



Design Review Project Narrative

Date: March 23, 2016
To: City of Mesa, Arizona
Re: Taco Bell, N of NEC Southern/Stapley, Mesa, AZ
1232 E. Southern Ave., Mesa, AZ 85204

Overview

This proposed Taco Bell project includes a new Taco Bell building on an existing vacant parcel of land facing Stapley Dr. that will be split-off from an existing larger parcel of land. The new Taco Bell restaurant includes a drive-thru lane, adequate parking, and landscaping per the City of Mesa requirements.

This project is located North of the Northeast corner of Southern Ave./Stapley Dr. in Mesa, AZ. The Assessor Parcel Number (APN) for this project is 139-05-004k and the existing Zoning is LC Limited Commercial. No zoning changes are planned or required for this project.

Pre-Submittal Conference

A Pre-Submittal Conference was held with the City of Mesa Planning and Engineering staff, on Monday, February 22, 2016, at 10:30 AM, in the Sagebrush Conference Room on the 2nd Floor of the City of Mesa Municipal Building, 55 N. Center St., Mesa, AZ 85201.

Typical Business Operation

Taco Bell operates as a quick-service restaurant that includes indoor dining and drive-thru service along with supporting kitchen, storage, and restroom areas. As a drive-thru restaurant, the proposed Taco Bell is a use that is typically found in LC Limited Commercial zoned areas in the City of Mesa. In addition, the existing land parcels on all four sides of the proposed Taco Bell are all zoned LC Limited Commercial.

Hours of Operation

Taco Bell Hours of Operation will be 7 AM to Midnight Sunday thru Thursday and 7 AM to 2 AM Friday and Saturday. This will not be a 24 hour operation.

Parking and Access

The proposed Taco Bell site is large enough to contain the required city of Mesa, and Taco Bell standard, parking requirements, and includes the trash enclosure and surface retention area. The existing Panda Express has allowed for a future connection to this parcel, and the Site Plan has provided for a connection to the existing drive stub. In addition, there will be a new curb cut

driveway access off Stapley Rd. and a drive/parking aisle will be placed across the front of the Taco Bell site to connect the existing driveway to the north with the Panda Express to the south. Access to the remaining vacant parcel to the east will be through the existing drive to the north of Taco Bell and the new drive through the south side of the Taco Bell site.

Dedications and Site Reductions

The City of Mesa has planned for Stapley Rd. to be expanded in the near future. Taco bell will be dedicating approx. 45 feet of street frontage to allow for this (depth varies). The proposed future street design has been shown on the Taco Bell site plan. In addition, the remaining vacant parcel to the east will have a 25' wide "frontage" that is trimmed from the north portion of the proposed Taco Bell site. This "frontage" is wide enough for the existing 15 foot wide ingress easement, a future five foot sidewalk connection, and allow for signage at the street.

Proposed Architecture

The proposed Taco Bell building architecture will consist of various shades of painted stucco/EIFS and include a cultured stone corner pop-up with a decorative slat wall on three sides over the Dining Room windows. The building parapet height will vary and step down from west (Dining Room side) to east (service side). A drive-thru pick-up window cover, over the drive-thru lane, has been added at the request of Mesa Planning staff at the Pre-Submittal Conference. The drive-thru cover uses the lower slat wall valance element to tie it into the building architecture.

Stipulation Modification

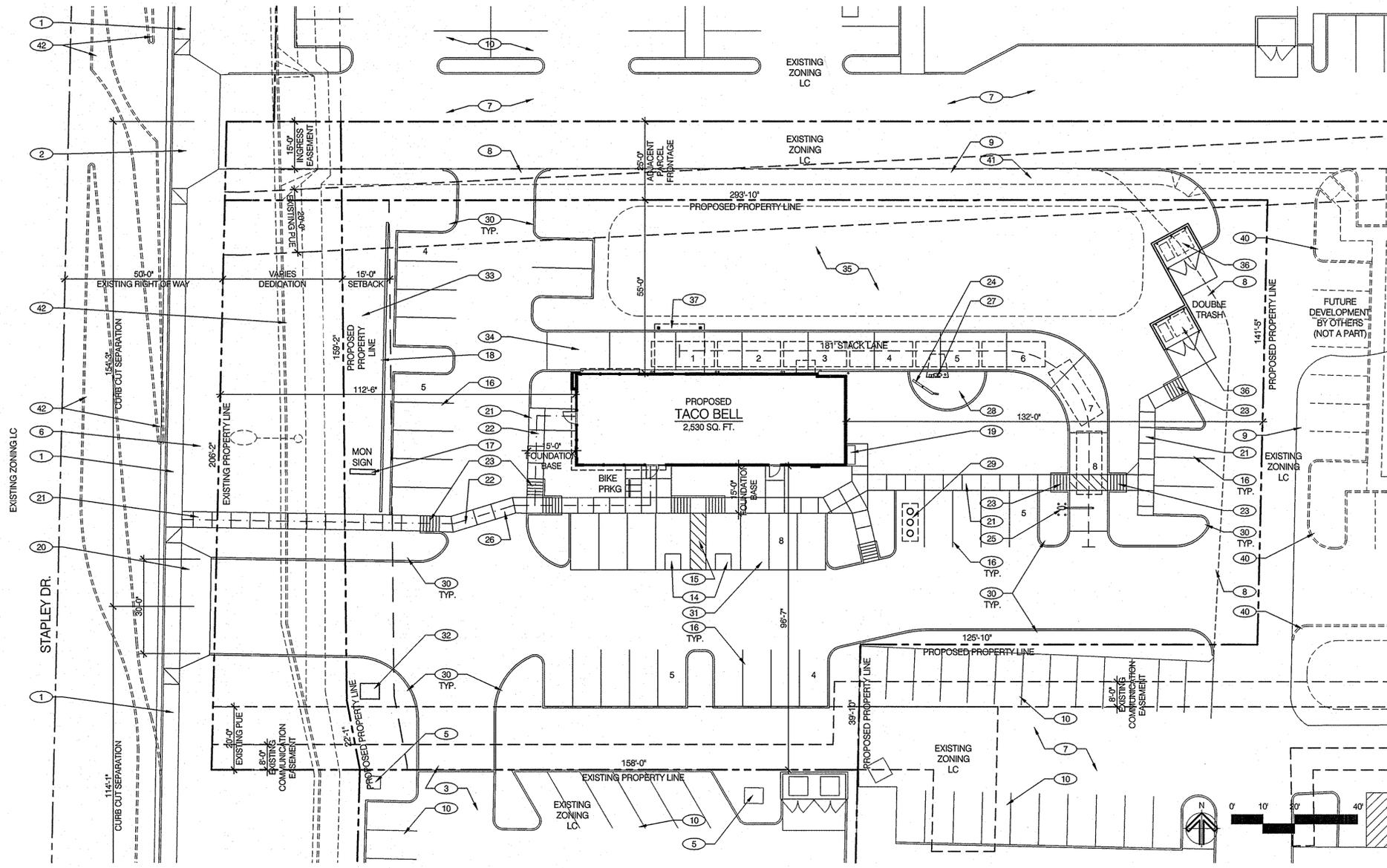
Site Plan Review case 82-1 (SPR82-1) was created when the medical building to the north of the Taco Bell was planned, and was approved with stipulations. SPR82-1 approval stipulation 4 states "a subdivision plat be filed before parcelization takes place". Since the 1982 approval, the medical building was split from the overall 1982 parcel, constructed, and later added onto, and two retail buildings were built along Southern Ave., all without the plat process occurring. We are requesting that SPR82-1, Stipulation 4, be deleted as part of this application.

Development Timing

Since this is an existing vacant parcel of land, with existing utilities in the area, Taco Bell development will begin shortly after Design Review/Site Plan approvals, and Building Permit Plan Review has been completed. Taco Bell proposes to be in operation by the end of 2016.

We believe that this project is consistent with the nature of the area and believe that this development will be a positive amenity to the residents of the surrounding area.

Sincerely,
JD Berryman
Looker & Cappello Architects, Inc.



PROPOSED TACO BELL SITE PLAN 1" = 20'-0" **C**

OWNER
 STAPLEY AND SOUTHERN PARTNERS LLC
 25820 S. ARIZONA AVE.
 CHANDLER, AZ 85248
 CONTACT: LOWELL PETERSON
 PHONE: (480) 895-2000
 EMAIL: A1GOLFCART@AOL.COM

ARCHITECT
 LOOKER & CAPPELLO ARCHITECTS, INC.
 2070 E SOUTHERN AVE
 TEMPE, ARIZONA 85282
 CONTACT: JEFF LOOKER
 PHONE: (480) 730-1776 X102
 E-MAIL: JEFF@LOOKERARCH.COM

TACO BELL FRANCHISEE
 WESTACO, INC.
 7155 E THOMAS RD STE 105
 SCOTTSDALE, AZ 85251
 CONTACT: ARLEN KORER
 PHONE: (480) 949-7677
 E-MAIL: ARLEN@AZTACOS.COM

PROJECT DIRECTORY **A**

ADDRESS:	1232 E. SOUTHERN AVE. MESA, AZ 85204
A.P.N.:	139-05-004K
ZONING:	LC (EXISTING)
SITE AREA:	47,600 SF (1.09 ACRES) NET 63,990 SF (1.47 ACRES) GROSS
BUILDING AREA:	2,530 SF BUILDING
BUILDING COVERAGE:	5.3 %
LANDSCAPE AREA:	19,056 SF
LANDSCAPE COVERAGE:	40.0 %
CONSTRUCTION TYPE:	V-B (WITH AFES)
SPRINKLERS:	YES
FIRE ALARM:	NO- PER IBC 907.2.1 GROUP A- EXCEPTION- MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND THE ALARM NOTIFICATION APPLIANCES WILL ACTIVATE UPON SPRINKLER WATER FLOW
OCCUPANCY:	A-2 (RESTAURANT)
OCCUPANT LOAD:	DINING ROOM 768 SF/ 15 = 52 WAITING QUEUE 48 SF/ 5 = 10 KITCHEN 839 SF/ 200 = 6 STORAGE 598 SF/ 300 = 2 OFFICE 71 SF/ 100 = 1 RESTROOM 208 SF/ NA = NA TOTAL 2,530 SF = 70 OCCUPANTS
BUILDING HEIGHT:	22'-1" TOP OF DECORATIVE CORNER POP-UP 21'-0" TOP OF SLAT WALL 18'-11" TOP OF MAIN ROOF PARAPET
PARKING CALC:	TACO BELL SITE ONLY 1 SPACE PER 100 SF BUILDING 2,530 SF / 100 = 26 SPACES REQUIRED MAX. PARKING PER MESA- 26 X 1.25 = 33 SPACES TACO BELL REQUIRED PARKING- LARGE 60 BUILDING = 30 SPACES MIN. 31 PARKING SPACES PROVIDED (LESS THAN 33 MAX.) 29 STANDARD SPACES 2 ACCESSIBLE SPACES
BUILDING CODES:	ALL CODES IN FORCE PER MESA INCLUDING ALL ADOPTED AMENDMENTS 2006 INTERNATIONAL BUILDING CODE 2006 INTERNATIONAL MECHANICAL CODE 2006 INTERNATIONAL PLUMBING CODE 2006 NATIONAL ELECTRICAL CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBLE CODES:	2003 ICC/ANSI A117.1 2010 ADA/ADAG

PROJECT DATA **A**



2070 E. SOUTHERN AVE.
 TEMPE, ARIZONA 85282
 480-730-1776
 FAX: 480-968-6571

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EXPIRES 06-30-2017

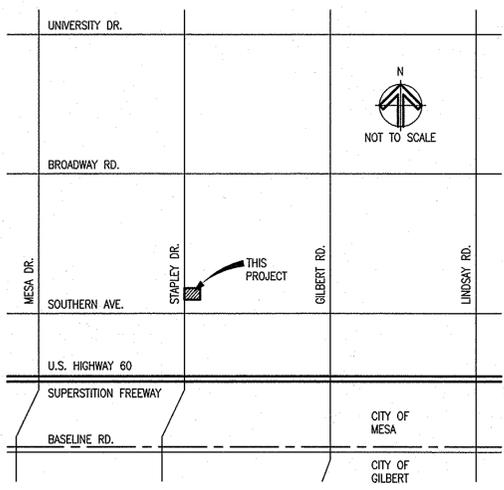
ALL SIGNAGE UNDER SEPARATE REVIEW AND PERMIT.

THIS TACO BELL PROJECT INCLUDES A NEW TACO BELL BUILDING ON AN EXISTING VACANT PARCEL CARVED OUT OF AN EXISTING LARGER PARCEL. THE NEW TACO BELL RESTAURANT INCLUDES DRIVE-THRU, ADEQUATE PARKING AND LANDSCAPING PER THE CITY OF MESA REQUIREMENTS.

THE PROPOSED TACO BELL SITE IS LARGE ENOUGH TO CONTAIN THE REQUIRED CITY OF MESA, AND TACO BELL STANDARD, PARKING REQUIREMENTS AND INCLUDES THE TRASH ENCLOSURE AND SURFACE RETENTION AREA.

THE PROPOSED BUILDING ARCHITECTURE WILL CONSIST OF VARIOUS SHADES OF PAINTED STUCCO/EIFS AND INCLUDE A CULTURED STONE CORNER POP-UP WITH A DECORATIVE SLAT WALL OVER THE DINING ROOM WINDOWS.

PROJECT DESCRIPTION **H**



LOCATION PLAN NTS **G**

- EXISTING PUBLIC CONCRETE SIDEWALK AT STREET TO REMAIN
- EXISTING CONCRETE DRIVEWAY CURB CUT TO REMAIN
- EXISTING ASPHALT CONNECTION AT PANDA EXPRESS TO REMAIN- REMOVE BARRIER CURB AS REQUIRED FOR DRIVE CONNECTION
- NOT USED
- EXISTING TRANSFORMER TO REMAIN
- EXISTING STREET RIGHT-OF-WAY TO REMAIN- PROVIDE NEW LANDSCAPING PER CITY OF MESA REQUIREMENTS
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING EDGE OF ASPHALT PAVING- TIE NEW ASPHALT PAVING INTO EXISTING
- EXISTING EDGE OF EXISTING ASPHALT PAVING
- EXISTING ASPHALT PAVING AREA ON ADJACENT SITE TO REMAIN
- NOT USED
- NOT USED
- NOT USED
- NOT USED
- NEW ACCESSIBLE PARKING SPACE
- NEW ACCESSIBLE PARKING AISLE WITH PAINTED STRIPES
- NEW PAINTED PARKING STRIPES
- NEW TACO BELL MONUMENT SIGN- PROPOSED LOCATION- ALL SIGNAGE UNDER SEPARATE REVIEW AND PERMIT
- NEW MASONRY PARKING SCREEN WALL
- NEW ELECTRICAL SERVICE ENTRY SECTION (SES) AT NEW BUILDING
- NEW DRIVEWAY CURB CUT PER CITY OF MESA STANDARDS
- NEW CONCRETE SIDEWALK
- NEW ADA ACCESS FROM PUBLIC SIDEWALK TO BUILDING ENTRANCE
- NEW CONCRETE ACCESSIBLE RAMP TO MEET ADA REQUIREMENTS
- NEW MENU BOARD
- NEW DRIVE-THRU LANE HEIGHT LIMIT BAR- ONSTALL PER MFR. REC.
- NEW DECORATIVE CONCRETE PAVING AT ADA ACCESSIBLE PATH ACROSS EXISTING ASPHALT AND/OR CONCRETE PAVING
- NEW DRIVE-THRU ORDER CANOPY AND ORDER POST- PROVIDE CONDUIT FROM ORDER POST TO DRIVE-THRU WINDOW- INSTALL PER MFR. REC.
- NEW UPGRADE LANDSCAPING PER TACO BELL REQUIREMENTS AT DRIVE-THRU ORDER CANOPY AND SPEAKER POST
- NEW GREASE INTERCEPTOR LOCATION IN PARKING SPACE
- NEW CONCRETE CURB
- NEW CONCRETE PAVING AT BUILDING PARKING SPACES- PAINT BLACK
- NEW TRANSFORMER- PROPOSED LOCATION- VERIFY FINAL LOCATIONS WITH POWER COMPANY PRIOR TO START OF CONSTRUCTION
- NEW LANDSCAPE AREA PER CITY OF MESA REQUIREMENTS
- NEW CONCRETE DRIVE-THRU LANE
- NEW SURFACE RETENTION AREA- PROPOSED LOCATION
- TRASH DUMPSTER PER CITY OF MESA REQUIREMENTS- TYP. OF 2
- NEW DRIVE-THRU CANOPY- SEE FLOOR PLAN AND EXTERIOR ELEVATIONS
- NOT USED
- NOT USED
- FUTURE CONCRETE CURB (BY OTHERS)
- FUTURE CONCRETE SIDEWALK (BY OTHERS)
- FUTURE STREET DEVELOPMENT (BY OTHERS)

KEYNOTES **B**

CONTRACT DATE: 01-25-16
 BUILDING TYPE: LIVE MAS LARGE 50
 PLAN VERSION: NOVEMBER 2015
 SITE NUMBER:
 STORE NUMBER:

TACO BELL
 SOUTHERN/STAPLEY
 MESA, ARIZONA 85204

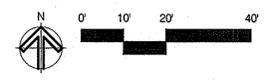
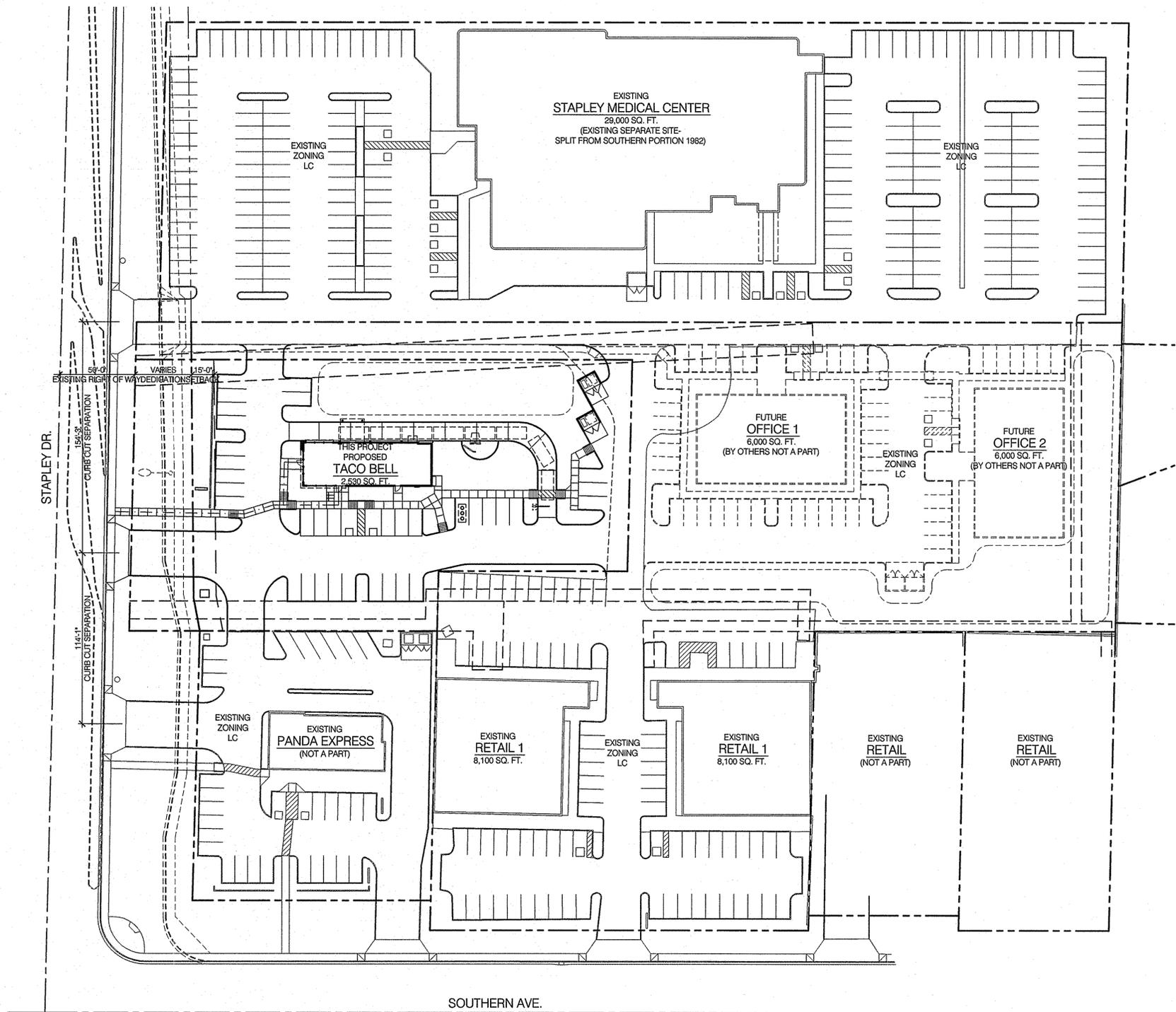


LIVE MAS
 LARGE 50

PROPOSED SITE PLAN

SP1.0

PLOT DATE: 02-01-16

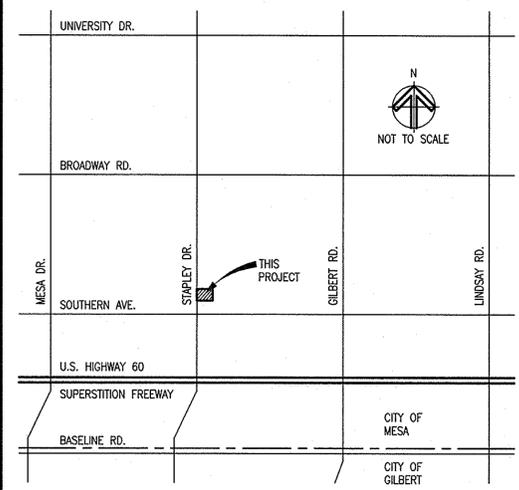


OVERALL SITE PLAN 1" = 40'-0" **C**

OVERALL PARKING CALC: CITY OF MESA PARKING REQUIREMENTS

RESTAURANT- 1 SPACE PER 100 SF BUILDING (TACO BELL)	
MEDICAL/DENTAL OFFICE- 1 SPACE PER 200 SF (MEDICAL BUILDING)	
GENERAL RETAIL- 1 SPACE PER 275 SF (RETAIL BUILDINGS)	
GENERAL OFFICE- 1 SPACE PER 375 SF (FUTURE OFFICE BUILDINGS)	
REQUIRED PARKING CALCULATION	
TACO BELL (THIS PROJECT)	2,520 SF / 100 = 26
EXISTING MEDICAL BUILDING	29,000 SF / 200 = 145 (SEP. SITE)
EXISTING RETAIL ONE	8,100 SF / 275 = 30
EXISTING RETAIL TWO	8,100 SF / 275 = 30
FUTURE OFFICE ONE	6,000 SF / 375 = 16
FUTURE OFFICE TWO	6,000 SF / 375 = 16
TOTAL PARKING REQUIRED	263
PARKING PROVIDED	
PROPOSED TACO BELL (THIS PROJECT)	31 SPACES
EXISTING MEDICAL BUILDING (SEPARATE SITE)	203 SPACES
EXISTING RETAIL BUILDINGS	84 SPACES
FUTURE OFFICE BUILDINGS (BY OTHERS)	56 SPACES
TOTAL PARKING PROVIDED	374 SPACES
363 STANDARD SPACES	
21 ACCESSIBLE SPACES	

OVERALL PARKING CALCULATION NTS **A**



LOCATION PLAN NTS **B**



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TACO BELL
 SOUTHERN/STAPLEY
 MESA, ARIZONA 85204



OVERALL SITE PLAN

SP1.1

PLOT DATE: 02-01-16

LC1024

KEYED NOTES

- 1. NEW SURFACE RETENTION
- 2. EXISTING CITY STORM DRAIN
- 3. NEW STORM BLEED LINE AND VALVE
- 4. EXISTING 8" WATER
- 5. NEW FIRE HYDRANT
- 6. NEW METER SERVICE
- 7. EXISTING DRIVEWAY
- 8. NEW DRIVEWAY
- 9. FUTURE DEVELOPMENT
- 10. SEWER CONNECTION
- 11. FUTURE CITY WIDENING
- 12. EXISTING SITE PAVEMENT TO REMAIN
- 13. NEW PROP LINE BY LOT SPLIT

PRELIMINARY G/D PLAN TACO BELL SOUTH STAPLEY

NEC OF E. SOUTHERN AND S. STAPLEY, MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 1 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA

FEMA CLASSIFICATION: ZONE X SHADED; 04013C2270M

NARRATIVE:
PROJECT IS THE DEVELOPMENT OF A DRIVE THRU RESTAURANT BUILDING INCLUDING SITEWORK,
PARKING AND ONSITE RETENTION.

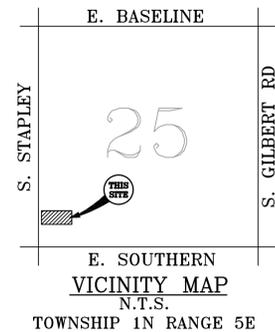
THIS LOT WILL SELF RETAIN THE 100 YEAR 2 HOUR EVENT. OFFSITE ROADWAYS ARE CURRENTLY
HANDLED BY DEVELOPED ROADWAYS AND STORM DRAIN.

FINISH FLOOR IS SET ABOVE THE LOW OUTFALL AT THE SOUTHWEST CORNER OF THE SITE.

LOW OUTFALL IS THE SOUTHWEST CORNER OF THE SITE.

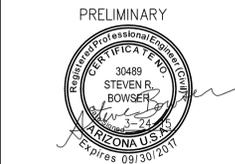
SITE IS LOCATED IN FEMA ZONE X (SHADED)

NAME	AREA	C. FACTOR	100YR 2HR DEPTH	VOL REQ	VOL PROV
FRONT	2200	0.90	2.2	282	356 (SURFACE)
NORTH	51,000	0.90	2.2	8415	9643 (SURFACE)



CLIENT:
LOOKER AND CAPPELLO
ARCHITECTS, INC

2070 E. Southern Ave.
Tempe, AZ 85282
T: 480.730.1776



Helix Engineering, LLC

Engineering / Surveying / Consulting

3240 E Union Hills
Suite 112
Phoenix AZ 85050
(PH) 602-788-2616
www.hxeng.com

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BLUE STAKE CENTER

DATE	DESCRIPTION
3-22-16	DRAFT GD
3-24-16	REV PL

NO.	DATE	DESCRIPTION
1		
2		
3		

PROJECT NAME

Taco Bell

PROJECT LOCATION

S. Stapley Rd
Mesa, AZ 85027

PROJECT

HELIX JOB NUMBER

240

IN HOUSE

DRAWN BY: HXE
CHECKED BY: SB

SHEET TITLE

PRELIM GD PLAN

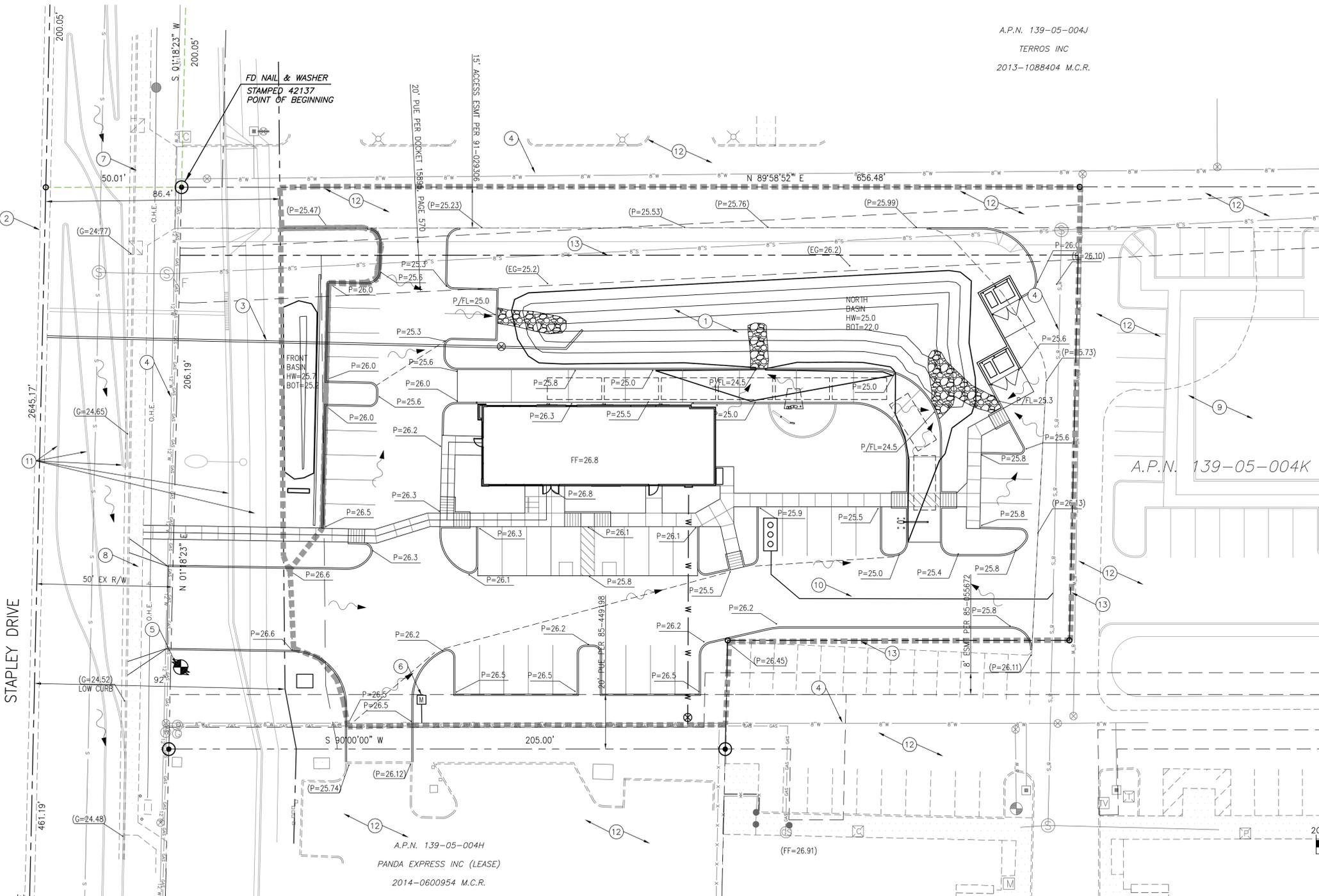
SHEET

GD-1

PAGE

1 OF 1

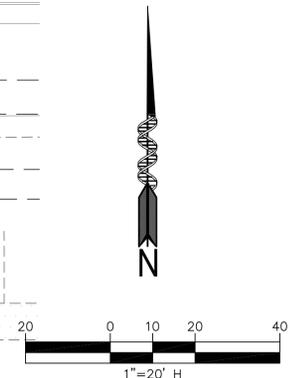
PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

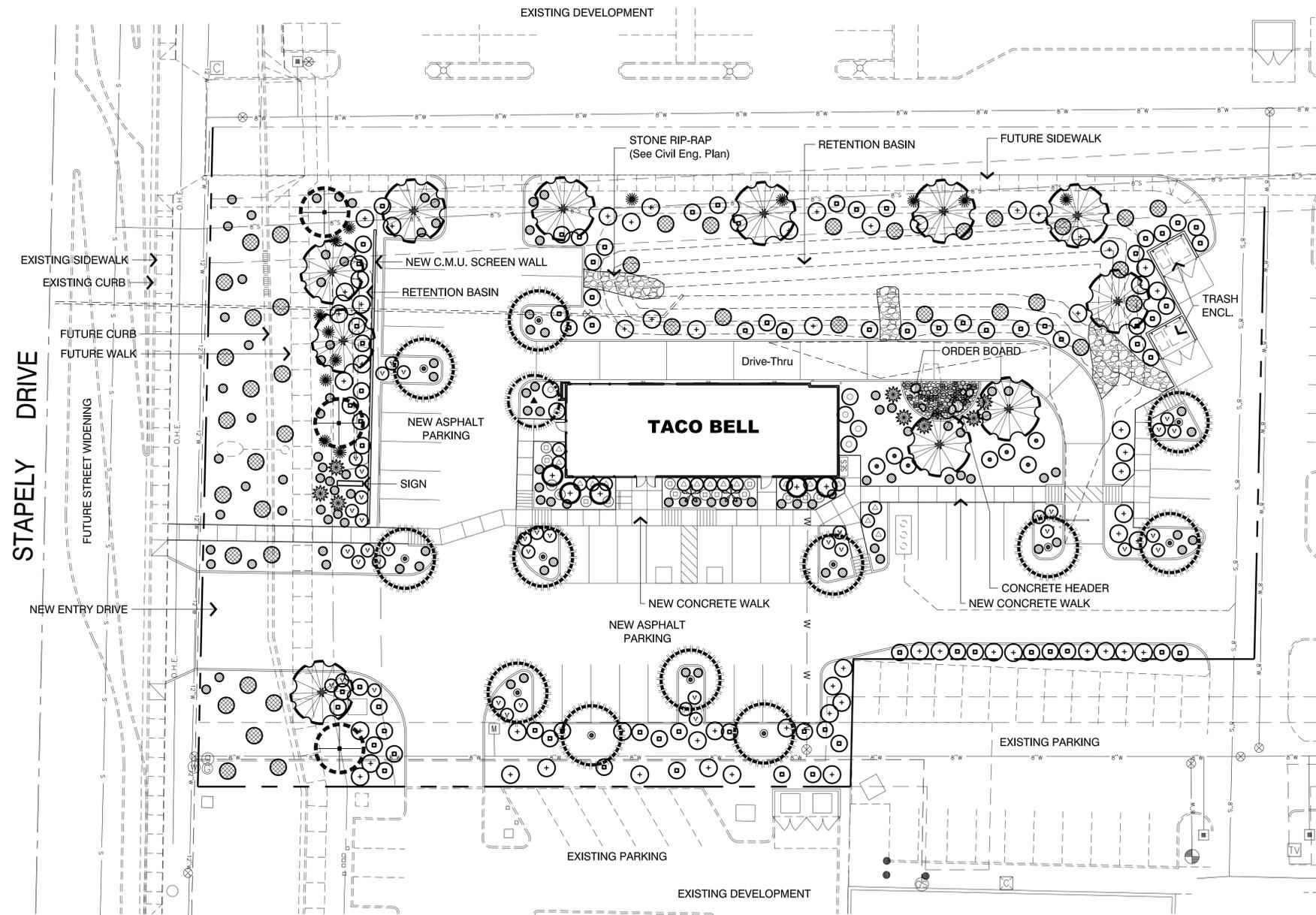


A.P.N. 139-05-004J
TERROS INC
2013-1088404 M.C.R.

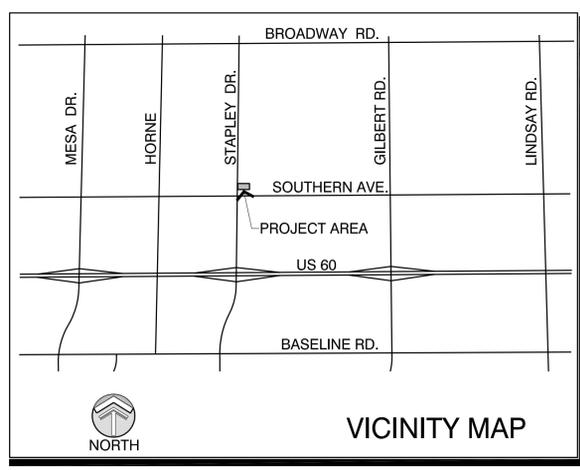
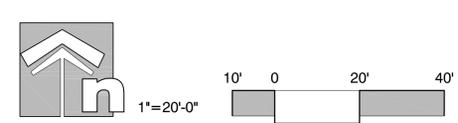
A.P.N. 139-05-004K

A.P.N. 139-05-004H
PANDA EXPRESS INC (LEASE)
2014-0600954 M.C.R.





STAPLEY DRIVE



PLANT LIST			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	REMARKS
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX 11	10' Ht., 5' Sp., 2" Cal.
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX 12	10' Ht., 4' Sp., 2" Cal.
	PISTACIA LENTISCUS MASTIC TREE	24" BOX 1	8' Ht., 3' Sp., 1 1/2" Cal.
	PITHECELLOBIUM MEXICANUM MEXICAN EBONY	24" BOX 3	8' Ht., 3' Sp., 1 1/2" Cal.
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	5 GAL. 5	
	LEUCOPHYLLUM LANGMANIAE 'Rio Bravo' RIO BRAVO SAGE	5 GAL. 75	
	SENNA NEMOPHYLLA GREEN CASSIA	5 GAL. 59	
	EREMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL. 38	
	LANTANA MONTEVIDENSIS 'NEW GOLD' 'NEW GOLD' LANTANA	5 GAL. 110	
	TECOMARIA CAPENSIS CAPE HONEYSUCKLE	5 GAL. 6	
	BOUGAINVILLEA 'CRIMSOM JEWEL' BUSH BOUGAINVILLEA	5 GAL. 7	
	MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE	5 GAL. 16	
	ILEX VOMITORIA 'STOKES' DWARF YAUPON HOLLY	5 GAL. 15	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL. 13	
	PHOENIX ROEBELLINI PYGMY DATE PALM	15 GAL. 2	
	ACACIA REDOLENS 'DESERT CARPET' DESERT CARPET ACACIA	5 GAL. 40	
	AGAVE PARRYI HUACHUCENSIS PARRY'S AGAVE	5 GAL. 4	
	TRICHOCEREUS CANDICANS ARGENTINE GIANT	5 GAL. 5	
	LEMAIREOCEREUS THURBERI ARIZONA ORGAN PIPE	15 GAL. 3	
	AGAVE AMERICANA 'MEDIOPICTA ALBA' VARIEGATED AGAVE	15 GAL. 8	
	ECHINOCERUS GRUSONII GOLDEN BARREL CACTUS	5 GAL. 10	

- DECOMPOSED GRANITE - 1/2" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING. 'MADISON GOLD' COLOR.
- GRANITE STONE 1"-3" DIA., 4" DEPTH, 'GOLD' COLOR.
- GRANITE BOULDERS - SURFACE SELECT, 1 1/2' - 4' DIAMETER, BURY 1/4' BELOW FINISH GRADE



SOUTHERN AVE. & STAPLEY RD.
MESA, AZ

PROJECT 2016-03
DATE MARCH.23.2016
REVISION

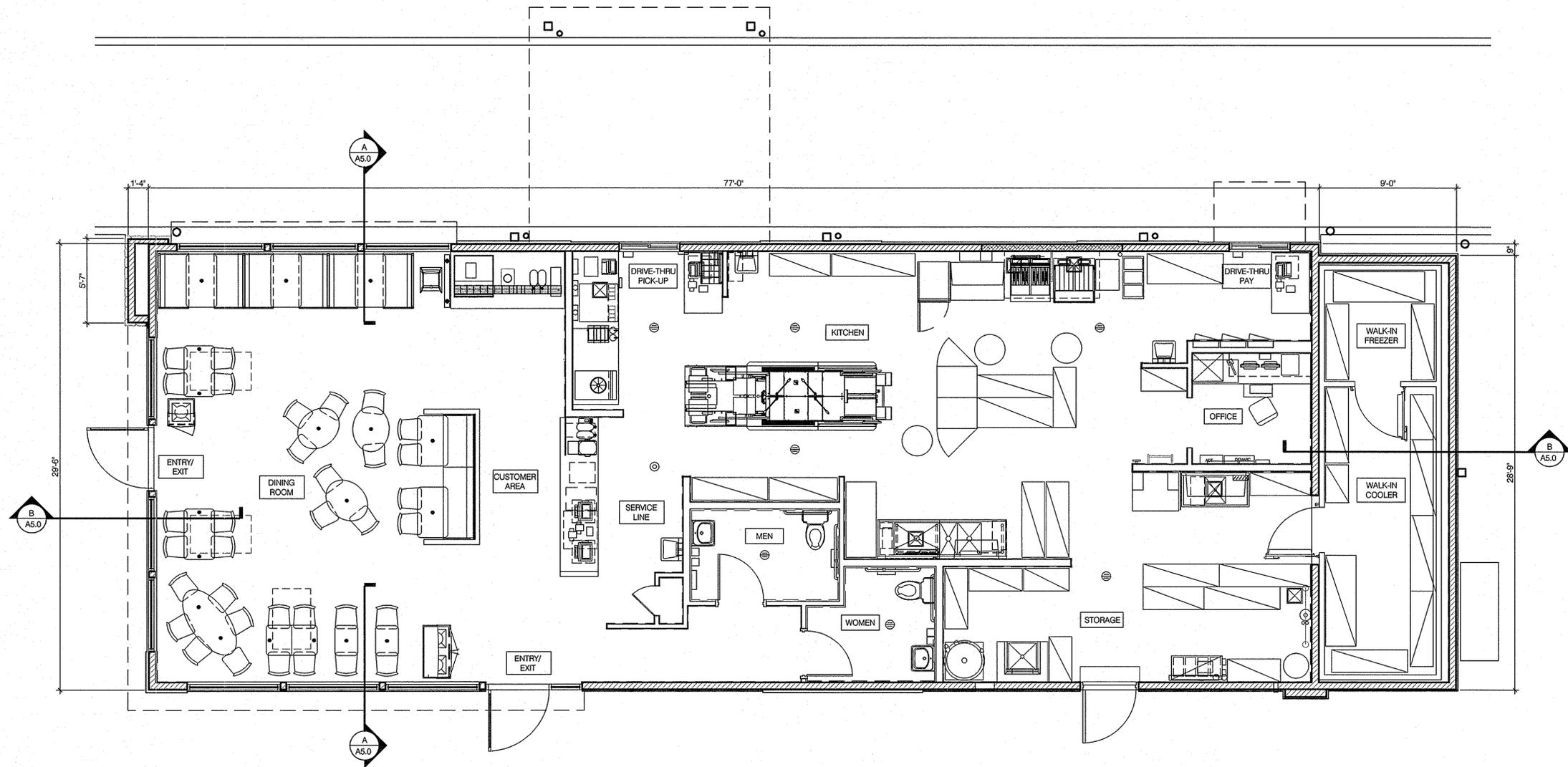
Preliminary Landscape Plan

L1
of 1



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REMODELED FLOOR PLAN 1/4" = 1'-0" B

CONTRACT DATE: 01-25-16
BUILDING TYPE: LIVE MAS LARGE 50
PLAN VERSION: NOVEMBER 2015
SITE NUMBER:
STORE NUMBER:

TACO BELL
SOUTHERN/STAPLEY
MESA, ARIZONA 85204



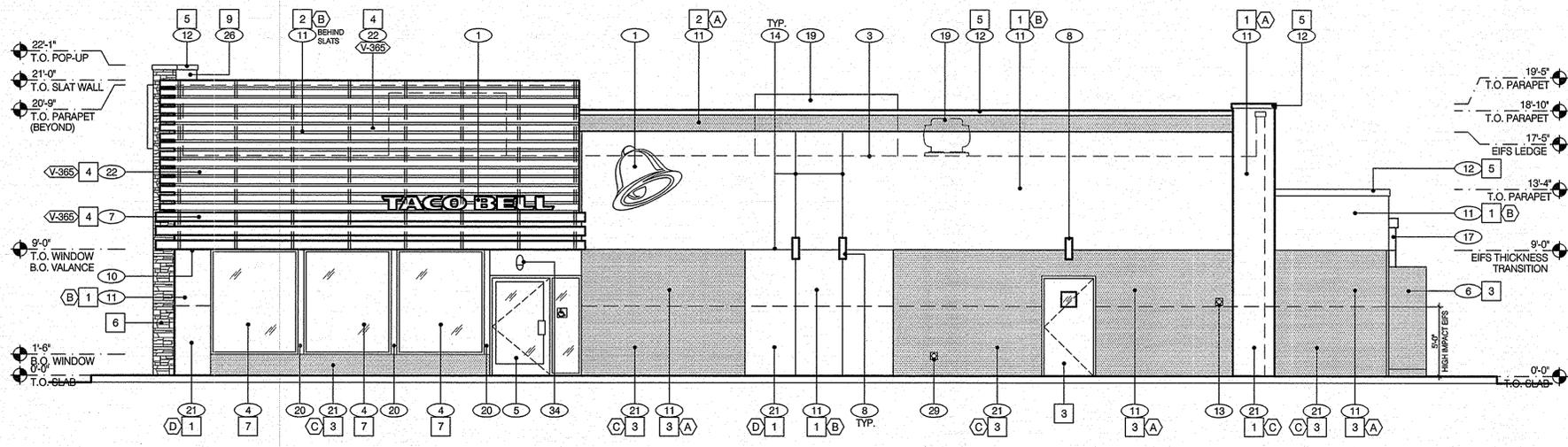
LIVE MAS
LARGE 50

REMODELED
FLOOR PLAN

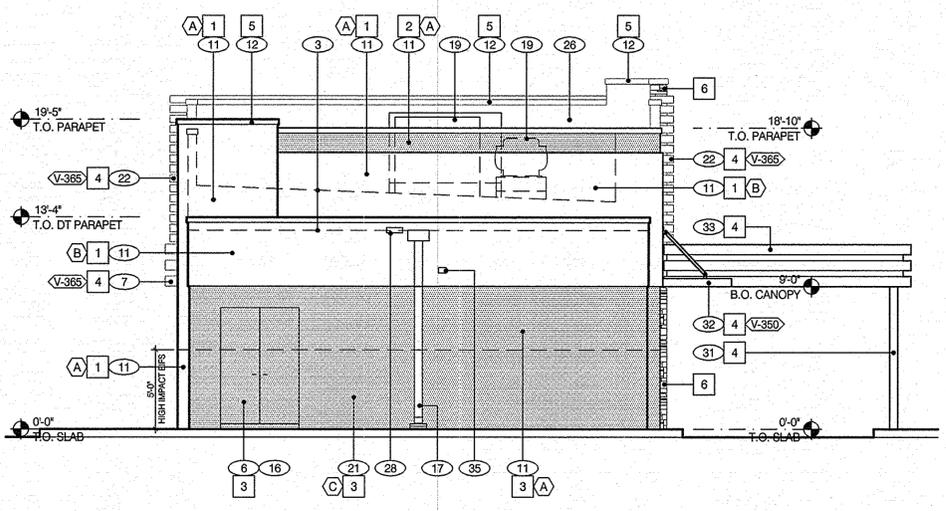
A2.0

PLOT DATE: 03-22-16

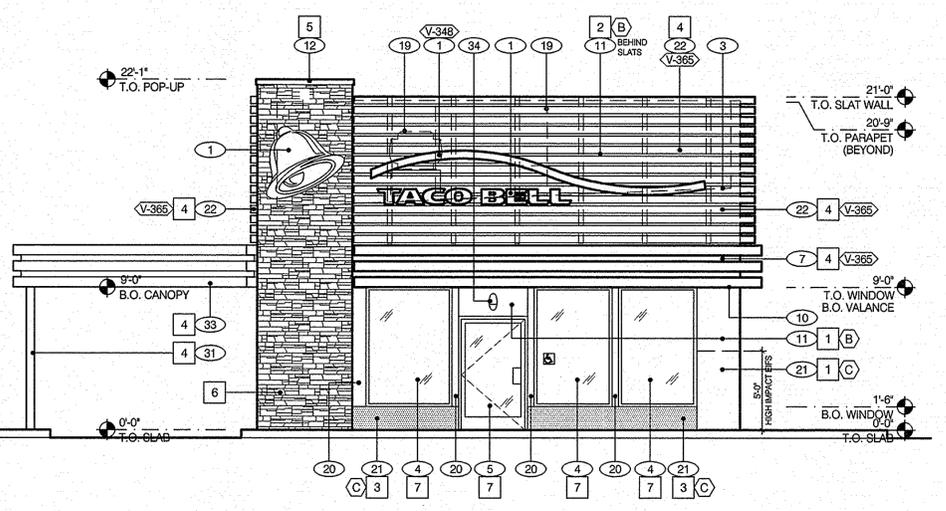
LC1024



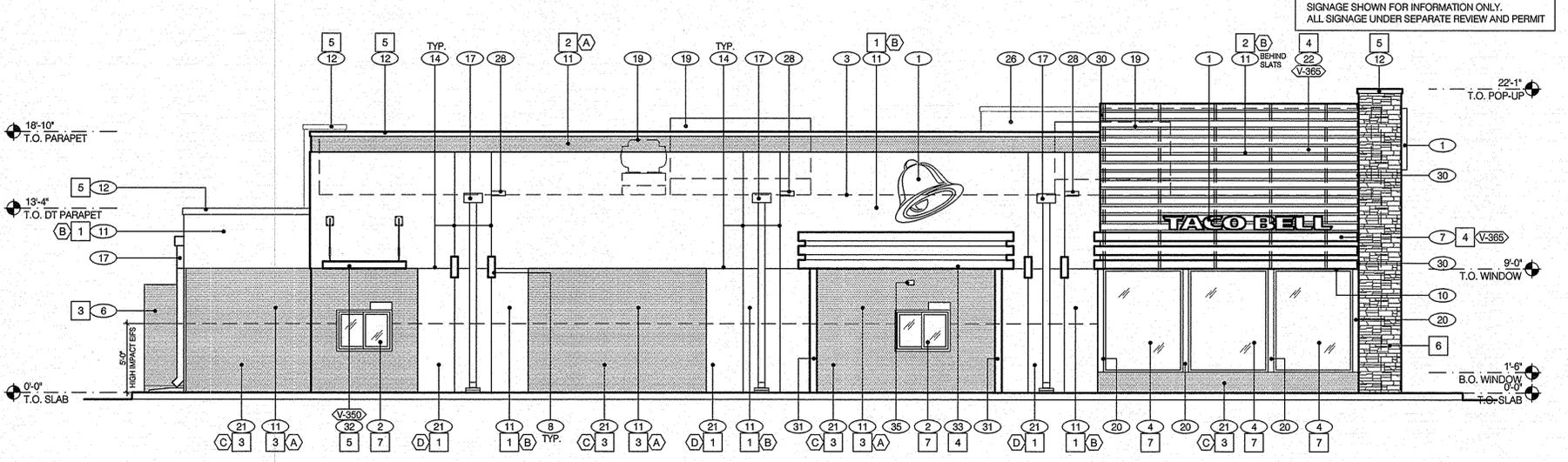
SOUTH ELEVATION 3/16" = 1'-0" **E**



EAST ELEVATION 3/16" = 1'-0" **H**



WEST ELEVATION 3/16" = 1'-0" **F**



NORTH ELEVATION 3/16" = 1'-0" **G**

- 1 POSSIBLE SIGN LOCATION- ALL SIGNAGE UNDER SEPARATE REVIEW AND PERMIT
- 2 DRIVE THRU WINDOW
- 3 LINE OF ROOF BEYOND.
- 4 STOREFRONT TYPICAL.
- 5 SINGLE 48" WIDE STOREFRONT ENTRY DOOR.
- 6 ELECTRICAL SERVICE ENTRY SECTION (SES). PAINT TO MATCH WALL.
- 7 ARCHITECTURAL ALUMINUM VALANCE BY VENDOR.
- 8 LIGHT SCONCE. ALIGN BOTTOM OF FIXTURES MOUNTING BRACKET WITH CHANGE IN EIFS THICKNESS (CENTER OF BRACKET AT 9'-2").
- 9 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
- 10 2' EIFS TO TERMINATE AT TOP OF WINDOW HEIGHT. PROVIDE 1' EIFS ABOVE THAT POINT. SLOPE TRANSITION AWAY FROM BUILDING 1:12.
- 11 EIFS (TYP).
- 12 PARAPET COPING. IF DURO-LAST EDGE TRIM IS USED. USE THE DURO-LAST PRE-FINISHED EDGE TRIM.
- 13 CO2 FILLER VALVE & COVER.
- 14 EIFS REVEAL JOINT.
- 15 GAS SERVICE.
- 16 WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.
- 17 SCUPPER, COLLECTOR, AND VERTICAL DOWNSPOUT 6" MIN. PAINT TO MATCH ADJACENT WALL.
- 18 NOT USED
- 19 ROOFTOP MECH. EQUIP. BEYOND. PAINT TO MATCH MAIN BUILDING COLOR.
- 20 BREAK METAL COVER OVER WOOD STUDS TO MATCH STOREFRONT.
- 21 HIGH IMPACT E.I.F.S. WHERE SHOWN ON ELEVATIONS. TOP EXTENT AT 9'-0".
- 22 ALUMINUM SLAT WALL BY VENDOR.
- 23 BOLLARD
- 24 EIFS TRANSITION.
- 25 EXTEND FRAMING FOR BUMP-OUT DOWN TO ROOF. USE DETAIL 7/A6.2 FOR EIFS TRANSITION.
- 26 DUROLAST SINGLE MEMBRANE ROOFING ON BACK SIDE OF PARAPET- DUROLAST "TAN" (FACTORY COLOR) OR EQUAL.
- 27 IF THE DURO LAST PARAPET CAP TRIM IS USED IT SHALL NOT BE PAINTED.
- 28 OVERFLOW DRAIN.
- 29 HOSE BIBB.
- 30 RETURN ALUMINUM LOUVERS BACK TO FACE OF BUILDING.
- 31 6" SQUARE TUBE STEEL CANOPY SUPPORT- PAINT
- 32 36" DEEP x 72" WIDE DRIVE-THRU PAY WINDOW CANOPY
- 33 DRIVE-THRU PICK-UP WINDOW SHADE COVER WITH TACO BELL VALANCE ELEMENT WRAPPED AROUND SUPPORT COLUMNS- PAINT
- 34 EMERGENCY LIGHT AT EXTERIOR DOOR
- 35 WALL PACK LIGHT

KEYNOTES N.T.S. **A**

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-350	1	TACO BELL DRIVE THRU PAY WINDOW CANOPY- 36" DEEP x 72" WIDE	X
V-348	1	TACO BELL "BUILDING ACCENT" - OPTIONAL SHADING & LED LAMPING.	X
V-365	1	SLAT WALL SYSTEM	

* REQUIRES ELECTRICAL CONNECTION. SEE ELECTRICAL PLANS.

CANOPY ACCENT SCHED. N.T.S. **B**

- (A) BASE THICKNESS - 1" THICK E.I.F.S.
- (B) BASE THICKNESS - 2" THICK E.I.F.S.
- (C) BASE THICKNESS - 1" THICK E.I.F.S. WITH HIGH IMPACT MESH (ONLY WHERE NOTED). SEE DETAIL 2/A6.2.
- (D) BASE THICKNESS - 2" THICK E.I.F.S. WITH HIGH IMPACT MESH (ONLY WHERE NOTED). SEE DETAIL 2/A6.2.

EIFS THICKNESS N.T.S. **C**

EXTERIOR FINISH SCHEDULE			
SYMBOL	AREA	MANUFACTURER	COLOR
1	MAIN WALL PAINT	SHERWIN WILLIAMS	SW6122 "CAMELBACK"
2	BEHIND SLAT WALL AND REAR PARAPET TOP	SHERWIN WILLIAMS	SW8831 "CLEMATIS" (ON SOFFIT BEHIND SLAT WALL AND REAR PARAPET TOP)
3	ACCENT WALL PAINT	SHERWIN WILLIAMS	SW2823 "ROOKWOOD CLAY"
4	SLAT WALL AND VALANCE COLOR	SHERWIN WILLIAMS	SW7034 "STATUS BRONZE"
5	CONTINUOUS PARAPET CAP	SHERWIN WILLIAMS	SW7069 "IRON ORE"
6	STONE CORNER POP-UP	CORONADO	IDAHO DRY-STACK, CARMEL MOUNTAIN CULTURED STONE ADHERED MASONRY
7	STOREFRONT	KAWNEER (OR EQUAL)	"DARK BRONZE"
8	PIPE BOLLARDS	SHERWIN WILLIAMS	DOT YELLOW

EXTERIOR FINISH SCHEDULE N.T.S. **D**



2070 E. SOUTHERN AVE.
 TEMPE, ARIZONA 85282
 480-730-1776
 FAX: 480-968-6571

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CONTRACT DATE: 01-25-16
 BUILDING TYPE: LIVE MAS LARGE 50
 PLAN VERSION: NOVEMBER 2015
 SITE NUMBER:
 STORE NUMBER:

TACO BELL
 SOUTHERN/STAPLEY
 MESA, ARIZONA 85204



EXTERIOR ELEVATIONS

A4.0

PLOT DATE: 03-22-16



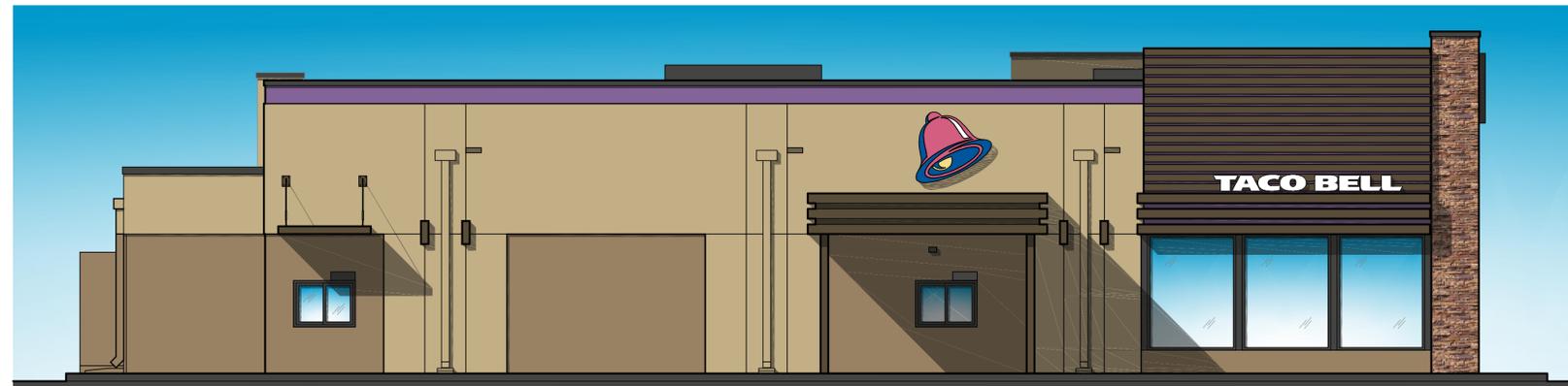
SOUTH ELEVATION 3/16" = 1'-0" **A**



EAST ELEVATION 3/16" = 1'-0" **C**



WEST ELEVATION 3/16" = 1'-0" **B**



NORTH ELEVATION 3/16" = 1'-0" **D**

NOTE:
SIGNAGE SHOWN FOR
INFORMATION ONLY.
ALL SIGNAGE UNDER SEPARATE
REVIEW AND PERMIT.



2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
480-730-1776
FAX: 480-968-6571

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EXPIRES 06-30-2017

CONTRACT DATE: 01-25-16
BUILDING TYPE: LIVE MAS LARGE 50
PLAN VERSION: NOVEMBER 2015
SITE NUMBER: -
STORE NUMBER: -

TACO BELL
SOUTHERN/STAPLEY
MESA, ARIZONA 85204

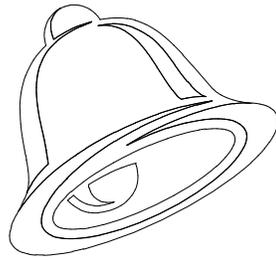


LIVE MAS
LARGE 50

**EXTERIOR
COLOR
ELEVATIONS**

A4.0C

PLOT DATE: 03-22-16



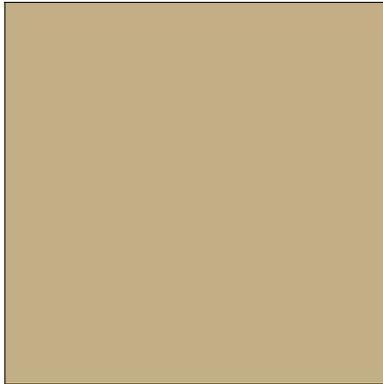
TACO BELL

COLOR AND MATERIAL SHEET

N OF NEC SOUTHERN/ STAPLEY
MESA, AZ 85204

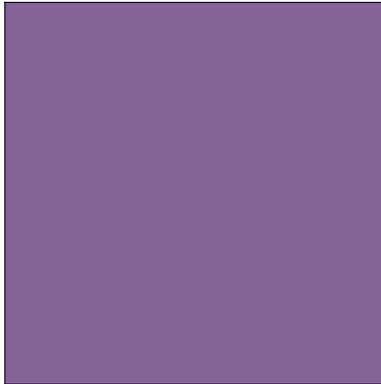


EXPIRES 06-30-2017



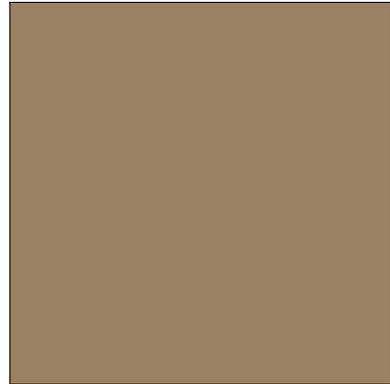
1

PAINT
SHERWIN WILLIAMS
SW6122
'CAMELBACK'



2

ACCENT PAINT
(BEHIND SLAT WALL AND
AT REAR PARAPET TOP)
SHERWIN WILLIAMS
SW6831
'CLEMATIS'



3

PAINT
SHERWIN WILLIAMS
SW2823
'ROOKWOOD CLAY'



4

PAINT
METAL EYEBROW/CANOPY
SHERWIN WILLIAMS
SW7034
'STATUS BRONZE'



5

ACCENT PAINT
PARAPET CAP
SHERWIN WILLIAMS
SW7069
'IRON ORE'



6

CULTURED STONE
CORONADO
IDAHO DRY STACK
'CARMEL MOUNTAIN'

7

STOREFRONT
KAWNEER DARK BRONZE
(SIMILAR TO COLOR 5)

8

BOLLARDS
DOT YELLOW



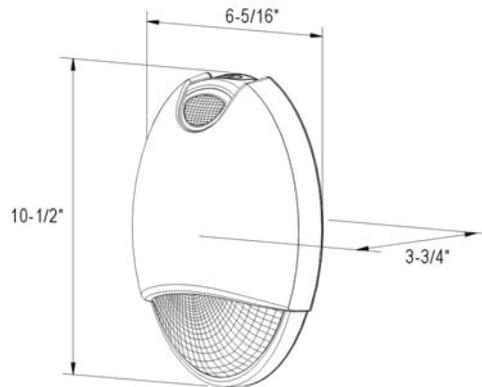
NH-3008 | WHITE



NH-3009 | BRONZE

Night Hawk

Description	Outdoor Decorative LED Emergency Light
Housing	Durable and Vandal Resistant Die-Cast Aluminum Housing with 1/2" Coin Plug for Conduit. Includes Integrated Photocell, Switchable Between Photocell or Wall Switch Control. Low Profile, ADA Compliant.
Lens	UV-Resistant Polycarbonate Lens
Reflectors	Mirrored Reflector
Battery Backup	<ul style="list-style-type: none"> ● NiCad Battery Backup (4.8V, 2.8A) Supplies 90 Minutes of Emergency Operation. ● Self-Test/Self Diagnostics Included. ● Low-Voltage Battery Disconnection Prevents Deep Battery Discharge Damage. ● 24 Hour Recharge After 90 Minute Discharge.
Mounting	Wall or Ceiling Mount Over a Recessed Junction Box or Use Surface Conduit.
LED Module	Luminous Flux 1050, CRI: 75 CCT: 5000K, 50,000 Hours
Wattage	LED: 11w (14 System Watts)
Driver	Input Voltage: 120/277V
Listing & Ratings	UL: Listed for Wet Locations (IP65)



Custom Colors Available on Request.

WST LED

Architectural Wall Sconce



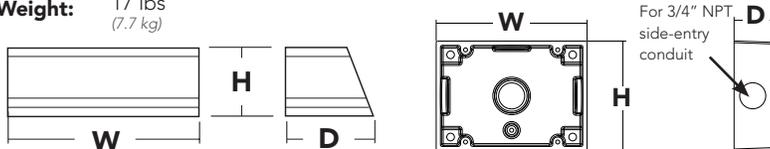
Inverted available with WLU option only.

Specifications Luminaire

Height: 7-1/4" (18.4 cm)
Width: 16-1/4" (41.3 cm)
Depth: 9-1/8" (23.2 cm)
Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

WST LED	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options ³	Finish (required)
WST LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	700 mA options: 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 480	Shipped included (blank) Surface mount Shipped separately ² BBW Surface-mounted back box UT5 Uptilt 5 degrees	Shipped installed PE Photoelectric cell, button type ^{4,5} SF Single fuse (120, 277, 347V) ⁴ DF Double fuse (208, 240, 480V) ⁴ DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup ⁶ WLU Wet location door for up orientation ⁷ PIR Motion/ambient light sensor ⁸ DS Dual switching ⁹ Shipped separately VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

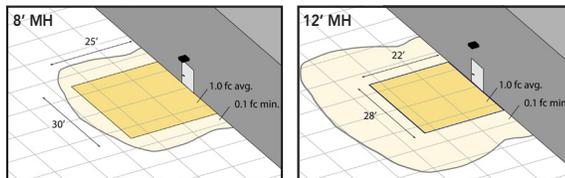
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
- May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
- Must be ordered with fixture; cannot be field installed.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR or ELCW.
- Specifies the SensorSwitch SFOD-7-ODP control (photocell included); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.
- Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT ¹)	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/--K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/--K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.10
10°C	1.06
20°C	1.02
25°C	1.00
30°C	0.98
40°C	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **WST LED 2 10A700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

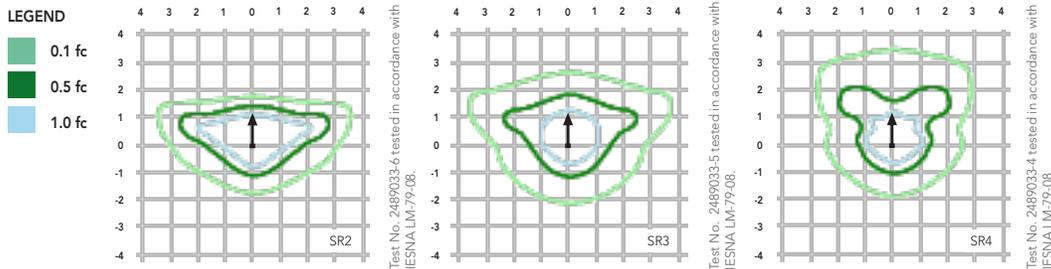
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W ¹	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W ¹	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

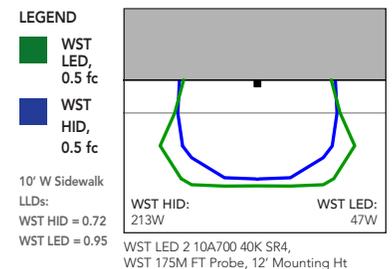
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).

Isofootcandle plots for the WST LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12).



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full 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. Specifications subject to change without notice.





SIGNRAYZ® APEX

Features and Benefits

- Batwing beam pattern to increase light coverage
- Waterproof IP68 rating
- UL certified for use in wet, damp and dry locations
- UV resistant, suitable for direct sun exposure
- Operating temperature range from -40°C to +60°C (-40°F to +140°F)
- Constant current driven LEDs
- No UV or IR emission
- Complies with FCC Title 47, Part 15, Subpart B for Class A digital devices
- 5-year limited warranty

Applications

- Channel Letters
- Cabinet Signs
- Cloud Signs
- Cove Lighting
- Accent Lighting



Ordering Information

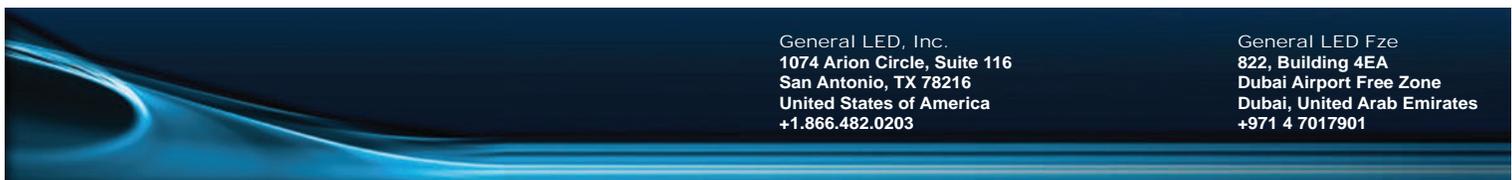
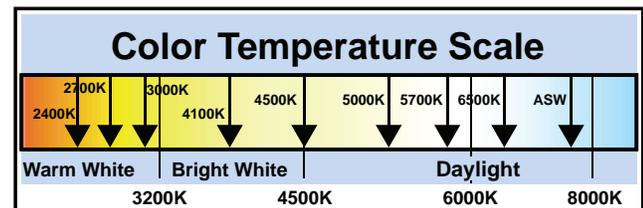
Ordering Code	LED Color/ CCT (K)	Number of Modules		Input Voltage (Volt)	Nominal Current (A/Module)	Max. Wattage per Module* (W)	Nominal Light Output (lm)*	
		per Foot	per Meter				per Foot	per Meter
LS-APEX-ASW-G2	AgiLight SignWhite	2	6.56	12	0.100	1.24	250	820
LS-APEX-65K-G2	White/6500K	2	6.56	12	0.100	1.24	250	820
LS-APEX-57K-G2	White/5700K	2	6.56	12	0.100	1.24	250	820
LS-APEX-50K-G2	White/5000K	2	6.56	12	0.100	1.24	250	820
LS-APEX-45K-G2	White/4500K	2	6.56	12	0.100	1.24	210	689
LS-APEX-41K-G2	White/4100K	2	6.56	12	0.100	1.24	210	689
LS-APEX-30K-G2	White/3000K	2	6.56	12	0.100	1.24	210	689
LS-APEX-27K-G2	White/2700K	2	6.56	12	0.100	1.24	210	689
LS-APEX-24K-G2	White/2400K	2	6.56	12	0.100	1.24	180	590

*Nominal 1.20W

*±10%

Ordering Guide

LED Sign	Model	Color Temperature	Beam Pattern
LS	-APEX	-65K	-G2
		6500K	G2: Batwing

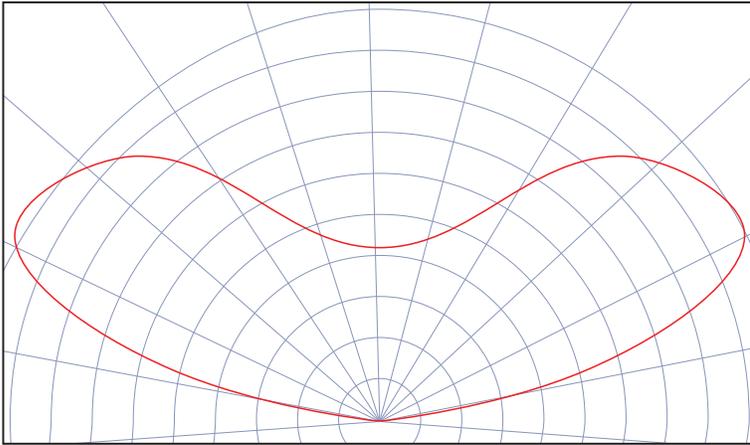


General LED, Inc.
1074 Arion Circle, Suite 116
San Antonio, TX 78216
United States of America
+1.866.482.0203

General LED Fze
822, Building 4EA
Dubai Airport Free Zone
Dubai, United Arab Emirates
+971 4 7017901

Luminous Intensity Distribution

G2 Batwing Beam Pattern



Power Supply Load Chart

Model	STANDARD (ft)		METRIC (m)	
	12W	60W	12W	60W
LS-APEX-XXX-G2	4	24	1.2	7.3

Wire Gauge Chart

Wire Gauge (AWG)	MAXIMUM DISTANCE*	
	STANDARD (ft)	METRIC (m)
26	3	0.9
24	4	1.2
22	7	2.1
20	11	3.4
18	18	5.5
16	29	8.8
14	45	13.7
12	71	21.6
10	120	36.6

*Distance from power supply to load (at full capacity)

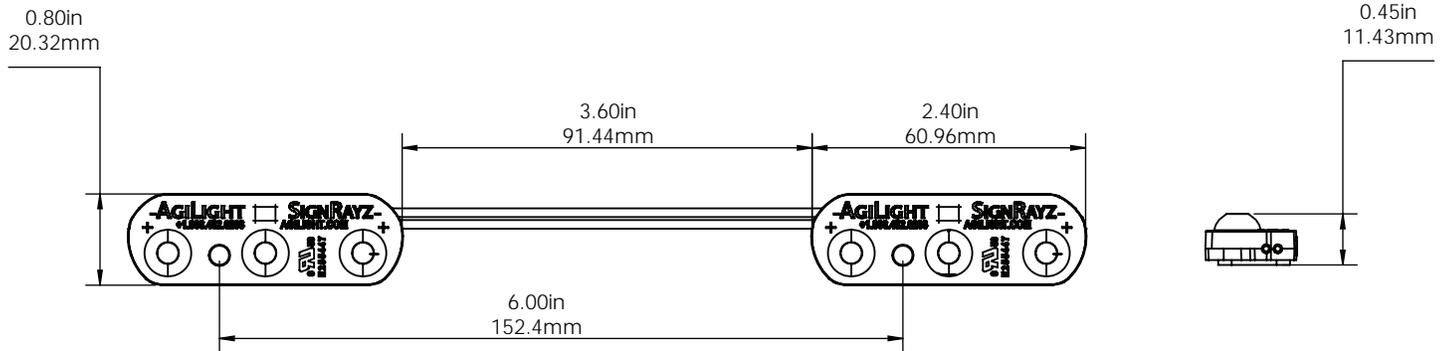
Population Density Guide

	STANDARD (in)				
	3	4	5	6	8
Channel Depth:					
Max. Stroke	*	*	13	17	20
Multiple Row Spacing	*	*	12	15	17

	METRIC (mm)				
	75	100	125	150	200
Channel Depth:					
Max. Stroke	*	*	330	432	508
Multiple Row Spacing	*	*	305	381	432

* Please contact a sales associate

LED Module Dimensions



Shipping Information

Model	STANDARD								METRIC													
	SKU (ft)	Tray Quantity SKUs (ft)	Box Quantity SKUs (ft)	Case Quantity SKUs (ft)	Case Weight (lb)	Box Dimensions (in)			Case Dimensions (in)			SKU (m)	Tray Quantity SKUs (m)	Box Quantity SKUs (m)	Case Quantity SKUs (m)	Case Weight (kg)	Box Dimensions (mm)			Case Dimensions (mm)		
	W	D	H	W	D	H	W	D	H	W	D	H	W	D	H	W	D	H				
LS-APEX-XXX-G2	1	25	100	500	48	19.7	11.2	4.5	26.4	20.5	12.2	0.3	7.6	30.5	152.4	21.8	500	285	115	670	520	310



1. These products are only suitable for connection to a Class 2 power source rated 12 Volt DC or less.
2. These products are intended for use only when connected to a power source that complies with Class 2 voltage and energy limited circuit.
3. When these units are connected to a Class 2 circuit, they are not to draw a total wattage of greater than the secondary or output rating of the Class 2 supply.
4. These products are suitable for use in dry, damp and wet locations. Not suitable for submersed applications.
5. These products may be secured in place in the end product by any means available.

Taco Bell

EXTERIOR SPECIFICATION



Decorative Lighting

PROJECT:

Taco Bell



ACCUSERV
LIGHTING & EQUIPMENT

3865 Produce Rd
Suite 208
Louisville, KY 40218
Toll Free: 877-707-7378
Phone: 502-961-0096
Fax: 502-961-0357
Web: www.accu-serv.com

Type TB



Item # 05247-051 / 05247-052

Classification: Up / Down (2) light Wet location wall mounted cylinder with top cap

Dimensions: Diameter - 6"
Height - 18"
Depth - 8 7/8"

Finish: Bronze

Lamp Type: (2) 18w PAR38 LED

E # - E52809190

Location Exterior

Leadtime TBD

Lamp Type:



RR6

Six-Inch Retrofit Housing

Product Description

The RR6 recessed housing is designed to accommodate all Cree six-inch downlights in retrofit applications. It is rated for use with luminaires that consume low energy, such as the LR6 and CR6, optimizing energy density calculations for easier energy code compliance and LEED certification. The RR6 housing is IC rated, airtight, inherently protected and, when ordered with a GU24 socket, California Title-24 compliant.

Product Specifications

CONSTRUCTION & MATERIALS

Recessed retrofit housing accommodates Cree six-inch LED downlights in ceiling thickness from 0.25" to 1.25".

Gasketed housing enables air-tight fit to effectively isolate housing assembly from conditioned space below.

Suitable for insulated or non-insulated ceilings.

Dimensions: L 12.5" x W 6.625" x H 7.5"

REGULATORY & VOLUNTARY QUALIFICATIONS

cULus Listed

IC air-tight rated, tested in accordance with ASTM E283.

Title-24 compliant when utilized with GU24 socket.

Suitable for damp locations.

Compatible Downlights

RR6
CR6 Series
LR6 Series
LE6 Series

Ordering Information

Example: RR6

Product
RR6 120V, Edison Socket
RR6-GU24 120V, GU24 Socket
RR6-277V 277V, Connector

RR6

