



Marked Agendas

Approved Minutes

Approved Reports

**The October 17, 2019
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 17, 2019 Item No. 6
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Professional Offices 31-DR-2019

Location: 7539 East 1st Street

Request: Request approval of the site plan, landscape plan, and building elevations for a new single-story office building, with approximately 3,720 square feet of building area, all on a 0.21-acre site.

OWNER

Simonson Buildings, Inc.
(602) 955-0504

ARCHITECT/DESIGNER

Nick Acquafredda
Architects & Planners International, Inc.
602-273-4202

APPLICANT CONTACT

Nick Acquafredda
Architects & Planners International, Inc.
602-273-4202

BACKGROUND

Zoning

The site is zoned Service Residential Downtown Overlay (S-R DO).

Context

Located on the south side of East 1st Street, west of North Miller Road, the subject property is occupied by a single-story residential structure that has been converted to office use. The surrounding neighborhood is comprised of similar structures and some residences.

Adjacent Uses and Zoning

- North The properties on the north side of East 1st Street have office buildings and residential structures that have been converted to office uses, and a residence,

- within the Service Residential Downtown Overlay (S-R DO) or Downtown Office-Residential Downtown Overlay (D/OR-2 DO) zoning district.
- South Across the alley are office buildings and residential structures converted to office use in the Service Residential Downtown Overlay zoning district (S-R DO) and Downtown Office Residential Type 1.5 Downtown Overlay zoning district (D/OR-1.5 DO).
- East Residential structure converted to office use in the Service Residential Downtown Overlay zoning district (S-R DO).
- West Office building in the Service Residential Downtown Overlay zoning district (S-R DO).

Key Items for Consideration

- Old Town Scottsdale Urban Design & Architectural Guidelines

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant requests approval of the site plan, building elevations, and landscape plan to construct a new office building to serve as the corporate offices for Simonson Buildings, Inc.

Neighborhood Communication

The applicant and the City sent out notification of the application to property owners located within 750 feet of the site. Staff has not received any comments as of the writing of this report.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed development is not anticipated to have a negative impact on the adjoining properties. The changes are consistent with the General Plan Mixed-Use Neighborhoods designation that includes related uses that would support the complementary office, retail uses, and mixed-use structures in the area.

Existing developments in the Old Town Scottsdale contextual design area are comprised of single-family homes that are low profile with flat or slightly pitched roofs. Most the surrounding buildings were developed in the 1950s and use masonry with a mid-century architectural style. Many of these buildings have been modified or rebuilt to a taller profile and incorporate stucco finishes. The proposed building emphasizes a modern contemporary style with a larger front entry that will engage the street.

The proposed plan features a pedestrian access from E. 1st Street and vehicular access from the alley.

Development Information

- | | |
|------------------------------------|--|
| • Existing Use: | Office |
| • Proposed Use: | Office |
| • Parcel Size: | 0.21 net acres |
| | 9,243 square feet |
| • Total Building Area: | 3,720 square feet |
| • Gross Floor Area Ratio Allowed: | 1.3 |
| • Gross Floor Area Ratio Proposed: | 0.34 |
| • Building Height Allowed: | 26 feet, excluding rooftop appurtenances |

Scottsdale Development Review Board Report | Case No. 31-DR-2019

- Building Height Proposed: 21 feet, including appurtenances
- Parking Required: 4 spaces
- Parking Provided: 6 spaces

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve per the Professional Offices attached stipulations, finding that the provisions of finding that the provisions of General Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Ben Moriarity

Planner


480-312-2836

E-mail: bmoriarity@ScottsdaleAZ.gov

APPROVED BY


Ben Moriarity, Report Author

9/26/19
Date


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

10/2/19
Date


Randy Grant, Director
Planning and Development Services
Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

10/3/19
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Plan
 - 5. Building Elevations
 - 6. Perspective
 - 7. Material and Color Board
 - 8. Landscape Plans
 - 9. Electrical Site Plan
 - 10. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Professional Offices
Case Number: 31-DR-2019**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Architects & Planners International, Inc., with a city staff date of 8/20/2019.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Architects & Planners International, Inc., with a city staff date of 8/20/2019.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Harrington Planning and Design, with a city staff date of 8/20/2019.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable DRB case for the subject site was: 106-DR-2008.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

4. Refuse enclosure shall be a modified COS Standard Detail to be modified for a 4 cubic yard roll out style. The concrete pad shall be across the full width of the alleyway.
5. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplement to MAG Standard Details, detail 2146-1 for single enclosures.

LANDSCAPE DESIGN:

Ordinance

- C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any mature tree.

DRB Stipulations

6. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

EXTRIOR LIGHTING:

Ordinance

- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

7. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET DEDICATIONS:

DRB Stipulations

8. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. ALLEYWAY. Two (2) feet dedication, for a total 20-foot-wide full-right-of-way width.

STREET INFRASTRUCTURE:

Ordinance

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

9. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- a. ALLEYWAY.
 - i. Mill and overlay the alley.

WATER AND WASTEWATER:

Ordinance

- G. Per SRC 49-62 all metered services within the city require the installation of an approved backflow prevention device immediately adjacent to the meter on private property.

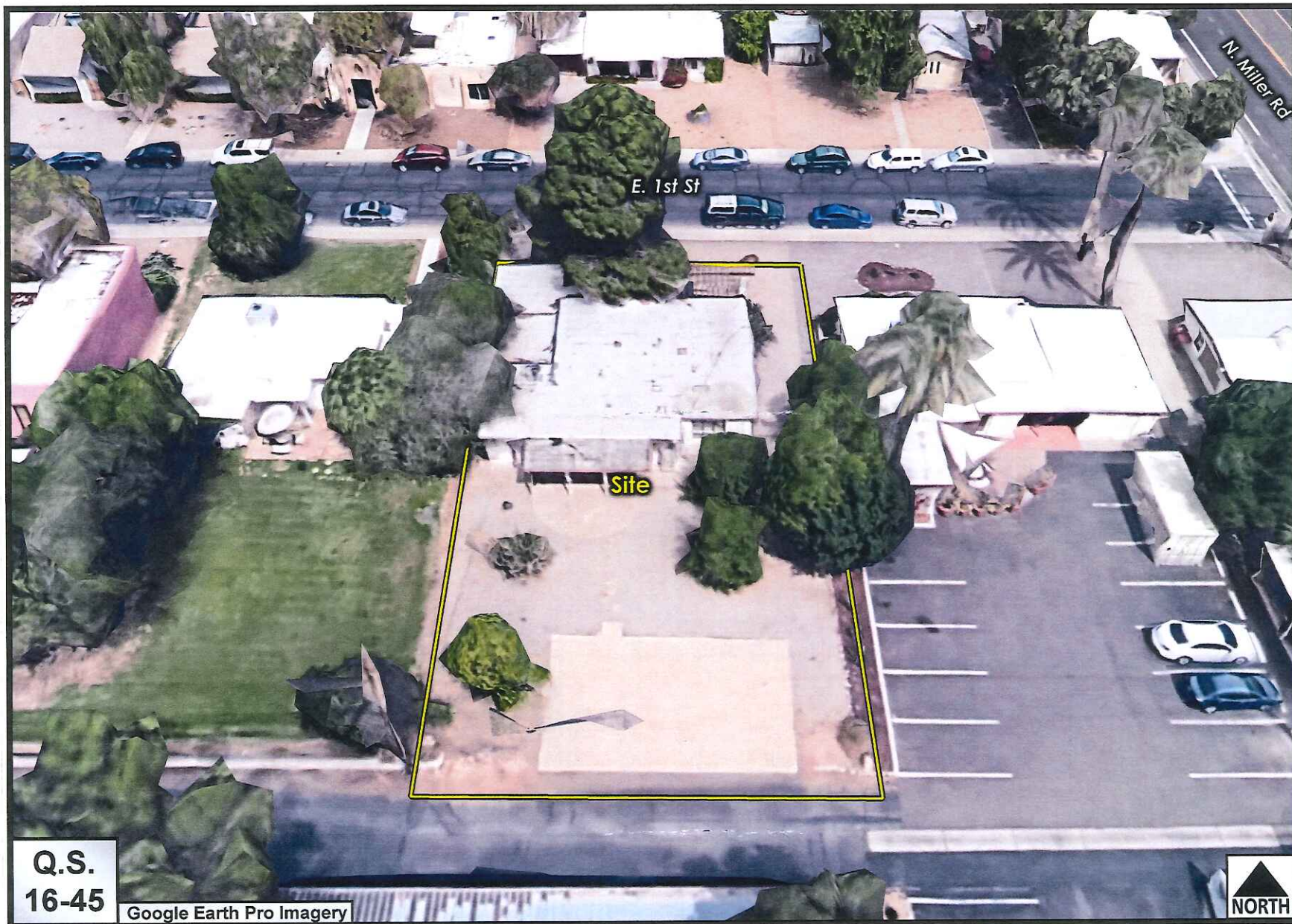
DRB Stipulations

10. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.



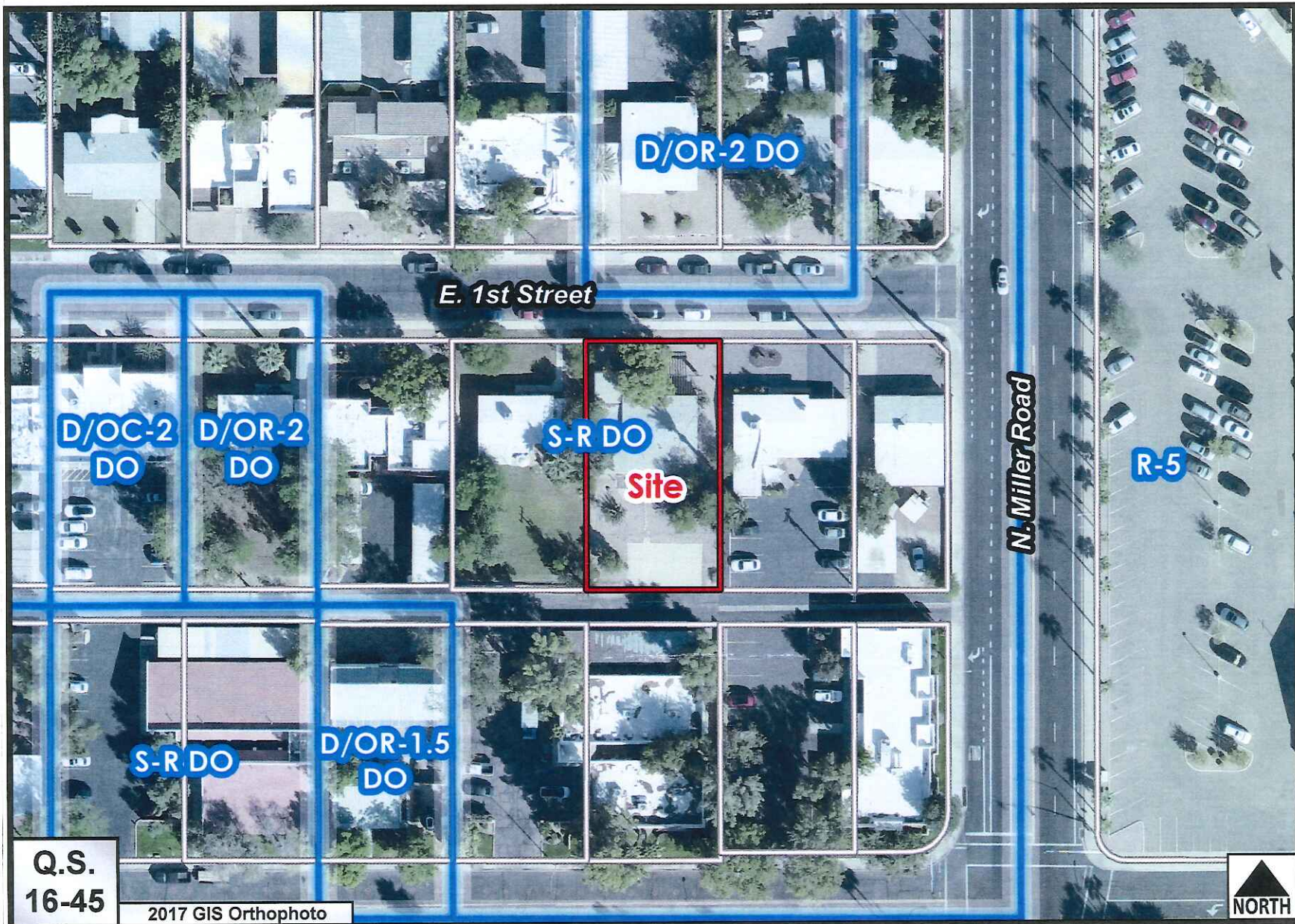
Professional Offices- Context Aerial

31-DR-2019



Professional Offices- Detail Aerial

31-DR-2019



Q.S.
16-45

2017 GIS Orthophoto



Professional Offices- Zoning Aerial

31-DR-2019

SIMONSON BUILDINGS, INC.

3402 North 36th Street Phoenix, Arizona 85018

(602) 955-0504 (602) 955-2488 (Fax)

APPLICATION NARRATIVE:

Address: 7539 East 1st Street Scottsdale, Arizona

Zoning: SR/DO (service residential/downtown overlay)

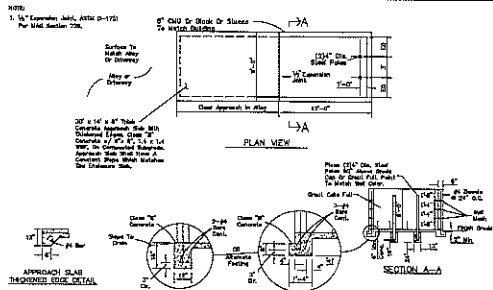
Pre-Application Number: 174-PA 2019

PROJECT NARRATIVE: Simonson Buildings Inc. is pleased to present conceptual designs for our new office building at 7539 East 1st Street Scottsdale, Arizona. We have currently owned the property for more than twelve years and are proposing a new single story, 3,720 square feet contemporary design of decorative Architectural masonry, tinted glazing and curved copper standing seam metal roofing. Current Site is a small 0.2 acre property with a 75 year old existing single story building to be removed with new luxury development include low masonry garden walls at the entry court, attractive southwestern landscaping, shade trees, desert bushes and colorful flowering groundcover.

CONCEPTUAL SITE PLAN: Attached for your review is the Architectural Site Plan locating the new building with 20 foot front yard setbacks from 1st Street, garden entry court, landscaped side yards, 6 foot tall masonry privacy fencing with secured (6) covered parking spaces and private trash enclosure per City standards from the existing alley at the south property line.

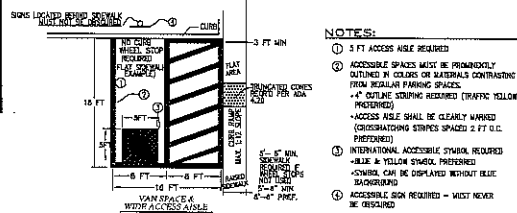
EXTERIOR ELEVATION: Included with our presentation is an artist Conceptual Exterior Elevation depicting the building character from 1st Street outlining architectural materials, building height, design features, entry garden court, landscaping and proposed color pallet.

Thank you for your consideration in reviewing our proposed new offices which will be a significant enhancement to the neighborhood and our Scottsdale community. Please contact us if we can provide any additional information.



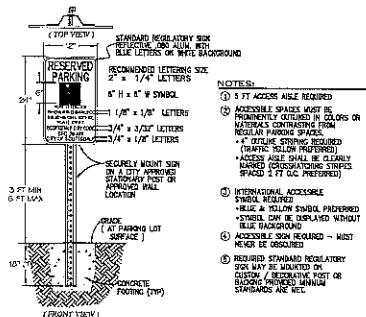
1 ROLL OUT TRASH ENCLOSURE

SCALE: N.T.S.



2 TYPICAL ACCESSIBLE PARKING

SCALE: N.T.S.



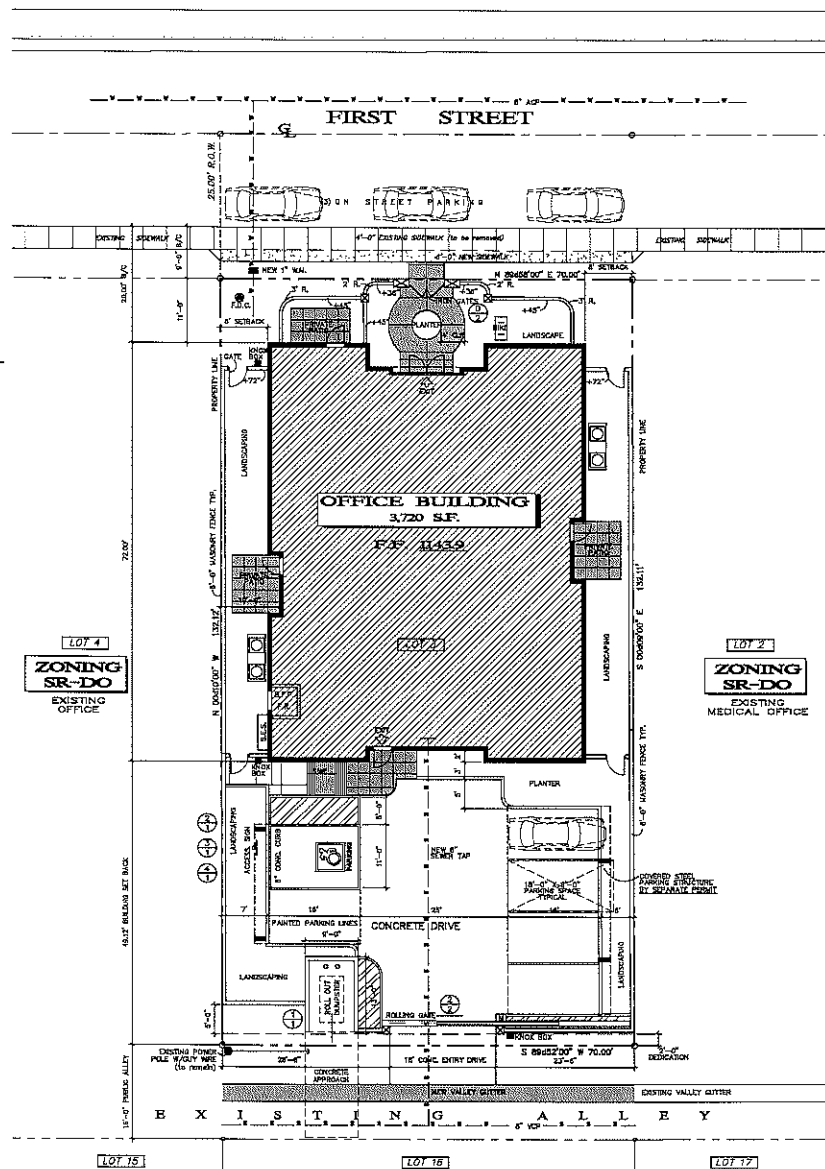
3 ACCESSIBLE SIGN

SCALE: N.T.S.



4 ACCESSIBLE SIGN

SCALE: 1" = 1'-0"



PROJECT DATA:

OWNER: SIMONSON BUILDINGS, INC.
MR. MICHAEL & CINDY SIMONSON
3402 NORTH 36TH STREET
PHOENIX, ARIZONA 85018
(602) 955-0504

ARCHITECT: ARCHITECTS AND PLANNERS INTERNATIONAL, INC.
MR. NICK ACQUAFREDDA, P.A.
4717 E. McDOWELL ROAD SUITE 100
PHOENIX, AZ 85008
(602) 273-4202
EMAIL: nick@architectsandplanners.com

ADDRESS: 7539 EAST FIRST STREET
SCOTTSDALE, ARIZONA 85251
PARCEL NUMBER: 130-25-021

SITE: NET S.F. = 9,247 S.F. ACRES: NET = 0.212 ACRES
GROSS S.F. = 10,998 S.F. ACRES: NET = 0.252 ACRES

BUILDING CODE: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTED ORDINANCES:
2015 INTERNATIONAL BUILDING CODE (ORD 4284)
W.I.C.C./ANSI-119.1 (2010)
2015 INTERNATIONAL MECHANICAL CODE (ORD 4284)
2015 INTERNATIONAL PLUMBING CODE (ORD 4284)
2014 NATIONAL ELECTRICAL CODE (ORD 4284)
2015 INTERNATIONAL FIRE CODE (ORD 4283)

LEGAL DESCRIPTION: Lot 3, Block 2, REDDELL MANOR, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 49 of Maps, page 27.

PROPOSED USE: PROFESSIONAL OFFICES

ZONING: SR-DO SERVICE RESIDENTIAL DOWNTOWN OVERLAY

OCCUPANCY: B (OFFICES)

CONSTRUCTION TYPE: V-B (FULLY SPRINKLED).
PER NFPA-13 STANDARDS
FIRE PROTECTION DRAWING BY SEPARATE PERMIT

BUILDING AREA GROSS: TOTAL BUILDING AREA: 3,720 SQ. FT.

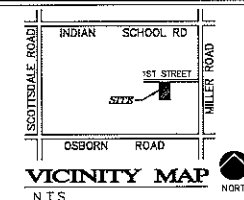
PARKING: TYPICAL PARKING STALL = 9'X18'
CITY OF SCOTTSDALE DOWNTOWN OVERLAY PARKING EXEMPTION
2,000 SQ. FT.
+ 1,812 SQ. FT. (EXISTING BUILDING)
3,812 SQ. FT. (TOTAL EXEMPTION)
TOTAL PARKING REQUIRED: 0 SPACES
TOTAL PARKING PROVIDED: 9.0 SPACES

SCOPE OF WORK

PROJECT SCOPE INCLUDES: SITE DEVELOPMENT FOR NEW OFFICES, CONCRETE PAVEMENT FOR PARKING, DECORATIVE MASONRY PROPERTY FENCES, ATTRACTIVE LANDSCAPING AND PRIVATE ENTRY COURT.

NEW SINGLE STORY 3,720 SQ. FT. MASONRY BUILDING, WOOD FRAME INTERIOR PARTITIONS, CURVED WOOD ROOF TRUSSES WITH STANDING SEAM METAL ROOFING, MECHANICAL, PLUMBING AND ELECTRICAL.

VICINITY MAP:



PROFESSIONAL OFFICES
FOR
SIMONSON BUILDINGS, INC., Scottsdale, Az.
7539 East First St.

architects & planners
international, inc.



4717 E. McDowell suite 100 phoenix, arizona 85008 (602) 273-4202

drawn by JER
date 8/25/19
job no. 1903

1
sheet of

**EAST ELEVATION:**

SCALE:

3/16" = 1'-0"

**FRONT ELEVATION:****NORTH:**

3/16" = 1'-0"

COLORS & FINISHES

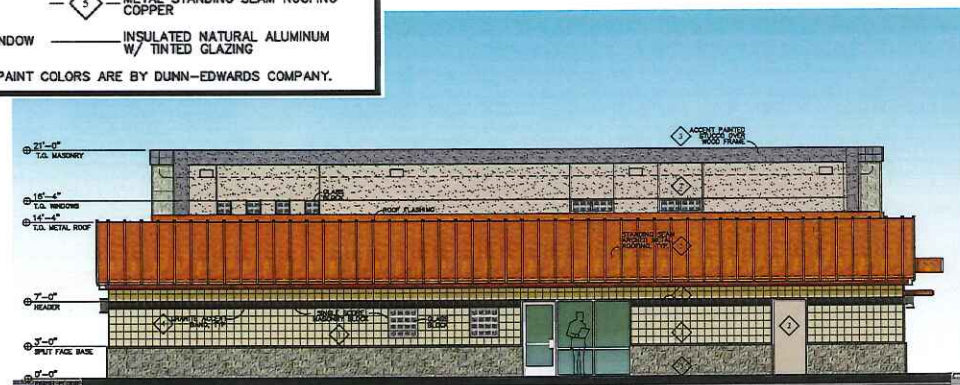
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| SINGLE SCORE MASONRY | 1 | BIRCHWOOD | (DEC752) |
| SPLIT-FACE MASONRY | 2 | SHAGGY BARKED | (DEC771) |
| SPLIT-FACE MASONRY BASE | 3 | STONE MASON | (DET615) |
| GRANITE ACCENT REVEAL | 4 | POLISHED BLACK GRANITE | |
| METAL ROOFING | 5 | METAL STANDING SEAM ROOFING | COPPER |
| GLASS WINDOW WALL | | INSULATED NATURAL ALUMINUM W/ TINTED GLAZING | |

NOTE: 1. ALL PAINT COLORS ARE BY DUNN-EDWARDS COMPANY.

**SOUTH ELEVATION:**

SCALE:

3/16" = 1'-0"

**WEST ELEVATION:**

SCALE:

3/16" = 1'-0"

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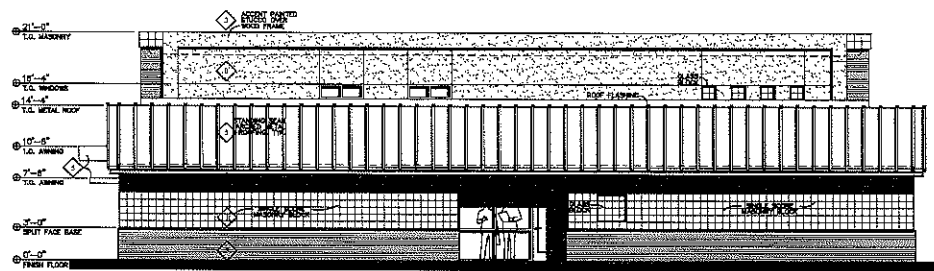


PROFESSIONAL OFFICES
 - FOR -
SIMONSON BUILDINGS, INC.
 7539 East First St.
 Scottsdale, Az.

architects & planners
international, inc.
 4717 E. McDowell suite 100 phoenix, arizona 85008 (602) 773-4202

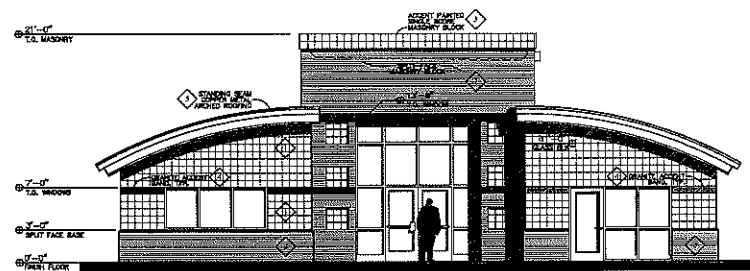
drawn by JER
 date 6/2/2019
 job no. 1903

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EAST ELEVATION:

SCALE:

$$\overline{3/16'' = 1'-0''}$$


FRONT ELEVATION:

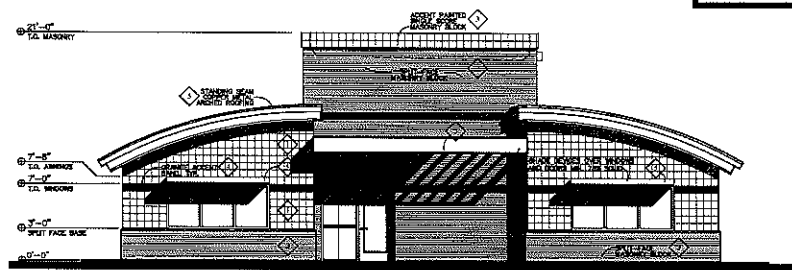
NORTH:

$$3/16'' = 1'-0''$$

COLORS & FINISHES

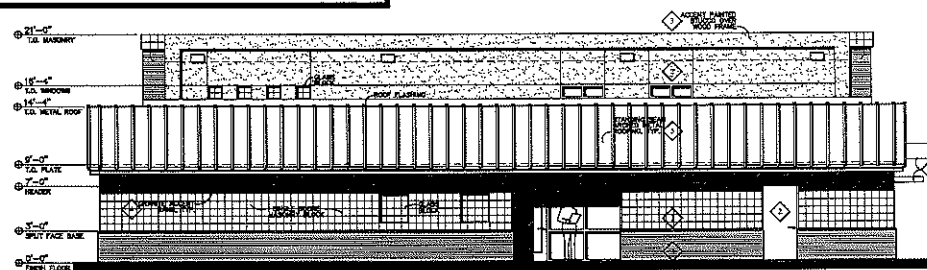
| | | | |
|-------------------------|-------|--|----------|
| SINGLE SCORE MASONRY | — 1 — | BIRCHWOOD | (DEC752) |
| SPLIT-FACE MASONRY | — 2 — | SHAGGY BARKED | (DEC771) |
| SPLIT-FACE MASONRY BASE | — 3 — | STONE MASON | (DEC615) |
| GRANITE ACCENT REVEAL | — 4 — | POLISHED BLACK GRANITE | |
| METAL ROOFING | — 5 — | METAL STANDING SEAM ROOFING COPPER | |
| GLASS WINDOW WALL | ----- | INSULATED NATURAL ALUMINUM W/ TINTED GLAZING | |

NOTE: 1. ALL PAINT COLORS ARE BY DUNN-EDWARDS COMPANY.



SOUTH ELEVATION:

SCALE:

$$3/16" = 1'-0"$$


WEST ELEVATION:

SCALE:

$$3/16'' = 1'-0''$$

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PROFESSIONAL OFFICES:

7539 E. First Street - Scottsdale, Arizona

for SIMONSON BUILDINGS, INC.



| REVISIONS |
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PROFESSIONAL OFFICES

- FOR -
SIMONSON BUILDINGS, INC.
7539 East First St.
Scottsdale, Az.

architects & planners
international, inc.



4717 E. McDowell suite 100 phoenix, arizona 85008 (602) 273-4202

drawn by JER
date 9/16/19
job no. 1903

CASE NO: 174-PA-2019 PLAN CHECK NO:

COLORS & MATERIALS

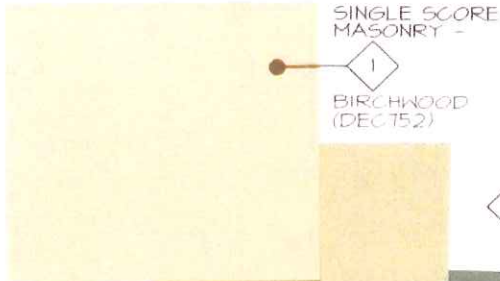
DRB: 174-PA-2019

MAY 30, 2019



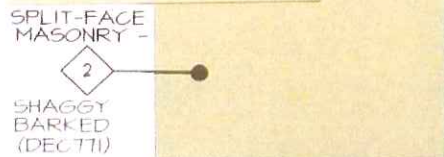
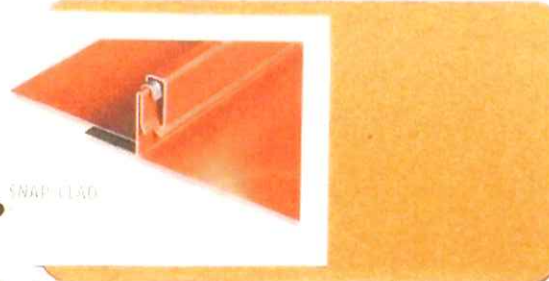
PAINT COLORS: *ALL COLORS BY DUNN-EDWARDS CO

ROOFING: STANDING SEAM METAL
PRE-FINISHED COPPER



SINGLE SCORE
MASONRY -

1
BIRCHWOOD
(DEC752)



SPLIT-FACE
MASONRY -

2
SHAGGY
BARKED
(DEC771)

SPLIT-FACE
MASONRY BASE -

3
STONE MASON
(DET615)

GRANITE: GALACTIC
BLACK

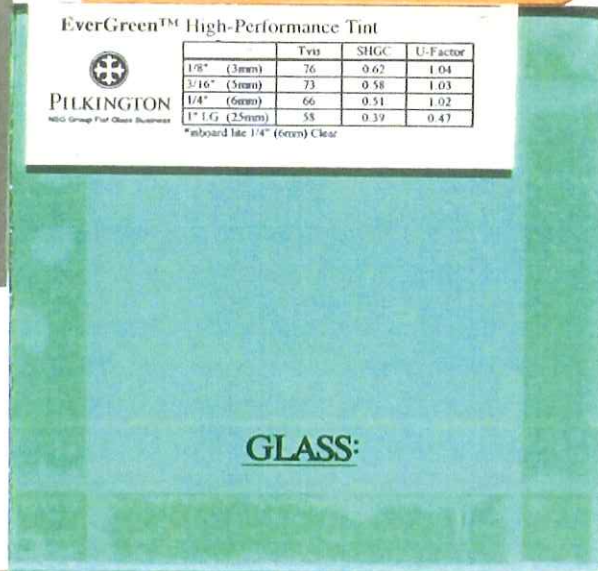


EverGreen™ High-Performance Tint

| | Tint | SHGC | U-Factor |
|--------------|------|------|----------|
| 1/8" (3mm) | 76 | 0.62 | 1.04 |
| 3/16" (5mm) | 73 | 0.58 | 1.03 |
| 1/4" (6mm) | 66 | 0.51 | 1.02 |
| 1" IG (25mm) | 55 | 0.39 | 0.47 |

PILKINGTON
NPG Group Flat Glass Business

*inboard lnc 1/4" (6mm) Clear

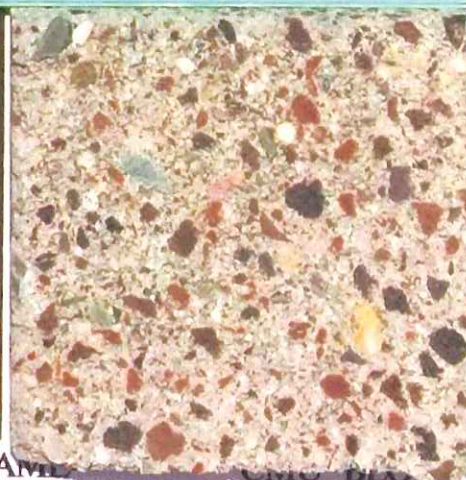


GLASS:



WINDOW FRAME:
NATURAL ALUMINUM

CMU BLOCK:
SPLIT FACE



CMU BLOCK:
SINGLE-SCORE
HUNTINGTON GRAY

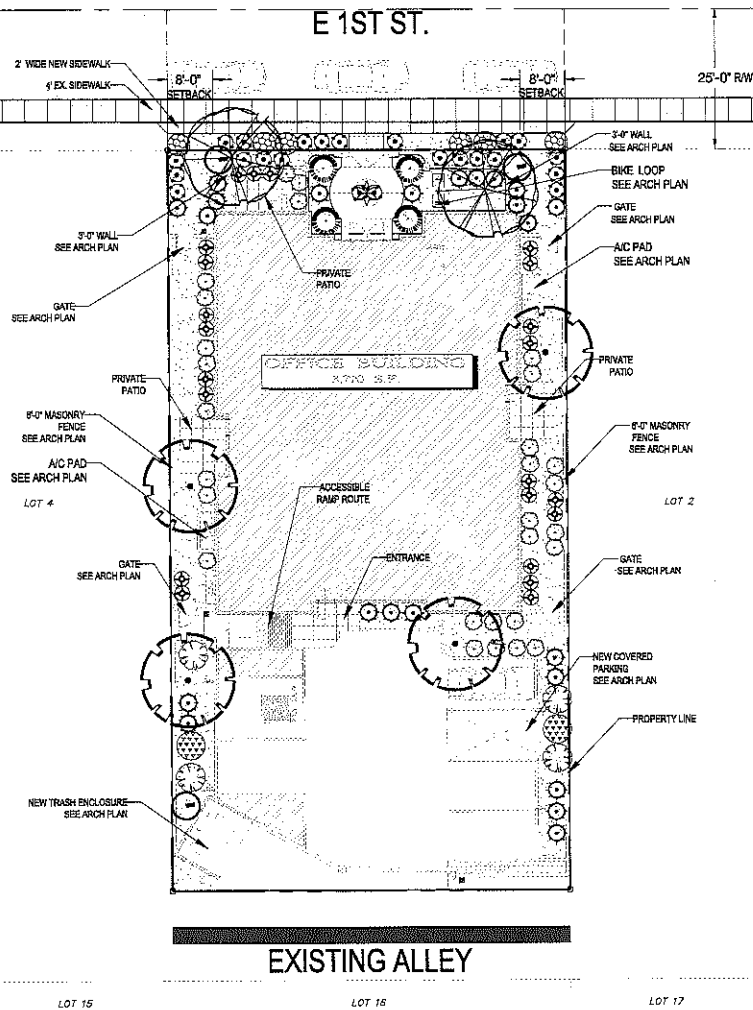
PROFESSIONAL OFFICES

FOR: REMONSON BUILDING INC. SCOTTSDALE, ARIZONA



**architects & planners
international, inc.**

4717 E. McDowell Suite 100 Phoenix, Arizona 85006 (602) 773-4302



PLANTING MATERIAL LEGEND

| TREES | SIZE | NOTES | QTY |
|-----------------------------|------------|----------------|-----|
| Chloris linearis 'burgundy' | 24" Box | Standard trunk | 4 |
| Desert Willow | 11'6" W 4" | *ADWR | |
| Caliper Size: 1.5" | | | |
| Acacia farnesiana | 24" Box | | 2 |
| Desert Sweet Acacia | 11'7" W 3" | *ADWR | |
| Caliper Size: 1.5" | | | |

| GROUNDCOVERS | QTY |
|--------------------------|----------|
| Lantana montevidensis | 5 Gallon |
| Trailing Lantana 'Gold' | *ADWR |
| Lantana mc. 'Dallas Red' | 5 Gallon |
| Dallas Red Lantana | *ADWR |
| Convolvulus mauritanicus | 1 Gallon |
| Ground Morning Glory | *ADWR |
| Metastemum leucanthum | 1 Gallon |
| Blackfoot Daisy | *ADWR |

| SHRUBS / ACCENTS | QTY |
|-------------------------|----------|
| Ruellia californica | 5 Gallon |
| Baja Ruellia | Can Ful |
| Muhlenbergia capillaris | 5 Gallon |
| Ruga Mist Grass | *ADWR |
| Aloe hybrid 'Blue Elf' | 5 Gallon |
| Blue Elf Aloe | *ADWR |
| Hesperaloe parviflora | 5 Gallon |
| Red Yucca | *ADWR |
| Salvia greggii | 5 Gallon |
| Autumn Sage | *ADWR |
| Agave murphyi | 5 Gallon |
| Murphy's Agave | *ADWR |

| LANDSCAPE MATERIALS | QTY |
|---|---------------|
| Decomposed Granite, 3/4" minus, Express Arizona Gold 2" deep in planting areas per plan | 2,305 sq. ft. |

*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant

*SVT = Sight Visibility Triangle

LANDSCAPE NOTES

1. FIELD VERIFY EXISTING SITE PRIOR TO BID AND CONSTRUCTION.
2. REFER TO CIVIL ENGINEERING PLANS FOR VERTICAL AND HORIZONTAL CONTROL.
3. PROTECT ALL UTILITIES DURING CONSTRUCTION.

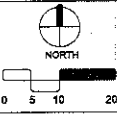
ARIZONA BLUESTAKE
CENTER
CALL THE WOODS DAVIS
1.800.782.5348



SIMONSON BUILDING
PROFESSIONAL OFFICE
7539 EAST FIRST ST.
SCOTTSDALE, ARIZONA 85261

| REV. | COMMENT | DATE |
|------|---------|------|
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LANDSCAPE
PACKAGE
AUGUST 15, 2019
DRAWN BY: SL
CHECKED BY: SL
PROJECT NO.: 2019-012
DATE: 08/15/19

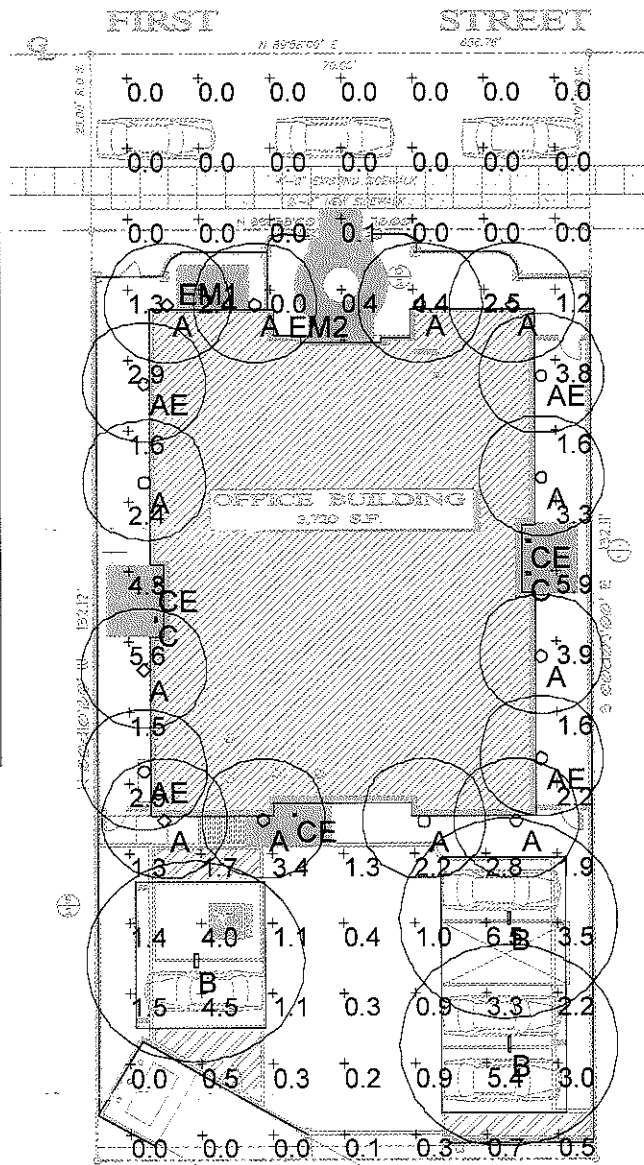


LANDSCAPE PLAN

L1.0
2 of 5

| Schedule | | | | | | | | | | |
|----------|-------|----------|-------------------|---|---|----------------|--------------|---|-----------------|-------------------|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor |
| ○ | A | 12 | WAC Lighting | WS-W1116-BK | Wall Sconces | | 1 | WS-W1110-BK_RESNA20_02.lvs | 500 | 1 |
| ○ | AE | 4 | WAC Lighting | WS-W1116-BK/CONNECTED TO MICRO INVERTER BY EVENLITE | Wall Sconces | | 1 | WS-W1110-BK_RESNA20_02.lvs | 500 | 1 |
| ⏏ | B | 3 | Lithonia Lighting | DMW2 2000LM WID PFL MVOLT 30K 80CRI | DMW2 L24 2000LM WID PFL MVOLT 30K 80CRI (GLEDS) | LED | 1 | DMW2_2000LM_WID_PFL_MVOLT_30K_80CRI.lvs | 1875 | 1 |
| ○ | C | 2 | Lithonia Lighting | LDN6 30/05 LOGAR LD WL | 6IN LDN, 3000K, 500LM, 80CRI, CLEAR, MATTIE DIFFUSE REFLECTOR | LED | 1 | LDN6_30_05_LOGAR_LD.lvs | 544 | 1 |
| ⊙ | CE | 3 | Lithonia Lighting | LDN6 30/05 LOGAR LD WL EL | 6IN LDN, 3000K, 500LM, 80CRI, CLEAR, MATTIE DIFFUSE REFLECTOR | LED | 1 | LDN6_30_05_LOGAR_LD.lvs | 544 | 1 |
| — | EM1 | 1 | EELP | OMEL | OVER DOOR MOUNT EM LED | SIX WHITE LEDS | 1 | 21329-MUE10X-TJES | 494 | 0 |
| — | EM2 | 1 | EELP | OMEL | MULLION MOUNT OVER DOOR EM LED | SIX WHITE LEDS | 1 | 21329-MUE10X-TJES | 494 | 0 |

| Statistics | | | | | | |
|-------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Ang | Max | Min | Max/Min | Avg/Min |
| FC @ GRADE | + | 1.5 ft | 6.5 ft | 0.0 ft | N/A | N/A |



PHOTOMETRIC SITE PLAN
1/8" = 1'-0"

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| Revisions |
|-----------|
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drawn by: DEM
date: 5/23/2010
job no.: 10023
PH1.0
sheet: 1 of 1

CASE NO: 104-2A-2009 PLAN CHECK NO:

URBAN – model: WS-W11

LED Outdoor Sconce Luminaire

MODERN FORMS



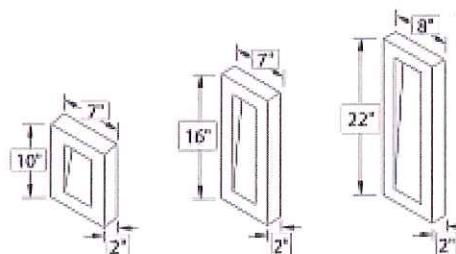
Fixture Type:

A

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Like urban renewal, the Urban sconce gives new life to the conventional step baffle. Form follows function in this simplified indirect wall sconce. Clean styling and robust LED performance are combined in this modern dark sky luminaire.

FEATURES

- ETL & cETL listed for wet locations, IP65
- Interior light and down light
- Low profile design
- Replaceable LED module
- 277V option available special order
- 50,000 hour potential life
- **Color Temp: 3000K**
- **CRI: 85**

SPECIFICATIONS

Construction: Aluminum.

Power: No driver or transformer required.

Light Source: High output LED.

Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer.

Mounting: Mounts directly to junction box.

Finish: Black (BK), Bronze (BZ), Graphite (GH), White (WT).

Standards: ETL & cETL listed. ADA compliant. Dark Sky friendly.
IP65, Wet location.

ORDER NUMBER

| Model | Height | Watt | # of LEDs | LED Lumens | Photometric Lumens | Finish |
|---------------|---------------|------|-----------|------------|--------------------|--------------------|
| WS-W11 | 10 10" | 12W | 3 | 720 | 370 | BK Black |
| | 16 16" | 16W | 4 | 960 | 490 | BZ Bronze |
| | 22 22" | 20W | 5 | 1200 | 610 | GH Graphite |
| | | | | | | WT White |

WS-W11 -

Example: **WS-W1116-GH**

For 277V special order, add an "F" before the finish: **WS-W1116F-GH**

REPLACEMENT GLASS

| Part# | Fixture |
|------------------------|-----------------|
| RPL-GLA-1122-02 | WS-W1122 |
| RPL-GLA-1122-01 | |
| RPL-GLA-1116-02 | WS-W1116 |
| RPL-GLA-1116-01 | |
| RPL-GLA-1110-02 | WS-W1110 |
| RPL-GLA-1110-01 | |

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Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2018



FEATURES & SPECIFICATIONS

INTENDED USE — For areas that require good vertical illumination and excellent glare control at low mounting heights. Ideal for open areas, retail spaces and aisles. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** [Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.](#)

CONSTRUCTION — One-piece SVA rated fiberglass housing with integral perimeter channel utilizes continuous poured-in-place NEMA 4X gasket. Simple two-piece design consists of housing and optical assembly to streamline installation process. Polymeric latches positively attach to housing and keep from becoming a hindrance during install.

OPTICS — Injection-molded, acrylic lens (.080" thick), provides high impact resistance comparable to 100% CR. F1 rated for outdoor use, lenses resist breaking, yellowing or becoming brittle over time. UV stabilized polycarbonate diffuser available (.080" thick) in clear or frosted for additional impact strength. Polycarbonate lens is recommended for lower mounting heights where vandal protection is desired.

ELECTRICAL — Tool-less one piece optical assembly combines LEDs and lens into one component. Optical assembly easily connects to housing with plug and play harness, eliminating time consuming wiring connections. LED drivers consumes 40 input watts maximum and offers 1% dimming standard. Integral surge protection tested in accordance with IEEE/ANSI C62.41.2 to industrial standards 6kV/3kA, L85 at 60,000 hours.

INSTALLATION — Two-piece design makes installations faster than ever by simplifying wiring connections. Power connection is easily accommodated through pre-drilled holes at each end, optional wet location fittings available for maximum flexibility.

Stainless steel (#316) surface spring-mounting brackets with bail wires standard (2 included) allow for ceiling, wall or suspended mount.

Swivel stem (provided by others) when pendant mounting. Factory installed junction box option accommodates up to 4X4 sized boxes and includes integrated gasket to maintain wet location listings.

Quick Mount Bracket (QMB) ships installed on fixture and is recommended for fastest surface mount installs, ideal for end-to-end installations or larger jobs.

LISTINGS — CSA Certified to UL and C-UL standards for ambient temperatures ranging from -40°F (-40°C) to 104°F (40°C) (see Operational Data chart for actual temperature rating per lumen package). F1 rating makes luminaire suitable for wet locations without covered ceilings. NEMA 4X rated. IP ratings: IP65 and IP66 rated. 1500 P9 hose-down.

NSF listed for Splash Zone II.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DQL to confirm which versions are qualified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Ambient temperatures that exceed 104°F (40°C) will result in reduced life and will void warranty.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Catalog
Number

Notes

Type

B

LED Enclosed and Gasketed

DMW2



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

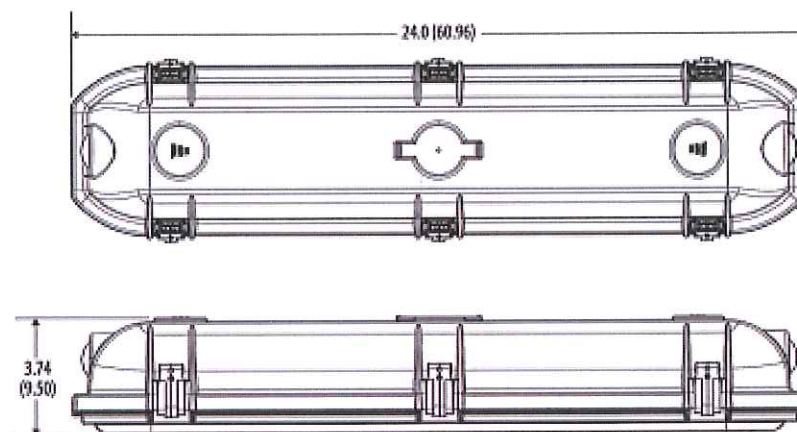
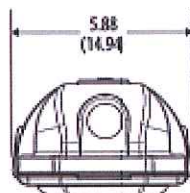
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® or XPoint™ Wireless control networks marked by a **shaded background***

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

DIMENSIONS

All dimensions are shown in inches (centimeters) unless otherwise noted.



PHOTOMETRICS

Please see www.lithonia.com.



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8-1/4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard, high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 lumen/h and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:

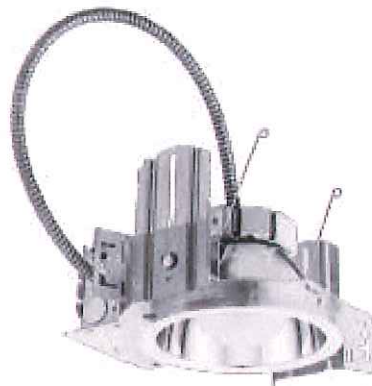
www.aclitybrands.com/customerresources/terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

| |
|------------------|
| Catalog Number |
| Notes |
| Type C |



LDN6

**6" OPEN and WALLWASH LED
Non-IC
New Construction Downlight**



ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06AR LSS MVOLT EZ10

| Series | Color temperature | Lumens ¹ | Aperture/Trim Color | Finish | Voltage |
|---------------|---|---|---|--|---|
| LDN6 6" round | 27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K | 05 500 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens 50 5000 lumens | L06 Downlight LW6 Wallwash AR Clear WR ² White BR ² Black | LSS Semi-specular LD Matte diffuse LS Specular | MVOLT Multi-volt 120 120V 277 277V 347 ³ 347V |

| Driver | Options |
|---|---|
| GZ10 0-10V driver dims to 10% | SF ⁴ Single fase |
| GZ1 0-10V driver dims to 1% | TRW ⁵ White painted flange |
| EZ10 0-10V eidoLED driver with smooth and flicker-free deep dimming performance down to 10% | TRBL ⁶ Black painted flange |
| EZ1 0-10V eidoLED driver with smooth and flicker-free deep dimming performance down to 1% | EL Emergency battery pack with integral test switch. Not Certified in CA Title 20 MAEDBS |
| | ELR Emergency battery pack with remote test switch. Not Certified in CA Title 20 MAEDBS |
| | ELSD Emergency battery pack with self-diagnostics, integral test switch. Not Certified in CA Title 20 MAEDBS |
| | ELRSD Emergency battery pack with self-diagnostics, remote test switch. Not Certified in CA Title 20 MAEDBS |
| | E10WCP Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS |
| | E10WCPH Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS |
| | NPP160 ⁸ nLight™ network power/relay pack with 0-10V dimming for non-eidoLED drivers (GZ10, GZ1). |
| | NPP160ER ⁸ nLight™ network power/relay pack with 0-10V dimming for non-eidoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit. |
| | N80 ⁹ nLight™ Lumen Compensation |
| | NPS80EZ ⁹ nLight™ dimming pack controls 0-10V eidoLED drivers (EZ10, EZ1). |
| | NPS80EZER ⁹ nLight™ dimming pack controls 0-10V eidoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit. |
| | HAD ¹⁰ High ambient option |
| | CP ¹¹ Chicago Plenum |
| | WL Wet Location, specify for exterior use applications |
| | RRL RELOC™-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaires brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S. |
| | NLTA/IR2 ⁹ nLight™ Air enabled |
| | NLTA/IRER2 ⁹ nLight™ AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit |
| | USPQM US point of manufacture |

| Accessories: Order as separate catalog number. | |
|--|---|
| EAC ISSM 375 | Compact interruptible emergency AC power system |
| EAC ISSM 125 | Compact interruptible emergency AC power system |
| GRA68 JZ | Oversized trim ring with 8" outside diameter ¹ |
| SCA6 | Sloped ceiling adapter. Refer to TECH-SCA for more options. |

Notes

- Overall height varies based on lumen package; refer to dimensional chart on page 3.
- Not available with finishes.
- Not available with emergency options.
- Must specify voltage 120V or 277V.
- Available with clear (AR) reflector only.
- Specify voltage, ER for use with generator supply EM power. Will require an emergency hot lead and normal hot feed.
- Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.

- Not available with CP, NPS80EZ, NPS80EZER, NPP160, NPP160ER or N80 options.
- NLTAIR2 and NLTAIRER2 not recommended for recessed ceiling installations.
- Fixture height is 6.5" for all lumen packages with HAD.
- Must specify voltage for 3000lm, 5000lm with marked spacing 24", x 24 W x 14 H. Not available with emergency battery pack option.



| | |
|------------|-----|
| Project: | |
| Type: | EM1 |
| Catalog #: | |

Model ODEL

Over-Door LED Emergency Light

HOUSING

- Decorative, low-profile, architectural design for over-door and other exterior locations
- Full 90° cutoff
- Die cast housing
- Sealed diffuser lens
- Stainless steel hardware
- Wall or ceiling mount applications
- Mounts over standard 4" J-Box
- Available in white or aluminum finish

ELECTRICAL

- Dual voltage 120/277VAC
- Solid state charging and switching
- Brownout protection
- Overload and short circuit protection
- AC power indicator and test switch

LAMPS

- Supplied with ultra-bright LED strip

BATTERY

- Maintenance-free NiCad battery standard
- Battery will operate fixture for a minimum of 90 minutes in the event of a power outage
- Recharge time 24 hours
- Battery low voltage disconnect (LYD)
- Operating Temperature: -20°C - 40°C

CODE COMPLIANCE

- ETL Listed for Wet Locations
- IP66 Listed
- Meets UL924 Requirements
- NFPA 101 Life Safety Code compliant
- NEC and OSHA compliant
- **Made in USA**

WARRANTY

- 5 year warranty



ORDERING INFORMATION

| MODEL | WATTAGE | MOUNTING | OPERATION | COLOR | OPTIONS |
|-------|---------|-------------------------|---------------------|---|---|
| ODEL | 10W | C - Ceiling W - Wall | EM - Battery Backup | BA - Brushed Aluminum W - White B - Bronze CC - Custom Color | SD - Self Diagnostics SW - Security Lighting with Controls Switch SW-SD - Security Lighting and Diagnostics CW1 - Custom Window Color Filter 3800 CW1 - Custom Window Color Filter 3200 |

| MODEL | WATTAGE | MOUNTING | OPERATION | COLOR | OPTIONS |
|-------|---------|----------|-----------|-------|---------|
|-------|---------|----------|-----------|-------|---------|

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Specifications and dimensions subject to change without notice.

ODEL 12032014



| | |
|------------|-----|
| Project: | |
| Type: | EM2 |
| Catalog #: | |

Model OMEL

Mullion Mount LED Emergency Light

HOUSING

- Decorative, low-profile, architectural design
- Designed to mount directly on mullion beams with a vertical surface as small as 2"
- Full 90° cutoff
- Extruded aluminum housing with stainless steel hardware
- Dark bronze housing standard
- White satin, and aluminum housings also available

ELECTRICAL

- Dual voltage 120/277VAC
- Solid state charging and switching
- Brownout protection
- Battery low voltage disconnect (LVD)
- Overload and short circuit protection
- AC power indicator and test switch

LAMPS

- Supplied with ultra-bright LED strip

BATTERY

- Maintenance-free NiCad battery standard
- Includes remote power source (RPS)
- Battery will operate fixture for a minimum of 90 minutes in the event of a power outage
- Recharge time 24 hours

CODE COMPLIANCE

- UL924 Listed for Wet Locations
- IP66 Listed
- NFPA 101 Life Safety Code compliant
- NEC and OSHA compliant
- Made in USA

WARRANTY

- 5 year warranty



ORDERING INFORMATION

| MODEL | WATTAGE | MOUNTING | OPERATION | COLOR | OPTIONS |
|-------|---------|-------------------------|---------------------|---|--|
| OMEL | 10W | C - Ceiling W - Wall | EM - Battery Backup | BA - Brushed Aluminum W - White B - Bronze CC - Custom Color | SD - Self Diagnostics SW - Security Lighting with Controls Switch SW-SD - Security Lighting and Diagnostics CW1 - Custom Window Color Filter 3800 CW1 - Custom Window Color Filter 3200 CPY1 - Canopy 2" Ht CPY1 - Canopy 5" Ht TD - 20 Minute Time Delay |

| MODEL | WATTAGE | MOUNTING | OPERATION | COLOR | OPTIONS |
|-------|---------|----------|-----------|-------|---------|
| | | | | | |

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OMEL 03312016