

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 15, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Scottsdale Auto Storage 19-DR-2021 | Request for approval of a site plan, landscape plan, and building elevations for a new enclosed vehicle storage facility on a +/- 1.34-acre site in the Corporate Center at DC Ranch.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Conformance with associated Zoning (7-ZN-2021) and Conditional Use Permit (10-UP-2021) cases
- No community input received as of the date of this report

BACKGROUND

Location: 9271 E Hidden Spur Trail

Zoning: Industrial Park Planned Community District (I-1 PCD)

Adjacent Uses

North: REI Co-op; zoned Industrial Park Planned Community District (I-1 PCD)

East: Desert Parks Vista Apartments; zoned Multiple-family Residential Planned Community District (R-5 PCD)

South: Municipal Park land; zoned Single-family Residential Planned Community District Environmentally Sensitive Lands (R1-7 PCD ESL)

West: Victorium; zoned Industrial Park Planned Community District (I-1 PCD)



Property Owner

Silverleaf Auto Garages LLC

Applicant/Architect

James Elson, Architect
602-903-5311

DEVELOPMENT PROPOSAL

The development proposal includes 2 vehicle storage buildings that account for a total of 14 garage units and a 2-story common gathering space attached to the south end of the east building.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including deep roof and patio overhangs to create integrated window shading and the use of LED light fixtures for the exterior lighting.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Scottsdale Auto Storage development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS


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APPROVED BY


Jeff Barnes, Report Author

8/25/2022

Date


Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

9/8/2022

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Open Space Plan
9. Landscape Plan
10. Building Elevations (black & white)
11. Building Elevations (color)
12. Electrical Site Plan
13. Exterior Photometrics Plan
14. Exterior Lighting Cutsheets
15. Zoning Map



Q.S.
37-49

Google Earth Pro Imagery

Context Aerial

19-DR-2021

ATTACHMENT #1



Q.S.
37-49

Google Earth Pro Imagery

Close-up Aerial

ATTACHMENT #2

19-DR-2021

Project Narrative

Silverleaf Auto Garages

Project Description:

Silverleaf Auto Garages consists of two (2) buildings totaling approximately 23,250 sf. The Project is proposed as a Condominium with 14 individual units for the storage of the Owners personal automobiles. There will be a two story club house for the use by the Owners, as well as for special events. The clubhouse is oriented facing the recently completed City of Scottsdale soccer fields to the south. Additionally, there will be an adjacent outdoor, covered patio for use in conjunction with group activities.

Site & Building Design:

The design of the proposed Buildings will incorporate scored, split face & stack bond concrete unit masonry. The variation of masonry types will add enhanced detail to the building surfaces. More than 25 percent of the roofs are sloped which, exceeds the DC Ranch Guidelines for the DC Ranch Corporate Center requirement and is intended to add further interest to the building Architecture.

Exposed steel structural beams are cantilevered at the sloped roofs to entance the building aesthetics. The columns at the sloped roof club house are anchored with gabion baskets and filled with native DC Cobble rock that matches the DC Ranch area.

Glazing at the club house and clerestory windows below the sloped roofs are protected with generous roof overhangs and will be dark solar grey, insulated, low-e glass in dark bronze anodized storefront.

Site planning, landscape design and design elements and materials are further described under subsequent Sections in this **Project Narrative**.

The color palate is of desert earth and warm gray tones. The standing seam metal roofs will be of the same color and type for the R.E.I. Building. Entries to individual units employ flat seam metal accent panels that match the roof color.

Conformance with the Scottsdale Sensitive Design principles

- 1. The design character of any area should be enhanced and strengthened by new development.***

The building is located in the DC Ranch Corporate Center which has specific Guidelines for the development standards for projects located within the subdivision. The building design is intended to be compatible with the other existing buildings in the area and specifically is harmonious with the R.E.I. Building to the north of the site (formally Arizona Outback Adventures).

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

The clubhouse is oriented facing the recently completed City of Scottsdale soccer fields to the south. Additionally, there will be an adjacent outdoor, covered patio for use in conjunction with group activities.

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

The building is located in an AO Flood Zone as defined by FEMA which requires the lowest finish floor to be 24" above the highest adjacent existing grade. There is an existing wash located along the eastern portion of the Site that will be maintained in its natural condition

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

The perimeter native site condition will be maintained throughout.

- 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***

Not applicable for this Project

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

Nearby access to the DC Ranch trail system will be provided.

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

The DC Ranch Corporate Center has several trails that connect to this project and the DC Ranch trail system.

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

The sloped roof elements of the buildings are located at the ends of the buildings and are along the street frontages. These elements transition to the auto storage units. Clerestory windows are provided below the sloped roofs and are protected with generous roof overhangs

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

Colors will be muted earth tones and warm grays.

Ref: SITE and BUILDING DESIGN SECTION under this NARRATIVE

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

In addition to providing strong massing, orientation and views, the use of materials such as masonry, steel and metal roofing.

Local products are anticipated to be used in construction.

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

Major native trees will be salvaged and replanted where applicable and enhanced landscaping will follow the DC Ranch Development Guidelines.

Irrigation will be a drip system that will reduce the water requirements.

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

Major native trees will be salvaged and replanted where applicable and enhanced landscaping will follow the DC Ranch Development Guidelines.

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

The lighting within the project will be integrated into the building aesthetic and provide outdoor pedestrian spaces adequate, secure lighting while avoiding glare to comply with the dark sky Ordinance. All of the lighting will use LED fixtures.

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

Signage will be in harmony with the character, scale and context of the building.

Conformance with the Scottsdale Office Design Guidelines

1. The design of office buildings should incorporate passive architectural solutions to east, south, and west faces of buildings to limit solar exposure and resulting heat gain.

Glazing located along the north and south walls (clerestory windows) is minimized to reduce solar heat gain and protected with large overhangs.

- 2. The windows (void) to wall (mass) ratio of a typical multi-story professional/business office building should not exceed 50:50 and should not be less than 70:30.***

Windows are strategically located to provide views for the office areas.

- 3. The use of horizontal window/wall banding treatments should be limited and may be inappropriate in some settings.***

The various building elements are expressed with different materials and offset to provide a logical transition of the material change.

- 4. The use of highly reflective, polished, or glossy materials should be limited and may be inappropriate in some contexts.***

The use of highly reflective, polished, or glossy materials does not apply to this building. All glazing will be dark solar bronze insulated glass.

- 5. The building mechanical system, as it might affect the aesthetics and architectural composition of a building, should be carefully considered in early phases of design.***

The mechanical system for the building will be rooftop package units and split systems with air handlers for the areas located below the mezzanine. The warehouse will be conditioned with evaporative coolers or air conditioned.

All mechanical units are screened by parapet walls.

- 6. Where rooftops are viewed at close range from higher adjacent ground, roofing materials and color should be toward darker tones and kept dull and muted.***

None of the rooftops are visible from adjacent buildings.

- 7. The exterior design of a building should reveal where possible differences in its internal functions as expressions of height, massing, and composition of the elevation.***

The building massing, materials and sloped roof area expresses the internal public, office and warehouse functions

- 8. All industrial buildings should incorporate sufficient architectural detail.***

The auto storage units are integrated into the buildings and incorporate clerestory windows for articulation and detail.

- 9. The permanent use of prefabricated metal buildings is generally discouraged.***

NOT APPLICABLE.

- 10. Industrial space should incorporate window openings if possible. Consider translucent glass for the diffused quality of light it provides.***

Clerestory windows are provided throughout the auto storage units.

Conformance with the Scottsdale Lighting Design Guidelines

- 1. The city places a high value on lighting designs and technologies that are energy efficient and sensitive to their surrounding context.***

All lighting for this Project will be L.E.D. Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

- 2. Lighting should provide a sense of personal safety in active areas of the site; allow for an even distribution of illumination in commonly used vehicular and pedestrian areas; and highlight architectural features of significance and meaning during nighttime hours.***

All lighting for this Project is located at pedestrian areas or for security at the warehouse service drives and is directed away from adjacent properties.

- 3. High-pressure-sodium (HPS) is the preferred light source for most large-scale projects. The preferred light source for smaller scale applications include linear fluorescent (RE170 series, triple-tube 4-pin) compact fluorescent, induction, and LED lamps.***

All proposed lighting is L.E.D.

- 4. Incandescent and halogen sources are discouraged in all but the most unique applications.***

All proposed lighting is L.E.D.

- 5. The design of lighting systems should anticipate lighting levels that will vary depending on building use, hours of operation, occupancy, and seasonal changes, and operate for only the minimum number of hours required.***

Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

- 6. Recommended light level guidelines and uniformity ratios established in the Illuminating Engineering Society of North America (IESNA) Lighting Requirements should be used, along with predominant lighting characteristics of the surrounding area when determining appropriate lighting design solutions.***

Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

- 7. Light glare or excess brightness should be minimized. Light trespass should be controlled by shielding or aiming fixtures away from adjacent uses.***

All lighting is shielded and directed downward. Light fixtures located at the warehouse access drives are wall mounted on the building and directed downward. Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting. Exterior wall pack lighting is limited to one fixture along the east, adjacent to the Multi-family apartments.

8. ***Architectural and landscape lighting should only be used to highlight special features and to embellish the lighting levels of ground level pedestrian areas.***

Not applicable. Not used for this Project.

9. ***Limited low voltage lighting of landscape features and plant material are acceptable when associated with pedestrian spaces and site entrance.***

Not applicable. Not used for this Project.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, 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.
 - *Staff finds this proposal provides consistency and conformance with the associated parameters set by the previous Zoning and Use Permit actions, and with the applicable elements of the DSPM and Design Guidelines.*
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;
 - b. Avoid excessive variety and monotonous repetition;
 - 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;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *Staff finds the proposed material palette includes a variety of CMU block finishes and metal panels, featuring warmer grey tones responding to the desert environment and the character of the surrounding developed area. This area is not governed by the Environmentally Sensitive Lands (ESL) overlay, but the proposed material colors are still conveying relatively low Light Reflective Value (LRV) and follows the private design guidelines/restrictions imposed for the DC Ranch Corporate Center. The proposed design also features angled roof elements and window configurations consistent with the design features repeated throughout the other existing DC Ranch Corporate Center developments.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *Staff finds that access to the site is served by the property's narrow frontage onto E. Hidden Spur Trail, which loops through the DC Ranch Corporate Center (as N. 93rd Street and E. Verde Grove View). The proposed site configuration accounts for a pedestrian access gate adjacent to the main vehicular access gate to provide pedestrian connectivity to the existing public sidewalk system along that public loop road. Although the City's guidelines and policies would typically direct that a defined private pedestrian access route be incorporated into the internal circulation of the site, with this use being predominantly vehicle related and the common gathering space being positioned and intended for users already at the site, there is not a clear determinable benefit to establishing internal pedestrian routes for this use and the applicant has proposed not to include them in the site configuration. Vehicle parking is provided on site for the users of the development to keep their vehicles clear of drive aisles, but those spaces are not designated for storage under the parameters of the CUP.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

- *Staff finds the proposed building design accounts for compatible roof top screening for the designated mechanical areas on each building. The SES and Fire Riser areas are accounted for in screened integrated components of both buildings.*
5. Within the Downtown Area, building and site design shall:
- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
- *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
- a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The Industrial Park Planned Community District (I-1 PCD) zoning on this site was originally established as part of the master zoning actions of DC Ranch, via cases 54-ZN-1989 #1-9. In contemplation of this current development proposal, case 7-ZN-2021 (Ordinance No. 4524) was processed through City Council approval to amend specific development standards under the existing PCD overlay for the proposed configuration of development on this site. Accompanying that zoning modification was case 10-UP-2021 (Resolution No. 12301), granting a Conditional Use Permit to allow for the Vehicle Storage land use on this site. This proposal is consistent with the parameters set by those actions.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

The subject property is located in the southeast corner of the DC Ranch Corporate Center, east of N 94th Street and along the south side of E Hidden Spur Trail. Please refer to context graphics attached.

Project Data

- Existing Use: Vacant
- Proposed Use: Vehicle Storage (indoor)
- Building area: 23,295sqft
- Parcel Size: 58,450sqft (1.34-acres)
- Building Height Allowed: 36-feet
- Building Height Proposed: 34-feet
- Parking Required: 7 spaces
- Parking Provided: 15 spaces
- Open Space Required: 9,703sqft
- Open Space Provided: 13,572sqft

**Stipulations for the
Development Review Board Application:
Scottsdale Auto Storage
Case Number: 19-DR-2021**

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 James Elson Architect, with a city staff date of 7/13/2022.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by James Elson Architect, with a city staff date of 7/13/2022.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by T.J. McQueen & Associates, Inc., with a city staff date of 2/7/0222.
 - d. The case drainage report submitted by Four Peaks Design Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Four Peaks Design Group and accepted, with notes to be addressed by owner within construction plans, by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and Use Permit cases for the subject site were: 7-ZN-2021 and 10-UP-2021.

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 or 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. 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 site plan stipulated herewith.

LANDSCAPE DESIGN:

DRB Stipulations

5. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
6. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTRIOR LIGHTING:

Ordinance

- C. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- 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 2.0 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 8.0 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 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.
 - f. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.

AIRPORT:

DRB Stipulations

8. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

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.
- G. 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 infrastructure in accordance with the site plan stipulated herewith.

DRB Stipulations

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 OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

Ordinance

- H. All water and wastewater 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.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

10. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the Case Drainage Report accepted in concept by the Stormwater Manager or designee.

Additionally, the final drainage submittal shall address the following issues:

- a. Under Section 4.2-Area D: above ground earthen berms are not allowed without supporting geotechnical analysis, as they can fail.
 - b. The proposed stormwater harvesting basin along the sewer easement at the south side of the property is not allowable within the easement and does not address mitigating first flush requirements. Fully address these issues in the final project plans.
 - c. The finished floor elevation (FF) shown on the grading and drainage plans do not reflect the lowest grade shown for the units. The lowest finished floor for a sloping surface, such as a garage, should be the lowest point on that surface.
11. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

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 sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. A minimum twenty (20) foot wide Water and Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.
13. Prior to the issuance of any building permit for the development project, the property owner shall release, and rededicate as applicable, the conflicting or unnecessary portions of the existing Emergency and Service Vehicle Easement on the site, through the applicable release and dedication process.

SITE PLAN KEY NOTES

- | | |
|--|--|
| A ASPHALT CONC. PAVING PER CIVIL DWGS. & SOILS REPORT | K TYPE CL-1 DRIVE per COS STD.- SEE CIVIL DRAWINGS |
| B PARKING SPACE PER C.O.S.STD. 9' X 18' MIN. (9' X 16' W/ 24" O.H.) | L ELECTR. S.E.S. - RECESSED INTO BLDG. FACE |
| C COLORED CONCRETE PATIO | M LIGHT FIXT. - SEE SITE LIGHT. PLAN & PHOTO METRICS / FIXT. SCHED. |
| D 6' HIGH C.M.U. SCREEN WALL - SEE DET. | N 6' HIGH W.I. FENCE |
| E 6' HIGH ROLLING STEEL GATE W/ 'KNOX BOX' F.D. ACCESS - SEE DET. | O EXIST. E. & S.V. ACCESS ESMT. TO BE RELEASED. RECONFIG AS REQ'D. |
| F EXTRUDED CONCRETE CURB | P FIRE RISER ROOM w/BACKFLOW |
| G COLORED CONCRETE WALK | Q WASH - WORK BAY w/ STEEL CANOPY - SEE DETAIL |
| H FIRE TRUCK ACCESS CLEARANCES SEE SCOTTSDALE FIRE TRUCK DET. | R OUTDOOR STEEL PATIO SHADE STRUCTURE - SEE ELEVATIONS |
| I BICYCLE PARKING AREA W/ BIKE RACKS PER C.O.S. STD DET. 2285 | S BAR-B-QUE |
| J REFUSE ENCLOSURE W/ GATES PER C.O.S. STD DET. 2146-1. | T NOTE: NO GROUND MOUNTED EQUIP. PROV. FOR THIS PROJECT - ALL MECH. EQUIP. SCREENED ON ROOF |

FIRE ORDINANCE REQUIREMENTS

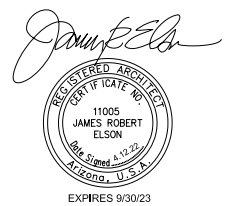
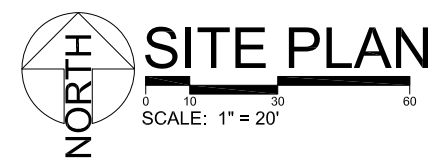
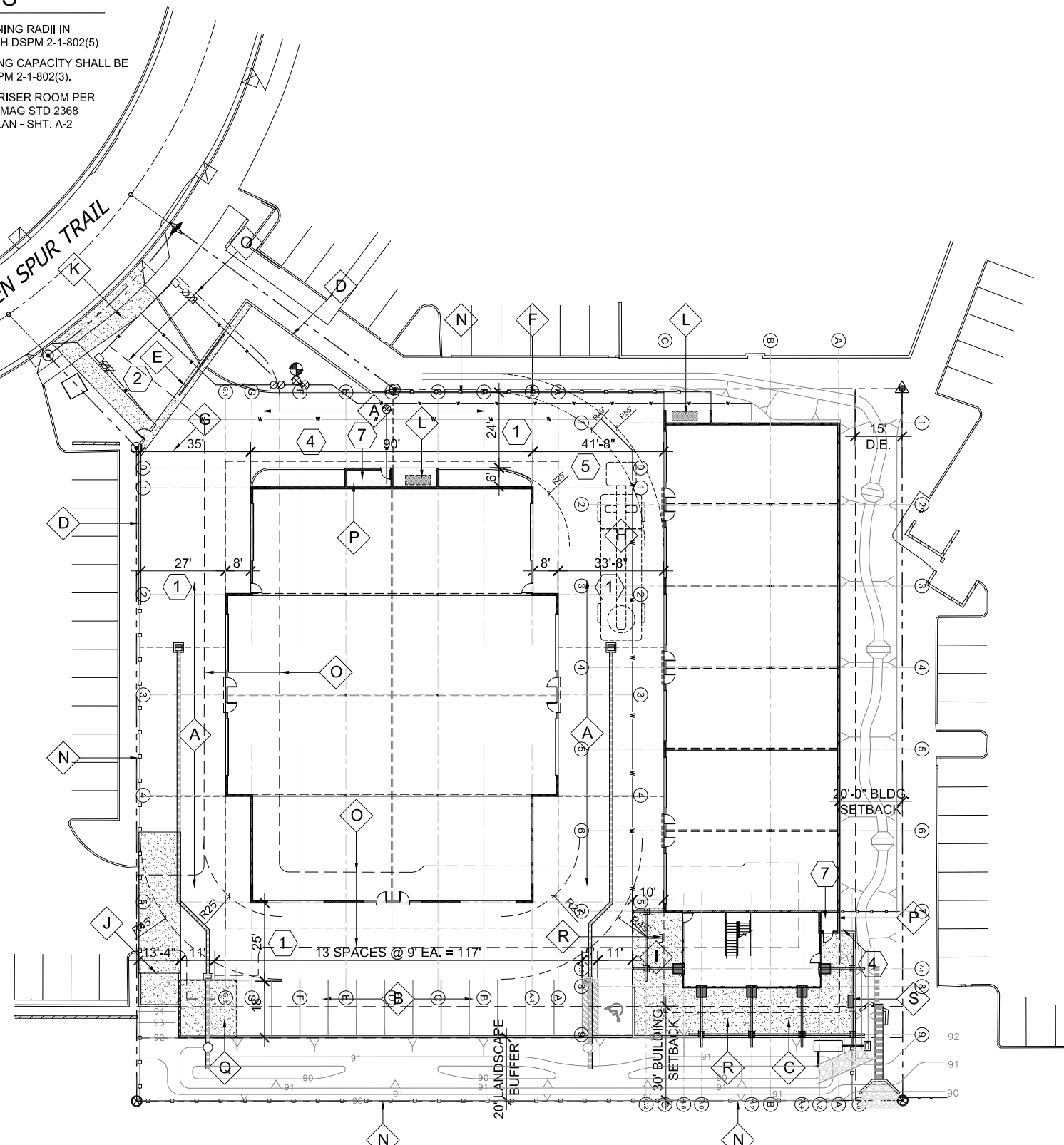
- | | |
|---|---|
| 1 MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24' - Fire Ordinance 4045, 503.2.1 20' @ ACCES to Aircraft Staging per F.M. APPR. | 5 FIRE TRUCK TURNING RADII IN COMPLIANCE WITH DSPM 2-1-802(5) |
| 2 KEY SWITCH/PRE-EMPTION SENSOR @ GATE - Fire Ordinance 4045, 503.6.1. | 6 FIRE LANE BEARING CAPACITY SHALL BE 83,000 lb. PER DSPM 2-1-802(3). |
| 3 EXIST. FIRE HYDRANT. SPACING IN COMPL. w/ - Fire Ordinance 4045, 507.5.1.2. | 7 FIRE SPRINKLER RISER ROOM PER DSPM 6-1-504(1) - MAG STD 2368 SEE 1st FLOOR PLAN - SHT. A-2 |
| 4 FDC LOCATION - Fire Ordinance 4045, 912. PER MAG DET. 2367 - MIN. 36" ABOVE GRADE WALL MOUNT - NOTE: APPROX. 36" HIGH | |

PLANNING NOTES

- NO SIGNS SHALL BE ALLOWED WITHIN A BUILDING WHICH CAN BE SEEN FROM ADJACENT PROPERTIES THROUGH OVERHEAD DOORS.
- REFUSE ENCLOSURES SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS. COLOR AND TEXTURE SHALL MATCH THE BUILDING, BOTH SIDES.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- ALL ROOFTOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
- ALL GROUND MOUNTED MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS AT LEAST 1'-0" ABOVE HEIGHT OF TALLEST UNIT WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
- ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- NO EXTERIOR LADDERS SHALL BE VISABLE.
- FLAG POLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- ALL EQUIPMENT, UTILITIES OR OTHER APURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR & TEXTURE.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREAS SHALL BE PROVIDED.

DEVELOPMENT DATA

LOT AREA:		BUILDING AREAS:	
LOT AREA	58,450 SF (1.34 AC)	AUTO STORAGE	
OCCUPANCY GROUP:		BUILDING A	12,975 SF
OFFICE	B	BUILDING B	9,736 SF
WAREHOUSE	S-2	TOTAL	21,711 SF
CONSTRUCTION TYPE:	III-B	CLUBHOUSE	
ZONING:	I-1	SECOND	528 SF
BUILDING HEIGHT:	34'-0"	FIRST	1,056 SF
OPEN SPACE REQUIRED:		TOTAL	1,584 SF
GENERAL		TOTAL BUILDING AREA	23,295 SF
BASE - 58,450 X 10% =	5,845 SF	LOT COVERAGE:	
HGT. ABV. 12' - (34 - 12) X 0.4% = 8.8% =	3,858 SF	23,295/58,450 =	39.9%
TOTAL GEN. O.S. REQ'D.	9,703 SF	VOLUME CALCULATIONS:	
PARKING		ALLOWED :	
15% X 5,160 SF =	774 SF	58,450 sf X 9 =	526,050 cf
TOTAL O.S. REQ'D.	10,477 SF	PROVIDED :	
OPEN SPACE PROVIDED:		21,711 sf X 24 =	488,975 cf
GENERAL OPEN SPACE	12,272 SF	1,056 sf X 31 =	31,680 cf
PARKING OPEN SPACE	1,300 SF	TOTAL	520,655 cf
TOTAL OPEN SPACE	13,572 SF	PARKING REQUIRED:	
		AUTO STOR. 1/50 UNITS (14 UNITS)	1 SPACE
		CLUBHOUSE = 1,584/300 =	5.3 SPACES
		TOTAL	7 SPACES
		ADA SP. REQ'D. (1/ 1st 25 SPACES-VAN)	1 SPACE
		PARKING PROVIDED:	15 SPACES
		ADA SPACE (VAC ACCESS.)	1 SPACE

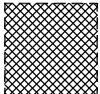

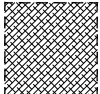



SILVERLEAF AUTO STORAGE
9271 E. HIDDEN SPUR TRAIL
DC RANCH CORPORATE CENTER - LOT 8

DATE: 1.20.22
REVISED:
COS DR 1st REVIEW LETTER 3/7/22
REVISED 4.12.22

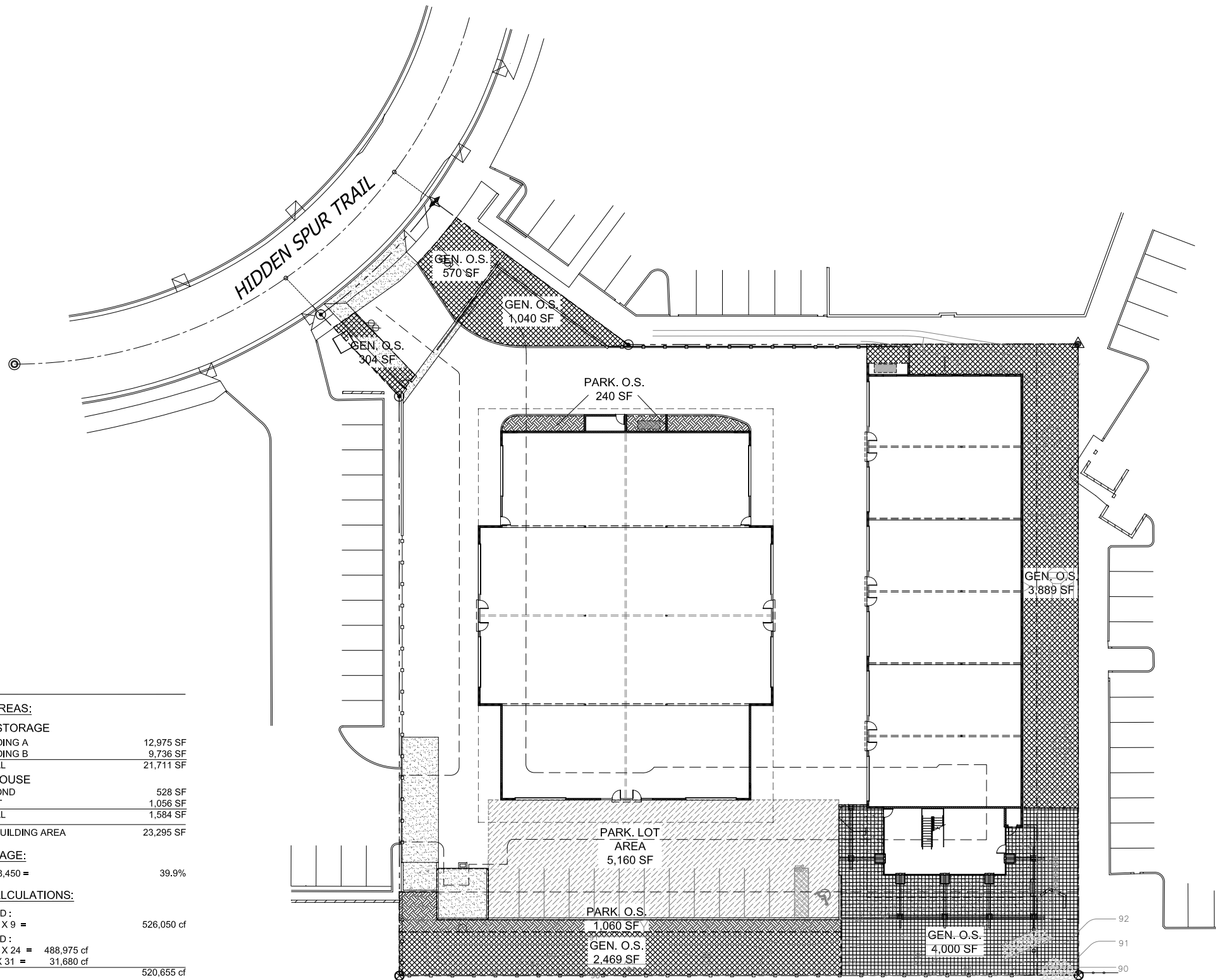
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jameselsonarchitect@gmail.com

LEGEND
OPEN SPACE

-  GENERAL OPEN SPACE
12,272 SF
-  PARKING OPEN SPACE
1,300 SF
-  PARKING (INTERIOR) OPEN SPACE
1,060 SF
-  PARKING LOT AREA
5,160 SF

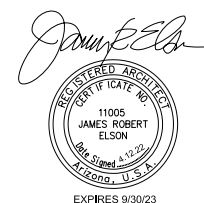
DEVELOPMENT DATA

LOT AREA:		BUILDING AREAS:	
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OCCUPANCY GROUP:		BUILDING A	12,975 SF
OFFICE	B	BUILDING B	9,736 SF
WAREHOUSE	S-2	TOTAL	21,711 SF
CONSTRUCTION TYPE:		CLUBHOUSE	
	III-B	SECOND	528 SF
ZONING:		FIRST	1,056 SF
	I-1	TOTAL	1,584 SF
BUILDING HEIGHT:		TOTAL BUILDING AREA	23,295 SF
	34'-0"		
OPEN SPACE REQUIRED:		LOT COVERAGE:	
GENERAL		23,295/58,450 =	39.9%
BASE - 58,450 X 10% =	5,845 SF	VOLUME CALCULATIONS:	
HGT. ABV. 12' - (34 - 12) X 0.4% = 8.8% =	3,858 SF	ALLOWED :	
TOTAL GEN. O.S. REQ'D.	9,703 SF	58,450 sf X 9 =	526,050 cf
PARKING		PROVIDED :	
15% X 5,160 SF =	774 SF	21,711 sf X 24 =	488,975 cf
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OPEN SPACE PROVIDED:		PARKING REQUIRED:	
GENERAL OPEN SPACE	12,272 SF	AUTO STOR. 1/50 UNITS (14 UNITS)	1 SPACE
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TOTAL OPEN SPACE	13,572 SF	TOTAL	7 SPACES
		ADA SP. REQ'D. (1/ 1st 25 SPACES-VAN)	1 SPACE
		PARKING PROVIDED:	15 SPACES
		ADA SPACE (VAC ACCESS.)	1 SPACE



OPEN SPACE WORKSHEET

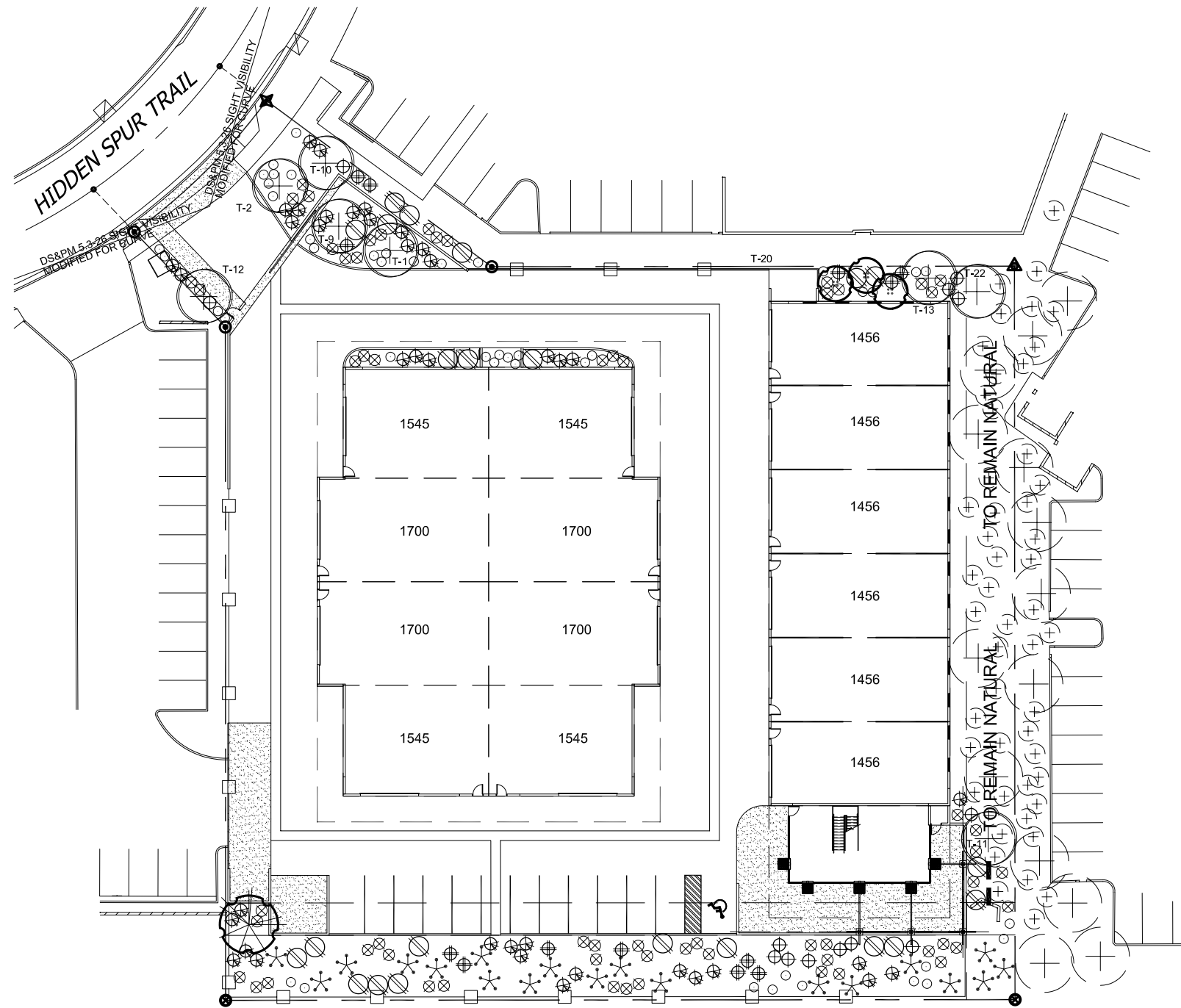
SCALE: 1" = 20'



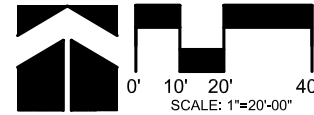
DATE: 6.1.21
 REVISION: COS DR 1st REVIEW LETTER 3/7/22
 REVISION: 4.12.22

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LANDSCAPE PLAN



LANDSCAPE LEGEND

- EXISTING VEGETATION PROTECT FROM CONSTRUCTION (APPROX. LOCATION)
- PROSOPIS VELUTINA NATIVE MESQUITE 36" BOX (MULTI TRUNK) (1) 2.5" CALIP.
- SALVAGED TREE SEE NATIVE PLANT INVENTORY
- CAESALPINIA GILLIESII DESERT BIRD OF PARADISE 1.5" CALIPER (MULTI-TRUNK) (3)
- CALIFORNIA ERIOPHYLLA PINK FAIRY DUSTER 5 GALLON (40)
- ASCLEPIAS SUBULATA DESERT MILKWEED 5 GALLON (13)
- SIMMONDSIA CHINENSIS JOJOBA 5 GALLON (22)
- VIGUIERA PARISHII 'DELTOIDEA' GOLDEN EYE 5 GALLON (13)

- ERICAMERIA LARICIFOLIA TURPENTINE BUSH 1 GALLON (44)
- DC RANCH APPROVED COBBLE NATIVE COBBLE REFER TO CIVIL FOR EXACT LOCATIONS
- DESERT PAVEMENT PER DC RANCH GUIDELINES IN SET BACKS AND R.O.W. LANDSCAPE AREAS
- AMBROSIA DELTOIDEA BURR SAGE 5 GALLON (61)
- LARREA TRIDENTATA CREOSOTE 5 GALLON (19)
- 3/8" SCREENED APACHE BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL ON-SITE LANDSCAPE AREAS

LANDSCAPE SUMMARY DATA:

OFF-SITE LANDSCAPE: 0 SQ.FT.
 ON-SITE LANDSCAPE: 21,127 SQ.FT.
 TOTAL LANDSCAPE: 21,127 SQ.FT.
 PARKING LOT LANDSCAPE: 120 SQ.FT.

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
 NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

1. All disturbed areas will be revegetated at a density of 40 plants per 1,000 square feet. The plants used for revegetation should match the species of those existing naturally within the closest adjacent undisturbed area.
2. All introduced plants must be irrigated with an automatic drip irrigation system that is completely buried and tied in to an electrical controller.
3. All trees requiring support shall be staked properly utilizing double stake assemblies or guy assemblies.
4. All wall-mounted equipment shall be painted to match the wall the equipment is mounted on.
5. All landscape lighting fixtures shall be set so the source of light can not be seen from any neighboring property.
6. All finished grades will be adjusted to 1" below the top of sidewalks and driveways.
7. All drip emitters will be trimmed and adjusted to the level of finished grade.
8. All drainage patterns established by the Civil Engineer will be maintained through out the landscaping process.
9. All disturbed areas will be topdressed utilizing the DC Ranch "Desert Pavement." The cobble rock, which makes up the "Desert Pavement" shall be tamped in to the grade.
10. All Salvaged trees that do not survive the construction period must be replaced with like type and size.
11. No espaliers on view fence
12. No access is allowed through the common areas or the Natural Open Space. Access is only permitted through the building envelope.
13. No citrus or palms are permitted anywhere, whether in the ground or in pots.
14. Contractor shall sleeve the existing DC Ranch Association's irrigation system for street trees or Right-of-Way landscaping utilizing two (2) - 4" sch. 40 sleeves under all paving penetrations to the street for driveways and sidewalks. These sleeves are to be dedicated for the Ranch Association's lateral and mainline irrigation piping and control wires, which must remain fully operational throughout the entire construction process to avoid disruption of use by the DC Ranch Association. Please contact the DC Ranch Landscape Manager at the time of Blue Staking the property for utilities, and he will assist in locating the existing irrigation lines. Once sleeves are installed and irrigation lines are reconnected within the sleeves, the work must be inspected and approved by the DC Ranch Association for proper installation prior to backfilling. The DC Ranch Landscape Manager may be reached at 480-585-8654, Ext. 200.

OWNERSHIP INFO:

RANDY SHELL
 16410 N. 91ST STREET SUITE 112
 SCOTTSDALE, AZ 85260
 480-443-3992

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER	APPROVED	DATE
00 - DR - 2021	T.J. McQueen	10/18/21

Case No: 00 - DR - 2021

T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 10450 N. 74th Street, Suite 120
 Scottsdale, Arizona 85258
 P: (602) 265-0320
 EMAIL: tmmcqueen@tjma.net

**DC RANCH LOT 8
 VEHICLE STORAGE
 SCOTTSDALE, ARIZONA**

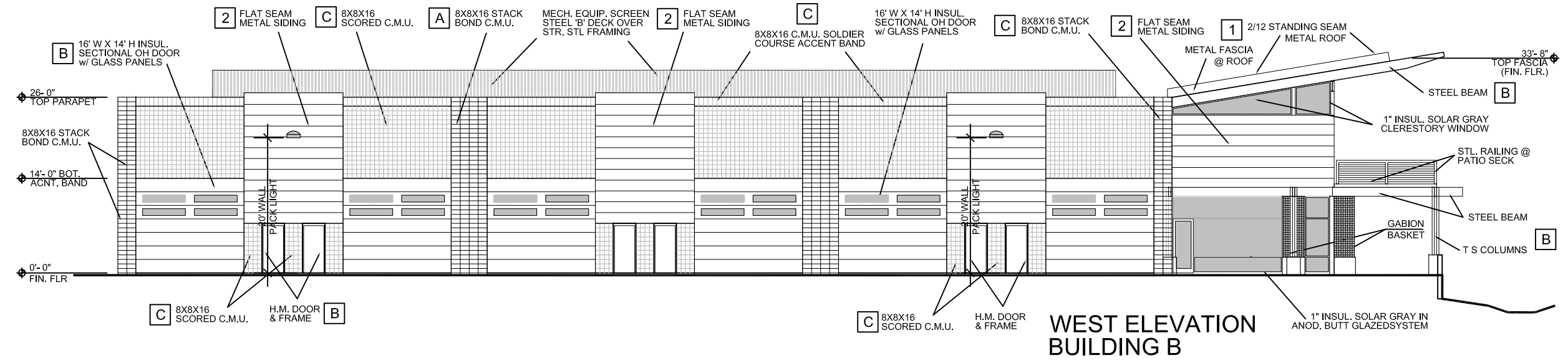
I-1 ZONING

NUMBER	REVISION	DATE

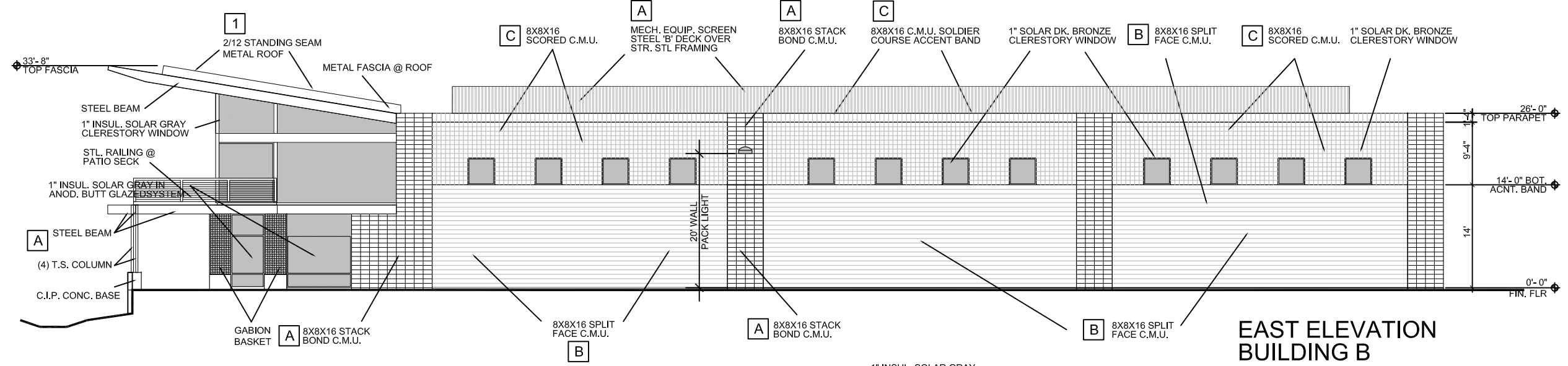
SHEET TITLE:	LANDSCAPE
ISSUE DATE:	10.18.21
DRAWN BY:	STAFF
CHECKED BY:	TJMCC
PROJECT No:	21129
SHEET:	La.01

T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
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 SITE PLANNING
 10450 N. 74th Street, Suite 120
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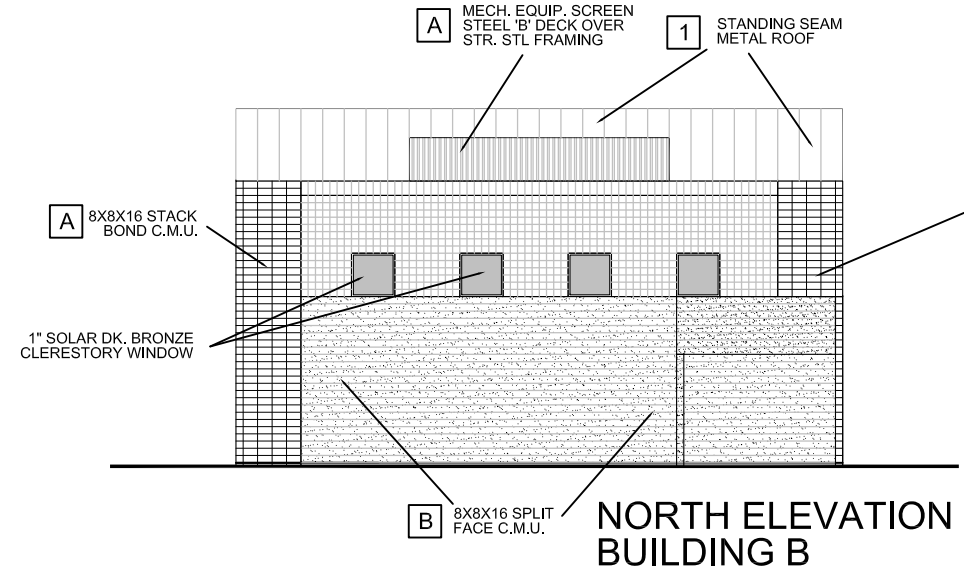
T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE, URBAN DESIGN, SITE PLANNING, AND CONSULTING ENGINEERS, 10450 N. 74TH STREET, SUITE 120, SCOTTSDALE, ARIZONA 85258. LICENSE NO. 27166. EXPIRES 06/30/2023. ALL RIGHTS RESERVED. THIS PLAN AND ANY OTHER PROPERTY RIGHTS IN THIS PLAN, THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF T.J. McQUEEN & ASSOCIATES, INC.



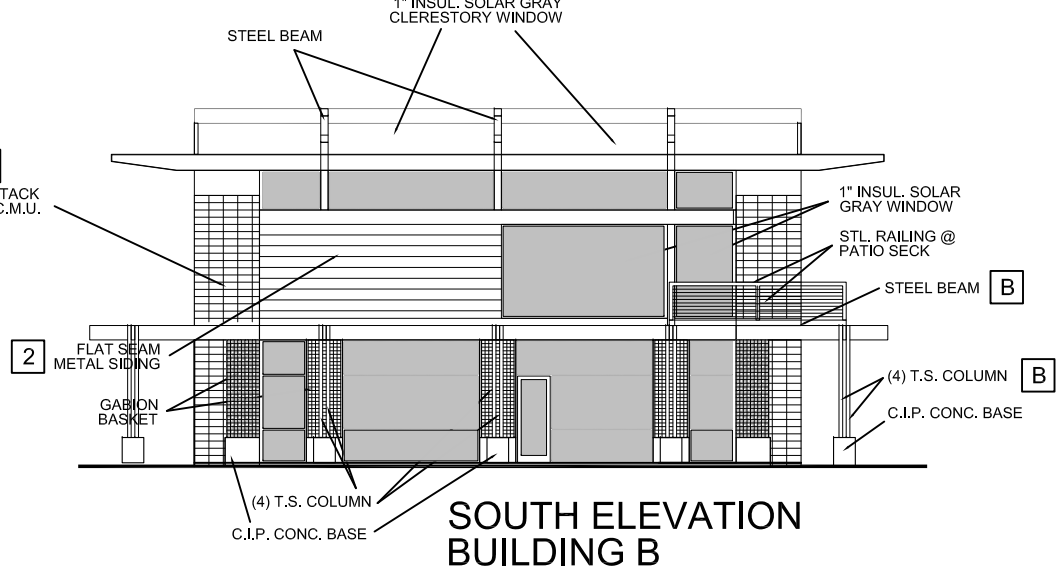
WEST ELEVATION
BUILDING B



EAST ELEVATION
BUILDING B



NORTH ELEVATION
BUILDING B



SOUTH ELEVATION
BUILDING B

COLOR KEY NOTES

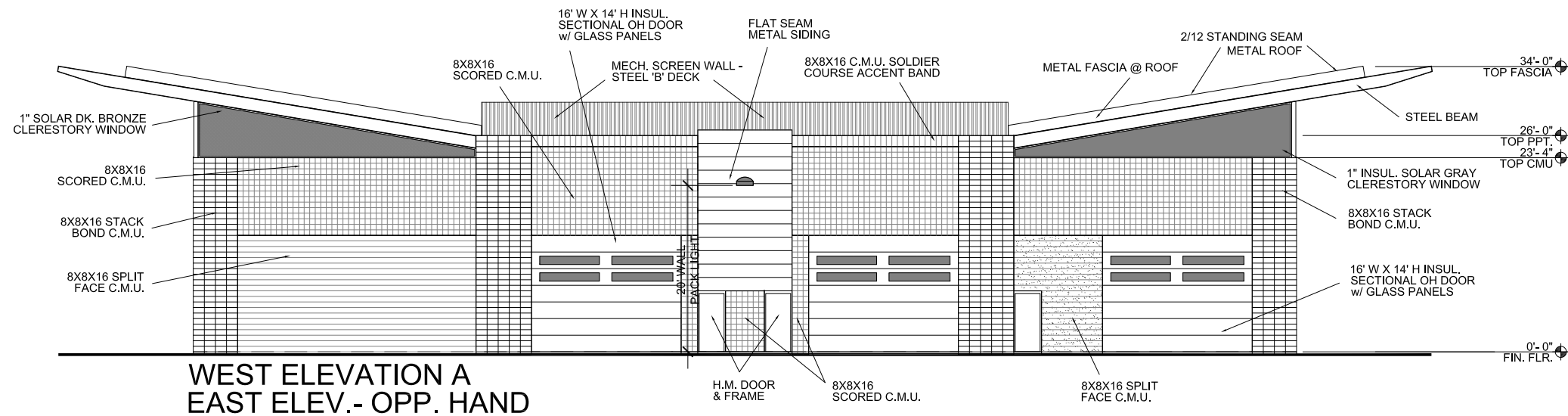
- A** CHARCOAL SKETCH
DE 628 (LRV 11)
- B** METAL FRINGE
DE 626 (LRV 21)
- C** FINE GRAIN
DE 6213 (LRV 59)
- 1** STANDING SEAM METAL ROOFING
ROLL FAB - CHARCOAL GREY
- 2** FLAT SEAM METAL SIDING
ROLL FAB - CHARCOAL GREY
- 3** DARK BRONZE ANODIZED
ALUMINUM STOREFRONT

DATE 1.15.22
REVISED

james
elison
architect

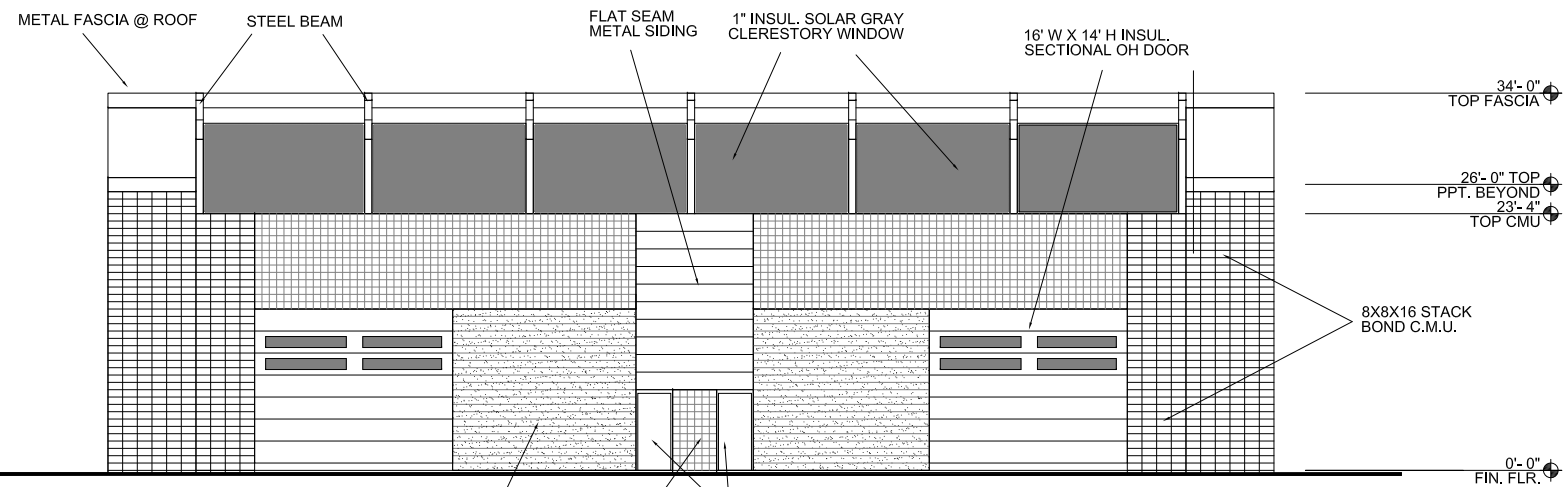
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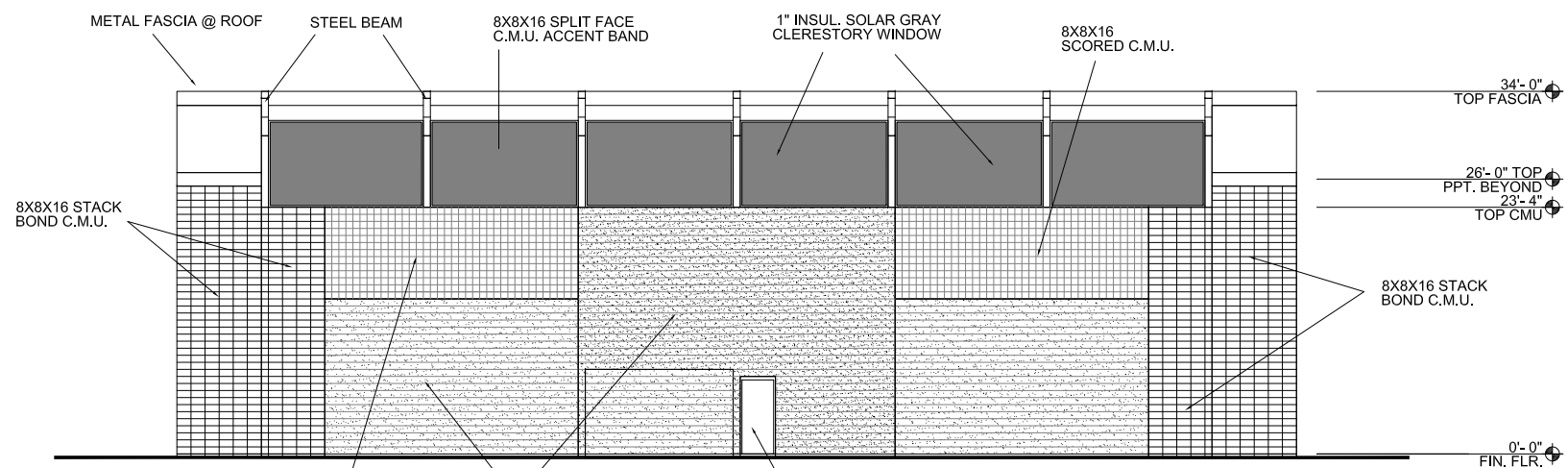


WEST ELEVATION A
 EAST ELEV.- OPP. HAND

WEST ELEVATION A
 EAST ELEV.- OPP. HAND



SOUTH ELEVATION
 BUILDING A



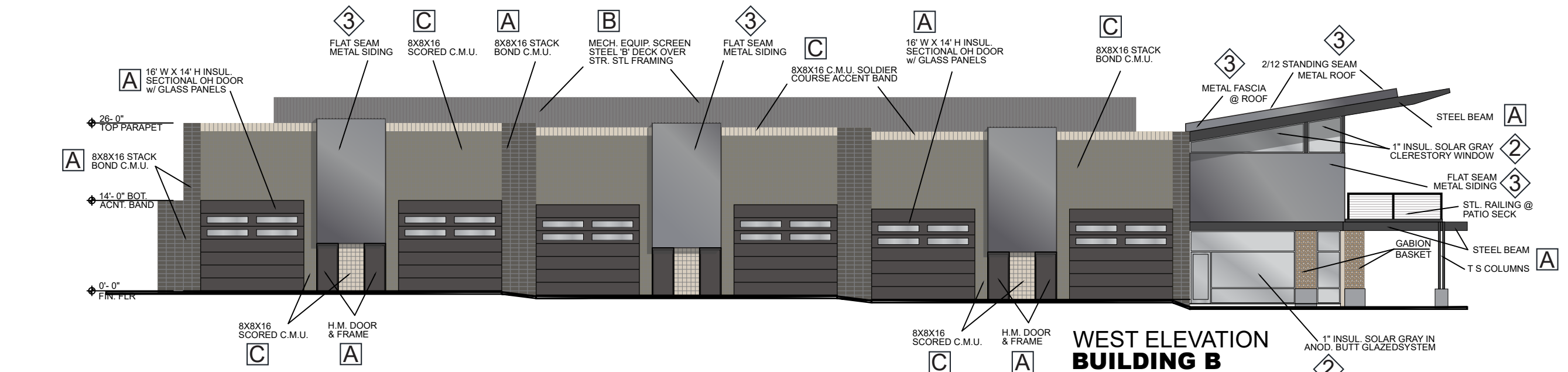
NORTH ELEVATION
 BUILDING A

- COLOR KEY NOTES**
- A** CHARCOAL SKETCH DE 628 (LRV 11)
 - B** METAL FRINGE DE 626 (LRV 21)
 - C** FINE GRAIN DE 6213 (LRV 59)
 - 1** STANDING SEAM METAL ROOFING ROLL FAB - CHARCOAL GREY
 - 2** FLAT SEAM METAL SIDING ROLL FAB - CHARCOAL GREY
 - 3** DARK BRONZE ANODIZED ALUMINUM STOREFRONT

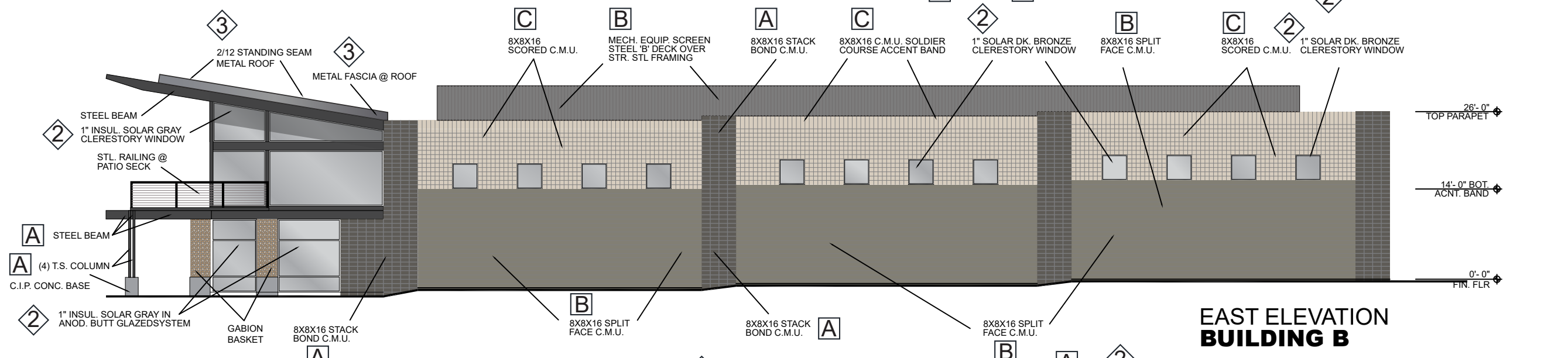
DATE 6.1.21
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 elson
 architect

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**WEST ELEVATION
 BUILDING B**

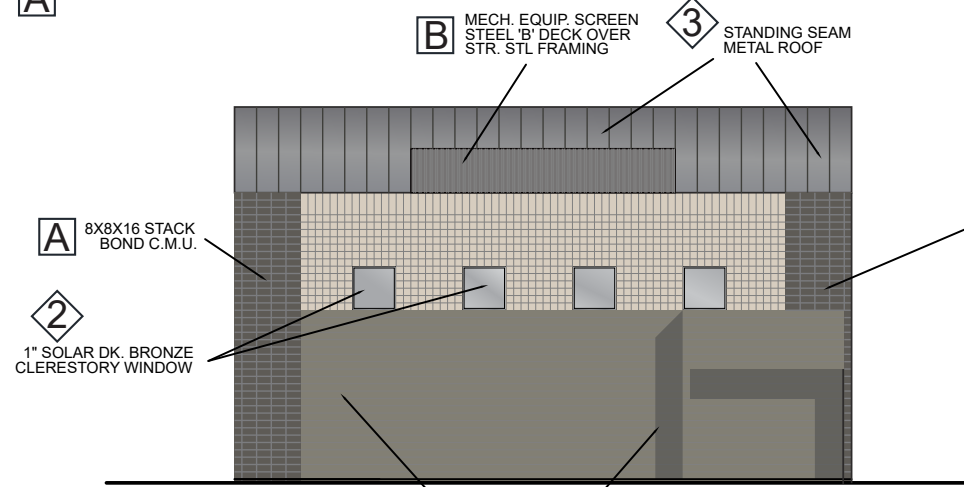


**EAST ELEVATION
 BUILDING B**

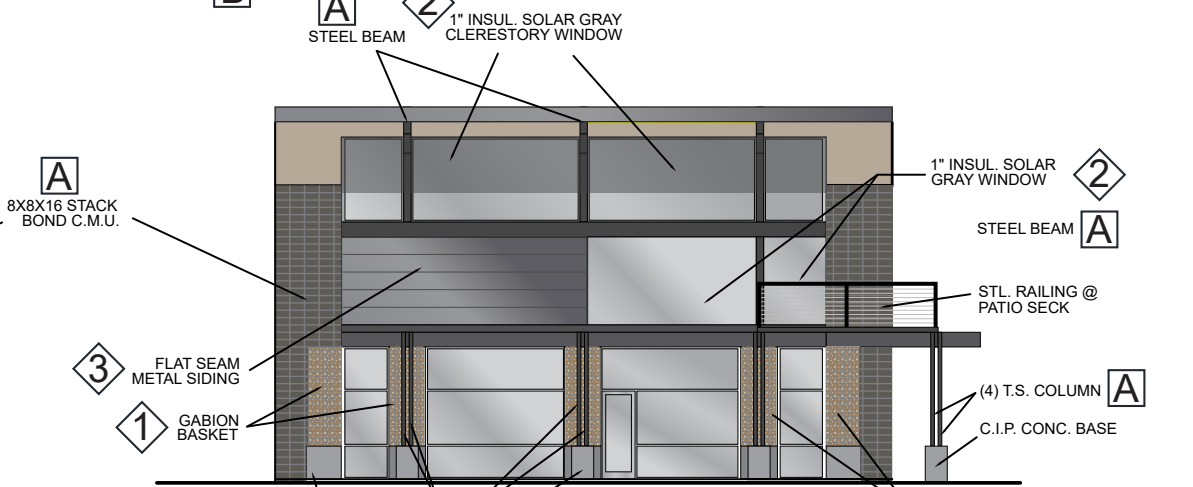
MATERIALS COLOR LEGEND



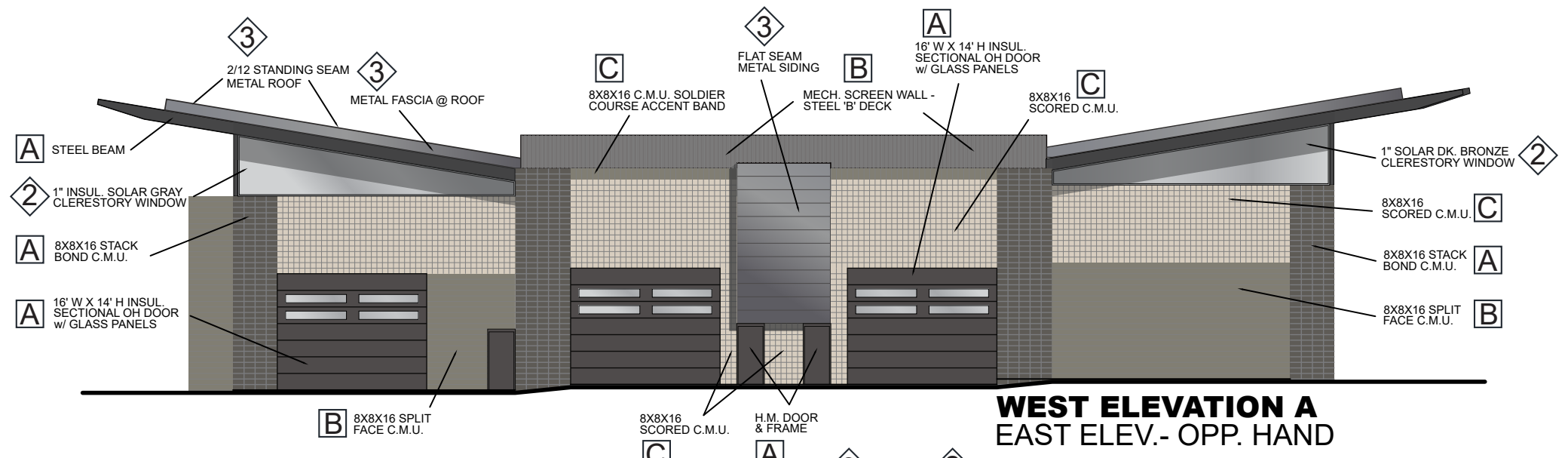
- 1 GABIONS w/ DC COBBLES
- 2 GLASS (INSUL.) DARK SOLAR GRAY
- 3 METAL SIDING/ROOF CHARCOAL GREY



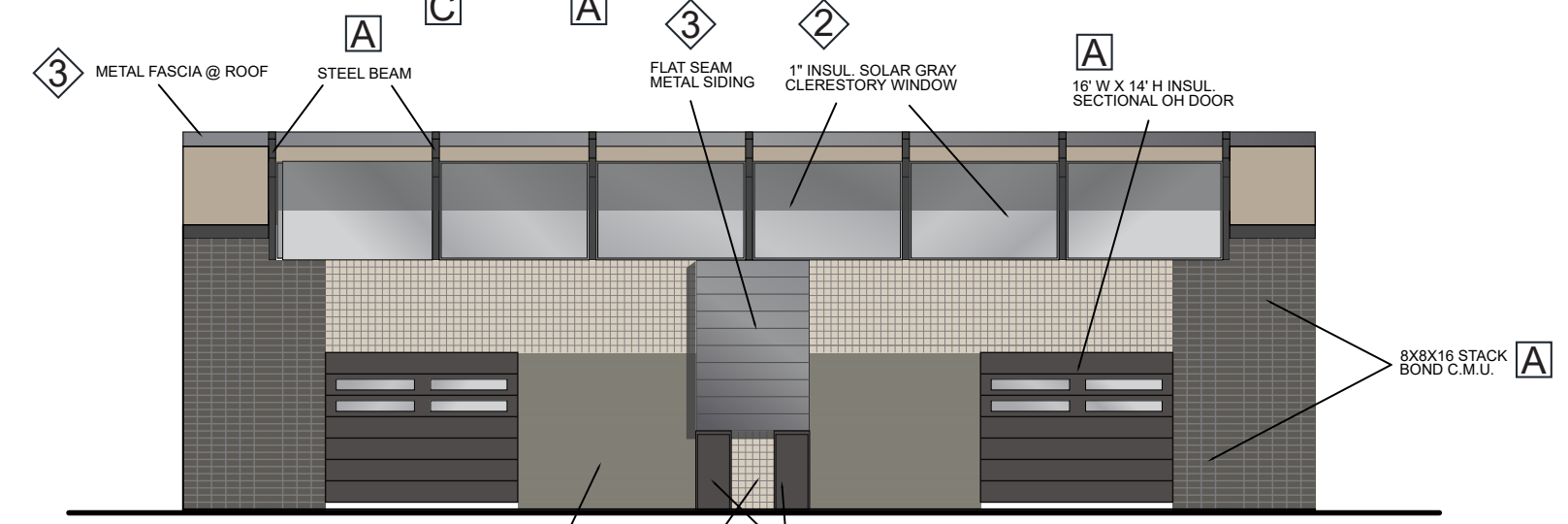
**NORTH ELEVATION
 BUILDING B**



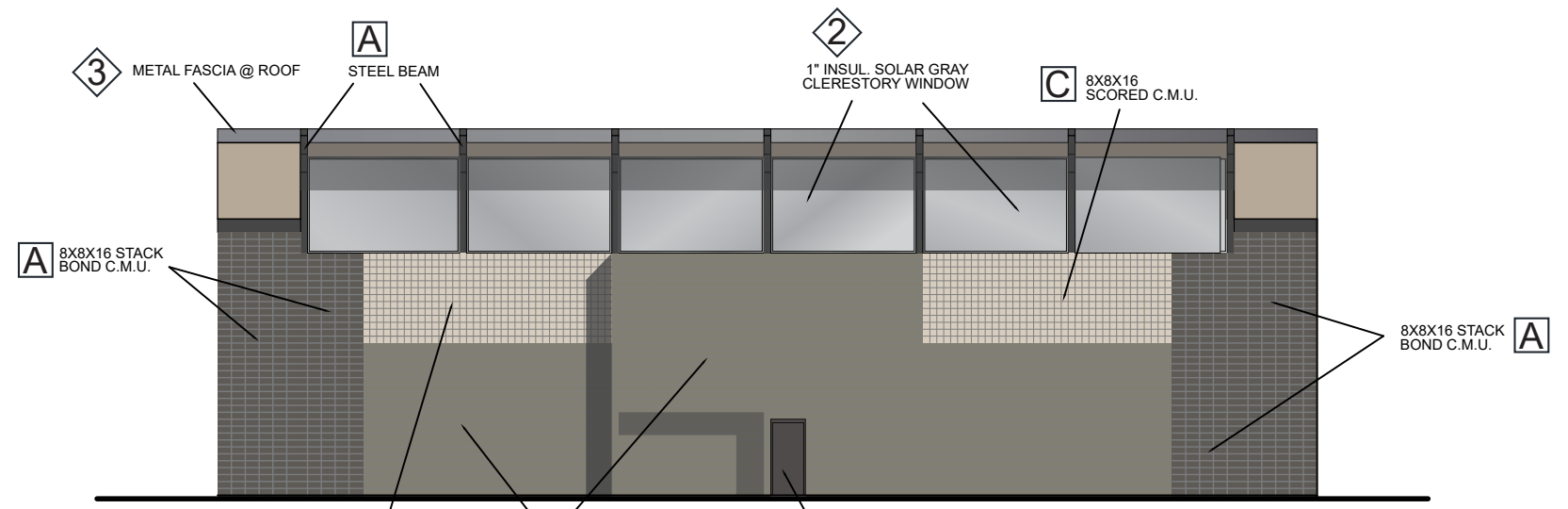
**SOUTH ELEVATION
 BUILDING B**



**WEST ELEVATION A
 EAST ELEV.- OPP. HAND**



**SOUTH ELEVATION
 BUILDING A**



**NORTH ELEVATION
 BUILDING A**


**MATERIALS COLOR
 LEGEND**


	
A CHARCOAL SKETCH DE 628 (LRV 11)	B METAL FRINGE DE 626 (LRV 21)
	
C FINE GRAIN DE 6213 (LRV 59)	1 GABIONS w/ DC COBBLES
	
2 GLASS (INSUL.) DARK SOLAR GRAY	3 METAL SIDING/ROOF CHARCOAL GREY

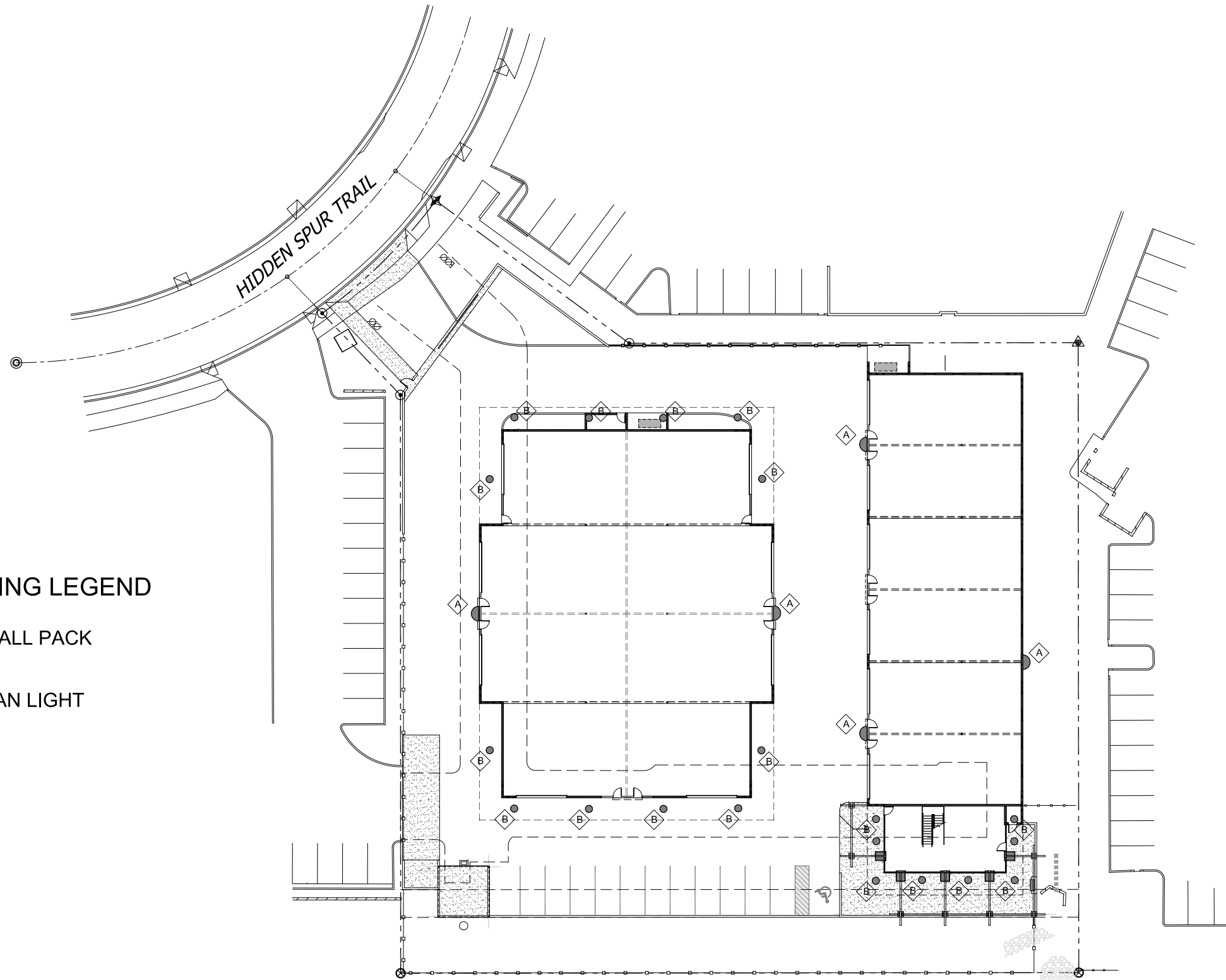
DATE: 1.15.22
 REVISED:

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 85260
 602.903.5311 am
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 jameselsonarchitect
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LIGHTING LEGEND

A  WALL PACK

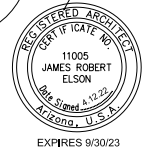
B  CAN LIGHT



SITE LIGHTING PLAN

SCALE: 1" = 20'

James Elson



DATE 1.15.22
 REVISIONS
 COS DR 1st REVIEW LETTER 3/7/22
 REVISIONS 4.12.22

james elson
 architect

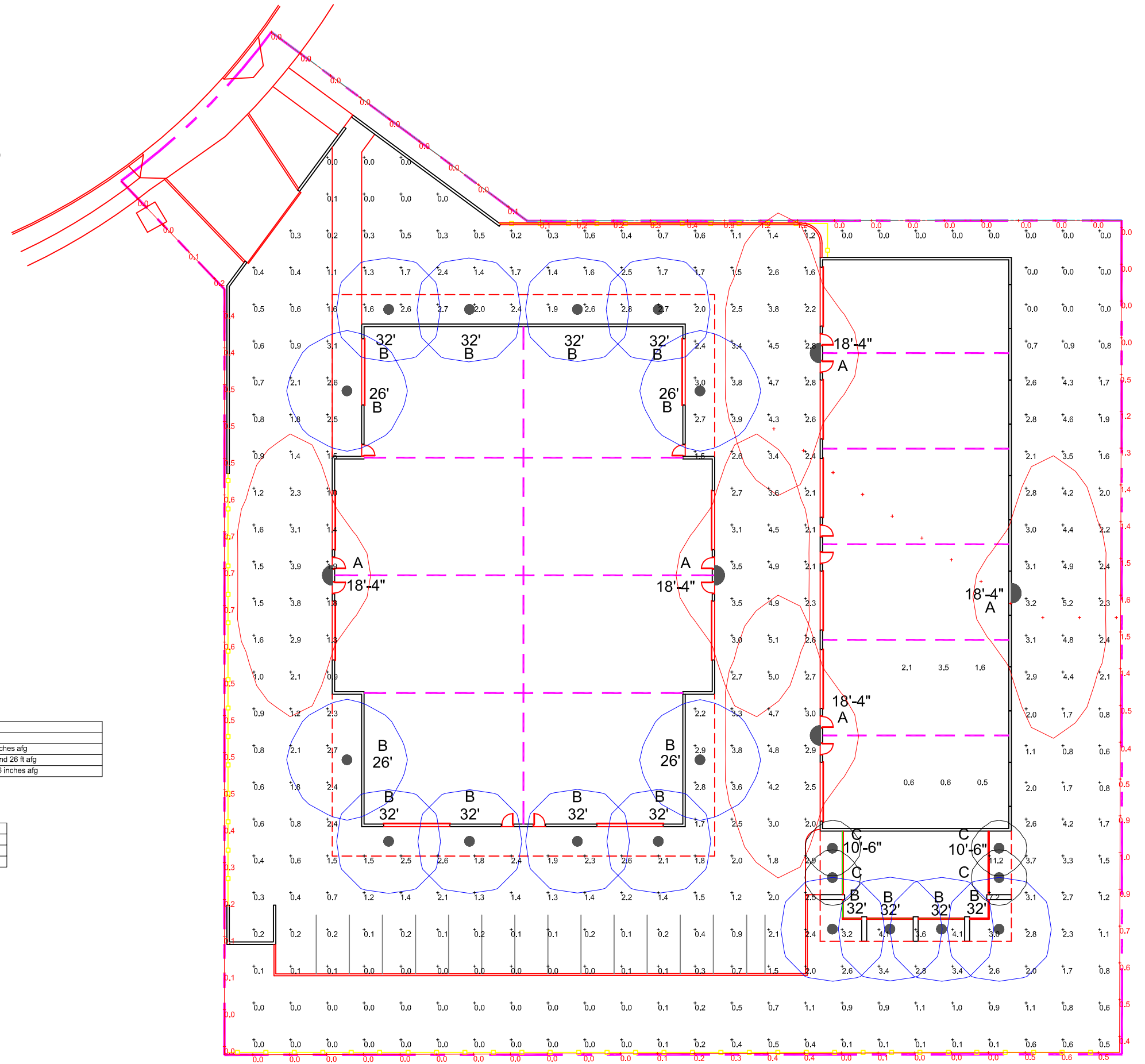
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 jameselsonarchitect@gmail.com

PHOTOMETRIC PLAN

Silverleaf Auto Garages

G:\Cad Projects\1561-21-DC Ranch Corp Cntr - LOT 8\DWGS\1561-21-1.dwg, 4/19/2021 11:17:06 AM



Date: 4/19/2021

Filename: G:\Cad Projects\1561-21-DC Ranch Corp Cntr - LOT 8\PHOTOMETRICS\1561-21-1.AGI

WWL Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
☐	7	A	SINGLE	N.A.	0.960	NV-1-T2-32L-7-40K-UNV-WM-FINISH Mounted at 18 ft 4 inches afg
○	16	B	SINGLE	N.A.	0.960	6DR-TL-L20-840-DIM-UNV-O-W-OF-CS Mounted at 32 ft and 26 ft afg
⊙	4	C	SINGLE	N.A.	0.960	6DR-TL-L10-840-DIM-UNV-O-W-OF-CS Mounted at 10 ft 6 inches afg

WWL Calculation Summary						
Label	Description	CalcType	Units	Avg	Max	Min
Grade		Illuminance	Fc	1.77	11.2	0.0
Spill at Property line		Illuminance	Fc	0.45	1.6	0.0

Description : **NV-1-T2-32L-7-40K-UNV-WM-****

Project Name: **DC RANCH CORP CNTR**

Notes:

TYPE:

A



NV-1

AREA LIGHTING

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.



NV-1 with DPS3

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010



LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

Project Name: _____ Type: _____

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV Size 1 (NV-1)	Type 2 (T2)	16 (16L) 32 (32L)	350 (35)	3000K (30K)	120-277 (UNV)	Direct Pole Single_D180 3" (DPS3)	Bronze (BRZ)	Bird Deterrent (BD) Marine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (UNV Voltage) (FSP-20) *9'-20" Heights (FSP-40) *21'-40" Heights Surge Protector (10K) Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB) Round Pole Adaptor 3"- 4" Pole (RPA4) Round Pole Adaptor 5"- 6" Pole (RPA5) Rotated Optic Left (ROL) Rotated Optic Right (ROR) Automotive House Side Shield (AHS) House Side Shield (HSS) *HSS not applicable with N2 - NEMA 24° Optics *HSS not applicable with N3 - NEMA 30° Optics
	Type 3 (T3)	48 (48L) 64 (64L)	530 (53)	4000K (40K)	347-480 (HV)	D90_T90_T120_QD 7" (DPS7)	White (WHT)	
	Type 4 (T4)		700 (7)	5000K (50K)		Knuckle Mount (KM) Wall Mount (WM)	Silver (SVR)	
	Type 5 (T5)		1050 (1)			Trunnion Mount (TM) *Standard finish is stainless steel. Can be painted to match fixture	Black (BLK)	
	Nema 2 24° Narrow Beam (N2)					Tennis Arm (TA) *See next page for Arm Configurations *For Round Pole, please specify RPA4 or RPA5	Graphite (GPH)	
Nema 3 30° Narrow Beam (N3)						Grey (GRY)		
							Custom (CS)	

****MUST SPECIFY COLOR****

NV-1 -T2 -32L -7 -40K -UNV -WM -**
ATTACHMENT #14

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70
- Color temperatures: 3000K, 4000K, 5000K

OPTIONS

- **BIRD DETERRANT (BD)**—offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)**— When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

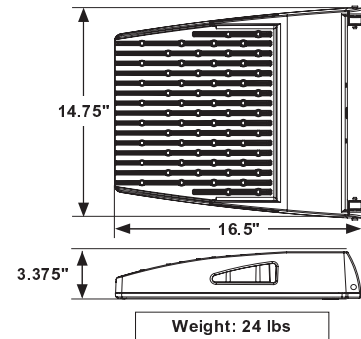
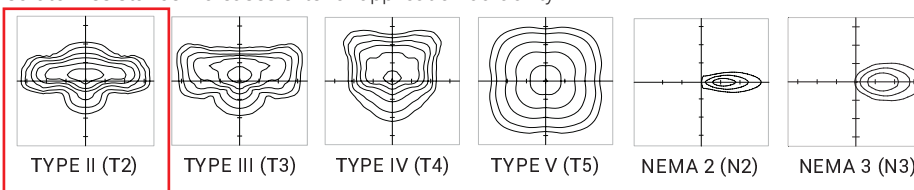
CONTROLS

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

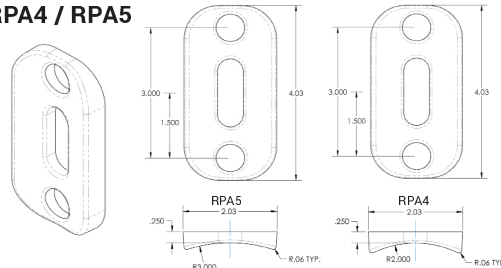
OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

- IES Types

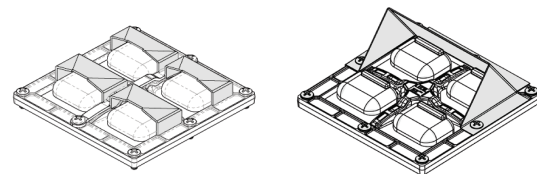


RPA4 / RPA5

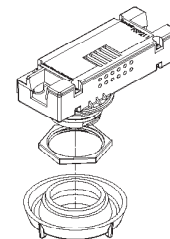


HOUSE SIDE SHIELD

AUTOMOTIVE HOUSE SIDE SHIELD

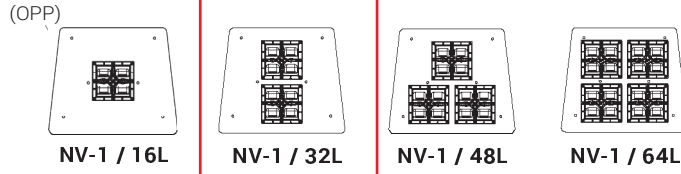


FSP-211



OPTICAL CONFIGURATIONS

Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.



* OPTIC PLATE PAINTED TO MATCH FIXTURE FINISH (OPP) – Optic Plate standard clear anodized, Grade 2. When (OPP) specified, Optic Plate finish will match fixture finish.

LUMENS																												
PART NUMBER	N2	LM/W	BUG	N3	LM/W	T2	LM/W	DLC	BUG	T3	LM/W	BUG	T3	LM/W	DLC	BUG	T4	LM/W	BUG	T4	LM/W	DLC	BUG	T5	LM/W	DLC	BUG	W
NV-1-16L-35-30K	1944	108	B2-U0-G0	2016	112	2209	117	P	B1-U0-G1	1134	63	B0-U0-G0	2106	117	P	B1-U0-G1	1116	62	B0-U0-G0	2187	116	P	B1-U0-G1	2124	118	P	B2-U0-G0	18
NV-1-16L-35-40K	2016	112	B2-U0-G0	2088	116	2268	126	P	B1-U0-G1	1206	67	B0-U0-G0	2286	127	P	B1-U0-G1	1188	66	B0-U0-G0	2250	125	P	B1-U0-G1	2304	128	P	B2-U0-G0	18
NV-1-16L-35-50K	2088	116	B2-U0-G0	2160	120	2376	132	P	B1-U0-G1	1278	71	B0-U0-G0	2394	133	P	B1-U0-G1	1260	70	B0-U0-G0	2358	131	P	B1-U0-G1	2412	134	P	B2-U0-G2	18
NV-1-16L-53-30K	3024	108	B3-U0-G1	3136	112	3192	114	P	B1-U0-G1	1764	63	B0-U0-G1	3220	115	P	B1-U0-G1	1736	62	B0-U0-G1	3119	113	P	B1-U0-G1	3248	116	P	B2-U0-G1	28
NV-1-16L-53-40K	3136	112	B3-U0-G1	3248	116	3472	124	P	B1-U0-G1	1876	67	B0-U0-G1	3472	124	P	B1-U0-G1	1848	66	B0-U0-G1	3444	123	P	B1-U0-G1	3500	125	P	B2-U0-G1	28
NV-1-16L-53-50K	3248	116	B3-U0-G1	3360	120	3612	129	P	B1-U0-G1	1988	71	B0-U0-G1	3640	130	P	B1-U0-G1	1960	70	B0-U0-G1	3584	128	P	B1-U0-G1	3668	131	P	B2-U0-G1	28
NV-1-16L-7-30K	3888	108	B3-U0-G1	4032	112	3960	110	P	B1-U0-G1	2268	63	B0-U0-G1	3960	110	P	B1-U0-G1	2232	62	B0-U0-G1	3973	109	P	B1-U0-G1	3996	111	P	B3-U0-G1	36
NV-1-16L-7-40K	4032	112	B3-U0-G1	4176	116	4428	123	P	B1-U0-G1	2412	67	B0-U0-G1	4284	119	P	B1-U0-G1	2376	66	B0-U0-G1	4212	117	P	B1-U0-G1	4320	120	P	B3-U0-G1	36
NV-1-16L-7-50K	4176	116	B3-U0-G1	4320	120	4644	129	P	B1-U0-G1	2556	71	B0-U0-G1	4500	125	P	B1-U0-G1	2520	70	B0-U0-G1	4428	123	P	B1-U0-G1	4500	125	P	B3-U0-G1	36
NV-1-16L-1-30K	6048	108	B3-U0-G1	6272	112	6160	110	S	B1-U0-G1	3528	63	B0-U0-G1	6384	114	P	B1-U0-G1	3472	62	B0-U0-G1	6232	112	P	B1-U0-G1	6440	115	P	B3-U0-G1	56
NV-1-16L-1-40K	6272	112	B3-U0-G1	6496	116	6832	122	P	B1-U0-G1	3752	67	B0-U0-G1	6888	123	P	B2-U0-G2	3696	66	B0-U0-G1	6776	121	P	B2-U0-G2	6944	124	P	B3-U0-G2	56
NV-1-16L-1-50K	6496	116	B4-U0-G1	6720	120	7168	128	P	B1-U0-G2	3976	71	B0-U0-G1	7224	129	P	B2-U0-G2	3920	70	B0-U0-G1	7112	127	P	B2-U0-G2	7280	130	P	B3-U0-G2	56
NV-1-32L-7-30K	7668	108	B4-U0-G1	7952	112	7810	110	S	B1-U0-G2	4473	63	B0-U0-G1	7810	110	S	B2-U0-G2	4402	62	B0-U0-G1	7739	109	S	B2-U0-G2	7881	111	S	B3-U0-G2	71
NV-1-32L-7-40K	7952	112	B4-U0-G1	8236	116	9017	127	P	B1-U0-G2	4757	67	B0-U0-G1	8449	119	P	B2-U0-G2	4686	66	B0-U0-G2	8307	117	P	B2-U0-G2	8520	120	P	B3-U0-G2	71
NV-1-32L-7-50K	8236	116	B4-U0-G1	8520	120	9159	129	P	B2-U0-G2	5041	71	B0-U0-G2	8875	125	P	B2-U0-G2	4970	70	B0-U0-G2	8733	123	P	B2-U0-G2	8946	126	P	B3-U0-G2	71
NV-1-32L-1-30K	11448	108	B4-U0-G1	11872	112	11660	110	S	B2-U0-G2	6678	63	B0-U0-G2	12084	114	S	B2-U0-G2	6572	62	B0-U0-G2	11820	112	S	B2-U0-G2	12190	115	S	B4-U0-G2	106
NV-1-32L-1-40K	11872	112	B4-U0-G1	12296	116	12932	122	P	B2-U0-G2	7102	67	B0-U0-G2	13038	123	P	B2-U0-G2	6996	66	B0-U0-G2	12826	121	P	B3-U0-G2	13144	124	P	B4-U0-G2	106
NV-1-32L-1-50K	12296	116	B4-U0-G1	12720	120	13568	128	P	B2-U0-G2	7526	71	B0-U0-G2	13674	129	P	B3-U0-G3	7420	70	B0-U0-G2	13462	127	P	B3-U0-G3	13780	130	P	B4-U0-G2	106
NV-1-48L-7-30K	11232	108	B4-U0-G1	11648	112	11440	110	S	B2-U0-G2	6552	63	B0-U0-G2	11440	110	S	B2-U0-G2	6448	62	B0-U0-G2	11336	109	S	B2-U0-G2	11544	111	S	B4-U0-G2	104
NV-1-48L-7-40K	11648	112	B4-U0-G1	12064	116	13208	127	P	B2-U0-G2	6968	67	B0-U0-G2	12376	119	P	B2-U0-G2	6864	66	B0-U0-G2	12168	117	P	B2-U0-G2	12480	120	P	B4-U0-G2	104
NV-1-48L-7-50K	12064	116	B4-U0-G1	12480	120	13520	130	P	B2-U0-G2	7384	71	B0-U0-G2	13000	125	P	B3-U0-G3	7280	70	B0-U0-G2	12792	123	P	B2-U0-G2	13104	126	P	B4-U0-G2	104
NV-1-48L-1-30K	16848	108	B5-U0-G1	17472	112	17160	110	S	B3-U0-G3	9828	63	B1-U0-G2	17784	114	S	B3-U0-G3	9672	62	B1-U0-G2	17472	112	S	B3-U0-G3	17940	115	S	B4-U0-G2	156
NV-1-48L-1-40K	17472	112	B5-U0-G1	18096	116	19032	122	P	B3-U0-G3	10452	67	B1-U0-G2	19188	123	P	B3-U0-G3	10296	66	B1-U0-G2	18876	121	P	B3-U0-G3	19344	124	P	B5-U0-G3	156
NV-1-48L-1-50K	18096	116	B5-U0-G1	18720	120	19968	128	P	B3-U0-G3	11076	71	B1-U0-G2	20124	129	P	B3-U0-G3	10920	70	B1-U0-G2	19812	127	P	B3-U0-G3	20280	130	P	B5-U0-G3	156
NV-1-64L-7-30K	14688	108	B5-U0-G1	15232	112	14960	110	S	B2-U0-G2	8568	63	B0-U0-G2	14960	110	S	B3-U0-G3	8432	62	B1-U0-G2	14824	109	S	B3-U0-G3	15096	111	S	B4-U0-G2	136
NV-1-64L-7-40K	15232	112	B5-U0-G1	15776	116	17272	127	P	B3-U0-G3	9112	67	B0-U0-G2	16184	119	P	B3-U0-G3	8976	66	B1-U0-G2	15912	117	P	B3-U0-G3	16320	120	P	B4-U0-G2	136
NV-1-64L-7-50K	15776	116	B5-U0-G1	16320	120	17680	130	P	B3-U0-G3	9656	71	B1-U0-G2	17000	125	P	B3-U0-G3	9520	70	B1-U0-G2	16728	123	P	B3-U0-G3	17136	126	P	B4-U0-G2	136
NV-1-64L-1-30K	22140	108	B5-U0-G1	22960	112	22550	110	S	B3-U0-G3	12915	63	B1-U0-G2	23370	114	S	B3-U0-G3	12710	62	B1-U0-G3	22960	112	S	B3-U0-G3	23575	115	S	B5-U0-G3	205
NV-1-64L-1-40K	22960	112	B5-U0-G1	23780	116	25010	122	P	B3-U0-G3	13735	67	B1-U0-G3	25215	123	P	B3-U0-G3	13530	66	B1-U0-G3	24805	121	P	B3-U0-G4	25420	124	P	B5-U0-G3	205
NV-1-64L-1-50K	23780	116	B5-U0-G1	24600	120	26240	128	P	B3-U0-G3	14555	71	B1-U0-G3	26445	129	P	B3-U0-G3	14350	70	B1-U0-G3	26035	127	P	B3-U0-G4	26650	130	P	B5-U0-G3	205

*DLC S= Standard P= Premium

EPA

EPA	SGL	D90	D180	T90	T120	QD
NV-1-DP	0.46	1.14	0.92	1.34	1.37	1.34
NV-1-KM	0.54	N/A	1.08	N/A	N/A	N/A
NV-1-SA	0.75	1.29	1.50	1.99	2.05	1.99

L70/L90 DATA

TEMP.	NV-1	
	L70 (64L-1050mA)	L90 (64L-1050mA)
25°C	483,000	160,000

DPX ARM LENGTH

DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
NV-1	3"	7"	3"	7"	7"	7"

Description : **NV-1-T2-32L-7-40K-UNV-WM-****

Project Name: **DC RANCH CORP CNTR**

TYPE:

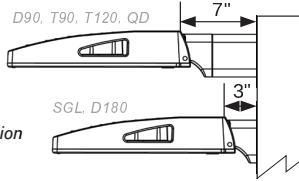
A

Notes:

MOUNTING OPTIONS

DIRECT POLE (DP)

Standard mounting arm is extruded aluminum in lengths of 3" and 7".
**Arm lengths may vary depending on configuration*



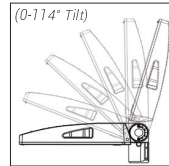
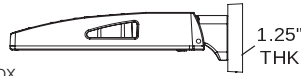
TENNIS ARM (TA)

Steel fitter slips over 3.5" x 1.5" rectangular arm.
**See Tennis Arm Spec Sheet for details*



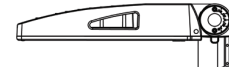
WALL MOUNT (WM)

Cast Aluminum Plate for direct wall mount. 3" extruded aluminum arm mounts directly to a cast wall mount box.



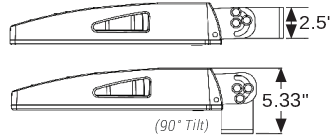
KNUCKLE MOUNT (KM)

Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.
 • Max Uptilt of 114 degrees
 • Adjustable in 6 degree increments



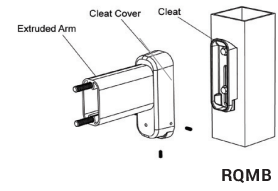
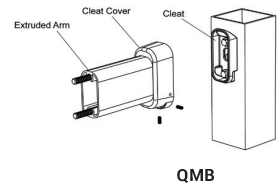
TRUNNION MOUNT (TM)

Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 90 degrees.
**Unpainted stainless steel is standard*

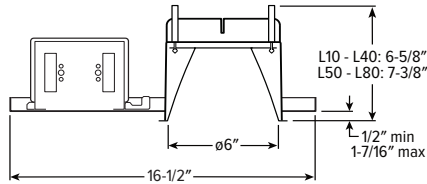
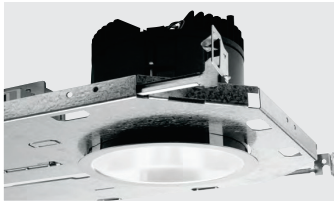


OPTIONAL

Optional Cast Aluminum Bracket, **Quick Mount Bracket (QMB)** and **Retrofit Quick Mount Bracket (RQMB)**, designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.



6DR^{LED} 6" Downlight – Round



CATALOG #: _____
TYPE: _____
PROJECT: _____

NEW CONSTRUCTION AND REMODEL FEATURES

TrimLock[®]

- Innovative TrimLock reflector retention system ensures trim remains flush with ceiling plane
- Available on QuickShip

SPECIFICATIONS

- HOUSING** – Die-cast aluminum trim housing with forged aluminum heat sink. Galvanized steel splice compartment with driver mounting plate/enclosure. Swing-out mounting arms field adjust for ceiling thickness from 1/2" – 2-1/4".
- TRIMLOCK** – Innovative TrimLock reflector retention system ensures the trim remains flush with the ceiling plane.
- OPEN REFLECTOR** – Low-iridescent anodized aluminum. Clear semi-specular finish standard.
- LENSED TRIM** – Die-cast aluminum frame with micro-prismatic, tempered glass lens.
- ELECTRICAL** – High-performance Class 2 C.O.B. LED array. Modular quick-connect plug for easy field-connection of LED light assembly to driver. Reported L70>55,000 hours. Reported L90>55,000 hours. Estimated L70 = 200,000 hours.
- MOUNTING** – Recessed. 20 ga. galvanized steel mounting pan for new construction or IC-rated enclosure. Remodel kit option includes receiver bracket hardware. Minimum 24" O.C. marked spacing required for L60 - L80 lumen packages.
- LISTINGS** –
 - cCSAus conforms to UL STD 1598; Certified to CAN/CSA STD C22.2 No. 250.0 for damp locations. LED light assembly conforms to UL 2108 for remote installation.
 - Suitable for wet location under covered ceiling when specified with WET/CC or TD options.
 - ENERGY STAR[®] certified in select configurations, see www.energystar.gov
 - IC-rated for direct contact with insulation when specified with I Mounting Type.
 - City of Chicago Environmental Air approved when specified with CP option.
 - Complies with ASTM-E283 when specified with ATH option.
 - RoHS compliant.
 - Title 24 (JAS) compliant in select configurations, see www.cacertappliances.energy.ca.gov.
- WARRANTY** – 5-year limited warranty, see hew.com/warranty.

6DR-TL-L20/840-DIM-UNV-O-W-OF-CS-N-F1 TYPE B
6DR-TL-L10/840-DIM-UNV-O-W-OF-CS-N-F1 TYPE C

HOUSING

SERIES	LUMENS ⁽¹⁾	CRI	CCT	OPTIONS	CONTROL ⁽²⁾	VOLTAGE
6DR-TL TrimLock	L10 1,000lm ⁽³⁾	8 80	27 2700K	SCA__ Sloped ceiling adapter ⁽⁵⁾	DIM Dimming driver, 0-10V	UNV 120-277V 347 347V ⁽⁶⁾
	L15 1,500lm	9 90 ⁽⁴⁾	30 3000K	ATH Airtight construction		
	L20 2,000lm		35 3500K	F Fuse	DIM1% Dimming driver, 0-10V	
	L30 3,000lm		40 4000K	EM/7W 7-watt emergency battery ⁽⁷⁾		
	L40 4,000lm		50 5000K	EM/10W 10-watt emergency battery ⁽⁸⁾		
	L50 5,000lm			EM/10W/RTS 10-watt emergency battery with regressed test switch ⁽⁹⁾		
	L60 6,000lm			CP Chicago plenum (CCEA) ⁽¹⁰⁾		
	L70 7,000lm			SDT Stepdown transformer ⁽¹¹⁾		

TRIM⁽¹²⁾

TRIM TYPE	DISTRIBUTION ⁽¹³⁾	FLANGE TYPE	REFLECTOR FINISH	TRIM OPTIONS
O Open reflector	W Wide	OF 1/2" standard flange	Open trim types	MWT Textured white trim flange ⁽²⁰⁾
L Flush lens	65° Open	SF 1/4" mud-in flange ⁽¹⁹⁾	CS Clear semi-specular anodize	IP IP65 rated trim ⁽²¹⁾
R Regressed lens	55° Flush		SG Satin-glow anodize	AD Diffuse acrylic lens ⁽²²⁾
A Angled lens ⁽¹⁴⁾	55° Regressed		GD Gold anodize	PD Diffuse 1/8" polycarbonate lens ⁽²³⁾
S Non-conductive flush lens for shower applications ⁽¹⁵⁾	M Medium ⁽¹⁶⁾		CG Champagne gold anodize	TD Diffuse polycarbonate lens media at top of open reflector ⁽²⁴⁾
	35° Open		PW Pewter anodize	
	35° Flush		SPC Clear specular anodize	
	35° Regressed		RG Rose gold anodize	
	N Narrow ⁽¹⁷⁾		WH White texture powder coat	WET/CC Wet location, covered ceiling listed ⁽²⁵⁾
	10° Open		BL Black texture powder coat	AM Anti-microbial ⁽²⁶⁾
	25° Flush			
	25° Regressed		Lens trim types	
	WW Wall wash ⁽¹⁸⁾		CS Clear semi-specular powder coat	
			WH White texture powder coat	
			BL Black texture powder coat	
			MB Black texture splay with white flange ⁽²⁷⁾	

MOUNTING

MOUNTING TYPE⁽²⁸⁾

- N Open pan for new construction
- I IC-rated enclosure for new construction⁽³⁰⁾
- R Remodel kit⁽³¹⁾

MOUNTING HARDWARE⁽²⁹⁾

- F1 Integral 2-position fixed pan bracket, universal bar hanger included⁽³²⁾
- BA1 Adjustable butterfly pan bracket, bar hanger not included⁽³³⁾
- CA1 Adjustable caterpillar pan bracket, universal bar hanger included⁽³⁴⁾

NOTES

- Lumen output based on O trim type, W distribution and CS finish, 3500K/80CRI. Actual lumens may vary +/-5%. See page 2 for FIXTURE PERFORMANCE DATA.
- See page 4 for ADDITIONAL CONTROL OPTIONS.
- Not available with EM/10W emergency batteries.
- Extended lead times may apply. Consult factory for availability.
- 11-1/2" aperture, specify degrees of slope in 5° increments, 05°-30°. See page 4 for SLOPED CEILING ADAPTOR DETAILS. Not available with ATH option. N Mounting Type only. Not available with WET/CC.
- Not available with EM batteries or DMX controls.
- N and R Mounting Types only.
- N and R Mounting Types only.
- Not available with WET/CC, ATH or IP options. N and R Mounting Types only. See page 5 for EM/10W/RTS DETAILS.
- I Mounting Type required.

- May be required for 347V, see product builder at hew.com/product-builder.
- Trim ships separately.
- Beam angle based on CS or WH reflector finish. See page 2 for FIXTURE PERFORMANCE DATA.
- Available with WW Distribution only.
- W Distribution, OF Flange Type and WH Reflector Finish only. Standard with AD diffuse acrylic lens. IP and WET/CC options standard.
- Not available with lumen stops L50 and higher when specified with flush or regressed trim types.
- Not available with lumen stops L50 and higher when specified with flush or regressed trim types.
- O and A Trim Types only.
- For use with mud-in plaster construction only, supplied with mud flange installation kit. See page 5 for FLANGE TYPE DETAILS. Not available with ATH or IP options.
- Not available with WH Reflector Finish, L or S Trim Types.

- L and R trim types only.
- Not available with O trim type. W distribution only.
- Not available with O trim type. W distribution only.
- O Trim Type only. WET/CC standard. L50 lumen package max.
- L50 lumen package max with O Trim Type.
- WH and BL Reflector Finishes only. Not available with S Trim Type.
- R Trim Type only. Not available with MWT.
- Mounting hardware required (N and I only), ordered separately, see MOUNTING HARDWARE ordering info. See page 5 for MOUNTING TYPE DETAILS.
- Additional mounting hardware options available. See page 6 for MOUNTING HARDWARE DETAILS.
- L30 lumen package max.
- Also used in new construction sheetrock ceilings.
- N and I Mounting Types only. I Mounting requires external brackets.
- N Mounting Type only.
- N Mounting Type only.



6DR LED

6" Downlight – Round

FIXTURE PERFORMANCE DATA

OPEN REFLECTOR TRIM TYPE

	DIST.	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
L10	W	1014	8.7	116.9
	M	982	8.7	113.2
	N	1003	8.7	115.7
L15	W	1497	13.8	108.6
	M	1495	13.8	108.4
	N	1528	13.8	110.8
L20	W	1988	19.0	104.6
	M	1983	19.1	103.8
	N	2026	19.1	106.1
L30	W	3062	26.9	114.0
	M	3003	26.9	111.8
	N	3000	26.9	111.7
L40	W	4094	36.5	112.2
	M	4016	36.4	110.3
	N	4011	36.4	110.2
L50	W	5014	43.9	114.1
	M	4935	43.9	112.3
	N	5047	43.9	114.9
L60	W	6043	54.0	111.9
	M	5948	54.0	110.1
	N	6083	54.0	112.6
L70	W	7008	67.8	103.3
	M	6898	67.8	101.7
	N	7055	67.8	104.0
L80	W	8018	79.8	100.5
	M	7891	79.8	98.9
	N	8071	79.8	101.2

FLUSH LENS TRIM TYPE

	DIST.	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
L10	W	774	8.7	89.2
	M	910	8.7	104.9
	N	909	8.7	104.8
L15	W	1178	13.8	85.4
	M	1385	13.8	100.4
	N	1384	13.8	100.4
L20	W	1562	19.5	80.1
	M	1837	19.1	96.1
	N	1836	19.5	94.2
L30	W	2335	26.9	86.9
	M	2782	26.9	103.6
	N	2718	26.9	101.2
L40	W	3122	36.5	85.5
	M	3720	36.4	102.2
	N	3635	36.4	99.9
L50	W	3824	43.9	87.0
	M	-	-	-
	N	-	-	-
L60	W	4609	54.0	85.4
	M	-	-	-
	N	-	-	-
L70	W	5345	67.8	78.8
	M	-	-	-
	N	-	-	-
L80	W	6115	79.8	76.7
	M	-	-	-
	N	-	-	-

REGRESSED LENS TRIM TYPE

	DIST.	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
L10	W	716	8.7	82.5
	M	883	8.7	101.7
	N	897	8.7	103.4
L15	W	1090	13.8	79.0
	M	1344	13.8	97.4
	N	1366	13.8	99.1
L20	W	1445	19.5	74.1
	M	1782	19.1	93.3
	N	1812	19.5	92.9
L30	W	2160	26.9	80.4
	M	2699	26.9	100.5
	N	2683	26.9	99.9
L40	W	2889	36.5	79.1
	M	3609	36.4	99.1
	N	3587	36.4	98.6
L50	W	3537	43.9	80.5
	M	-	-	-
	N	-	-	-
L60	W	4264	54.0	79.0
	M	-	-	-
	N	-	-	-
L70	W	4945	67.8	72.9
	M	-	-	-
	N	-	-	-
L80	W	5657	79.8	70.9
	M	-	-	-
	N	-	-	-

MULTIPLIER TABLES

	COLOR TEMPERATURE	
	CCT	CONVERSION FACTOR
80 CRI	2700K	0.92
	3000K	0.98
	3500K	1.00
	4000K	1.01
	5000K	1.02
90 CRI	2700K	0.76
	3000K	0.79
	3500K	0.82
	4000K	0.84
	5000K	0.88

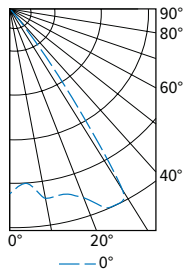
	REFLECTOR FINISH	
	CATALOG NUMBER	CONVERSION FACTOR
O TRIM	CS	1.00
	SG ¹	0.92
	GD	0.93
	CG	0.96
	PW	0.86
	SPC	1.02
	RG	0.88
R TRIM	WH ¹	0.89
	BL ¹	0.47
	WH	1.00
	CS	0.98
BL	0.79	

TRIM	
CATALOG NUMBER	CONVERSION FACTOR
S	0.85
AD	0.85
PD	0.85
TD	0.75
WET/CC ²	0.85

- Distribution will also be affected, consult factory.
 - Use multiplier when specified with O Trim Type.
- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.
 - Wattage shown is based on 120V input.
 - Results based on 3500K, 80 CRI, actual lumens may vary +/-5%
 - Use multiplier tables to calculate additional options.

PHOTOMETRY

6DR-TL-L20/835-DIM-UNV-OW-OF-CS Report #: 20687; 12/12/18 | Total Luminaire Output: 1988 lumens; 19.0 Watts | Efficacy: 104.6 lm/W | 82.9 CRI; 3457K CCT



CANDLEPOWER DISTRIBUTION	VERTICAL ANGLE	HORIZONTAL ANGLE	ZONAL LUMENS
		0°	
	0	1672	
	5	1579	151
	15	1735	492
	25	1982	917
	35	604	380
	45	46	36
	55	13	12
	65	2	2
	75	0	0
	85	0	0
	90	0	0

LUMEN SUMMARY	ZONE	LUMENS	% FIXTURE
	0 - 40	1939	98
	0 - 60	1987	100
	0 - 90	1988	100
	0 - 180	1988	100



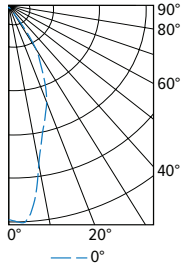
DC RANCH CORP CENTER
6DR-TL-L20/840-DIM-UNV-O-W-OF-CS-N-F1 TYPE B
6DR-TL-L10/840-DIM-UNV-O-W-OF-CS-N-F1 TYPE C

TYPE:
B;C

6DR LED

6" Downlight – Round

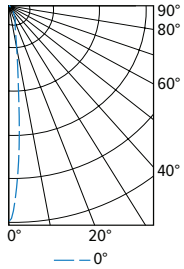
6DR-TL-L20/835-DIM-UNV-OM-OF-CS Report #: 12326812.04; 05/01/18 | Total Luminaire Output: 1983 lumens; 19.1 Watts | Efficacy: 103.8 lm/W | 82.7 CRI; 3579K CCT



VERTICAL ANGLE	HORIZONTAL ANGLE		ZONAL LUMENS
	0°		
0	4013		
5	3972		249
15	2325		347
25	1412		68
35	396		68
45	46		15
55	14		5
65	4		2
75	1		0
85	0		0
90	0		

LUMEN SUMMARY	ZONE	LUMENS	% FIXTURE
	0 - 40	1924	97
0 - 60	1977	100	
0 - 90	1983	100	
0 - 180	1983	100	

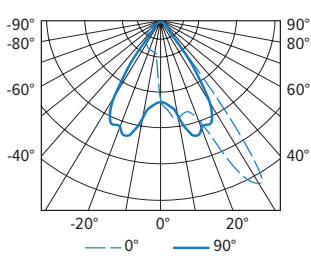
6DR-TL-L20/835-DIM-UNV-ON-OF-CS Report #: 12326812.05; 06/06/18 | Total Luminaire Output: 2026 lumens; 19.1 Watts | Efficacy: 106.1 lm/W | 82.6 CRI; 3578K CCT



VERTICAL ANGLE	HORIZONTAL ANGLE		ZONAL LUMENS
	0°		
0	22000		
5	9830		397
15	2032		290
25	1021		214
35	242		24
45	13		4
55	4		1
65	1		1
75	0		0
85	0		0
90	0		

LUMEN SUMMARY	ZONE	LUMENS	% FIXTURE
	0 - 40	2010	99
0 - 60	2024	100	
0 - 90	2026	100	
0 - 180	2026	100	

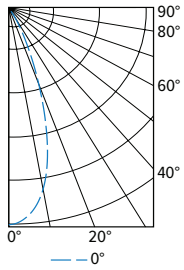
6DR-TL-L20/835-DIM-UNV-OWW-OF-CS Report #: 12326812.06; 06/28/18 | Total Luminaire Output: 1009 lumens; 19.1 Watts | Efficacy: 52.8 lm/W | 82.6 CRI; 3568K CCT



VERTICAL ANGLE	HORIZONTAL ANGLE					ZONAL LUMENS
	0°	45°	90°	135°	180°	
0	772	772	772	772	772	
5	873	843	805	494	403	48
15	891	872	1128	275	292	108
25	1552	925	1051	240	274	194
35	539	400	375	206	235	58
45	43	36	88	166	185	37
55	21	20	54	116	122	27
65	16	14	32	70	72	18
75	7	5	15	39	39	9
85	0	0	3	10	8	1
90	0	0	0	0	0	

LUMEN SUMMARY	ZONE	LUMENS	% FIXTURE
	0 - 40	804	80
0 - 60	941	93	
0 - 90	1009	100	
0 - 180	1009	100	

6DR-TL-L20/835-DIM-UNV-LM-OF-WH Report #: 12326812.09; 06/05/18 | Total Luminaire Output: 1837 lumens; 19.1 Watts | Efficacy: 96.1 lm/W | 82.6 CRI; 3549K CCT



VERTICAL ANGLE	HORIZONTAL ANGLE		ZONAL LUMENS
	0°		
0	4338		
5	4168		281
15	2728		354
25	847		153
35	222		56
45	89		31
55	53		22
65	32		14
75	16		7
85	4		1
90	0		

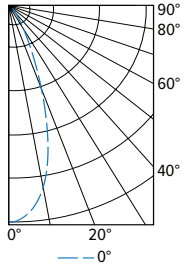
LUMEN SUMMARY	ZONE	LUMENS	% FIXTURE
	0 - 40	1667	91
0 - 60	1785	97	
0 - 90	1837	100	
0 - 180	1837	100	



6DR LED

6" Downlight – Round

6DR-TL-L20/835-DIM-UNV-RM-OF-WH Report #: 12326812.14; 06/06/18 | Total Luminaire Output: 1782 lumens; 19.1 Watts | Efficacy: 93.3 lm/W | 82.7 CRI; 3546K CCT



VERTICAL ANGLE	HORIZONTAL ANGLE		ZONAL LUMENS
	0°		
0			4313
5			4131
15			2669
25			846
35			225
45			76
55			41
65			23
75			10
85			3
90			0

LUMEN SUMMARY	ZONE	LUMENS	% FIXTURE
	0 - 40	1648	93
	0 - 60	1746	98
	0 - 90	1782	100
	0 - 180	1782	100

ADDITIONAL CONTROL OPTIONS

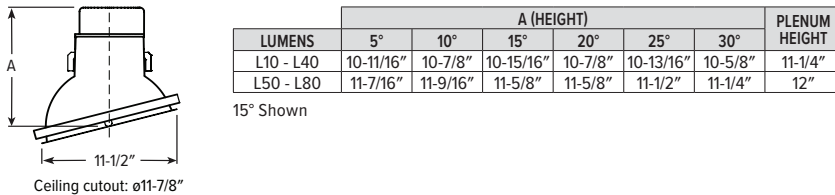
Lumen restrictions apply: L40 max for DMX driver, L40 max for Lutron drivers, L50 max for ELDO drivers, L60 max for DIM LINE driver. R Mounting Type only available with DIM, DIM1, and DIM LINE controls. 347V may require stepdown transformer, see product builder at hew.com/product-builder.

CATALOG NUMBER	DESCRIPTION
DIM	Dimming driver prewired for 0-10V low voltage applications
DIM1	1% dimming driver prewired for 0-10V low voltage applications
DIM LINE	Line voltage dimming driver (TRIAC and ELV compatible at 120V only)
DMX	0.1% dimming driver for DMX controls
LTE LINE	Lutron Hi-lume 1% 2-wire dimming driver forward phase line voltage controls (120V only)
LDE1	Lutron Hi-lume 1% EcoSystem dimming LED driver
LDE5	Lutron 5-Series 5% EcoSystem dimming LED driver
VRF/DSR	Lutron Vive integral fixture control, RF only (DFCSJ-OEM-RF) and sensor-ready driver
VRF/DBI/LDE1	Lutron Vive integral fixture control, RF only (DFCSJ-OEM-RF), Lutron Hi-lume 1% EcoSystem dimming LED driver, and digital link interface
VRF/DBI/LDE5	Lutron Vive integral fixture control, RF only (DFCSJ-OEM-RF), Lutron 5-Series 5% EcoSystem dimming LED driver, and digital link interface
FCJS/DIM	Lutron Vive PowPak wireless fixture control with dimming driver
FCJS/DIM1	Lutron Vive PowPak wireless fixture control with 1% dimming driver
ELDO SOLOB	EldoLED Solodrive, 0.1% dimming driver for 0-10V controls
ELDO SOLOB DALI	EldoLED Solodrive, 0.1% dimming driver for DALI controls
ELDO ECO1	EldoLED Ecodrive, 1% dimming driver for 0-10V controls
ELDO ECO1 DALI	EldoLED Ecodrive, 1% dimming driver for DALI controls

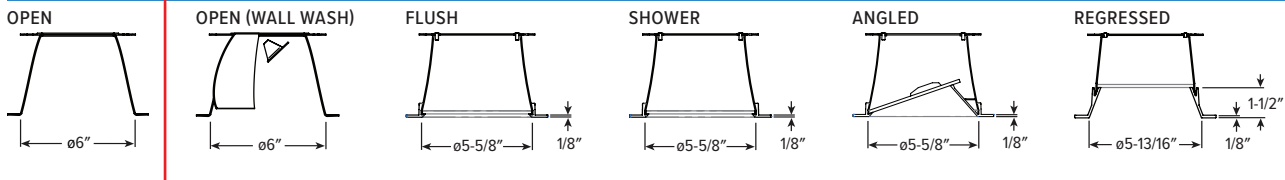
TRIMLOCK DETAILS



SLOPED CEILING ADAPTOR DETAILS



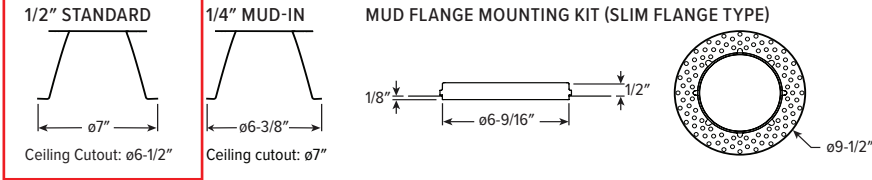
TRIM TYPE DETAILS



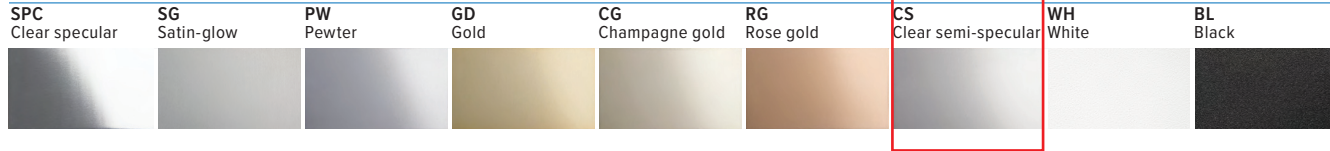
6DR LED

6" Downlight – Round

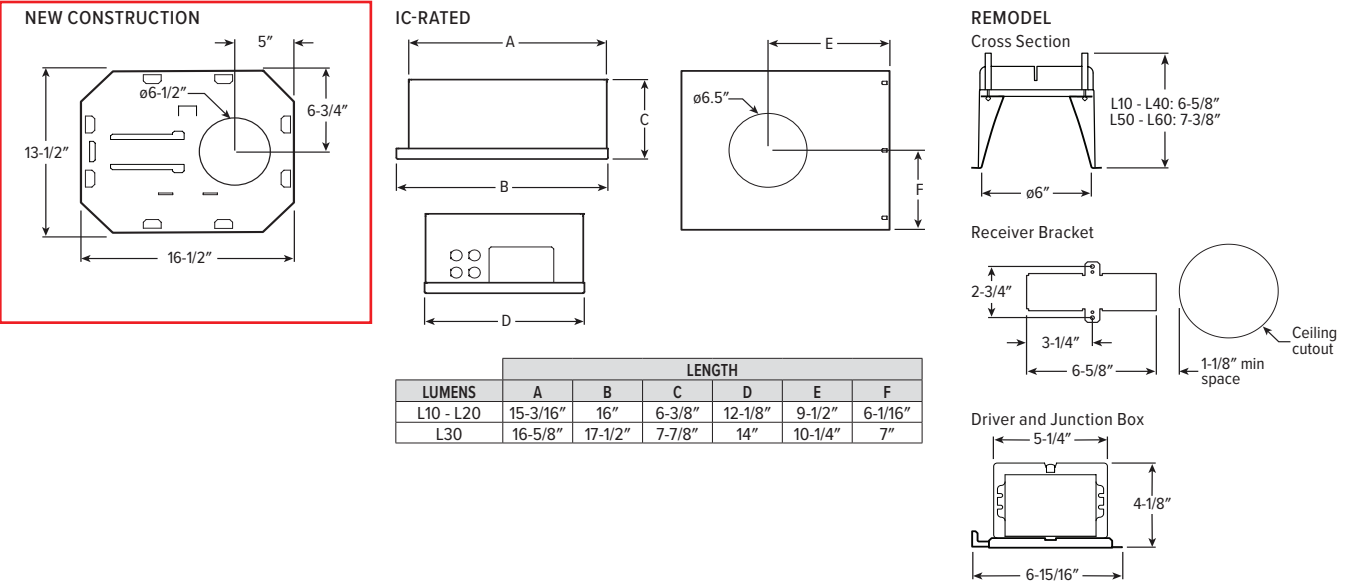
FLANGE TYPE DETAILS



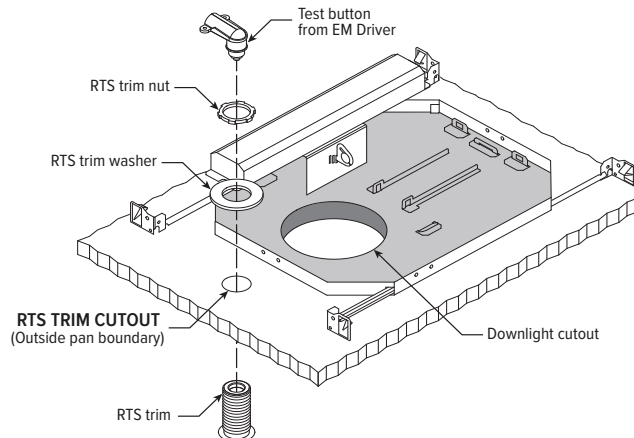
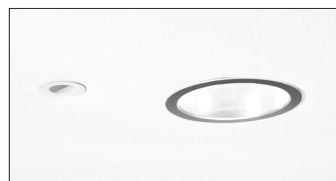
REFLECTOR FINISH DETAILS



MOUNTING TYPE DETAILS



EM/10W/RTS DETAILS

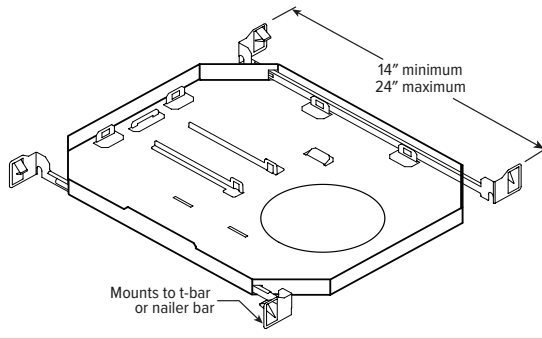


6DR LED

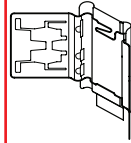
6" Downlight – Round

MOUNTING HARDWARE DETAILS

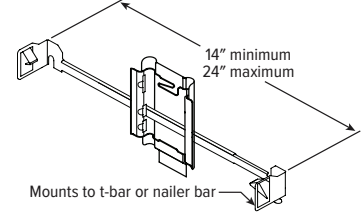
F1 Integral 2-position fixed pan bracket, universal bar hanger included



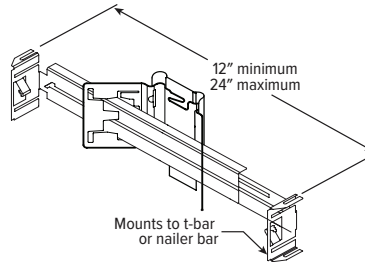
BA1 Adjustable butterfly pan bracket, bar hanger not included (N Mounting Type only)



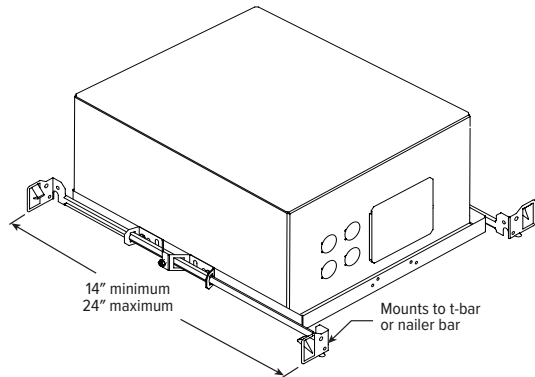
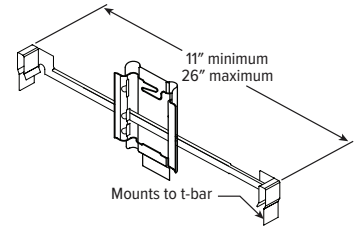
CA1 Adjustable caterpillar pan bracket, universal bar hanger included (N Mounting Type only)



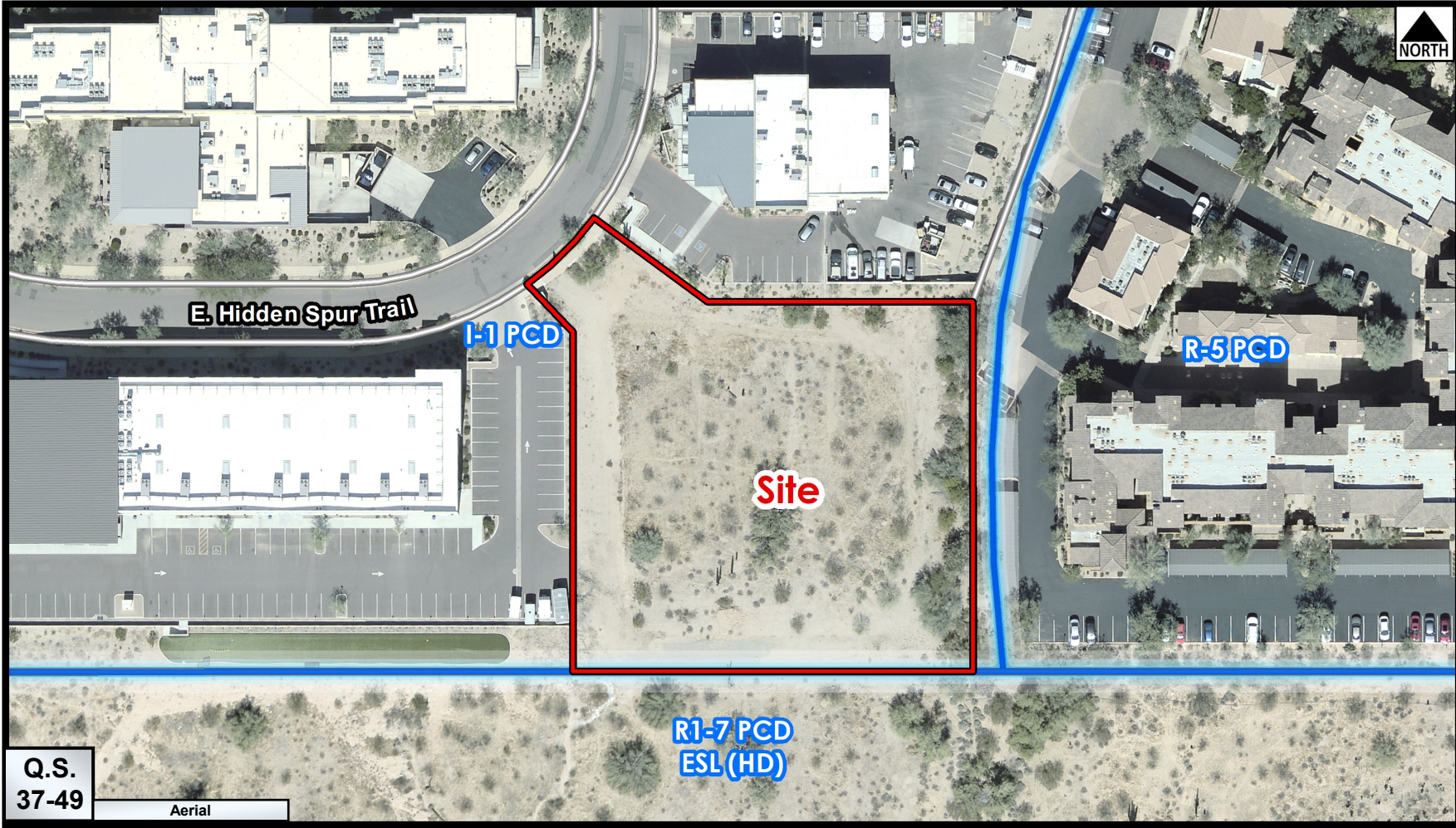
BA2 Adjustable butterfly pan bracket, heavy-duty universal bar hanger included (N Mounting Type only)



CA2 Adjustable caterpillar pan bracket, t-bar hanger included (N Mounting Type only)



F1 with I Mounting Type



Zoning Aerial

19-DR-2021