Meeting Date: June 1, 2017
General Plan Element: Character and Design
General Plan Goal: Foster quality design that enhances Scottsdale as a unique southwestern desert community.

ACTION
6922 Mixed Use
58-DR-2016

Location: 6922 East 5th Avenue

Request: Request approval of the site plan, landscape plan, and building elevations for a new 3-story mixed-use development with approximately 550 square feet of office building area, approximately 3,800 square feet of residential building area, and a ten (10) percent reduction of the required building setback and stepback standards, per Zoning Ordinance Section 5.3007.A, all on an approximately 0.047-acre site.

OWNER
6922 East 5th Ave, LLC
602-505-9116

ARCHITECT/DESIGNER
Stark James
602-505-9116

APPLICANT CONTACT
Brian Stark
602-505-9116

BACKGROUND
Zoning
This property is zoned Downtown/Downtown Multiple Use Type – 2 Downtown Overlay (D/DMU-2 DO), which allows standalone residential and commercial uses, or a mixture of commercial and residential uses in a mixed-use development form.

Context
The subject property is located at 6922 East 5th Avenue, which is located within the western end of the Downtown Area, along East 5th Avenue between North Goldwater Boulevard and East Indian School Road. Please refer to context graphics attached.
Adjacent Uses and Zoning

- **North:** Arizona Canal zoned Central Business Downtown Overlay (C-2 DO), and farther north are existing single-family residential homes zoned Single-family Residential (R1-10) and attached townhouses zoned Townhouse Residential (R-4).
- **South:** East 5th Avenue, and farther south are existing retail and office buildings zoned Downtown / Office Commercial – Type 2 Planned Block Development Overlay Downtown Overlay (D/OC-2 PBD DO)
- **East:** Office building zoned Central Business Downtown Overlay (C-2 DO)
- **West:** Mixed-use office/residence zoned Downtown / Office Residential – Type 2 Downtown Overlay (D/OR-2 DO)

Key Items for Consideration

- Downtown Urban Design and Architectural Guidelines

DEVELOPMENT PROPOSAL

Goal/Purpose of Request
The applicant request is for approval of the site plan, landscape plan, building elevations, and exterior lighting for a new three-story mixed-use development that contains 553 square feet of commercial area and three residential units, all on an approximately 0.047-acre site.

Neighborhood Communication
Staff and the applicant have mailed notifications to property owners within 750 feet of the site, and the applicant held an open house on August 29, 2016 for case 58-DR-2016, and the associated Zoning District Map Amendment application, Case No. 23-ZN-2016. Staff has not received any comments regarding case 58-DR-2016.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS
Located mid-block on East 5th Avenue, between North Goldwater Boulevard and East Indian School Road, the proposed development is not anticipated to have a negative impact on the adjoining properties. The proposed development is consistent with the General Plan mixed-use neighborhoods designation that includes related uses that would support the complementary office, retail, and residential structures in the area.

Vehicular access will be provided from East 5th Avenue and the alley abutting the property. Also, pedestrian access will be provided from East 5th Avenue.

The existing developments in the contextual design area are comprised of various building forms, materials, and colors. Most of buildings in the adjoining area were developed early 1960s and mid 1970s and are reminiscent of a southwest architecture style of the era. The most recent development in the area is the building directly to the west of the proposed development. This development was complete in 2009, and consists of a contemporary architectural style.

The proposed development responds to the contextual area through the use of various forms, volumes, massing and projections that provides a hierarchy to the building features and elements, and deep set patios and canopies that assist in providing a complementary human scale that is consistent in with Scottsdale Sensitive Design Principles (SSDP) and Downtown Urban Design and
Architectural Guidelines (DUDAG). To assist with the pedestrian orientation of the building, the ground floor has a small landscape forecourt, with floor-to-ceiling storefront windows and second and third story residential units that have balconies fronting East 5th Avenue.

The design incorporates contextual materials (glass, concrete masonry, and stucco) that promote a supportive design relationship with the context area. Although to differentiate the architectural style in the macro-contextual design area, the proposed design incorporates weathered and natural finish hot rolled steel metal panels, dark anodized bronze window frames and stucco painted light grey-cream color.

The proposed landscape plant material includes totem cactus, aloes, gopher plants, and lady slipper, which are consistent with the SSDP and DUDAG and plant material in the vicinity.

To assist in providing a variation to the building forms and a hierarchy to the building features and elements, the applicant is requesting ten (10) percent exception to the setback projection to the building stepback requirement. In accordance with the Zoning Ordinance, the Development Review if modification conform to the Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines. As described above, the proposed building's volumes, massing and projections that provide a hierarchy to the building features that are consistent with SSDP and DUDAG.

**Development Information**

- **Existing Use:** Office building
- **Proposed Use:** Mixed-use development (office with three residences)
- **Parcel Size:** 2,063 square feet (.047 acre)
- **Building Height Allowed:** 66 feet
- **Building Height Proposed:** 50-feet inclusive of rooftop appurtenance
- **Parking Required:** 5 spaces
- **Parking Provided:** 6 spaces
- **Gross Floor Area Ratio Allowed:** 1.3
- **Gross Floor Area Ratio Provided:** 0.12
- **Density Allowed:** 3.94 dwelling units (50 dwelling units per acre)
- **Density Proposed:** 3 dwelling units

**STAFF RECOMMENDATION**

**Recommended Approach:**
Staff recommends that the Development Review Board approve 6922 Mixed Use per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

Planning and Development Services
Current Planning Services
ATTACHMENTS

A. Stipulations/Zoning Ordinance Requirements
   1. Context Aerial
      1A. Close-Up Aerial
   2. Zoning Map
   3. Applicant’s Narrative
   4. Combined Context Aerial and Site Plan
   5. Site Plan
   6. Building Elevations
   7. Perspective
   8. Elevation Stepback Exhibit.
   9. Material and Color Board
   10. Landscape Plans
   11. Electrical Site Plan
   12. Exterior Lighting Cutsheets
Stipulations for the
Development Review Board Application:
6922 Mixed Use
Case Number: 58-DR-2016

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

APPICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, 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 StarkJames, LLC with a city staff date of 04/05/2017.
   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by StarkJames, LLC with a city staff date of 04/05/2017.
   c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by StarkJames, LLC with a city staff date of 04/05/2017.
   d. Stepbacks including elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the Elevations: Proposed Stepbacks plan submitted by StarkJames, LLC with a city staff date of 04/05/2017.

Ordinance

A. At the time of review, the applicable Zoning case(s) for the subject site was: 23-ZN-2016.

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/terestory 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:

Ordinance

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

C. With the construction document submittal, the owner shall submit plans demonstrating that a total of six (6) parking spaces will be provided (three spaces at grade, and three spaces in a parking lift above the grade spaces; or, an alternative solution approved by the zoning administrator).

D. The property owner shall maintain a shared refuse agreement with the property owner adjacent property that is no greater than 150 feet from 6922 East 5th Avenue indicate on the above referenced site plan. Within ten (10) days after a request by the Zoning Administrator, Sanitation Director, or designee, the owner, shall provide document to the Zoning Administrator, Sanitation Director, or designee demonstrating that the property owner has a valid shared refuse agreement in accordance with Chapter 24 – Solid Waste Management and the Design Standards and Polices Manual.

EXTERIOR LIGHTING:

Ordinance

E. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.

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

DRB Stipulations

4. Incorporate the following site lighting into the project's design:

Parkin Lot and Site Lighting:

a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.

b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.

c. The initial vertical luminance at 6-foot above grade, along the southeast property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Streets, Improvements and Related Dedications:

Ordinance

G. Prior to the issuance of a building permit for the site, the owner shall submit plans to construct the following street improvements:
<table>
<thead>
<tr>
<th>Street Name</th>
<th>Street Type</th>
<th>Right-of-way Dedications</th>
<th>Improvements</th>
<th>Notes and Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 5th Avenue</td>
<td>Unclassified Local</td>
<td>Existing 40-foot-wide northwest half street</td>
<td>Curb, gutter, curb ramp, parking spaces stripping</td>
<td>1. and 2.</td>
</tr>
<tr>
<td></td>
<td>Commercial Street</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alley</td>
<td>Alley</td>
<td>Existing 8-foot-wide southeast half alley right-of-way</td>
<td>Pavement</td>
<td>3</td>
</tr>
</tbody>
</table>

1. Construct an accessible curb ramp adjacent to the property in accordance with the City of Scottsdale Supplement to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and the above reference site plan.

2. Modify the street parking stripping to provide an accessible parking space in the location indicated on the above referenced site plan.

3. The property owner shall mill and pave the alley directly adjacent to the property.

**WATER AND WASTEWATER STIPULATIONS:**

**DRB Stipulations**

5. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the Final Basis of Design Reports (water and wastewater) from the Water Resources Department. The Final Basis of Design Reports shall be in conformance with the Design Standards and Policies Manual.
6922 Mixed Use
6922 Mixed Use
April 3, 2017

RE: 6922 Mixed Use Development Review

#613-PA-2016
6922 East 5th Avenue
Scottsdale, AZ 85251

DEVELOPMENT REVIEW APPLICATION NARRATIVE

Overview:

The proposed 6922 Mixed Use project is a 3-story Mixed Use project consisting of approximately 650 square feet of office/retail space at the ground level and three (3) Dwelling Units above.

The goal is to meet the intent of the Downtown Plan Urban Design & Architectural Guidelines. The simplified use of materials, exposed steel, glass and smooth stucco will create a modern aesthetic while a muted palette will complement other more southwest-themed traditional structures in the area.

A1. RELATIONSHIP OF NEW TO EXISTING DEVELOPMENT TYPE 1 AND 2 DEVELOPMENT AREAS:  • All development proposals should show evidence of coordination with the site plan, arrangement of building forms and landscape design and facade patterns of neighboring properties.

Response: Although we are proposing an increase in building height relative to the single family neighborhood to the north, the Arizona Canal provides a wide buffer between the two. The first floor of our building sits several feet below the Canal embankment, further reducing the visual impact. Due to the larger lot sizes across 5th Avenue, future developments may be built as high as 66'. As a 3-story Mixed Use project on a small lot (approximately 30'x65’), this low density project will help to create a smooth transition between the single family residential development northwest across the canal (outside of the Downtown Area) and larger existing/proposed commercial and multi-family developments along and southeast of 5th Avenue (within the Downtown Area).

While the most prominent elevations are the south, addressing 5th Avenue, and the north, addressing the Arizona Canal, all four sides respond to their surroundings in unique ways.

A2. ACTIVE STREET FRONTAGES TYPE 1 AND 2 DEVELOPMENT AREAS  • Design active building frontages to create inviting indoor and outdoor spaces visible from the sidewalk and street.  • In office and commercial zones, locate shops, restaurants and other activities which show signs of life along the ground level at the street. Avoid blank walls, parking and other “dead” activities from street frontages.  • Provide frequent building entrances along public streets.

Response: Variation at the ground floor level along 5th Avenue is created by the setback of the entry area, creating a recessed entry court which provides shade for pedestrians and further integrates the
building with the streetscape. This is softened and complimented by planters containing low water-use native landscaping. Upper floors with deep balconies provide additional layers of shade to the street below and create a variation of depth which breaks down the building mass to address human scale. This is consistent with adjacent structures along the streetscape, which contain shaded court and seating areas that interact with the pedestrian environment.

**A3. COURTYARDS AND PASSAGES TYPE 1 AND 2 DEVELOPMENT AREAS** • All new developments are encouraged to incorporate courtyards and other outdoor pedestrian spaces into their site plans and to establish linkages with the outdoor spaces of neighboring buildings and sites.

**Response**: Variation at the ground floor level along 5th Avenue is created by the setback of the entry area, creating a recessed entry court which provides shade for pedestrians and further integrates the building with the streetscape. This is softened and complimented by planters containing low water-use native landscaping. Upper floors with deep balconies provide additional layers of shade to the street below and create a variation of depth which breaks down the building mass to address human scale. This is consistent with adjacent structures along the streetscape, which contain shaded court and seating areas that interact with the pedestrian environment.

**A5. BUILDING EQUIPMENT AND SERVICES TYPE 1 AND 2 DEVELOPMENT AREAS** • Locate service and loading zones to minimize visibility from public streets. • Mechanical and electrical equipment, solar collectors, satellite dishes and communications equipment should be concealed from view of public streets and neighboring properties.

**Response**: The rooftop mechanical equipment will be concealed behind a steel screen to match other elements of the architecture. Garage access is off of the alley.

**A6. THE BUILDING-STREET EDGE TYPE 1 DEVELOPMENT AREAS** • Building in Type 1 Development Areas should create continuous building-street edges without interruption by long spatial gaps. • Maintain pedestrian interest by minimizing blank walls and other dead spaces at the ground floor.

**Response**: Variation at the ground floor level along 5th Avenue is created by the setback of the entry area, creating a recessed entry court which provides shade for pedestrians and further integrates the building with the streetscape. This is softened and complimented by planters containing low water-use native landscaping. Upper floors with deep balconies provide additional layers of shade to the street below and create a variation of depth which breaks down the building mass to address human scale. This is consistent with adjacent structures along the streetscape, which contain shaded court and seating areas that interact with the pedestrian environment.

**A9. THE BUILDING SETBACK ZONE TYPE 2 DEVELOPMENT AREAS** • The building setback zone should be developed as a "patio" landscape designed primarily for pedestrian activity and enjoyment. • Expanses of lawn should be avoided. • On major Downtown arterial streets (Camelback, Scottsdale, and Indian School Roads and the Couplet), locate the sidewalk away from the street and provide a buffer of trees, shrubs and street furniture to give pedestrians a sense of protection from moving automobiles.

**Response**: Variation at the ground floor level along 5th Avenue is created by the setback of the entry area, creating a recessed entry court which provides shade for pedestrians and further integrates the building with the streetscape. This is softened and complimented by planters containing low water-use native landscaping. Upper floors with deep balconies provide additional layers of shade to the street
below and create a variation of depth which breaks down the building mass to address human scale. This is consistent with adjacent structures along the streetscape, which contain shaded court and seating areas that interact with the pedestrian environment.

**A10. THE LINKAGE OF NEIGHBORING DEVELOPMENTS TYPE 2 DEVELOPMENT AREAS • Establish pedestrian, vehicular, parking and trolley connections between adjacent developments.**

**Response:** The project’s adjacency to the Arizona Canal multiuse path helps to further integrate it with pedestrian use. The proposed entry courtyard creates a shaded area while engaging the street/sidewalk and establishing a sense of human scale. The ground level office/retail will invigorate this area of 5th Avenue, bringing ground-level commercial use similar to that east of Goldwater and integrating it with 2 stories of higher density residential above. With multiple Valley Metro bus stops within walking distance and access to Scottsdale Trolley routes servicing the Downtown Area, the location of the proposed project makes it convenient for access to other office/retail amenities within the Downtown area.

**B1. REDUCTION OF APPARENT SIZE AND BULK Downtown buildings of three or more stories should be designed as carefully-orchestrated compositions of smaller parts. Every building should reduce its perceived height and bulk by dividing the building mass into smaller-scale components. Large or long continuous wall planes should be avoided. As a general principle, building surfaces over two stories high or 50 feet in length should be relieved with a change of wall plane that provides strong shadow and visual interest. Suggested methods of reducing the apparent size and bulk of larger buildings are illustrated. Although these methods are encouraged, other approaches that achieve the same objectives are acceptable.**

**Response:** Although we are proposing an increase in building height relative to the single family neighborhood to the north, the Arizona Canal provides a wide buffer between the two. The first floor of our building sits several feet below the Canal embankment, further reducing the visual impact. Due to the larger lot sizes across 5th Avenue, future developments may be built as high as 65’. As a 3-story Mixed Use project on a small lot (approximately 30’x65’), this low density project will help to create a smooth transition between the single family residential development northwest across the canal (outside of the Downtown Area) and larger existing/proposed commercial and multi-family developments along and southeast of 5th Avenue (within the Downtown Area).

The northwest-facing elevation takes advantage of views across the Canal of Camelback Mountain, while the southeast-facing elevation addresses the streetscape, providing protection through deep shaded balconies. Large amounts of glass on both elevations bring daylight into the space while creating a sense of transparency that further breaks up the mass of the building.

Variation at the ground floor level along 5th Avenue is created by the setback of the entry area, creating a recessed entry court which provides shade for pedestrians and further integrates the building with the streetscape. This is softened and complimented by planters containing low water-use native landscaping. Upper floors with deep balconies provide additional layers of shade to the street below and create a variation of depth which breaks down the building mass to address human scale. This is consistent with adjacent structures along the streetscape, which contain shaded court and seating areas that interact with the pedestrian environment.

**B2. COVERED WALKWAYS • All downtown buildings are encouraged to provide a covered walkway or other form of shaded base on street-facing elevations**
Response: Variation at the ground floor level along 5th Avenue is created by the setback of the entry area, creating a recessed entry court which provides shade for pedestrians and further integrates the building with the streetscape. This is softened and complimented by planters containing low water-use native landscaping. Upper floors with deep balconies provide additional layers of shade to the street below and create a variation of depth which breaks down the building mass to address human scale. This is consistent with adjacent structures along the streetscape, which contain shaded court and seating areas that interact with the pedestrian environment.

C1. PROPORTION AND SCALE • Development proposals should demonstrate evidence they have studied the predominant scale and proportions of buildings in the district and street where they are to be located. Elevation sketches, photographic montages and other graphic studies are encouraged.

Response: Although we are proposing an increase in building height relative to the single family neighborhood to the north, the Arizona Canal provides a wide buffer between the two. The first floor of our building sits several feet below the Canal embankment, further reducing the visual impact. Due to the larger lot sizes across 5th Avenue, future developments may be built as high as 66'. As a 3-story Mixed Use project on a small lot (approximately 30' x 65'), this low density project will help to create a smooth transition between the single family residential development northwest across the canal (outside of the Downtown Area) and larger existing/proposed commercial and multi-family developments along and southeast of 5th Avenue (within the Downtown Area).

While the most prominent elevations are the south, addressing 5th Avenue, and the north, addressing the Arizona Canal, all four sides respond to their surroundings in unique ways. The stucco color of the more exposed east elevation will complement the neutral color palette of the lower buildings to the east. Also expressed on the east elevation is the vertical circulation component clad in steel, containing the elevator and stairs and further breaking up the mass of this elevation.

C2. BUILDING MATERIALS • Restraint should be used in the number of different building materials selected. Simplicity of palette is desired. • Building materials similar to those in predominant use on the street or in the district of the new project are encouraged. • Wall detailing should recess glass surfaces in shadow as deeply as possible within the limits of the selected construction system. • Highly reflective materials that create glare should be avoided.

Response: While the most prominent elevations are the south, addressing 5th Avenue, and the north, addressing the Arizona Canal, all four sides respond to their surroundings in unique ways. The stucco color of the more exposed east elevation will complement the neutral color palette of the lower buildings to the east. Also expressed on the east elevation is the vertical circulation component clad in steel, containing the elevator and stairs and further breaking up the mass of this elevation.

C3. COLOR AND TEXTURE • Building colors should emphasize light and muted colors, with light earth tones dominant. • Color selection should show evidence of coordination with the predominant use of color on the street and district of the new project.

Response: While the most prominent elevations are the south, addressing 5th Avenue, and the north, addressing the Arizona Canal, all four sides respond to their surroundings in unique ways. The stucco color of the more exposed east elevation will complement the neutral color palette of the lower
buildings to the east. Also expressed on the east elevation is the vertical circulation component clad in steel, containing the elevator and stairs and further breaking up the mass of this elevation.

D1. STREETS • Plants, street furniture, paving, and other landscape elements should be organized along streets to create a unified civic appearance. The materials and layout of these elements should conform to City standards. • A safe comfortable pedestrian environment should be created as a result of creative street frontage design. Give primary consideration to provision of ample shade, special paving, and buffer between the street and walking space.

Response: Variation at the ground floor level along 5th Avenue is created by the setback of the entry area, creating a recessed entry court which provides shade for pedestrians and further integrates the building with the streetscape. This is softened and complimented by planters containing low water-use native landscaping. Upper floors with deep balconies provide additional layers of shade to the street below and create a variation of depth which breaks down the building mass to address human scale. This is consistent with adjacent structures along the streetscape, which contain shaded court and seating areas that interact with the pedestrian environment.

D2. SITE SPACES • Landscaping for individual sites should provide shade, opportunities to rest, adequate lighting and relief from traffic noise. • Design for outdoor spaces should address special site conditions such as solar orientation and relationship to the street, neighboring building and neighboring offsite spaces. • Landscape elements should relate closely to the character, materials and function of site architecture.

D3. PLANT SELECTION • The plant palette for individual projects should reinforce Downtown's character as an urban oasis by emphasizing plants that provide shade, year round color and a variety of textures and forms.

Response: Variation at the ground floor level along 5th Avenue is created by the setback of the entry area, creating a recessed entry court which provides shade for pedestrians and further integrates the building with the streetscape. This is softened and complimented by planters containing low water-use native landscaping. Upper floors with deep balconies provide additional layers of shade to the street below and create a variation of depth which breaks down the building mass to address human scale. This is consistent with adjacent structures along the streetscape, which contain shaded court and seating areas that interact with the pedestrian environment.

If you have any questions, please feel free to call me at 602.505.9116 or email me at brian@starkjames.com.

Thank you,

Brian Stark, LEED AP
Gotham Architectural Downlighting
LED Downlights

4" EVO®
Downlight

Solid-State Lighting

OPTICAL SYSTEM
- Self-flanged or flangeless semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM
- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (for 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture
- Injection molded mud ring included with flangeless trims. Ships separately. Installs independently of the mounting frame to reduce cracks in plaster due to vibration.

ELECTRICAL SYSTEM
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

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

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C.

EXAMPLE: EVO 35/10 4AR MWD L5E MVOLT EZ1

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<th>Series</th>
<th>Color temperature</th>
<th>Nominal lumen values</th>
<th>Aperture/Trim color</th>
<th>Trim Style</th>
<th>Distribution</th>
<th>Finish</th>
<th>Voltage</th>
</tr>
</thead>
<tbody>
<tr>
<td>EVO</td>
<td>2700 K</td>
<td>07 750 lumens</td>
<td>4AR Clear</td>
<td>(blank)</td>
<td>MD Medium</td>
<td>LSS</td>
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<td>30 3000 lumens</td>
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Driver Options:
- E210 eledLED 0-10V ECOdrive. Linear dimming to 10% min.
- E21 eledLED 0-10V ECOdrive. Linear dimming to 1% min.
- E2B eledLED 0-10V SOLdrive. Logarithmic dimming to <1%.
- EDAB eledLED SOLdrive DRL logarithmic dimming to <1%.
- EDAB eledLED POWERdrive DRL with DDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DDM Manual.
- E2X EledWireless, eledLED 0-10V ECOdrive. Linear dimming to 1%. Refer to E2X point tech.

Options:
- SF Single fuse. Specify 120V or 277V.
- TRWP White painted flange
- TRBL Black painted flange
- EL Emergency battery pack with integral test switch
- ELP Emergency battery pack with remote test switch
- NPS80EZ RLED-READY luminaire connectors enable a simple and consistent factory installed option across all EBL luminaire boards. Refer to "R", for complete configuration.
BOXY L+ LED 3033
251 67 8122

Available colors:
- ALU GREY-ALU GREY (251 67 8122 A-A)
- BLACK-BLACK (251 67 8122 B-B)
- BLACK-GOLD MAT (251 67 8122 B-MMAT)
- WHITE-WHITE (251 67 8122 W-W)
- GREY BROWN-GREY BROWN (251 67 8122 G-G)

INCL.1 x POWERLED WHITE 7W / CRI>80 / 3000K / 680lm
INCL.1 x REFLECTOR FL-33°
INCL.DIMMABLE LED POWER SUPPLY 350mA-DC
MAINS DIMMING - TRAILING EDGE
">> B-MMAT only interior use - other colours also exterior use
ON REQUEST : 4000K

LED Techniques:
- Light source: 680 lm // 7 W // 95 lm/W
- Luminaire: 866 lm // 0 W // 75 lm/W

110-240V / 50-60Hz

Class: II

Weight: 0.6 KG
Protection level: IP53
Minimum distance: n.a.

Accessories:
- BOXY HONEYCOMB
- BOXY SOFTENING LENS
- BOXY GLASS SBL

For detailed installation instructions, please consult the manual: 251 67 8122 02 HARD.pdf

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