

WESTERN HERITAGE CONSULTING & ENGINEERING

1551 Three Crowns Dr. Suite 104 Casper, WY 82604
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info@westernhce.com



March 13, 2024

Attn: Jeff Barnes
City of Scottsdale – Planning and Development Services
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

RE: Summary of Modifications
21-DR-2002#2
Vargo Quarter Horses (VQHS)
3474C (Key Code)

The following letter provides a summary of the modifications from Staff comments. There have been no public comments received to date regarding this project.

Modifications resulting from the staff comments include the following items:

1. Changes to the site plan include moving the proposed shop due to revisions to the Drainage Report. The Q-100 peak design flows derived for the existing wash that enters the property at the north boundary and discharges at the southwest corner of the site was revised based on hydrology modeling resulting in a flow greater than 50 CFS. This existing location of the shop from the first submittal encroached on the water surface elevation of the Q=100 peak storm event. We have revised the shop location to the northwest corner of the site to meet required setback distances to the wash. In addition, a drainage easement is proposed as necessary per the DSPM. Associated items that were revised with moving the shop location include revising grading, driveway access, manure refuse location, and adding driveway access for refuse collection.
2. Revisions to the Building Elevations were made to meet the maximum building height from undisturbed grade. The building was revised from 24' tall to 22.5' tall and a roof over topography plan was added to the site plan.
3. The NAOS and Revegetation Plans were modified to show the restoration of the existing disturbed areas of the NAOS easement as required per Zoning Ordinance Section 10.200.
4. A Refuse Plan was added showing the access and turn radius required for the manure collection services.
5. Grading and Drainage Plans were revised with new shop and manure refuse locations. In addition, the existing wash is proposed to include a new culvert for access to the shop location. Culvert improvements were detailed with erosion/scour protection. Grading and Drainage Plans were updated with site cross-sections and a wall profile, and sections were added for the manure refuse structure.
6. Exterior lighting fixtures were revised to meet the City of Scottsdale Exterior Lighting Policy and updated photometrics and cut sheets were provided based on light fixtures and new shop

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locations.

7. The digital Color & Material Sample Board was updated to include the Chroma, Value and Light Reflectance Value for all proposed materials and colors.
8. The Drainage report was revised to update the site hydrology based on updated Q-100 peak storm modeling. All associated easements, setbacks, and permitting were revised with the updated flows. Refer to the Drainage Report Comment Letter for specific changes made.
9. Basis of Design Reports for Water and Wastewater were revised based on staff comments. Water demands for structures and fire flows were modeled per DSPM for minimum flow and pressure requirements. Wastewater design was revised to connect to the existing sewer line for proposed and existing structure in lieu of an on-site septic system. Gravity and ejector sewer services were designed as necessary. Utility Plans were revised per the BOD's as required.

For further details of modifications, please refer to the Comment Response letters. Please let us know if you have any questions.

Thank you,

A handwritten signature in blue ink that reads 'Matt Peterson'.

Matthew Peterson, PE
Project Manager

Project Narrative

Vargo Quarter Horses LLC
29607 N. Hayden Rd.
Scottsdale, AZ 85266
APN: 216-70-005L

Re: 53-PA-2023
21-DR-2002#2

This request is for an amendment of the site plan approved in Case 21-DR-2002 (Apache Peak Equestrian Center). The following is a summary of the changes:

- Substitution of an 80'x100' shop with labor quarters located for the Phase II – Arena.
- Addition of a concrete pad and masonry retaining wall for a manure storage dumpster/roll-off container.
- Addition of a 24' flagpole.
- Relocating entry gate further inside of property boundary.

Existing Conditions

The project site is located at the southwest corner of E. Dixileta Drive and N. Hayden Road. The existing development on the property appears to conform with the Phase 1 improvements as part of the Case 21-DR-2002. From our survey of the site, there are several structures currently located on site, including a house, barn, shed, covered pen, and multiple wall closures and shade structures. Driveway access to the parcel and the house, enters property from Hayden Road on the west end of the parcel. The existing barn is 8,899 square feet, the shed is 115 square feet, and the covered pen has an area of 3,386 square feet. There are currently seven (7) shade structures with a total area of 4,846 square feet, the wall enclosures cover an area of 8,066 square feet.

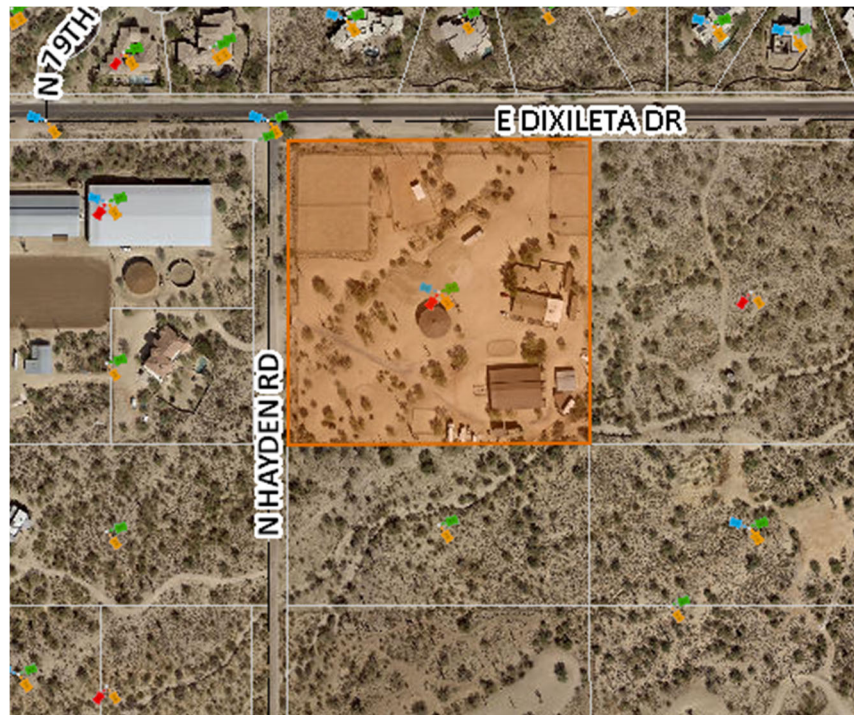
The parcel to the south and east of the project site are vacant. The site north across E. Dixileta Drive are single family residences in the Sincuidados Unit 3 Subdivision. The site west across N. Hayden Road consists of residential lots. The site is currently zoned R1-190 ESL FO with a conditional use permit for a Ranch. Development within the area consists mainly of residential units similar to the project site.

Proposed Conditions

Per the owner's request, a new 80' x 100' (8,000 square foot) shop has been designed for the site. The proposed shop is located approximately 75.0' south and 90.0' east of the north and west property boundaries, respectively. Proposed conditions include the addition of a concrete pad and masonry

retaining wall and screening for manure storage dumpster (located in northeast area of the property) and a 24-foot flagpole, and relocation of the entry gate to be further inside property boundaries.

The building design is compatible with the existing development on site and within the area with a similar architectural feel. Building materials will consist of metal siding, stone accents, masonry blocks, and glazing. The building height will be approximately 22.5' in height and meet the maximum zoning height requirements. All improvements will be complimentary to the area.



Project Site

Design Guidelines – DRB Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response: The proposed project will comply with the applicable guidelines, development standards, Design Standards and Policies Manual, Environmentally Sensitive Lands Ordinance (ESLO) and Foothills Overlay (FO) and Rural Character Plan, and General Plan as outlined above. The site is currently zoned as R1-190 ESL FO with a conditional use permit for Ranch and the proposed development is an approved use. The proposed development is an

amendment of the previously approved development plan. The new construction includes a similarly sized shop with labor quarters in lieu of the previously approved Arena. All new construction will be generally located in the interior of the parcel meeting all open space, setback, and building height requirements.

2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.

Response: The proposed architecture of the new structures is designed to be consistent with the existing adjacent structures on the site as well as in the area and the building materials and colors will be similar to the existing structures on site. Also, new construction will conform to setback limits and height limits established in the ESLO and FO Districts. The existing Natural Area Open Space (NAOS) easements will be maintained and revegetated to meet design standards.

- b. Avoid excessive variety and monotonous repetition;

Response: The proposed construction primarily consists of a single structure with similar characteristics to the existing buildings on site. The architectural components of the building include materials and colors similar to buildings in the surrounding area while providing material contrasts between the metal building and a stone veneer.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: The proposed improvements include maintaining the areas dedicated to NAOS including some lower scale plant material revegetation improvements to meet design standards. Additionally, a portion of the site will be re-established as NAOS per the previously approved development.

The following Sensitive Design Principles will be addressed as following:

1. The design character of any area should be enhanced and strengthened by new development.
 - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
 - Building design should be sensitive to the evolving context of an area over time.

Response: The building design will be consistent with the buildings on site and in the surrounding area. Natural colors and materials will be used meeting all applicable design guidelines.

2. Development through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - Scenic views of the Sonoran desert and mountains.
 - Archaeological and historical resources

Response: All new construction will conform to height limits defined by the applicable zoning and overlay districts. No major vistas or natural features are impacted by the proposed improvements.

3. Development should be sensitive to existing topography and landscaping.

- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response: Site topography and landscaping will be improved through lower scale plant revegetation in the dedicated NAOS easement as well as re-establishing the NAOS in the northeast corner of the site. All landscaping will be developed to create a natural appearance on the site. Grading of the site is kept minimal to maintain the existing contours of the property, with improvements made to the drainage by replacing existing culverts with more appropriate sized culverts based on hydraulic modeling in the Drainage Report.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

Response: Proposed improvements will protect the areas devoted to NAOS and natural drainage washes across the site. Revegetation of the NAOS will be provided as defined by the applicable design standards.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

Response: The street frontages will not be disturbed except for re-establishing the NAOS area at the northeast corner of the site. Unpaved trails along E. Dixileta Drive support the area's equestrian identity.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction with the community.

Response: The existing dedicated trail easements support transportation by bicycle and horseback for residents in the area. Proposed construction does not encroach on or impede the bicycle and horse travel paths.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response: Not applicable. The existing street frontage includes native trees offering shade along the trails. The buildings proposed are simple barn/shop structures located within the single parcel property.

8. Buildings should be designed with a logical hierarchy of masses.

- To control the visual impact of a building's height and size.
- To highlight important building volumes and features, such as the building entry.

Response: Not applicable. The proposed buildings included are simple barn/shop structures.

9. The design of the built environment should respond to the desert environment.

- Interior spaces should be extended into the outdoors both physically and visually when appropriate.
- Materials with colors and coarse textures associated with this region should be utilized.
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response: The proposed buildings are designed with materials and colors that complement the desert environment.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response: All construction will be performed with the best attempts to minimize the environmental impacts to the site. The building materials were selected as they are durable. Building materials will consider high efficiency materials and appliances to promote energy conservation.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.
- The landscaping should complement the built environment while relating to the various uses.

Response: All landscaping improvements and restoration will use indigenous materials and be compatible with the natural landscape.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- Water, as a landscape element, should be used judiciously.
- Water features should be placed in locations with high pedestrian activity.

Response: Desert adapted and native plant materials will be used for any landscaping and area revegetation. No water features or landscaping elements are proposed.

13. The extent and quality of lighting should be integrally designed a part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: All new exterior building lighting will be designed per the applicable design standards. No new site lighting is proposed.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.

- Signage should be designed to be complimentary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Response: Not applicable. No signage is proposed for the site.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District;

Response: The proposed development meet all applicable design guidelines set forth in the ESL and Foothills Overlay District including building height restrictions, open area requirements, minimum setbacks, building size limits, and sensitive building design requirements such as building color values.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable. The site is not in the Historic Property Overlay District.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: Ingress and egress access is provided from N. Hayden Road and the gate location is proposed to be moved so that vehicles with trailers are not backed up into the street waiting for gate access. The proposed new gate location promotes safety along N. Hayden Road.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: Not applicable. Utility services will be located below grade. No rooftop or exposed mechanical units are proposed.

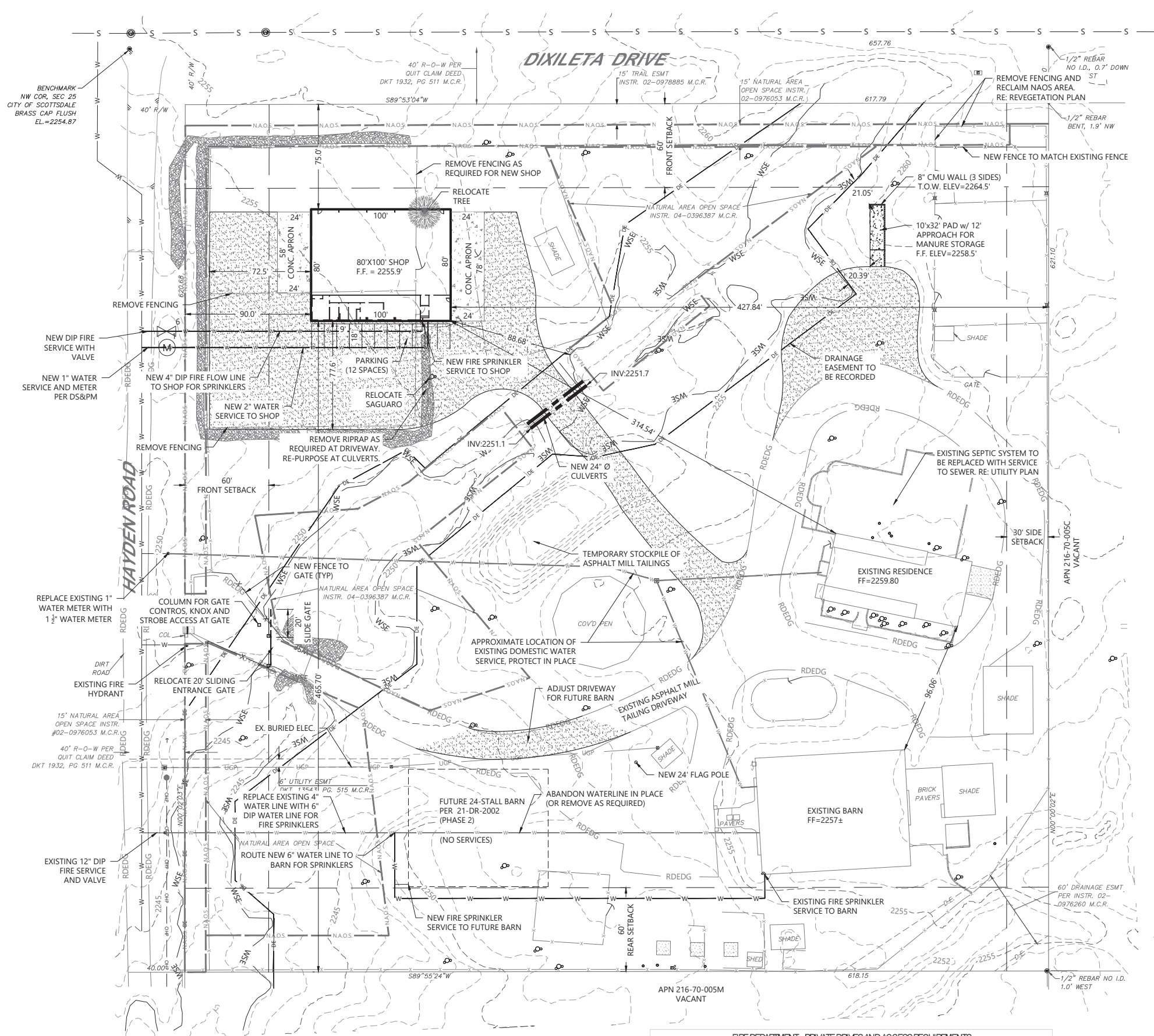
5. Within the Downtown Area, building and site design shall: ...

Response: Not applicable.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria: ...

Response: Not applicable.

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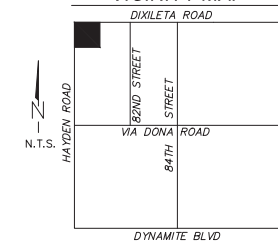


PROJECT CONTACTS

OWNER
VARGO QUARTER HORSES LLC
12255 E PARAISO DR, LOT 5
SCOTTSDALE, AZ 85255
ATTN: J. MICHAEL VARGO
PH: 614-205-8045
EMAIL: MVARGO@VARGOMAIL.COM

WESTERN HERITAGE CONSULTING & ENGINEERING
RYAN ALTENBURG
PO BOX 2117
MILLS, WY 82644
RYAN@WESTERNHCE.COM

VICINITY MAP



SITE DATA

A.P.N.	216-70-005L
SITE ADDRESS	29607 N. HAYDEN RD.
NET AREA	383,691 S.F.
PARCEL ZONING	R1-190 ES. 10
EXISTING RESIDENCE	4,833 S.F.
EXISTING BARN	8,899 S.F.
EXISTING SHADES	4,846 S.F.
EXISTING SHED	115 S.F.
EXISTING COV'D PEN	3,386 S.F.
EXISTING WALL ENCLOSURES	8,066 S.F.
NEW SHOP	8,000 S.F.
FUTURE BARN	8,320 S.F.
TOTAL	46,183 S.F. OR 12%
OPEN SPACE	337,508 S.F.

PARKING INFORMATION

- 12 TOTAL PARKING STALLS. ONE PARKING STALL PER TWO HORSE STALLS (24 HORSE STALLS)
- PARKING STALL DIMENSIONS: 9' X 18'
- ACCESSIBLE PARKING NOT REQUIRED.

FIRE DEPARTMENT INFORMATION

- ALL TURNS MEET 40'-6" MINIMUM REQUIREMENTS.
- GATE OPENING (20') MEETS 20' MINIMUM REQUIREMENT.
- ALL BARN OVER 5001 S.F. SHALL REQUIRE FIRE SPRINKLERS PER APP113 WITH A FIRE SERVICE LINE CONNECTED TO THE CITY WATER MAIN.

LEGAL DESCRIPTION

PER TITLE REPORT
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

MCDOT GDACS POINT NO. 42533-1
NORTHWEST CORNER SECTION 25
CITY OF SCOTTSDALE BRASS CAP FLUSH
EL.=2254.87 NAVD 88

PROJECT NOTES

- ENTRY GATE - OPTION TO REPLACE SLIDING GATE TO SWING GATE IF SLIDING GATE ENCROACHES ON NAOS. FIELD VERIFY PRIOR TO CONSTRUCTION.

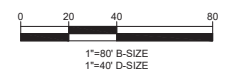
LEGEND

—	FOUND MONUMENT (TYPE SHOWN)
—	PROPERTY LINE
- - -	EXISTING CONTOUR
- - -	SECTION LINE
- - -	UTILITY EASEMENT LINE
- - -	FENCE
—	MASONRY WALL
—	CONCRETE
—	PAVEMENT
—	LIGHT POLE
—	DOWN GUY
—	WATER METER
—	FIRE HYDRANT
—	ELECTRIC JUNCTION BOX
—	N.A.O.S. NATURAL AREA OPEN SPACE
—	D.E. DRAINAGE EASEMENT
—	T.E. TRAIL EASEMENT
—	SAGUARO CACTUS
—	BUILDING SETBACK LINE
—	SANITARY MANHOLE
—	EXISTING WATERLINE
—	EXISTING SEWER
—	OHP EXISTING OVERHEAD POWER
—	RDEDEG EXISTING EDGE OF DRIVEWAY
—	EXISTING RIPRAP
—	NEW ASPHALT MILL TAILING DRIVEWAY (OR GRAVEL/ROAD BASE)



ROOF OVER TOPOGRAPHY PLAN

1"=50'



FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Community Number	Community Map Number	Panel Number	Panel Date	Suffix	FIRM Index Date	FIRM Zone	Base Flood Elevation (AO Zone, use depth)
045012	04013C	0893	7/20/2021	M	11/4/2015	X	N/A

Engineer's Certification: The lowest floor elevation(s) and/or flood-proofing elevation(s) on this plan are sufficiently high to provide protection from flooding caused by a one hundred year storm, and are in accordance with City of Scottsdale Revised Code, Chapter 37-Floodways & Floodplains Ordinance.

FIRE DEPARTMENT - PRIVATE DRIVES AND ACCESS REQUIREMENTS

Driveway Length (ft)	Driveway Width (ft)	Drive Surface	Turn-a-round	Hose Lay	Sprinkler	Sprinkler Requirement
500 ±	16' (min)	AW	Yes	>200 ft	Yes	4 Head - Yes

Access Grades from 0 to 12%.

CASE# 21-DR-2002#2

VARGO QUARTER HORSES, LLC

Title:

Drawn By: SDG

By: JAI

Check: MSP

Designed By: MSP

Reviewed By: RLA

Scale:

Description

1.0 8/16/23 DRB APP SUBMITTAL

2.0 3/11/24 COS COMMENTS - RESUBMIT

WESTERN HERITAGE CONSULTING & ENGINEERING



Job Number: 23WHC802

Sheet Number: C1.0

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Mills, WY 82644
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info@westernhce.com

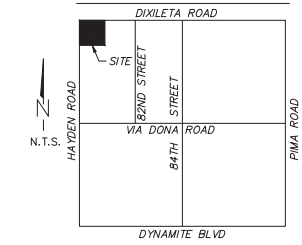
W:\Clients\23WHC802_VQHS\CAD&Drawings\Working\23WHC802_G&D DESIGN LAYOUTS.dwg C4.1 PHOTOMETRIC PLAN 3/14/2024 11:47:48 AM

PROJECT CONTACTS

OWNER
 VARGO QUARTER HORSES LLC
 12255 E PARAISO DR, LOT 5
 SCOTTSDALE, AZ 85255
 ATTN: J. MICHAEL VARGO
 PH: 614-205-8045
 EMAIL: MVARGO@VARGOMAIL.COM

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 RYAN@WESTERNHCE.COM

VICINITY MAP



CASE# 21-DR-2002#2

VARGO QUARTER HORSES, LLC

PHOTOMETRIC PLAN

CITY OF SCOTTSDALE, AZ

SITE DATA

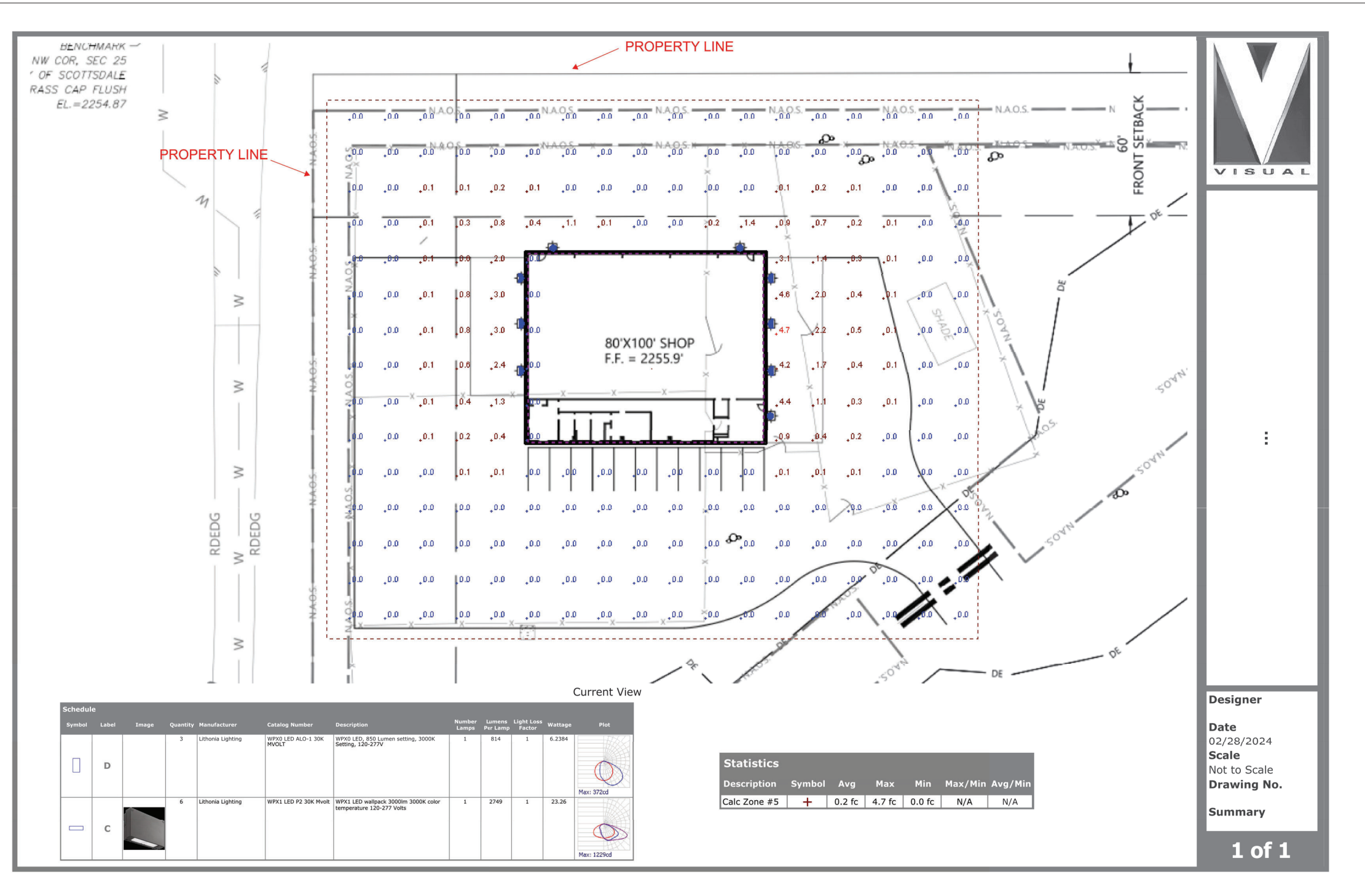
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LEGAL DESCRIPTION

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EXTERIOR LIGHTING

- EXISTING EXTERIOR SITE LIGHTING TO REMAIN PER CASE 21-DR-2002 WITH NO MODIFICATIONS.
- LIGHTING SHALL BE IN ACCORDANCE WITH CITY OF SCOTTSDALE EXTERIOR LIGHTING POLICY AND DSPM EXTERIOR LIGHTING REQUIREMENTS.
- NO FIXTURE IN FOOTHILLS OVERLAY ZONING SHALL BE MOUNTED HIGHER THAN 16 FEET.
- ALL EXTERIOR LIGHTING SHALL HAVE A KELVIN TEMPERATURE OF 3000 OR LESS.
- THE PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 PM, AND THE POST-CURFEW LIGHTING HOURS SHALL BE DEFINED AS 10:00 PM TO DAWN. ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING THE POST-CURFEW HOURS WITH THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES.
- A PROGRAMMABLE TIMER, AND PHOTOCELLS SHALL CONTROL THE PRE- AND POST-CURFEW LIGHTS; PHOTOCELLS SHALL BE MOUNTED ON THE NORTH SIDE OF THE BUILDING. THE PROGRAMMABLE TIMER MAY CONTAIN A MAXIMUM 1-HOUR MANUAL OVERRIDE WITH AN AUTOMATIC TURN OFF FOR AFTER HOURS, AND SPECIAL EVENT USE ONLY.
- ALL LIGHTING SHALL BE A FIXED POSITION FIXTURE OR THE DIRECTIONAL FUNCTION TO BE DISABLED SO IT CANNOT BE USED.



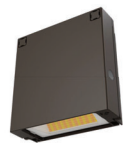
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
[Symbol]	D	[Image]	3	Lithonia Lighting	WPX0 LED ALO-1 30K MVOLT	WPX0 LED, 850 Lumen setting, 3000K Setting, 120-277V	1	814	1	6.2384	[Plot]
[Symbol]	C	[Image]	6	Lithonia Lighting	WPX1 LED P2 30K Mvolt	WPX1 LED wallpack, 3000lm 3000K color temperature 120-277 Volts	1	2749	1	23.26	[Plot]

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #5	+	0.2 fc	4.7 fc	0.0 fc	N/A	N/A





Designer
 Date 02/28/2024
 Scale Not to Scale
 Drawing No.
 Summary
 1 of 1

WESTERN HERITAGE
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 PO BOX 2117
 Mills, WY 82644

Job Number:
 23WHC802
 Sheet Number:
 C4.1



WPX0 LED Wall Pack

Catalog Number: _____
 Notes: _____
 Type: _____

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Specifications

Depth (D): 2"
 Height (H): 5.75"
 Width (W): 5.5"
 Weight: 2.5lbs

Ordering Information EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish	
WPX0 LED ALO	850 - 1,650 Lumens	SWW2 3000K / 4000K / 5000K	MVIC 120V - 277V	PE Photocell (On/Off)	DBDD Dark Bronze

Features & Specifications

INTENDED USE
 The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
 WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficiency and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.


ELECTRICAL
 Light engine consists of high-efficiency LEDs and LED lumen maintenance of 80/70,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

INSTALLATION
 WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows for back-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
 CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. 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/DLC to confirm which versions are qualified.

WARRANTY
 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.com/warranty/terms-and-conditions.

Notes: 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.


 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
 © 2020-2022 Acuity Brands Lighting, Inc. All rights reserved.

WPX0 LED Rev. 10/11/22

Performance Data

Electrical Load

Ald Setting	Input Power (W)	120V (A)	208V (A)	240V (A)	277V (A)
Ald 4	13.0	0.11	0.06	0.05	0.05
Ald 3	9.2	0.08	0.04	0.04	0.03
Ald 2	7.8	0.07	0.04	0.03	0.03
Ald 1	6.4	0.05	0.03	0.03	0.02

Projected LED Lumen Maintenance

Data references the unregulated performance projections in a 25°C ambient, based on 6,000 hours of LED testing limited per IESNA LM-80-08 and projected per IESNA TM-21-11.

To calculate L50, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	L50	L70	L80
50,000	>8.91	>8.89	>8.86

Lumen Output

Ald Setting	Color Temperature	Lumen Output
Ald 4	3000K	1,591
	4000K	1,644
	5000K	1,667
Ald 3	3000K	1,164
	4000K	1,191
	5000K	1,225
Ald 2	3000K	974
	4000K	994
	5000K	1,025
Ald 1	3000K	874
	4000K	829
	5000K	859

Lumen Ambient Temperature (LAT) Multipliers


Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).




Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.027
5°C	41°F	1.023
10°C	50°F	1.018
15°C	59°F	1.012
20°C	68°F	1.006
25°C	77°F	1.000
30°C	86°F	0.993
35°C	95°F	0.986
40°C	104°F	0.979


Photometric Diagrams

To see complete photometric report download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

Switchable Features



 0.1 fc
 0.5 fc
 1.0 fc


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WPX0 LED Rev. 10/11/22



Contractor Select™ WPX LED Wall packs

Catalog Number: _____
 Notes: _____
 Type: _____



Introduction

The WPX LED wall packs are energy efficient, cost effective, and aesthetically appealing full cut-off solution for both new construction and HID wall pack replacement/renovation opportunities. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.

Features:

- Architectural design at very economical prices
- Energy efficient - payback in less than two years
- Wide range of configuration options available

Note: WPX3 lumen package and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit WPX3LED.com.







More configurations are available. Click here to visit www.acuitybrands.com and search for WPX LED.

Luminaire	CCT	Lumens	Input Watts	Photocell	Finish	Voltage	Catalog Number	CI Code	SPC	Palet Qty	Replaces Up To
WPX0	3000K / 4000K / 5000K	850 - 1,650	6.4-13W	Switchable On/Off	DARK BRONZE	120-277V	WPX0 LED ALO SWW2 MVOLT PE DDBXD M2	*276040	19638251806	280	70W Metal Halide
WPX1	4000K	2,300	24W	N/A	DARK BRONZE	120-277V	WPX1 LED P2 40K MVOLT DDBXD M4	*24339K	19304887049	160	150W Metal Halide
WPX2	4000K	6,000	47W	N/A	DARK BRONZE	120-277V	WPX2 LED 40K MVOLT DDBXD M2	*26553	19304887016	120	250W Metal Halide
							WPX2 LED 50K MVOLT DDBXD M2	*26556	19304887070	120	250W Metal Halide


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CONTRACTOR SELECT WPX SERIES LED Page 2 of 2



Contractor Select™ WPX LED Wall packs

Catalog Number: _____
 Notes: _____
 Type: _____

Specifications

INTENDED USE:
 The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION:
 WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficiency and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL:
 Light engine configuration consists of high-efficiency LEDs with a min LED lumen maintenance of 80/70,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70 (80 for WPX0). Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package and WPX0 comes with a standard surge protection rating of 2,500).

Note: The standard WPX LED wall pack luminaires come with field adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaires).

INSTALLATION:
 WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows back-through conduit wiring on surfaces that don't have an electrical junction box. WPX1, WPX2 and WPX3 come with three 1/2 inch conduit ports on three sides that allow for surface conduit wiring. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

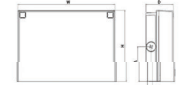
LISTINGS:
 CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.

WARRANTY:
 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

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.


Dimensions

All dimensions are inches (centimeters) unless otherwise indicated.



Front View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location	Weight
WPX0	5.75" (14.6 cm)	5.5" (14.0 cm)	2" (5.1 cm)	N/A	2.5 lbs (1.1 kg)
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.2 cm)	6.1 lbs (2.8 kg)
	9.1" (23.1 cm)	12.1" (30.8 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	6.7 lbs (3.1 kg)
WPX2	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	11.3 lbs (5.1 kg)
	10.5" (26.7 cm)	14.0" (35.5 cm)	6.5" (16.5 cm)	5.0" (12.7 cm)	15.0 lbs (6.8 kg)


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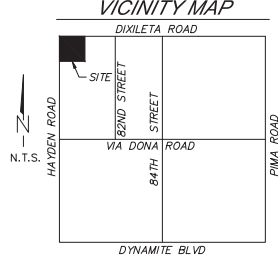
CONTRACTOR SELECT WPX SERIES LED Page 2 of 2

PROJECT CONTACTS

OWNER
 VARGO QUARTER HORSES LLC
 12255 E PARISO DR. LOT 5
 SCOTTSDALE, AZ 85255
 ATTN: J. MICHAEL VARGO
 PH: 614-205-8045
 EMAIL: MVARGO@VARGOMAIL.COM

WESTERN HERITAGE CONSULTING & ENGINEERING
 RYAN ALTENBURG
 PO BOX 2117
 MILLS, WY 82644
 RYAN@WESTERNHCE.COM

VICINITY MAP



SITE DATA


A.P.N. ----- 216-70-005L
 SITE ADDRESS ----- 29607 N. HAYDEN RD.
 NET AREA ----- 383,691 S.F.
 PARCEL ZONING ----- R1-190 ESL FO
 EXISTING RESIDENCE ----- 4,833 S.F.
 EXISTING BARN ----- 8,899 S.F.
 EXISTING SHADES ----- 4,846 S.F.
 EXISTING SHED ----- 115 S.F.
 EXISTING COVD PEN ----- 3,386 S.F.
 EXISTING WALL ENCLOSURES ----- 8,066 S.F.
 NEW SHOP ----- 8,000 S.F.
 FUTURE BARN ----- 8,320 S.F.
 TOTAL ----- 46,183 S.F. OR 12% OPEN SPACE ----- 337,508 S.F.

LEGAL DESCRIPTION

PER TITLE REPORT THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXTERIOR LIGHTING

- EXISTING EXTERIOR SITE LIGHTING TO REMAIN PER CASE 21-DR-2002 WITH NO MODIFICATIONS.
- LIGHTING SHALL BE IN ACCORDANCE WITH CITY OF SCOTTSDALE EXTERIOR LIGHTING POLICY AND DSPM EXTERIOR LIGHTING REQUIREMENTS.
- NO FIXTURE IN FOOTHILLS OVERLAY ZONING SHALL BE MOUNTED HIGHER THAN 16 FEET.
- ALL EXTERIOR LIGHTING SHALL HAVE A KELVIN TEMPERATURE OF 3000 OR LESS.
- THE PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 PM, AND THE POST-CURFEW LIGHTING HOURS SHALL BE DEFINED AS 10:00 PM TO DAWN. ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING THE POST-CURFEW HOURS WITH THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES.
- A PROGRAMMABLE TIMER, AND PHOTOCELLS SHALL CONTROL THE PRE- AND POST-CURFEW LIGHTS; PHOTOCELLS SHALL BE MOUNTED ON THE NORTH SIDE OF THE BUILDING. THE PROGRAMMABLE TIMER MAY CONTAIN A MAXIMUM 1-HOUR MANUAL OVERRIDE WITH AN AUTOMATIC TURN OFF FOR AFTER HOURS, AND SPECIAL EVENT USE ONLY.
- ALL LIGHTING SHALL BE A FIXED POSITION FIXTURE OR THE DIRECTIONAL FUNCTION TO BE DISABLED SO IT CANNOT BE USED.


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CASE# 21-DR-2002#2

VARGO QUARTER HORSES, LLC

PHOTOMETRIC DETAIL

CITY OF SCOTTSDALE, AZ

Title: _____

Drawn By: MSP

By: MSP

Date: 8/30/23

Description: DRB APP SUBMITTAL

Rev: 1.0

3/11/24

MSP

DESIGNED BY: MSP

CHECKED BY: MSP

REVIEWED BY: RLA

SCALE: _____

307.215.7430


info@westernhce.com

PO BOX 2117

Mills, WY 82644

Job Number: 23WHC802

Sheet Number: C4.2


 WESTERN HERITAGE CONSULTING & ENGINEERING

COLOR AND MATERIAL BOARD

ROOF/WALL PBR METAL PANEL



ROOF, TRIM, & WAINSCOTTING
 - COCOA BROWN
 LRV = 7.22
 VALUE = 2
 CHROMA = 2

WALL
 - SAHARA TAN
 LRV = 32.38
 VALUE = 6
 CHROMA = 4

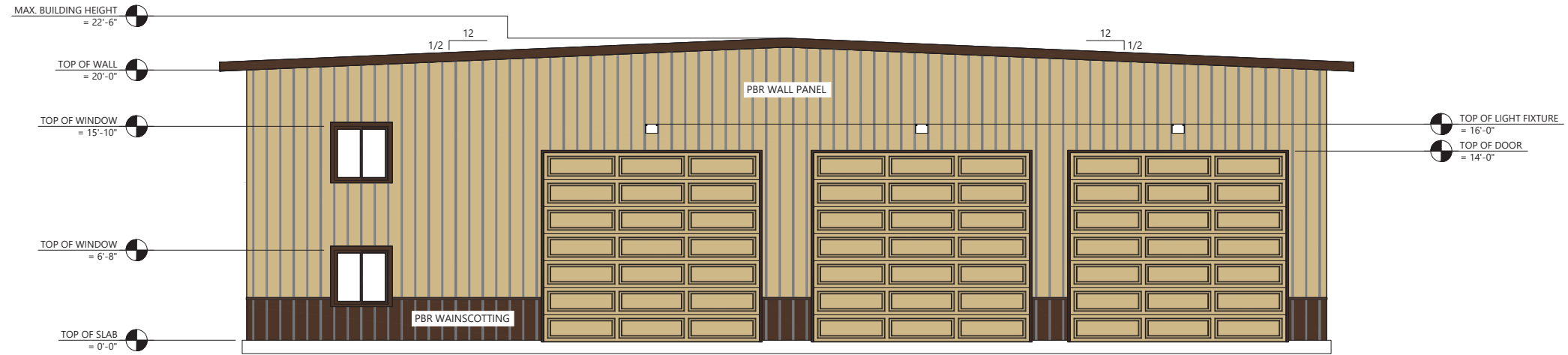
STONE VENEER



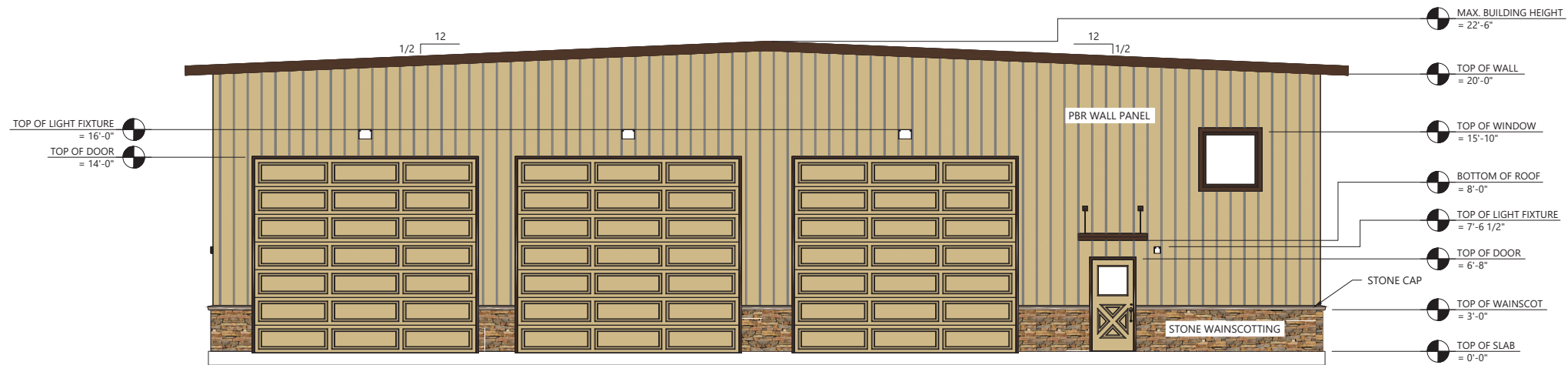
AUTUMN HORIZON

STONE WAINSCOTTING
 LRV = 21.05
 VALUE = 5
 CHROMA = 4

NOTE: COLOR SELECTIONS ARE APPROXIMATE. NO MATERIALS OR COLORS WILL HAVE AN LRV VALUE GREATER THAN 35%, A CHROMA GREATER THAN 6, OR A VALUE GREATER THAN 6 INDICATED IN THE MUNSELL BOOK OF COLOR.



WEST ELEVATION (MIRRORED)
 3/16" = 1'-0"



EAST ELEVATION (MIRRORED)
 3/16" = 1'-0"

CASE# 21-DR-2002#2

Title: VARGO QUARTER HORSES, LLC
 SHOP ELEVATIONS
 CITY OF SCOTTSDALE, AZ

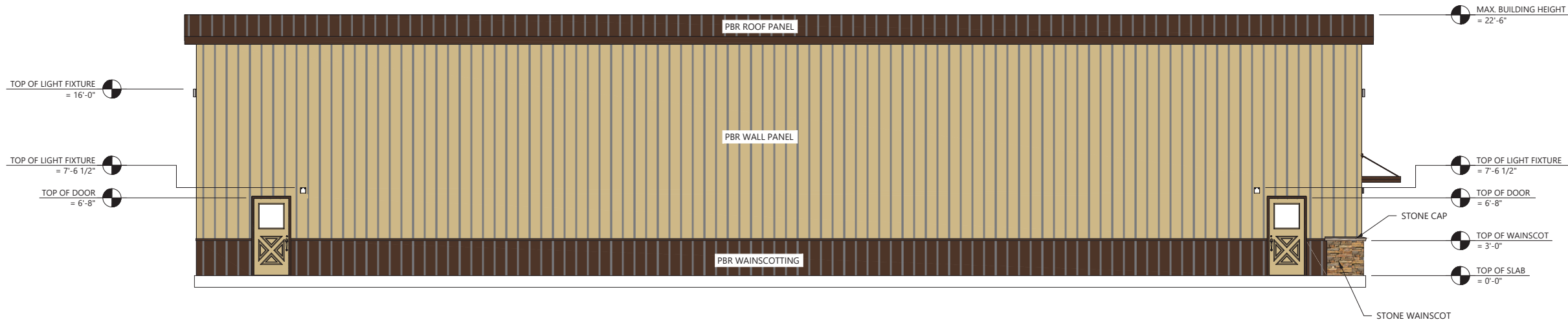
Rev	Date	Description	By	Drawn By:
1.0	8/30/23	DRB APP SUBMITTAL	MSP	SDG
2.0	3/11/24	COS COMMENTS - RESUBMIT	CM	MSP
				Reviewed By: RLA
				Scale: D:3/16"=1'-0" B:3/32"=1'-0"

WESTERN HERITAGE
 CONSULTING ENGINEERING
 307.215.7430
 info@westernhce.com
 PO BOX 2117
 Mills, WY 82644

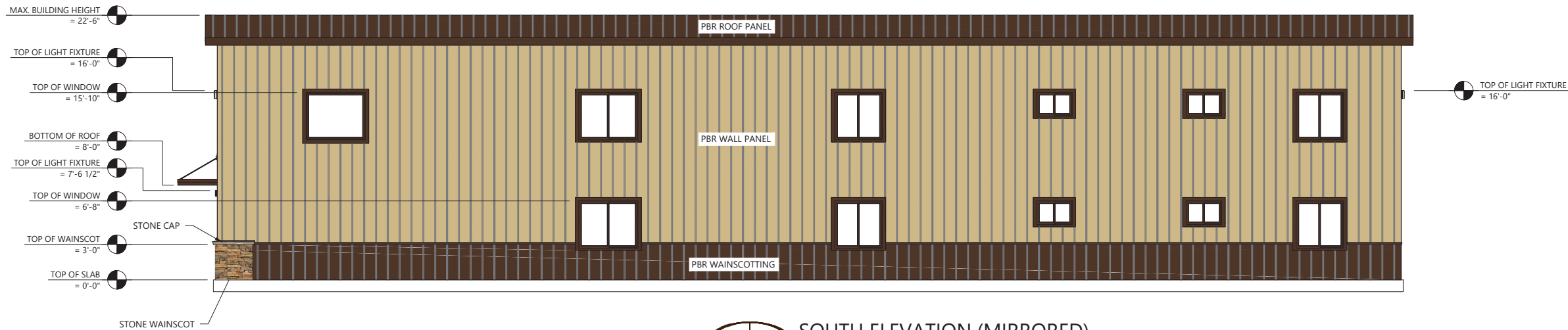
Job Number:
 23WHC802
 Sheet Number:
 A2.0

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WI A2.1.1 NORTH ELEVATION (MIRRORED)
3/16" = 1'-0"



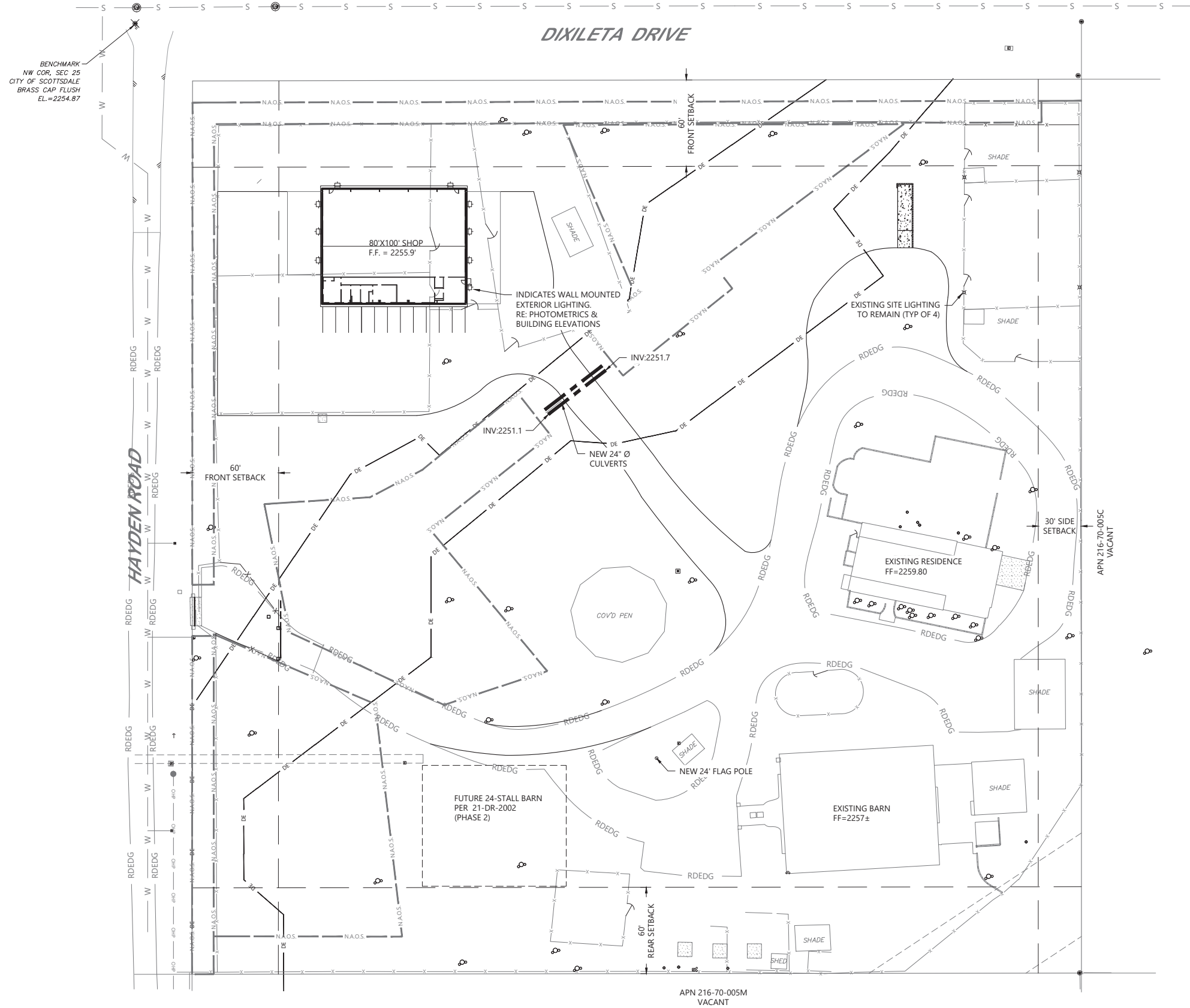
WI A2.1.2 SOUTH ELEVATION (MIRRORED)
3/16" = 1'-0"

CASE# 21-DR-2002#2

Title: VARGO QUARTER HORSES, LLC		Drawn By: SDG	Designated By: MSP	Reviewed By: RLA	Scale: D:3/16"=1'-0" B:3/32"=1'-0"
Rev	Date	Description	By		
1.0	8/30/23	DRB APP SUBMITTAL	MSP		
2.0	3/11/24	COS COMMENTS - RESUBMIT	CM		

WESTERN HERITAGE
CONSULTING ENGINEERING
307.215.7430
info@westernhce.com
PO BOX 2117
Mills, WY 82644

Job Number:
23WHC802
Sheet Number:
A2.1

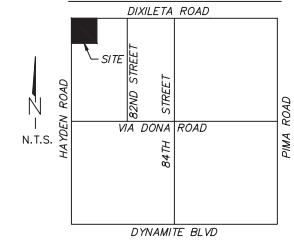


PROJECT CONTACTS

OWNER
 VARGO QUARTER HORSES LLC
 12255 E PARAISO DR, LOT 5
 SCOTTSDALE, AZ 85255
 ATTN: J. MICHAEL VARGO
 PH: 614-205-8045
 EMAIL: MVARGO@VARGOMAIL.COM

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 RYAN ALTENBURG
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 NEW SHOP ----- 8,000 S.F.
 FUTURE BARN ----- 8,320 S.F.
 TOTAL ----- 46,183 S.F. OR 12%
 OPEN SPACE ----- 337,508 S.F.

PARKING INFORMATION

- 12 TOTAL PARKING STALLS. ONE PARKING STALL PER TWO HORSE STALLS (24 HORSE STALLS)
- PARKING STALL DIMENSIONS: 10' X 18'
- ACCESSIBLE PARKING NOT REQUIRED.

FIRE DEPARTMENT INFORMATION

- ALL TURNS MEET 40'-6" MINIMUM REQUIREMENTS.
- GATE OPENING (20') MEETS 20' MINIMUM REQUIREMENT.

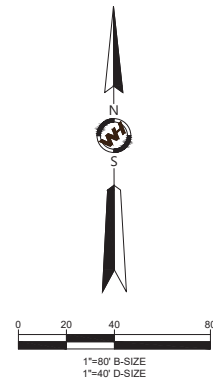
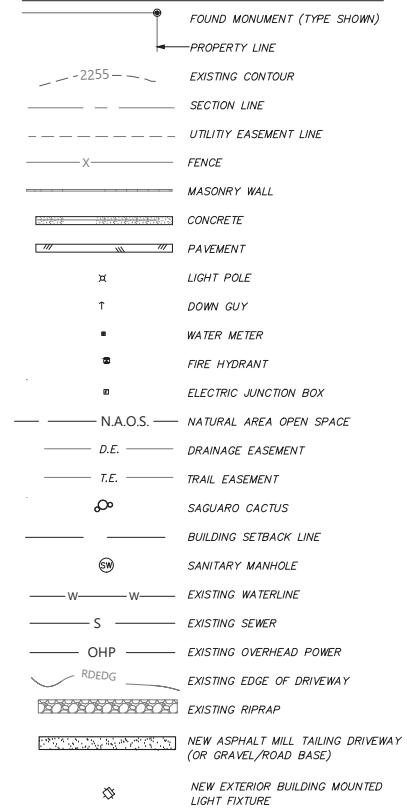
LEGAL DESCRIPTION

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LEGEND



CASE# 21-DR-2002#2

VARGO QUARTER HORSES, LLC

EXTERIOR LIGHTING

SITE PLAN

CITY OF SCOTTSDALE, AZ

Drawn By:	CM
Designed By:	MSP
Reviewed By:	RLA
Scale:	

Rev	Date	Description
1.0	8/30/23	DRB APP SUBMITTAL
2.0	3/11/24	COS COMMENTS - RESUBMIT

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