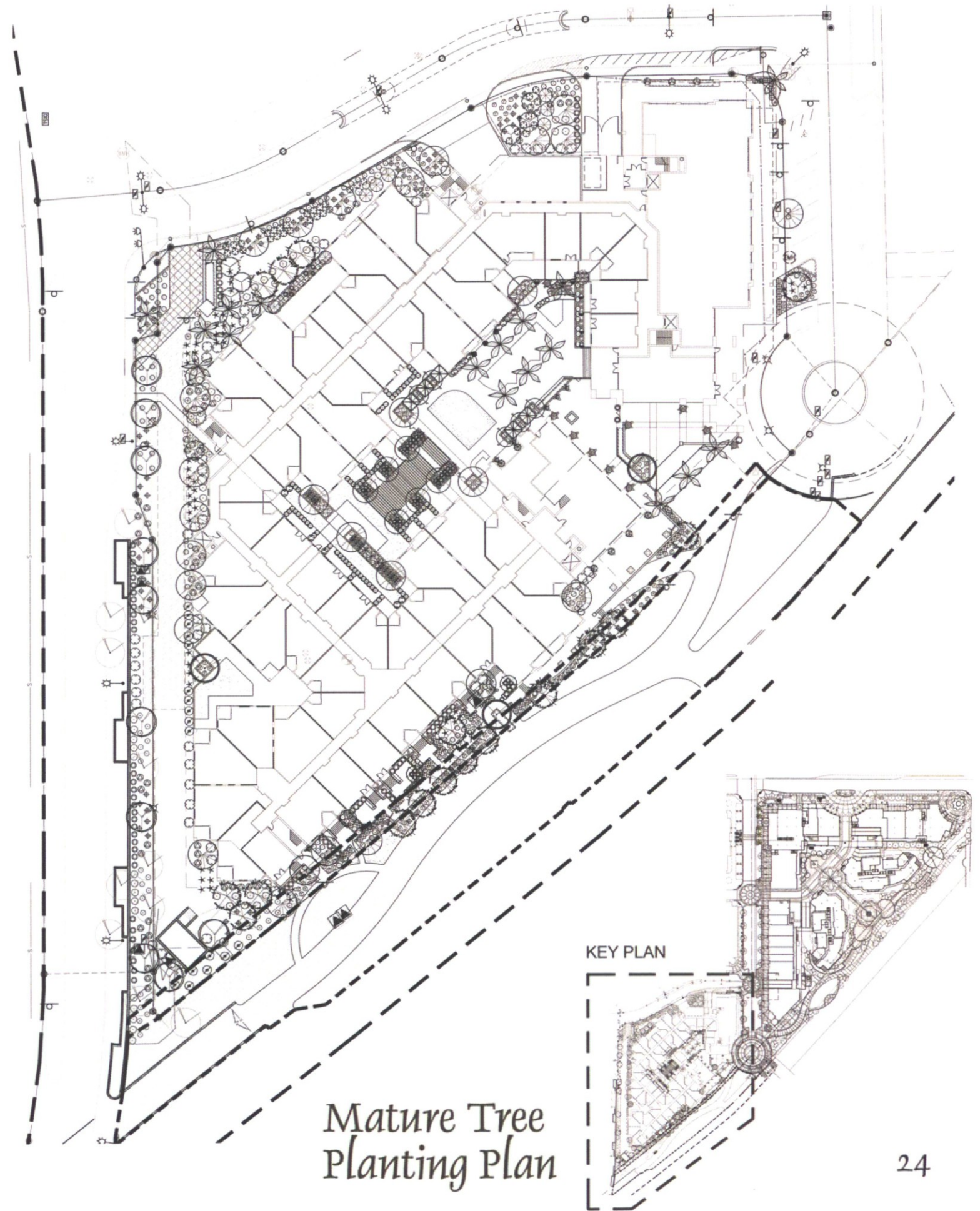
Scottsdale Waterfront Project

LANDSCAPE CONCEPT PLAN

MATURE TREE PLANTING & LIST OF PLANT MATERIALS

PLANT LEGEND

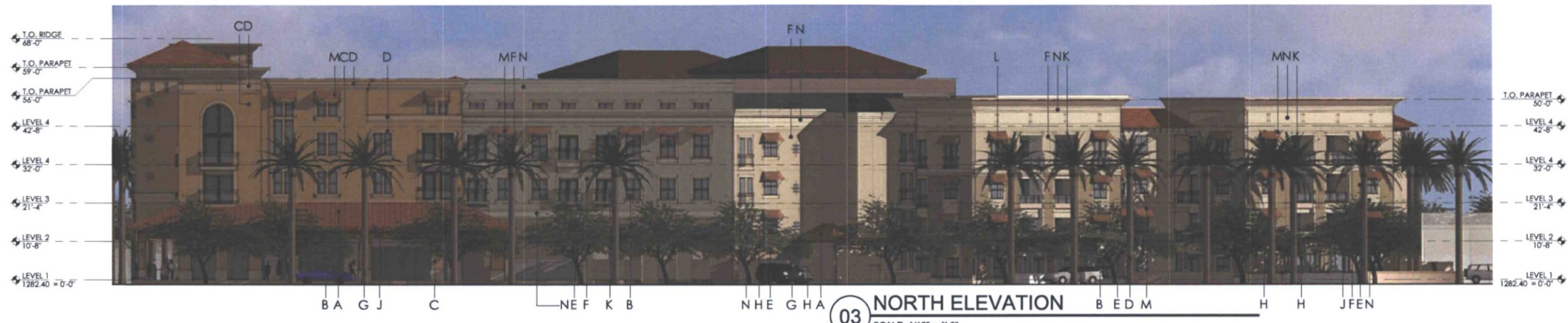
SYMBOL		BOTANICAL NAME	
TREES			
		Caesalpinia mexicana	
		Nerium oleander	
		Olneya tesota	
		Parkinsonia hybrid 'Desert Museum'	
		Phoenix dactylifera	
		Prosopis x 'Rio Salado'	
		Prunus cerasifera	
		Pyrus calleryana	
		Quercus virginiana 'Heritage'	
ACCENTS			
		Aloe x 'Blue Elf'	
		Bambusa multiplex 'Golden Goddess'	
		Cycas revoluta	
		Dasyllirion quadrangulatum	
		Dietes vegeta	
		Hesperaloe funifera	
		Hesperaloe parviflora 'Ferpa'	
		Lonicera japonica 'Halliana'	
		Pedilanthus macrocarpus	
		Phoenix roebelenii	
		Rosa banksiae	
		Tecoma stans 'Orange Jubilee'	
		Strelitzia nicolai	
MISCELLANEOUS			
		Decomposed Granite - 1/2" Minus 'San Tan Marage' To Match Existing 2" Depth in all planting areas (typ)	
		Hybrid Bermuda Sod - QTY: ±380 SQ. FT.	
		Synthetic Turf - Manuf: Arizona Luxury Lawns - Type: Top Dog or Equal - QTY: ±2,835 SQ. FT. Steel Header	
SHRUBS			
		Aspidistra elatior	
		Buxus spp.	
		Dodonaea viscosa 'Purpurea'	
		Rhapsiolepis indica	
		Hibiscus rosa-sinensis 'Vice President'	
		Lagerstroemia indica 'Lavender'	
		Rosmarinus officinalis 'Prostratus'	
		Leucophyllum frutescens 'Heavenly Cloud'	
		Myrtus communis 'Compacta'	
		Plumbago capensis	
		Ruellia brittoniana	
		Tecoma hybrid 'Bells of Fire'	
		Tecoma stans	
GROUND COVERS			
		Chrysactinia mexicana	
		Lantana montevidensis	
		Lantana hybrid 'New Gold'	
		Lantana 'Dallas Red'	
		Liriope muscari	
		Wedelia trilobata	
		Teucrium chamaedrys	
		Seasonal Annuals	





04 WEST ELEVATION
SCALE: 1/16" = 1'-0"

- KEY NOTES**
- A BLENDED ROOF TILES
 - B CLEAR / NON-REFLECTIVE / LOW-E INSULATED GLASS
 - C STUCCO FIELD: FRAZEE 1864W
 - D STUCCO ACCENT: FRAZEE 1862W
 - E STUCCO FIELD: FRAZEE 2924WD
 - F STUCCO ACCENT: FRAZEE 2922W
 - G SANDSTONE WALL BASE / COPING
 - H PRECAST SILLS / WALL BANDS / COPING / COLUMNS
 - J DARK STAINED ROUGH SAWN HEAVY TIMBER
 - K BLACK ORNAMENTAL IRON
 - L ALUMINUM FRAMES DARK BRONZE ANODIZED
 - M CANVAS AWNING SUNBRELLA TERRACOTTA
 - N STUCCO ACCENT: FRAZEE 1008W



03 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



02 EAST ELEVATION
SCALE: 1/16" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

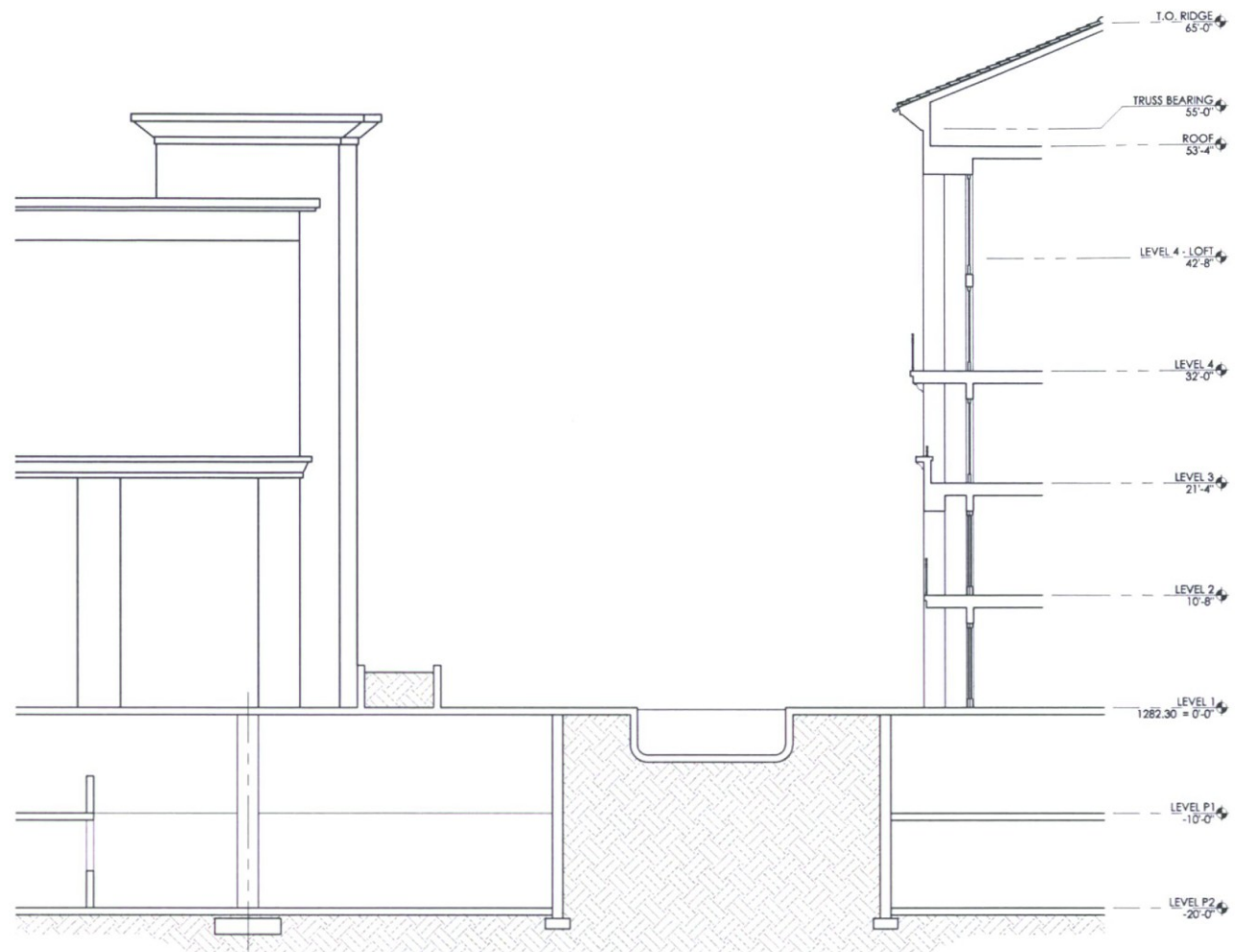


BROADSTONE WATERFRONT

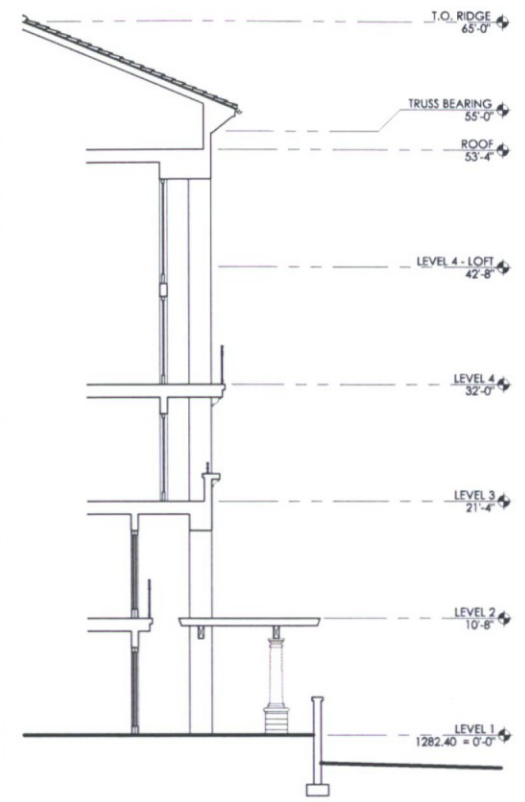
ISSUE	ISSUE DATE	ISSUE TITLE

**DRB
STREETSCAPE ELEVATIONS**

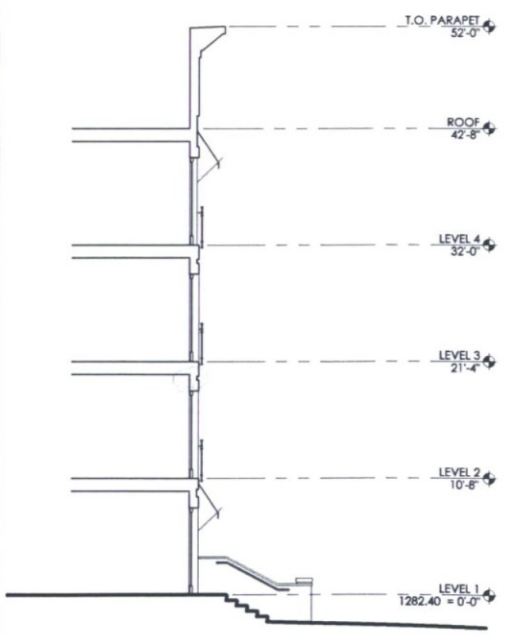
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	SCALE	NOTED
	DRAWN	STAFF
	CHECKED	STAFF
SHEET NO:		A6



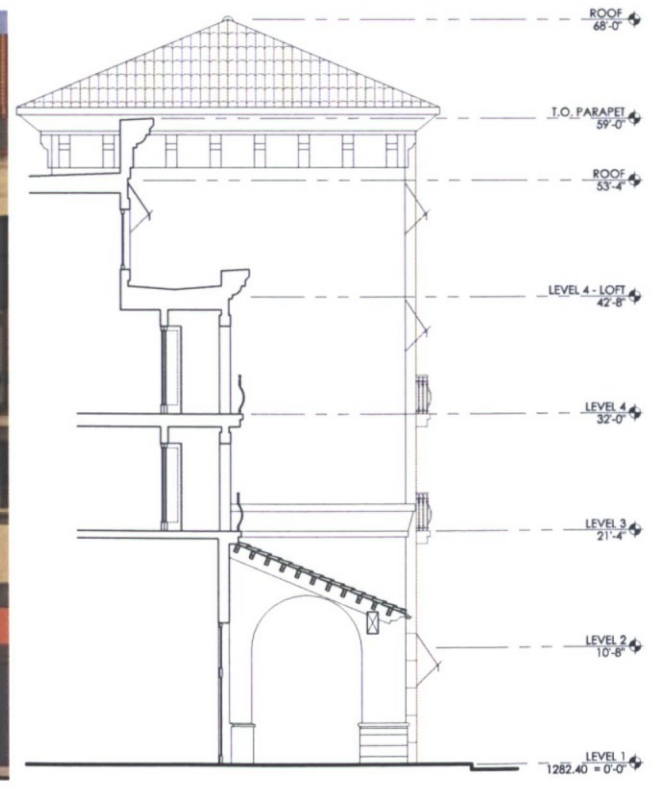
04 COURTYARD SECTION
 SCALE: 1/8" = 1'-0"



02 WALL SECTION
 SCALE: 1/8" = 1'-0"



03 WALL SECTION
 SCALE: 1/8" = 1'-0"



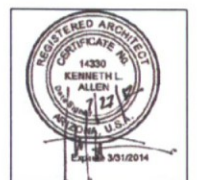
01 WALL SECTION
 SCALE: 1/8" = 1'-0"

ALLIANCE

BROADSTONE WATERFRONT

ISSUE	ISSUE DATE	ISSUE TITLE

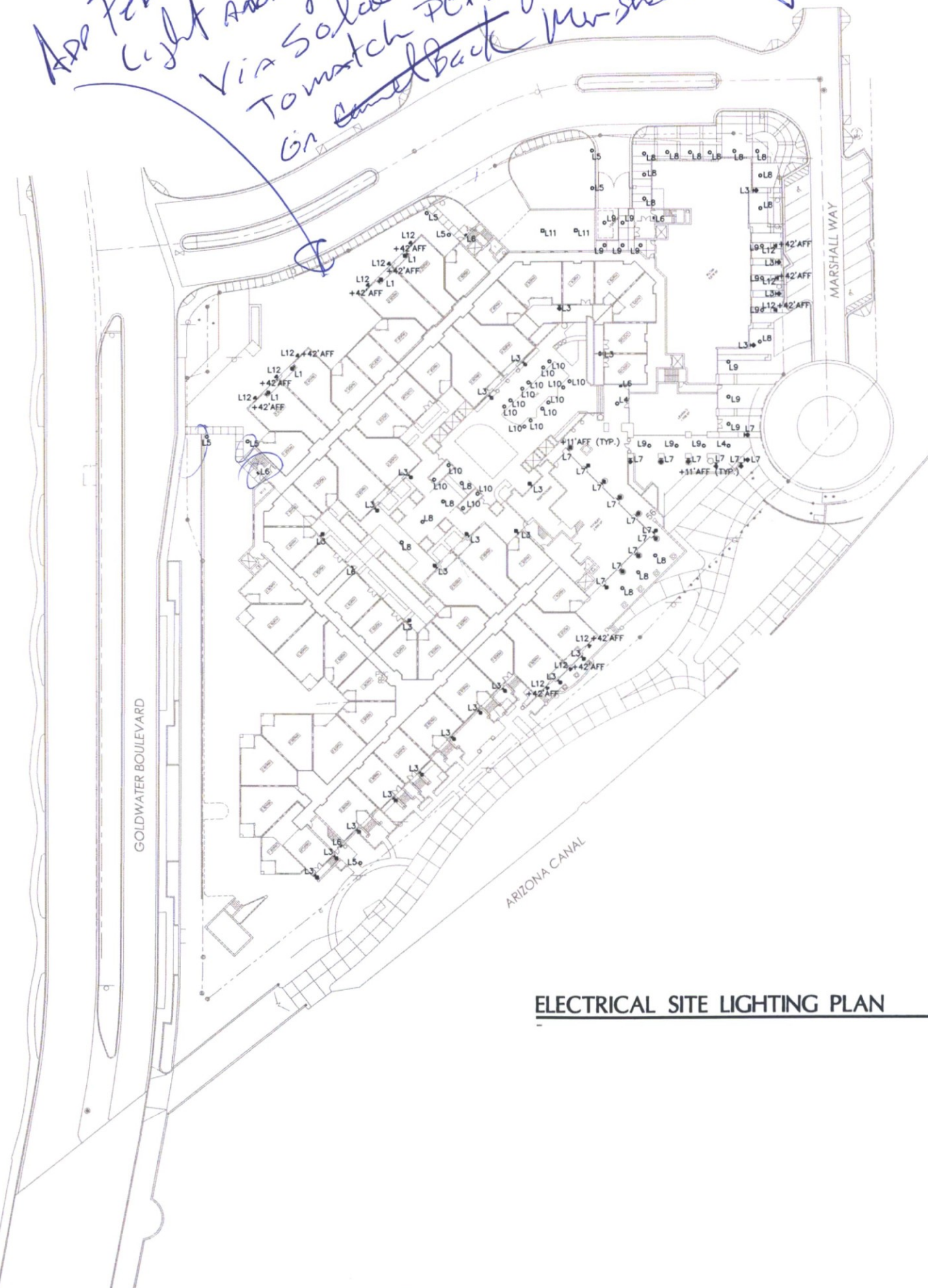
DRB
 WALL SECTIONS



DATE	07-26-12
SCALE	NOTED
DRAWN	STAFF
CHECKED	STAFF

SHEET NO:
A5

App Pedestrian Light Along Via Solaris To match PEP lights on canal bank Marshall way



Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
★	L1	4	HINKLEY'S LIGHTING KRVS. Bronze - Vintage Rust Finish.	14.75"H x 8"W Wall Lantern with Double French Scavo Glass Lens.	ONE 13W CFL BULB, GU-24 BASE, 2700K.	900	0.75
★	L3	26	HINKLEY'S LIGHTING 6Z13. Autumn Gold Finish.	25.50"H x 11"W Wall Lantern with Frosted Seedy Glass Lens.	ONE 13W SPIRAL CFL BULB, 2700K.	900	0.75
○	L4	2	HINKLEY'S LIGHTING PL2W. Old Bronze Finish.	26"H x 13"W Pendant Lantern with Frosted Seedy Glass Lens.	THREE 40W INC CANDELABRA BULB.	300	0.95
○	L5	7	KIM LIGHTING B30 70PMH120 DB HS. Dark Bronze Finish.	LOUVERED BOLLARD LIGHT. SPUN ALUMINUM CAP WITH 1/4 INCH ACRYLIC LENS SURROUNDING THE SPECULAR OPTICAL LOUVERS. LAMP MOUNTED IN THE BASE-DOWN POSITION.	70 WATT PULSE START METAL HALIDE LAMP. COATED, BURNED IN THE BASE DOWN POSITION, RATED AT 4800 INITIAL LUMENS.	4800	0.72
•	L6	6	JUNO-ACCULITE LIGHTING MSL135K12BZPC. Bronze Finish.	MSL SERIES, LED MINI SECURITY LIGHT, DIE CAST ALUMINUM HOUSING WITH ACRYLIC MICRO-PRISM LENS.	6W LED, 3500K.	266	0.95
★	L7	17	SPECTRUM LIGHTING SPOB24UDCF 18 32 EX FS 8225-SG WL WM DW. Gloss White Finish.	8" LENSED ROUND DIRECT/INDIRECT WALL CYLINDER. U.L. LISTED FOR WET LOCATION.	ONE 18W CFL LAMP UPLIGHT, 2700K. ONE 32W CFL LAMP DOWNLIGHT, 2700K.	1200 2400	0.75 0.75
○	L8	18	SPECTRUM LIGHTING SPC0611SLCF 42 EX FS 5315-SG SML26 CW. Gloss White Finish.	6" OPEN ROUND CYLINDER WITH SLOPE.	ONE 42W CFL LAMP, 2700K.	3200	0.75
○	L9	14	JUNO LIGHTING TC922LED 35K 1 _27C-WH.	6" LED OPEN RECESSED DOWNLIGHT.	25W, 12 WHITE LEDS, 3500K.	Absolute	0.95
○	L10	16	LUMASCAPE LIGHTING LS363LED.	STAINLESS STEEL SHALLOW DEPTH IN-GRADE LED LUMINAIRE.	15W, WHITE LEDS, 4300K.	1650	0.95
■	L11	2	JUNO-ACCULITE LIGHTING CL 250PS QT CE TPG L F1. Bronze Finish - Standard.	AccuLite AccuSquare Canopy Garage Luminaire, Steel Housing, Flat Tempered Prismatic Glass Lens.	ONE 250W PULSE START METAL HALIDE CLEAR ED28 LAMP.	22000	0.72
▼	L12	10	HUBBELL OUTDOOR LIGHTING ALF-SU-SK-BZ. Dark Bronze Finish.	LED FLOODLIGHT / WALL MOUNT.	10.7W, 6 LEDS, 5000K.	510	0.95

Allen Philip
architects-interiors
7164 East Stetson Drive
Fourth Floor
Scottsdale, Arizona 85261
480 990 2800 Fax: 480 990 3800
www.allenphilip.com



ELECTRICAL SITE LIGHTING PLAN

SCALE: 1" = 40' - 0"



NP ENGINEERING INC.
4115 N. 18TH AVE.
PHOENIX, AZ 85015
(602) 280-1899
PROJECT NO. 12-228



BROADSTONE WATERFRONT

ISSUE	ISSUE DATE	ISSUE TITLE

DATE	07-26-12
SCALE	
DRAWN	
CHECKED	

SHEET NO:
E1.1

One Light Bronze Wall Lantern | Hinkley's Lighting Factory Page 1 of 1

L1

Hinkley's LIGHTING FACTORY

CEILING | WALL | OUTDOOR | LAMPS | FANS | CLEARANCE

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4623 North Central Avenue Phoenix, AZ 85018 (602) 279-4887 Fax: (602) 279-4887 15948 N. Greenway Road Phoenix, AZ 85022 (602) 944-4799 Fax: (602) 944-4799 My Shopping Bag

Item # 6212

Item Name: One Light Bronze Wall Lantern

Dimensions: 16.50" Tall x 8.00" Wide

Finish: Bronze - Vintage Road

Class: Bronze - Vintage Road

Family: Lantern

Sockets: 1 G24-24/40W, 13 watts

Manufacturer: Manufacturer has 383 items available

Availability: In Stock

Attributes: This One Light Bronze Wall Lantern has a Bronze Finish and is part of the Galassiana Collection. It is Energy Efficient, Energy Star Compliant, and Title 24 Compliant.

Details:

- Category: Exterior
- Subcategory: Wall Lanterns
- Size: 16.50" H x 8.00" W x 16.50" D
- Ball Included: Yes
- Ball Qty: 1 - G24, Clear, 13 Watt
- Material: Metal
- Height: 16.50"
- Weight: 11.00 Lbs.
- Width: 8.00"
- Depth: 16.50"
- Options: Energy Star

Price: \$112.50

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<http://www.hinkleylighting.com/one-light-bronze-wall-lantern/SKU-KRV5?callingPage=C...> 7/9/2012

One Light Gold Wall Lantern | Hinkley's Lighting Factory Page 1 of 1

L3

Hinkley's LIGHTING FACTORY

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Item # 6213

Item Name: One Light Gold Wall Lantern

Dimensions: 16.50" Tall x 11.00" Wide

Finish: Antique Gold

Class: Finished Ready

Family: Galassiana

Sockets: 1 G24, CF 24/40W, 13 watts

Manufacturer: Manufacturer has 383 items available

Availability: In Stock

Attributes: This One Light Wall Lantern has a Gold Finish and is part of the Galassiana Collection. It is Energy Efficient, Energy Star Compliant, and Title 24 Compliant.

Details:

- Category: Exterior
- Subcategory: Wall Lanterns
- Size: 16.50" H x 11.00" W x 16.50" D
- Ball Included: Yes
- Ball Qty: 1 - G24, Clear, 13 Watt
- Material: Metal
- Height: 16.50"
- Weight: 11.00 Lbs.
- Width: 11.00"
- Depth: 16.50"
- Options: Energy Star

Price: \$163.50

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<http://www.hinkleylighting.com/one-light-gold-wall-lantern/SKU-6213?callingPage=Catal...> 7/9/2012

Three Light Bronze Hanging Lantern | Hinkley's Lighting Factory Page 1 of 1

L4

Hinkley's LIGHTING FACTORY

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Item # 6236

Item Name: Three Light Bronze Hanging Lantern

Dimensions: 26.00" Tall x 12.00" Wide

Finish: Antique Gold

Family: Ironed Park

Sockets: 3 Candelabra E14, 40 watts

Manufacturer: Manufacturer has 47 items available

Availability: In Stock

Attributes: This Three Light Hanging Lantern has a Bronze Finish and is part of the Galassiana Collection.

Details:

- Category: Exterior
- Subcategory: Hanging Lanterns
- Size: 26.00" H x 12.00" W x 12.00" D
- Ball Included: Yes
- Ball Qty: 3 - Candelabra, 40 Watt
- Material: Metal
- Height: 26.00"
- Weight: 11.00 Lbs.
- Width: 12.00"
- Depth: 12.00"
- Options: Energy Star

Price: \$219.90

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<http://www.hinkleylighting.com/three-light-bronze-hanging-lantern/SKU-PL2W?callingPa...> 7/9/2012

Allen + Philp
architects + interiors

7154 East Stetson Drive
Fourth Floor
Scottsdale, Arizona 85251
480 990 2800 Fax: 480 990 3800
www.allenphilp.com

PHOTOGRAPHY BY ORB ARCHITECTURE

L5 Level Luminaires

B30 Traditional Bollards

FEATURES:

- The enclosure is made of cast aluminum and the B30 bollard achieves a broad light distribution with low glare.
- The B30's clean, simple embossed form looks good up close as well as at a distance.
- B30 bollards utilize a mounting ring containing the ballast and remote electrical components. With the top removed, all components are easily accessible for cleaning and replacement.
- Polycarbonate lens, high pressure sodium, and compact fluorescent light sources.

ORDERING INFORMATION (Example)

FEATURE	DESCRIPTION	OPTION
810 Traditional Bollard	81 Black	41 Non-vented Glass
	82 Bronze	LC Polycarbonate Lens
	LC Light Gray	DH Battery Back-up
	50 Switch Gray	DH-CP Cord-Rack Emergency Battery Back-up
	15 Polycarbonate Lens	
	WH White	
	LC Lens Color	
	8100000000000000	

Electrical Ratings

PHI	RPS	P
70PHI 300WPH	734PS 30W RPS	42PL 42W PL
130PHI 300WPH	1034PS 100W RPS	
Voltage		
120 120V	120 120V	120 120V
277 277V	277 277V	277 277V
240 240V	240 240V	240 240V
120 120V	120 120V	120 120V
277 277V	277 277V	277 277V

PHI = New Start Medium Base
RPS = High Pressure Sodium
PL = Compact Fluorescent
LED = Light Emitting Diode

1. 277V, operated on a 120V, 240V, or 480V lamp at 120V, 277V or 480V.
2. 240V/277V lamps when available is preferred to 120V. 120V/277V lamps are a preliminary design by J. M. Inc. subject to final design by J. M. Inc. subject to final design by J. M. Inc.

3. General warning to avoid ballast to surge on all LED and 120V LED ballast only.
4. For Direct Fluorescent only.
5. 10 ft. for height/heighted outside of the U.S.A. and Canada, otherwise per local fire department code.

610

L6 Acculite

MSL SERIES LED MINI SECURITY LIGHT

Project: _____
Fixture Type: _____
Location: _____
Contact/Phone: _____

Cat. No. _____

PRODUCT DESCRIPTION

The MSL Series LED Security Light is a small and unobtrusive fixture designed to replace small incandescent and CFL fixtures. With a shallow profile, the fixture blends in seamlessly with both architecture and nature. The wide light pattern makes this fixture a great choice for commercial and residential applications where an economical LED security light is needed. The MSL Security Light is recommended for mounting heights of up to 8 feet, for installations above doors, balconies, porches and walkway entrances, or other applications traditionally lighted with incandescent and CFL fixtures. The MSL Series is rated for outdoor or indoor use.

PRODUCT SPECIFICATIONS

Optics: The MSL Series has a white reflector and micro-prism lens that significantly reduces glare, increases visual comfort and acts as an environmental shield, protecting the LED from rain, snow and dust.

Dark Sky Compliance: The MSL Series is compliant with Dark Sky ordinances.

Construction: A die-cast aluminum housing is sturdy and attractive. Powder coating seals and protects the fixture from the elements. The micro-prism lens is made of acrylic that has a strong resistance to UV rays - ideal for outdoor environments.

Thermal Management: The LED light source is secured to the aluminum housing that acts as a heat sink. The driver is a so mounted directly to the housing to help keep the electronics cool and assure 50,000 hour L70 performance.

Electrical: The LED driver is suitable for 120VAC 50/60 Hz. An optional photo sensor is available.

Photo Sensors: The MSL Series can be ordered with an optional photo sensor for automatic dusk to dawn operation. An optional "PC" is a factory installed button style, photo sensor mounted on the front of the fixture.

Mounting: Mounts directly to a junction box or the back plate includes knockouts to fit most junction boxes. The installation process takes less than 5 minutes, with a single screw securing the housing to the back plate. Alternatively, the MSL Series has a provision for use with 1/2" conduit.

Finish: Polyester powder coating protects the housing. Available in bronze or white finishes.

Certification: Meets UL1598 and CSA C22.2, 250 standards. Suitable for wet locations. Dark Sky compliant.

PRODUCT CODES

Catalog Number	Description	Input Voltage	Output	Ballast	Input Watts
MSL 120V120W	LED Mini Security Light with photo sensor, bronze	120V	120W	MSK	6.6
MSL 120V150W	LED Mini Security Light with photo sensor, white	120V	150W	MSK	8.6
MSL 120V120W	LED Mini Security Light, bronze	120V	120W	MSK	6.6
MSL 120V150W	LED Mini Security Light, white	120V	150W	MSK	8.6

1800 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9380 • Fax (847) 827-7255
230 Chrysler Drive • Brampton, Ontario • Canada L6A 4B6 • Phone (905) 722-7235 • Fax (905) 722-0264
Visit us at www.junlighting.com • Specifications are subject to change without notice ©2012 Jun Lighting, LLC

L7

8" CYLINDER SERIES SPC08 SPECTRUM CYLINDERS

LENSED 8" ROUND DIRECT/INDIRECT
42 WATT MAX CF
*WET LOCATION OPTION

PRODUCT INFORMATION:

- 8" cylinder series provides direct and indirect lighting.
- For use with compact fluorescent lamps.
- Top lens gasketed.
- Heavy gauge extruded aluminum cylinder.
- 42 watt max compact fluorescent.
- 20 powder coat options.
- Suitable for damp locations. Wet location available.
- Consult factory for hang mount options.
- Manufactured and tested to UL standard No. 1598.

Fixture Weight: 26.0 lbs

PHOTOMETRY

Distance shown as multiples of mounting height. Based on values shown in fixture data sheet mounting height.

SERIES	UP	DOWN	BALLAST	OPTIONS	TRIM	SPRAY	LENSES	MOUNTING FINISH
SPC084UDCF	(18)	(32)	EX	FS	8225	SG	WL	WM

SPC084UDCF (18) (32) EX FS 8225 SG WL PG WM GW

PROJECT: _____ TYPE: _____
CAT. NO.: _____

994 Jefferson Street, Fall River, MA 02721 506.676.2303 FAX 506.676.2260

ALLIANCE

BROADSTONE WATERFRONT

ISSUE	ISSUE DATE	ISSUE TITLE

DATE: 07-26-12
SCALE: _____
DRAWN: _____
CHECKED: _____
SHEET NO.: E1.3

L8

6" CYLINDER SLOPE SERIES

OPEN 6" ROUND CF W/SLOPE

1 x 42 WATT MAX CF

SPC06

SPECTRUM CYLINDERS

PRODUCT INFORMATION:

- 6" round cylinder comes with custom adaptor for slope ceiling
- Surface mount only
- Drawn aluminum cylinder
- 42 watt max triple tube compact fluorescent lamp
- 20 powder coat options
- Suitable for damp locations
- Manufactured and tested to UL standard No. 1599

Return Weight: 6.5 lbs

Beam Spread (Degrees)	Beam Diameter (ft)	Beam Diameter (m)
6.5	20	9.0
7.5	11	13.0
9.5	7	16.0
11.5	5	19.0
13.5	3	23.0

SERIES	WATTS	BALLAST	OPTIONS	REFLECTOR	SLOPE	FINISH
SPC061SLCF	15	EX - Electronic	FS - Fan handle and fan	5315-SG - 6" Round Slope	SMSL24 - 10°/4" Slope	GW - Gloss White
Compact Fluorescent	18	120V / 277V (standard)	EMM - Emergency Remote Ballast	CC - Custom Color	SMSL19 - 18°/10" Slope	GG - Gloss Green
Spectrum Cylinder	26	Consult Factory for Options	EMMC - Remote Ballast Enclosure	MS - Matte Black	SMSL22 - 20°/22" Slope	WW - White
	42			WV - Matte White	SMSL26 - 28°/30" Slope	BB - Gloss Black
				ST - Stainless Steel	SMSL36 - 36°/36" Slope	GG - Gloss Green
				MT - Matte Metal	SMSL46 - 38°/40" Slope	WW - White
				TW - Textured White		CC - Custom Color
						CC - Custom Color

PROJECT: _____ **TYPE:** _____

CAT. NO.: _____

194 Jefferson Street, Fair Bank, MA 02721 508.676.2303 FAX 508.676.2280

SPECTRUM LIGHTING, INC.

L9

6" TC LED DOWNLIGHT

NEW CONSTRUCTION

IC92LED LED RECESSED HOUSING

OPEN TRIMS

Juno

PRODUCT DESCRIPTION

IC92LED LED RECESSED HOUSING WITH INTEGRAL LIGHT ENGINE

IC92 LED housing designed for use in non-residential areas. If installed where residential is present, the installation must be pulled back 1" from all sides of the IC housing. LED housing is designed to provide 50,000 hours of life and is compatible with many standard ballasts. 3 year warranty.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 20W compact fluorescent

PRODUCT SPECIFICATIONS

LED Light Engine - Can achieve heat sink integrated directly with housing provides superior thermal management to ensure the long life of the LED. Replaceable PCB board with quick connector mounts directly to heat sink and incorporates the latest generation of high power LEDs based on Cree® Star standards. 2,700K, 3000K, 3500K, or 4100K color temperatures available. 85 CRI typical.

Optical System - Computer optimized internal reflector with specular finish coupled with a high transmission diffusing lens converts the LEDs and produces uniform aperture beamance. Deep regression of lens produces a low glare, efficient system that produces 900 lumens typical.

Acoustic Trim Selections - Compatible with wide selection of existing Juno trim. Shadow free, wide design blends seamlessly into ceiling.

LED Driver - Non-dimming and optional 0-10V dimming driver accommodates 120V or 277V AC at 50/60Hz. Power factor > 0.5 at 120V input. Optional Intra-Luma® driver accommodates 170V or 277V AC at 50/60Hz. Mounted between the plate and housing for easy access and coil operation.

Life - Rated for 50,000 hours at 70°C lens exit temperature.

Labels - Energy Star qualified when used with select ballasts and core LEDs. UL listed for through branch wiring, damp locations. Union made. US and cUL listed. RoHS compliant. Emergency battery back-up options (UL listed for U.S. only).

Testing - All reports are based on published industry procedures. Field performance may differ from laboratory performance. Product specifications subject to change without notice.

HOUSING FEATURES

Housing - Designed for use in IC applications (non-insulated). Thermal protector installed in housing prevents against improper installation use. Aluminum housing. Housing is vertically adjustable to accommodate up to a 17° ceiling thickness.

Junction Box - Pre-wired junction box provided with (4) 1/2" and (1) 3/4" knockouts and ground wire. UL listed and cUL listed for through-branch wiring. maximum 90°C. 12 AWG 90°C. C branch circuit conductors (if in 4 out) junction box provided with one visible access plate. Knockouts equipped with grommets.

Mounting Frame - 3/16" gauge galvanized steel mounting ring equipped with vertically adjustable mounting brackets that accept "C" channel or "C" channels (18-20 or 18-50, lower list base (L-27) or Real Max® 3 bar hangers (R-15).

Dimensions: 11.34" diameter, 6.76" depth.

Electrical Data - Non-Dimming:

Input Power	25W (v/50)	28W (v/60)
Power Factor	0.75	0.78
Frequency	50/60Hz	50/60Hz
Minimum starting temp.	32°F (0°F)	32°F (0°F)

Electrical Data - 0-10V Dimming DM Option:

Input Power	25W (v/50)	28W (v/60)
Power Factor	0.72	0.78
Frequency	50/60Hz	50/60Hz
Minimum starting temp.	32°F (0°F)	32°F (0°F)

Electrical Data - Intra-Luma LED Driver & Option:

Input Power	25W (v/50)	28W (v/60)
Power Factor	0.71	0.78
Frequency	50/60Hz	50/60Hz
Minimum starting temp.	32°F (0°F)	32°F (0°F)

Ordering Information: Housing, trim and accessories each ordered separately.

Catalog No.	Color	Voltage	Options	Trim/Description
IC92LED	White	120V	DM Intra-Luma Driver, 0-10V Dimming	IC92LED-WH
IC92LED	White	277V	DM Intra-Luma Driver, 0-10V Dimming	IC92LED-WH-277
IC92LED	White	120V	DM Intra-Luma Driver, 0-10V Dimming	IC92LED-WH-DM
IC92LED	White	277V	DM Intra-Luma Driver, 0-10V Dimming	IC92LED-WH-DM-277
IC92LED	White	120V	DM Intra-Luma Driver, 0-10V Dimming	IC92LED-WH-DM-277
IC92LED	White	277V	DM Intra-Luma Driver, 0-10V Dimming	IC92LED-WH-DM-277-277

Photometric Report:

Test Report #: J150114
Catalog No.: IC92LED-DM
480-240-8910

Average Initial Footcandles (One Unit, 24.0W, 91.2" Beam):

Beam Diameter (ft)	Beam Diameter (m)	Footcandle (ft/c)	Footcandle (m/c)
1	0.305	273	11.7
2	0.61	68	2.9
3	0.915	31	1.3
4	1.22	19	0.8
5	1.525	13	0.5
6	1.83	10	0.4

Photometric Report:

Test Report #: J150115
Catalog No.: IC92LED-DM
480-240-8910

Average Initial Footcandles (One Unit, 24.0W, 91.2" Beam):

Beam Diameter (ft)	Beam Diameter (m)	Footcandle (ft/c)	Footcandle (m/c)
1	0.305	273	11.7
2	0.61	68	2.9
3	0.915	31	1.3
4	1.22	19	0.8
5	1.525	13	0.5
6	1.83	10	0.4

L9

6" TC LED DOWNLIGHT NEW CONSTRUCTION

IC92LED LED RECESSED HOUSING

OPEN TRIMS

Juno

ORDERING INFORMATION: Housing, trim and accessories each ordered separately.

Catalog No.	Color	Voltage	Options	Trim/Description
IC92LED	White	120V	DM Intra-Luma Driver, 0-10V Dimming	IC92LED-WH
IC92LED	White	277V	DM Intra-Luma Driver, 0-10V Dimming	IC92LED-WH-277
IC92LED	White	120V	DM Intra-Luma Driver, 0-10V Dimming	IC92LED-WH-DM
IC92LED	White	277V	DM Intra-Luma Driver, 0-10V Dimming	IC92LED-WH-DM-277
IC92LED	White	120V	DM Intra-Luma Driver, 0-10V Dimming	IC92LED-WH-DM-277
IC92LED	White	277V	DM Intra-Luma Driver, 0-10V Dimming	IC92LED-WH-DM-277-277

Photometric Report:

Test Report #: J150114
Catalog No.: IC92LED-DM
480-240-8910

Average Initial Footcandles (One Unit, 24.0W, 91.2" Beam):

Beam Diameter (ft)	Beam Diameter (m)	Footcandle (ft/c)	Footcandle (m/c)
1	0.305	273	11.7
2	0.61	68	2.9
3	0.915	31	1.3
4	1.22	19	0.8
5	1.525	13	0.5
6	1.83	10	0.4

Photometric Report:

Test Report #: J150115
Catalog No.: IC92LED-DM
480-240-8910

Average Initial Footcandles (One Unit, 24.0W, 91.2" Beam):

Beam Diameter (ft)	Beam Diameter (m)	Footcandle (ft/c)	Footcandle (m/c)
1	0.305	273	11.7
2	0.61	68	2.9
3	0.915	31	1.3
4	1.22	19	0.8
5	1.525	13	0.5
6	1.83	10	0.4



L10

LS53LED

LS363LED

LS363LED

The LS363LED is a full featured, shallow depth in-grade luminaire featuring high efficacy Lumileds™ LEDs. This luminaire also features a universal input driver (120-277V), and measures only 8.7 inches (220 mm) deep (in direct burial format). The ability to aim the luminaire ensures the most efficient light delivery can be set according to the site conditions.

Specifications

Lamp source 15 W, LED

- White (4300 K typical)
- Warm white (2900 K typical)
- Blue (470 nm)
- Other colors by request

Classification Suitable for wet locations

IP rating IP68

Construction 316 marine grade stainless steel

Installation types Pre-Installation Blockout
Concrete pour, drive-over etc.
Direct Burial
Landscapes, planters etc.

Drive-over With OptiClear™ lens and pre-installation blockout (LS644-K or LS644-K-SP)

Static load rating 3955 lb (1800 kg) with OptiClear™ lens and pre installation blockout (LS644-K or LS644-K-SP)

Impact rating IK10 with OptiClear™ lens

http://www.landscape.com/html/LS363LED.htm

7/5/2012

L11

AccuLite

ACCUSQUARE™

CANOPY LUMINAIRE

MEDIUM WATTAGE - MAGNETIC BALLAST

HS 5.3

PRODUCT DESCRIPTION

The AccuSquare™ medium wattage canopy luminaire designed for install on in new or retrofit applications. Retrofit luminaires can be ordered with our entries for field drilling. This allows the contractor to match existing drilling patterns.

PRODUCT SPECIFICATIONS

Optics Injection molded acrylic lens • Tempered aromatic flat glass • Molded polycarbonate drop lens

Choice of Mounting No additional hole for drilling on site • Pre-drilled for on site mount • Fan • Rugged Construction Steel housing • Bronze polyester powder coat finish • Fully gasketed

Ballasts Easy mounted • Standard HPS ballasts have a minimum starting temperature - HPS -40°C MH -30°C

Certification Certified to UL1878/CSA C22.2 250
• Suitable for wet locations

Dimensions: 21 1/2" diameter, 21 1/2" height.

Product Codes:

Series	Mount/Type	Voltage	Mounting	Optics	Options
CL	Flat Mount Metal Housing	120V, 277V	Flat Mount	No diffuser Acrylic Flat lens	Lens: 1 - Clear (HPS) arm
CL	Flat Mount Metal Housing	120V, 277V	Flat Mount	No diffuser Acrylic Flat lens	Lens: 1 - Clear (HPS) arm
CL	Flat Mount Metal Housing	120V, 277V	Flat Mount	No diffuser Acrylic Flat lens	Lens: 1 - Clear (HPS) arm

L12

ALF

Architectural LED Floodlight/Wall Mount

ALF

ALF is excellent for small "footcandle" applications such as signs, accents, and landscape accent or small area illumination. The compact, low profile size allows the flood to be easily hidden or aimed into the landscape environment. Knockout mount: Universal 1/2" swivel knockout has serrated teeth for sure gripping. Wall mount: Cast aluminum cover/adjust mount plate and universal adapter allows easy installation to 3 1/2" or 4" standard junction boxes. Universal voltage driver is 120-277V, 50/60Hz with 1.5" or 2" input wires. "amped and impact resistant glass lens with decorative HPS screen resin to keep fog with silicone gaskets. Dark bronze powder paint finish provides durable and aging appearance. Six or twelve 1.5W LEDs produce 510 or 1000 lumens at 5000K. Wide 130 degree lateral spread covers three times the set back distance with uniform light. Operates at 10000 hours in wet locations.

ORDERING INFORMATION:

Catalog No.	Wattage	Number of LEDs	Voltage	Lumens	Life	Colors	Weight
ALF-4LW-5K-02	10.7w	6	120-277V	510	50,000hrs	5000K	4.0 (1.8)
ALF-4LW-5K-02	22w	12	120-277V	1000	50,000hrs	5000K	8.0 (3.6)
ALF-4LW-5K-02	10.7w	6	120-277V	510	50,000hrs	5000K	4.5 (2.0)
ALF-4LW-5K-02	10.7w	6	120V	510	50,000hrs	5000K	4.5 (2.0)

PHOTOMETRIC PERFORMANCE

ALF-4LW-FLOOD

ALF-4LW-WALL-MOUNT

Dimensions: 3 1/2" x 3 1/2" x 3 1/2", 3 1/2" x 3 1/2" x 3 1/2", 3 1/2" x 3 1/2" x 3 1/2", 3 1/2" x 3 1/2" x 3 1/2"

DATE 07-26-12
SCALE
DRAWN
CHECKED
SHEET NO: E1.4

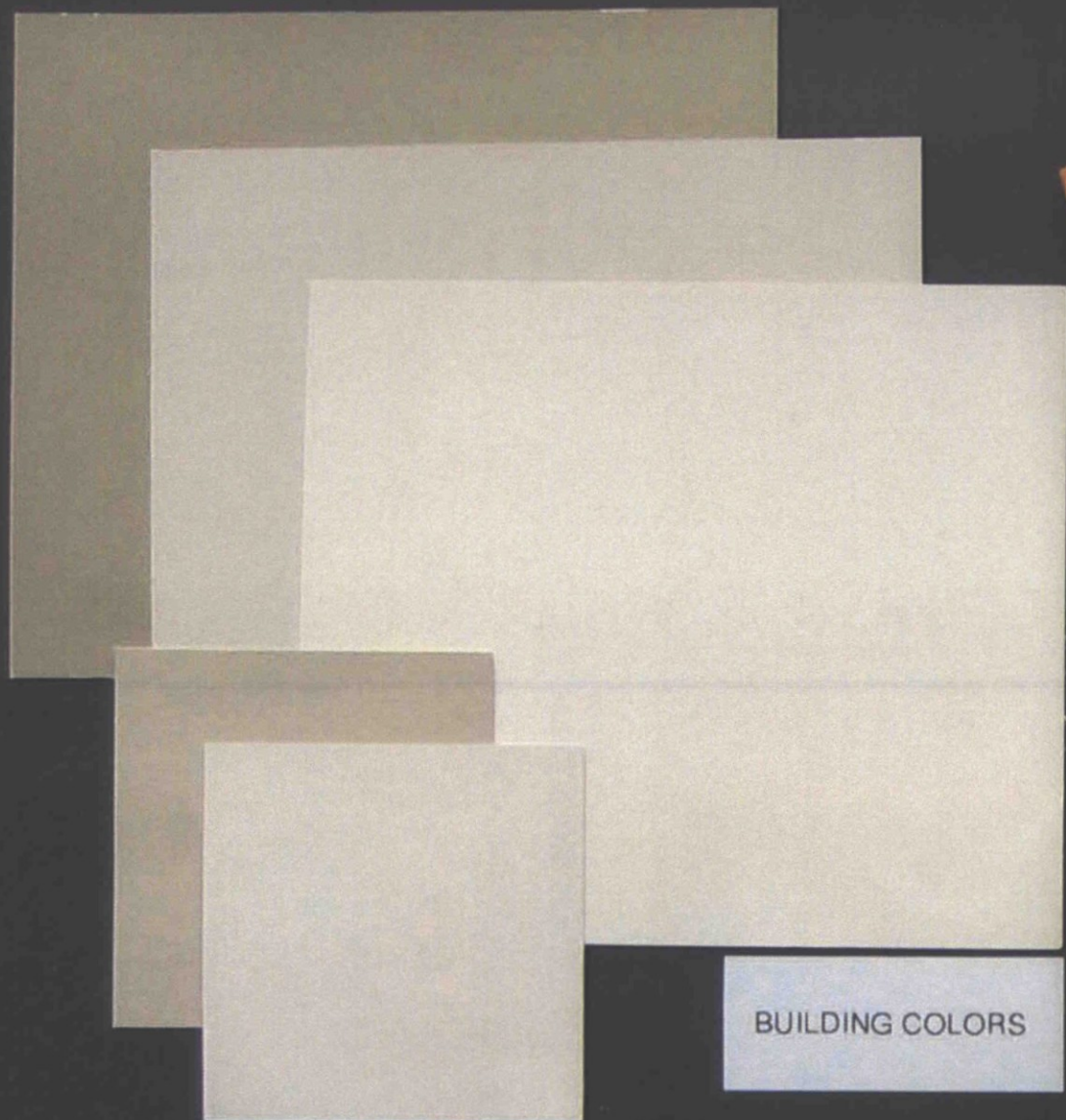


ALLIANCE

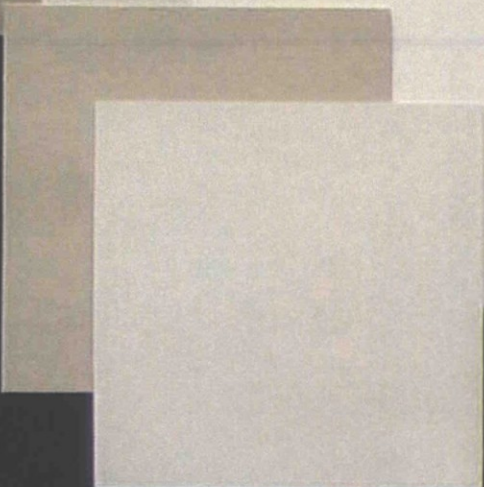
BROADSTONE WATERFRONT

ISSUE | ISSUE DATE | ISSUE TITLE

DATE 07-26-12
SCALE
DRAWN
CHECKED
SHEET NO: E1.4



BUILDING COLORS



ACCENT COLORS



WOOD BEAMS



SANDSTONE BASE/COPING



ALLIANCE

BROADSTONE WATERFRONT
MATERIALS BOARD 2 of 2
27 JULY 2012



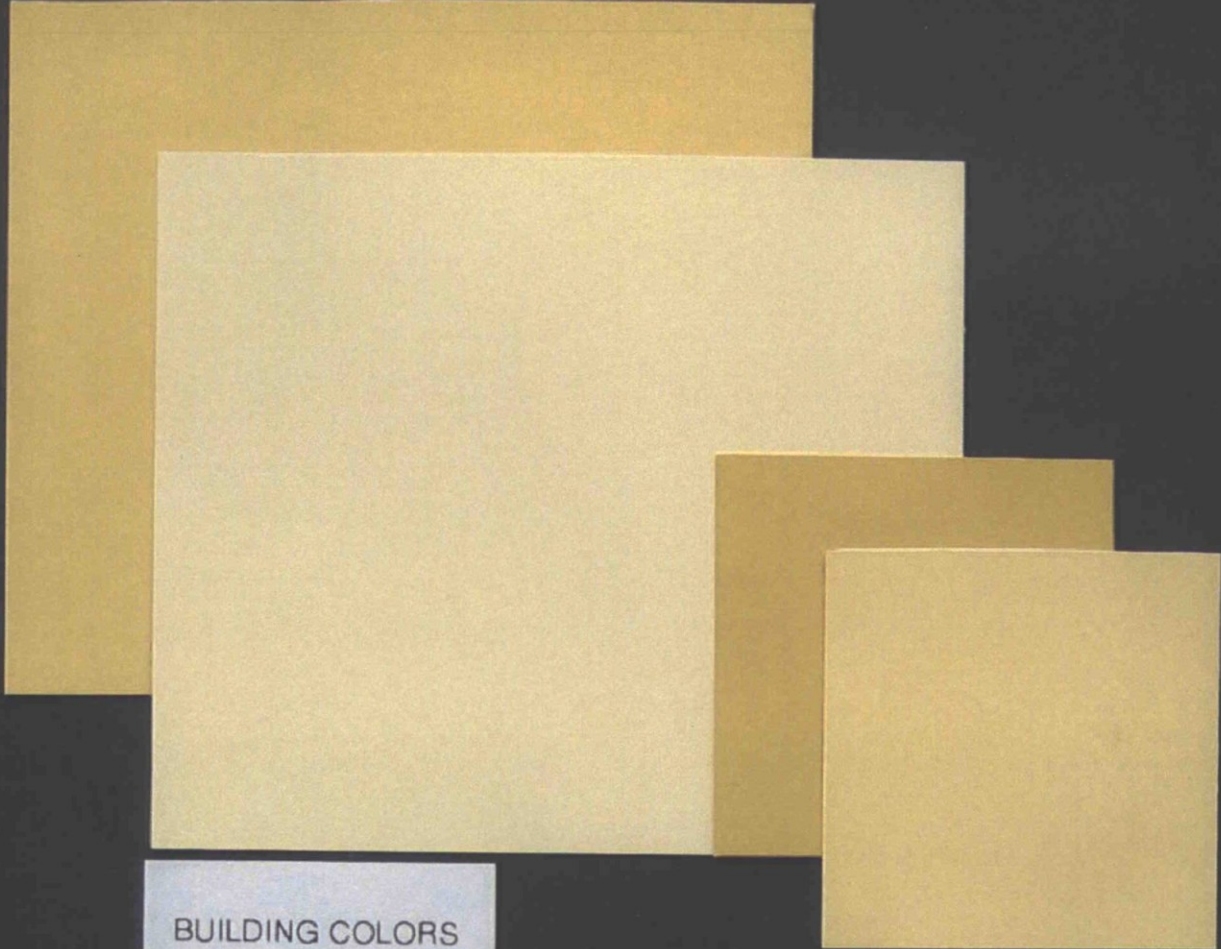
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ROOF TILES



BUILDING COLORS

ACCENT COLORS



AWNING FABRIC



STOREFRONT/WINDOW FRAMES



PRECAST