

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 15, 2019 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Bentley Gallery 22-DR-2019

Location: 4161 North Marshall Way

Request: Approval of the site plan and building elevations for renovations and additions to an existing commercial building, including the shade structure that extends over public right-of-way and patio space along East 3rd Avenue.

OWNER

Eric Marvin
503-784-1805

ARCHITECT/DESIGNER

Thamarit Suchart
Chen + Suchart Studio, LLC
7070 East 3rd Avenue
Scottsdale, AZ 85251

APPLICANT CONTACT

Eric Marvin
503-784-1805

BACKGROUND

Zoning

The site is zoned Downtown Retail Specialty Type 1 Downtown Overlay (D/RS-1 DO)

Context

Located on the northeast corner of the North Marshall Way and East 3rd Avenue intersection, the surrounding developments are a mix of uses that include art galleries, retail, office & personal care services.

Adjacent Uses and Zoning

- North Office, zoned Central Business Downtown Overlay (C-2 DO)
- South East 3rd Avenue, farther south is a multi-tenant building, zoned Central Business Downtown Overlay (C-2 DO)

- East Office, zoned Central Business Downtown Overlay (C-2 DO)
- West North Marshall Way, farther west is a multi-tenant building, zoned Downtown Retail Specialty Type 1 Downtown Overlay (D/RS-1 DO)

Key Items for Consideration

- Old Town Scottsdale Urban Design & Architectural Guidelines

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The proposed changes to the façade of the building, including additional shade and a new patio area, will change the appearance of the building from heavy with few openings to light with more openings and more engaging with pedestrians.

Neighborhood Communication

The City sent out notification of the application to property owners located within 750 feet of the site. No comments have been received 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 contextual design area are comprised of various building forms, materials, and colors. Most the surrounding buildings developed in the 1970s and use stucco as a primary building material with southwest contemporary commercial architectural styles. The proposed change to the building façade emphasizes a modern style and will provide more shade to the south side of the building. A new six-foot, eight-inch (6'-8") parapet will be added to the edge of the building to shield existing and new roof top mechanical units.

The existing parking on the south side of the site will be replaced with a new patio, the driveway that previously crossed the public sidewalk will be removed and the street will be striped to include two new public on-street angled parking spots. The required parking will be provided by a remote parking agreement with the property across the street, on the northwest corner of the North Marshall Way and East 3rd Avenue intersection. Vehicular and pedestrian access will remain primarily from North Marshall Way and East 3rd Avenue.

Development Information

- | | |
|---|--|
| • Parcel Size: | 5,974 square feet |
| • Existing Building / Commercial space: | 3,909 square feet |
| • Gross Floor Area Ratio Allowed: | 1.3 |
| • Gross Floor Area Ratio Existing: | 0.27 |
| • Building Height Allowed: | 48 feet, including rooftop appurtenances |
| • Building Height Proposed: | 21 feet, including rooftop appurtenances |
| • Parking Required: | 9.4 spaces |
| • Parking Provided: | 10 spaces per remote parking agreements |

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Bentley Gallery per the attached stipulations, finding that the provisions of Sensitive Design Principles, Old Town Scottsdale Urban Design & Architectural Guidelines and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Ben Moriarity

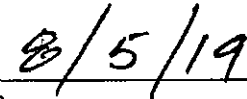
Planner

480-312-2836

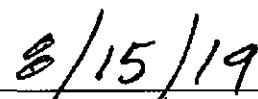
E-mail: bmoriarity@ScottsdaleAZ.gov

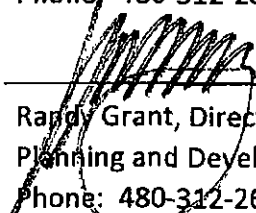
APPROVED BY

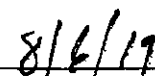

Ben Moriarity, Report Author


Date


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


Date


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


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. Electrical Site Plan
 - 9. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Bentley Gallery
Case Number: 22-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 Chen + Suchart Studio, with a city staff date of 6/27/2019.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Chen + Suchart Studio, with a city staff date of 6/27/2018

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 27-ZN-1991.

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 is per a recorded shared refuse agreement with the owners of Lots 13 and 14 of the Hurley Tract on the west side of Marshall Way.

LANDSCAPE DESIGN:

DRB Stipulations

5. 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

- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. 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

6. 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 total lumen per luminaire shall not exceed 24,000 lumens.
 - d. The temperature of the lights shall not exceed 3,000 kelvins.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

7. Remote Parking agreement with the owners of Lots 13 and 14 of the Hurley Tract on the west side of Marshall Way shall be recorded prior to permits being issued.

STREET INFRASTRUCTURE:

Ordinance

- E. 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

8. 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. East 3rd Avenue.
 - i. Construct a 6-foot -wide (8-foot-wide is desirable) sidewalk along the frontage as specified in the DSPM.
 - ii. Remove the existing driveway along the frontage and replace with curb, gutter and sidewalk.
 - b. North Marshall Way.
 - i. Construct a 6-foot-wide (8-foot-wide is desirable) sidewalk along the frontage as specified in the DSPM.
9. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match brick red or terracotta.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

10. With the civil construction document submittal, the property owner shall submit a final drainage report along with A Civil Grading & Drainage (G&D) Plan that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

WATER AND WASTEWATER:

DRB Stipulations

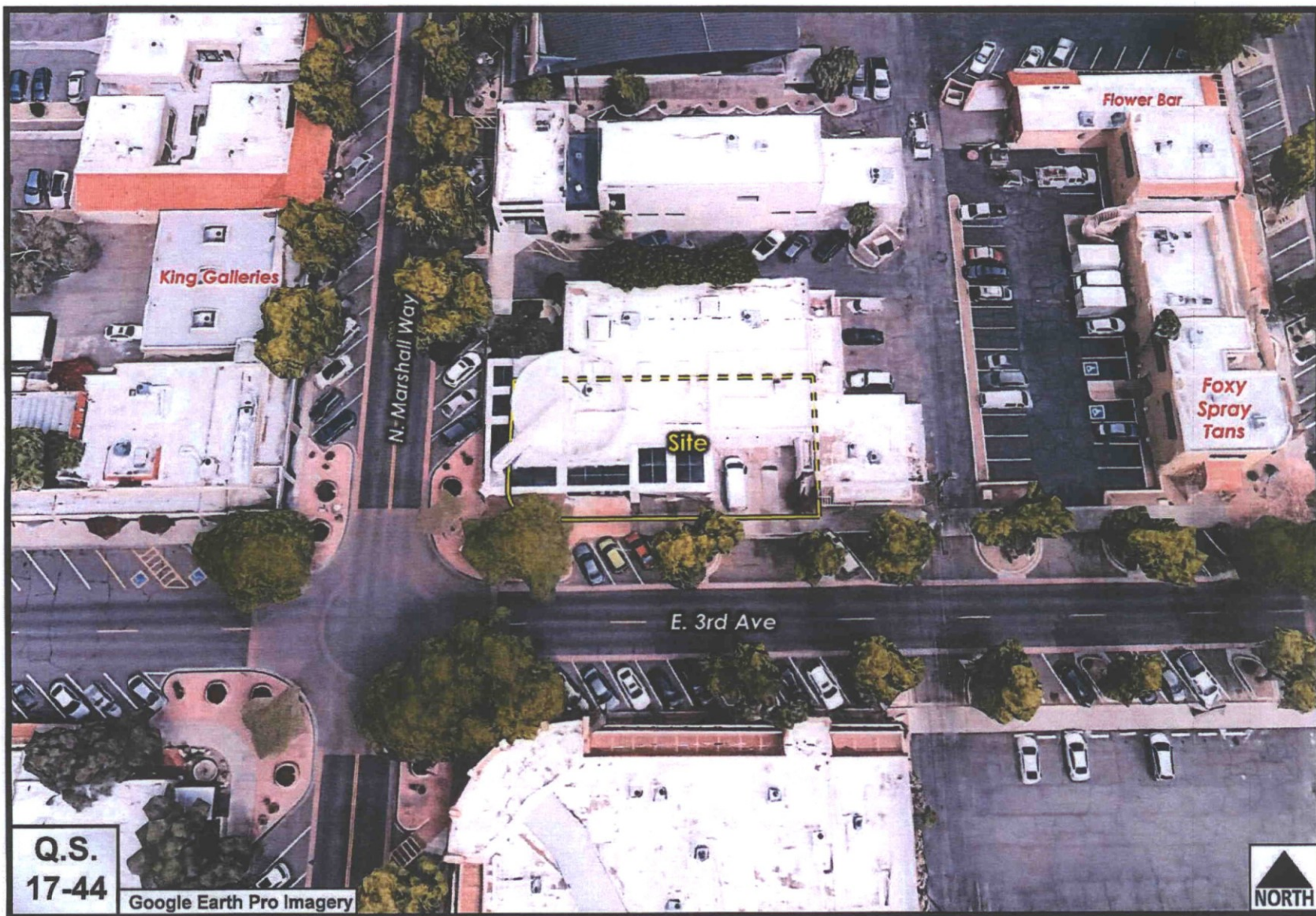
11. Per SRC Section 49-62, All metered services within the city, other than single-family residential, require the installation of an approved backflow prevention device immediately adjacent to the meter on private property unless approved otherwise by the Water Resources Department.

EASEMENTS DEDICATIONS:

DRB Stipulations

12. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A continuous Public Non-Motorized Access Easement to the City to contain the public sidewalk in locations where the sidewalk crosses on to the lot.





Close-up Aerial

22-DR-2019

ATTACHMENT 1A



Zoning Aerial

ATTACHMENT 2

22-DR-2019

Bentley Renovation – Project Description:

Pre-application Number: 938-PA-2018

Project Location: 4161 N. Marshall Way

Zoning: D/RS-1

Size: 5,941 SF (Total Building SF), 3,917 SF (Interior SF), 2,024 SF (Exterior SF)

The former Bentley Gallery building served the purpose as a gallery for more than 20 years. In breathing new life into the building, new tenants and new building uses rely on the complete renovation of the building to allow for a more specific design that promotes and supports this new life of the building and the district. Furthermore, we feel that the new design can better contribute to the street and the neighborhood by being less closed off while providing an updated aesthetic that promotes more visibility to and from the interior spaces. The existing building's design no longer has any redeeming architectural or aesthetic value and the new refreshed renovation looks forward to the future aesthetic of the district rather than preserving any remnant of the past. Therefore, it is critical that the new building's geometries retain their autonomy by not exposing the round volume that exists. The renovation looks to support and further the guidelines set forth by the City of Scottsdale's Design Standards & Policies Manual (DSPM).

The renovation of the project starts with reconfiguring the building's exterior elevations with additional glass to allow for the interior spaces and the exterior spaces to have a more direct relationship with one another. The former gallery was closed off from the street for the reasons of protecting art. It is the intent of the owner to promote an open relationship to the street with the building and therefore providing additional glazing along the street edges. Pedestrians and vehicular passers by will have better visual access into the building. The new use of the interior spaces require additional glazing to have their identities seen and promoted.

The removal of the existing heavy shade structure/colonnade will be replaced by a significantly lighter shade structure that will provide more shade than before and allow for better visibility to and from the building. This new shade structure is composed of copper piping that will patina like an old copper penny and is configured in a way that celebrates sun and shadow. The material choice celebrates copper as one of the 5 C's of Arizona, while promoting a finish that has nuance and depth by letting it patina naturally. The existing columns that support the existing shade canopy are extremely heavy and are unnecessarily visually obtrusive. The new vertical columns will be as minimal as necessary to support the canopy yet they will be doubled up to have a stronger presence while still promoting visibility to the tenants. This canopy wraps around this corner building to promote movement from Marshall Way to 3rd Avenue. Furthermore, there will not be a column at the corner of this intersection since we want to promote visibility, especially at the corner. Both the new lighter shade structure and the additional glazing supports the Marshall Way - Craftsman's Court Urban Design Objectives by activating the street frontage and continuous pedestrian interest by adding more glazing and providing appropriate shade.

The canopy itself will be constructed of exposed structural steel. These beams will be composed of wide flanges in order to allow for an additional level of detail and shadow to the overall canopy. Because the structure is exposed and visible, the structure will be well crafted and painted black as opposed to something poorly crafted and hidden away. Given the adjacency to more heavy canopies in the immediate area, notably across both corners of the intersection, the design is to offer difference through the material choice of painted steel that was to be left exposed as a well crafted light structure.

Sidewalk spaces maintain and promote pedestrian activity around the corner of this building. New planter areas offer vegetation while providing some buffer from the vehicular traffic and the street from the pedestrians walking under the canopy along the south side of the building. We feel that this small raised planter vegetated with low water use desert plant material helps to separate the vehicular from the pedestrian along the south side of the building. Because of the work being

executed for the renovation, there is the opportunity to repair the existing concrete sidewalk under the shade structure. This new sidewalk will still be concrete and will have a new texture that supports the new aesthetic of the building while still maintaining the continuity of the walking surface in Old Town Scottsdale. The new sidewalk will improve and maintain the surface, texture and slope requirements required by the DSPM.

Ingress and egress from the building remains largely the same, but adds two entrances along the south side of the building providing access to the two tenant spaces. As it exists now, the south elevation is largely an empty wall that contributes very little to the street. We are looking to change the existing long distances between entrances in order to pursue the full contribution that the building can make to the community by having frequent street entrances.

Off street parking will be addressed by providing parking spaces at an existing parking lot by way of a parking agreement. This project's owner also owns the other building and parking lot where the required parking will be provided. The proximity being located across the street provides a safe and convenient way to accommodate the vehicular requirements for the newly renovated building.

As part of the desire to change the existing building's aesthetic, the renovation also allows for the opportunity to fully screen the existing and/or new mechanical equipment with a newly extended parapet wall. This new parapet allows for a cohesive way to address the older aesthetic of the building by covering up a portion of the existing round clerestory. The new shade structure will lessen the height of this new wall since it will help to break down the massing from the streetscape as a projected walkway. Step backs for the project comply with the COS Guidelines.

The building naturally steps back away from the street providing a larger zone dedicated to the pedestrian. While not the original intention with the delivery area of the former Bentley Gallery space, this deep zone will now allow for the building to possibly have a shallow courtyard space directly connected to the sidewalk. We feel that this new courtyard space will become an asset as an outdoor space for the tenant and will promote liveliness and activity along the sidewalk while supporting the ideas set forth by the COS Guidelines. A new courtyard space will dramatically change this corner from the former delivery area for the gallery, to a new space for people to enjoy.

The project will be painted the approved "Navajo White" color that maintains the character of the area, per the guidelines. This wall color allows for the visibility of the new shade canopy that celebrates sun and shadow against the canvas of the building.

Applicant Name:

Eric Marvin
Marshall Meridian, LLC
PO Box 2055
Eugene, OR 97402
Phn: 503.784.1805
Email: ewm@m3cre.com

City Contact:

Ben Moriarity
Planner
Planning & Development Department
CITY OF SCOTTSDALE
7447 E Indian School Rd.
Scottsdale, AZ. 85251
BMoriarity@ScottsdaleAZ.gov
O: 480-312-2836

project data

PROJECT NAME & ADDRESS

BENTLEY RENOVATION
4161 NORTH MARSHALL WAY
SCOTTSDALE, AZ 85251

SUBMITTED BY (OWNER & APPLICANT):

M3 COMMERCIAL REAL ESTATE DEVELOPMENT, LLC
CONTACT: ERIC W. MARVIN
P.O. BOX 2055
EUGENE, OR 97440
PHN: 503.784.1805
EMAIL: EWM@M3CRE.COM

APPLICABLE CODES:

2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2009 ICC A117.1
2010 ADAAG

ZONING:

D/RS-1 DD
DOWNTOWN DISTRICT, OFFICE COMMERCIAL, DOWNTOWN
OVERLAY

SITE DATA:

GROSS PARCEL AREA: 5,941 SF
NET LOT AREA: 5,941 SF
GROSS FLOOR AREA: 3,909 SF
OPEN SPACE: NA

SETBACKS:

CITY OF SCOTTSDALE ORDINANCES
TABLE 5.3006.C.

RENOVATION OF EXST BUILDING - EXST SETBACKS TO REMAIN

LEGAL DESCRIPTION:

APN 173-50-050C

PROJECT DESCRIPTION

A RENOVATION TO THE EXISTING 3,909 GSF COMMERCIAL BUILDING LOCATED AT 4161 NORTH MARSHALL WAY. THE INTERIOR RENOVATIONS WILL INCLUDE MECHANICAL, ELECTRICAL, AND PLUMBING WORK. THE EXISTING ROOF IS TO REMAIN. EXTERIOR WALLS ARE TO REMAIN WITH THE EXCEPTION OF THE COLONNADE. THE EXISTING COLUMN AND SHADE STRUCTURE IS TO BE REPLACED. EXTERIOR WALLS ARE TO BE EXTENDED VERTICALLY TO SCREEN EXISTING MECHANICAL SCREEN WALL AND EQUIPMENT. ADDITIONAL GLASS OPENINGS WILL BE INTEGRATED INTO THE FRONT ELEVATION ALONG WITH THE REPLACEMENT OF THE CURRENT WINDOW SYSTEM WITH NEW ENERGY EFFICIENT GLAZING.

PARKING:

SUITE A:
GROSS AREA: 2,761 SF
REQ PARKING SPACES: (1) SPACE PER 500 SF = (5.6) SPACES OR (6) SPACES

SUITE B:
GROSS AREA: 1,148 SF
REQ PARKING SPACES: (1) SPACE PER 400 SF = (2.9) SPACES OR (3) SPACES

SUITE B PATIO:
GROSS AREA: 350 SF
REQ PARKING: 1 SPACE PER 350 SF AFTER 500 SF = (1) SPACE

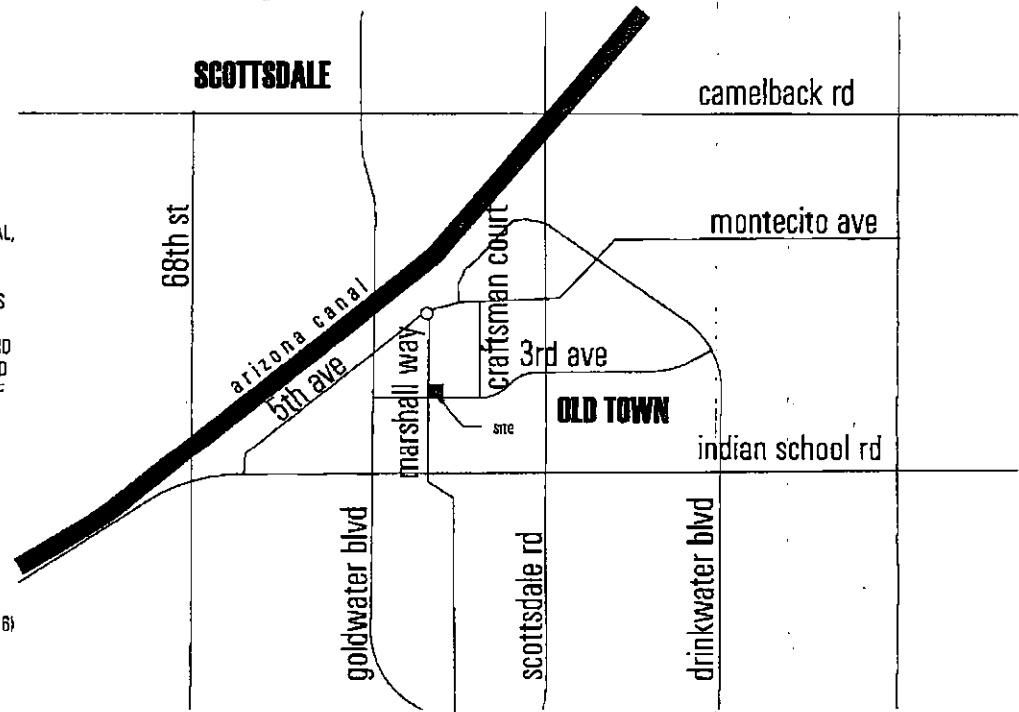
RENOVATION - TOTAL REQ PARKING SPACE: (8.4) + (1) SPACES
RENOVATION - TOTAL PROVIDED PARKING SPACES: (10) SPACES

EXISTING PARKING REQ = (8) SPACES (15) OFF-SITE + (3) ON-SITE

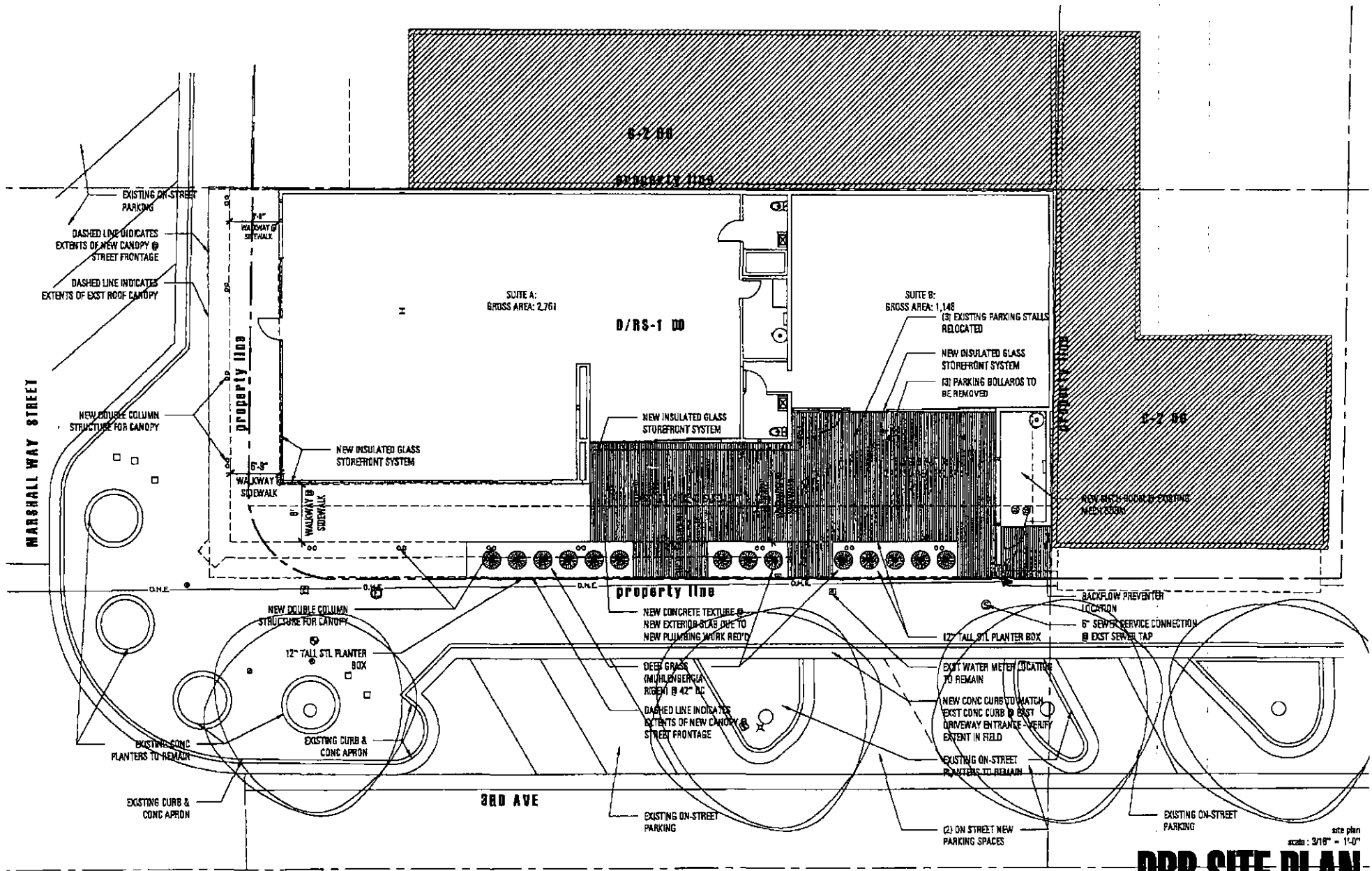
PROJECT LOCATED IN DD & D DISTRICT. OWNER TO PROVIDE PARKING PER PARKING AGREEMENT FOR (5) SPACES DUE TO THE CREDIT FOR THE EXISTING (5) OFF-SITE SPACES

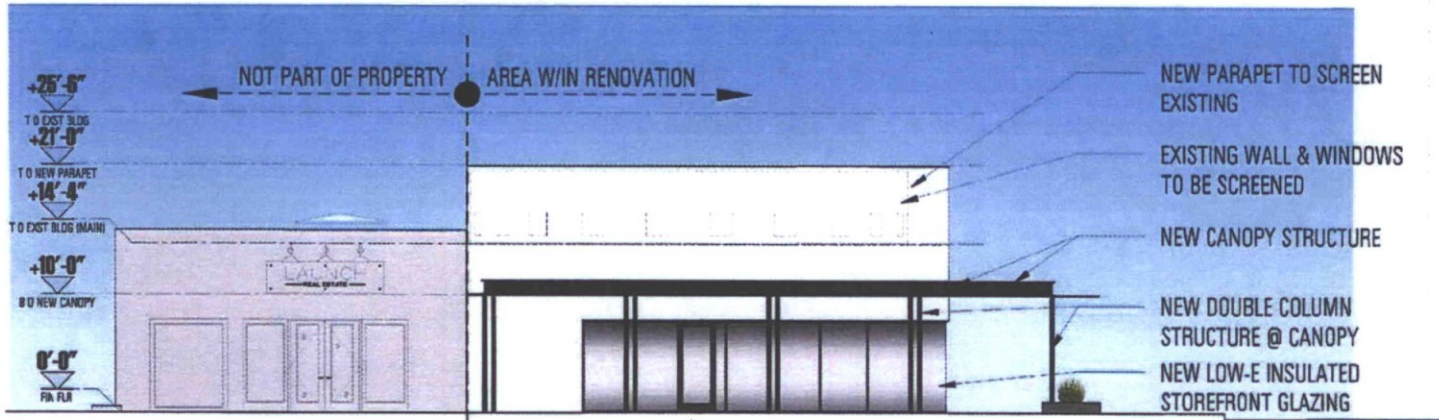
vicinity map

nts

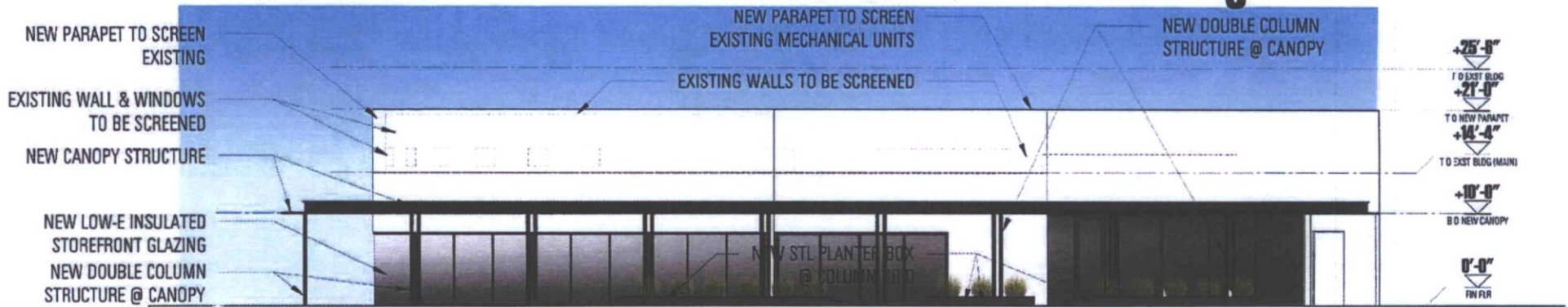


DRB SITE INFO

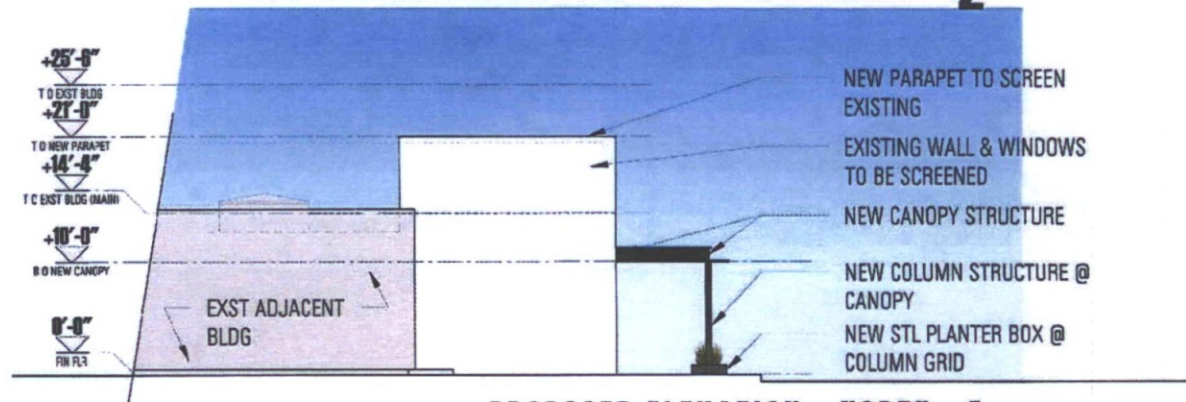




PROPOSED ELEVATION - WEST 3



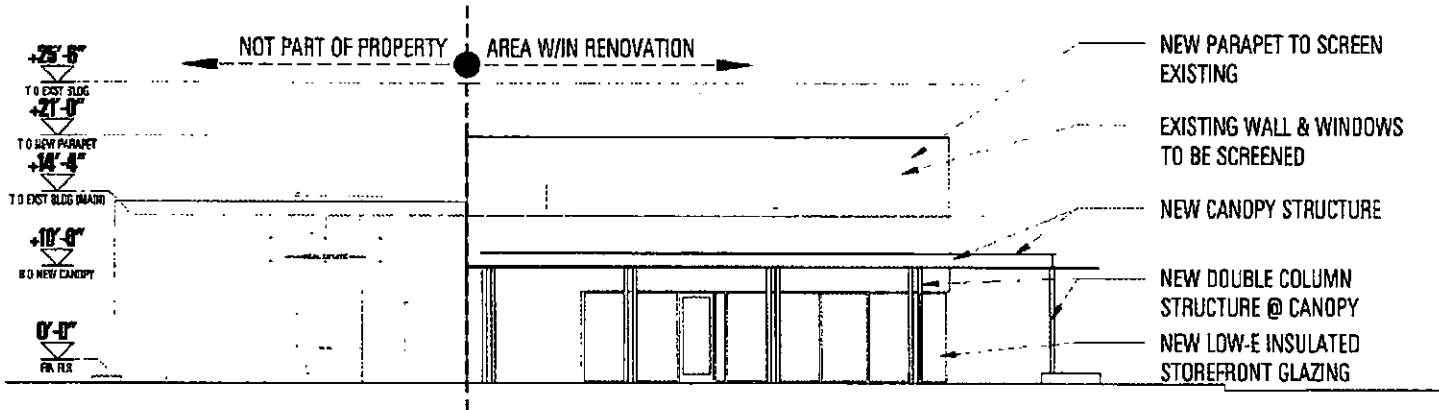
PROPOSED ELEVATION - SOUTH 2



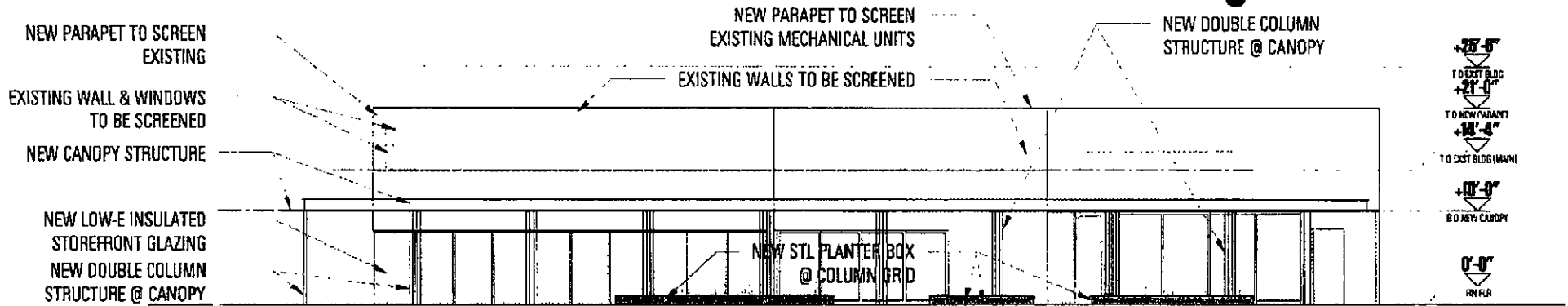
PROPOSED ELEVATION - NORTH 1

ATTACHMENT 5

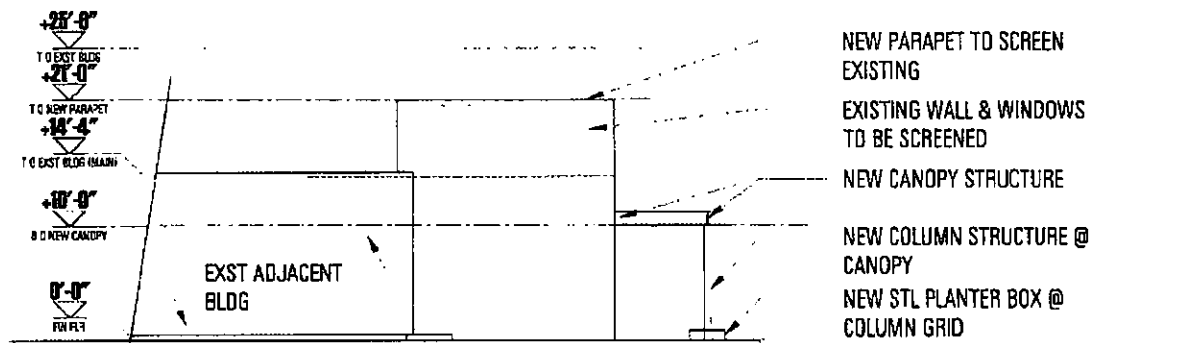
elevations
renovated building
scale: 1/4" = 1'-0"
A5.1



PROPOSED ELEVATION - WEST 3



PROPOSED ELEVATION - SOUTH 2



PROPOSED ELEVATION - NORTH 1

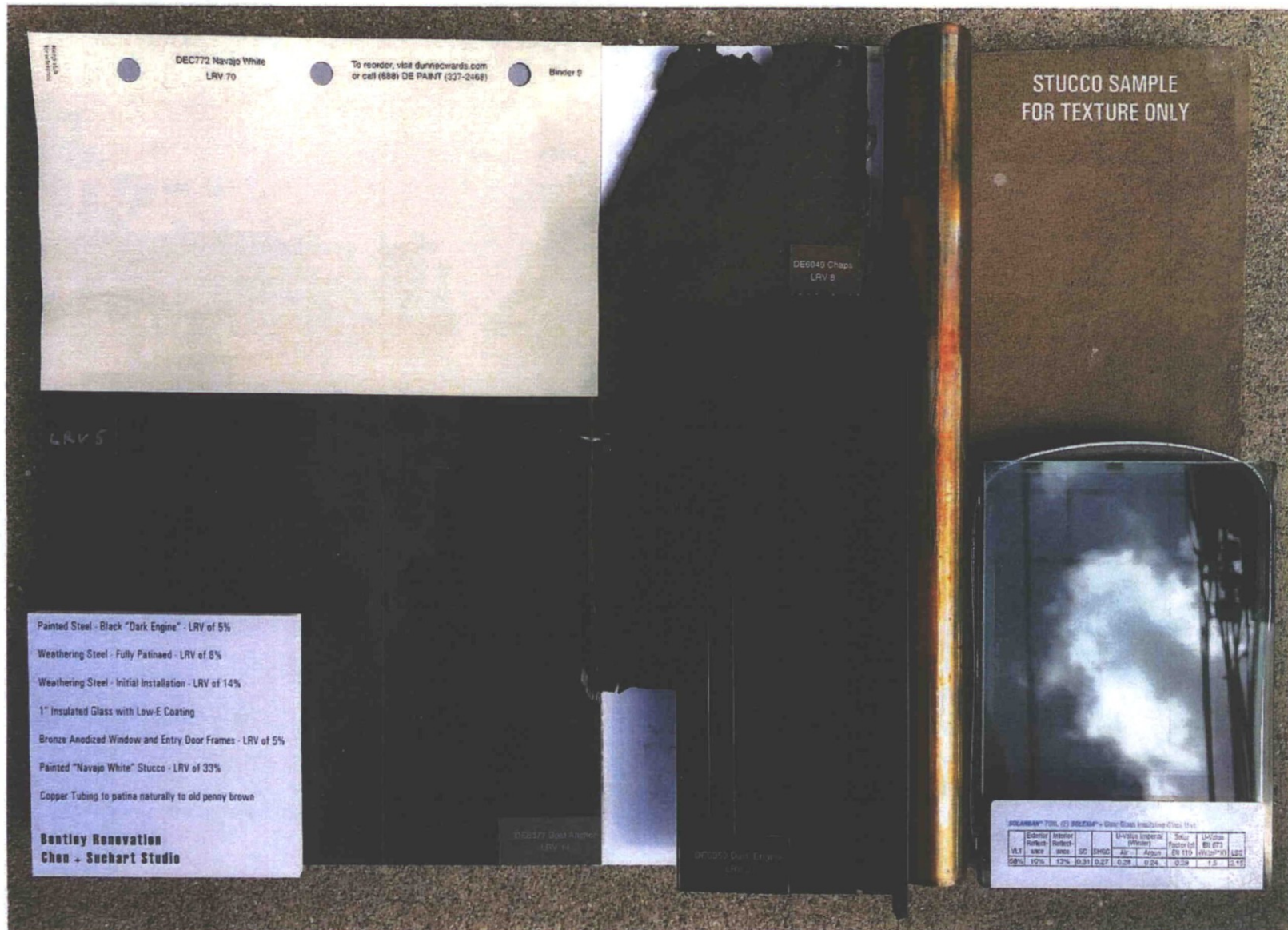


View from West

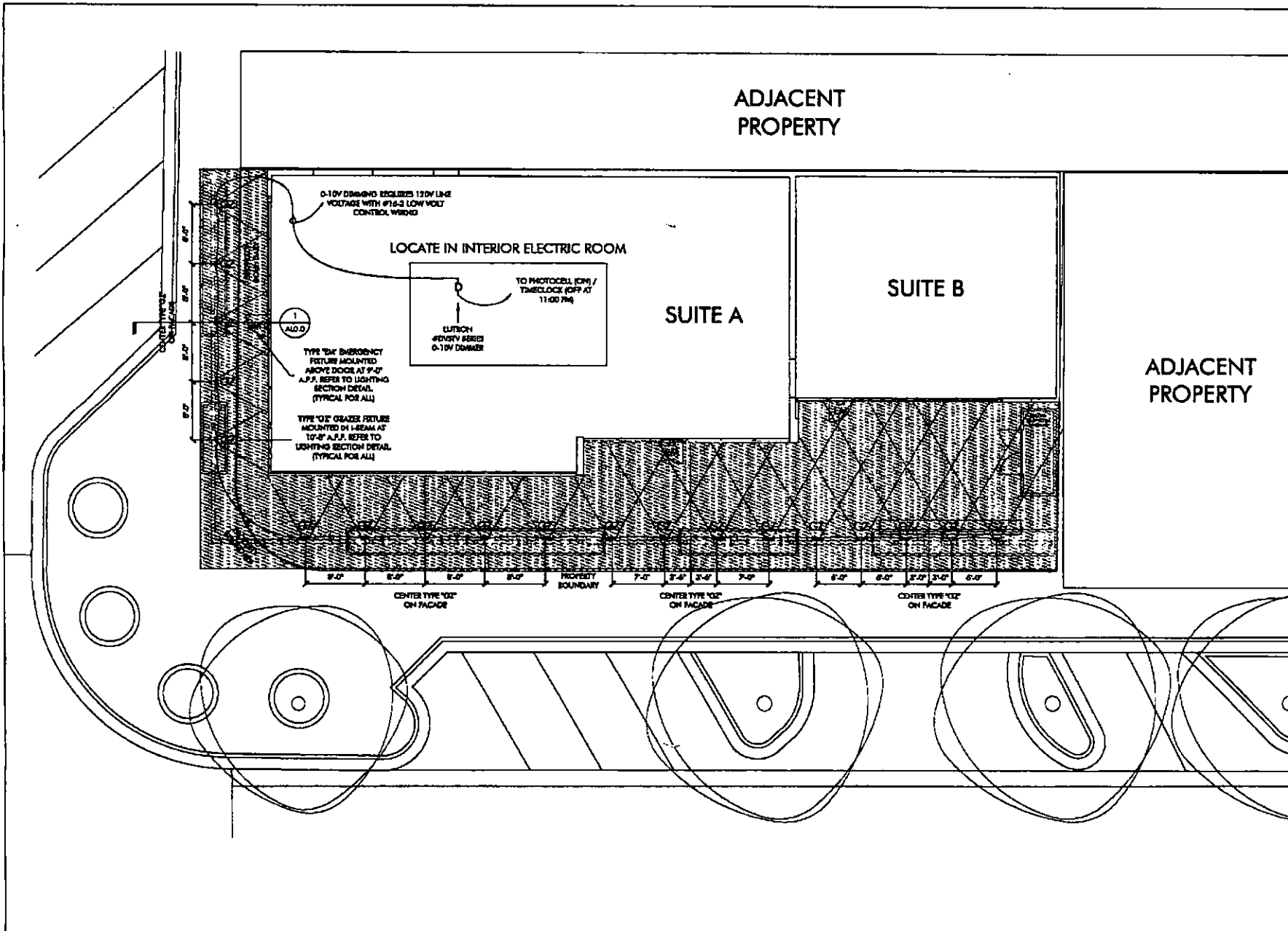
ATTACHMENT 6



View from South



ATTACHMENT 7



CREATIVE DESIGNS
IN LIGHTING



1000 N. 10th St. Suite 2
Scottsdale, Arizona 85260

602 9478777
design@cdli.com
www.cdli.com

1076 41 2010
years of architectural
lighting design

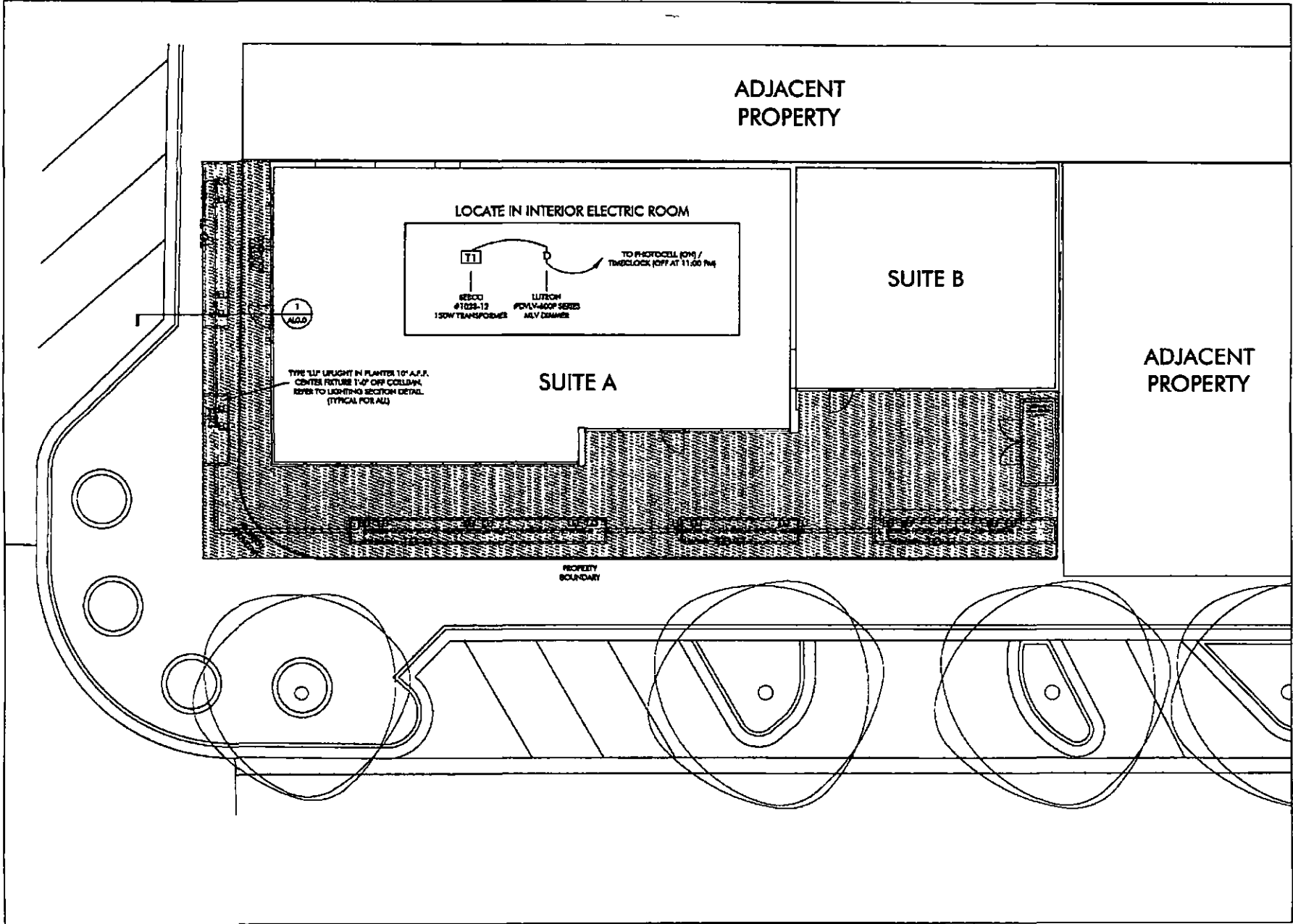
BENTLEY RENOVATION
7070 N MARSHALL WAY, SCOTTSDALE, AZ 85251

REVISION	
1. CHECK FOR COS SITUATIONS	KG
2.	
3.	
4.	
5.	

DATE: 04/20/2019
DRAWN BY: JLP
CHECKED BY: JLP
DESIGNED BY: JLP
PROJECT NO: 1076 41
CREATED BY: JLP
DATE: 04/20/2019

UPPER LIGHTING
PLAN

AL1



CREATIVE DESIGNS
IN LIGHTING



15902 N. 78th St. Suite A
Scottsdale, Arizona 85260

603 hours
603hours.com
www.603.com

1078 41 2012
years of architectural
lighting design

BENTLEY RENOVATION
7070 N MARSHALL WAY, SCOTTSDALE, AZ 85261

REVISION	
Δ	REVISION
Δ	ECO STIMULATION
Δ	
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Δ	
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DATE	
SCALE	
PROJECT NUMBER	
WORKSHEET	
CHECKED BY	
DATE	

LOWER LIGHTING
PLAN

SHEET NUMBER
AL2

ADJACENT
PROPERTY

SUITE A

SUITE B



ADJACENT
PROPERTY

CALCULATION SUMMARY TABLE

POINT	LABEL	AVG	MAX	MIN
* 0.0	HORIZONTAL ILLUM. @ GRADE	0.20 FC	0.60 FC	0 FC
— 0.0	VERTICAL ILLUM. @ 6 FT A.F.F.	0.61 FC	0.80 FC	0.20 FC

* ZONE: E-4 URBAN/PEDESTRIAN ACTIVITY AREA

FIXTURE SCHEDULE

SYMBOL	ABBRV.	MANUF. CATALOG NO.	WATTS	LUMENS	CCT	HEIGHT	ULF UTILIZED
	GZ	LINEA-COLD-OPTQ / LNFC10 / LNEG51	LED 12W	772	3500K	10'-8" A.F.F.	1.0
	LU	613-50MR16-12-NBR / LBB / LVR / MR16-4-2700-30	LED 4W	325	2700K	0'-10" A.F.F.	1.0



CREATIVE DESIGNS
IN LIGHTING



4000 N. 78TH ST Suite A
Scottsdale, Arizona 85260

and services
design@cdli.com
www.cdli.com

1076 411 2010
years of architectural
lighting design

BENTLEY RENOVATION
7070 N MARSHALL WAY, SCOTTSDALE, AZ 85261

REVISION	DATE	BY	APP
1	08/08/2019	JCB	
2	08/08/2019	JCB	
3	08/08/2019	JCB	
4	08/08/2019	JCB	
5	08/08/2019	JCB	

DATE	08/08/2019
SCALE	AS SHOWN
PROJECT NAME	BENTLEY RENOVATION
PROJECT NO.	1076 411 2010
DESIGNED BY	JCB
CHECKED BY	JCB

PHOTOMETRIC
LIGHTING PLAN

SHEET NUMBER

AL3



CREATIVE DESIGNS
IN LIGHTING



3000 N. 70th St. Suite A
Scottsdale, Arizona 85251

602-940-7777
DESIGN@CDL.COM
WWW.CDL.COM

1978-41 2010
years of architectural
lighting design

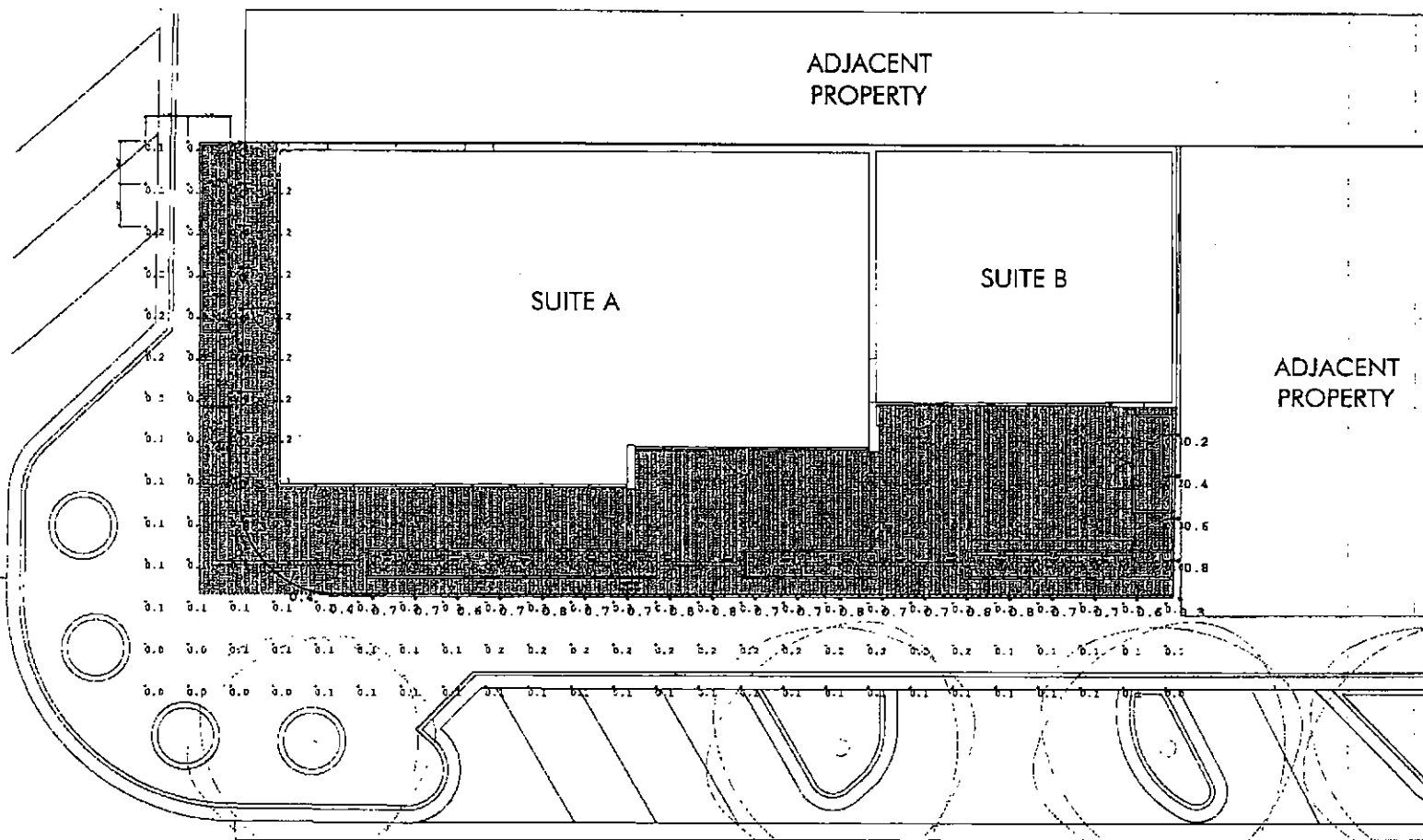
BENTLEY RENOVATION
7070 N MARSHALL WAY, SCOTTSDALE, AZ 85251

REV.	DATE	DESCRIPTION
1		
2		
3		
4		

DATE	PROJECT
BY	PROJECT
CHECKED	PROJECT
DATE	PROJECT

PHOTOMETRIC
LIGHTING PLAN

AL3



CALCULATION SUMMARY TABLE				
POINT	LABEL	AVG	MAX	MIN
1.1	HORIZONTAL ILLUM. @ GRADE	0.20 FC	0.60 FC	0 FC
1.0	VERTICAL ILLUM. @ 6 FT A.F.F.	0.61 FC	0.80 FC	0.20 FC

* ZONE: E-4 URBAN/PEDESTRIAN ACTIVITY AREA

FIXTURE SCHEDULE								
SYMBOL	ABBRV.	MANUF. CATALOG NO.	WATTS	LUMENS	CCT	HEIGHT	LUF UTILIZED	
	GZ	LINEA-COLD-OPTQ / LNFC10 / LNEGS1	LED 12W	772	3500K	10'-8" A.F.F.	1.0	
	LU	613-50MR16-12-NBR / LBB / LVR / MR16-4-2700-30	LED 4W	325	2700K	0'-10" A.F.F.	1.0	

ATTACHMENT 9

LIGHTING PLAN SYMBOL LEGEND	
	SINGLE POLE SWITCH
	DOUBLE SWITCH/DOUBLE SWITCH
	3-WAY SWITCH
	SINGLE POLE 3-WAY SWITCH
	DOUBLE POLE 3-WAY SWITCH
	SINGLE POLE 4-WAY SWITCH
	DOUBLE POLE 4-WAY SWITCH
	SINGLE POLE DIMMER
	3-WAY DIMMER
	4-WAY DIMMER
	CEILING-MOUNTED JUNCTION BOX
	WALL-MOUNTED JUNCTION BOX
	CEILING-LIGHT FIXTURE - SEE NOTES FOR DETAILS
	CEILING-RECESSED LIGHT FIXTURE
	WALL-MOUNTED LIGHT FIXTURE
	CEILING-TRACK LIGHT FIXTURE
	CEILING-LIGHT FIXTURE - SEE NOTES FOR DETAILS
	DOUBLE AND SINGLE SWITCH OR DOUBLE COMBINATION
	LIGHTING CONTROL SWITCH (SWITCHES)
	PANEL (SWITCHES)
	10-POINTED MICRO-POINT
	PANEL (SWITCHES)
	10-POINTED MICRO-POINT
	10-POINTED MICRO-POINT

[illegible]

17. LIGHTING									
Name, make, model, and quantity of lighting fixtures, including all controls, wiring and lighting fixture									
Item	Location	Manufacturer	Model	Quantity	Wattage	Control	Notes	Comments	Remarks
001	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
002	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
003	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
004	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
005	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
006	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
007	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
008	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
009	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
010	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
011	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
012	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
013	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
014	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
015	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
016	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
017	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
018	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
019	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
020	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
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023	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
024	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
025	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
026	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
027	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
028	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
029	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
030	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
031	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
032	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
033	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
034	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
035	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
036	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
037	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
038	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W
039	Office	Philips	LED 100W	10	100W	100W	100W	100W	100W

General Specifications Rules

- 1) All measures taken under this rule shall be pending to either order or ruling.
- 2) Qualified Controller to determine future housing survey (L, Non-L or P) will release otherwise noted.
- 3) No substitutions permitted unless prior approval from Control Officer in Liaison.

② LIGHTS

SCALE 1/2" = 1'-0"

पुस्तक

STUDYING		
△	GOAL 101: GET REWARDED	JG
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LIGHTING NOTES

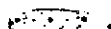
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ALU.U

PHOTOMETRIC DATA / CANDELA DISTRIBUTION CURVE

TYPE EM

Outdoor Wet Location
Emergency Light

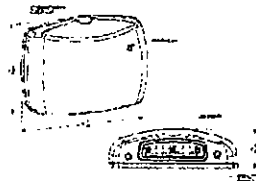
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0-7-110-297, 한국 L-297인쇄

Crati

LED Light

NAME
DATE
Question
 1. $AC = 100$, $BC = 120$
 Find AB
Working/Answer
 $AB = \sqrt{AC^2 + BC^2}$
 $AB = \sqrt{100^2 + 120^2}$
 $AB = \sqrt{10000 + 14400}$
 $AB = \sqrt{24400}$
 $AB = 156.17$
Answer
 156.17



- Withstand internal pressure from 1/2" to 12" H₂O
- Withstand internal pressure from 1 FT to 12 FT H₂O

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* 40-49 YEARS: 1-year increase to 19.8% and further increase when to 20.1%
VLS: 19.8% and 20.1% increase in the 1990s planned to be 40-49 years to 20.1%
20.1% increase

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Steering Height	Spending FL, Inland Cms to Center
5	45
5	27
10	67
12	60
14	47

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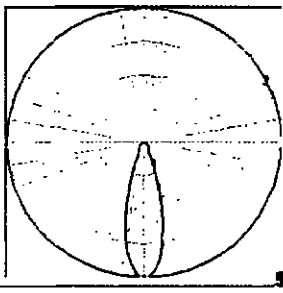
08.03.2019		
⚠	08.03.2019	JO
⚠	COOL STIPULATIONS	
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DATE 04-29-2019
FONCE NYA
PROJECT NUMBER 102-076-10
DRAWN BY JO
CHECKED BY JAM
SHEET NUMBER

**MANUFACTURER
CUT SHEETS**

NET

ALO.1

FIXTURE ABBREVIATION	LU
FIXTURE GRAPHIC	
FIXTURE TYPE	IN-GRADE UPLIGHT
FIXTURE ADD-ONS	HEXCELL LOUVER
LAMP TYPE UTILIZED	LED
PHOTOMETRIC DATA / CANDELA DISTRIBUTION CURVE	
	

Lumière
TYPE LU

DESCRIPTION
The LU fixture is a low profile, in-grade uplight fixture. It is designed to provide a soft, ambient glow. The fixture is made of aluminum and is finished with a powder coat. It is available in two sizes: 12" and 18".

FEATURES
• Low profile design
• In-grade uplight
• Soft, ambient glow
• Made of aluminum
• Powder coat finish
• Available in 12" and 18" sizes

PHOTOMETRIC DATA

Fixture Size	Beam Angle	Light Output (lm)	Foot Candles (fc)
12"	120°	1,200	0.1
18"	120°	2,700	0.1

INSTALLATION
The LU fixture is installed in-grade. It is connected to a low voltage transformer. The fixture is made of aluminum and is finished with a powder coat. It is available in two sizes: 12" and 18".

WARRANTY
The LU fixture is warranted for 5 years. The warranty covers the fixture and the transformer. The warranty is void if the fixture is not installed correctly.

TYPE LU

DESCRIPTION
The LU fixture is a low profile, in-grade uplight fixture. It is designed to provide a soft, ambient glow. The fixture is made of aluminum and is finished with a powder coat. It is available in two sizes: 12" and 18".

FEATURES
• Low profile design
• In-grade uplight
• Soft, ambient glow
• Made of aluminum
• Powder coat finish
• Available in 12" and 18" sizes

PHOTOMETRIC DATA

Fixture Size	Beam Angle	Light Output (lm)	Foot Candles (fc)
12"	120°	1,200	0.1
18"	120°	2,700	0.1

INSTALLATION
The LU fixture is installed in-grade. It is connected to a low voltage transformer. The fixture is made of aluminum and is finished with a powder coat. It is available in two sizes: 12" and 18".

WARRANTY
The LU fixture is warranted for 5 years. The warranty covers the fixture and the transformer. The warranty is void if the fixture is not installed correctly.

MR16
TYPE LU

DESCRIPTION
The MR16 fixture is a low profile, in-grade uplight fixture. It is designed to provide a soft, ambient glow. The fixture is made of aluminum and is finished with a powder coat. It is available in two sizes: 12" and 18".

FEATURES
• Low profile design
• In-grade uplight
• Soft, ambient glow
• Made of aluminum
• Powder coat finish
• Available in 12" and 18" sizes

PHOTOMETRIC DATA

Fixture Size	Beam Angle	Light Output (lm)	Foot Candles (fc)
12"	120°	1,200	0.1
18"	120°	2,700	0.1

INSTALLATION
The MR16 fixture is installed in-grade. It is connected to a low voltage transformer. The fixture is made of aluminum and is finished with a powder coat. It is available in two sizes: 12" and 18".

WARRANTY
The MR16 fixture is warranted for 5 years. The warranty covers the fixture and the transformer. The warranty is void if the fixture is not installed correctly.



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REVISIONS	JG
08.03.2019	
008 STIPULATIONS	

DATE	04.17.2019
SCALE	N/A
PROJECT NUMBER	16305-19
DRAWN BY	JD
CHECKED BY	AM

SHEET NAME

MANUFACTURER
CUT SHEETS

SHEET NUMBER

AL0.3