



16454 N. 91st Street #103, Scottsdale, Arizona 85260 Phone: 480-219-3387

RE: Jacinto Place
NE Cnr of Gilbert and Baseline Road,
Mesa, Arizona

August 2016

Project Narrative

The proposed project known as Jacinto Place was approved for a 102 unit Condominium project through a PAD in case number Z15-039.

The project would now be a for rent apartment project that would substantially conform to the site plan approved in the RM-3-PAD rezoning case. A community meeting was held on August 10, 2016 with good support for the project from the community.

The apartment development will consist of 105 dwelling units that is made up of a mixture of one and two bedroom apartments. The project will also have a clubhouse and pool area with BBQ locations, a fire pit and a large landscape courtyard.

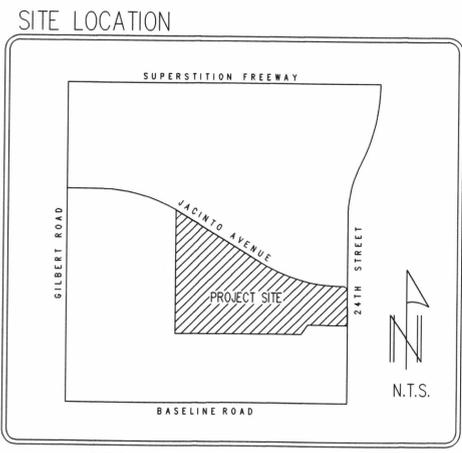
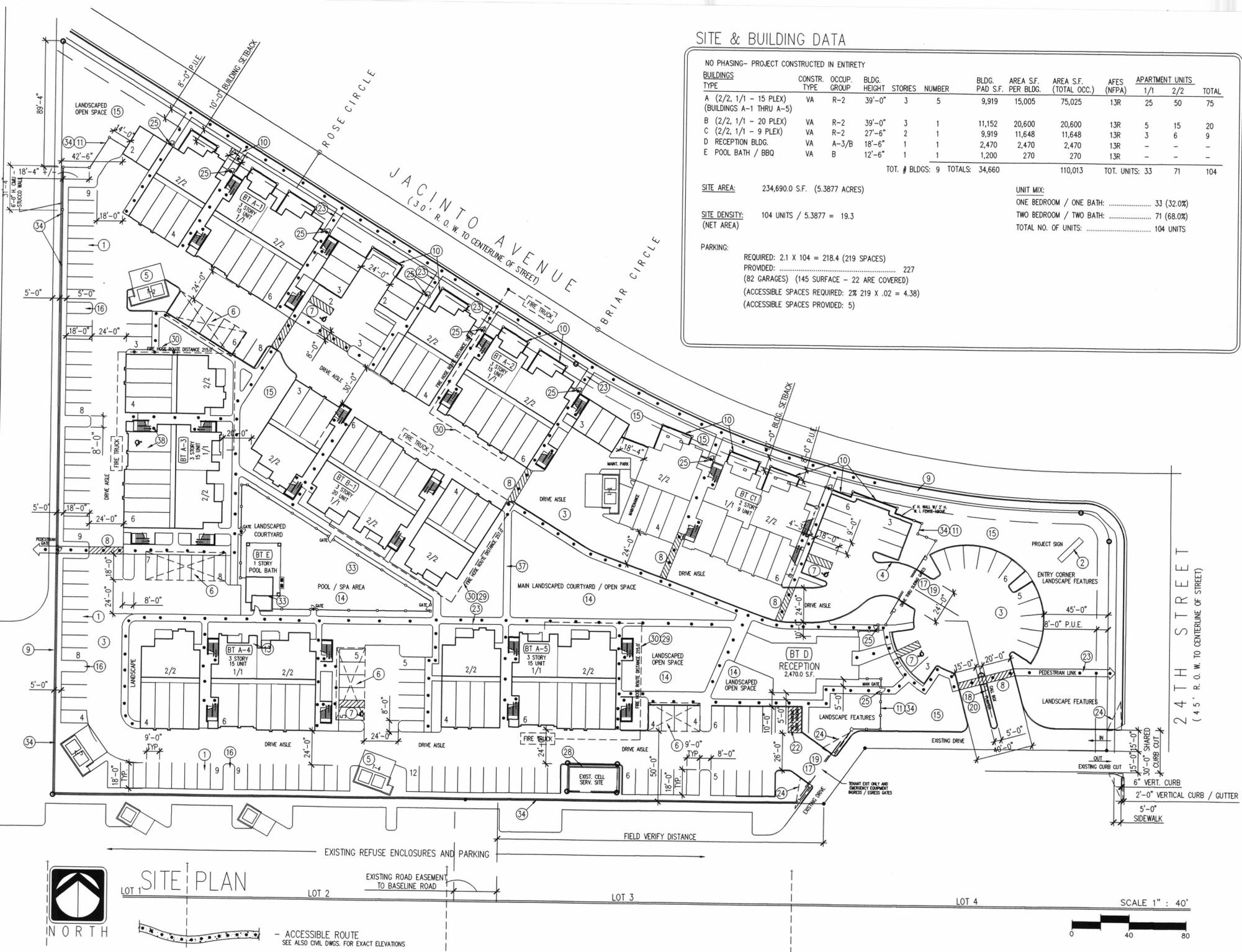
This will be a gated community with the primary entry/exit located on 24th street. There will also be a secondary entry/exit located on the south side of the site onto the adjacent shopping center.

The contemporary architectural style of the buildings will incorporate a variety of materials and colors. The buildings will have deeply recessed massing elements to provide strong shadow play and visual interest to the elevations and will fit in with the look of the commercial buildings around the project.

Landscaping will be lush throughout the project to provide shade and color and enhance the project for the tenants and the neighborhood. The project will also maintain enhanced landscaping throughout. The entrance on the corner of 24th Street and Jacinto road will be enhanced with landscape to create an attractive community entrance.

A handwritten signature in blue ink, appearing to read "Aaron Sher", is written over the text of the signature block.

Aaron Sher
VP Development



LEGAL DESCRIPTION

PARCEL 1:
 LOT 5, MESA SHORES SHOPPING CENTER UNIT II, ACCORDING TO BOOK 327 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 2:
 THAT PORTION OF LOTS 6 & 7, MESA SHORES SHOPPING CENTER UNIT II, ACCORDING TO BOOK 327 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8 AS SHOWN ON SAID RECORDED PLAT RECORDED IN BOOK 327 OF MAPS, PAGE 50;

THENCE SOUTH 58°22'09" EAST, A DISTANCE OF 42.38 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°01'03" EAST (RECORD) SOUTH 00°00'28" WEST (MEASURED) A DISTANCE OF 701.71 FEET (RECORD) 701.26 FEET (MEASURED) TO THE POINT OF TERMINATION;

EXCEPT THAT PORTION OF SAID LOT 6, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF SAID RECORDED PLAT;

THENCE NORTH 89°58'41" EAST, AD DISTANCE OF 251.73';

THENCE SOUTH 35°40'04" WEST ALONG THE DIVIDING LINE OF LOTS 4 AND 6 OF SAID RECORDED PLAT, A DISTANCE OF 49.24 FEET;

THENCE NORTH 79°51'15" WEST ALONG THE DIVIDING LINE OF LOTS 3 AND 6 OF SAID RECORDED PLAT, A DISTANCE OF 226.56 FEET TO THE POINT OF BEGINNING.

NON-EXCLUSIVE EASEMENTS ROADWAYS, WALKWAYS, INGRESS, EGRESS, THE PARKING OF MOTOR VEHICLES AND USE OF FACILITIES INSTALLED FOR THE COMFORT AND CONVENIENCE OF CUSTOMERS, INVITEES AND EMPLOYEES OF THE COMMON AREAS, AS DESCRIBED IN DOCUMENT NO. 84-192823, AMENDED IN DOCUMENT NO. 89-111164, IN DOCUMENT NO. 89-384877 AND IN DOCUMENT NO. 92-492313 AND RE-RECORDED IN DOCUMENT NO 92-504320, RECORDS OF MARICOPA COUNTY, ARIZONA.

NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH IN RECIPROCAL EASEMENTS AGREEMENT RECORDED IN DOCUMENT NO. 96-407714, RECORDS OF MARICOPA COUNTY, ARIZONA.

NON-EXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES AS SET FORTH IN RECIPROCAL EASEMENTS AGREEMENT RECORDED IN DOCUMENT NO. 98-250144, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 5.3877 ACRES [234,690 SQUARE FEET] MORE OR LESS.

PROJECT DATA

PROJECT SCOPE: A 104 UNIT APARTMENT COMPLEX WITH A RECEPTION BUILDING AND A POOL W/ POOL BATH

SITE LOCATION: SOUTHWEST CORNER OF 24TH STREET AND JACINTO AVENUE, MESA, ARIZONA.

A.P.N.: 140-62-311-312C-313B

SITE AREA: 234,690.0 S.F. (5.3877 ACRES)

ZONING: RM-3-PAD

USE/OCCUPANCY CLASS: R-2 MULTI FAMILY RESIDENTIAL

CONSTRUCTION TYPE: V-A

OWNER: NEXTEGEN APARTMENTS, LLC
 16454 N. 91st STREET, SUITE B101
 SCOTTSDALE, AZ 85260
 (480) 922-0492

ARCHITECT: ERIC MILLER ARCHITECT
 3620 WYOMING NE, SUITE 213
 ALBUQUERQUE, NM 87111
 (505) 764-8550

LANDSCAPE ARCHITECT: DESIGN ELEMENT
 2211 E. HIGHLAND AVE.
 SUITE 120
 PHOENIX, AZ 85016
 (602) 244-1970

CIVIL: WESTWOOD
 6909 E. GREENWAY PKY.
 SUITE 250
 SCOTTSDALE, AZ 85254
 (480) 747-6558

SITE PLAN GENERAL NOTES

- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
- THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55 dB (1 DN) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- EXPLOSIVE OR HAZARDOUS PROCESSES (IF APPLICABLE): CERTIFICATION SHALL BE PROVIDED BY THE CITY OF MESA FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE CITY OF MESA PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (A.A.C. R18-9-E301) WHICHEVER IS APPLICABLE.
- THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE CITY OF MESA PLUMBING CODE.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE FULLY SCREENED FROM VIEW.

KEYED NOTES

- TYPICAL CAR PARKING SPACE, 9'-0" x 18'-0"
- SIGN / ENTRY FEATURE, UNDER SEPARATE PERMIT.
- PAVING, SEE CIVIL PLANS
- FACE OF 6" CURB
- TYPICAL TRASH ENCLOSURE AT 30 DEG. ANGLE.
- PRE-FAB COVERED CARPORT, 98" MIN. CLEARANCE AT ACCESSIBLE SPACES.
- ACCESSIBLE CAR PARKING SPACE, 16'-0" W/ 2'-0" OVERHANG x 11' W/ 5' ACCESS AISLE AND RAMP.
- ACCESSIBLE CROSSWALK (CONCRETE WALK), AND CURB RAMP.
- PROPERTY LINE
- WROUGHT IRON FENCING ON STUCCOED CMU WALL - 6'-0" HIGH.
- 6" HIGH WROUGHT IRON DECORATIVE SECURITY FENCE WITHIN SITE PROPERTY.
- NOT USED
- INDICATES BUILDING TYPE & NUMBER, SEE BUILDING DATA
- FUNCTIONAL OPEN SPACE, SEE LANDSCAPE DWGS.
- LANDSCAPE AREA, SEE LANDSCAPE DWGS.
- 6" W. MIN. LANDSCAPED PLANTER, 5" CLR. PLANTING AREA
- ILLUMINATED CONTROLLED ENTRY / EXIT GATES W/ BATTERY BACKUP.
- VISITOR CALL STATION, SEE 'ACCESS GATE REQUIREMENTS'
- CITY OF MESA FIRE DEPT. APPROVED PREEMPTIVE DEVICE
- ADDRESS DIRECTORY LOCATION - PER CITY OF MESA DESIGN CRITERIA.
- NOT USED
- 10'-0" x 18'-0" TURN AROUND SPACE / STRIPED - LABELED "NO PARKING."
- 4' WIDE (MIN.) SIDEWALK, FINISHED CONCRETE, ACCESSIBLE ROUTE, TYP.
- 10' x 20' VISIBILITY TRIANGLE
- MAN GATE, 36" MIN. CLEAR WHEN OPEN 90°
- NOT USED
- NOT USED
- NOT USED
- EXISTING CMU WALL AT CELL TOWER.
- FOR FIRE HYDRANT, SEE CIVIL DRAWINGS
- FIRE HOSE LENGTHS FOR BUILDING ACCESS (MAX. 300')
- ACCESSIBLE POOL HOIST BY POOL CONTRACTOR.
- NOT USED
- POOL / SPA - SEE LANDSCAPE PLANS.
- 6'-0" FULL HEIGHT WROUGHT IRON FENCING BETWEEN STUCCOED CMU PILASTERS.
- NOT USED
- NOT USED
- NOT USED
- SIDEWALK PATH AND SPECIAL LANDSCAPE AREAS PER LANDSCAPE DWGS.
- ACCESSIBLE GARAGE IS ADJACENT TO ACCESSIBLE CROSSWALK.



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 ALBUQUERQUE, NM 87111

JACINTO PLACE
 NEXTEGEN APARTMENTS
 MESA ARIZONA

DRAWN BY: AM
 DATE: 10-21-16
 REVISIONS:

ARCHITECTURAL
A11
 DRB
 SITE PLAN



KFC

FLAMING KABOB

ADVENTURE BICYCLE COMPANY

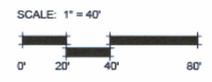
BRAKE MASTERS

ALL PRO BARBER SHOP

RED MOUNTAIN CARPET PLUS COLORTILE

LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES			
EXISTING TREE TO REMAIN	SEE SALVAGE PLAN		
DALBERGIA SISSOO	SISSOO TREE	2.0' CAL.	
LYSILOMA MICROPHILLA VAR. THORNBERI	FEATHER BUSH	2.5' CAL.	
PARKINSONIA PRAECOX	PALO BREA	4" CAL.	
PROSOPIS VELUTINA	NATIVE MESQUITE	4" CAL.	
PRUNUS CERASIFERA	PURPLE LEAF PLUM	2.5' CAL.	
ULMUS PARVIFOLIA	CHINESE ELM TREE	2.5' CAL.	
PHOENIX DACTYLIFERA	DATE PALM	18' HT	
ACCENTS AND SHRUBS			
AGAVE AMERICANA	CENTURY PLANT	5 GAL.	
ALOE VERA	ALOE VERA	5 GAL.	
ALOE VERA X BLUE ELF	BLUE ELF	5 GAL.	
DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	
DODONAEA VISCOSA	HOP BUSH	5 GAL.	
ECHINOCACTUS GRISONII	GOLDEN BARREL	5 GAL.	
FOUQUERIA SPLENDENS	OCOTILLO	24" BOX	
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	
LEUCOPHYLLUM LANGMANIAE	LANGMAN'S SAGE	5 GAL.	
MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL.	
OPUNTIA VIOLACEA	PURPLE PRICKLY PEAR	5 GAL.	
PACHYCEBUS MARGINATUS	MEXICAN FENCE POST	15 GAL.	
PLUMBAGO CAPENSIS	BLUE PLUMBAGO	5 GAL.	
RUPELLIA PENNINSULARIS	COMMON RUELLIA	5 GAL.	
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.	
TECOMA STANS 'ORANGE JUBILEE'	ORANGE BELL	5 GAL.	
GROUNDCOVERS			
CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.	
LANTANA CAMARA	GOLDMOUND LANTANA	1 GAL.	
SETCREASEA PALLIDA	PURPLE HEART	1 GAL.	
LANDSCAPE MATERIALS			
ANNUALS			
TURF	SOD		
SYNTHETIC TURF			

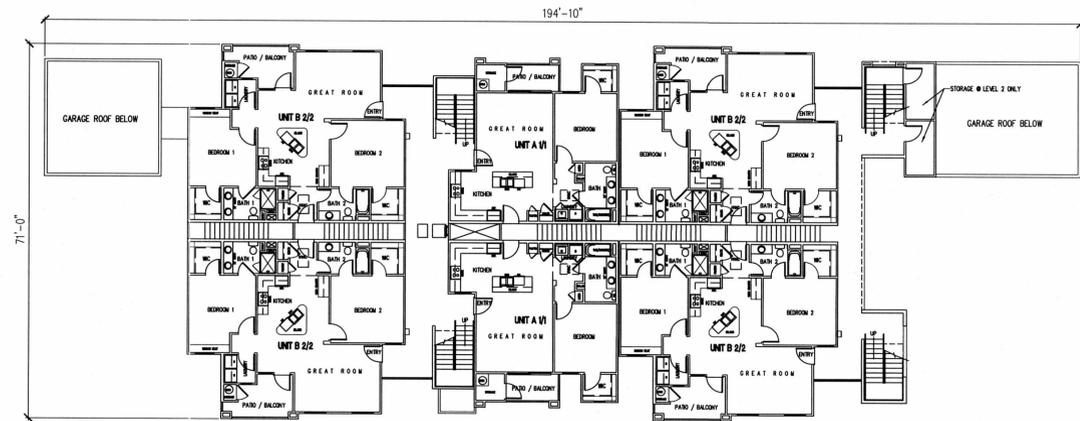


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JACINTO PLACE
 NEXT GEN APARTMENTS
 MESA ARIZONA

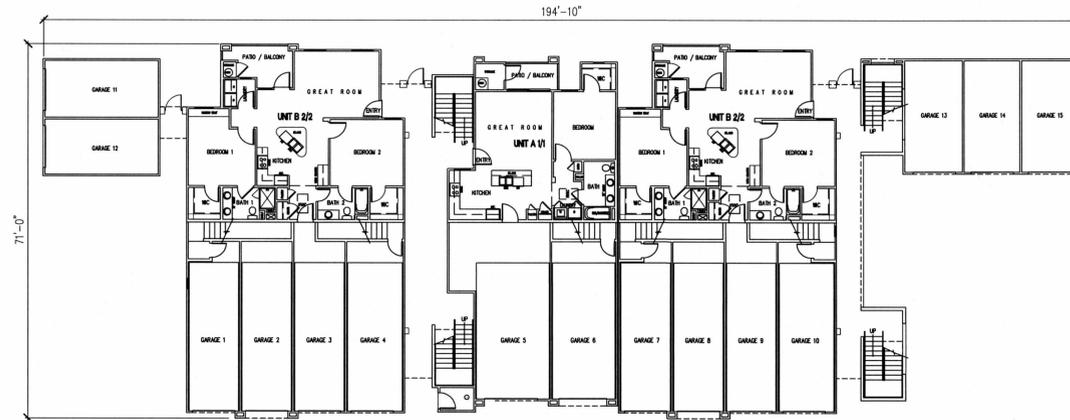
DRAWN BY: JM
 CHECK BY: JA
 DATE: 08-16
 ISSUED: PRELIMINARY
 REVISIONS:

LANDSCAPE
L-100
 PRELIMINARY
 LANDSCAPE PLAN



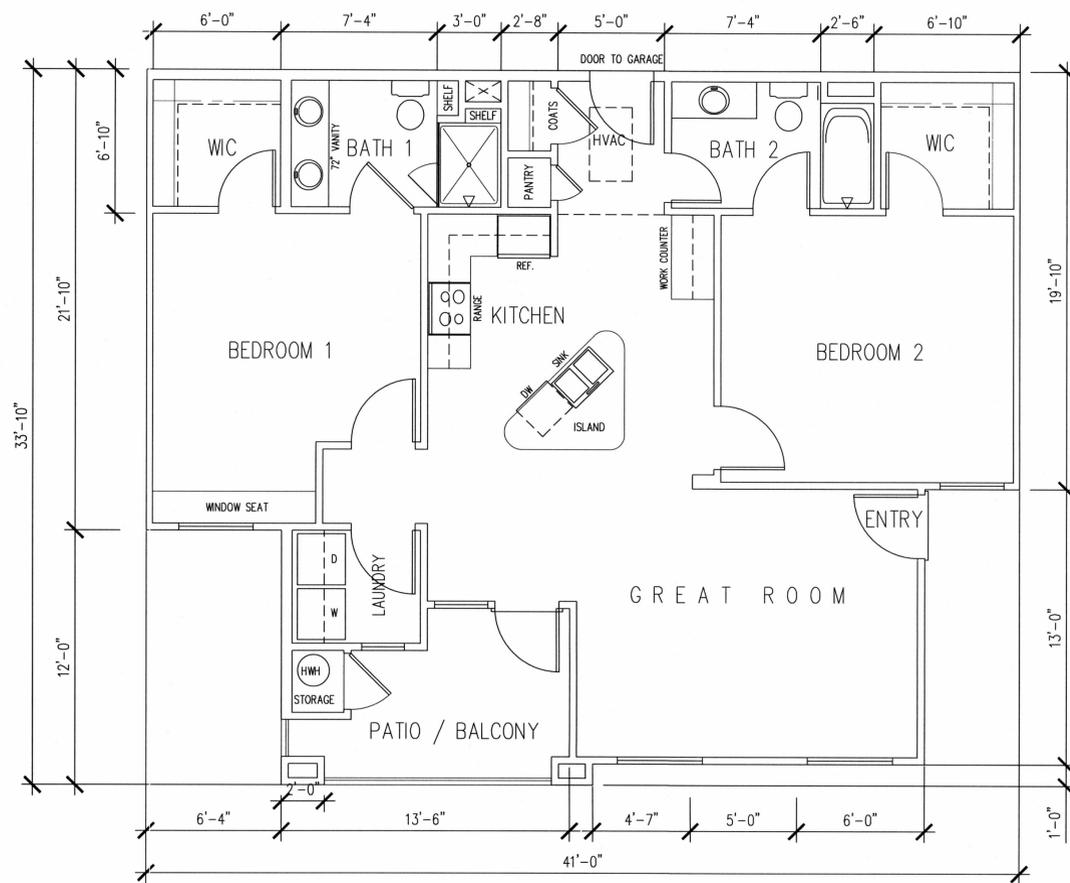
BUILDING TYPE A2 - UPPER LEVEL PLANS

1/16" = 1'-0"



BUILDING TYPE A2 - GROUND LEVEL PLANS

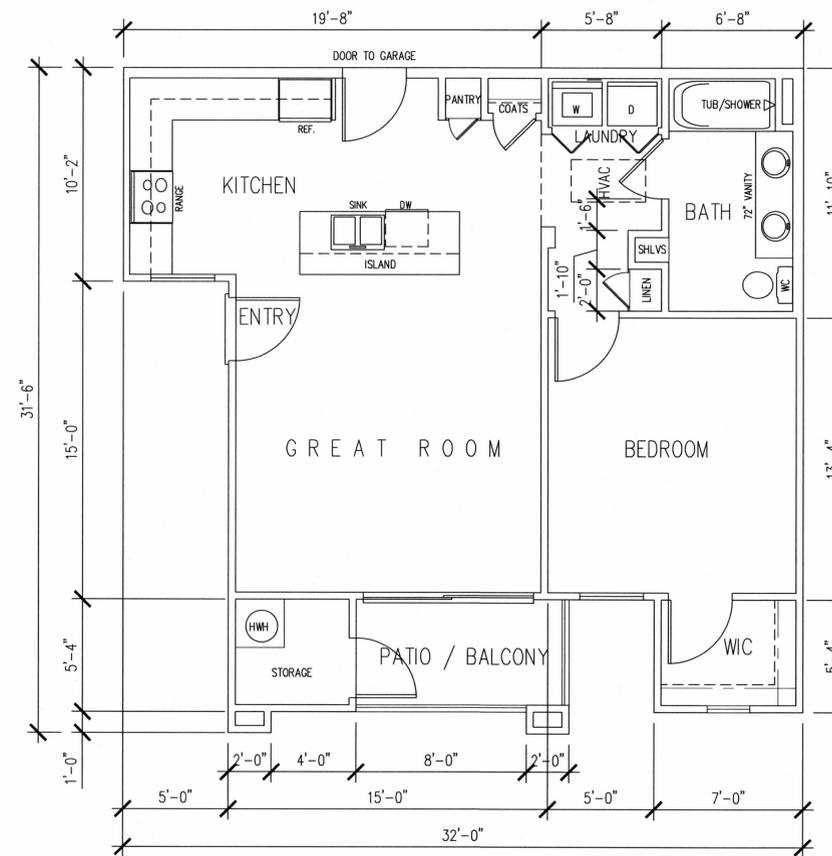
15,005.0 S.F. SF - HEATED 9,919.0 SF - FOOTPRINT 1/16" = 1'-0"



UNIT B 2/2 FLOOR PLAN

1,119 SF - HEATED 7 SF - STORAGE 85 SF - DECK 1/4" = 1'-0"

NOTE: CEILINGS: 9'-0" @ ALL LOWER LEVELS, 10'-0" @ UPPER LEVEL - TYPICAL



UNIT A 1/1 FLOOR PLAN

763 SF - HEATED 27 SF - STORAGE 54 SF - DECK 1/4" = 1'-0"

NOTE: CEILINGS: 9'-0" @ ALL LOWER LEVELS, 10'-0" @ UPPER LEVEL - TYPICAL

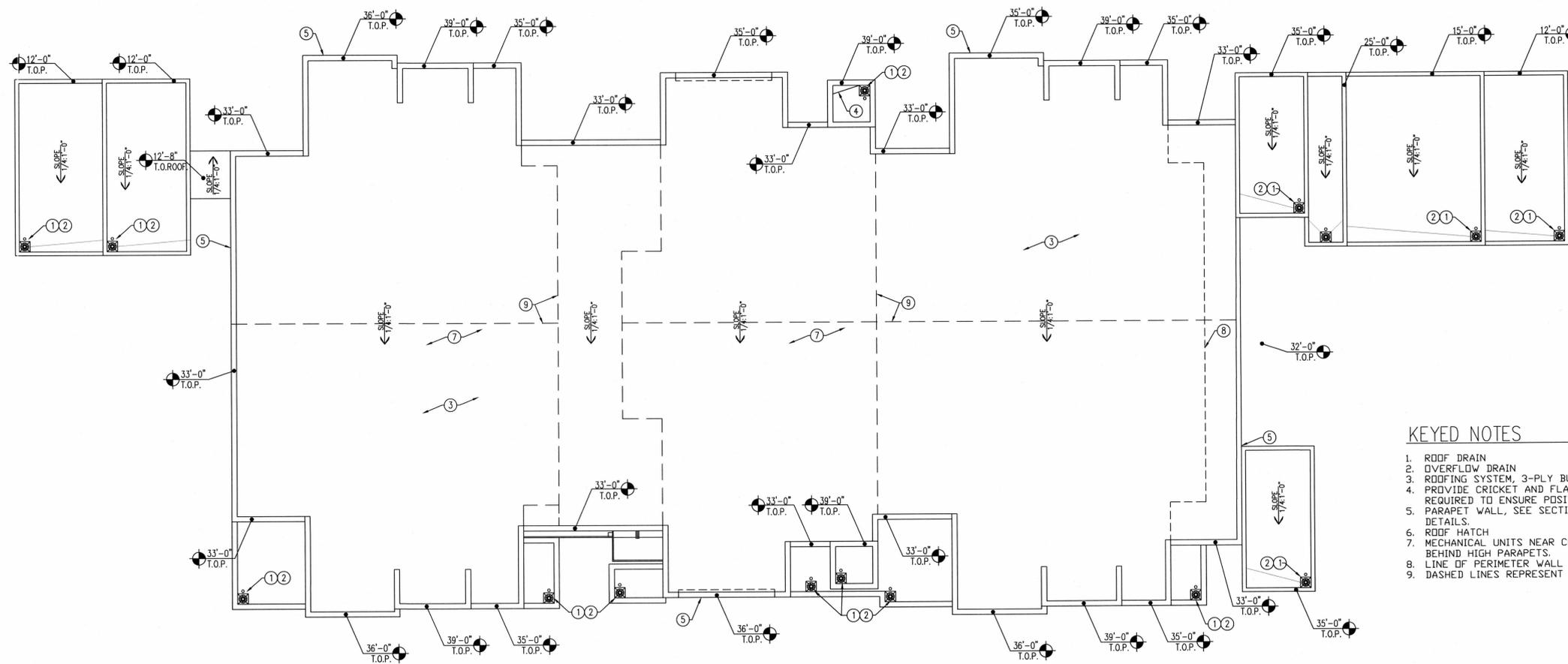
JACINTO PLACE
NEXT GEN APARTMENTS
MESA ARIZONA

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(505) 764-8550

DRAWN BY: AM
DATE: 8-29-16
REVISIONS:

ARCHITECTURAL

A21
BLDG. - UNIT PLANS

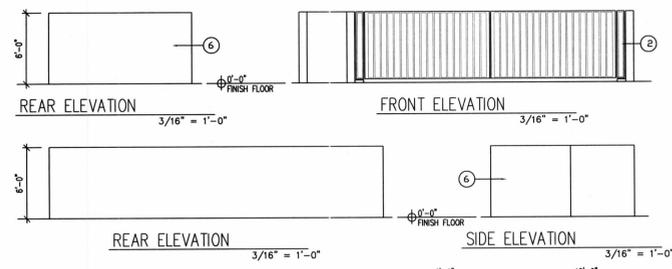


KEYED NOTES

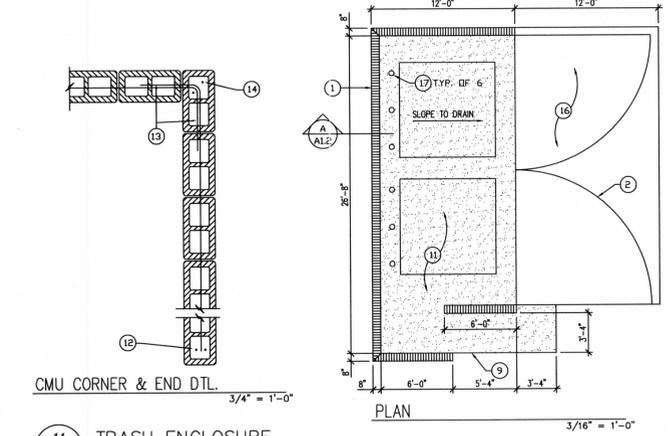
1. ROOF DRAIN
2. OVERFLOW DRAIN
3. ROOFING SYSTEM, 3-PLY BUILT-UP ROOF.
4. PROVIDE CRICKET AND FLASHING AS REQUIRED TO ENSURE POSITIVE DRAINAGE.
5. PARAPET WALL, SEE SECTIONS AND DETAILS.
6. ROOF HATCH
7. MECHANICAL UNITS NEAR CENTER OF ROOF, BEHIND HIGH PARAPETS.
8. LINE OF PERIMETER WALL BELOW.
9. DASHED LINES REPRESENT DRAFTSTOPS.

BUILDING TYPE A-2 ROOF PLAN

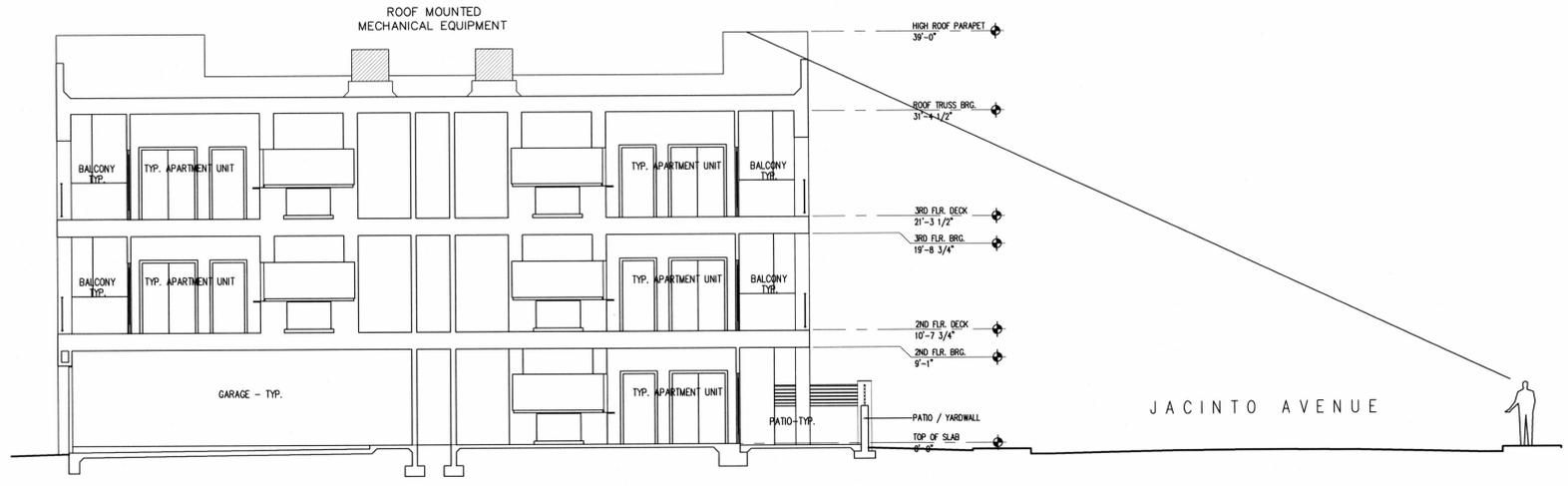
1/8" = 1'-0"



- KEYED NOTES- TRASH ENCL.**
1. 8" CMU MASONRY BLOCK WALL w/ #5 BARS @ 32" O.C. VERT. & #4 BARS @ 48" O.C. HORIZ. - NO SPECIAL INSPECTION REQUIRED.
 2. 5'-0" HIGH DECORATIVE WROUGHT IRON GATE WITH SOLID SHEET METAL BACKING. PAINT TO MATCH BUILDING RAILING. SEE BUILDING ELEVATIONS. MOUNT ON OUTSIDE FACE OF WALL.
 3. 30" WIDE X 12" DEEP CONC. CONC. FOOTING
 4. #5 BAR CONT. @ BOND BEAMS.
 5. SOLID GROUTED BOND BEAM.
 6. STUCCO TO MATCH BUILDING ADJACENT / STUCCO COLOR. SEE BLDG. ELEVATIONS.
 7. ASPHALT PAVING OVER ABC FILL - SEE CIVIL DRAWINGS.
 8. COLD JOINT.
 9. 4" CONCRETE SLAB.
 10. #5 DOWELS @ 32" O.C. - ALTERNATE BENDS.
 11. 3" - #4 BAR CONTINUOUS.
 12. 2 - #5 BARS VERT. AT END OF WALL.
 13. EXTEND BARS AROUND CORNER 30 BAR DIA.
 14. 2 - #5 BARS VERT. AT CORNER.
 15. #5 DOWELS VERT. @ 32" O.C.
 16. 6" THICK CONC. SLAB w/ 6# W.W.M.
 17. 4" DIA. CONCRETE-FILLED STEEL BOLLARD, PAINT TO MATCH CMU WALL.
 18. 24" DIA. CONCRETE FOOTING.



11 TRASH ENCLOSURE
A1.2



BUILDING TYPE A-2 SECTION W/ STREET VIEW LINE OVER PARAPETS

1/8" = 1'-0"

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JACINTO PLACE
NEXT GEN APARTMENTS
MESA ARIZONA

DRAWN BY: AM
DATE: 8-29-16
REVISIONS:

ARCHITECTURAL
A4.1
ROOF PLAN
BLDG SECTION



BUILDING TYPE A-2 EAST ELEVATION



BUILDING TYPE A-2 SOUTH ELEVATION (REAR GARAGE SIDE)

MAIN STUCCO
DE 6220 - POROUS STONE
DUNN EDWARDS

SECONDARY STUCCO
DE 6384 - IRON FIXTURE
DUNN EDWARDS

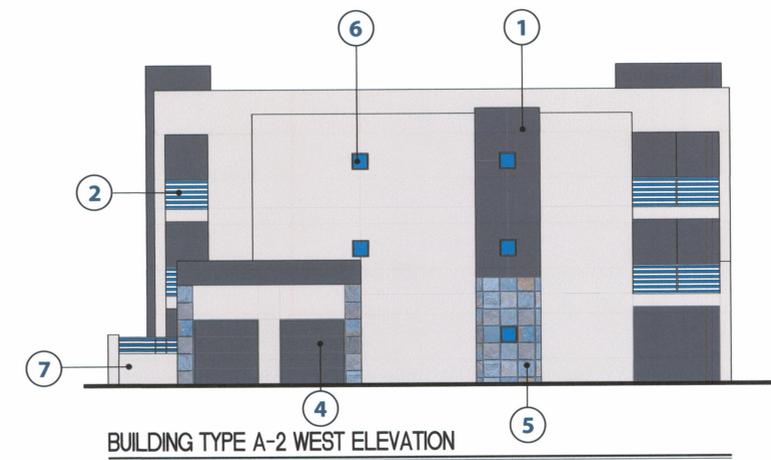
ACCENT / RAILING
DEA 136 - BEAUTIFUL BLUE
DUNN EDWARDS

KEYED NOTES

1. STUCCO SYSTEM, COLOR AS SHOWN
2. DECORATIVE METAL RAILING
3. DECORATIVE METAL GATE
4. METAL GARAGE DOOR
5. SLATE STONE VENEER, SEE SAMPLE
6. DECORATIVE COLORED TILE / STUCCO ACCENT
7. COURTYARD / SCREEN WALL WITH DECORATIVE METAL TOP
8. OPEN PEDESTRIAN BREEZEWAY



BUILDING TYPE A-2 NORTH / FRONT ELEVATION (FACING JACINTO AVENUE)



BUILDING TYPE A-2 WEST ELEVATION



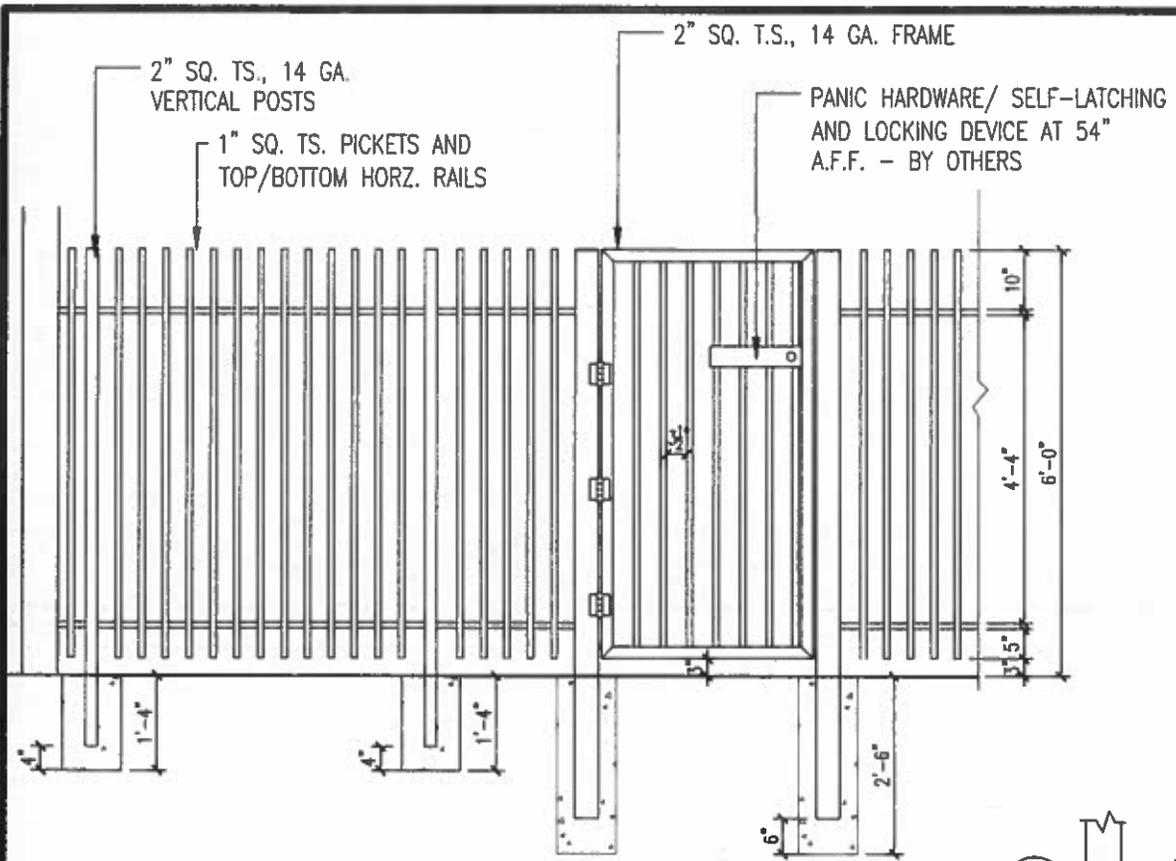
NEXTGEN
APARTMENTS

SAUTIS

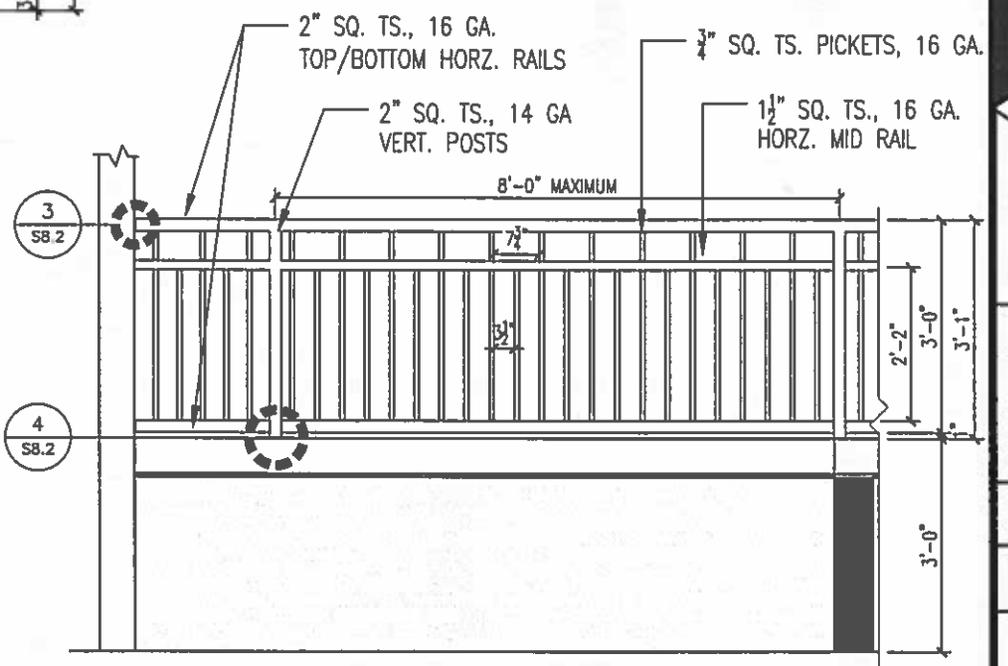


NEXTGEN
APARTMENTS

SIMUTIS



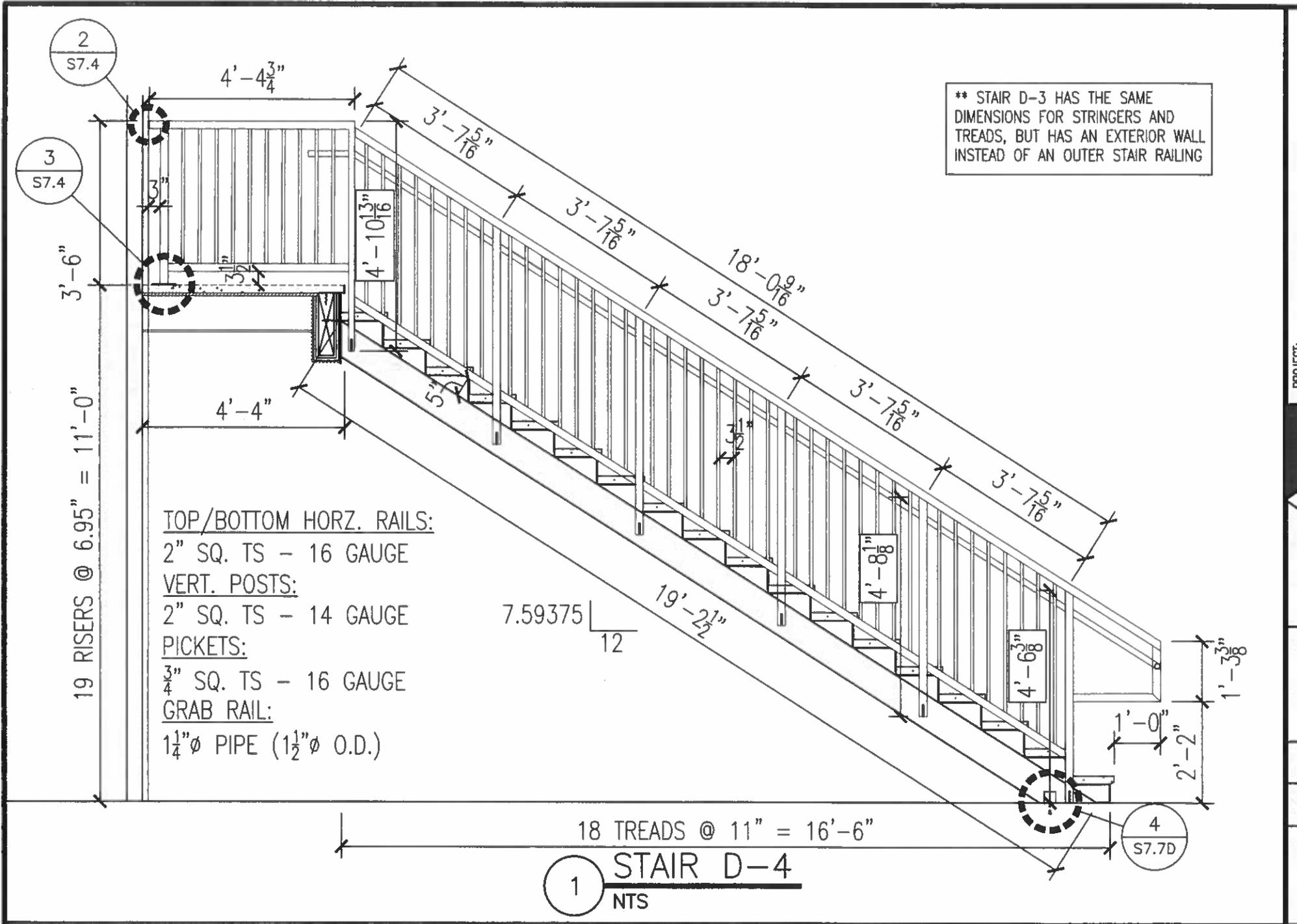
1 6'-0" FENCE DETAIL
1/2" = 1'-0"



2 SITE WALL VIEW FENCE
1/2" = 1'-0"

PROJECT:

D
R
F
D
S



** STAIR D-3 HAS THE SAME DIMENSIONS FOR STRINGERS AND TREADS, BUT HAS AN EXTERIOR WALL INSTEAD OF AN OUTER STAIR RAILING

TOP/BOTTOM HORIZ. RAILS:
 2" SQ. TS - 16 GAUGE
 VERT. POSTS:
 2" SQ. TS - 14 GAUGE
 PICKETS:
 3/4" SQ. TS - 16 GAUGE
 GRAB RAIL:
 1 1/4" Ø PIPE (1 1/2" Ø O.D.)

7.59375 | 12

1 **STAIR D-4**
 NTS

4
 S7.7D



QUALITY. DESIGN. STRUCTURE
Custom architectural signs

729 N. Golden Key St. Gilbert, Arizona 85233
480.967.6029 • tsgsigns.com

PROJECT NAME:

Jacinto Place

CLIENT:

Jacinto Place

DATE:

8.24.2016

PHASE OF COMPLETION:

- CONCEPTUAL
- REVISION
- APPROVED DESIGN
- SHOP DRAWING

REVISIONS:

- 1.
- 2.
- 3.

CLIENT APPROVAL:

SALES REP/DESIGNER:

Cassandra/Frankie

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DESCRIPTION:

Proposed identification sign to be double sided masonry monument fabricated aluminum cabinet with stucco finish and color to match proposed architectural. Contemporary and clean design with potential decorative architectural mesh that flat cut letters will mount to. Final design and font TBD. ID sign will be designed to the City of Mesa code of 8' tall structure with 32 square foot sign area.

COLOR DETAILS:

T.B.D.

T.B.D.

Colors shown are for reference only. Final colors shown on your screen.



QUALITY. DESIGN. STRUCTURE.
Custom architectural signs

729 N. Golden Key St. Gilbert, Arizona 85233
480.967.6029 • ts&gsigns.com

PROJECT NAME:

Jacinto Place

CLIENT:

Jacinto Place

DATE:

8.24.2016

PHASE OF COMPLETION:

- CONCEPTUAL
- REVISION
- APPROVED DESIGN
- SHOP DRAWING

REVISIONS:

1. 8.25.2016
- 2.
- 3.

CLIENT APPROVAL:

SALES REP/DESIGNER:

Cassandra/Frankie

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DESCRIPTION:

Proposed Pedestrian Gate sign -decorative architectural mesh or like material with flat cut painted aluminum letters to be installed above pedestrian gate.

COLOR DETAILS:

T.B.D.

T.B.D.

*Actual product colors may vary from colors shown on your monitor.

MERW-1126-LED

Construction:

- Housing and chassis is steel
- Diffuser is .10 extruded white acrylic
- Accent bars and rings are extruded aluminum

Light Source:

- LED
- Dimming (0 - 10v) to 10% **Included**

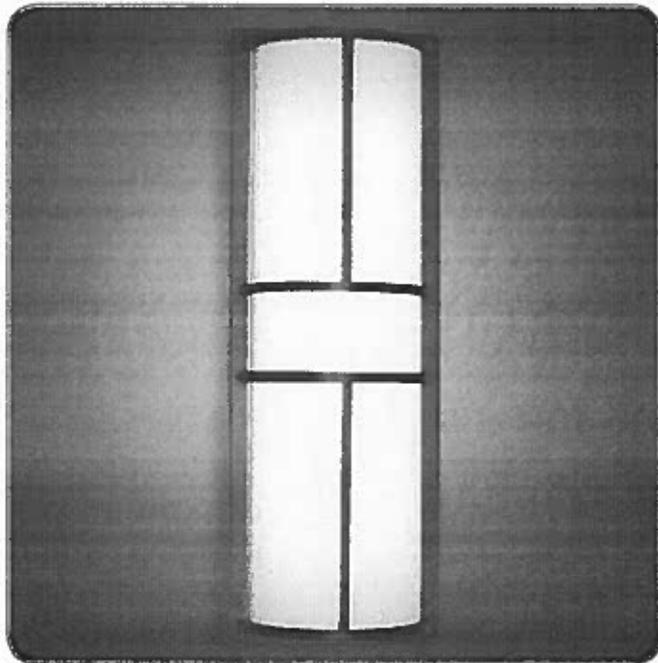
Notes:

- Integral mounting plate; keyhole slots
- Top and bottom white acrylic lens - standard
- Not all material and accent styles are available
- Optional photocell (21) increases fixture depth 1 1/2"
- Optional lens cover (ALC) eliminates up/down light
- Optional battery backup
- UL and CUL listed WET location
- LED Components
 - OSRAM Gen II Distributed Array
 - CRI > 80
 - 42w - 4900 Lumens
 - Dimming (10% or 1%)
 - 50 watt OSRAM Power Supply
 - 5-Year Warranty on LED Components



Height - 26"
 Width - 11 1/4"
 Depth - 6 1/2"
 MC - 13"

Type:	
Job Name:	



WALL

CEILING

PENDANT

OUTDOOR



ORDERING INFORMATION

Example: MERW-1126-LED-B-U-42W-3-Z3-WSA

--	--	--	--	--	--	--	--

Model	Cage	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
MERW-1126-LED	A B D E F G H X	U 120 - 277	42w LED / 4900lm (116 lm per watt)	2 3000K 3 3500K 4 4000K	B1 Satin Black Z1 Satin Bronze Z3 Text Bronze Optional (See Price List) W1 Yolk W2 Gloss White W3 Text White B2 Text Black T4 Shimmer Gray M13 Anod Silver T6 Pewter W13 Pearl Beige P2 Brushed Alum P9 Brushed Nickel M16 Antique Brass	WSA White Smooth Acrylic Optional Cage Accents (See Page 2) Material F Filigree P Perforated Screen M Wire Mesh W Waffle Pattern Style SC Screen Complete CC Center Complete EC Ends Complete CH Center Half OX Custom	DIM LED dimming driver (0 - 10v) Dimming to 10% (Included) DIM1 LED dimming driver (0 - 10v) Dimming to 1% (See Price List) 21 Photocell - See Notes ALC Aluminum Lens Cover - See Notes Battery Backup Options BB05 5 Watts (585lm) for 90-Minutes BB07 7 Watts (820lm) for 90-Minutes BB10 10 Watts (1170lm) for 90-Minutes

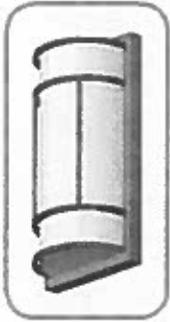


28435 Industry Drive., Valencia, California 91355
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 East Coast Sales: 866-350-0991 • fax 866-490-5754
 www.lightwayind.com • sales@lightwayind.com

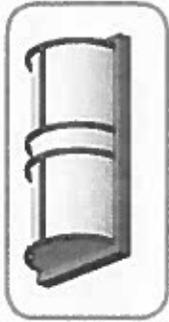


MERW Series

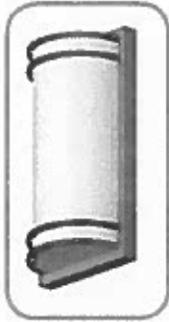
Cage Styles and Accents



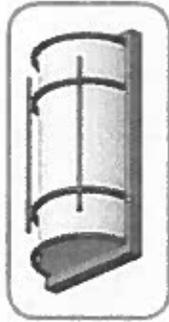
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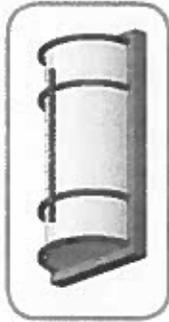
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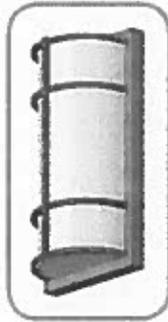
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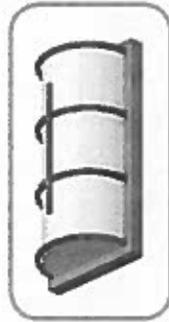
MERW-E



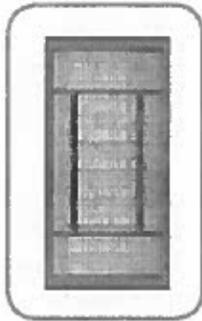
MERW-F



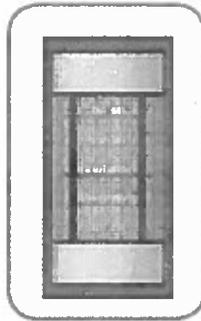
MERW-G



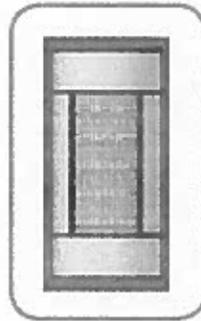
MERW-H



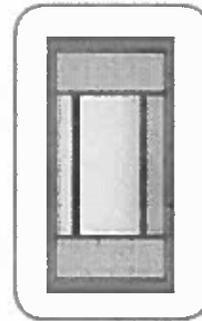
SC
Screen
Complete



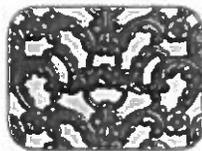
CC
Center
Complete



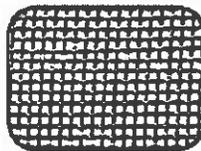
CH
Center
Half



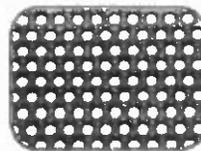
EC
Ends
Complete



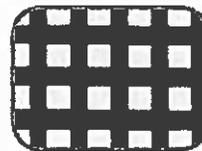
Filigree



Mesh



Perforated



Waffle



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Submitted by Value Lighting, Inc.

**VALUE
LIGHTING**

Job Name:
Brio

Catalog Number:
LSBT1C8T3F1SIL

Notes: HEAD

Type:

SA



TECHLIGHT



DesignLights Consortium® Qualified
Please go to www.designlights.org
for the current Qualified Products List
Further details about qualified models
may be found under Family Models.

Catalog Number	
Project	Type

FEATURES & SPECIFICATIONS

APPLICATION – The high performance luminaire is designed for area lighting applications where long life, low maintenance, and consistent color rendering is required. Areas with limited accessibility due to fixture location or where heavy pedestrian or vehicle traffic makes maintenance difficult are ideal applications such as parking lots or walkways. It is also compact and versatile enough for general purpose security lighting.

CONSTRUCTION – The heavy duty housing is constructed of extruded aluminum. The optical assemblies are sealed in place using a silicone gasket for weather tight protection. Modular LED bricks wired in parallel for ease of maintenance. ETL listed for wet locations (IP64). Additional IP66 rating available upon request.

FINISH – A Super Durable Polyester powder coat finish is electrostatically applied in our state of the art paint facility. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request.

OPTICAL SYSTEM – Made with a state of the art UV stabilized acrylic high performance refractive optical assemblies that use high transmissivity materials to achieve precise photometric distributions. Available in Type II, III, IV, IV Automotive, V Medium and V Wide beam configurations. Star Light Friendly (meets or exceeds Dark Sky requirements) in the horizontal position.

ELECTRICAL SYSTEM – Available in up to a 6 brick LED system in 5000K Cool White (+/- 500K) or 4100K Neutral White color temperatures (70 CRI min.) propagated with Philips Lumileds LUXEON® T LED's or Osram equivalent. Available with 90-300V 50/60 Hz Class II power supply. LED's rated over 355,000 hours (TM21 Calculated L70) at 25°C ambient temperature with selectable 700mA, 1050mA and 1400mA operation. Lumen Maintenance >97% at 50K hrs. 347V and 480V input options available. Standard 0-10V dimming. Fixture provided with integral 10kV surge protection that meets IEEE C62.42.2-2002. Built-in Active PFC Function. LED Power Supply conforms to UL1310 Class 2 and UL8750 standards and is IP67 rated for wet locations.

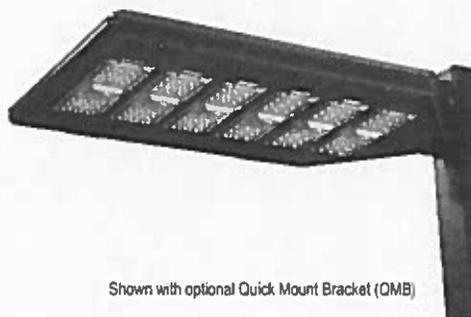
MOUNTING – Standard mounting options available include Techlight's Quick Mount Bracket for flush mount or the Quick Mount Bracket with various arm lengths. All mounting options allow the Tapered Back Saber to mount at 90 degree intervals.

LISTINGS – LED Power Supply listed for wet locations (IP67). LED bricks ETL listed for wet locations (IP64). Meets US and Canadian safety standards. -40°C to 50°C ambient operation. RoHS Compliant.

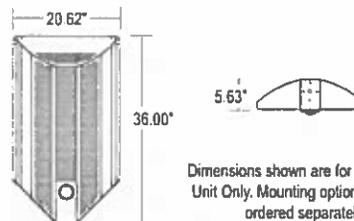
WARRANTY – The complete luminaire is covered by a 5-year limited warranty.



Tapered Back
Saber LED Area Light
LSBT SERIES



Shown with optional Quick Mount Bracket (QMB)



Dimensions shown are for 5 & 6 Brick Unit Only. Mounting options must be ordered separately.

Series	Housing Height	Length & Width	EPA (ft²)
LSBT	5.63"	36.00" x 20.62"	.8

ORDERING INFORMATION

Choose the bold face options for the appropriate luminaire configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

Example: **LSBT6C8T5WD1-BZ**

QMB

(NOTE: QMB Must Be Ordered Separately)

LSBT

Series	# of Bricks	Color Temp	# LED's per Brick	Optics	Drive Current	Voltage	Options	Finish
LSBT	1 1 Brick	C Cool White (5000K)	8 18 LED	T2 Type II	C 700mA Driver	1 Multi-Volt	L Left Rotated Optics	BM Black
	2 2 Brick	N Neutral White (4100K)		T3 Type III	D 1050mA Driver	2 480V	R Right Rotated Optics	BZ Bronze
	3 3 Brick			T4 Type IV	F 1400mA Driver	3 347V		GR US Green
	4 4 Brick			T4A Type IV Automotive				WH White
	5 5 Brick			T5M Type V Medium			(Leave Blank for standard optics)	SP Special
	6 6 Brick			T5W Type V Wide				Silver

Accessories (Order as separate line items)

QMB	Quick Mount Bracket - Flush, No Arm	TLWSPBIR-100	Remote Handheld Sensor Configuration Tool
QMSBA-S	Quick Mount Bracket with 2' Straight Arm	TLWSPSP-L3	360° lens, maximum coverage 48" diameter from 4' height
QMSBA-M	Quick Mount Bracket with 4' Straight Arm	TLWSPSP-L4	360° lens, maximum coverage 48" diameter from 4' height
QMSBA	Quick Mount Bracket with 19.75' Straight Arm	TLWSPSP-L7	360° lens, maximum coverage 100" diameter from 4' height
IP66	Additional IP66 Fixture Rating	PPCR/D7	7 Pin Taped Lock Photocell (Replaces ANSI C136.4)
LEDOPTIC-W	Spot Light Examination	PTLJP-375	400V Taped Lock Photocell
LEDOPTIC-B	Spot Light Examination "Black Out"	PC2	Multi-Tag (105-285V) Taped Lock Photocell
TLWSPSP-211	Fixture Mount Passive Infrared Motion Sensor (Lenses Ordered Separately)	PC6	

NOTES
1 Multi-Volt is an auto ranging power supply from 90V to 300V input.
2 Custom RAL color matching is available. Contact your Techlight sales representative for additional information.
3 Additional IP66 rating may not be changed once production has begun on the fixtures.

www.techlightusa.com

** All dimensions and specifications are subject to change without notice **

Submitted by Value Lighting, Inc.

VALUE
LIGHTING

Job Name:
Brio

Catalog Number:
LSBT1C8T3F1SIL

Notes: HEAD

Type:

SA

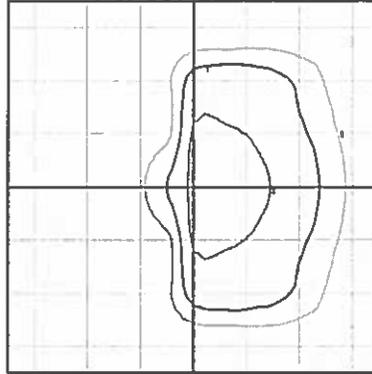
LSBT Tapered Back Saber LED Area Light

PHOTOMETRICS

IES INDOOR REPORT
PHOTOMETRIC FILE
NAME: LSBT6C8T3D1

Type III Optical Assembly
6 Brick, 1050mA, Cool
White

365W LSBT LED Area Light
Color Temperature: 5,000 K



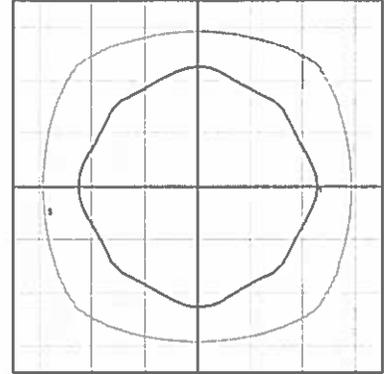
IES LM-79
LSBT6C8T3D1
LED COLOR: WHITE (U.D.I. #1-1100-A)

Photometric Measurements
Scale = 1 inch = 30 FT
Beam Limit Angle = 110
Lumens Per Lamp = 19,100 (IESNA Photometry)
Lamp Life Estimate = 25,000
Mounting Height = 20.00 FT
Maximum Colored Value = 2.40 FC
Arrangement: Single

IES INDOOR REPORT
PHOTOMETRIC
FILE NAME:
LSBT6C8T5WD1

Type V Wide Optical
Assembly
6 Brick, 1050mA, Cool
White

365W LSBT LED Area Light
Color Temperature: 5,000 K

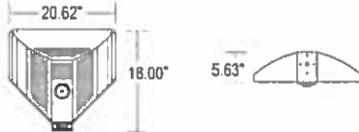


IES LM-79
LSBT6C8T5WD1
LED COLOR: WHITE (U.D.I. #1-1100-A)

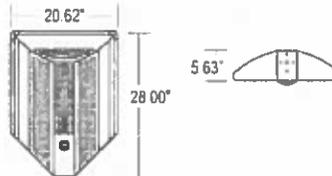
Photometric Measurements
Scale = 1 inch = 30 FT
Beam Limit Angle = 160
Lumens Per Lamp = 19,100 (IESNA Photometry)
Lamp Life Estimate = 25,000
Mounting Height = 20.00 FT
Maximum Colored Value = 1.02 FC
Arrangement: Single

ADDITIONAL FIXTURE DIMENSIONS

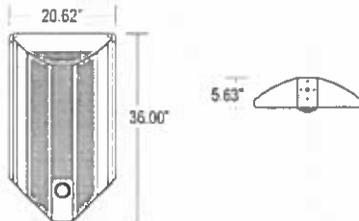
Dimensions for 1 & 2 Brick Unit



Dimensions for 3 & 4 Brick Unit



Dimensions for 5 & 6 Brick Unit



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All dimensions and specifications are subject to change without notice

Submitted by Value Lighting, Inc.

VALUE
LIGHTING**Job Name:**
Brio**Catalog Number:**
LSBT1C8T3F1SIL

Notes: HEAD

Type:**SA****LSBT Tapered Back Saber LED Area Light****LUMINAIRE CHARACTERISTICS****Cool White (5000K) 700 mA Drive Current**

# of LED Bricks	# of LEDs per Brick	Color Temp	Delivered Lumens						System Wattage	L70 @ 25°C	Amperage Draw					
			TYPE II	TYPE III	TYPE IV	TYPE 4A	TYPE 5M	TYPE 5W			120V	208V	240V	277V	347V	480V
1 BRICK	18	CW	4056	3993	4041	3992	4014	4065	41	>495K	0.35 A	0.21 A	0.18 A	0.16 A	0.13 A	0.09 A
2 BRICK	18	CW	8111	7987	8081	7983	8027	8130	81	>495K	0.70 A	0.41 A	0.35 A	0.31 A	0.25 A	0.18 A
3 BRICK	18	CW	12167	11980	12122	11975	12041	12195	122	>495K	1.05 A	0.61 A	0.53 A	0.46 A	0.37 A	0.27 A
4 BRICK	18	CW	16222	15974	16162	15967	16054	16260	162	>495K	1.40 A	0.81 A	0.70 A	0.61 A	0.49 A	0.35 A
5 BRICK	18	CW	20278	19967	20203	19959	20068	20325	203	>495K	1.75 A	1.01 A	0.88 A	0.76 A	0.61 A	0.44 A
6 BRICK	18	CW	24334	23961	24243	23950	24081	24390	243	>495K	2.10 A	1.22 A	1.05 A	0.91 A	0.73 A	0.53 A

Cool White (5000K) 1050 mA Drive Current

# of LED Bricks	# of LEDs per Brick	Color Temp	Delivered Lumens						System Wattage	L70 @ 25°C	Amperage Draw					
			TYPE II	TYPE III	TYPE IV	TYPE 4A	TYPE 5M	TYPE 5W			120V	208V	240V	277V	347V	480V
1 BRICK	18	CW	5505	5421	5484	5505	5448	5518	61	>425K	0.53 A	0.31 A	0.27 A	0.23 A	0.19 A	0.14 A
2 BRICK	18	CW	11010	10841	10969	11010	10896	11035	122	>425K	1.05 A	0.61 A	0.53 A	0.46 A	0.37 A	0.27 A
3 BRICK	18	CW	16514	16262	16453	16515	16343	16553	183	>425K	1.58 A	0.91 A	0.79 A	0.69 A	0.55 A	0.40 A
4 BRICK	18	CW	22019	21682	21938	22020	21791	22070	244	>425K	2.10 A	1.22 A	1.05 A	0.91 A	0.73 A	0.53 A
5 BRICK	18	CW	27524	27103	27422	27525	27239	27588	304	>425K	2.63 A	1.52 A	1.32 A	1.14 A	0.91 A	0.66 A
6 BRICK	18	CW	33029	32523	32906	33030	32687	33106	365	>425K	3.15 A	1.82 A	1.58 A	1.37 A	1.09 A	0.79 A

Cool White (5000K) 1400 mA Drive Current

# of LED Bricks	# of LEDs per Brick	Color Temp	Delivered Lumens						System Wattage	L70 @ 25°C	Amperage Draw					
			TYPE II	TYPE III	TYPE IV	TYPE 4A	TYPE 5M	TYPE 5W			120V	208V	240V	277V	347V	480V
1 BRICK	18	CW	7932	7813	7908	7946	7859	7948	86	>355K	0.72 A	0.42 A	0.36 A	0.32 A	0.25 A	0.18 A
2 BRICK	18	CW	15864	15626	15816	15892	15718	15896	172	>355K	1.44 A	0.83 A	0.72 A	0.63 A	0.50 A	0.36 A
3 BRICK	18	CW	23796	23439	23724	23838	23577	23844	258	>355K	2.15 A	1.25 A	1.08 A	0.94 A	0.75 A	0.54 A
4 BRICK	18	CW	31728	31252	31632	31784	31436	31792	344	>355K	2.87 A	1.66 A	1.44 A	1.25 A	1.00 A	0.72 A
5 BRICK	18	CW	39660	39065	39540	39730	39295	39740	430	>355K	3.59 A	2.07 A	1.80 A	1.56 A	1.24 A	0.90 A
6 BRICK	18	CW	47592	46878	47448	47676	47154	47688	516	>355K	4.30 A	2.49 A	2.15 A	1.87 A	1.49 A	1.08 A

WARNING: Maintenance performed including the replacement of LED bricks while power is still supplied to the luminaire may result in system failures and will void the warranty

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All dimensions and specifications are subject to change without notice

Submitted by Value Lighting, Inc.

VALUE
LIGHTING**Job Name:**
Brio**Catalog Number:**
LSBT1C8T3F1SIL

Notes: HEAD

Type:**SA****LSBT Saber LED Area Light****LUMINAIRE CHARACTERISTICS CONTINUED****Neutral White (4100K) 700 mA Drive Current**

# of LED Bricks	# of LEDs per Brick	Color Temp	Delivered Lumens						System Wattage	L70 @ 25°C	Amperage Draw					
			TYPE II	TYPE III	TYPE IV	TYPE 4A	TYPE 5M	TYPE 5W			120V	208V	240V	277V	347V	480V
1 BRICK	18	NW	3969	3908	3954	3906	3928	3978	41	>495K	.35 A	.20 A	.18 A	.15 A	.12 A	.09 A
2 BRICK	18	NW	7938	7816	7908	7813	7855	7956	81	>495K	.68 A	.39 A	.34 A	.30 A	.24 A	.17 A
3 BRICK	18	NW	11906	11724	11862	11719	11783	11914	122	>495K	1.02 A	.59 A	.51 A	.45 A	.36 A	.26 A
4 BRICK	18	NW	15875	15632	15816	15625	15711	15912	162	>495K	1.35 A	.78 A	.68 A	.59 A	.47 A	.34 A
5 BRICK	18	NW	19844	19540	19770	19531	19638	19890	203	>495K	1.70 A	.98 A	.85 A	.74 A	.59 A	.43 A
6 BRICK	18	NW	23813	23448	23724	23438	23566	23868	243	>495K	2.03 A	1.17 A	1.02 A	.88 A	.71 A	.51 A

Neutral White (4100K) 1050 mA Drive Current

# of LED Bricks	# of LEDs per Brick	Color Temp	Delivered Lumens						System Wattage	L70 @ 25°C	Amperage Draw					
			TYPE II	TYPE III	TYPE IV	TYPE 4A	TYPE 5M	TYPE 5W			120V	208V	240V	277V	347V	480V
1 BRICK	18	NW	5387	5305	5367	5302	5331	5400	61	>425K	.51 A	.30 A	.26 A	.23 A	.18 A	.13 A
2 BRICK	18	NW	10774	10609	10734	10604	10662	10799	122	>425K	1.02 A	.59 A	.51 A	.45 A	.36 A	.26 A
3 BRICK	18	NW	16161	15914	16101	15907	15994	16199	183	>425K	1.53 A	.88 A	.77 A	.67 A	.53 A	.39 A
4 BRICK	18	NW	21548	21218	21468	21209	21325	21598	244	>425K	2.04 A	1.18 A	1.02 A	.89 A	.71 A	.51 A
5 BRICK	18	NW	26935	26523	26835	26511	26656	26998	304	>425K	2.54 A	1.47 A	1.27 A	1.10 A	.88 A	.64 A
6 BRICK	18	NW	32322	31827	32202	31813	31987	32397	365	>425K	3.05 A	1.76 A	1.53 A	1.32 A	1.06 A	.77 A

Neutral White (5000K) 1400 mA Drive Current

# of LED Bricks	# of LEDs per Brick	Color Temp	Delivered Lumens						System Wattage	L70 @ 25°C	Amperage Draw					
			TYPE II	TYPE III	TYPE IV	TYPE 4A	TYPE 5M	TYPE 5W			120V	208V	240V	277V	347V	480V
1 BRICK	18	NW	6463	6362	6439	6370	6399	6473	87	>355K	.73 A	.42 A	.37 A	.32 A	.26 A	.19 A
2 BRICK	18	NW	12926	12725	12879	12739	12798	12945	174	>355K	1.45 A	.84 A	.73 A	.63 A	.51 A	.37 A
3 BRICK	18	NW	19391	19087	19317	19110	19201	19421	261	>355K	2.18 A	1.26 A	1.09 A	.95 A	.76 A	.55 A
4 BRICK	18	NW	25852	25450	25759	25478	25596	25889	348	>355K	2.90 A	1.68 A	1.45 A	1.26 A	1.01 A	.73 A
5 BRICK	18	NW	32315	31817	32193	31844	31996	32362	435	>355K	3.63 A	2.10 A	1.82 A	1.58 A	1.26 A	.91 A
6 BRICK	18	NW	38782	38174	38636	38220	38401	38862	522	>355K	4.35 A	2.51 A	2.18 A	1.89 A	1.51 A	1.09 A

Submitted by Value Lighting, Inc.

Catalog Number:
LSBT1C8T3F1SIL

Type:

VALUE
LIGHTING

Job Name:
Brio

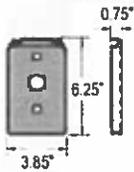
Notes: HEAD

SA

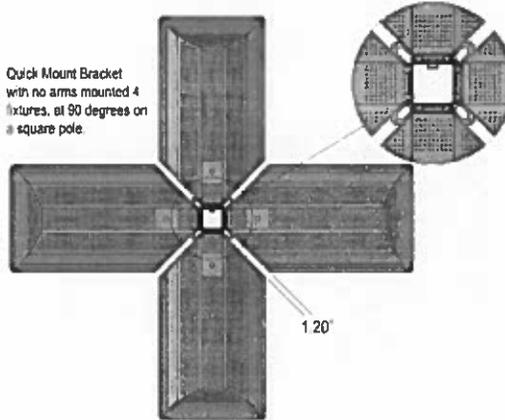
LSBT Saber LED Area Light

MOUNTING ACCESSORIES

QMB
Quick Mount Bracket - Flush, No Arm



Quick Mount Bracket
with no arms mounted 4
fixtures, at 90 degrees on
a square pole.

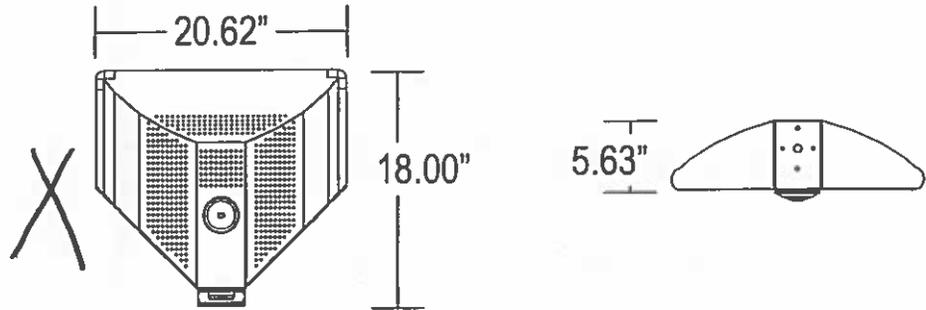


QMSSA-S
Quick Mount Bracket with 2" Straight Arm
QMSSA-M
Quick Mount Bracket with 8" Straight Arm
QMSSA
Quick Mount Bracket with 10.75" Straight Arm

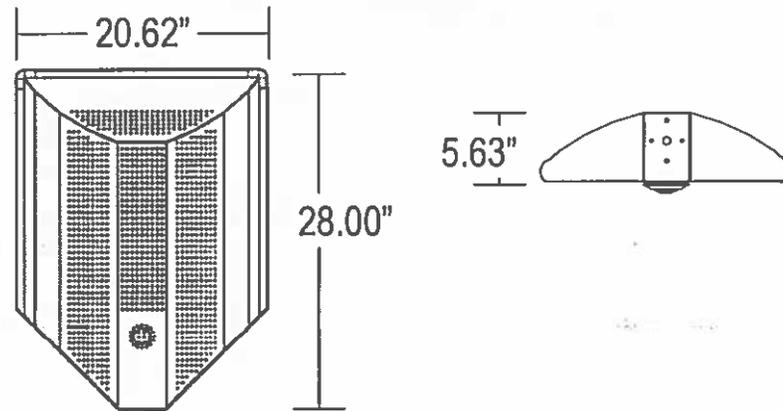


Techlight, Inc.
2707 Satsuma Drive
Dallas, TX, 75229
Phone: 214-350-0591, 800-225-0727, Fax: 214-350-9137
www.techlight.com

Dimensions for 1 & 2 Brick Unit



Dimensions for 3 & 4 Brick Unit



Dimensions for 5 & 6 Brick Unit

