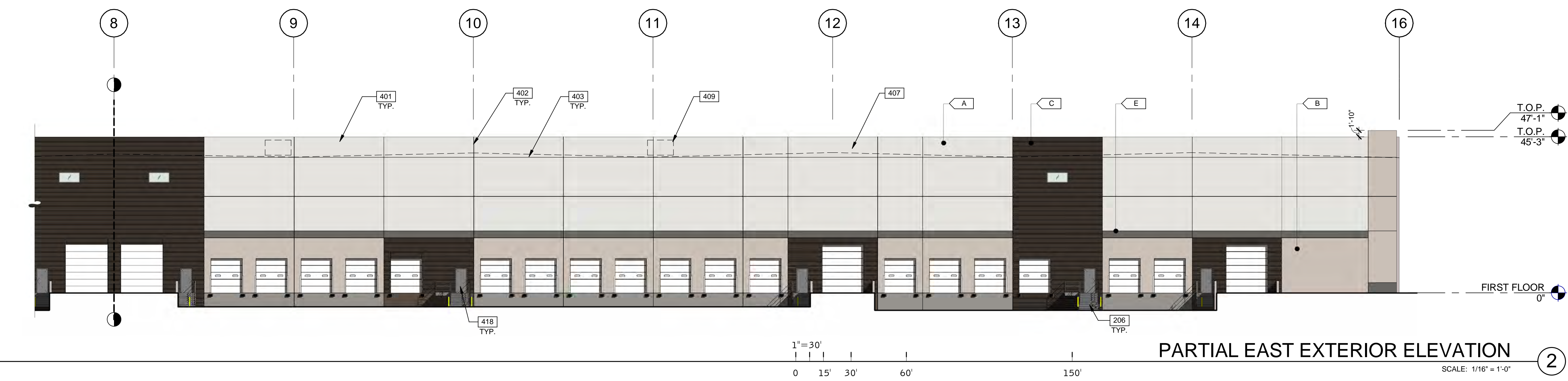
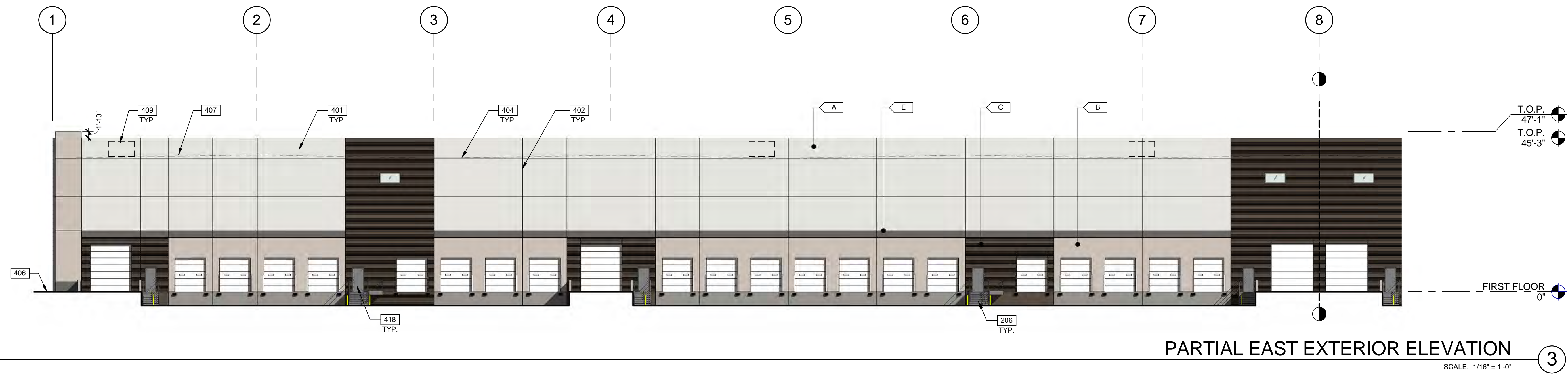


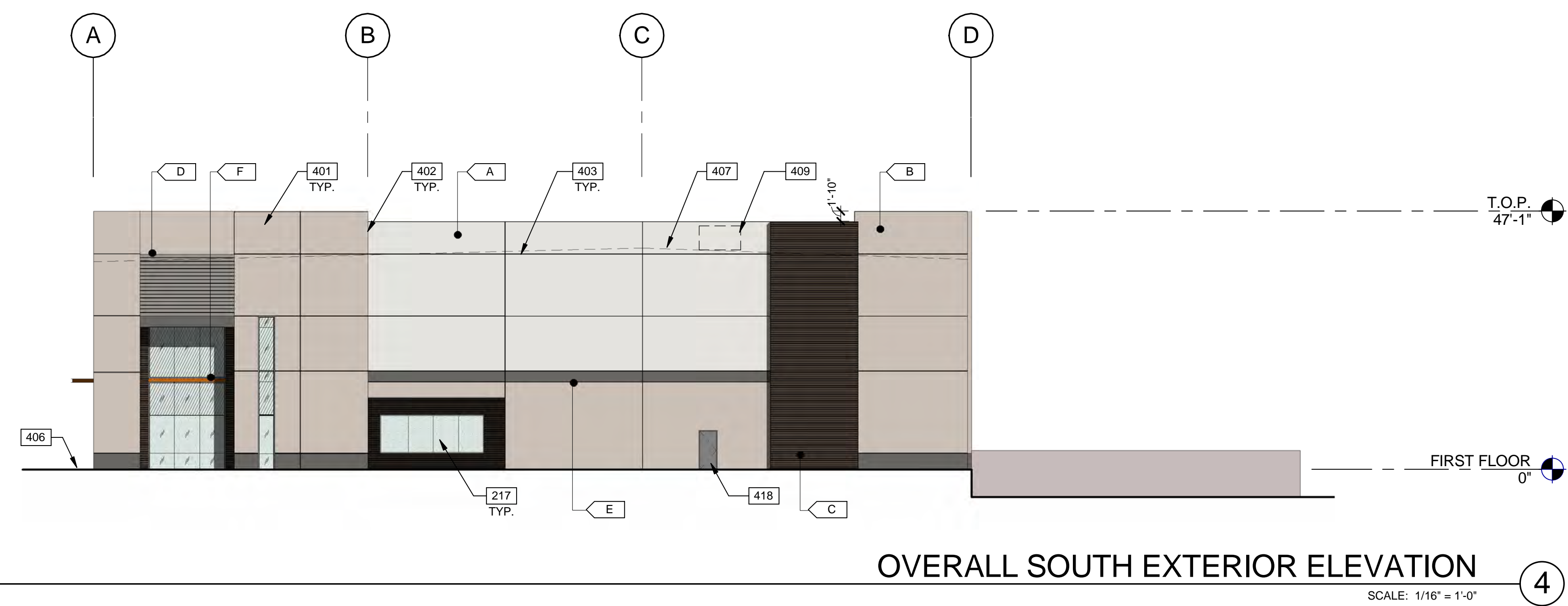
OVERALL EAST EXTERIOR ELEVATION 1



PARTIAL EAST EXTERIOR ELEVATION 2



PARTIAL EAST EXTERIOR ELEVATION 3



OVERALL SOUTH EXTERIOR ELEVATION 4

- NOTES:**
- 206 EXTERIOR STEEL STAIR, BOLTED TO TILT PANEL/ GRADE RAMP WALL
 - 217 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
 - 401 CONCRETE WALL, PAINTED.
 - 402 CONCRETE WALL JOINT.
 - 403 1/2" V-REVEAL.
 - 404 CONCRETE FORM LINER.
 - 406 FINISH GRADE, VARIES.
 - 407 LINE OF ROOF BEYOND.
 - 409 FULLY SCREENED MECHANICAL UNIT BEYOND.
 - 418 METAL MAN DOOR, PAINTED.

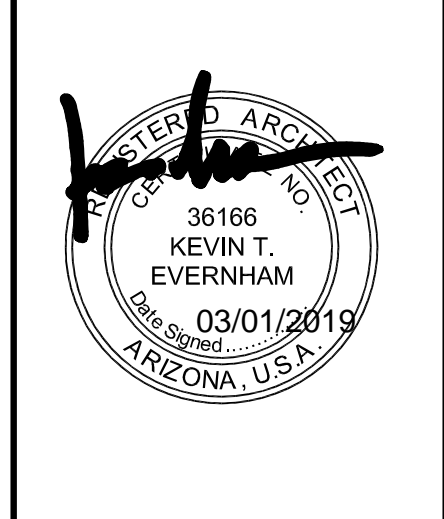
- LEGEND**
- GLASS:**
- VISION GLASS
 - TEMPERED GLASS
 - SPANDREL GLASS
- ALL GLASS TO BE PPG AZURIA GLAZING IN CLEAR ANODIZED STOREFRONT FRAME

- COLOR LEGEND**
- COLORS:**
- PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- A BASE COLOR: DUNN EDWARDS CRYSTAL HAZE DE6219
 - B SECONDARY COLOR: DUNN EDWARDS FLINTSTONE DE6221
 - C ACCENT COLOR: DUNN EDWARDS ESPRESSO MACCHIATO DE6880
 - D ACCENT COLOR: DUNN EDWARDS COAL MINER DET613
 - E ACCENT COLOR: DUNN EDWARDS BLACK POOL DE6315
 - F CANOPY: DUNN EDWARDS SWEET POTATOES DE5201

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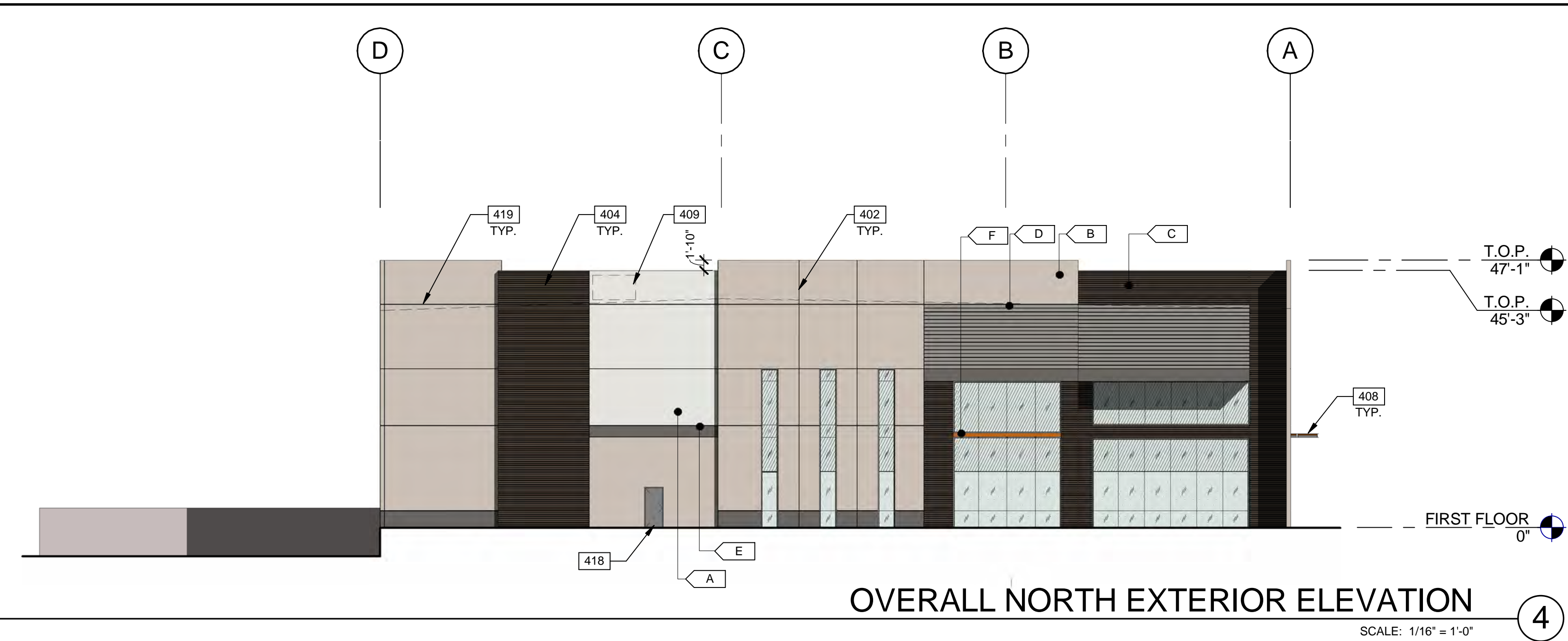
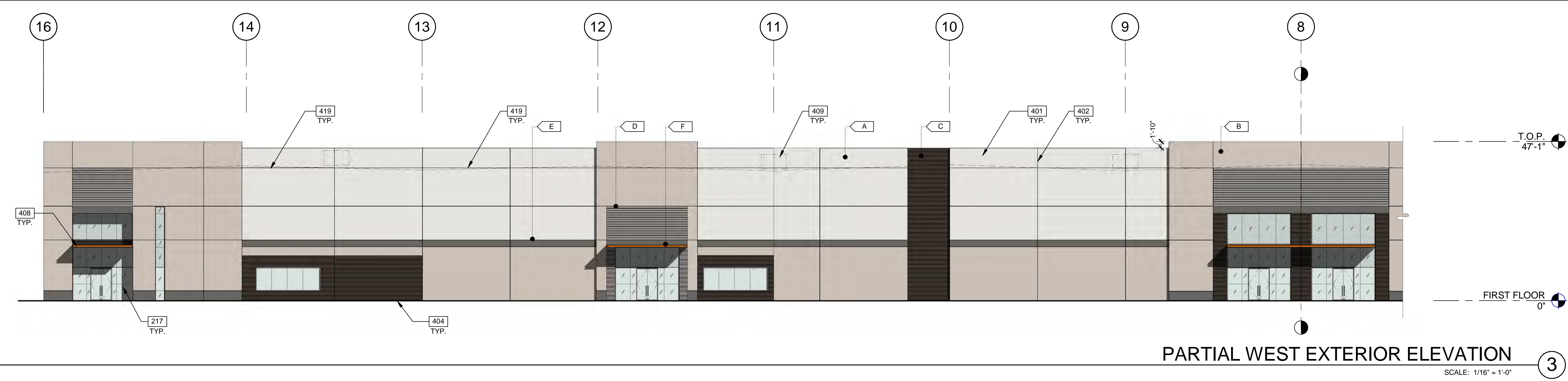
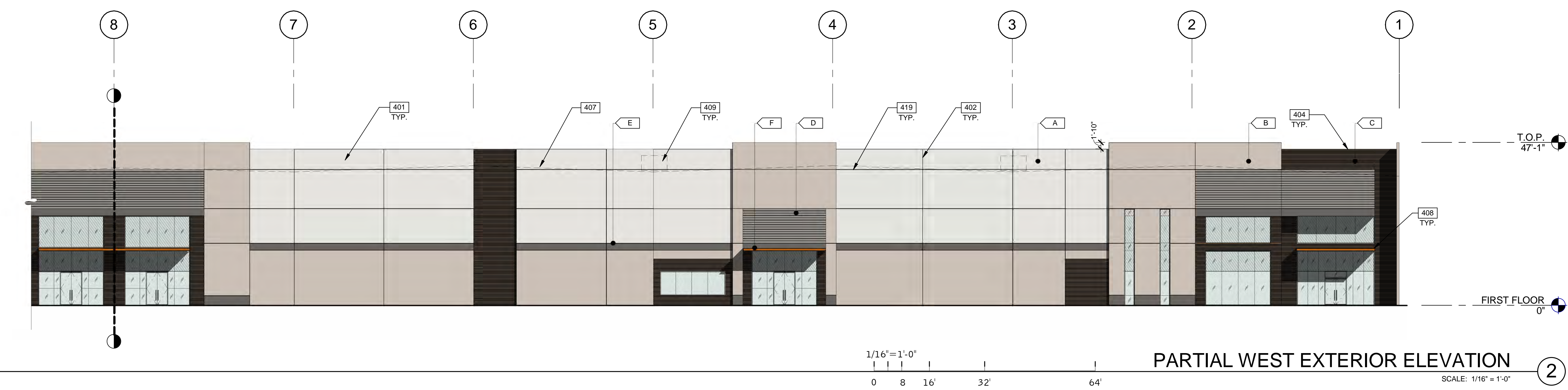
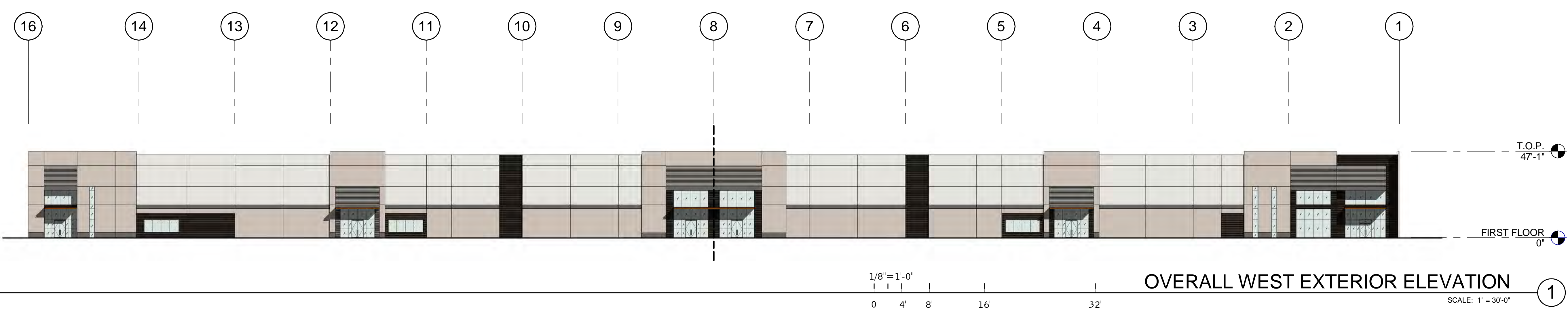


THE LANDING 202
 EAST RAY ROAD
 GATEWAY MESA, AZ 85212

EXTERIOR ELEVATIONS	
DATE	REMARKS
02.28.2019	DESIGN REVIEW RESUBMITTAL

PA/PM: E. ZITNY
 DRAWN BY: H.B.
 JOB NO.: PHX18-0113-00

SHEET
A4.1



- NOTES:**
- 217 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
 - 401 CONCRETE WALL, PAINTED.
 - 402 CONCRETE WALL JOINT.
 - 404 CONCRETE FORM LINER.
 - 407 LINE OF ROOF BEYOND.
 - 408 METAL CANOPY - PAINTED.
 - 409 FULLY SCREENED MECHANICAL UNIT BEYOND.
 - 418 METAL MAN DOOR, PAINTED.
 - 419 3/4" V-REVEAL.

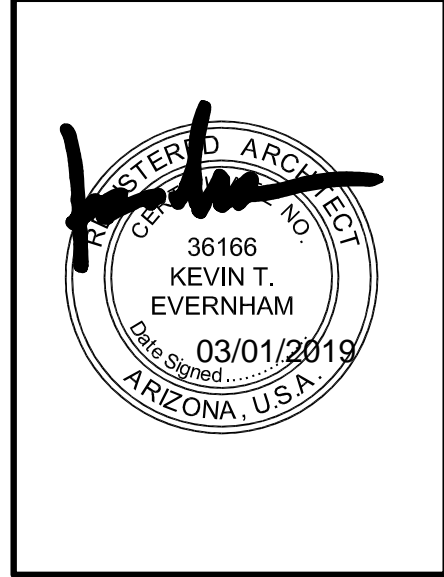
- LEGEND**
- GLASS:
- VISION GLASS
 - TEMPERED GLASS
 - SPANDREL GLASS
- ALL GLASS TO BE PPG AZURIA GLAZING IN CLEAR ANODIZED STOREFRONT FRAME

- COLOR LEGEND**
- COLORS:
- PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- A BASE COLOR: DUNN EDWARDS CRYSTAL HAZE DE6219
 - B SECONDARY COLOR: DUNN EDWARDS FLINTSTONE DE6221
 - C ACCENT COLOR: DUNN EDWARDS ESPRESSO MACCHIATO DET680
 - D ACCENT COLOR: DUNN EDWARDS COAL MINER DET613
 - E ACCENT COLOR: DUNN EDWARDS BLACK POOL DE6315
 - F CANOPY: DUNN EDWARDS SWEET POTATOES DE5201

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THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

EXTERIOR ELEVATIONS	
DATE	REMARKS
02.26.2019 <td>DESIGN REVIEW RESUBMITTAL</td>	DESIGN REVIEW RESUBMITTAL

PA/PM: E. ZITNY
DRAWN BY: H.B.
JOB NO.: PHX18-0113-00

SHEET
A42



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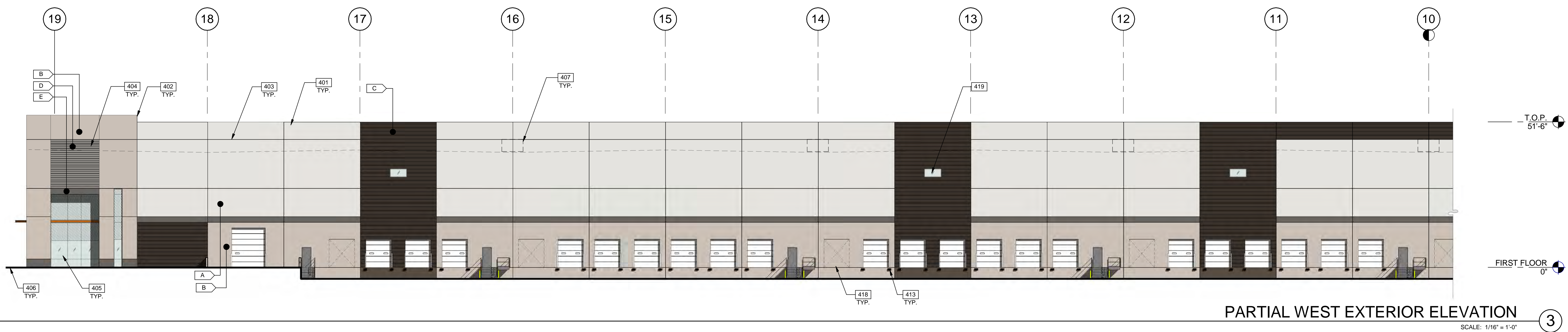
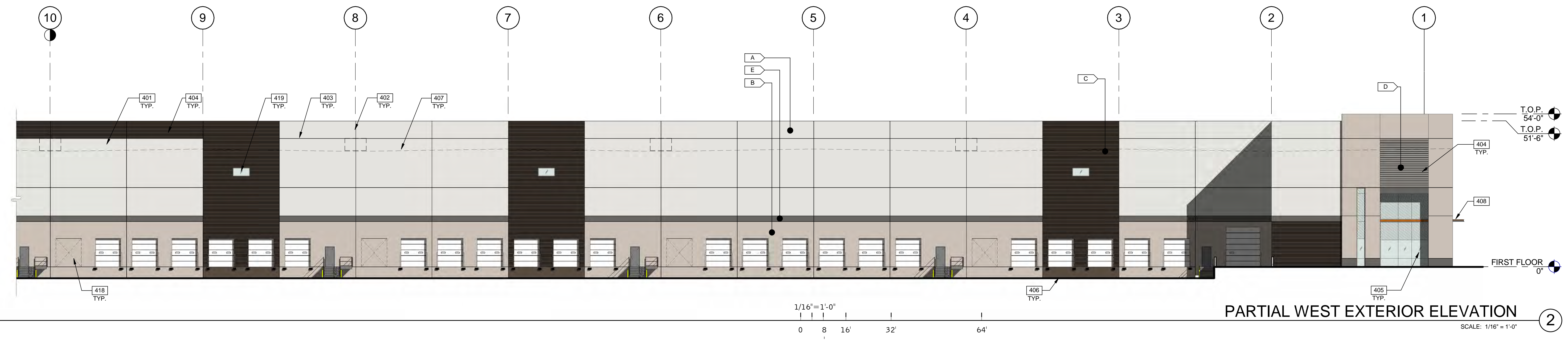
THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

EXTERIOR ELEVATIONS

DATE	DESIGN REVIEW SUBMITTAL	REMARKS
02.28.2019		

PA/PM: E. ZITNY
DRAWN BY: H.B.
JOB NO.: PHX18-0113-00

SHEET
A4.3



LEGEND

- GLASS:**
- VISION GLASS
 - TEMPERED GLASS
 - SPANDELR GLASS

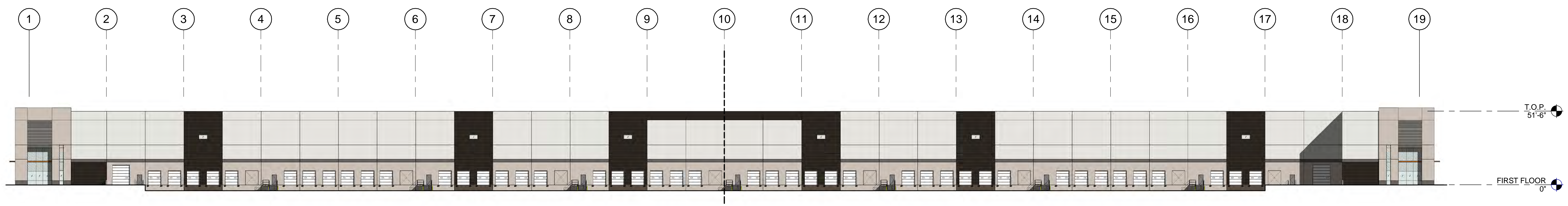
ALL GLASS TO BE VITRO AZURIA GLAZING IN CLEAR ANODIZED STOREFRONT FRAME

COLOR LEGEND

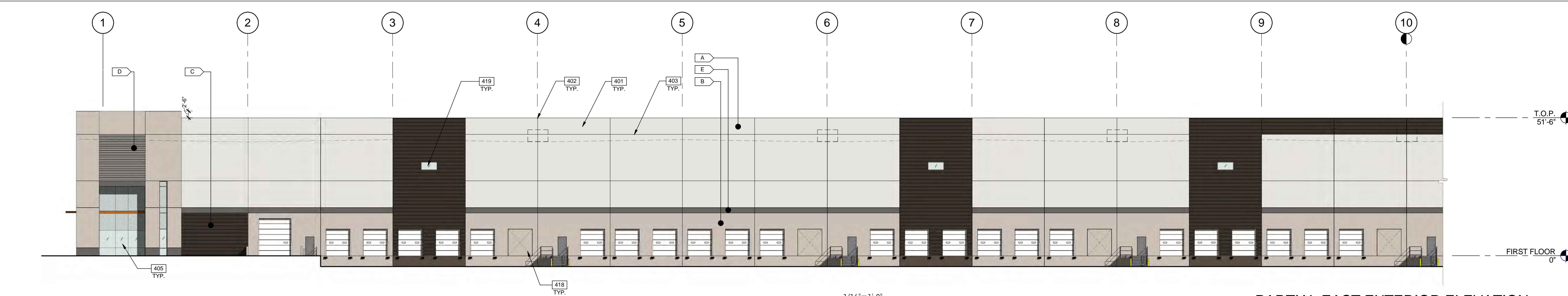
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 - D ACCENT COLOR: FORMLINER PAINTED DUNN EDWARDS COAL MINER DET613
 - E ACCENT COLOR: DUNN EDWARDS BLACK POOL DE6315
 - F CANOPY: DUNN EDWARDS SWEET POTATOES DE5201

NOTES:

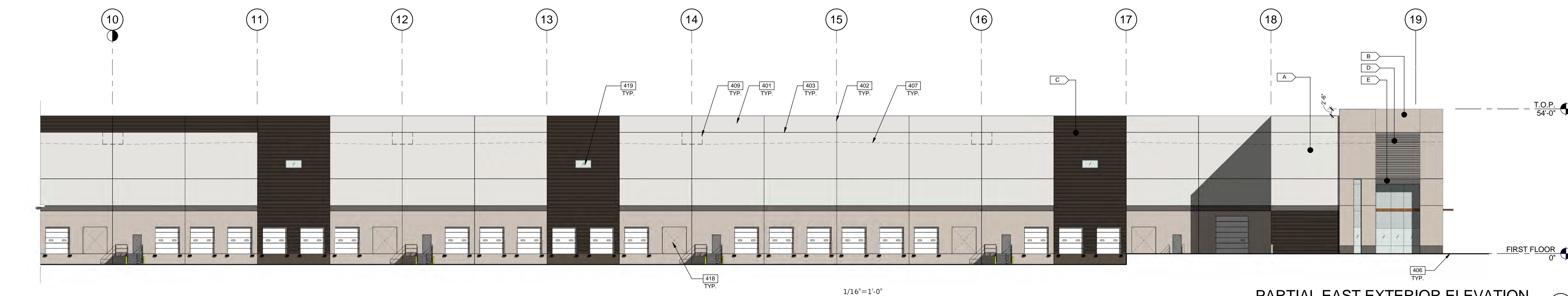
- SEE SHEET A0.2 FOR GENERAL NOTES
- 401 CONCRETE WALL, PAINTED.
 - 402 CONCRETE WALL JOINT.
 - 403 1/2" V-REVEAL.
 - 404 CONCRETE FORM LINER.
 - 405 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
 - 406 FINISH GRADE, VARIES.
 - 407 LINE OF ROOF BEYOND.
 - 408 METAL CANOPY - PAINTED.
 - 413 DOCK BUMPER.
 - 418 KNOCK OUT PANEL FOR FUTURE DOOR OR STOREFRONT.
 - 419 CLERESTORY WINDOW.



OVERALL EAST EXTERIOR ELEVATION
SCALE: 1" = 30'-0"



PARTIAL EAST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND

- GLASS:**
- VISION GLASS
 - TEMPERED GLASS
 - SPANDREL GLASS

ALL GLASS TO BE VITRO AZURIA GLAZING IN CLEAR ANODIZED STOREFRONT FRAME

COLOR LEGEND

- COLORS:**
- A** BASE COLOR: DUNN EDWARDS CRYSTAL HAZE DE6219
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 - E** ACCENT COLOR: DUNN EDWARDS BLACK POOL DE6315
 - F** CANOPY: DUNN EDWARDS SWEET POTATOES DE5201

NOTES:

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 - 402 CONCRETE WALL JOINT.
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 - 407 LINE OF ROOF BEYOND.
 - 409 FULLY SCREENED MECHANICAL UNIT BEYOND.
 - 418 KNOCK OUT PANEL FOR FUTURE DOOR OR STOREFRONT.
 - 419 CLERESTORY WINDOW.

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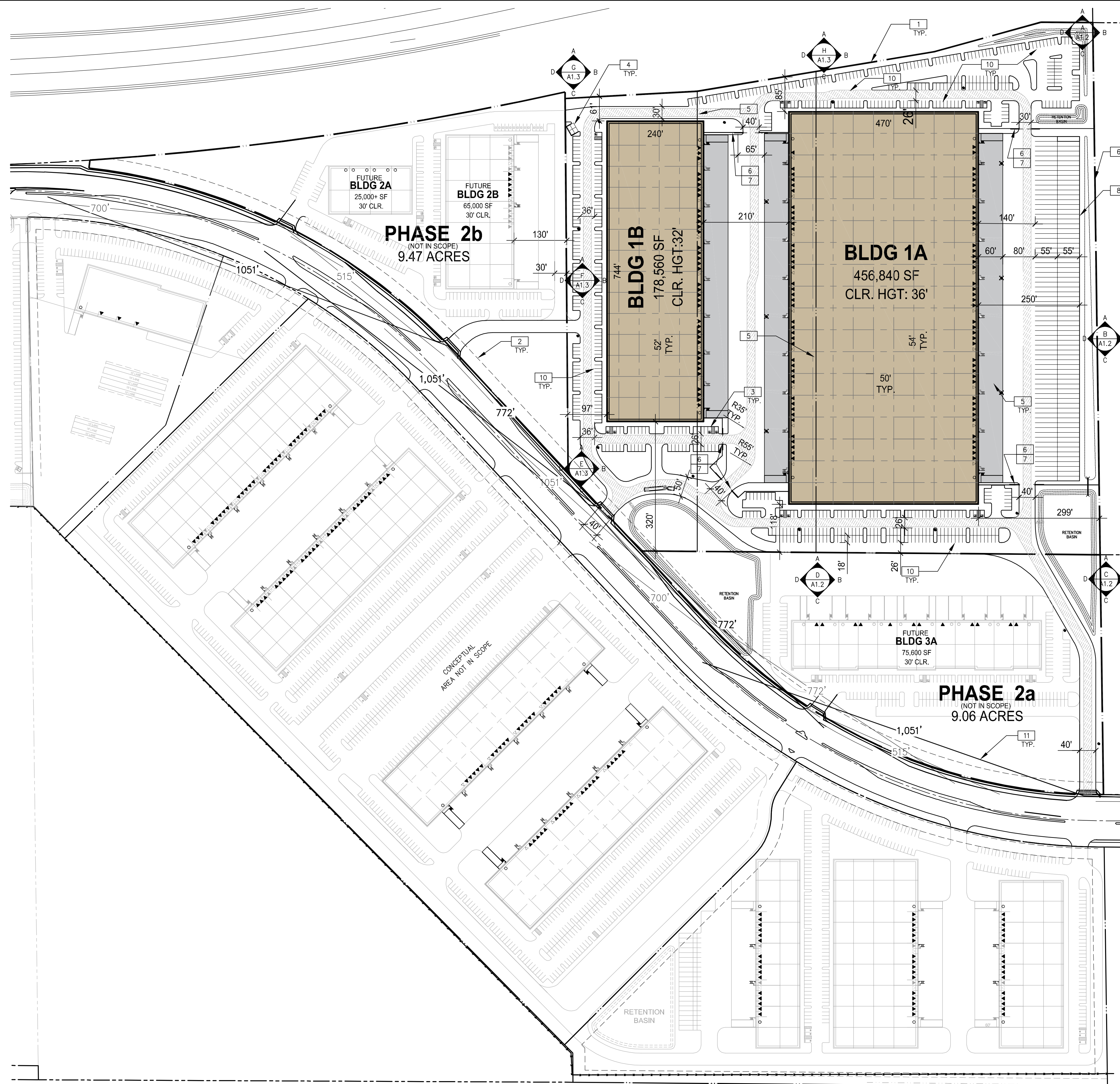


THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

EXTERIOR ELEVATIONS	
DATE	REMARKS
02.28.2019	DESIGN REVIEW SUBMITTAL

PA/PM: E. ZITNY
DRAWN BY: H.B.
JOB NO.: PHX18-0113-00

SHEET
A4.4



1" = 120'
 0 60 120 240 600
SITE PLAN
 SCALE: 1"=120'-0"

SITE PLAN KEYNOTES

- 1 PROPERTY LINE, (---)
- 2 SET BACKS
- 3 ADA PARKING STALL
- 4 CITY STD. CMU TRASH ENCLOSURE
- 5 EXISTING PROPERTY LINE TO BE REMOVED
- 6 8' CMU SCREEN WALL
- 7 SOLD B-DECK GATE
- 8 NEW 6" CURB, SEE CIVIL
- 9 NEW 12" CURB, SEE CIVIL
- 10 NEW PARKING STRIPING TO MATCH CITY STANDARDS
- 11 VISIBILITY TRIANGLE, SEE CIVIL
- 12 DASHED LINE INDICATES FIRE LANE

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE ERECTION OF TWO NEW INDUSTRIAL WAREHOUSE BUILDINGS, ROAD IMPROVEMENTS, AND PARKING ACCOMMODATION. FUTURE PHASED CONSTRUCTION HAS BEEN MASTER PLANNED INTO THE SITE.

PROPERTY DATA

ADDRESS: 7950 E RAY RD
 MESA, AZ 85212

(CURRENT) PHASE 1 APN: 304-30-025L, 304-30-025M, 304-30-025N
 (FUTURE) PHASE 2a APN: 304-30-020K (9.46 ACRES)
 (FUTURE) PHASE 2b APN: 304-30-014A (9.06 ACRES)

PHASE 1
 GROSS SITE AREA: 1,571,479 SF (36.07 ACRES)
 RETENTION AREA: 100,556 SF @ 6.4%
 NET SITE AREA: 1,470,923 SF (33.76 ACRES)

EXISTING ZONING: AG-AGRICULTURE
 PROPOSED ZONING: PAD (CHANGE EXISTING AG TO PAD)
 CONSTRUCTION TYPE: V-B

BUILDING AREA:
 WAREHOUSE 1A 456,840 SF
 WAREHOUSE 1B 178,560 SF
 TOTAL FOOTPRINT: 635,400 SF

LOT COVERAGE:
 PROPOSED: GROSS: 40% NET 44%

PARKING AREA: 208,723 SF
 PARKING LANDSCAPE AISLE AREA: 13,500 SF
 COVERAGE: 13,500 / 208,723 = 18.47%

PARKING TOTALS:
 REQUIRED 330 SPACES
 WAREHOUSE 1A (1:2000) 228 SPACES
 WAREHOUSE 1B (1:2000) 89 SPACES
 REQUIRED ACCESSIBLE 13 SPACES

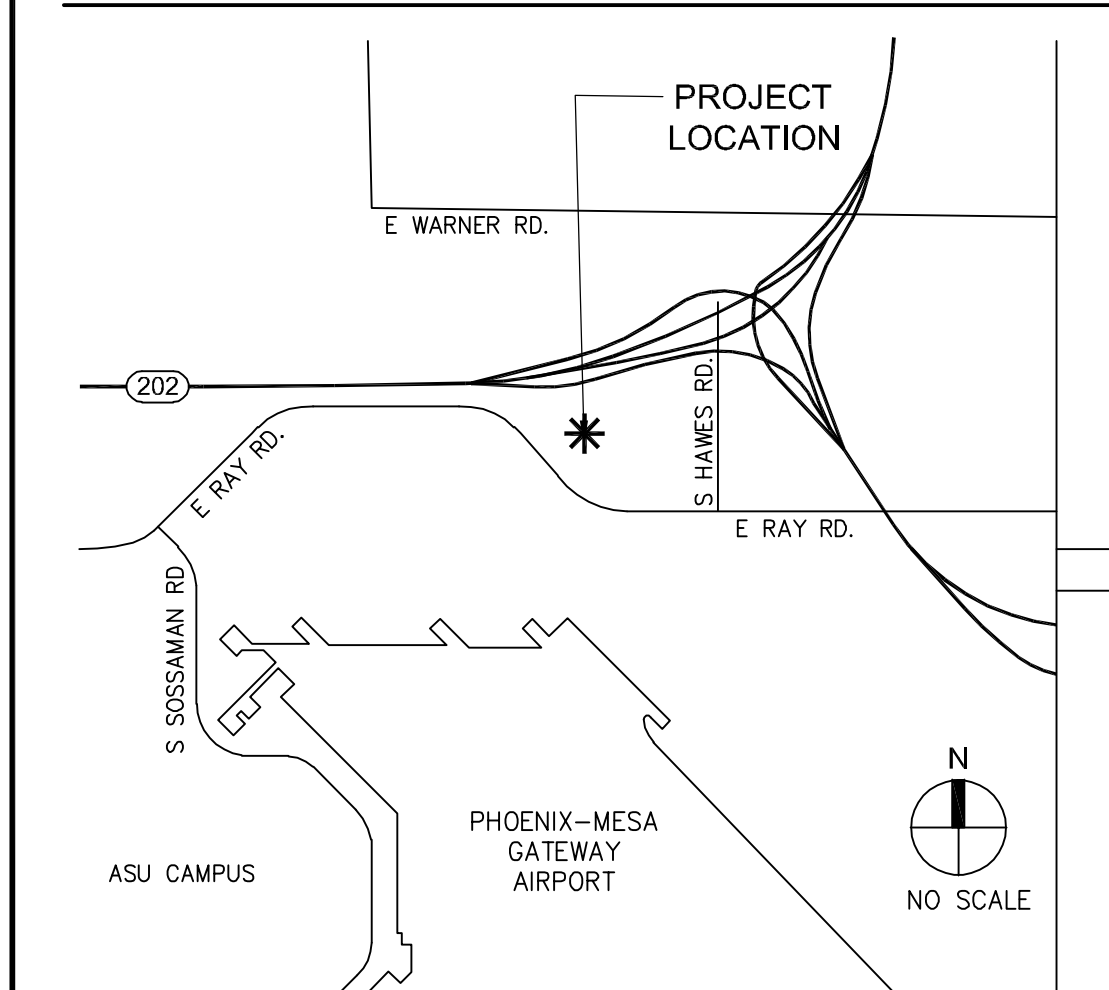
PROVIDED 626 SPACES (APX: 1 PER 1000 SF)
 STANDARD 613 SPACES
 ACCESSIBLE 13 SPACES

*TRAILER 142 SPACES

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

VICINITY MAP



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THE LANDING 202
 EAST RAY ROAD
 GATEWAY MESA, AZ 85212

SITE PLAN

REMARKS	
PLANNING SUBMITTAL	
DATE	01/28/2019

PA / PM:	E. ZITNY
DRAWN BY:	CZ
JOB NO.:	PHX18-0113-00

SHEET
A1.0

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SITE PLAN KEYNOTES

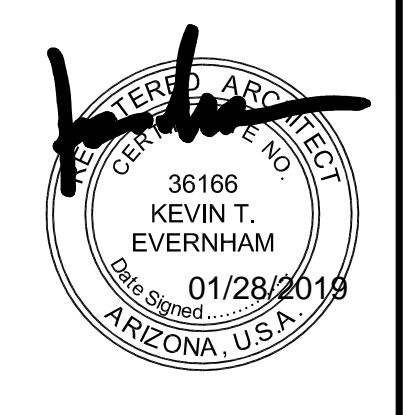
1 PROPERTY LINE, (---)



300' OFFSET: AERIAL PHOTO
SCALE: 1"=100'-0"

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THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

SITE ZONING	
DATE	REMARKS
01/28/2019	PLANNING SUBMITTAL

PA / PM:	E. ZITNY
DRAWN BY:	CZ
JOB NO.:	PHX18-0113-00

SHEET
A1.1



-D-



-C-



-B-



-A-

LOCATION A

SCALE: NA

(A)



-D-



-C-



-B-



-A-

LOCATION B

SCALE: 1/8"=1'-0"

(B)



-D-



-C-



-B-



-A-

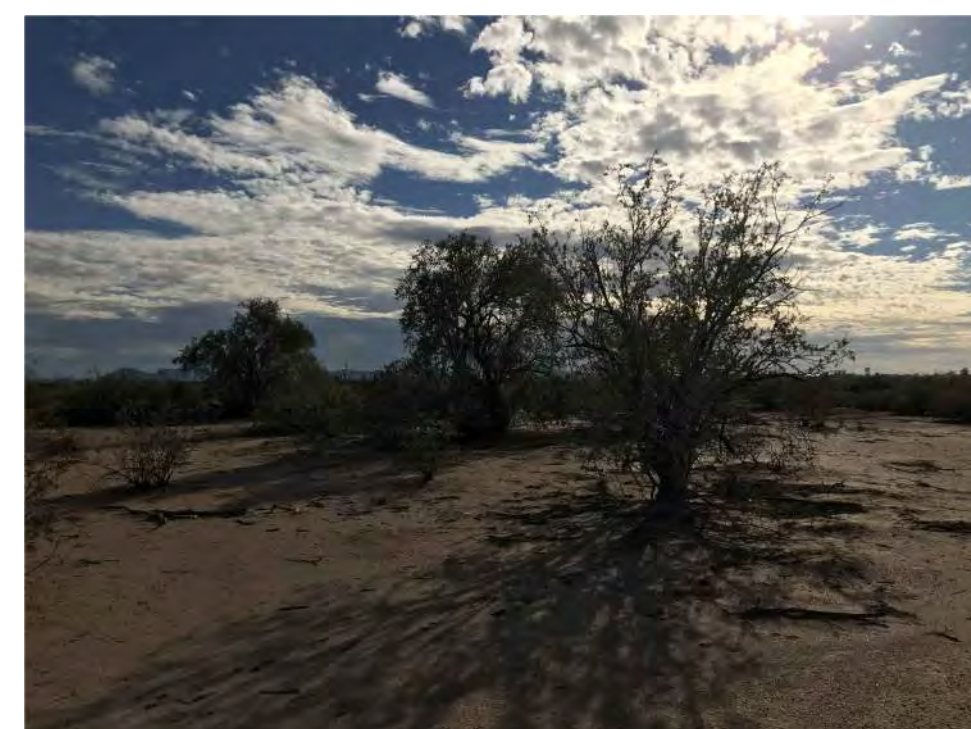
LOCATION C

SCALE: 1/8"=1'-0"

(C)



-D-



-C-



-B-



-A-

LOCATION D

SCALE: 1/8"=1'-0"

(D)

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THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

SITE IMAGES	
DATE	REMARKS
01/28/2019	PLANNING SUBMITTAL

PA / PM:	E. ZITNY
DRAWN BY:	E. ZITNY
JOB NO.:	PHX18-0113-00

SHEET
A1.2



-D-



-C-



-B-



-A-

LOCATION E
SCALE: 1/8"=1'-0"

(E)



-D-



-C-



-B-



-A-

LOCATION F
SCALE: 1/8"=1'-0"

(F)



-D-



-C-



-B-



-A-

LOCATION G
SCALE: 1/8"=1'-0"

(G)



-D-



-C-



-B-



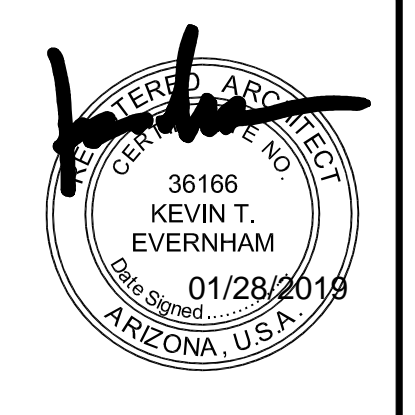
-A-

LOCATION H
SCALE: 1/8"=1'-0"

(H)

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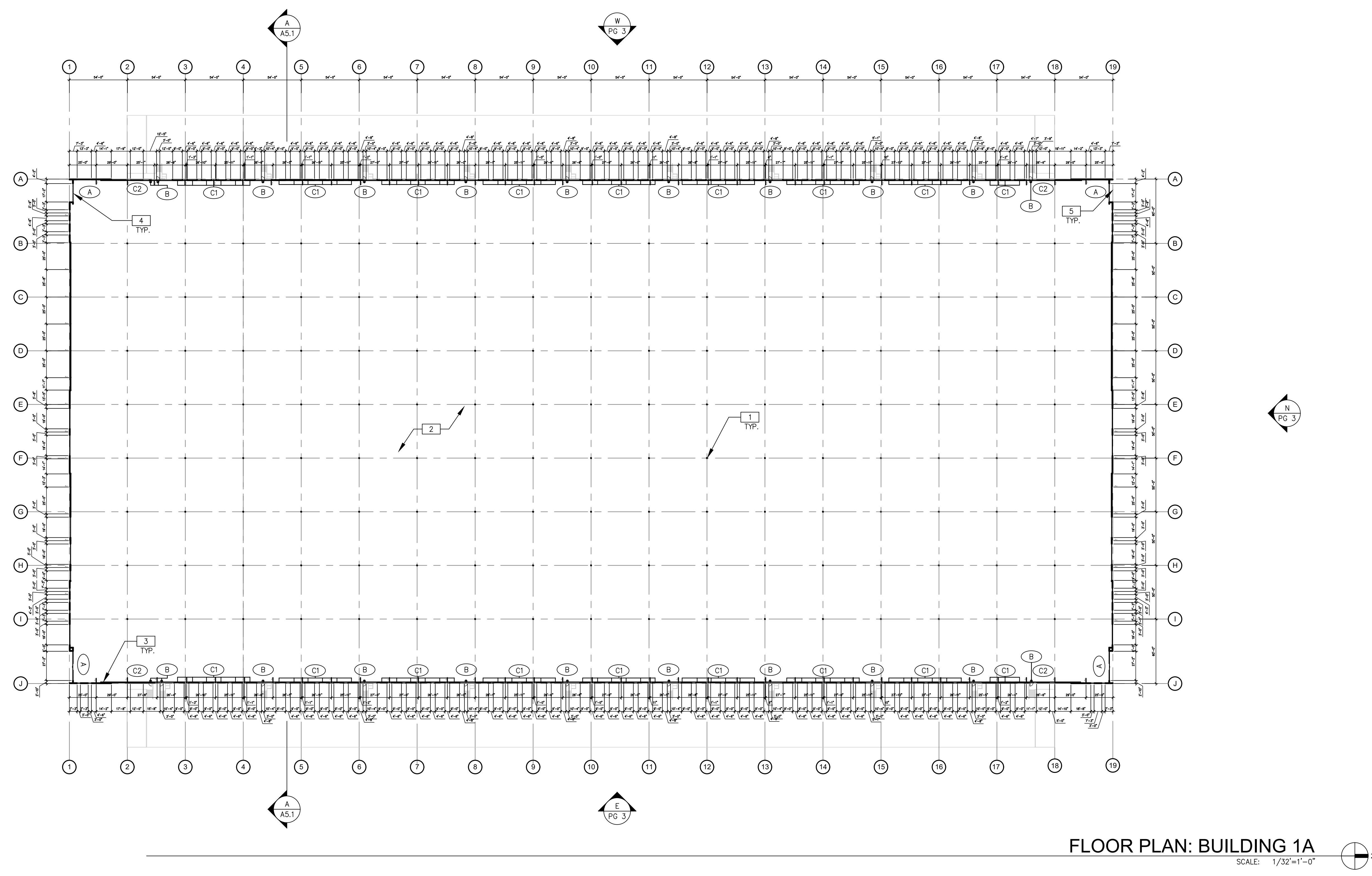


THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

SITE IMAGES	
DATE	REMARKS
01/28/2019	PLANNING SUBMITTAL

PA / PM:	E. ZITNY
DRAWN BY:	CZ
JOB NO.:	PHX18-0113-00

SHEET
A1.3



FLOOR PLAN: BUILDING 1A
SCALE: 1/32"=1'-0"

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EVERNHAM ARCHITECT

36166
KEVIN T. EVERNHAM
01/28/2019
ARIZONA, U.S.A.

THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

FLOOR PLAN	
DATE	REMARKS
01/28/2019	PLANNING SUBMITTAL

PA / PM:	E. ZITNY
DRAWN BY:	E. ZITNY
JOB NO.:	PHX18-0113-00

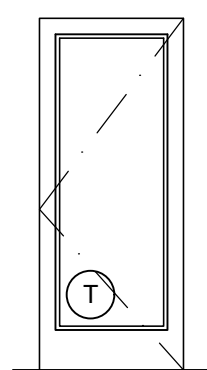
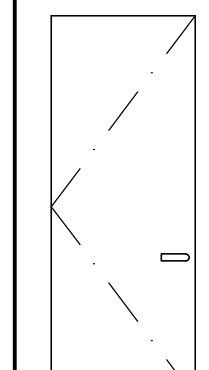
SHEET
A2.1

Mon, 28 Jan 2019

FLOOR PLAN NOTES

- 1 STRUCTURAL COLUMN.
- 2 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
- 3 EXTERIOR CONCRETE TILT PANEL WALL, PAINTED
- 4 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS.
- 5 METAL CANOPY ABOVE, SEE ELEVATIONS

DOOR TYPES

<p>(A) ALUMINUM STOREFRONT (PAIR)</p> 	<p>3'-0" X 8'-0" CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)</p> <p>FRAME: MANUF HARDWARE: 2 SETS PIVOT SET 2 SETS INTER PIVOT 1 EA EXIT DEVICE 1 EA MORTISE CYLINDER 2 SETS OFFSET PULL 1 EA OH CLOSER 1 EA THRESHOLD 1 EA DECAL</p> <p>NOTE: WEATHERSEAL BY DOOR MANUFACTURER</p>	<p>(B) HOLLOW METAL</p> 	<p>3'-0" X 7'-0" PAINTED INSULATED HOLLOW METAL DOOR</p> <p>FRAME: PAINTED HOLLOW METAL HARDWARE: 3 EA HINGES 1 EA EXIT DEVICE 1 EA CYLINDER 1 EA CLOSER 1 EA PERIMETER SEAL 1 EA BOTTOM DRIP 1 EA THRESHOLD 1 EA LOCK GUARD 1 EA HVY DTY FLOOR STOP</p>
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DOOR NOTES

- BUTT HINGES:**
SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.
ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.
- VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL**
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL.
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

WALL LEGEND



W:\PHX\18\0113\00\Architectural\Cad\DD\PLANNING\0113_A2.1.dwg

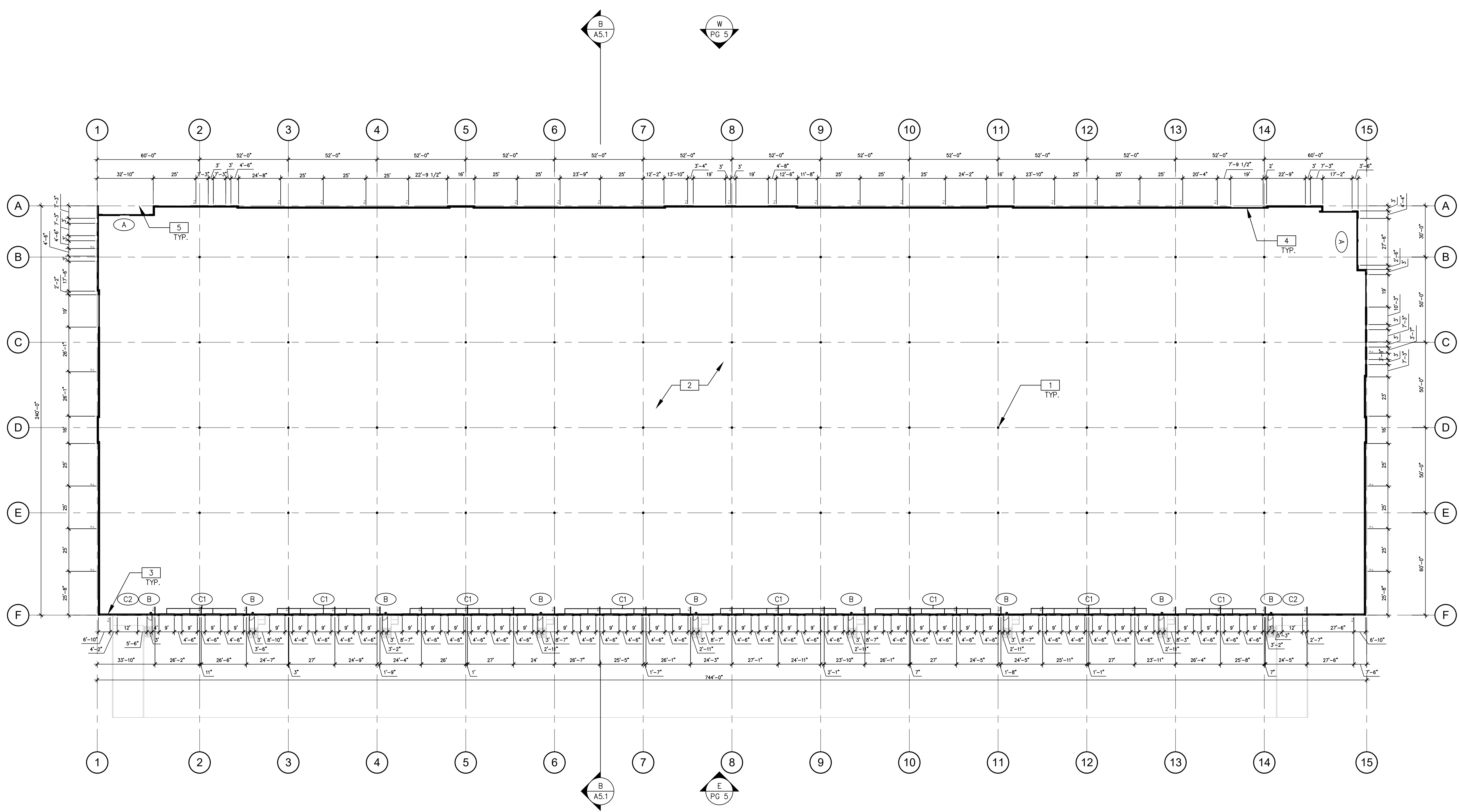


THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

FLOOR PLAN	
DATE	REMARKS
01/28/2019	PLANNING SUBMITTAL

PA / PM:	E. ZITNY
DRAWN BY:	E. ZITNY
JOB NO.:	PHX18-0113-00

SHEET
A2.2



FLOOR PLAN: BUILDING 1B
SCALE: 1/32"=1'-0"

FLOOR PLAN NOTES

- 1 STRUCTURAL COLUMN.
- 2 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
- 3 EXTERIOR CONCRETE TILT PANEL WALL, PAINTED
- 4 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS.
- 5 METAL CANOPY ABOVE, SEE ELEVATIONS

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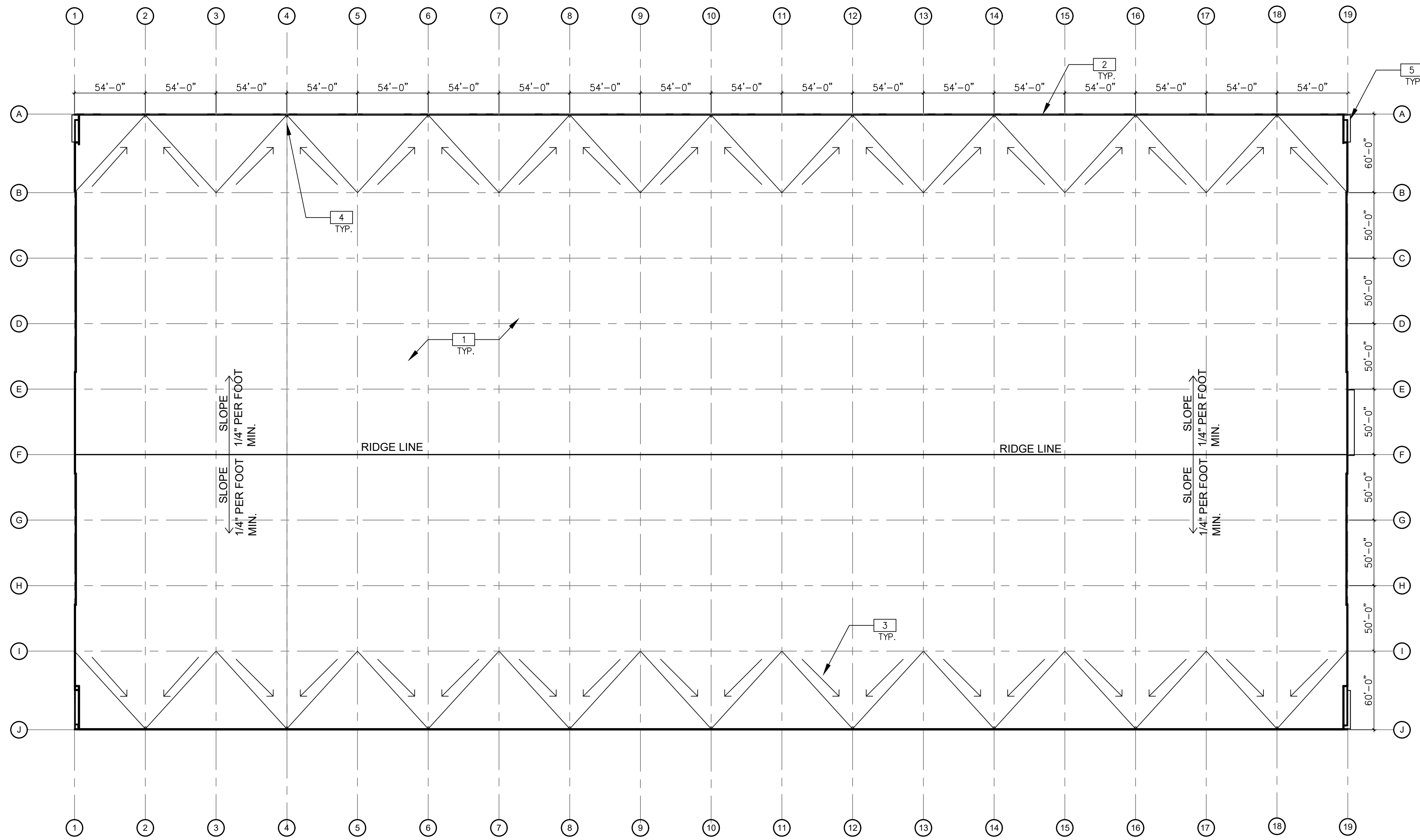
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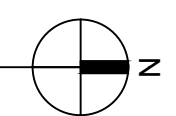
VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL.
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

WALL LEGEND

CONCRETE WALL



ROOF PLAN: BUILDING 1A
SCALE: 1"=50'

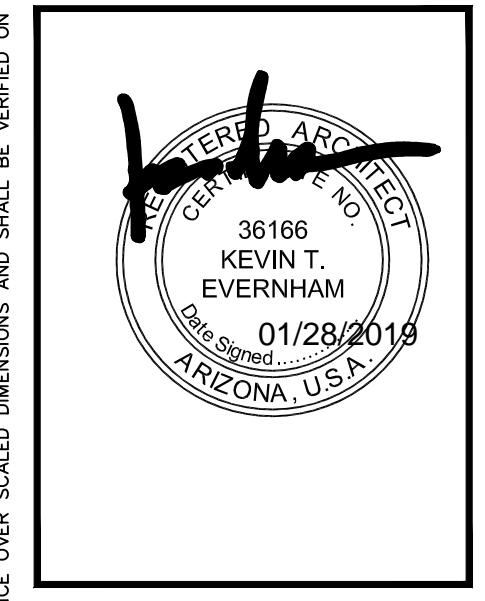


ROOF PLAN NOTES

- 1 SINGLE PLY ROOFING OVER RIGID INSULATION OVER WOOD DECK
- 2 CONCRETE TILT PARAPET
- 3 FLOW LINE TO DRAIN
- 4 PRIMARY AND SECONDARY DRAINS
- 5 CANOPY, BELOW

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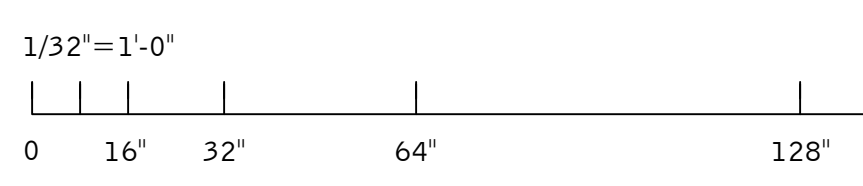
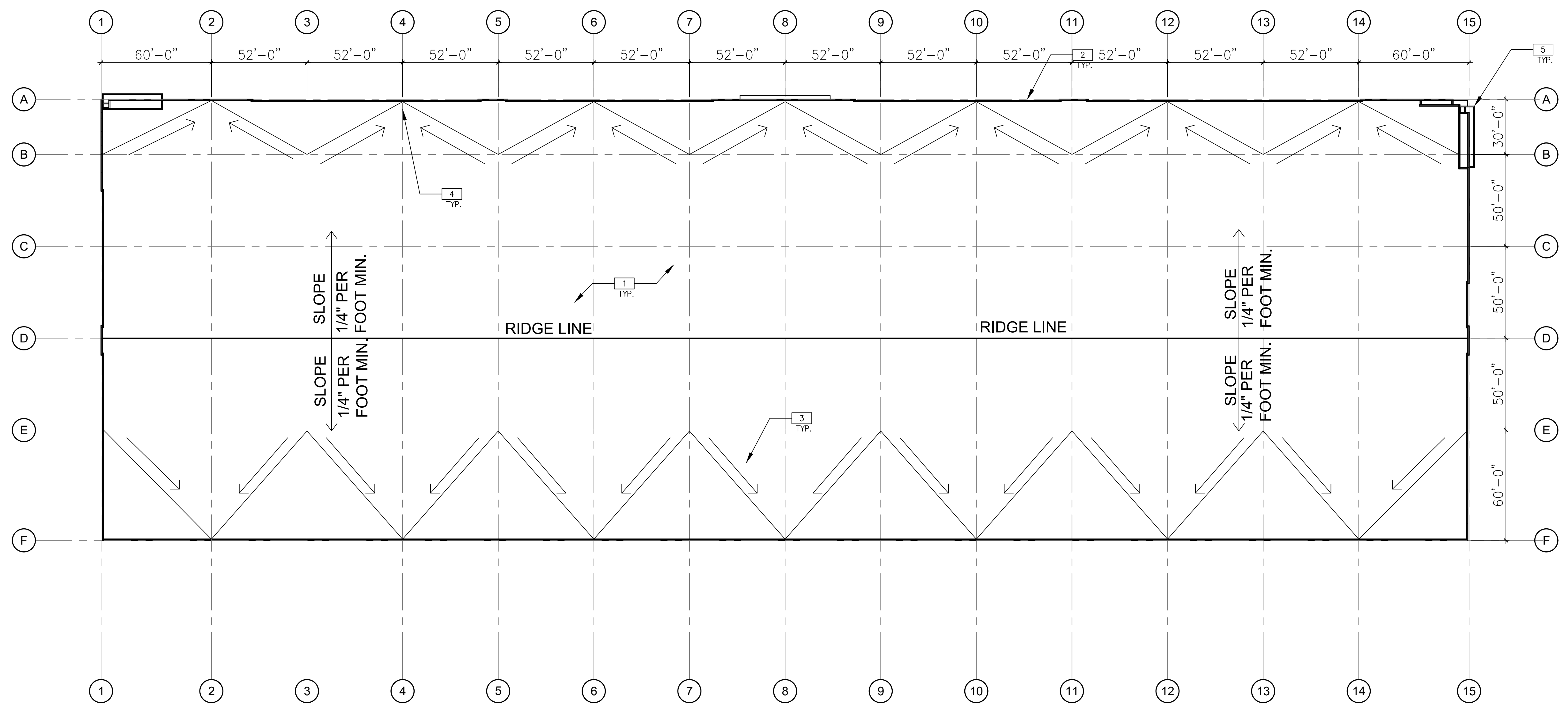


THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

ROOF PLAN	
DATE	REMARKS
01/28/2019	PLANNING SUBMITTAL

PA / PM:	E. ZITNY
DRAWN BY:	E. ZITNY
JOB NO.:	PHX18-0113-00

SHEET
A2.3



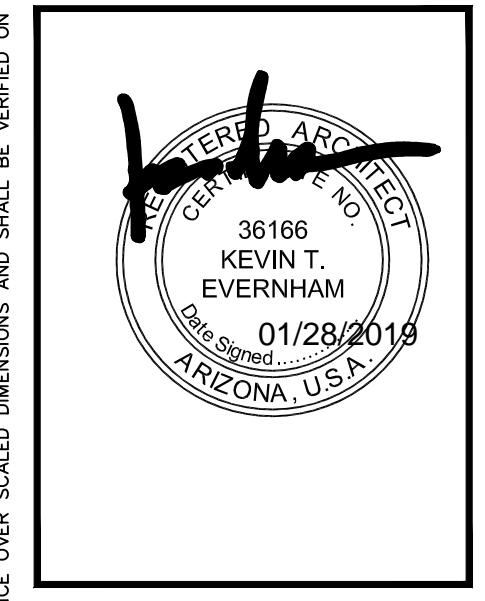
ROOF PLAN: BUILDING 1B
SCALE: 1/32"=1'-0"

ROOF PLAN NOTES

- 1 SINGLE PLY ROOFING OVER RIGID INSULATION OVER WOOD DECK
- 2 CONCRETE TILT PARAPET
- 3 FLOW LINE TO DRAIN
- 4 PRIMARY AND SECONDARY DRAINS
- 5 CANOPY, BELOW

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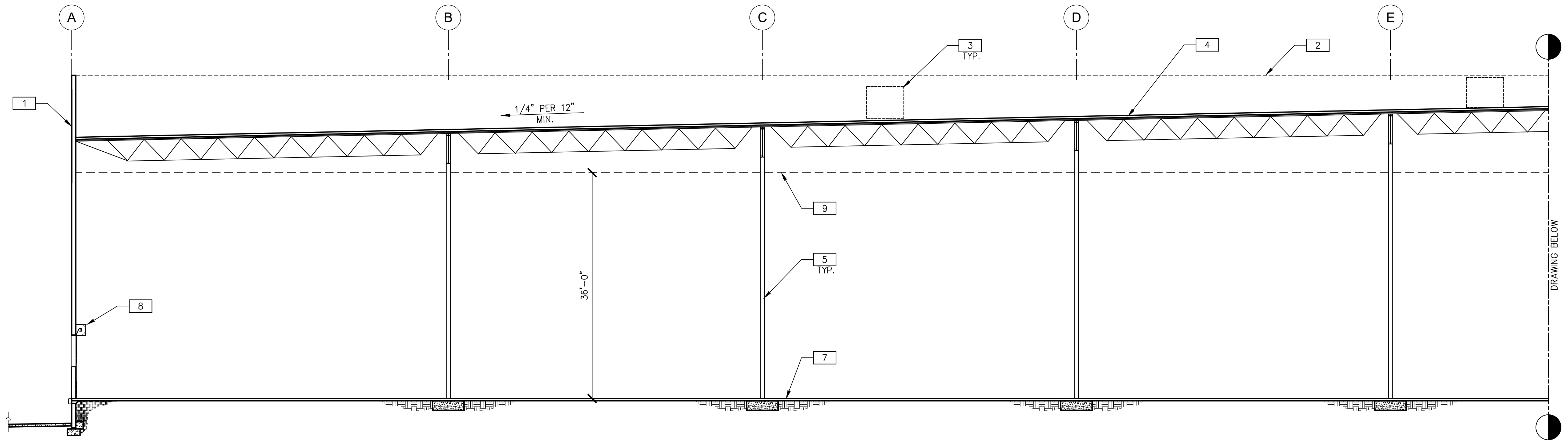


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EAST RAY ROAD
GATEWAY MESA, AZ 85212

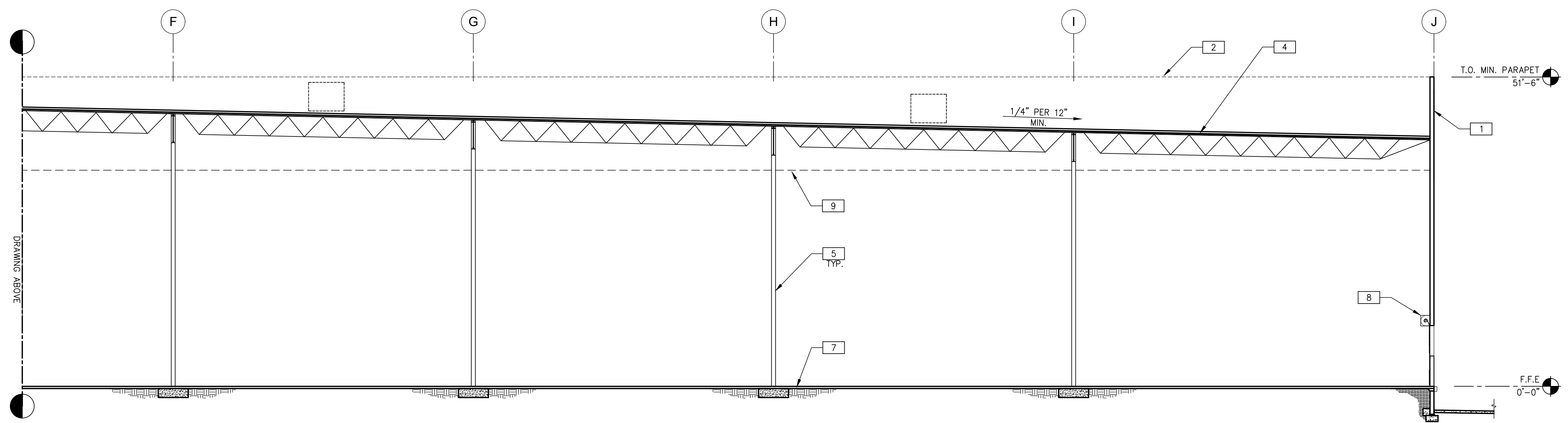
ROOF PLAN	
DATE	REMARKS
01/28/2019	PLANNING SUBMITTAL

PA / PM: E. ZITNY
DRAWN BY: E. ZITNY
JOB NO.: PHX18-0113-00

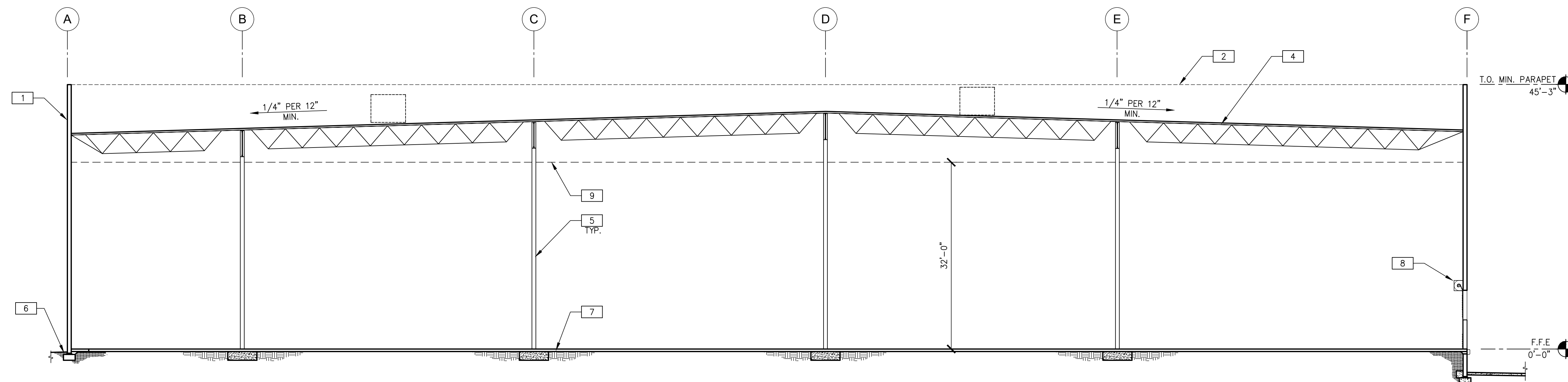
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WAREHOUSE 1A: BUILDING SECTION
(NORTH FACING) SCALE: 3/32"=1'-0"



-CONTINUED FROM MATCHLINE A-
(NORTH FACING) SCALE: 3/32"=1'-0"



WAREHOUSE 1B: BUILDING SECTION
(NORTH FACING) SCALE: 3/32"=1'-0"

SECTION NOTES

- 1 CONCRETE WALL, PAINTED.
- 2 MINIMUM PARAPET BEYOND
- 3 FULLY SCREENED MECHANICAL UNIT
- 4 ROOF SYSTEM OVER STRUCTURAL STEEL DECK AND JOISTS
- 5 STEEL COLUMN
- 6 FINISH GRADE, VARIES.
- 7 SLAB ON GRADE
- 8 DOCK HIGH DOOR
- 9 DASHED LINE INDICATES BUILDING CLEAR HEIGHT

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BUILDING SECTIONS	
DATE	REMARKS
01/28/2019	PLANNING SUBMITTAL

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DRAWN BY: E. ZITNY
JOB NO.: PHX18-0113-00

SHEET
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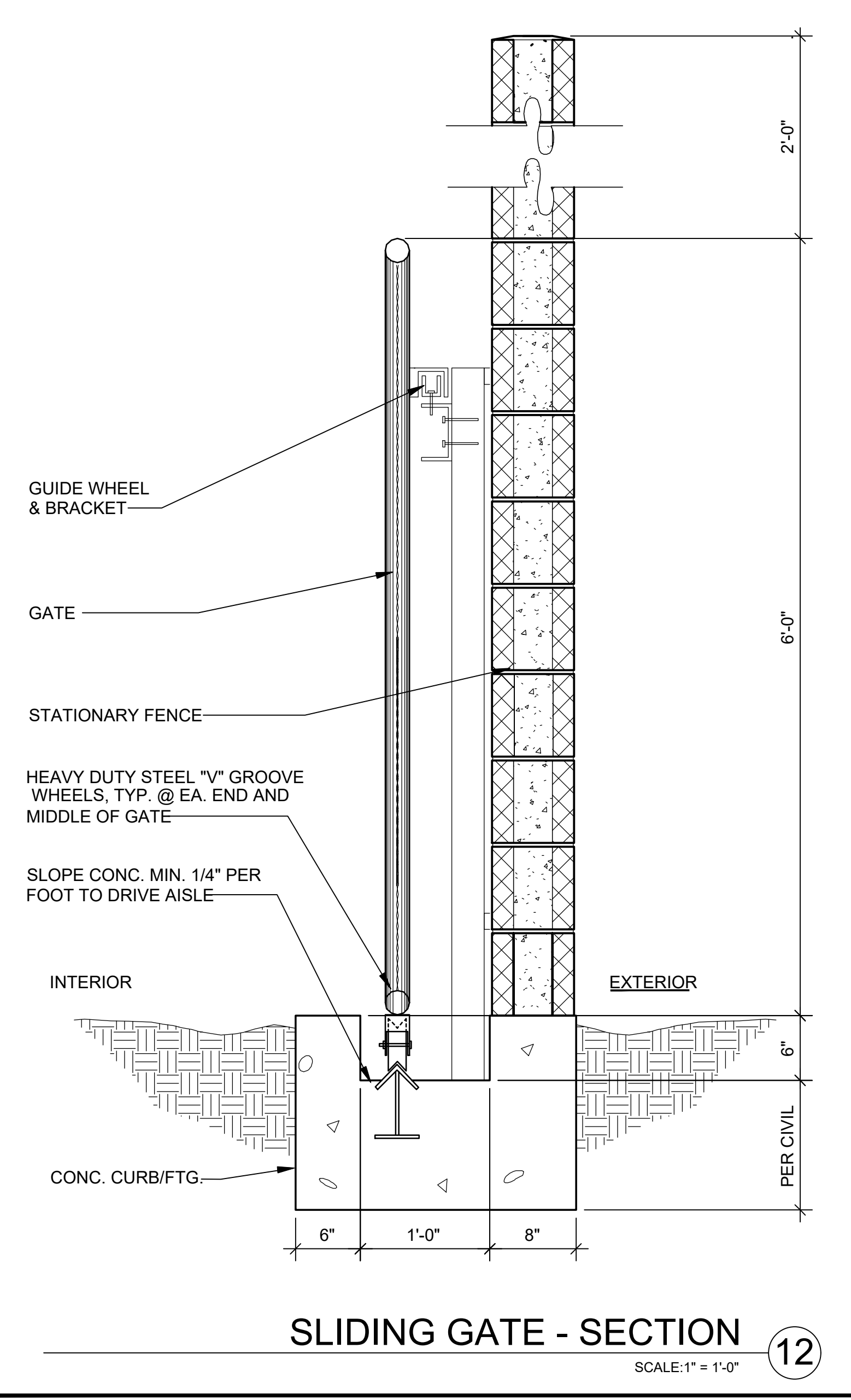
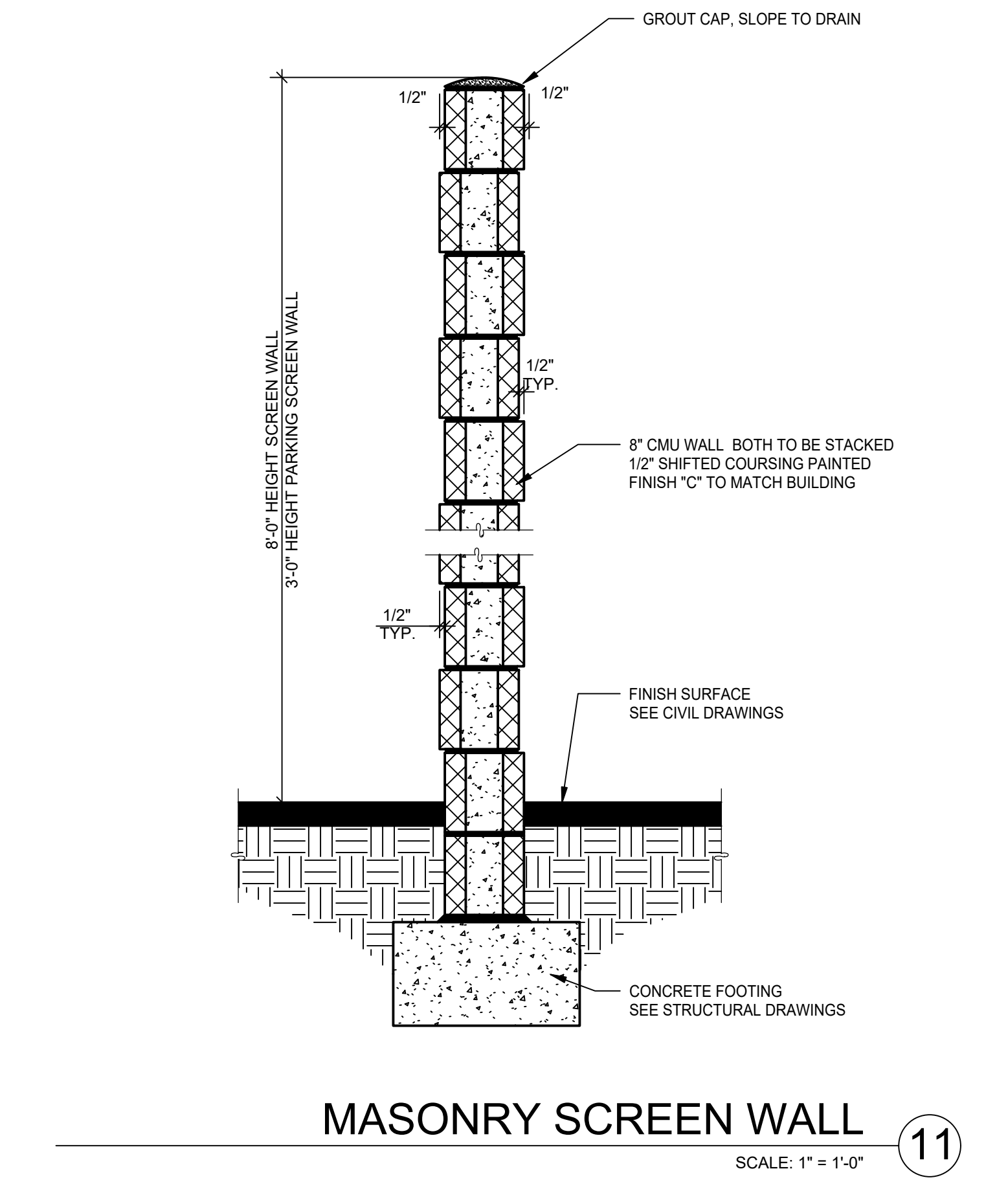
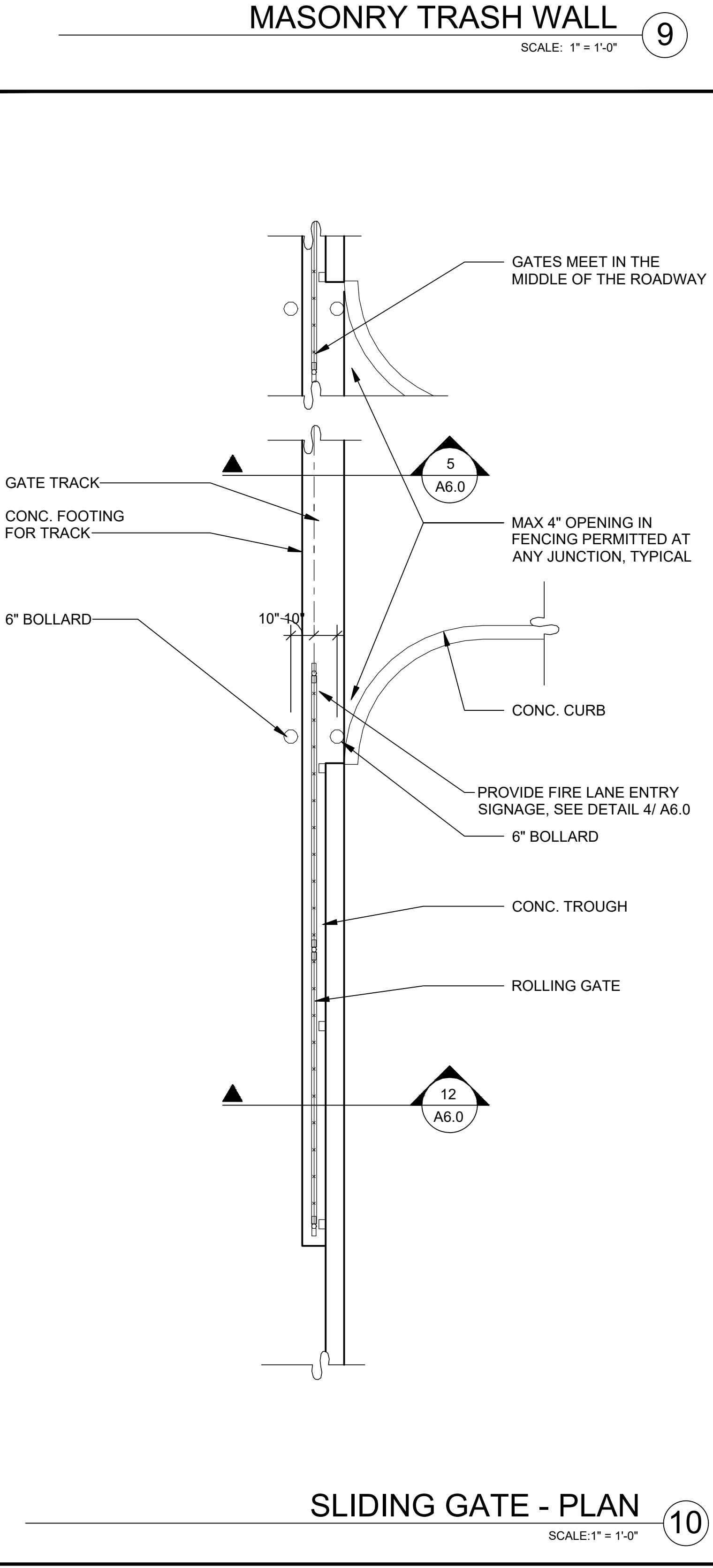
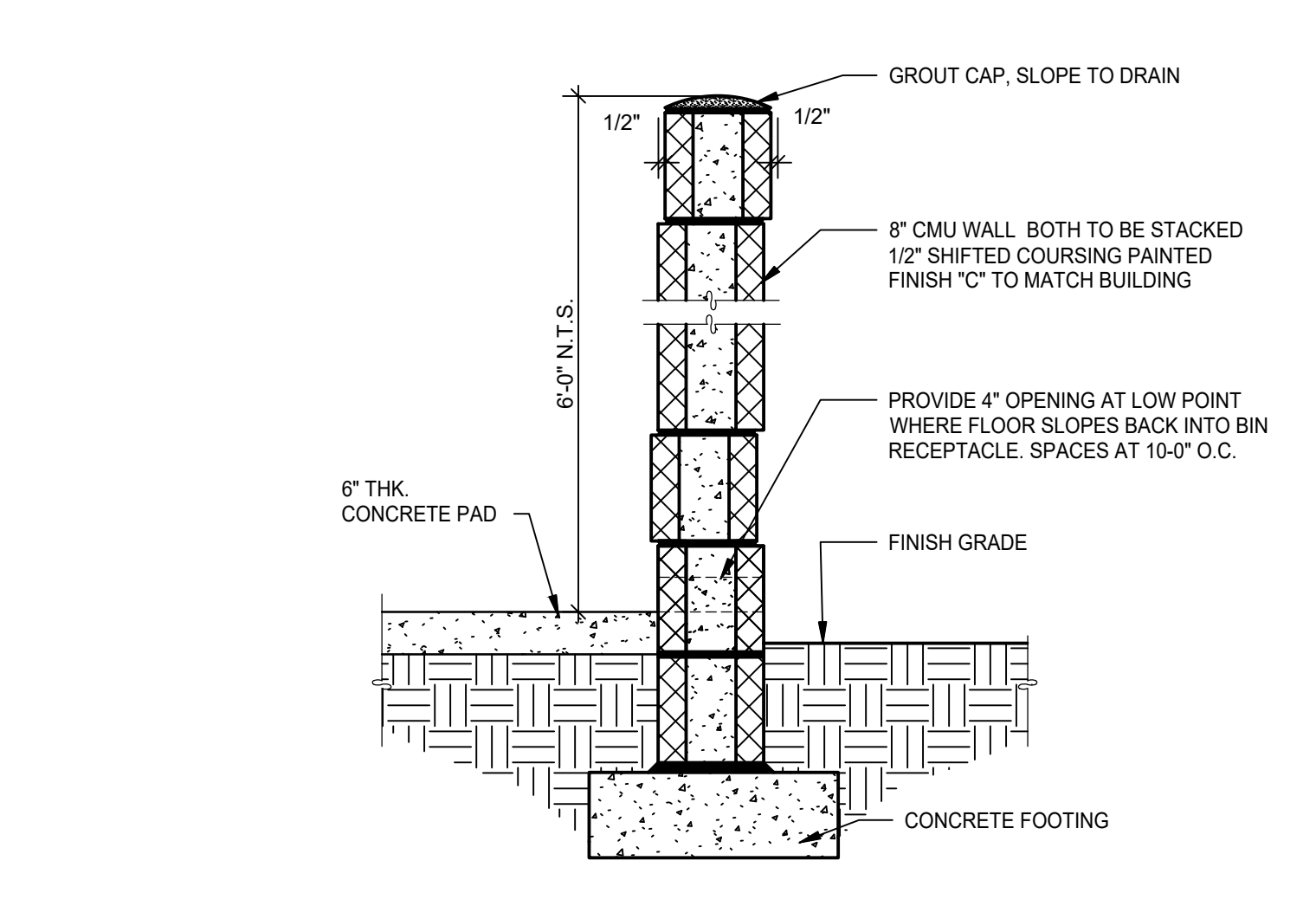
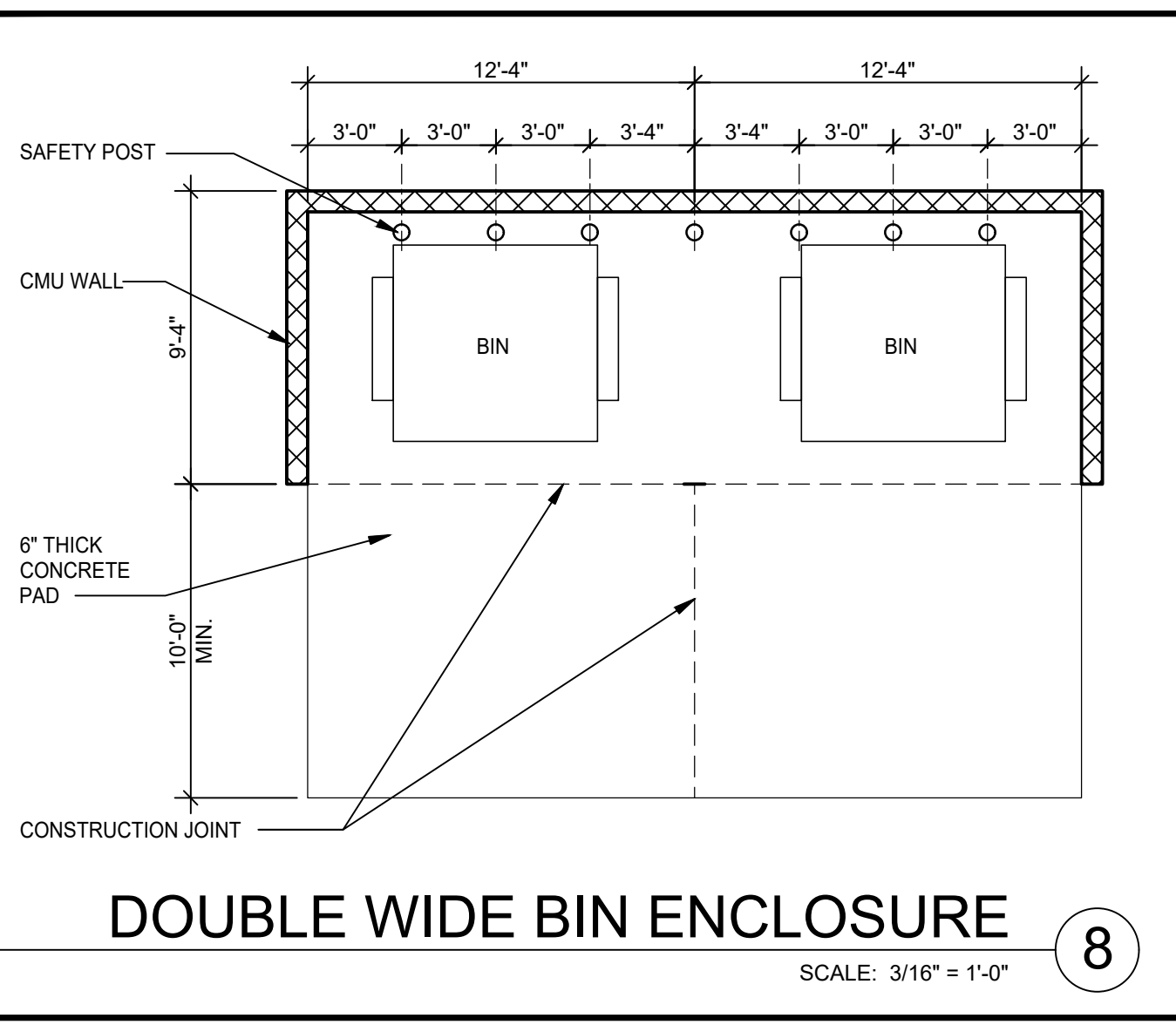
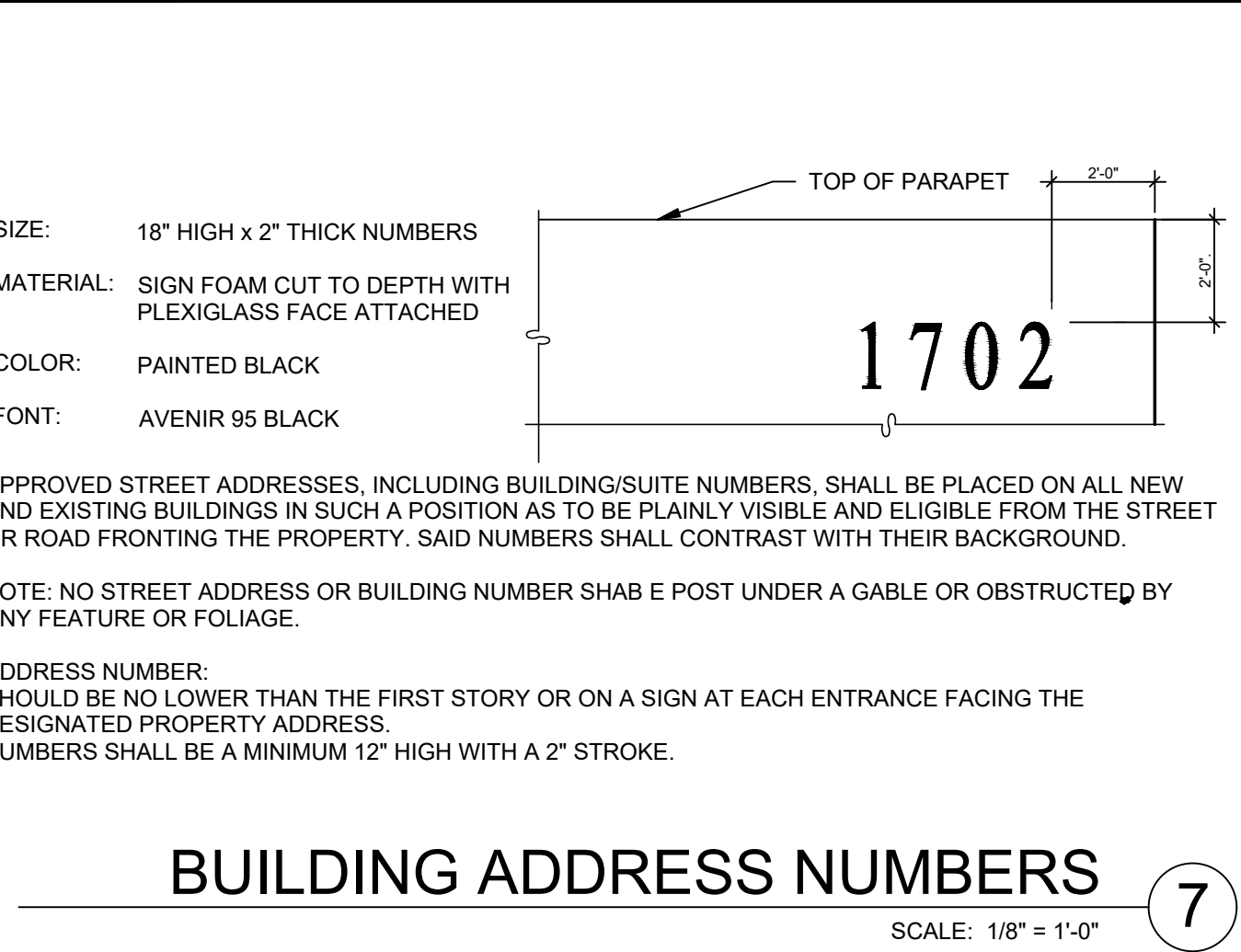
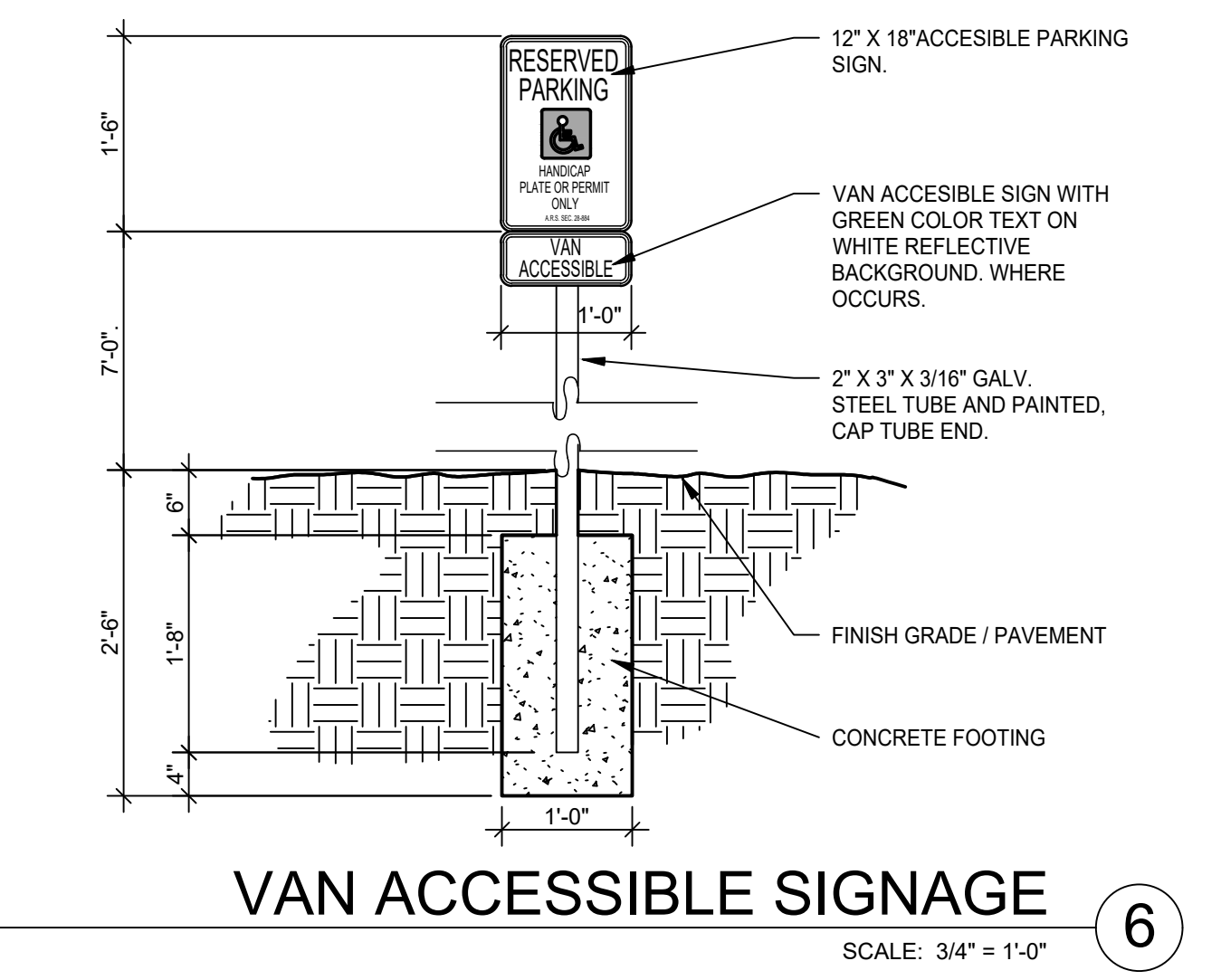
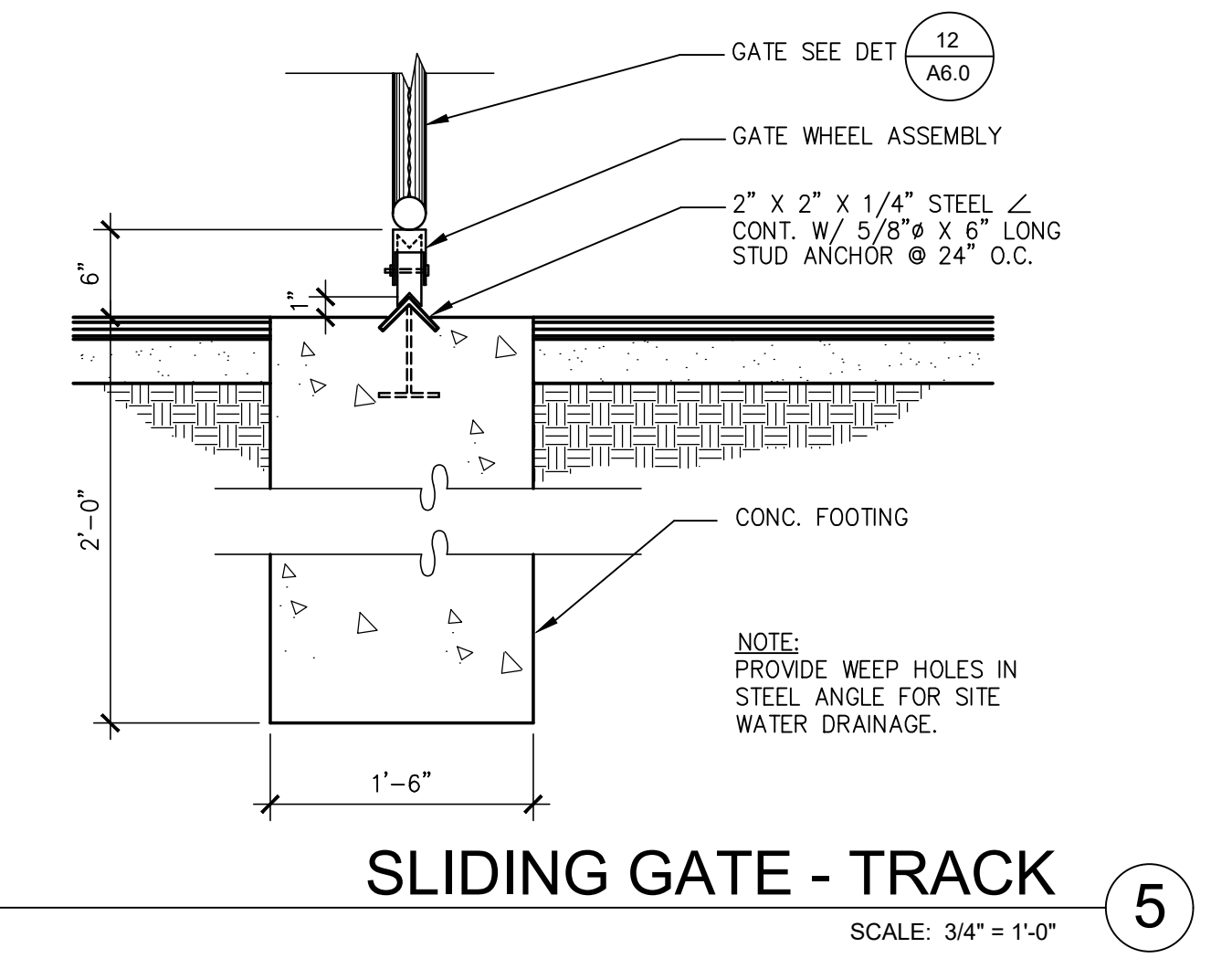
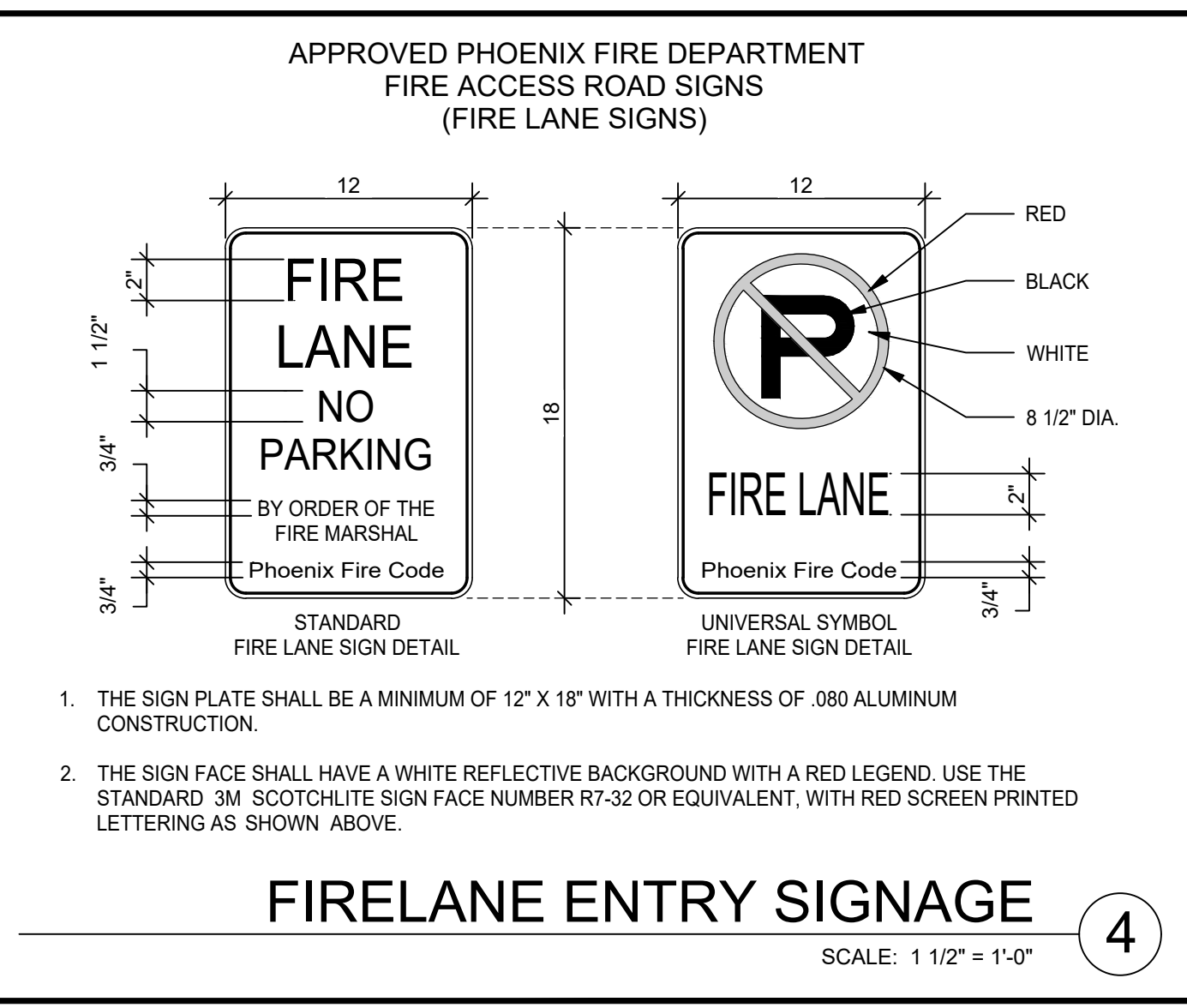
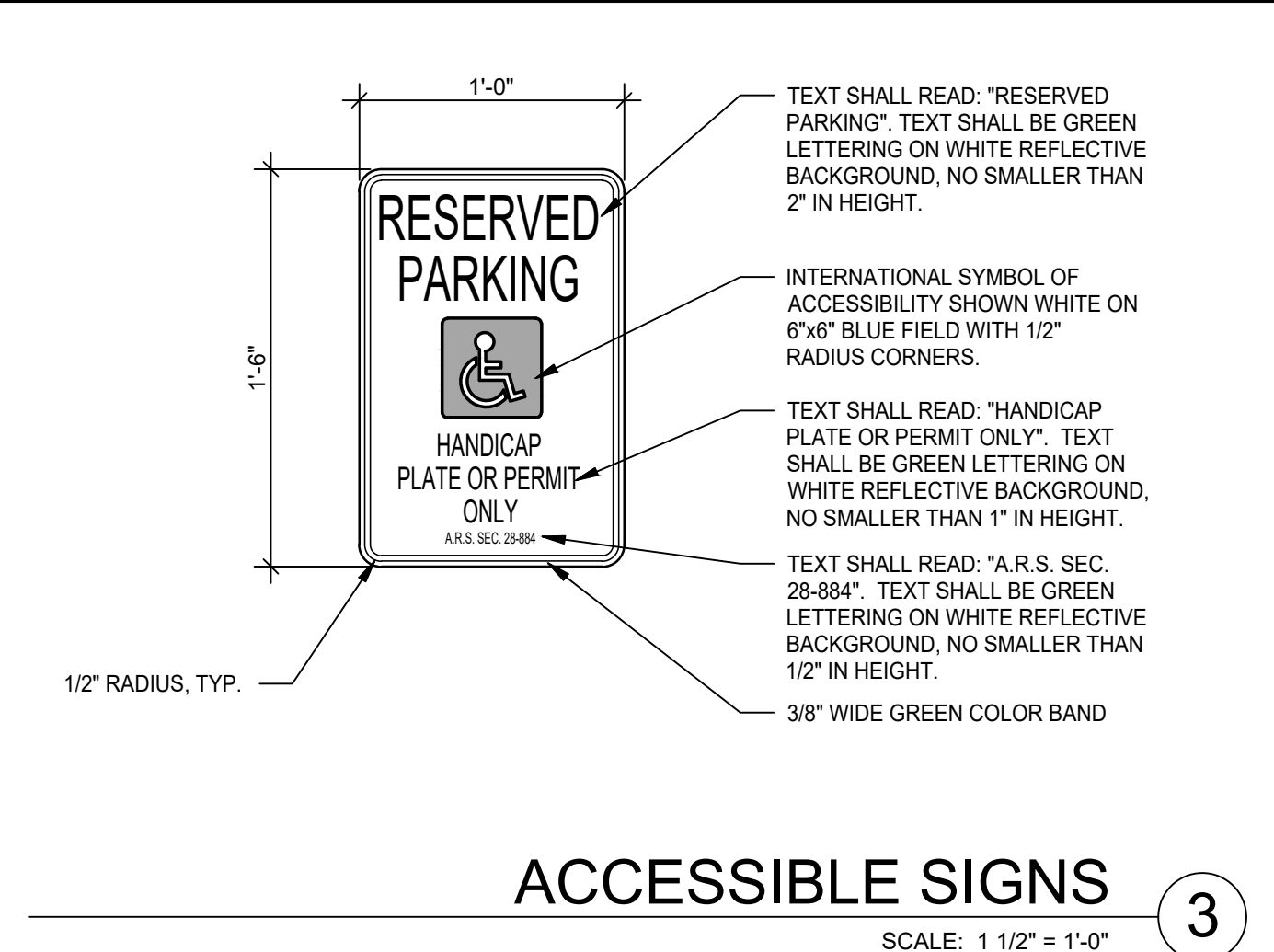
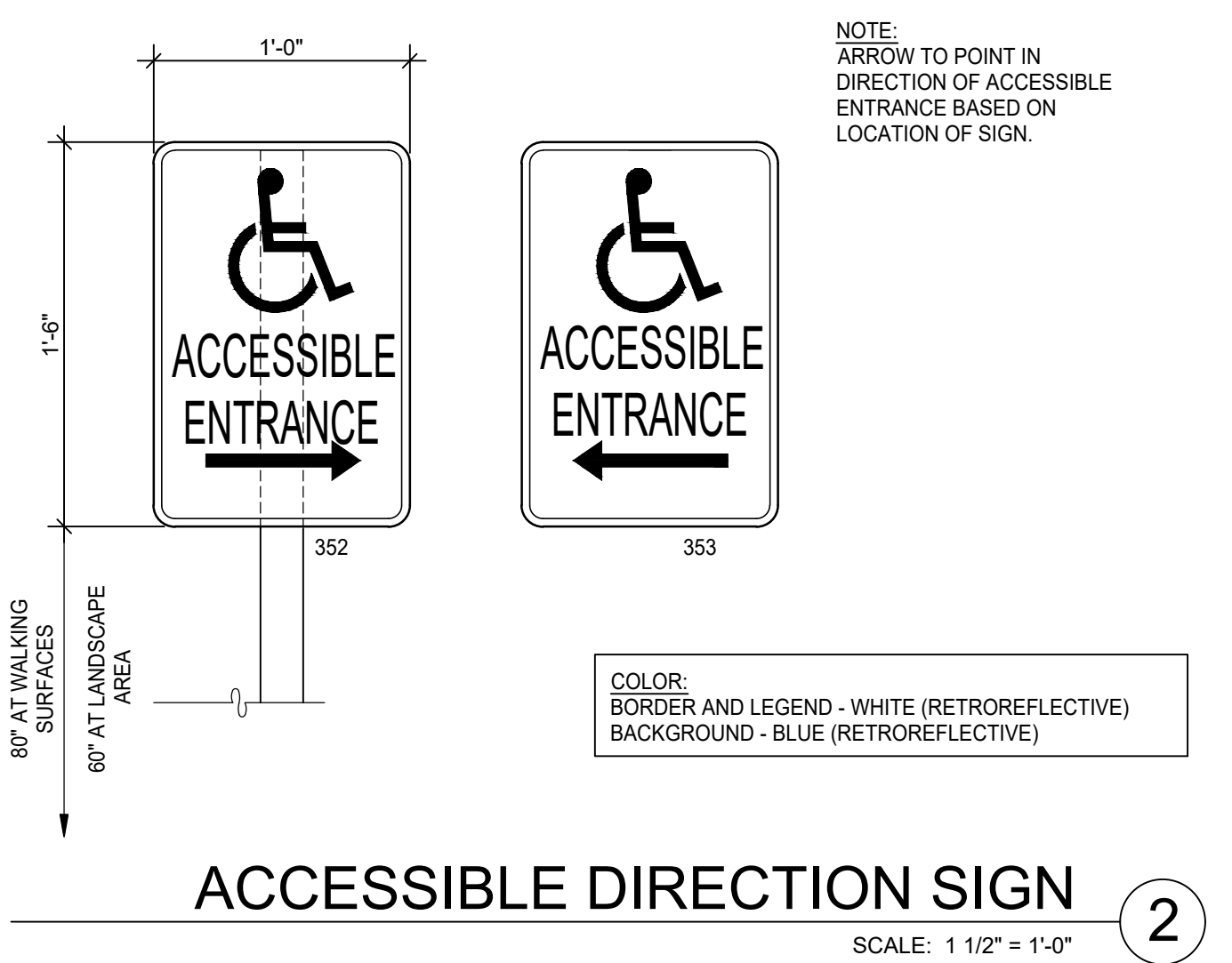
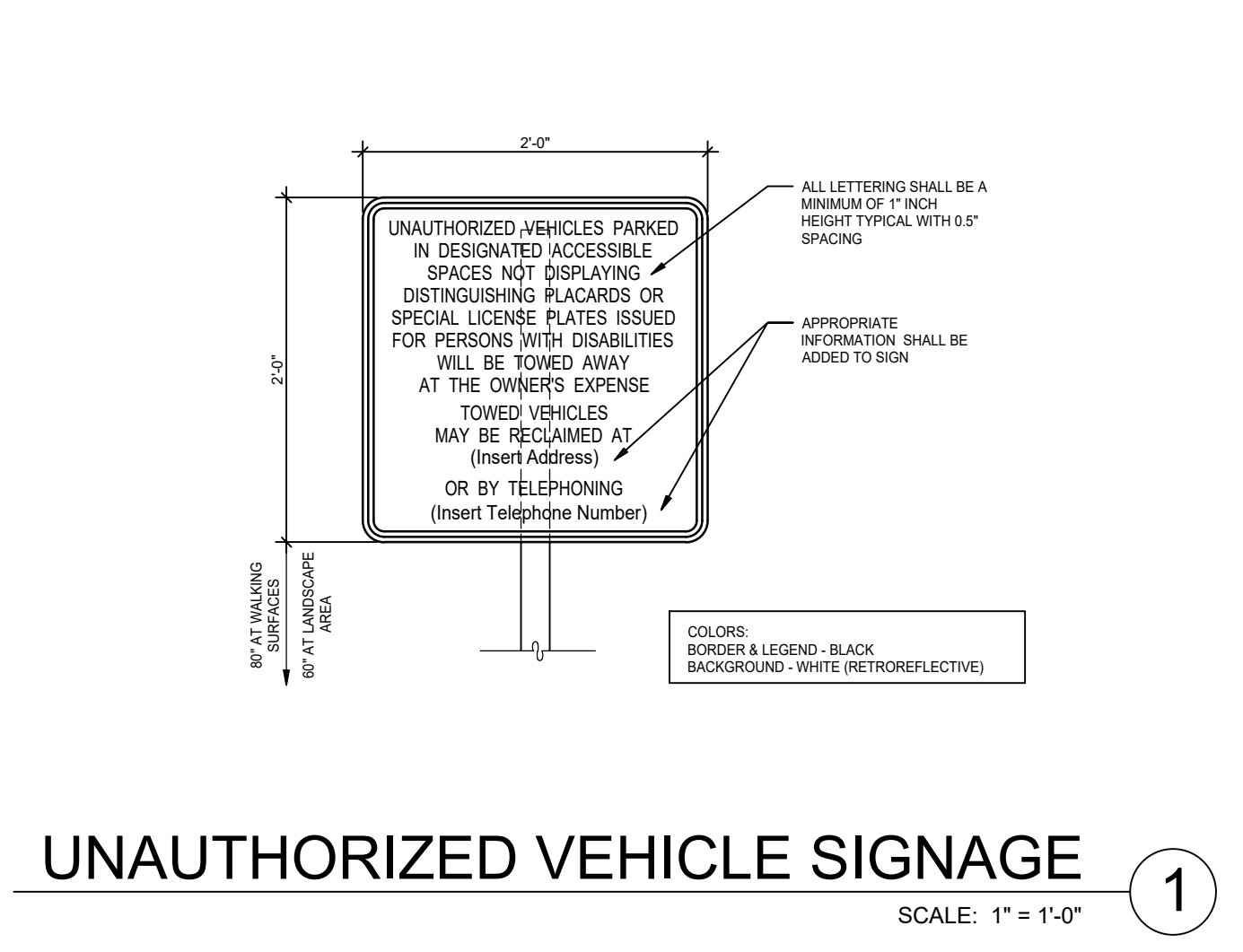
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DATE	REMARKS
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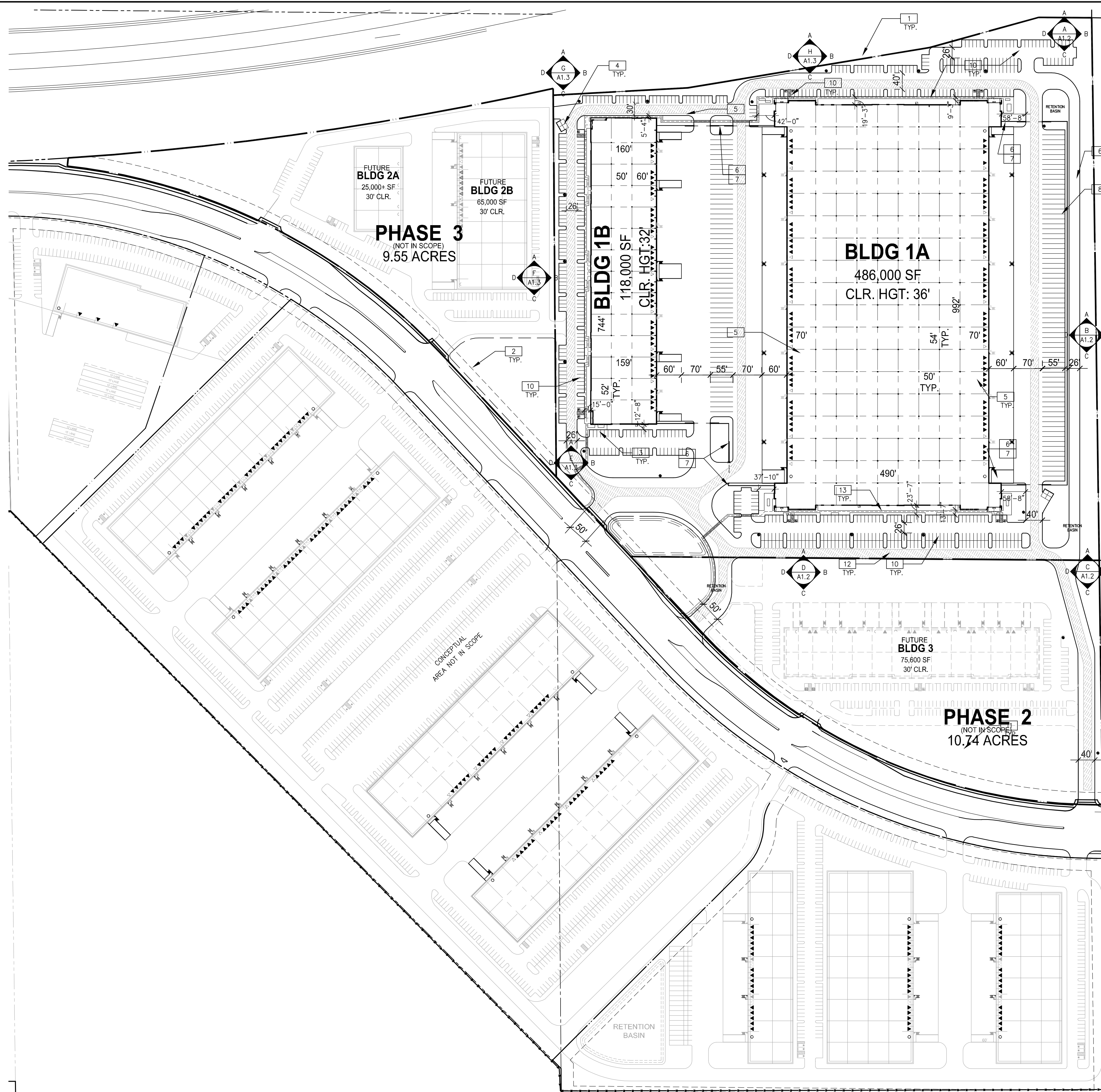
PA / PM: E. ZITNY
DRAWN BY: CZ
JOB NO.: PHX18-0113-00

SHEET
A6.0
Mon, 26 Jun 2019

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1" = 120'
 0 60 120 240 600
SITE PLAN
 SCALE: 1"=120'-0"

SITE PLAN KEYNOTES

- PROPERTY LINE, (---)
- LANDSCAPE SET BACK
- ADA PARKING STALL
- CITY STD. CMU TRASH ENCLOSURE
- EXISTING PROPERTY LINE TO BE REMOVED
- 8' CMU SCREEN WALL
- SOLD B-DECK GATE
- NEW 6" CURB, SEE CIVIL
- NEW 12" CURB, SEE CIVIL
- NEW PARKING STRIPING TO MATCH CITY STANDARDS
- VISIBILITY TRIANGLE, SEE CIVIL
- FIRE LANE, HATCHED (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.)
- DASHED LINE INDICATES ADA PATH OF TRAVEL TO R.O.W.

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE ERECTION OF TWO NEW INDUSTRIAL WAREHOUSE BUILDINGS, ROAD IMPROVEMENTS, AND PARKING ACCOMMODATION. FUTURE PHASED CONSTRUCTION HAS BEEN MASTER PLANNED INTO THE SITE.

PROPERTY DATA

ADDRESS: 7950 E RAY RD
 MESA, AZ 85212

(CURRENT) PHASE 1 APN: 304-30-025L, 304-30-025M, 304-30-025N
 (FUTURE) PHASE 2a APN: 304-30-020K (9.46 ACRES)
 (FUTURE) PHASE 2a APN: 304-30-014A (9.06 ACRES)

PHASE 1
 GROSS SITE AREA: 1,571,479 SF (36.07 ACRES)
 RETENTION AREA: 100,556 SF @ 6.4%
 NET SITE AREA: 1,470,923 SF (33.76 ACRES)

EXISTING ZONING: AG-AGRICULTURE
 PROPOSED ZONING: PAD (CHANGE EXISTING AG TO PAD)
 CONSTRUCTION TYPE: V-B

BUILDING AREA:
 WAREHOUSE 1A: 486,000 SF
 WAREHOUSE 1B: 118,000 SF
 TOTAL FOOTPRINT: 604,000 SF

LOT COVERAGE:
 PROPOSED: GROSS: 40% NET 44%

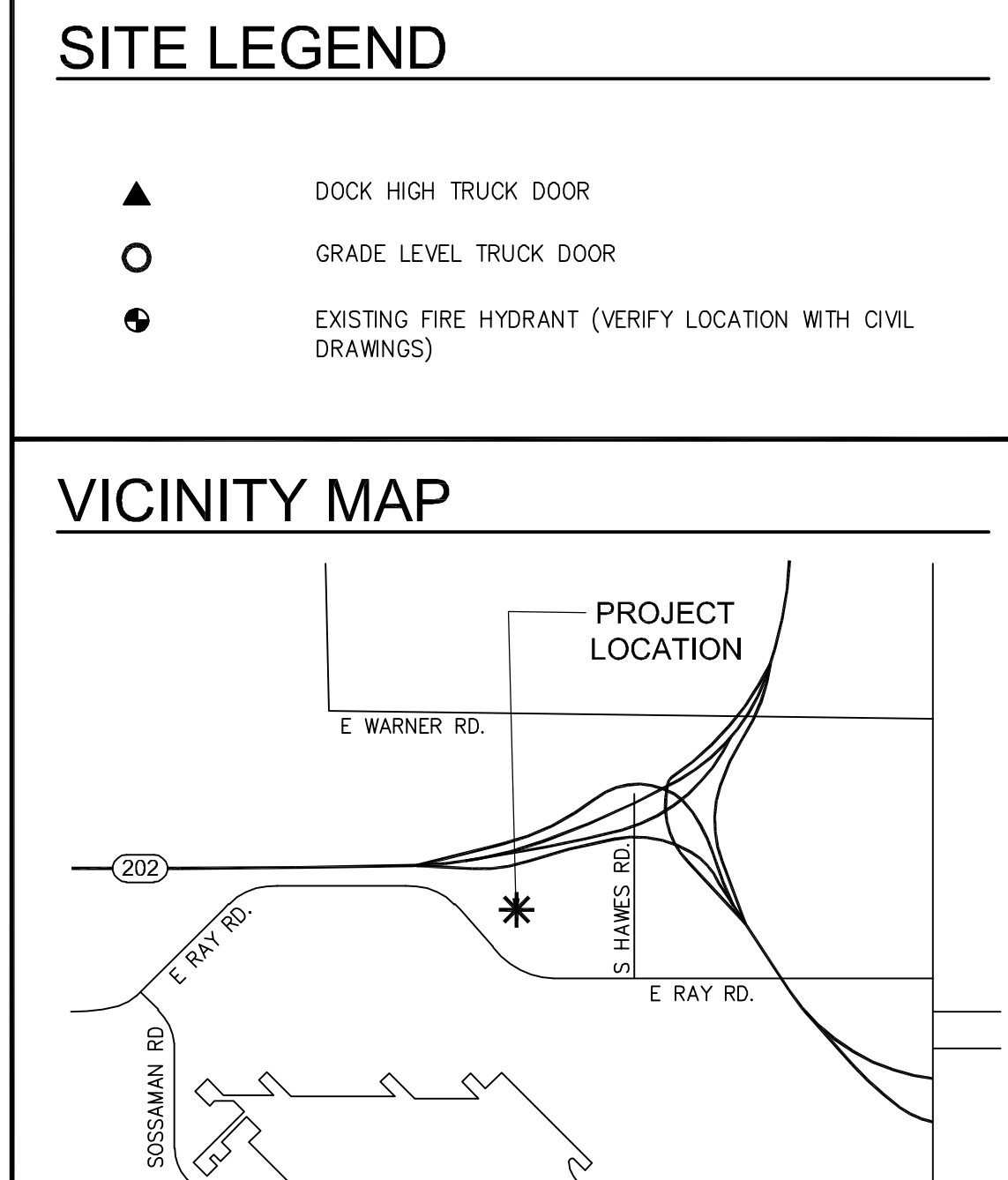
PARKING AREA: 208,723 SF
 PARKING LANDSCAPE AISLE AREA: 13,500 SF
 COVERAGE: 13,500 / 208,723 = 18.47%

PARKING TOTALS:
 REQUIRED: 550 SPACES
 WAREHOUSE 1A (1:1100): 442 SPACES
 WAREHOUSE 1B (1:1100): 108 SPACES

PROVIDED: 565 SPACES (APX: .9 PER 1000 SF)
 STANDARD: 554 SPACES
 ACCESSIBLE: 11 SPACES
 *TRAILER: 142 SPACES

SITE LEGEND

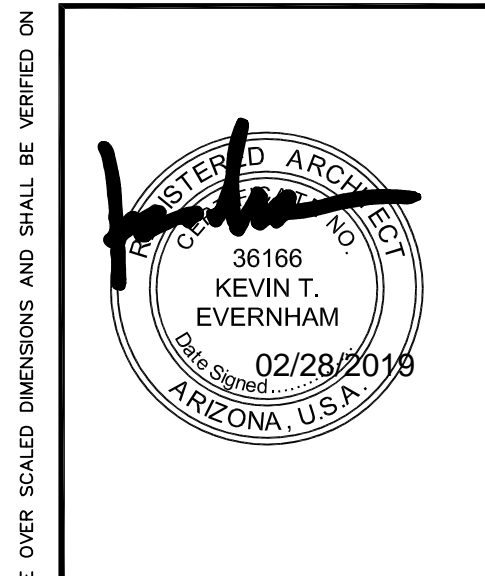
- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ⊙ EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)



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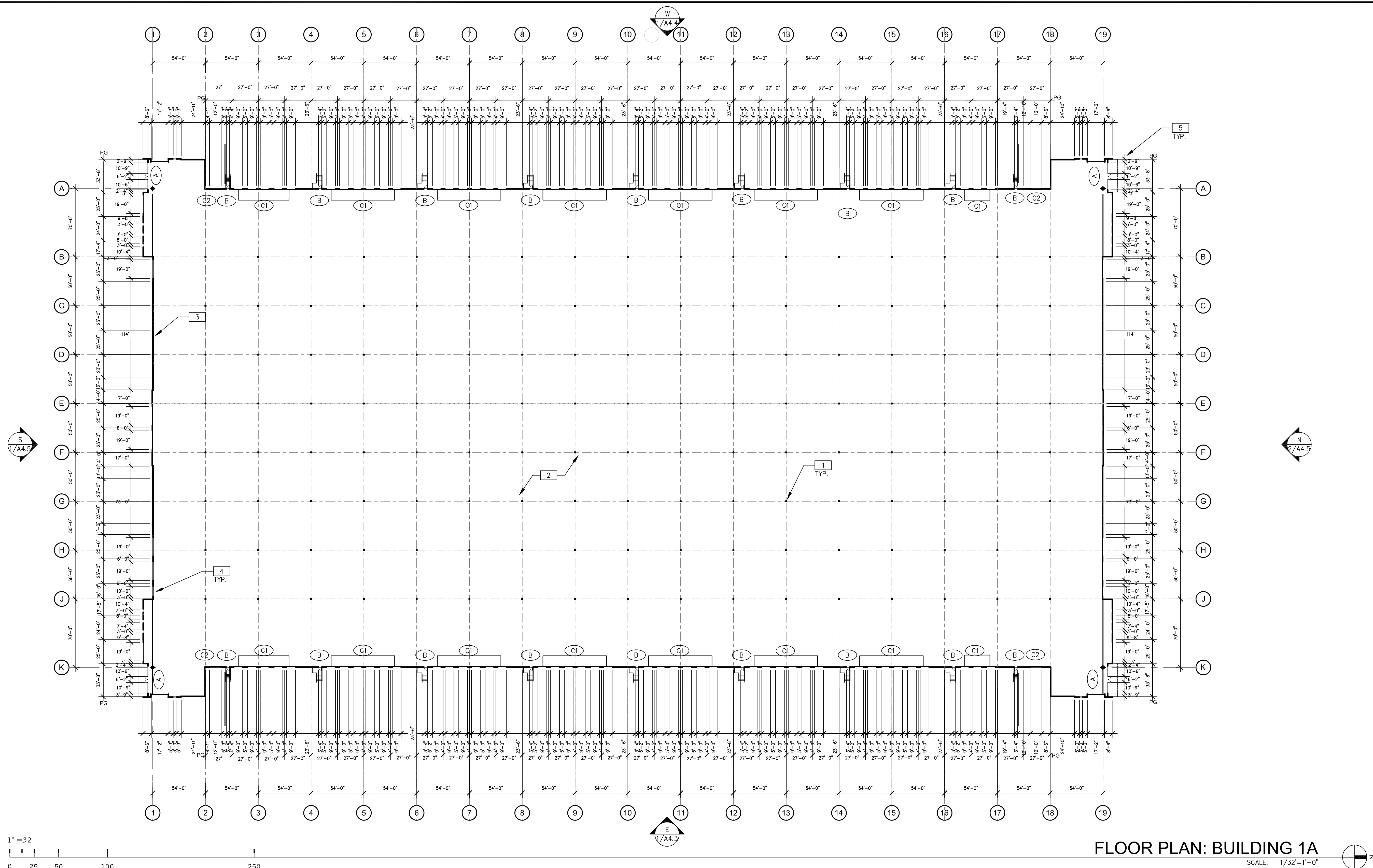
SITE PLAN

DATE	REMARKS
01/28/2019	PLANNING SUBMITTAL
02/20/2019	ZONING RESUBMITTAL
02/28/2019	ZONING RESUBMITTAL

PA / PM: E. ZITNY
 DRAWN BY: CZ
 JOB NO.: PHX18-0113-00

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A1.0

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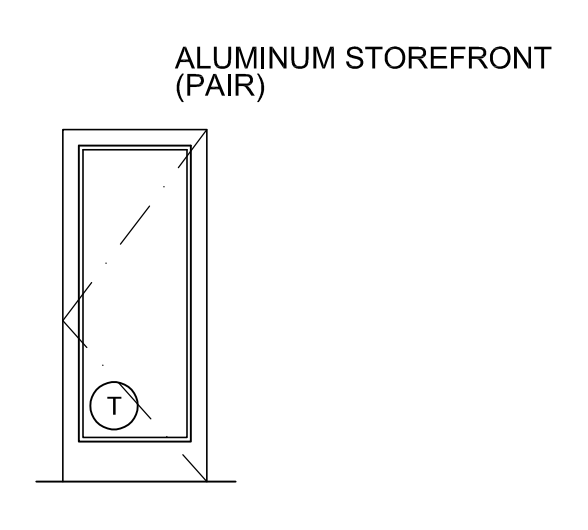


FLOOR PLAN: BUILDING 1A
SCALE: 1/32"=1'-0"

FLOOR PLAN NOTES

- 1 STRUCTURAL COLUMN.
- 2 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
- 3 EXTERIOR CONCRETE TILT PANEL WALL, PAINTED
- 4 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS.
- 5 METAL CANOPY ABOVE, SEE ELEVATIONS

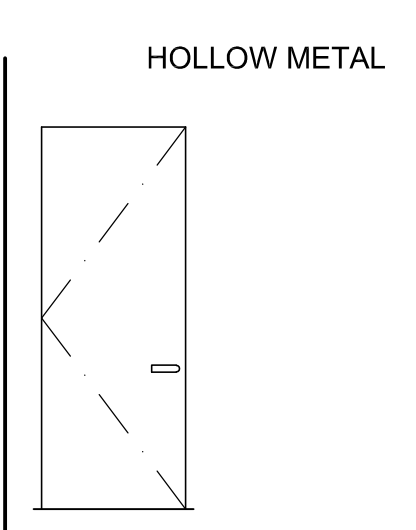
DOOR TYPES



3'-0" X 8'-0"
CLEAR ANOD. ALUM. STOREFRONT
DOOR W/TEMPERED GLAZING (NARROW
STYLE)

FRAME: MANUF
HARDWARE:
2 SETS PIVOT SET
2 SETS INTER PIVOT
1 EA EXIT DEVICE
1 EA MORTISE CYLINDER
2 SETS OFFSET PULL
1 EA OH CLOSER
1 EA THRESHOLD
1 EA DECAL

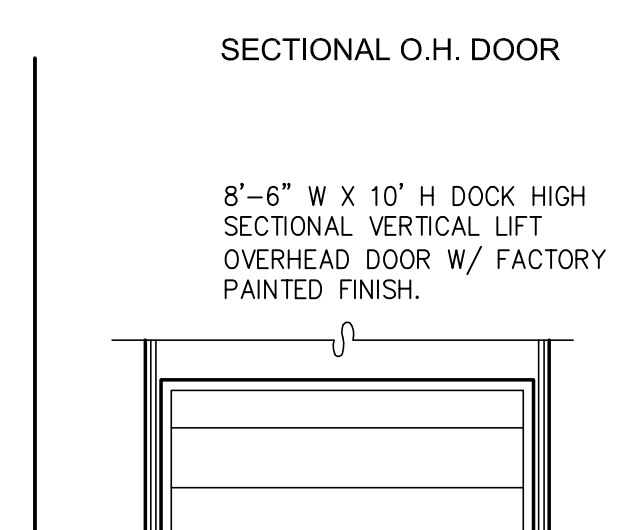
NOTE: WEATHERSEAL BY
DOOR MANUFACTURER



HOLLOW METAL

3'-0" X 7'-0"
PAINTED INSULATED
HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL
HARDWARE:
3 EA HINGES
1 EA EXIT DEVICE
1 EA CYLINDER
1 EA CLOSER
1 EA PERIMETER SEAL
1 EA BOTTOM DRIP
1 EA THRESHOLD
1 EA LOCK GUARD
1 EA HVY DTY FLOOR STOP



SECTIONAL O.H. DOOR

8'-6" W X 10' H DOCK HIGH
SECTIONAL VERTICAL LIFT
OVERHEAD DOOR W/ FACTORY
PAINTED FINISH.

18' W X 20' H SECTIONAL
VERTICAL LIFT OVERHEAD DOOR
W/ FACTORY PAINTED FINISH.

HARDWARE:
1 EA SLIDE BOLT
1 EA PAD LOCK

DOOR NOTES

BUTT HINGES:
SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES
OR APPROVED EQUAL.
ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS
MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.

VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL.
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL.
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

WALL LEGEND



FLOOR PLAN

DATE	REMARKS
01/28/2019	PLANNING SUBMITTAL
02/20/2019	ZONING RESUBMITTAL
02/28/2019	ZONING RESUBMITTAL

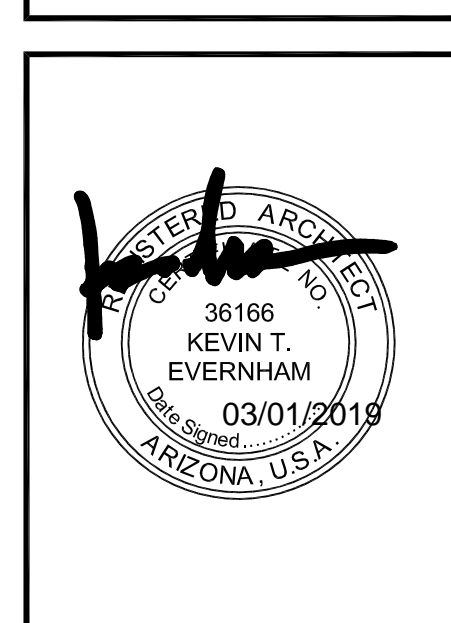
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DRAWN BY:	TREVOR
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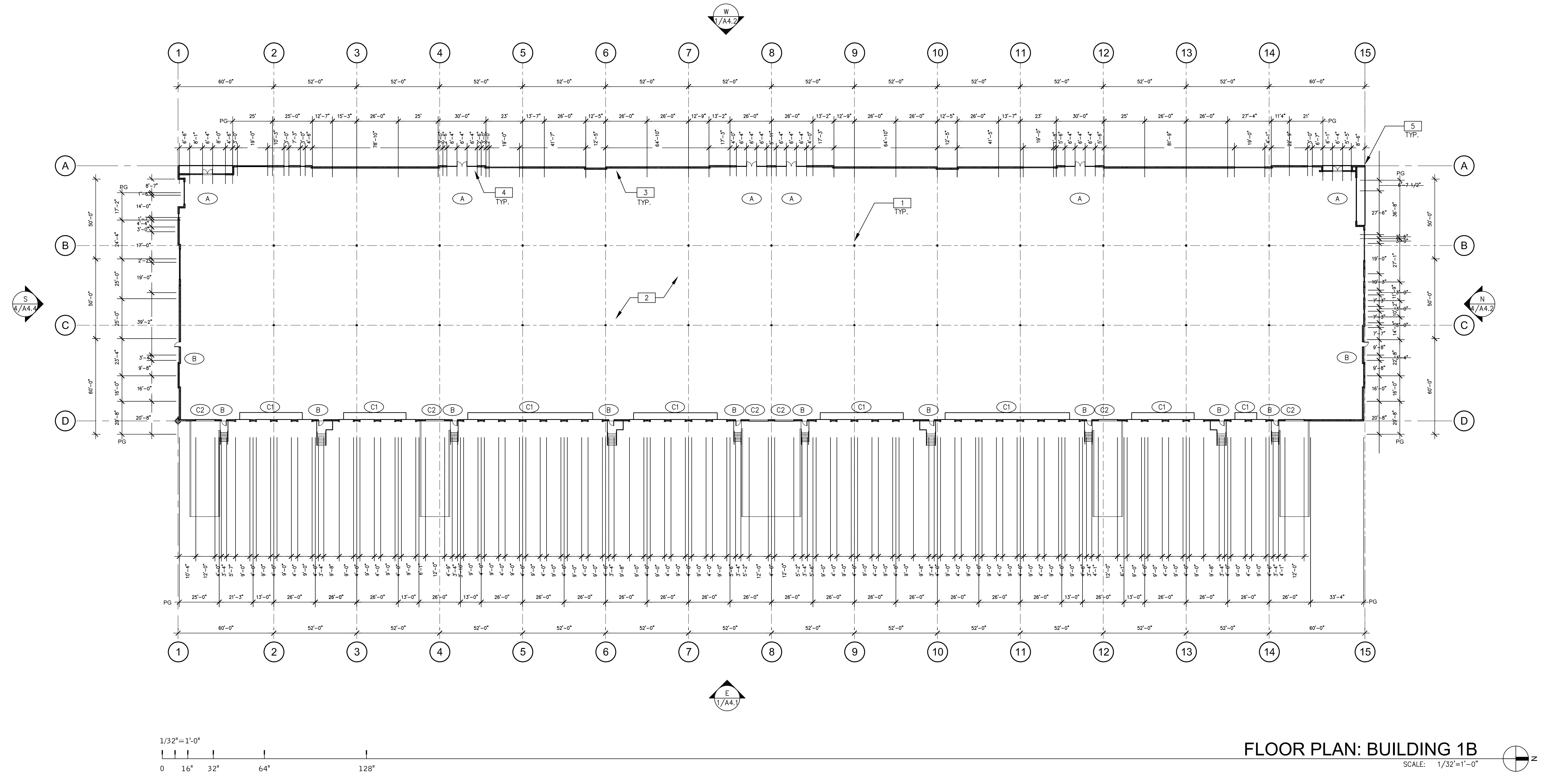


THE LANDING 202
 EAST RAY ROAD
 GATEWAY MESA, AZ 85212

FLOOR PLAN	
DATE	REMARKS
01/28/2019	PLANNING SUBMITTAL
02/20/2019	ZONING RESUBMITTAL
02/28/2019	ZONING RESUBMITTAL

PA / PM:	E. ZITNY
DRAWN BY:	E. ZITNY
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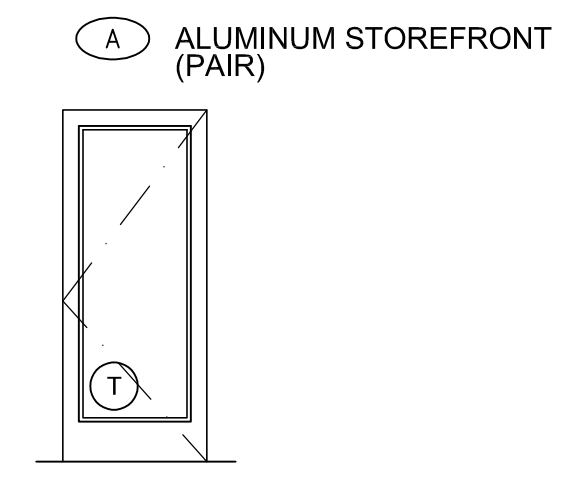


FLOOR PLAN: BUILDING 1B
 SCALE: 1/32"=1'-0"

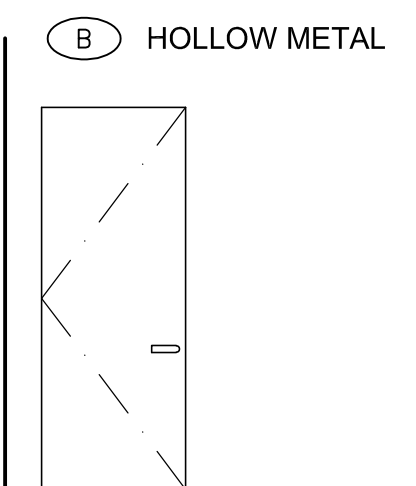
FLOOR PLAN NOTES

- 1 STRUCTURAL COLUMN.
- 2 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOIL'S REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
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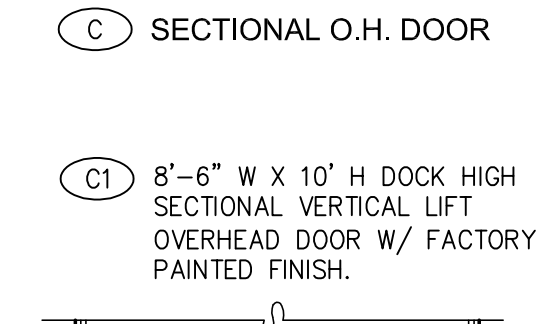
DOOR TYPES



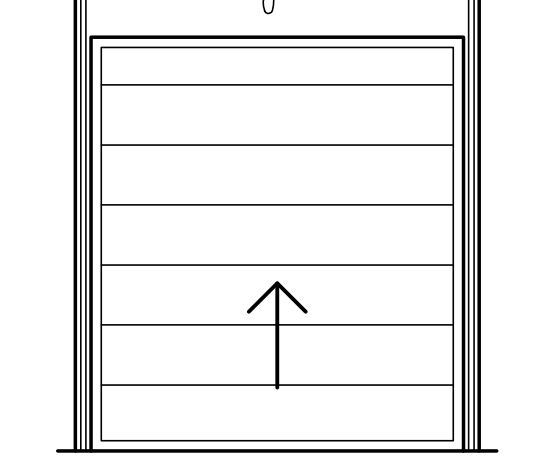
3'-0" X 8'-0"
 CLEAR ANOD. ALUM. STOREFRONT
 DOOR W/TEMPERED GLAZING (NARROW
 STYLE)
 FRAME: MANUF
 HARDWARE:
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 2 SETS INTER PIVOT
 1 EA EXIT DEVICE
 1 EA MORTISE CYLINDER
 2 SETS OFFSET PULL
 1 EA OH CLOSER
 1 EA THRESHOLD
 1 EA DECAL
 NOTE: WEATHERSEAL BY
 DOOR MANUFACTURER



3'-0" X 7'-0"
 PAINTED INSULATED
 HOLLOW METAL DOOR
 FRAME: PAINTED HOLLOW METAL
 HARDWARE:
 3 EA HINGES
 1 EA EXIT DEVICE
 1 EA CYLINDER
 1 EA CLOSER
 1 EA PERIMETER SEAL
 1 EA BOTTOM DRIP
 1 EA THRESHOLD
 1 EA LOCK GUARD
 1 EA HVY DTY FLOOR STOP

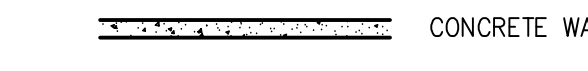


8'-6" W X 10' H DOCK HIGH
 SECTIONAL VERTICAL LIFT
 OVERHEAD DOOR W/ FACTORY
 PAINTED FINISH.



18' W X 20' H SECTIONAL
 VERTICAL LIFT OVERHEAD DOOR
 W/ FACTORY PAINTED FINISH.

WALL LEGEND



CONCRETE WALL

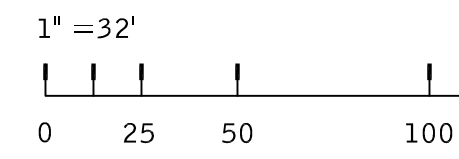
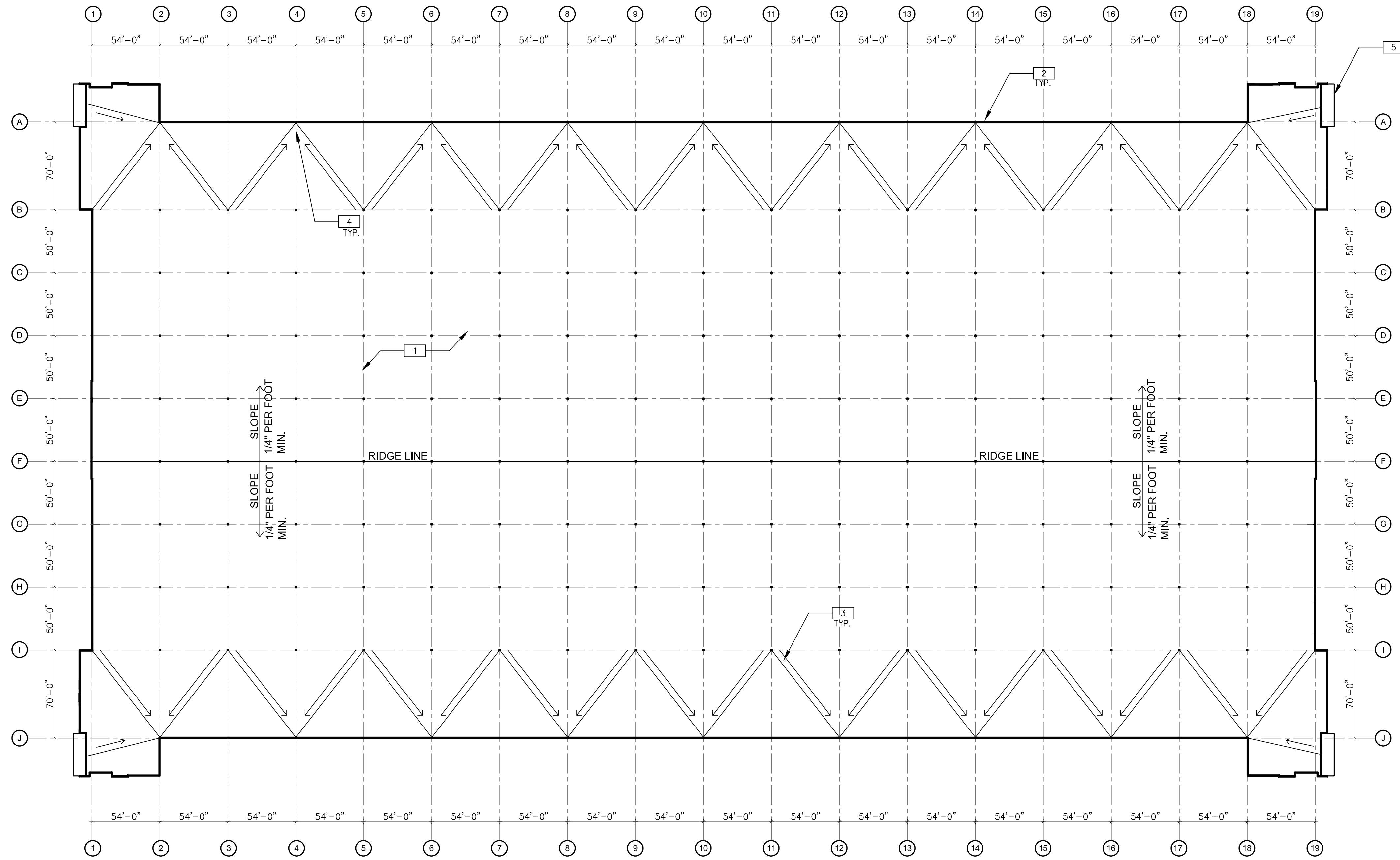
DOOR NOTES

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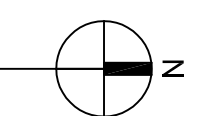
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STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

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ROOF PLAN: BUILDING 1A
SCALE: 1"=32'



ROOF PLAN NOTES

- 1 SINGLE PLY ROOFING OVER RIGID INSULATION OVER WOOD DECK
- 2 CONCRETE TILT PARAPET
- 3 FLOW LINE TO DRAIN
- 4 PRIMARY AND SECONDARY DRAINS
- 5 CANOPY, BELOW

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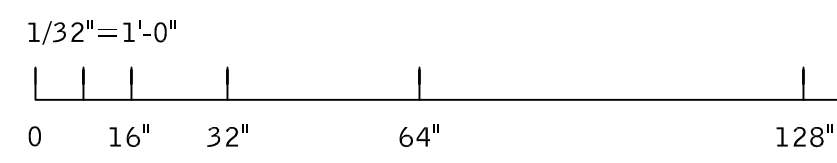
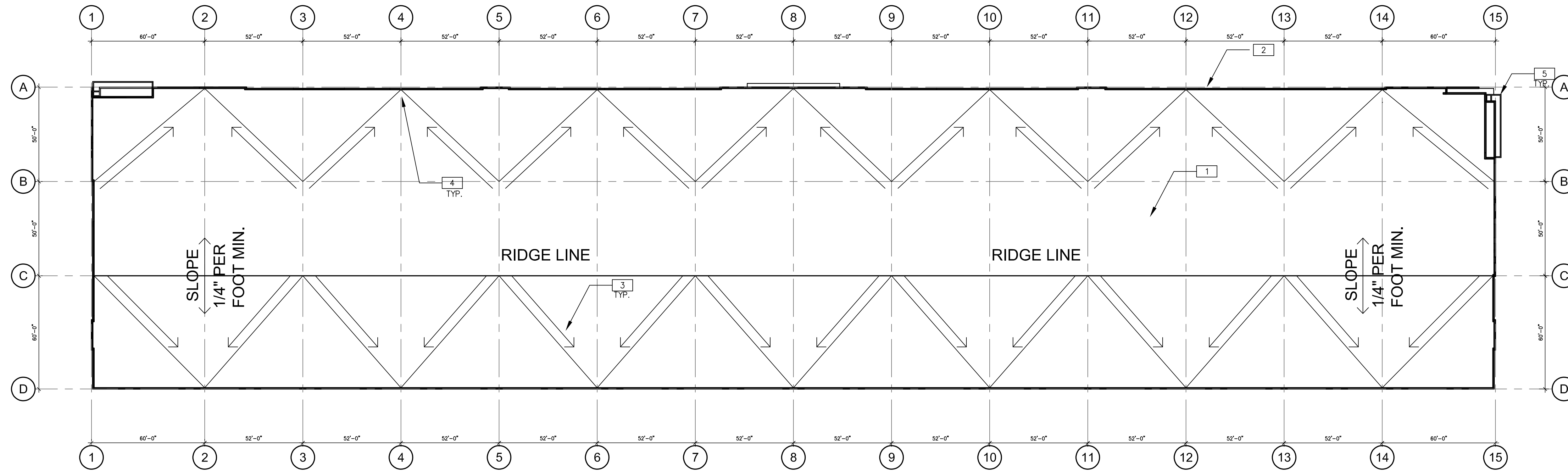
ROOF PLAN	
DATE	REMARKS
01-28-2019	PLANNING SUBMITTAL
02-20-2019	ZONING RESUBMITTAL
02-28-2019	ZONING RESUBMITTAL

PA / PM:	E. ZITNY
DRAWN BY:	E. ZITNY
JOB NO.:	PHX18-0113-00

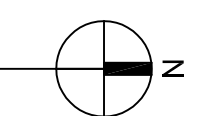
SHEET
A2.3
TIN 28 FEB 2019

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ROOF PLAN: BUILDING 1B
SCALE: 1/32"=1'-0"



ROOF PLAN NOTES

- 1 SINGLE PLY ROOFING OVER RIGID INSULATION OVER WOOD DECK
- 2 CONCRETE TILT PARAPET
- 3 FLOW LINE TO DRAIN
- 4 PRIMARY AND SECONDARY DRAINS
- 5 CANOPY, BELOW

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
2777 E. Camelback Rd., Suite 325
Phoenix, AZ 85016
p 480.767.1001
f 480.907.2288



THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

ROOF PLAN	
DATE	REMARKS
01-28-2019	PLANNING SUBMITTAL
02-20-2019	ZONING RESUBMITTAL
02-28-2019	ZONING RESUBMITTAL

PA / PM: E. ZITNY
DRAWN BY: E. ZITNY
JOB NO.: PHX18-0113-00

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TML 28 FEB 2019



ANODIZED ALUMINUM STOREFRONT



VITRO AZURIA GLAZING



STANDARD PAINTED C: EXPRESSO MACCHIATO - DET680



A: CRYSTAL HAZE - DE6219



B: FLINTSTONE - DE6221



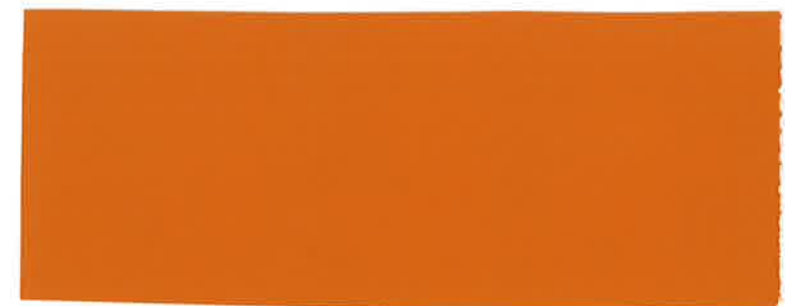
C: EXPRESSO MACCHIATO - DET680



D: COAL MINER - DET613



E: BLACK POOL - DE6315



F: SWEET POTATOES - DE5201

MATERIALS BOARD

THE LANDING 202
MESA, AZ

WARE MALCOMB

PHX18-0113-00
1.18.2019

SHEET
01



FEATURES & SPECIFICATIONS

INTENDED USE — Provides a minimum of 90 minutes illumination for the rated wattage upon loss of AC power. Ideal for applications requiring low-profile, attractive emergency lighting.

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Available finishes are textured polyester powder coat paint in brushed nickel, white, black and dark bronze. All finishes can be painted in the field to match the wall color of choice.

U.S. Patent No. D468,046.

OPTICS — Standard optics provided with two 6W wedge-base xenon lamps offer 55 percent more light output than standard incandescent lamps. Patent-pending reflector/refractor design features superior vac-metalized, die-casted reflectors; and multi-faceted, highly transmissive refractor that significantly improve photometrics.

Forward throw (FWD) option optics provided with two high-brightness white LEDs (10.8W total), projecting an NFPA-101 compliant path 3' wide and 28' forward, when mounted 8-1/2' AFF. The typical life of the LED lamp is 10 years.

All light sources meet requirements for NEC 700.16.

Low-profile, integrated test switch/pilot light located below the lens.

Easily visible green status indicator.

ELECTRICAL — Dual-voltage input capability (120/277V).

Current-limiting charger maximizes battery life and minimizes energy consumption. Provides low operating costs.

Edge connectors on printed circuit board ensure long-term durability.

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts.

Thermal protection senses circuitry temperature and adjusts charge current to prevent overheating and charger failure.

Thermal compensation adjusts charger output to provide optimum charge voltage relative to ambient temperature.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and reduces capacity.

Filtered charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Battery: Sealed, maintenance-free lead-calcium battery provides 12W rated capacity. Nickel-cadmium battery with Premium and Exterior option packages.

Automatic 48-hour recharge after a 90-minute discharge.

Low-voltage disconnect prevents excessively deep discharge that can permanently damage the battery. Single-circuit battery connection.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 80 percent of nominal.

EXT option package includes 20-minute time delay for supplemental lighting during HID startup.

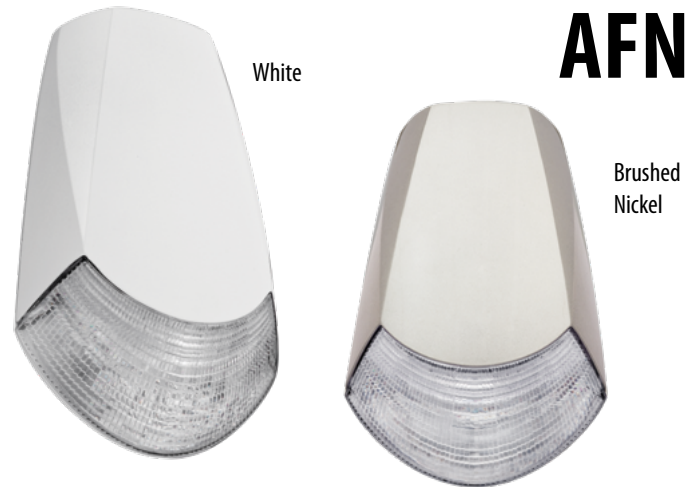
Self-diagnostics (PREM and EXT option packages)

Patented Electronics - U.S. Patent No. D468,046 and 6,502,044.

Single multi-chromatic LED indicator to display two-state charging, test activation and three-state diagnostic status.

Catalog Number
Notes
Type

AFFINITY® Die-Cast Architectural Emergency Light



Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection. Self-diagnostic testing for five minutes every 30 days and 30 minutes every six months.

Diagnostic evaluation of lamp, AC to DC transfer, charging and battery condition. Continuously monitors AC functionality.

Postpone automatic test initiates eight hour delay of an automatic test by activating the manual test switch.

INSTALLATION — Universal J-box mounting pattern. Rigid conduit entry provision on top of the unit.

LISTINGS — UL Listed. Wet locations and cold temperature (EXT) listed. Damp location (PREM) listed. Wet location (WL) option available with PREM package. Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

WARRANTY — 3-year limited warranty (Battery is prorated). FWD (LED light source) 5-year limited warranty (Battery is prorated). 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. Specifications subject to change without notice.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: AFN W EXT

Series	Finish	Options
AFN AFFINITY Series die-cast architectural emergency lighting	W White B Black BN Brushed nickel DB Dark bronze	(blank) Features lead calcium battery PREM Features ni-cad battery, self-diagnostics and damp location 32°F to 122°F (0°C to 50°C) EXT Features high-temperature ni-cad battery listed from 0°F to 122°F (-18°C to 50°C), self-diagnostics, time delay; listed for cold weather, damp and wet location FWD Forward throw optics with LED light source, 10.8W WL Wet location with time delay listed from 32°F to 122°F (0°C to 50°C) ¹

Accessories: Order as separate catalog number. ²	
ELA AFNR DB	Remote fixture (less batteries and electronics) to be powered by 6V battery equipment as part of an emergency lighting system (listed from -40°F to 122°F; -40°C to 50°C), BN, W, B finishes available.

Notes

- WL only available with PREM option package.
- See spec sheet [ELA-OMC-ELA-AFNR](#).

AFN Affinity® Die-Cast Architectural Emergency Light

SPECIFICATIONS

ELECTRICAL: Primary Circuit					
Type	AC Input			Output volts	Watts output 1-1/2 hrs.
	Volts	Amps	Watts		
AFN	120	.11	1.1	6	12
	277	.12	1.3		
AFN PREM	120	.15	1.4	6	12
	277	.14	1.4		
AFN EXT	120	.23	21 ¹	6	12
	277	.25	35 ¹		

BATTERY: Sealed Lead-Calcium				
Voltage	Typical shelf life ²	Typical life ²	Maintenance ³	Temperature range ⁴
6	12 months	3 - 5 years	none	60° - 90°F (16° - 32°C)

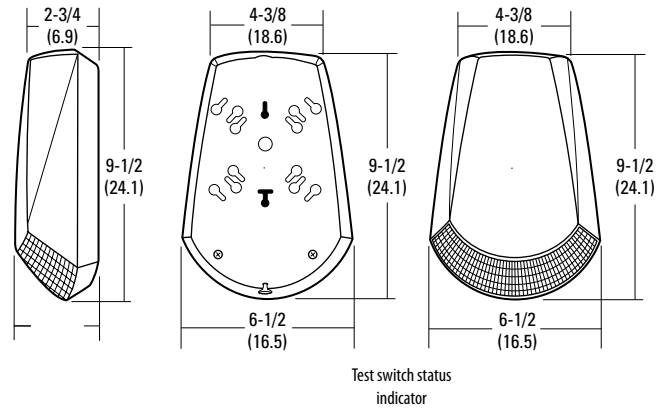
BATTERY: Nickel-Cadmium				
Voltage	Typical shelf life ²	Typical life ²	Maintenance ³	Temperature range ⁴
6	3 years	7 - 9 years	none	32° - 122°F (0° - 50°C)

Notes

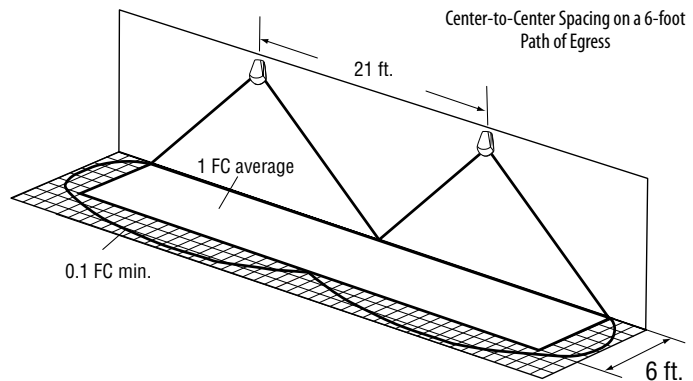
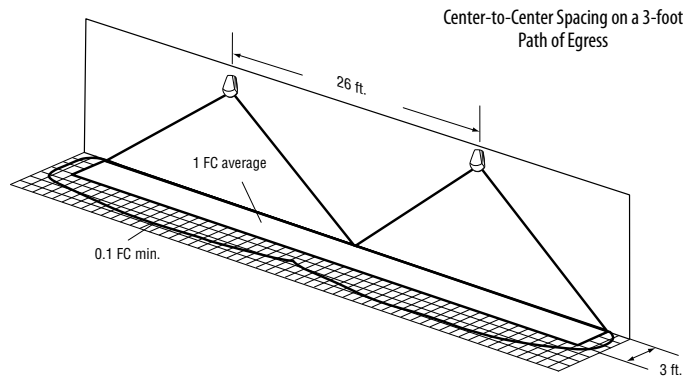
- EXT provided with battery heater.
- At 77°F (25°C).
- All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.
- Optimum ambient temperature range where unit will provide capacity for 90 minutes. Higher and lower temperatures affect life and capacity. See option packages for expanded temperature ranges.

MOUNTING

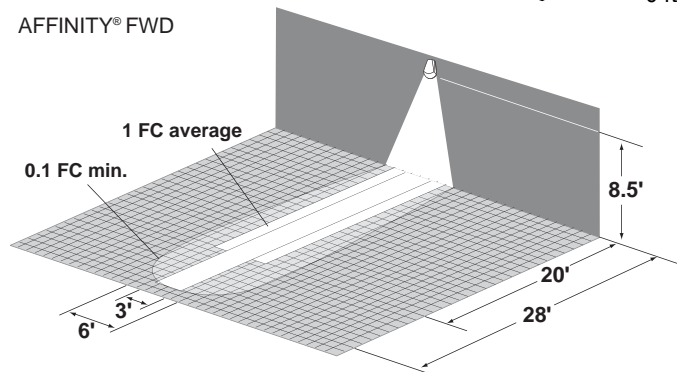
All dimensions are inches (centimeters).
Shipping weight: 3.5 lbs. (1.59 kgs.)



FIXTURE PERFORMANCE



AFFINITY® FWD



SPACING GUIDE

Xenon Lamp	Path of Egress 3'-wide	Path of Egress 6'-wide
Center-to-Center Spacing	26'	21'

NOTE: Meets Life Safety Code standard minimum illuminance of 0.1 FC and average illuminance of 1.0 FC. Assumes open space with no obstructions, mounting height: 8.5', ceiling height: 9', and reflectances: 80/50/20.



D-Series Size 2 LED Area Luminaire

d#series

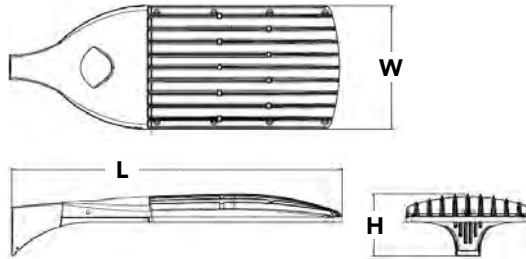


Catalog Number
Notes
Type

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

Specifications

EPA:	1.1 ft ² (0.10 m ²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/4" (18.4 cm)
Weight (max):	36 lbs (16.3 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 T3M MVOLT SPA DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 P8 Rotated optics¹ P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ^{2,3}	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium TSVS Type V Very Short T5S Type V Short T5M Type V Medium TSW Type V Wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ³ RCCO Right corner cutoff ³	MVOLT ^{4,5} 120 ⁶ 208 ^{5,6} 240 ^{5,6} 277 ⁶ 347 ^{5,6,7} 480 ^{5,6,7}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Most arm mounting bracket adaptor (specify finish) ⁹
Control options			Other options	Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹⁰ PER NEMA twist-lock receptacle only (no controls) ¹¹ PER5 Five-wire receptacle only (no controls) ^{11,12} PER7 Seven-wire receptacle only (no controls) ^{11,12} DMG 0-10V dimming extend out back of housing for external control (no controls) DS Dual switching ^{13,14} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc ^{5,15} PIRHN Network, Bi-Level motion/ambient sensor ¹⁶			PIRH1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc ^{5,15} BL30 Bi-level switched dimming, 30% ^{5,13,17} BL50 Bi-level switched dimming, 50% ^{5,13,17} PNM TDD3 Part night, dim till dawn ^{5,18} PNM T5D3 Part night, dim 5 hrs ^{5,18} PNM T6D3 Part night, dim 6 hrs ^{5,18} PNM T7D3 Part night, dim 7 hrs ^{5,18} FAO Field Adjustable Output ¹⁹	Shipped installed HS House-side shield ²⁰ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ L90 Left rotated optics ¹ R90 Right rotated optics ¹ Shipped separately BS Bird spikes ²¹ EGS External glare shield ²¹	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately.

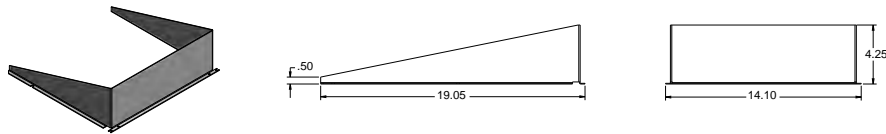
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSX2HS 80C U	House-side shield for 80 LED unit ²⁰
DSX2HS 90C U	House-side shield for 90 LED unit ²⁰
DSX2HS 100C U	House-side shield for 100 LED unit ²⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²³

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- P10, P11, P12 or P14 and rotated optics (L90, R90) only available together.
- AMBPC not available with BLC, LCCO, RCCO, HS or P5, P7, P8, P13 or P14.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
- If ROAM@ node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. Shorting Cap included.
- Requires (2) separately switched circuits. See Outdoor Control Technical Guide for details.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH.
- Reference Motion Sensor table on page 3.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Not available with BL30, BL50 or PNMT. For PER5 or PER7 see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.

External Glare Shield



Drilling

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)

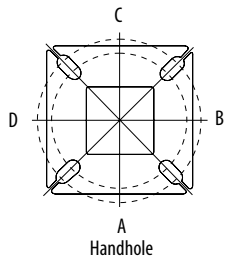
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

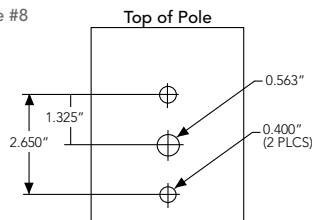
Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	-	Y	Y	N

*3 fixtures @ 120 require round pole top/tenon.

HANDHOLE ORIENTATION



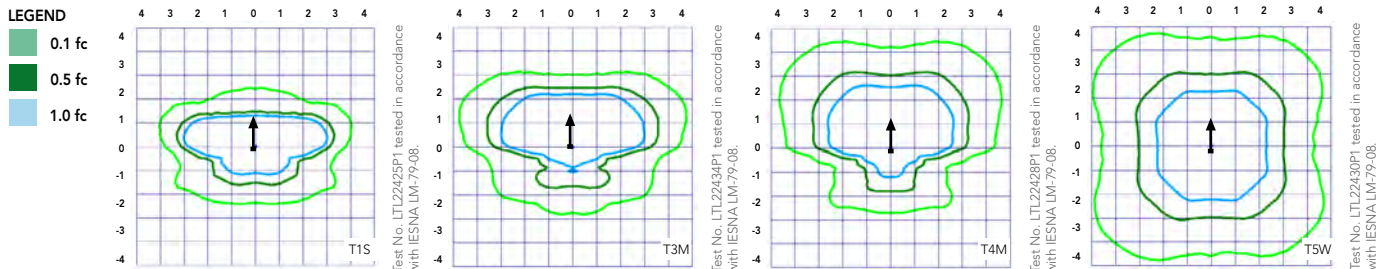
Template #8



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



Performance Data

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	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted 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	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	⚠	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

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. Contact factory for performance data on any configurations not shown here.

Forward Optics																												
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
80	530	P1	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137	10,578	2	0	2	78				
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137	10,554	2	0	2	77				
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138	10,571	2	0	2	77				
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133	10,548	2	0	2	77				
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137	10,569	2	0	2	77				
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134	10,547	2	0	2	77				
				FTFM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137	10,741	1	0	2	78				
				TSVS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143	11,155	3	0	0	81				
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143	11,149	3	0	0	81				
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142	11,096	3	0	2	81				
				TSW	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141	10,957	3	0	2	80				
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112									
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84									
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84									
				80	700	P2	185W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132	13,147	2	0	2	71
								T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131	13,116	2	0	2	70
T2M	22,396	3	0					3	121	24,127	3	0	3	130	24,432	3	0	3	132	13,138	2	0	2	70				
T3S	21,690	3	0					4	117	23,366	3	0	4	126	23,662	3	0	4	128	13,110	2	0	2	70				
T3M	22,342	3	0					4	121	24,068	3	0	4	130	24,373	3	0	4	132	13,135	2	0	3	70				
T4M	21,857	3	0					4	118	23,545	3	0	4	127	23,844	3	0	4	129	13,108	2	0	2	70				
FTFM	22,328	3	0					4	121	24,054	3	0	4	130	24,358	3	0	4	132	13,349	2	0	2	71				
TSVS	23,222	5	0					1	126	25,016	5	0	1	135	25,333	5	0	1	137	13,864	3	0	1	74				
T5S	23,241	4	0					2	126	25,037	4	0	2	135	25,354	4	0	2	137	13,856	3	0	1	74				
T5M	23,182	5	0					3	125	24,974	5	0	3	135	25,290	5	0	3	137	13,790	3	0	2	73				
TSW	23,030	5	0					4	124	24,810	5	0	4	134	25,124	5	0	4	136	13,617	4	0	2	72				
BLC	18,307	2	0					3	99	19,721	2	0	3	107	19,971	2	0	3	108									
LCCO	13,622	2	0					3	74	14,674	2	0	4	79	14,860	2	0	4	80									
RCCO	13,622	2	0					3	74	14,674	2	0	4	79	14,860	2	0	4	80									
80	850	P3	217W					T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132	17,833	3	0	3	66
								T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132	17,791	3	0	3	66
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132	17,821	3	0	3	66				
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128	17,782	3	0	3	66				
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132	17,817	3	0	3	66				
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129	17,779	3	0	3	66				
				FTFM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132	18,107	3	0	3	67				
				TSVS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137	18,805	4	0	1	70				
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137	18,794	4	0	1	70				
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137	18,705	4	0	2	69				
				TSW	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136	18,470	5	0	3	68				
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108									
				LCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80									
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80									
				80	1050	P4	270W	T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125					
								T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125					
T2M	31,089	3	0					4	115	33,491	3	0	4	124	33,915	3	0	4	126									
T3S	30,108	4	0					4	112	32,435	4	0	5	120	32,845	4	0	5	122									
T3M	31,014	3	0					4	115	33,410	3	0	4	124	33,833	3	0	4	125									
T4M	30,340	3	0					5	112	32,684	3	0	5	121	33,098	3	0	5	123									
FTFM	30,995	3	0					5	115	33,390	3	0	5	124	33,812	3	0	5	125									
TSVS	32,235	5	0					1	119	34,726	5	0	1	129	35,166	5	0	1	130									
T5S	32,261	5	0					2	119	34,754	5	0	2	129	35,194	5	0	2	130									
T5M	32,180	5	0					4	119	34,667	5	0	4	128	35,105	5	0	4	130									
TSW	31,969	5	0					4	118	34,439	5	0	5	128	34,875	5	0	5	129									
BLC	25,412	2	0					4	94	27,376	2	0	4	101	27,722	2	0	4	103									
LCCO	18,909	2	0					4	70	20,370	2	0	4	75	20,628	2	0	4	76									
RCCO	18,909	2	0					4	70	20,370	2	0	4	75	20,628	2	0	4	76									

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. Contact factory for performance data on any configurations not shown here.

Forward Optics																														
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)										
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW						
80	1250	P5	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120											
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119											
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120											
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116											
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120											
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117											
				TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120											
				TSVS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125											
				TSS	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125											
				TSM	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124											
				TSW	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123											
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98											
				LCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73											
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73											
				100	1050	P6	343W	T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120	21,838	1	0	1	64		
								T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120	21,787	1	0	1	64		
T2M	37,979	4	0					4	111	40,913	4	0	4	119	41,431	4	0	4	121	21,824	1	0	1	64						
T3S	36,780	4	0					5	107	39,623	4	0	5	116	40,124	4	0	5	117	21,776	1	0	1	63						
T3M	37,886	3	0					5	110	40,814	4	0	5	119	41,331	4	0	5	120	21,819	1	0	1	64						
T4M	37,063	4	0					5	108	39,927	4	0	5	116	40,433	4	0	5	118	22,175	1	0	1	65						
TFTM	37,863	3	0					5	110	40,789	4	0	5	119	41,305	4	0	5	120	21,773	1	0	1	63						
TSVS	39,379	5	0					1	115	42,422	5	0	1	124	42,959	5	0	1	125	23,029	2	0	0	67						
TSS	39,411	5	0					2	115	42,456	5	0	2	124	42,993	5	0	2	125	23,016	2	0	0	67						
TSM	39,311	5	0					4	115	42,349	5	0	4	123	42,885	5	0	4	125	22,906	2	0	1	67						
TSW	39,053	5	0					5	114	42,071	5	0	5	123	42,604	5	0	5	124	22,619	2	0	1	66						
BLC	31,043	3	0					4	91	33,442	3	0	4	97	33,865	3	0	4	99											
LCCO	23,099	2	0					5	67	24,884	3	0	5	73	25,199	3	0	5	73											
RCCO	23,099	2	0					5	67	24,884	3	0	5	73	25,199	3	0	5	73											
100	1250	P7	398W					T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117							
								T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117							
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117											
				T3S	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114											
				T3M	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117											
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114											
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117											
				TSVS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122											
				TSS	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122											
				TSM	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121											
				TSW	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121											
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96											
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71											
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71											
				100	1350	P8	448W	T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115							
								T2S	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115							
T2M	45,797	4	0					4	106	49,336	4	0	5	114	49,960	4	0	5	116											
T3S	44,352	4	0					5	103	47,779	4	0	5	111	48,384	4	0	5	112											
T3M	45,686	4	0					5	106	49,216	4	0	5	114	49,839	4	0	5	116											
T4M	44,693	4	0					5	104	48,147	4	0	5	112	48,756	4	0	5	113											
TFTM	45,657	4	0					5	106	49,186	4	0	5	114	49,808	4	0	5	116											
TSVS	47,485	5	0					1	110	51,155	5	0	1	119	51,802	5	0	1	120											
TSS	47,524	5	0					3	110	51,196	5	0	3	119	51,844	5	0	3	120											
TSM	47,404	5	0					4	110	51,067	5	0	5	118	51,713	5	0	5	120											
TSW	47,093	5	0					5	109	50,732	5	0	5	118	51,374	5	0	5	119											
BLC	37,434	3	0					5	87	40,326	3	0	5	94	40,837	3	0	5	95											
LCCO	27,854	3	0					5	65	30,006	3	0	5	70	30,386	3	0	5	71											
RCCO	27,854	3	0					5	65	30,006	3	0	5	70	30,386	3	0	5	71											

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. Contact factory for performance data on any configurations not shown here.

Rotated Optics																												
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
90	530	P10	156W	T1S	20,145	4	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141	11,475	3	0	3	77				
				T2S	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140	11,448	3	0	3	76				
				T2M	20,391	4	0	4	131	21,967	4	0	4	141	22,245	4	0	4	143	11,467	3	0	3	76				
				T3S	19,719	4	0	4	126	21,242	4	0	4	136	21,511	4	0	4	138	11,442	3	0	3	76				
				T3M	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143	11,464	4	0	4	76				
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140	11,440	4	0	4	76				
				TFTM	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143	11,651	4	0	4	78				
				TSVS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144	12,288	3	0	1	82				
				TSS	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143	11,978	3	0	1	80				
				TSM	20,477	5	0	3	131	22,059	5	0	3	141	22,338	5	0	3	143	12,301	4	0	2	82				
				TSW	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	4	142	12,109	4	0	2	81				
				BLC	16,846	4	0	4	108	18,148	4	0	4	116	18,378	4	0	4	118									
				LCCO	12,032	2	0	3	77	12,961	2	0	3	83	13,125	2	0	3	84									
				RCCO	12,016	4	0	4	77	12,944	4	0	4	83	13,108	4	0	4	84									
				90	700	P11	207W	T1S	25,518	4	0	4	123	27,490	4	0	4	133	27,837	4	0	4	134	14,387	3	0	3	70
								T2S	25,371	5	0	5	123	27,331	5	0	5	132	27,677	5	0	5	134	14,354	3	0	3	70
T2M	25,829	4	0					4	125	27,825	4	0	4	134	28,177	4	0	4	136	14,378	4	0	4	70				
T3S	24,977	5	0					5	121	26,907	5	0	5	130	27,248	5	0	5	132	14,347	4	0	4	70				
T3M	25,814	5	0					5	125	27,809	5	0	5	134	28,161	5	0	5	136	14,374	4	0	4	70				
T4M	25,327	5	0					5	122	27,284	5	0	5	132	27,629	5	0	5	133	14,344	4	0	4	70				
TFTM	25,981	5	0					5	126	27,989	5	0	5	135	28,343	5	0	5	137	15,408	4	0	1	75				
TSVS	26,164	5	0					1	126	28,185	5	0	1	136	28,542	5	0	1	138	15,019	4	0	1	73				
TSS	25,943	4	0					2	125	27,948	5	0	2	135	28,302	5	0	2	137	15,424	4	0	2	75				
TSM	25,937	5	0					3	125	27,941	5	0	3	135	28,295	5	0	3	137	14,609	4	0	4	71				
TSW	25,704	5	0					4	124	27,691	5	0	4	134	28,041	5	0	4	135	15,182	4	0	2	74				
BLC	21,339	4	0					4	103	22,988	4	0	4	111	23,279	4	0	4	112									
LCCO	15,240	2	0					4	74	16,418	2	0	4	79	16,626	2	0	4	80									
RCCO	15,220	5	0					5	74	16,396	5	0	5	79	16,604	5	0	5	80									
90	850	P12	254W					T1S	29,912	4	0	4	118	32,223	4	0	4	127	32,631	5	0	4	128					
								T2S	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128					
				T2M	30,277	4	0	4	119	32,616	5	0	5	128	33,029	5	0	5	130									
				T3S	29,278	5	0	5	115	31,540	5	0	5	124	31,940	5	0	5	126									
				T3M	30,259	5	0	5	119	32,597	5	0	5	128	33,010	5	0	5	130									
				T4M	29,688	5	0	5	117	31,982	5	0	5	126	32,387	5	0	5	128									
				TFTM	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131									
				TSVS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132									
				TSS	30,411	5	0	2	120	32,761	5	0	2	129	33,176	5	0	2	131									
				TSM	30,404	5	0	3	120	32,753	5	0	4	129	33,168	5	0	4	131									
				TSW	30,131	5	0	4	119	32,459	5	0	4	128	32,870	5	0	4	129									
				BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107									
				LCCO	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77									
				RCCO	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77									
				90	1200	P13	344W	T1S	38,768	5	0	5	113	41,764	5	0	5	121	42,292	5	0	5	123					
								T2S	38,545	5	0	5	112	41,523	5	0	5	121	42,049	5	0	5	122					
T2M	39,241	5	0					5	114	42,273	5	0	5	123	42,808	5	0	5	124									
T3S	37,947	5	0					5	110	40,879	5	0	5	119	41,396	5	0	5	120									
T3M	39,218	5	0					5	114	42,249	5	0	5	123	42,783	5	0	5	124									
T4M	38,478	5	0					5	112	41,451	5	0	5	120	41,976	5	0	5	122									
TFTM	39,472	5	0					5	115	42,522	5	0	5	124	43,060	5	0	5	125									
TSVS	39,749	5	0					1	116	42,821	5	0	1	124	43,363	5	0	1	126									
TSS	39,415	5	0					2	115	42,461	5	0	2	123	42,998	5	0	2	125									
TSM	39,405	5	0					4	115	42,450	5	0	4	123	42,988	5	0	4	125									
TSW	39,052	5	0					5	114	42,069	5	0	5	122	42,602	5	0	5	124									
BLC	32,419	5	0					5	94	34,925	5	0	5	102	35,367	5	0	5	103									
LCCO	23,154	3	0					5	67	24,943	3	0	5	73	25,259	3	0	5	73									
RCCO	23,124	5	0					5	67	24,910	5	0	5	72	25,226	5	0	5	73									
90	1400	P14	405W					T1S	42,867	5	0	5	106	46,180	5	0	5	114	46,764	5	0	5	115					
								T2S	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115					
				T2M	43,390	5	0	5	107	46,743	5	0	5	115	47,335	5	0	5	117									
				T3S	41,959	5	0	5	104	45,201	5	0	5	112	45,773	5	0	5	113									
				T3M	43,365	5	0	5	107	46,716	5	0	5	115	47,307	5	0	5	117									
				T4M	42,547	5	0	5	105	45,834	5	0	5	113	46,414	5	0	5	115									
				TFTM	43,646	5	0	5	108	47,018	5	0	5	116	47,614	5	0	5	118									
				TSVS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118									
				TSS	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	3	117									
				TSM	43,572	5	0	4	108	46,939	5	0	4	116	47,533	5	0	4	117									
				TSW	43,181	5	0	5	107	46,518	5	0	5	115	47,107	5	0	5	116									
				BLC	35,847	5	0	5	89	38,617	5	0	5	95	39,106	5	0	5	97									
				LCCO	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69									
				RCCO	25,569	5	0																					

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

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. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 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 configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

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

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

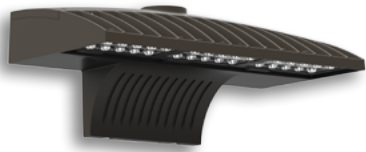
WARRANTY

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. Specifications subject to change without notice.



D-Series Size 2 LED Wall Luminaire



d^{series}

Specifications Luminaire

Width: 18-1/2" (47.0 cm) **Weight:** 21 lbs (9.5 kg)

Depth: 10" (25.4 cm)

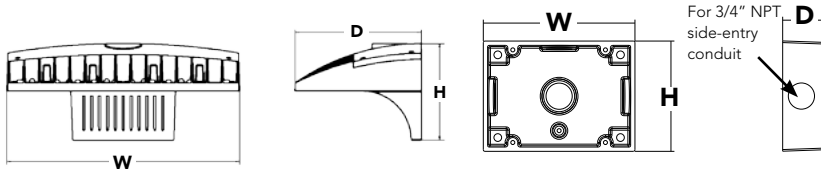
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14.0 cm) **BBW Weight:** 1 lbs (0.5 kg)

Depth: 1-1/2" (3.8 cm)

Height: 4" (10.2 cm)



Catalog Number
Notes
Type

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

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED	Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C	20 LEDs (two engines)	350 350 mA 530 530 mA	30K 3000 K 40K 4000 K	T2S Type II Short T2M Type II Medium	MVOLT ³ 120 ⁴	Shipped included (blank) Surface mounting bracket Shipped separately⁶ BBW Surface-mounted back box (for conduit entry)	Shipped installed PE Photoelectric cell, button type ⁷ PER NEMA twist-lock receptacle only (control ordered separate) ⁸ PER5 Five-wire receptacle only (control ordered separate) ^{8,9} PER7 Seven-wire receptacle only (control ordered separate) ^{8,9} DMG 0-10V dimming driver (control ordered separate) PIR 180° motion/ambient light sensor, <15' mtg ht ^{10,11} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{10,11} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{11,12} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{11,12}
	30C	30 LEDs (three engines)	700 700 mA 1000 1000 mA ¹ (1 A)	50K 5000 K AMBPC Amber phosphor converted ²	T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	208 ⁴ 240 ⁴ 277 ⁴ 347 ^{4,5} 480 ^{4,5}		

Other Options

Finish (required)

Shipped installed	Shipped separately ¹³	DDBXD	DSSXD	DWHGXD
SF Single fuse (120, 277, 347V) ³	BSW Bird-deterrent spikes	Dark bronze	Sandstone	Textured white
DF Double fuse (208, 240, 480V) ³	WG Wire guard	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone
HS House-side shield ⁴	VG Vandal guard	DNAXD Natural aluminum	DBL BXD Textured black	
SPD Separate surge protection ¹³		DWHXD White	DNATXD Textured natural aluminum	



Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photozell - SSL twist-lock (120-277V) ¹⁴
DLL347F 1.5 CUL JU	Photozell - SSL twist-lock (347V) ¹⁴
DLL480F 1.5 CUL JU	Photozell - SSL twist-lock (480V) ¹⁴
DSHORT SBK U	Shorting cap (Included when ordering PER, PERS or PER7) ¹⁴
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2WG U	Wire guard accessory
DSXW2VG U	Vandal guard accessory
DSXW2BBW DB8XD U	Back box accessory (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- 1000mA is not available with AMBPC.
- AMBPC is not available with 1000mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
- Also available as a separate accessory; see Accessories information.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Photozell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 for functionality.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Motion Sensor Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
- See the electrical section on page 2 for more details.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

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. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105					
			T2M	6,954	2	0	2	95	7,467	2	0	2	102					
			T3S	7,057	1	0	2	97	7,579	1	0	2	104					
			T3M	7,172	2	0	3	98	7,702	2	0	3	106					
			T4M	7,076	1	0	2	97	7,599	1	0	2	104					
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104					
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103					
			T2M	10,184	2	0	3	93	10,936	2	0	3	100					
			T3S	10,335	2	0	2	95	11,099	2	0	2	102					
			T3M	10,505	2	0	3	96	11,280	2	0	3	103					
			T4M	10,365	2	0	2	95	11,129	2	0	2	102					
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102					

Note:

Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.



Performance Data

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	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** 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	0.95	0.92	0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

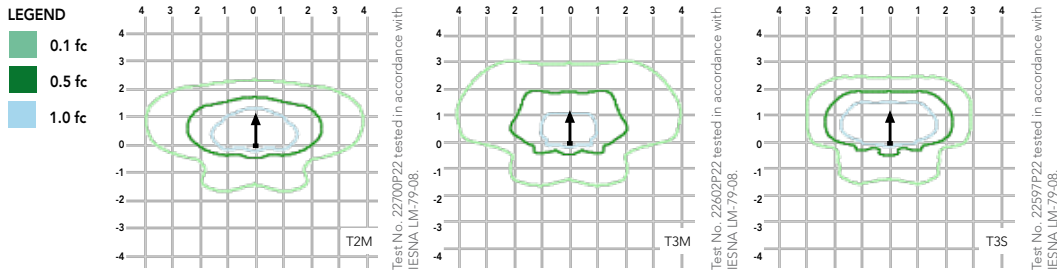
✓ Recommended

⊘ Will not work

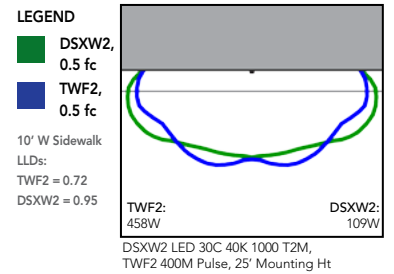
⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

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. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

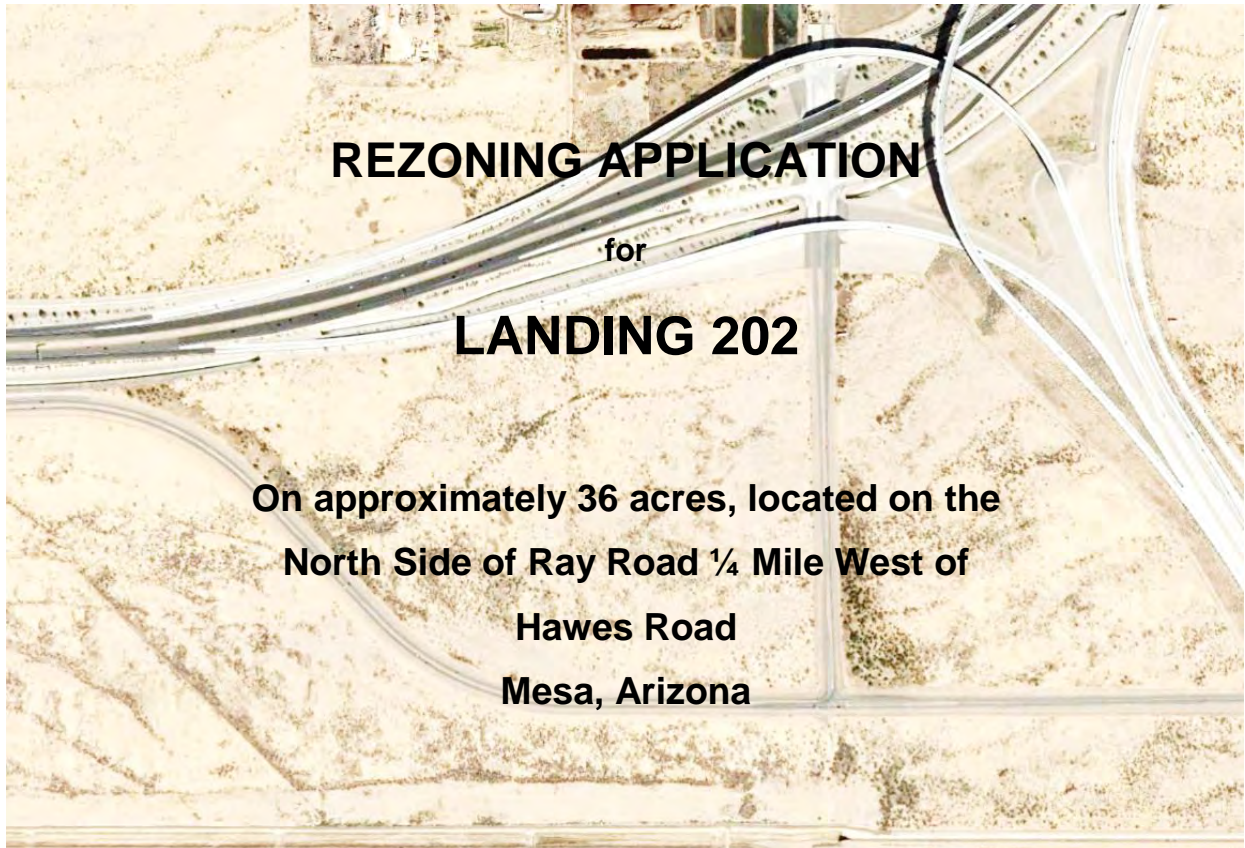
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

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. 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. Specifications subject to change without notice.



Submitted January 28, 2019

Submitted By

Gilmore Planning & Landscape Architecture, Inc.
2211 N. Seventh Street
Phoenix, AZ 85006
602-266-5622

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1. PROJECT TEAM

Land Owner & Developer

Crisko, LLC and Kay L. Toolson, Trustee
of The Kay and Judy Toolson Joint
Revocable Trust UAD January 6, 2016
6710 N. Scottsdale Rd.
Suite 140
Scottsdale, AZ 85253
(480) 556-9984
davidmartens@marwest.net

Applicant & Land Planner

Gilmore Planning & Landscape Arch.
Jack Gilmore
2211 North 7th Street
Phoenix, Arizona 85006
(602) 266-5622
jgilmore@getgilmore.com

Development Manager

Cedar Point Enterprises
Jeff Arnold
4140 E. Baseline Road
Suite 101
Mesa, AZ 85206
(480) 740-7407
jarnold@cedarpointent.com

Civil Engineer

Hunter Engineering
Larry Talbot
10450 N. 74th Street
Suite 200
Scottsdale, AZ 85258
(480) 991-3985
ltalbott@hunterengineeringpc.com

Architect

Ware Malcomb
Kevin Evernham, Eric Zitny
2777 E. Camelback Rd.
Suite 325
Phoenix, AZ 85016e
(480) 800-5294
kevernham@waremalcomb.com
ezitny@waremalcomb.com



2. DEFINITIONS

The following words or terms, when used in this Planned Area Development Overlay District, shall have the meanings set forth below:

Applicant: Gilmore Planning & Landscape Architecture, Inc. on behalf of the Property Owners.

City: The City of Mesa, Arizona

Owner/Developer: Crisko, LLC and Kay L. Toolson, Trustee of The Kay and Judy Toolson Joint Revocable Trust UAD January 6, 2016. The final City Resolution approving this application shall extend to any affiliated entities and any successors in title to whom the Owner(s) have assigned the rights and responsibilities of Owner/Developer.

Improvements: "Improvement" or "Improvements" shall mean, with respect to any site area, any building, structure, or construction which may affect the appearance of the site, including by way of illustration, but not limitation, all land preparation or excavation, fill and grading, utilities, landscaping, buildings, parking areas, curbing, walls, poles, towers, antenna, lighting, driveways, and signs.

Outdoor Storage: Storage occurring outside of a building or structure of materials including, but not limited to: supplies, equipment, finished goods, lumber, construction materials, pallets, vehicles, etc. for more than 24 hours. Outside Storage does NOT include:

- (i) The storage of trash and refuse within approved dumpster enclosures.
- (ii) The onsite parking of passenger vehicles for tenants and their employees, visitors and clients.
- (iii) The onsite parking of "over-the-road" trailers or intermodal containers used in the normal course of business.
- (iv) Construction materials and equipment for use on the site as part of a permitted construction project.

PAD: The Planned Area Development Overlay District for the Property that is the subject of this document. This Planned Area Development (PAD) is intended to be a stand-alone document of zoning regulations for this mixed use light industrial property. Provisions not specifically regulated by the PAD are governed by the Mesa Zoning Ordinance. This PAD provides the regulatory zoning provision designed to guide the implementation of the overall development plan through the City of Mesa development review and permit process. The zoning and development standards provided herein amend various provisions provided by the City of Mesa Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Mesa Zoning Ordinance and the PAD, the PAD shall prevail.

PAD Standards: Regulations for lot area, height, and setbacks that are defined within this PAD, and shall govern the development of this Property.

Property: The Landing 202 is approximately 35.9 acres of land within the City of Mesa under control of the Owner/Developer, as further described within this document.

Zoning Ordinance: The Zoning Ordinance of the City of Mesa with a revision date of January 28, 2019.

3. PROJECT OVERVIEW

On behalf of Crisko, LLC and Kay L. Toolson, Trustee of The Kay and Judy Toolson Joint Revocable Trust UAD January 6, 2016, the property owners (Owners), Gilmore Planning & Landscape Architecture (Applicant) respectfully submits for consideration this joint application to rezone approximately net 35.9 acres (Property) from the City of Mesa's base zoning of Agriculture (AG/AF) to Light Industrial (L1/AF) with a Planned Area Development Overlay. The goal of this application is to establish the Light Industrial PAD zoning that will duplicate the permitted uses and development standards of the adjacent Marwest PAD (Z14-060). In addition to this rezoning request, there is a joint request for Site Plan Approval. There is a separate application for Design Review for the two Phase 1 structures.

The Property is situated on the north side of the Phoenix-Mesa Gateway Airport and immediately south of the Loop 202/ San Tan Freeway. It can be further defined as being on the north side of Ray Road approximately one quarter mile west of Hawes Road between two parcels that are already a part of the Marwest PAD. Refer to the attached Location Map - **Exhibit 1**, for the relative position of this Subject Property with the existing Marwest PAD.

The total buildable land area included within this rezoning application is approximately 35.9 acres and includes three parcels: 304-30-025L, 304-30-025M, and 304-30-025N.

3.1 Existing Site Conditions

The Property is currently vacant and generally in its native condition with scattered creosote and native trees. The site is relatively flat with natural grade generally falling from the northeast to the southwest at approximately .5%. Please refer to the Existing Site Conditions & Surrounding Land Uses Map attached as **Exhibit 2**.

3.2 Existing Zoning

The existing zoning is Agricultural (AG/AF). The property was annexed in 2000 as part of a larger 1,571 acre annexation (Ordinance No. 3815). The AF designation establishes that the Property is within the Airfield Overlay for the Phoenix-Mesa Gateway Airport and subject to the land use restrictions associated with the Airport Overflight Area Two (AOA 2), which is the area between the 60 and 65 DNL noise contour.

3.3 Surrounding Land Uses

The following land uses surround the Property:

North: This PAD area is defined on the north by Loop 202/ San Tan Freeway. Refer to **Exhibit 2** - Existing Zoning and Surrounding Land Use Plan that illustrates the area's existing zoning and land uses.

East: The land area east of the Property is owned by Sunbelt Land Holdings LP and is zoned Planned Employment Park (PEP).

South: South of the Property and extending to the north side of Ray Road is parcel 304-30-014A which is within the existing Marwest PAD and intended for commercial and/or light industrial projects.

Southwest: This 35.9 acre Property has frontage along Ray Road that is approximately 265 feet in length.

West: West of the Property and extending to the north side of Ray Road is parcel 304-30-020K which is within the existing Marwest PAD, and also intended for commercial and/or light industrial projects.

3.4 Proposed Zoning

The Owners are requesting to rezone these 35.9 acres from AG/AF to Light Industrial - L1/AF with a PAD Overlay. The intent is to establish the same zoning and development standards as the adjacent PAD for Marwest (Z14-060). The intent of the PAD is to blend with the adjacent zoning with very similar development criteria and design guidelines, all of which enhances the Airport/Campus District as defined in the Strategic Development Plan for Phoenix-Mesa Gateway Airport. Refer to Item 4 General Development Plan for a description of the permitted land uses associated with this PAD Overlay.

3.5 General Plan Conformance

The Mesa 2040 General Plan identifies an approximate 30 square miles centered around the Phoenix Mesa Gateway Airport as an Economic Activity Area.

“Gateway Employment Center provides the largest opportunity for new growth in Mesa”.

“Given the large size of the area, a wide range of employment activities are anticipated with an emphasis, on education, aerospace/aviation, and technology industry clusters. Particular emphasis will be placed on preservation and growth of aviation related employment opportunities”.

Similar to the Marwest PAD, the Landing 202 is situated within an Employment/Mixed Use Activity District, but more related to a Business Park, which considers office, research and development, light industrial, and supporting retail uses. Landing 202 is proposing light industrial with two structures for warehousing/distribution and possible light manufacturing based on user demand. This is very consistent with the Marwest PAD which will share cross access benefits on the adjacent parcels and overall marketability spinoffs. The location has great exposure to the Loop 202 but access limited only E. Ray Road. For aviation related users, this property provides expedient benefits for area circulation oriented to the commerce on the east and west sides of the PMGA.

Phoenix-Mesa Gateway Strategic Development Plan describes the vision for land uses in the Airport/Campus District as:

“a mixed use district centered around educational opportunities, research and development functions, and airport related uses that support the traveling public. Uses

on the airport will relate to the uses across the airport boundary. Development in this area will be high-intensity and pedestrian-oriented. Its pedestrian friendliness will distinguish this district from more typical airport-adjacent developments. The transitional area or boundary of this quadrant will predominantly be high intensity employment uses that integrate well with the on-airport uses. Uses in this area will also address the needs of travelers and visitors and provide a smooth transition from the airport into the rest of the community.”

This proposed development will be subject to the land use restrictions of the Airport Overlay, but otherwise fully conforms to the current 2040 General Plan designation.

3.6 Summary

The Owners are seeking to rezone the property to L1/AF-PAD so that they may develop the property in response to the development activity that has already well underway around this north end of the Airport. The goal of Phase 1 of the project is to deliver 635,000 square feet of highly functional and affordable industrial, manufacturing, and distribution space to the Southeast Valley. Phase 1 will consist of two unique warehouse buildings focusing on the demands of tenants 90,000 to 456,000 square feet. This project site and proposed uses are ideally suited for this location because of its desirable marketing window off the Loop 202 and because it reflects the same use and development standards as the adjacent Marwest PAD. This Project will help meet the City’s goal to encourage a diversity of employment types providing increased job opportunities for Mesa residents. The proposed development can enhance the City’s sales tax revenue, property tax base, generate employment opportunities and provide an excellent location for destination oriented light industrial uses.

In conjunction with this Rezoning and Site Plan Approval application is a separate application for Design Review. The Master Site Plan, Building Elevations, Landscape Plan and Infrastructure Plans are included with this Application. Separate Design Guidelines are being prepared and will follow this application submittal on February 5th. Development of this property will begin as soon as the Council approves the final version of this application and site plan, and the Design Review Board has approved the project design for these first two light industrial buildings.

The approval of the Marwest PAD included stipulations for: airport disclosure, noise mitigation as required by code, an aviation easement, solar development in accordance with FAA guidelines, and a FAA 7460 application if required. Where appropriate, this joint application for rezoning and site plan approval acknowledges these same or similar stipulations.

4 GENERAL DEVELOPMENT PLAN

Project Description

Landing 202 intends to attract a variety of light industrial and employment users seeking to develop projects in close proximity to the commerce associated with the Phoenix-Mesa Gateway Airport. There is an associated application for Site Plan Approval that illustrates the relationship with the adjacent Marwest PAD property. The concurrent application for Design Review for this single phase of development will establish the architectural character and site improvements including the project landscape and screen walls for this entire project. The standards proposed within this PAD are designed to support a high aesthetic standard, and blend with the adjacent Marwest PAD while recognizing the industrial/employment character of the immediate area both to the west and east.

4.1 Land Use

Landing 202 will be developed in accordance with all land use regulations and development standards applicable to Section 11-7 for the “L-1 Light Industrial” district, and Section 11-19 for Airfield Overflight Area AOA-2 of the Mesa Zoning Ordinance unless modified herein.

4.2 Permitted Uses

The permitted uses proposed for this PAD Overlay are as follows:

EMPLOYMENT DISTRICTS	
<i>Proposed Use</i>	<i>LI</i>
Public and Semi-Public Use Classifications	
Government Offices	P
Public Safety Facilities	P
Commercial Use Classifications	
<u>Automobile/Vehicle Sales and Services</u>	
Automobile Rentals	P
Automobile/Vehicle Sales and Leasing	P
Automobile/Vehicle Service & Repair, Minor	P
Automobile/Vehicle Washing	P
Service Station	SUP
<u>Banks and Financial Institutions</u>	
With Drive-Thru Facilities	P
Building Materials and Services	P
Business Services	P

<u>Eating and Drinking Establishments</u>	
Bars/Clubs/Lounges	P
Coffee Shops/Cafes	P
Restaurants, Bar and Grill	P
Restaurants, Full Service	P
Restaurants, Limited Service	P
With Drive-Thru Facilities	P
Off-track Betting	P (14,15)
With Live Entertainment	P
<u>Food and Beverage Sales</u>	
Convenience Market	P (1,7)
Hotels and Motels	P
Laboratories	P
Light Fleet-Based Services	P
Maintenance and Repair Services	P
Medical Marijuana Dispensaries	P
<u>Offices</u>	
Business and Professional	P
Medical and Dental	P
Personal Services	P
Plant Nurseries and Garden Centers	P
<u>Retail Sales</u>	
General	P
Employment and Industrial Use Classifications	
Handicraft/Custom Manufacturing	P (5)
Light Assembly/Cabinetry	P (5)
Manufacturing, General	P (5)
Manufacturing, Limited	P (5)
Research and Development	P (5)
<u>Recycling Facilities</u>	
Reverse Vending Machines	P
Small Indoor Collection Facilities	P
<u>Warehousing and Storage</u>	
Indoor Warehousing and Storage	P
Mini-Storage	P
Wholesale	P

Transportation, Communication and Utilities Use Classifications



<u>Communication Facilities</u>	
Facilities Within Buildings	Chap 35
<u>Transportation Facilities</u>	
Freight/Truck Terminals and Warehouses	P
Transportation Passenger Terminals	P
Specific Accessory Uses and Facilities	
Outdoor Storage	P (5)
Outdoor Display	P

Performance Standards

The following standards are referenced from Mesa Zoning Ordinance Chapter 7 Employment Districts; Section 11-7-2 Land Use Regulations

- (1) Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet, and Accessory Fuel Sales are not present.
- (5) Permitted only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage is permitted, but must be screened by a minimum 6’ masonry wall.
- (7) Granting of a SUP is required if Accessory Fuel Sales are present.
- (9) Permitted only if fully screened by a minimum 7-foot high masonry screen wall composed of masonry blocks utilizing varying colors and textures arranged in an attractive design.
- (13) Heliports in Employment Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.
- (14) Subject to approval by the City Council and the State Racing Commission of a Tele-track Betting Establishment Permit per AAC R19-2-401 and following.
- (15) Permitted only when accessory to an Eating or Drinking establishment.

4.3 Development Regulations

Any use established or conducted within this district shall comply with the City’s Design Guidelines, except as modified below, and the following standards:

- 4.3.1 Screen walls shall conform to the standards as defined in Chapter 7 Employment Districts; 11-7-3 Development Standards C, D, and E of the Mesa Zoning Ordinance.
- 4.3.2 Landscaping, walls and screening shall conform to the standards for this district as defined in Chapter 33; Landscaping of the Mesa Zoning Ordinance, except as modified herein.
- 4.3.3 Signage shall be designed in accordance with Chapter 41; Signs of the Mesa Zoning Ordinance. A comprehensive sign plan will be processed with the first phase of development.



5 SITE DEVELOPMENT STANDARDS

Projects to be developed within Landing 202 shall be developed in accordance with the following standards:

5.1 Dimension Requirements and Bulk Regulations

The general lot area, height, and setback regulations for the Project shall be in accordance with the following PAD Standards:

<u>Bulk Regulations:</u>	<u>Allowed Per L-1:</u>	<u>PAD Standards:</u>
Minimum Site Area:	1 acre	1 acre
Minimum Lot Width:	100 ft.	100 ft.
Minimum Lot Depth:	100 ft.	100 ft.
Maximum Building Height ⁽¹⁾ :	40 ft.	54 ft.
 <u>Minimum Building Setbacks</u>		
Front (E. Ray Rd.):	15 ft.	30 ft.
Front (Interior Streets):	20 ft.	20 ft.
Interior Side & Rear adjacent to Commercial & PEP ⁽²⁾ ::	20 ft. min	20 ft. min.
Interior Side & Rear adjacent to L-1 ::	0 ft.	0 ft.
 <u>Minimum Landscape Setbacks:</u>		
E. Ray Road:	15 ft.	30 ft.
Interior Streets	20 ft.	20 ft.
Interior Side & Rear adjacent to Commercial & PEP ⁽²⁾ ::	20 ft. min	20 ft. min.

(1) Maximum Building Height for Distribution/Warehouse projects in excess of 300,000sf shall be 54ft. to the top of parapet walls, mechanical screening, and architectural embellishments, such as cupolas, domes, monuments, and towers. Parapet walls, mechanical screening, elevator penthouses and architectural embellishments shall be limited to 10' above the roof line. Base reference for building height shall be the midpoint elevation along the adjacent curb of E. Ray Road. Building Heights shall also be influenced by the requirement to file Form 7460 with the FAA, a prerequisite for filing the Site Plan Approval Application.

(2) One (1) foot of setback for each foot of building height with a minimum 20ft. setback.

5.2 Site Lighting

Lighting shall be provided with the development of each Site in accordance with Section 11-30-5: Lighting and Illumination of the Mesa Zoning Ordinance. Site lighting shall be provided for security throughout all parking areas, service areas, and building entries and exits.

5.3 Site Design, Grading, and Drainage

This Project Site faces a number of unique site design and engineering challenges, most of which are the result of the property's configuration and the limited access. Some of these design challenges include:

- Site Planning/Circulation: The property's only frontage for access is along E. Ray Road. The configuration and curvature of this arterial road requires shared access with the adjacent properties in order to provide safe and efficient turning movements to and from E. Ray Road. The existing median break fronting the Subject Property is intended for full turning movements which facilitate access for both the north and south sides of E. Ray Road. As illustrated on the attached Master Site Plan, this Property will share access through the adjacent properties using cross access easements. Of particular importance is the access point at the southeast corner of the Phase 3 property. Building 1A will be relying on this access to allow truck circulation to the east side of the building. Westbound traffic on E. Ray Road will rely on this right turn to provide direct access to the east side. Eastbound truck traffic from Power Road will use the full turning intersection at the property's frontage.

The Master Site Plan included as **Exhibit 3** illustrates light industrial / warehouse buildings with their truck courts centered and/or oriented to a side of rear yard and are not directly visible from E Ray Road. This Master Site Plan is also being processed for Site Plan Approval and illustrates the intended development when City Council approves this request for rezoning.

- Site Grading & Drainage: The site is relatively flat with the existing grade falling generally from northeast to southwest. The Property will be responsible for collecting storm water flows from both off-site along East Ray Road and from on-site runoff. The sizing of new catch basins, storm drains and retention basins will be determined according to the current design criteria in the City of Mesa's Engineering Design Standards.

6 PROJECT LANDSCAPE

6.1 Landscape Theme

The selection of landscape materials prescribed for trees, shrubs, groundcovers and accents are selected from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). A Master Plant Schedule has been prepared reflecting the Marwest PAD, please refer to **Exhibit 5**.

The landscape theme will be further defined in the Design Guidelines that will be filed within 1-2 weeks of this application.

6.2 Landscape Area

The amount of landscaped area for the Park shall equal or exceed an overall value of 10% of the total net, developable area of the Property. This landscaped area shall include: landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement.

6.3 Landscape Design

The size and quantities of plant material shall conform to the landscape standards in Chapter 33 of the Mesa Zoning Ordinance, except as modified herein. Details of the landscape theme and layout with quantities and sizes of plant material will be resolved with the Design Review Approval. Due to the complexity of the access and satisfying the required lines of site for turning movements, the ultimate landscape design may necessarily be impacted to satisfy the visibility clearance requirements at intersections and driveways.

In order to screen the truck bays from E. Ray Road, the project landscape incorporates an extensive landscape screen massed around the entrance and within the retention basins that can effectively screen the views from E. Ray Road. Ironwoods (*Olneya tesota*) and Mulgas (*Acaicia anuera*) are both non-deciduous and will provide year round visual mitigation. The mesquite trees are placed in the retention basins due to their ability to handle storm flow volumes and standing water. Within 2-3 years as these trees mature, the screening will become much more effective. To reinforce the screening, screen walls are also placed around the entrance to the truck courts to block any direct views.

A Conceptual Landscape Plan has been prepared and included here as **Exhibit 6**.

7 INFRASTRUCTURE AND UTILITIES

7.1 Access and Circulation

East Ray Road: is partially improved with two lanes of traffic (one each way) with a parallel bike lane and a raised 16' wide median. The City of Mesa's Transportation Plan calls for East Ray Road to be a Primary Arterial with 6 lanes of traffic. There is an existing ROW of 130' providing adequate space to expand for the roadway for additional vehicular lanes. Existing improvements include a median break for full turning movements near the midpoint of the Property. The median is finished with a raised curb and the outside lanes are finished with an asphalt turndown.

Additional median breaks and right-in and right-out driveways are illustrated on the Master Site Plan, **Exhibit 3**. The proposed locations are necessary to achieve the Property's full development potential in accordance with the City's long range plans for development around PMGA.

7.2 Street Improvements

Street improvements will be constructed per City of Mesa standards and in conformance with the approved stipulations of this Application. Dedications for additional rights-of-way, if required, will occur with a Map of Dedication or as determined by the City of Mesa Engineering Department with the development of this property.

7.3 Traffic Signals

The Owner shall participate in the cost for a traffic signal at the proposed location illustrated on the Master Site Plan. Details to be resolved with the Mesa Engineering Department as a condition of completing the required off-site improvement plans. This may be subject to a future signal warrant study.

7.4 Water Service

The Owner shall install all onsite water improvements required to serve the Property in accordance with Mesa's Engineering Standards in effect at the time of Permit Application. There is an existing water line within East Ray Road. Details of the final layout will be included with Site Plan Approval.

7.5 Sanitary Sewer Service

The Owner shall install all onsite sanitary sewer improvements required to serve the Property in accordance with Mesa's Engineering Standards in effect at the time of Permit Application. There is an existing sanitary sewer line within East Ray Road. Details of the final layout will be included with Site Plan Approval.

7.6 Electrical, Telephone, and Cable Services

Owner shall install all on-site electrical, telephone and cable improvements required to serve the Property.

8. ECONOMIC DEVELOPMENT IMPACT

The economic development impact for The Landing 202 is significant. The nearly 650,000 square feet of Class A institutional manufacturing and distribution space will translate to approximately 650 high quality paying jobs for Mesa Arizona. With this new development there will be increased sales and rental tax revenue for the city of Mesa, with all the ancillary benefits of having these future employees live work and play within the city of Mesa. The revenue from this job creation will be a great economic benefit to the city for the near and long-term. Additionally, this project we believe will lead to other major large users relocating to Mesa acknowledging that Mesa is the premier destination for manufacturing and distribution within the South East Valley.

EXHIBITS

1. Vicinity Map
2. Existing Conditions / Existing Zoning and Surrounding Land Uses
3. Master Site Plan
4. Architectural Building Elevations
5. Master Plant Schedule
6. Conceptual Landscape Plant