



**WEST ELEVATION**

SCALE: 3/32"=1'-0"

- Metal Doors  
Dunn Edwards  
Color: DE6090  
'Western Red'
- Aluminum Storefront  
System  
Color: Black
- Stucco & Metal Panel  
Dunn Edwards  
Color: DE5118  
'BBQ'
- Stucco  
Dunn Edwards  
Color: DE6277  
'Pebble Walk'
- Smooth-Face CMU Block  
SuperLite  
Color: 'Bone'
- Split Face CMU  
SuperLite  
Color: 'Cocoa Brown'



**EAST ELEVATION**

SCALE: 3/32"=1'-0"



**NORTH ELEVATION**

SCALE: 3/32"=1'-0"



**SOUTH ELEVATION**

SCALE: 3/32"=1'-0"

CONCEPTUAL ELEVATIONS

DATE: 02.06.18  
 SITE LOCATION: MESA, AZ  
 RBA PROJECT NO. : 17028

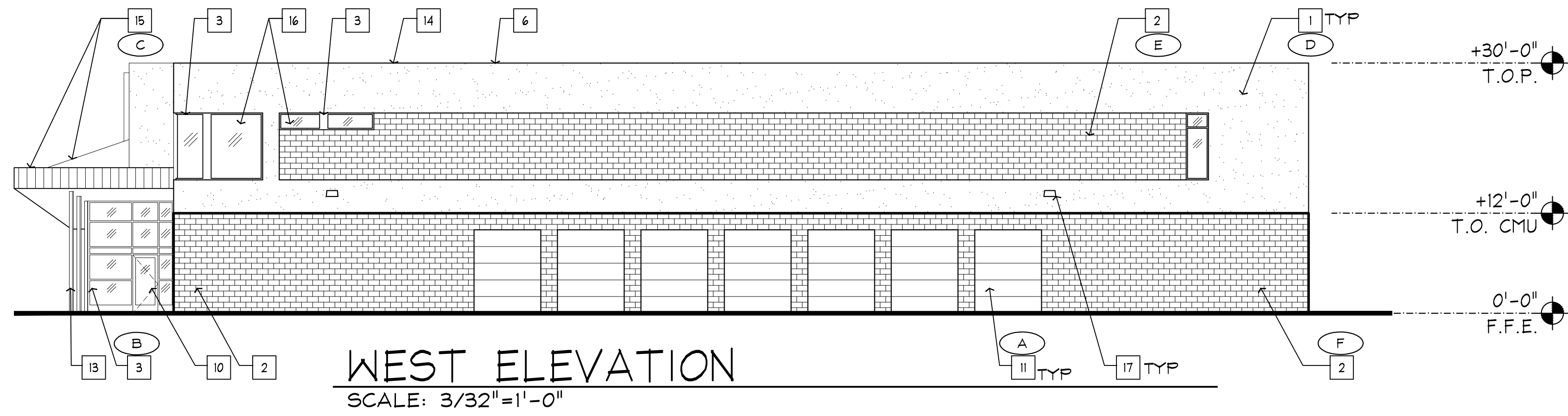
**BROADWAY SELF-STORAGE**  
 SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.  
 MESA, ARIZONA 85208



architecture • planning  
 88 south san marcos place  
 chandler - arizona - 85225  
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 www.robertbrownarchitects.com

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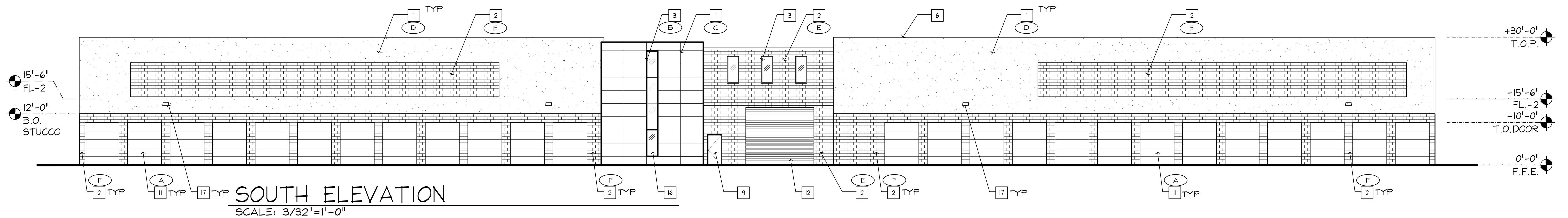
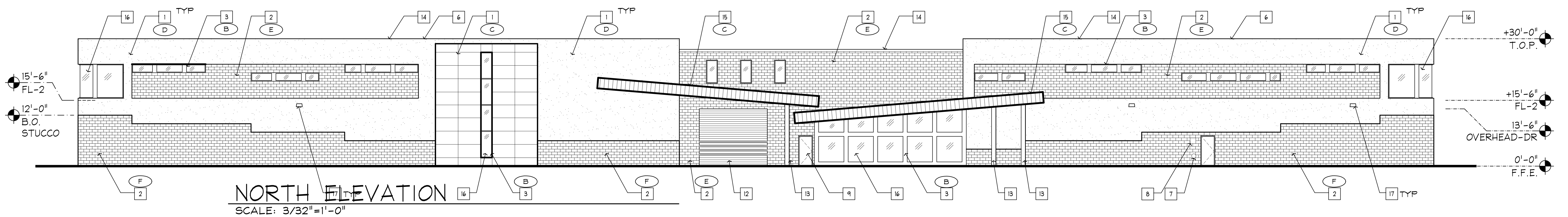
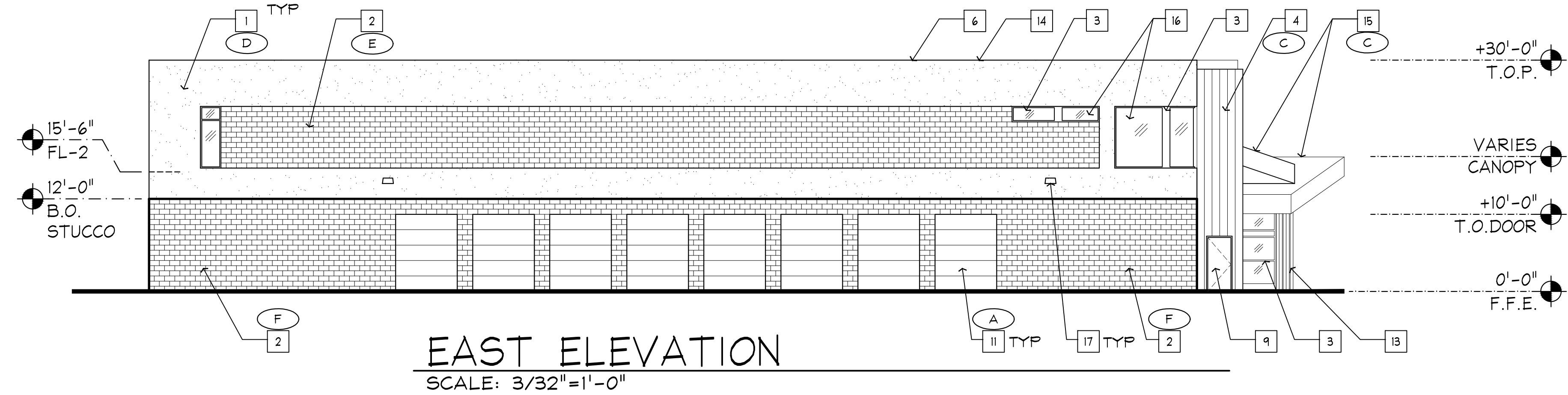


**KEYNOTES**

1. INTEGRAL COLORED STUCCO
2. C.M.U.
3. ALUMINUM STOREFRONT SYSTEM
4. METAL PANEL/PLANKS W/ FLUSH REVEALS
5. RIBBED METAL PANEL SYSTEM, PRE-FINISHED
6. TPO ROOF SYSTEM
7. F.D.C. (FIRE DEPARTMENT CONNECTION)
8. 12'X12' FIRE DEPT. RISER ROOM SIGN
9. DOOR: PAINTED
10. DOOR IN STOREFRONT
11. INSULATED SECTIONAL DOOR
12. INSULATED OVERHEAD DOOR W/ VISION PANELS
13. COLUMN, PAINTED
14. PRE-FINISHED METAL PARAPET CAP
15. METAL CANOPY ROOF
16. CLEAR INSULATED GLAZING
17. WALL MOUNTED LIGHT FIXTURE W/ HOUSE SIDE SHIELD MOUNTED @ 14'-0" A.F.F.

**SCHEDULE of EXTERIOR FINISHES**

MARK	MATERIAL/COLOR
(A)	METAL DOOR PAINT COLOR: DUNN EDWARDS: DE 6082 'HICKORY BRANCH'
(B)	ALUMINUM STOREFRONT SYSTEM COLOR: BLACK
(C)	INTEGRAL COLOR STUCCO FINISH & METAL CANOPY PANELS COLOR: DUNN EDWARDS: DE 5118 'BBQ'
(D)	INTEGRAL COLOR STUCCO FINISH COLOR: DUNN EDWARDS: DE6277 'PEBBLE WALK'
(E)	INTEGRAL COLOR SMOOTH-FACE CMU BY: SUPERLITE BLOCK COLOR: 'BONE'
(F)	INTEGRAL COLOR SPLIT-FACE CMU BY: SUPERLITE BLOCK COLOR: 'COCOA BROWN'



**CONCEPTUAL ELEVATIONS**

DATE: 02.06.18  
 SITE LOCATION: MESA, AZ  
 RBA PROJECT NO. : 17028

# BROADWAY SELF-STORAGE

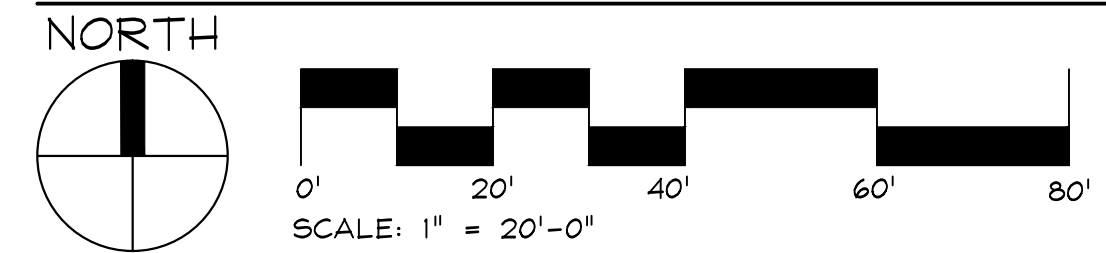
SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.  
 MESA, ARIZONA 85208



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 Feb 05, 2018 3:12pm

**PRELIMINARY SITE PLAN**



**GENERAL INFORMATION**

DEVELOPER: AMERICAN ALLSTAR FINANCIAL LLC  
 CONTACT: PAUL WHITTLE  
 ADDRESS: 6642 E. BASELINE ROAD, SUITE #101  
 MESA, AZ 85206  
 TELEPHONE: (602) 770-4830  
 EMAIL: paul@findahomes.net

ARCHITECT: ROBERT BROWN ARCHITECTS  
 CONTACT: KELLY FERGUSON  
 ADDRESS: 88 S. SAN MARCOS PL.  
 CHANDLER, AZ 85225  
 TELEPHONE: (480) 377-2222  
 FAX: (480) 377-2230  
 EMAIL: kelly@rbrownarch.com

**DESIGN CODES (MESA, AZ) w/ AMMENDMENTS**

MESA ADMINISTRATIVE CODE  
 2006 INTERNATIONAL BUILDING CODE  
 2005 NATIONAL ELECTRICAL CODE / NFPA-70  
 2006 INTERNATIONAL PLUMBING CODE  
 2006 INTERNATIONAL MECHANICAL CODE  
 2012 INTERNATIONAL FUEL GAS CODE  
 2012 INTERNATIONAL FIRE CODE  
 2006 INTERNATIONAL EXISTING BUILDING CODE  
 2009 INTERNATIONAL ENERGY CONSERVATION CODE  
 2009 ICC / ANSI A117.1, 2010 ADA

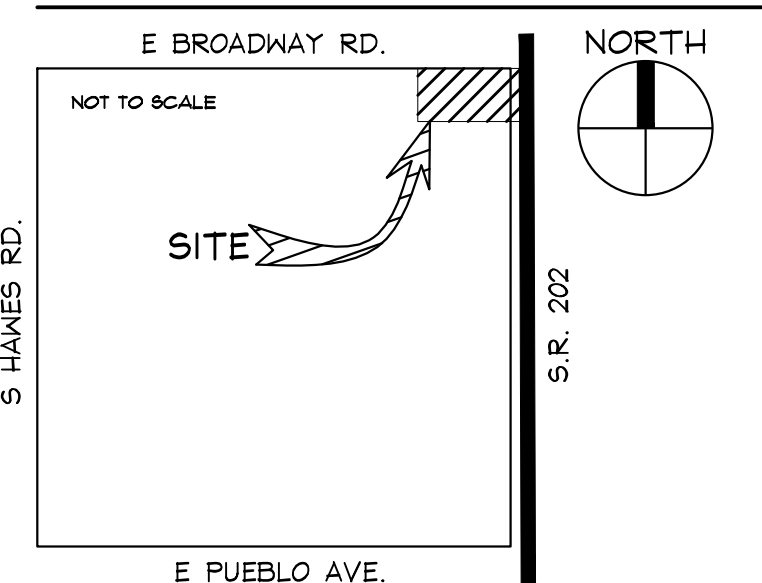
**SITE INFORMATION**

PROJECT ADDRESS: SWC E. BROADWAY RD. & LOOP 202 FRWY.  
 MESA, ARIZONA 85208  
 PARCEL: 218-53-466B  
 APN: 218-53-466B  
 EXISTING ZONING: RM-3 PAD  
 PROPOSED ZONING: LC BIZ  
 RELATED CASES: Z95-014

**SETBACKS:**

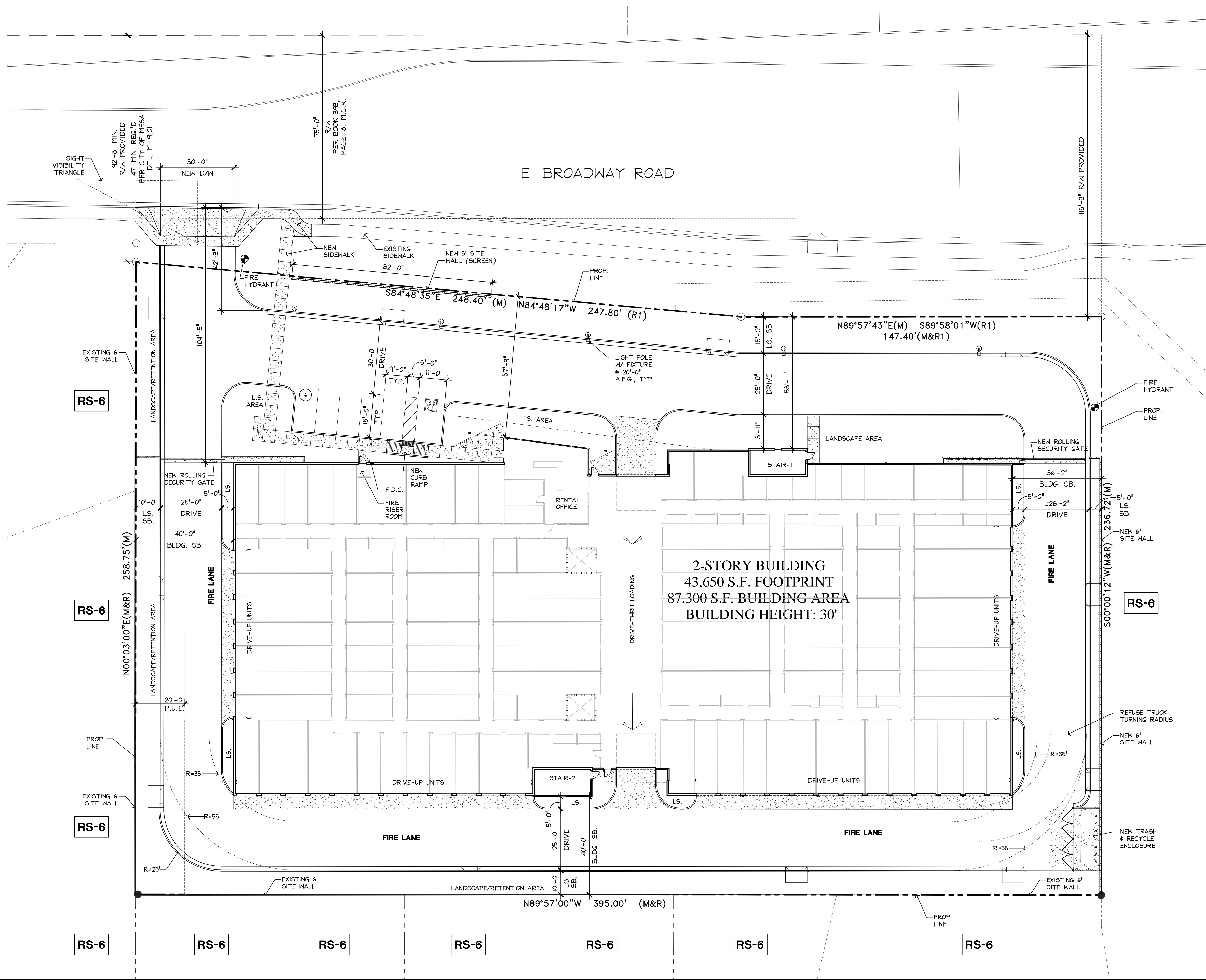
LC ZONING:  
 NORTH: 15' BLDG. / 15' LDSP.  
 EAST: 30' BLDG. / 30' LDSP.  
 SOUTH: 50' BLDG. / 20' LDSP.  
 WEST: 50' BLDG. / 20' LDSP.  
 BIZ ZONING (PROPOSED):  
 NORTH: 15' BLDG. / 15' LDSP.  
 EAST: 30' BLDG. / 5' LDSP.  
 SOUTH: 40' BLDG. / 10' LDSP.  
 WEST: 40' BLDG. / 10' LDSP.  
 BUILDING HEIGHT: 30'-0" (2-STORY)  
 PROJECT AREAS:  
 GROSS SITE AREA: 138,812 S.F. (3.2 ACRES)  
 NET SITE AREA: 96,158 S.F. (2.2 ACRES)  
 BUILDING FOOTPRINT: 43,650 S.F.  
 GROSS FLOOR AREA: 87,300 S.F.  
 LOT COVERAGE: 43,650/96,158=0.45 (45%) MAX. 50% ALLOWED  
 PARKING ANALYSIS:  
 STORAGE: 4 SPACES + 2 FOR MANAGER'S QUARTER'S/OFFICE\*  
 PARKING REQUIRED: 6 SPACES  
 PARKING PROVIDED: 6 SPACES  
 ACCESSIBLE PARKING: 1 SPACE  
 \*NO MANAGER'S QUARTER'S PROPOSED

**VICINITY MAP**



**PROJECT DESCRIPTION**

THIS SITE IS APPROXIMATELY 2.2 ACRES, LOCATED ON THE SWC OF BROADWAY RD. AND LOOP 202 FREEWAY. THIS DEVELOPMENT WILL INCLUDE ONE, TWO - STORY BUILDING AND SITE IMPROVEMENTS NECESSARY FOR THE OPERATION OF A NEW SELF-STORAGE FACILITY, AS REFERENCE ON THE SITE PLAN.  
 THE BUILDING WILL ENTAIL A RENTAL OFFICE, EXTERIOR AND INTERIOR ACCESSED CLIMATE CONTROLLED STORAGE UNITS, SITE IMPROVEMENTS INCLUDE PERIMETER SCREEN WALLS, ACCESS GATES, PARKING AND LANDSCAPING AS SHOWN WITH THE DESIGN DRAWINGS.  
 AS PART OF THIS DEVELOPMENT WE ARE PROPOSING A ZONING CHANGE OF THIS PARCEL FROM RM-3 TO C-2 FOR THIS SPECIAL USE. AS A PART OF THE SPECIFIC USE APPROVAL, WE ARE REQUESTING A REDUCED BUILDING SETBACK ADJACENT TO THE RESIDENTIAL PROPERTIES FROM 50'-0" REQUIRED TO 40'-0" PROVIDED; 10'-0" LANDSCAPE BUFFERS WILL BE MAINTAINED. ADDITIONALLY, WE ARE REQUESTING A REDUCED LANDSCAPE SETBACK ADJACENT TO THE LOOP 202 FREEWAY FROM 15'-0" REQUIRED TO 5'-0" PROVIDED; THE REQUIRED 30'-0" BUILDING SETBACK WILL BE MAINTAINED.

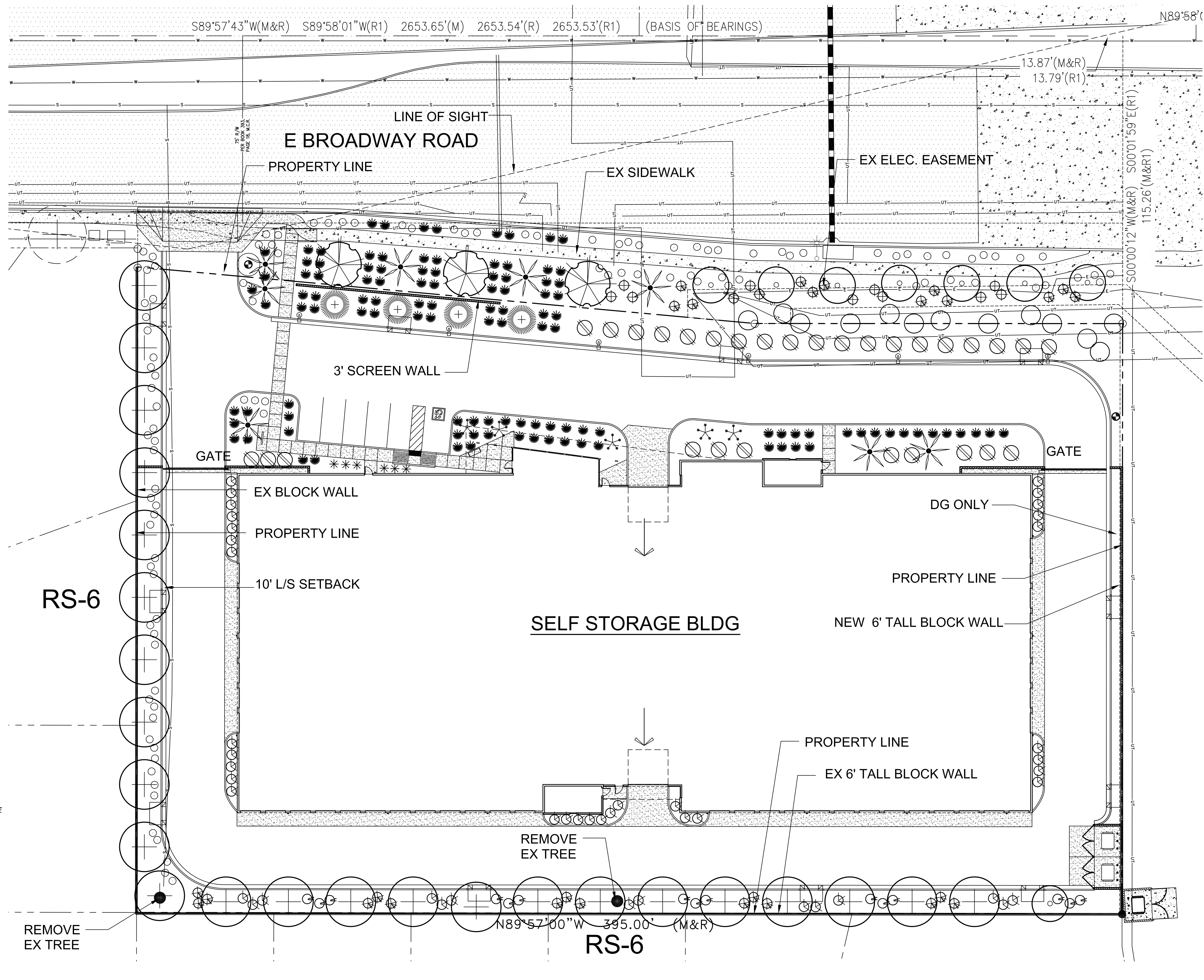


DATE: 02.06.18  
 SITE LOCATION: MESA, AZ  
 RBA PROJECT NO.: 17028

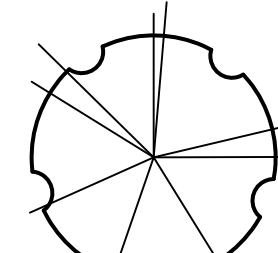

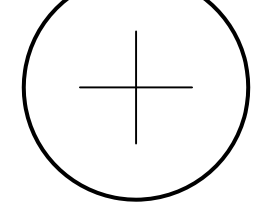
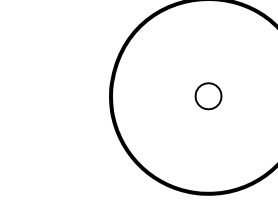
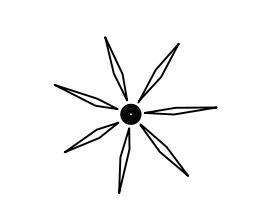
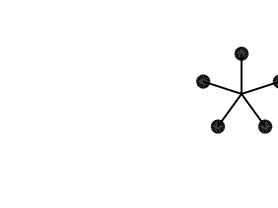
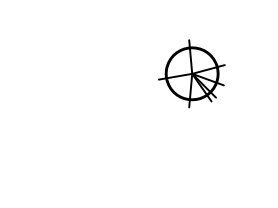
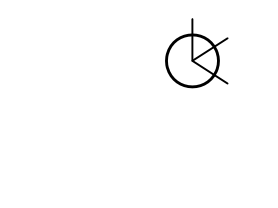
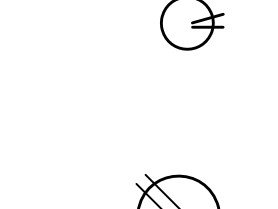
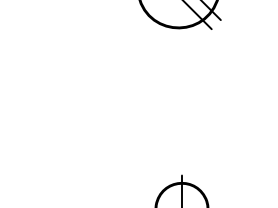
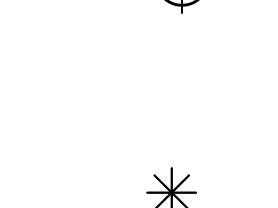

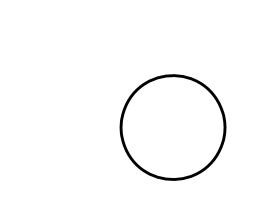
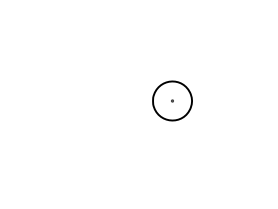
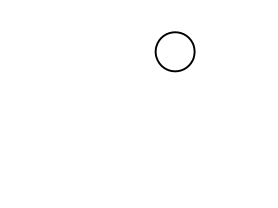
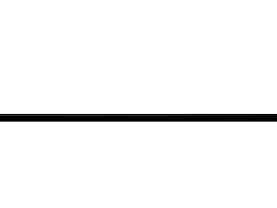

**BROADWAY SELF-STORAGE**  
 SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.  
 MESA, ARIZONA 85208

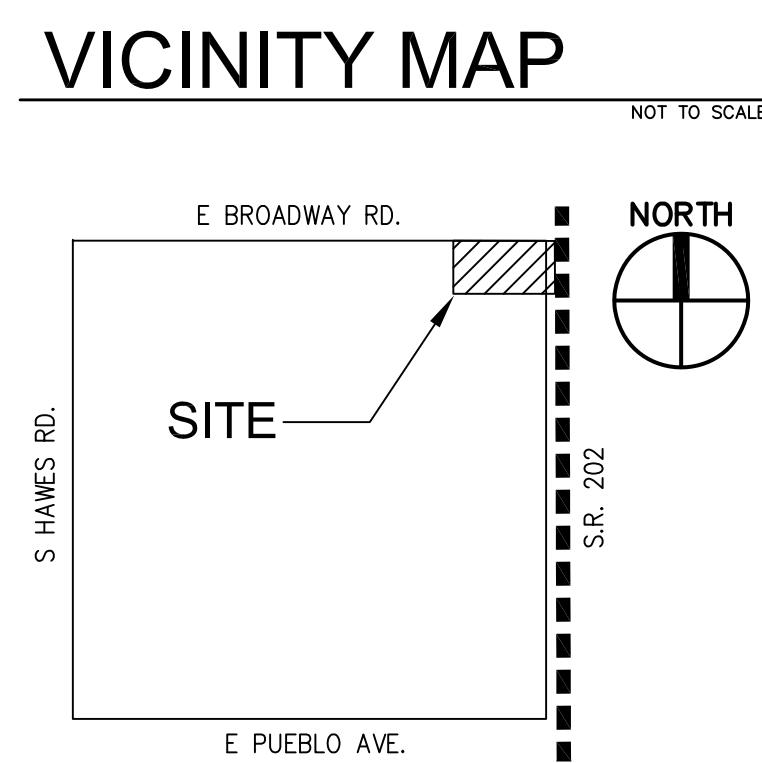
**SP-1**

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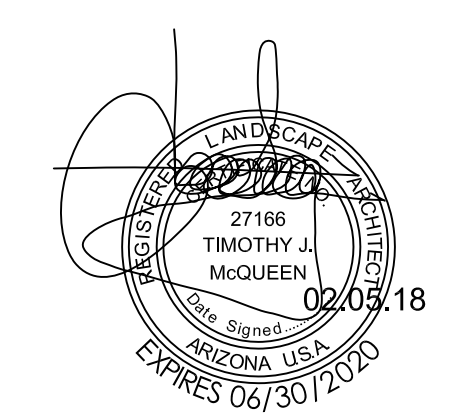
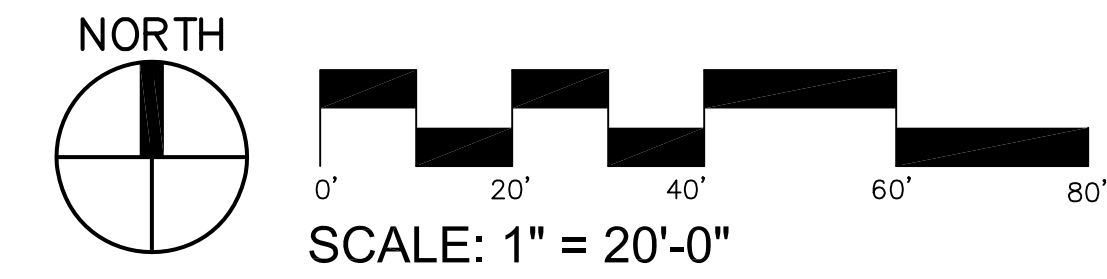


**LANDSCAPE LEGEND**

-  PISTACIA X RED PUSH  
RED PUSH PISTACHE  
24" BOX
-  CAESALPINIA CACALACO  
CASCALOTE  
24" BOX
-  PITHECELOBIUM FLEXICAULE  
TEXAS EBONY  
24" BOX
-  CHILOPSIS LINEARIS  
DESERT WILLOW  
24" BOX
-  WASHINGTONIA ROBUSTA  
MEXICAN FAN PALM  
18' tf, SKINNED, MATCHING
-  CHAMAEROPS HUMILIS  
MEDITERRANEAN FAN PALM  
15 GALLON
-  LEUCOPHYLLUM FRUTESCENS  
SILVER CLOUD  
5 GALLON
-  CASSIA PHYLODENIA  
DESERT CASSIA  
5 GALLON
-  LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON
-  TECOMA STANS  
YELLOW BELLS  
5 GALLON
-  HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
-  ALOE 'BLUE ELF'  
BLUE ELF ALOE  
5 GALLON
-  MUHLENBERGIA RIGENS  
DEER GRASS  
5 GALLON
-  ACACIA REDOLENS  
'DESERT CARPET' tm  
1 GALLON
-  LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
-  CONVULVULUS CNEORUM  
BUSH MORNING GLORY  
1 GALLON
-  1/2" SCREENED EXPRESS ARMOR  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



DATE: 12.12.17  
 SITE LOCATION: MESA, AZ  
 RBA PROJECT NO. : 17028  
**PRELIMINARY LANDSCAPE PLAN**



# BROADWAY SELF-STORAGE

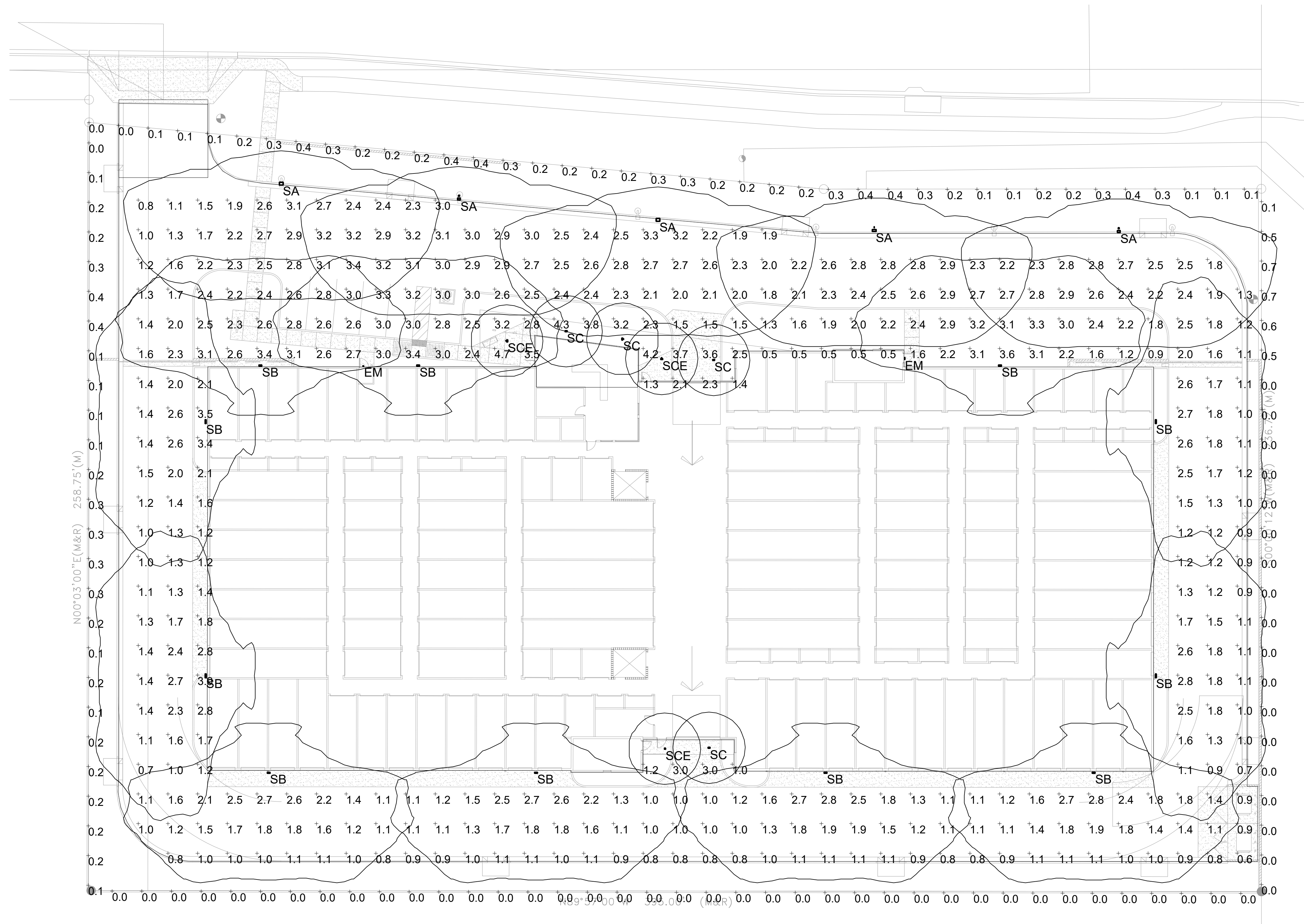
SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.  
 MESA, ARIZONA 85208

T.J. McQUEEN & ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING  
 10450 N. 74th Street, Suite 120  
 Scottsdale, Arizona 85258  
 P. (602) 285-0320  
 EMAIL: timmccqueen@tjma.net



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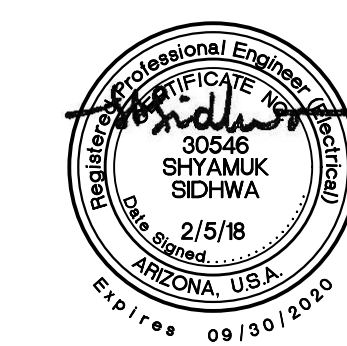


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PL FC @ 3' AFG	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A
SITE FC	+	1.9 fc	4.7 fc	0.5 fc	9.4:1	3.8:1

DATE: 01.24.18  
 SITE LOCATION: MESA, AZ  
 RBA PROJECT NO.: 17028

# BROADWAY SELF-STORAGE

SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.  
 MESA, ARIZONA 85208



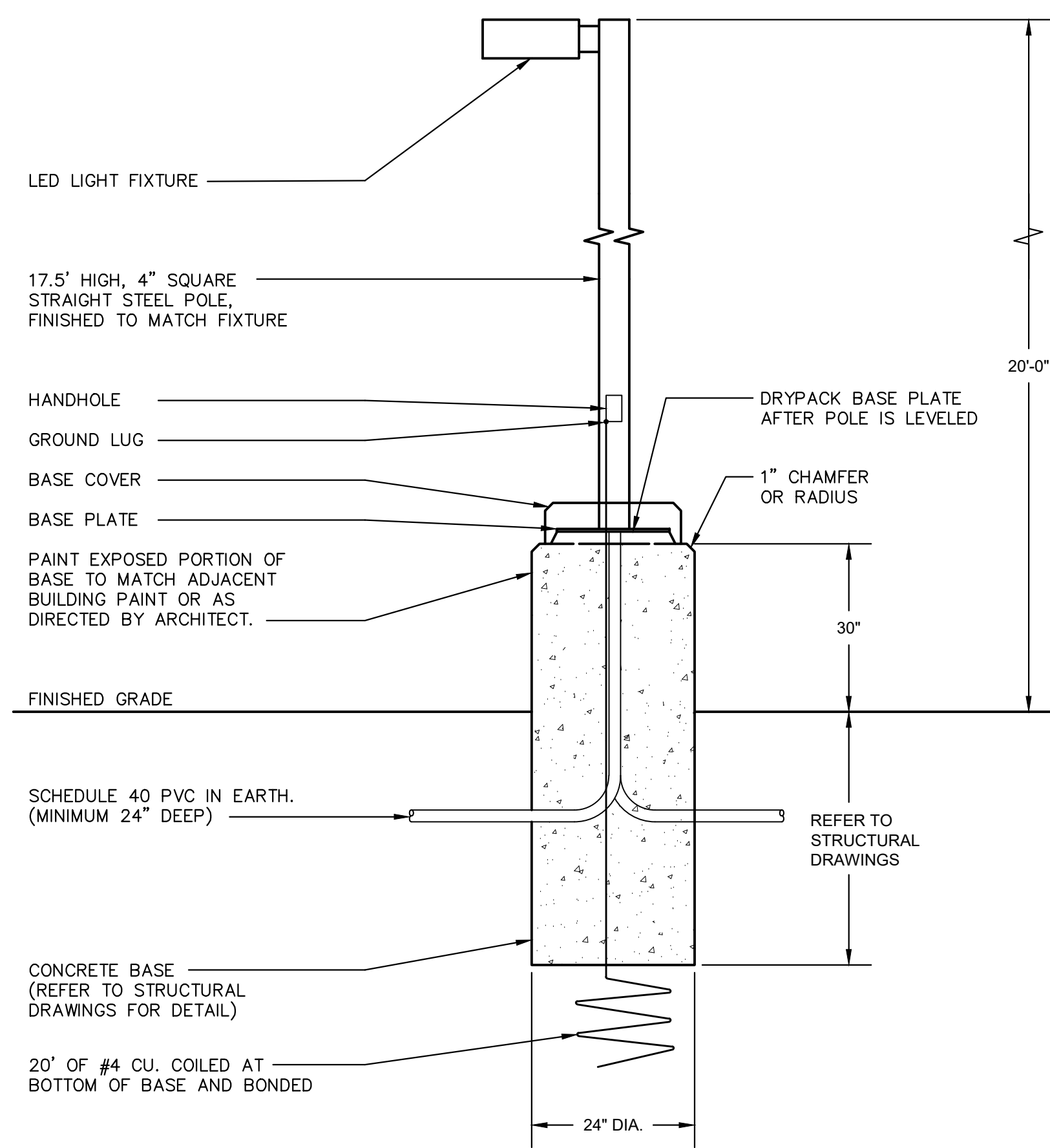
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Zee Engineering Group, LLC

1830 S. Alma School Road,  
 Suite 120  
 Mesa, Arizona 85210

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**'SA' FIXTURE POLE MOUNTING DETAIL**

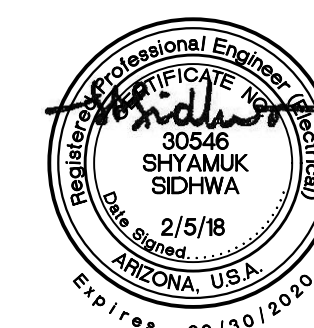
N.T.S.

Schedule								
Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
SA	Lithonia Lighting	DSX0 LED P4 30K T3M MVOLT HS / SSS 17.5' POLE WITH 2.5' BASE	DSX0 LED P4 30K T3M MVOLT with houseside shield	LED	1	7714	0.91	92
SB	Lithonia Lighting	DSXW1 LED 20C 1000 30K T3M MVOLT/ WALL MOUNT AT 15'	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, @ 1000mA.	LED	1	7052	0.91	73.2
SC	Lithonia Lighting	LDN6 30/10 L06AR LSS SCA6 WL	6IN LDN, 3000K, 1000LM, 80CRI, CLEAR, SEMI-SPECULAR REFLECTOR	LED	1	993	0.91	12.75
SCE	Lithonia Lighting	LDN6 30/10 L06AR LSS EL SCA6 WL	6IN LDN, 3000K, 1000LM, 80CRI, CLEAR, SEMI-SPECULAR REFLECTOR WITH 90 MIN. BATTERY BACK-UP	LED	1	993	0.91	12.75
EM	Lithonia Lighting	AFN WL	DIE-CAST ARCHITECTURAL EMERGENCY LIGHT WITH CAST ALUMINIUM HOUSING, TWO LAMPS, POLYCARBONATE PRISMATIC LENS, AND STANDARD WIDE-THROW OPTICS WITH 90 MIN. BATTERY BACK-UP	TWO 6-WATT FROSTED T3-1/4 WEDGE BASE XENON	2	104	0	12

DATE: 01.24.18  
 SITE LOCATION: MESA, AZ  
 RBA PROJECT NO.: 17028

# BROADWAY SELF-STORAGE

SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.  
 MESA, ARIZONA 85208



18024E2.dwg

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## D-Series Size 0 LED Area Luminaire

**Specifications**

EPA: 0.95 ft<sup>2</sup> (0.09 m<sup>2</sup>)

Length: 26" (660mm)

Width: 13" (330mm)

Height: 7" (178mm)

Weight (max): 16 lbs (7.2kg)

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

**Capable Luminaire**

- 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 interoperability
- 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 background

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

1. See ordering tree for details.  
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam Link to DTL DLL

**Ordering Information**      **EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBX0**

DSX0 LED	LEDs	Color temperature	Distribution	Voltage	Mounting
<b>Forward optics</b>	30K 3000K	T1S Type I short	T5S Type V short	MVOLT*	<b>Shipped included</b>
P1 P6	40K 4000K	T2S Type II short	T6S Type V medium	T26†	SPA Square pole mounting
P2 P5	5000K	T3M Type III medium	T7W Type V wide	206†	SPA Round pole mounting
<b>Rotated optics</b>	AMBPC Amber phosphor convert†	T3S Type III short	BLC Backlight convert†	240†	WBA Wall bracket
P1P† P12†		T3M Type III medium	LECO Left corner cast†	277†	SPMBA Square pole universal mounting adaptor†
P1P† P12†		T3M Type III medium	RECO Right corner cast†	347†	SPMBA Round pole universal mounting adaptor†
P1P† P12†		T3M Type III medium	TETM Forward throw medium	480†	<b>Shipped separately</b>
		T3VS Type V very short			MALM Mounting bracket adaptor (specify finish)†

## Ordering Information

**Accessories**

ULTRAFLEX Photo: 02, 04, 06, 08, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100

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**External Glare Shield**

**Drilling**

**Tenon Mounting Slipfitter\*\***

Slipfitter	AS120-190	AS120-280	AS120-390	AS120-490
2-3/8"	AS120-190	AS120-280	AS120-390	AS120-490
2-7/8"	AS125-190	AS125-280	AS125-390	AS125-490
4"	AS135-190	AS135-280	AS135-390	AS135-490

**Photometric Diagrams**

## Performance Data

**Lumen Ambient Temperature (LAT) Multipliers**

Use these factors to determine relative lumen output for average ambient temperatures from 40°F (5°C) to 104°F (40°C)

Ambient	Fahrenheit	Celsius	Multiplier
40°	32°F	0°C	1.04
5°	41°F	5°C	1.04
10°	50°F	10°C	1.02
15°	59°F	15°C	1.02
20°	68°F	20°C	1.01
25°	77°F	25°C	1.00
30°	86°F	30°C	0.99
35°	95°F	35°C	0.98
40°	104°F	40°C	0.97

**Electrical Load**

Package	LED Count	Driver Current	Wattage	Lumen (L)				
P1	20	530	38	0.32	0.18	0.15	0.10	0.08
P2	20	700	49	0.41	0.23	0.20	0.14	0.11
P3	20	1050	71	0.60	0.37	0.32	0.23	0.18
P4	20	1400	92	0.77	0.45	0.39	0.28	0.20
P5	40	700	49	0.74	0.43	0.34	0.26	0.20
P6	40	1050	71	1.13	0.65	0.55	0.40	0.29
P7	40	1300	86	1.38	0.80	0.69	0.50	0.37
P8	30	530	38	0.46	0.26	0.23	0.16	0.12
P9	30	700	49	0.60	0.35	0.30	0.22	0.16
P10	30	1050	71	0.88	0.50	0.44	0.33	0.23
P11	30	1300	86	1.08	0.62	0.54	0.40	0.27

DATE: 01.24.18  
 SITE LOCATION: MESA, AZ  
 RBA PROJECT NO.: 17028

# BROADWAY SELF-STORAGE

## SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY. MESA, ARIZONA 85208

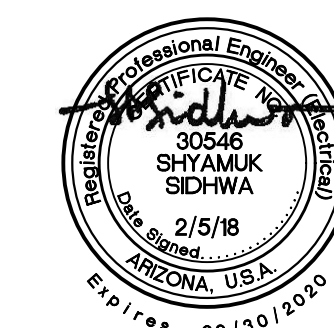
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**Zee Engineering Group, LLC**

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 www.robertbrownarchitects.com**







SA



### D-Series Size 1 LED Wall Luminaire

**Specifications Luminaire**

**Width:** 13-3/4" (34.9 cm)  
**Depth:** 10" (25.4 cm)  
**Height:** 6-3/8" (16.2 cm)

**Back Box (BBW, ELCW)**

**Width:** 13-3/4" (34.9 cm)  
**Depth:** 4" (10.2 cm)  
**Height:** 6-3/8" (16.2 cm)

**Weight:** 12 lbs (5.4 kg)  
**Weight:** 5 lbs (2.3 kg)  
**Weight:** 10 lbs (4.5 kg)

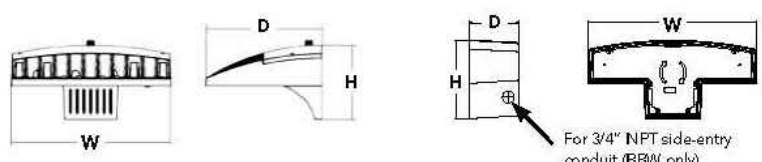
**Lighting Facts**

Lighting Facts icon

**Introduction**

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.



For 3/4" RPT side-entry, consult BBW only.

**Ordering Information**      **EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBT2D**

DSXW1 LED	Series	LED	Power Category	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C	10LEDs (one engine)	350 350mA	30K 3000K	T25 Type I Short	120V	Skipped Inlaid (Blank)	Skipped Inlaid (Blank)
	20C	20LEDs (two engines)	700 700mA	50K 5000K	T25 Type II Short	208V	BBW Surface-mounted back box (see code entry)	FE Phoretic off, button type DMG 0-10V dimmable driver (no controls; wires pulled outside fixture) PRR 180° motion/ambient light sensor <15° ang lit PRR 180° motion/ambient light sensor 15-30° ang lit PRR FCV Motion/ambient sensor 0-15° mounting height, ambient sensor enabled at 14" ELOW Emergency battery backup (includes external component enclosure), non-CE compliant


**Other Options**

Shipped Inlaid	Shipped separately	Back Box
SF Single face (120, 277 or 347V)	BSW Bar-detached splice	DBXD Dark bronze
DF Double face (208, 240 or 480V)	WG Wireguard	DBLD Black
HS Haze-free lens	WG Wireguard	DNXD Natural aluminum
SFD Separate surge protection	IG Inlet guard	DNWD White
	DDL Diffused lens	DNKD Textured natural aluminum

**Accessories**

NOTES


- MVOLT driver operation on any line voltage from 120-277V (50/60Hz).
- Single face (SF) requires 120, 277 or 347V voltage option. Double face (DF) requires 208, 240 or 480V voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PR or PRR.
- Back box ships installed on fixture. Cannot be field installed. Chosen here listed as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347V voltage option. Not available with motion/ambient light sensors (PR or PRR).
- Reference Motion Sensor table on page 1.
- Color-rendering (CRI) required. Not compatible with credit entry applications. Not available with BBW mounting option. Not available with facing. Not available with 347 or 480V voltage options. Emergency components located in back box housing. Emergency mode ESW listed on product page at [www.lithonia.com](#).
- Not available with ELCW.
- Also available as a separate accessory, see Accessories information.



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DSXW1 LED  
Rev. 10/25/17  
Page 7 of 7

SB



### D-Series Size 1 LED Wall Luminaire

**Specifications Luminaire**

**Width:** 13-3/4" (34.9 cm)  
**Depth:** 10" (25.4 cm)  
**Height:** 6-3/8" (16.2 cm)

**Back Box (BBW, ELCW)**

**Width:** 13-3/4" (34.9 cm)  
**Depth:** 4" (10.2 cm)  
**Height:** 6-3/8" (16.2 cm)

**Weight:** 12 lbs (5.4 kg)  
**Weight:** 5 lbs (2.3 kg)  
**Weight:** 10 lbs (4.5 kg)

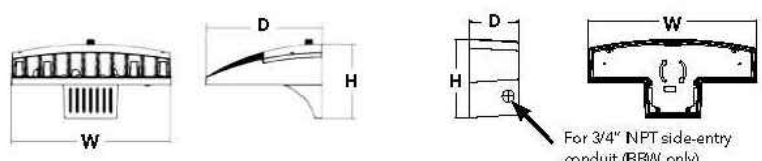
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Lighting Facts icon

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**Other Options**

Shipped Inlaid	Shipped separately	Back Box
SF Single face (120, 277 or 347V)	BSW Bar-detached splice	DBXD Dark bronze
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SFD Separate surge protection	IG Inlet guard	DNWD White
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**Accessories**

NOTES


- MVOLT driver operation on any line voltage from 120-277V (50/60Hz).
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- Not available with ELCW.
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DSXW1 LED  
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Page 7 of 7

SB



### D-Series Size 1 LED Wall Luminaire

**Specifications Luminaire**

**Width:** 13-3/4" (34.9 cm)  
**Depth:** 10" (25.4 cm)  
**Height:** 6-3/8" (16.2 cm)

**Back Box (BBW, ELCW)**

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**Weight:** 12 lbs (5.4 kg)  
**Weight:** 5 lbs (2.3 kg)  
**Weight:** 10 lbs (4.5 kg)

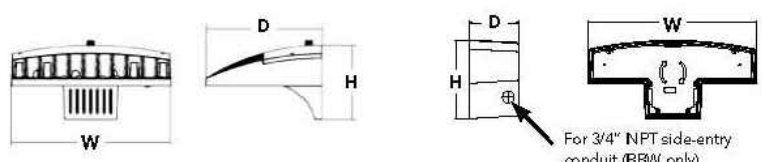
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DSXW1 LED  
Rev. 10/25/17  
Page 7 of 7

DATE: 01.24.18  
SITE LOCATION: MESA, AZ  
RBA PROJECT NO.: 17028

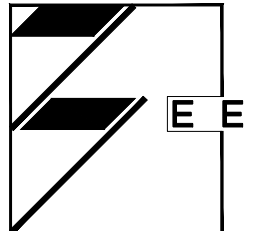
# BROADWAY SELF-STORAGE

## SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.

### MESA, ARIZONA 85208



18024E5.dwg



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**Performance Data**

**Lumen Ambient Temperature (LAT) Multipliers**  
Use these factors to determine relative lumen output for varying ambient temperatures from 0-40°C (32-104°F)

Ambient	Lumen Multiplier
0°C	1.00
5°C	1.02
10°C	1.05
15°C	1.08
20°C	1.10
25°C	1.12
30°C	1.15
35°C	1.18
40°C	1.20

**Electrical Load**

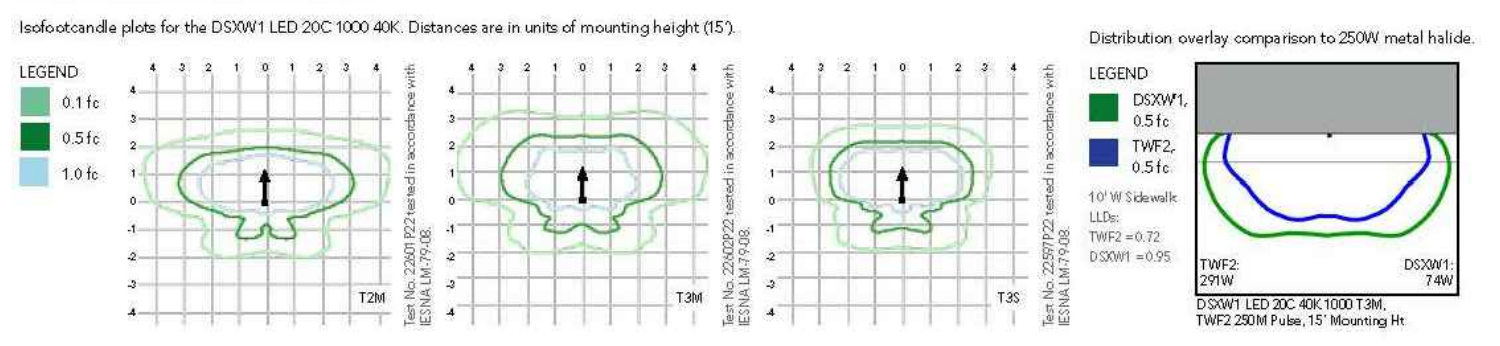
LED	Wing Span (in)	Wing Depth (in)	120V	240V	277V	347V	480V
100	350	84W	0.13	0.07	0.06	0.06	0.06
200	530	204W	0.19	0.11	0.09	0.08	0.08
300	780	277W	0.25	0.14	0.13	0.11	0.11
400	1000	400W	0.33	0.21	0.19	0.16	0.16
500	1250	500W	0.42	0.27	0.24	0.20	0.20
600	1500	600W	0.51	0.33	0.30	0.25	0.25
700	1750	700W	0.60	0.38	0.35	0.29	0.29
800	2000	800W	0.69	0.44	0.40	0.33	0.33

**Projected LED Lumen Maintenance**  
Data reference table provides lumen maintenance projections for the D50WV LED 200K platform in a 25°C ambient based on 10,000 hours of LED lighting tested per IESNA LM-80 and projected per IESNA TM-21-11

**Motion Sensor Default Settings**

Option	Default Value	High Light Sensor Trigger	Photo-Eye Sensor	Timeout	Range Time	Range-Switch
*PWR on PWR	3F (D)W Output	10V (100%) Output	Enabled @ 5FC	5min	3sec	5min
*PWR off PWR	3F (D)W Output	10V (100%) Output	Enabled @ 5FC	5min	3sec	5min

**Photometric Diagrams**



**Options and Accessories**



**FEATURES & SPECIFICATIONS**

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.  
**CONSTRUCTION** — Galvanized steel mounting plate frame, galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combinations 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out), No. 12 AWG conductors, rated for 90°C.  
**OPTICS** — LED is mounted to a 3-step D50M 80 (80) minimum. LED light source concealed with diffusing optical lens. General illumination lighting with 1.0 SNI and 55° cutoff to source and source in-gate. Self-ranged anodized reflector in 120, 277V, 50/60Hz eLED 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available. 0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.  
**LISTINGS** — Certified to US and Canadian safety standards. Lamp location standard (wet location, covered ceiling optional), ENERGY STAR certified product.  
**WARRANTY** — 5-year limited warranty. Complete warranty terms located at [www.lithonia.com/customer-service/terms-and-conditions.aspx](http://www.lithonia.com/customer-service/terms-and-conditions.aspx).  
**Note:** Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

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SB



**FEATURES & SPECIFICATIONS**

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**CONSTRUCTION** — Galvanized steel mounting plate frame, galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combinations 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out), No. 12 AWG conductors, rated for 90°C.  
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**Note:** Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



**ORDERING INFORMATION** — Lead times will vary depending on options selected. Consult with your sales representative. Example: LDN6 35/15 LOGAR LSS MWOLT E70

LDN6	Color temperature	Lumens*	Aperture/Trim Color	Finish	Voltage
LDN6 6" round	277 2700K	15 500 lumens	LOG Downlight	AR Clear	MWOLT Multi-volt
	30/ 3000K	10 1000 lumens	LWG Wallwash	WP White	120 120V
	35/ 3500K	15 1500 lumens		BR Black	277 277V
	40/ 4000K	20 2000 lumens			
	50/ 5000K	50 5000 lumens			

Driver	Options	Notes
EZ10 0-10V eLED driver with smooth and flicker-free deep dimming performance down to 10%.	SF1 Single fuse TRM* White painted flange TRM* Black painted flange	NBP nLight™ Lumen Compensation HAP* High ambient option
EZ1 0-10V eLED driver with smooth and flicker-free deep dimming performance down to 1%.	EL1 Emergency battery pack with integral test switch, CECC compliant ELR Emergency battery pack with integral test switch, CECC compliant	WLT Wet Location RRL RRL iC™ ready luminaire connectors enable a simple and consistent field-only installed option across all AEL luminaire brands. Refer to RRL for complete spec enclosure. Available only in RRLA, RRLB, RRLC, and RRLC2S. USPM US point of manufacture
NPS1E2Z nLight™ dimming pack controls 0-10V eLED drivers.		
NPS1E2E nLight™ dimming pack controls 0-10V eLED drivers. ER controls fixture in emergency stroak.		

**Accessories:** Order as separate catalog number.  
EAC120M125 Compact interruptible emergency AC power system  
EAC120M125 Compact interruptible emergency AC power system  
GRM6Z Over-sized trim ring with 6" outside diameter  
SC46 Sloped ceiling ad apt. Refer to TECH-52 for more options.

DOWNLIGHTING LDN6

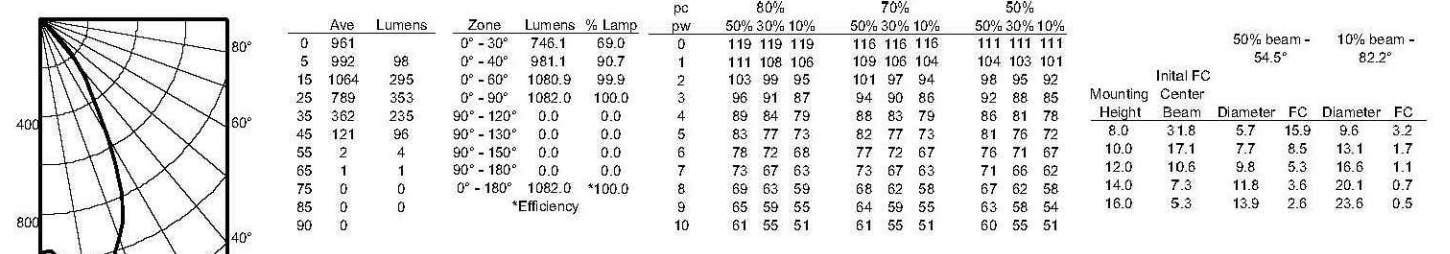
SC/SCE

**LDN6**

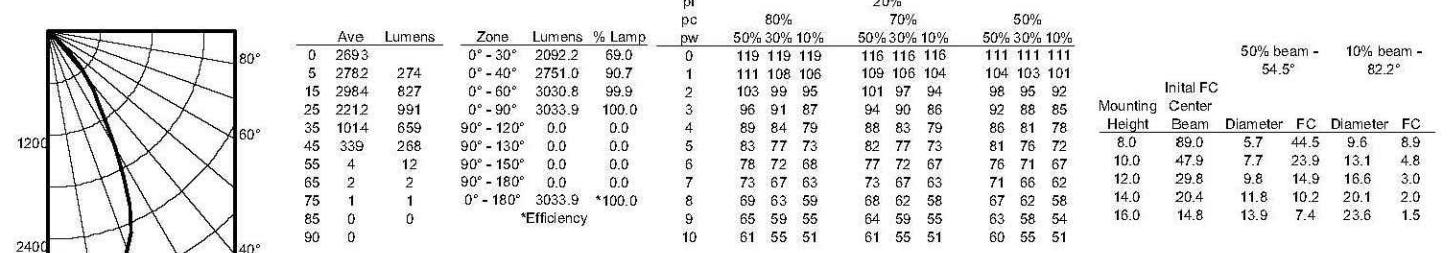
**PHOTOMETRY**

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance Data at 30" Above Floor for a Single Luminaire

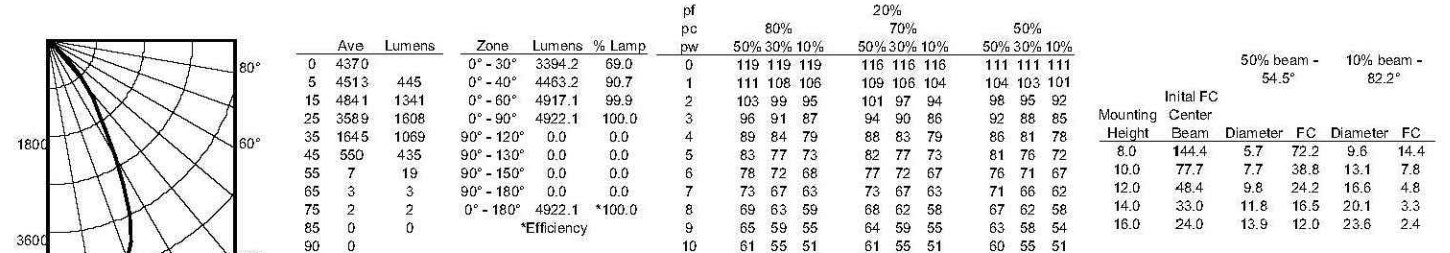
LDN6 35/10 LOGAR, input watts: 12.75, delivered lumens: 1082, LM/W = 84.86, spacing criterion at 0= 1.02, test no. ISF 30716P31.



LDN6 35/30 LOGAR, input watts: 34.69, delivered lumens: 3033.9, LM/W = 87.45, spacing criterion at 0= 1.02, test no. ISF 30716P22.



LDN6 35/50 LOGAR, input watts: 55.56, delivered lumens: 4922.1, LM/W = 88.59, spacing criterion at 0= 1.02, test no. ISF 30716P40.



LITHONIA LIGHTING  
DOWNLIGHTING: One Lithonia Way Conyers, GA 30012 Phone: 800-315-4935 Fax: 770-860-3129 [www.lithonia.com](http://www.lithonia.com) © 2014, 2017 Ansty Brands Lighting, Inc. All rights reserved. Rev. 11/17/17

DATE: 01.24.18  
SITE LOCATION: MESA, AZ  
RBA PROJECT NO.: 17028

# BROADWAY SELF-STORAGE

SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.  
MESA, ARIZONA 85208

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**SC/SCE**

**LDN6**

\*All dimensions are inches (parenthetical) unless otherwise noted.

**LDN6 1500 LUMEN**

Aperture: 6-1/4" (15.9)  
Ceiling Opening: 7-1/8" (18.1)  
Overlap Min: 7-1/2" (19.1)

**LDN6 3000 LUMEN**

Aperture: 6-1/4" (15.9)  
Ceiling Opening: 7-1/8" (18.1)  
Overlap Min: 7-1/2" (19.1)

**LDN6 5000 LUMEN**

Maxed Output: 24" x 24" x 10"  
Aperture: 6-1/4" (15.9)  
Ceiling Opening: 7-1/8" (18.1)  
Overlap Min: 7-1/2" (19.1)

**LDN6 CP**

Maxed Output: 24" x 24" x 10"  
Aperture: 6-1/4" (15.9)  
Ceiling Opening: 7-1/8" (18.1)  
Overlap Min: 7-1/2" (19.1)

**LDN6 1500 EL-ELR**

Maxed Output: 24" x 24" x 10"  
Aperture: 6-1/4" (15.9)  
Ceiling Opening: 7-1/8" (18.1)  
Overlap Min: 7-1/2" (19.1)

LDN6				EL-ELR AVAILABILITY/COMPATIBILITY - INITIAL LUMENS				LUMEN OUTPUT MULTIPLIERS - FINISH			
Target Lumen	Lumens @ 3500K	Wattage	LPW	Lumen package	Watts	Initial Lumens EL-ELR	Emergency LED driver	Clear (LR)	White (WR)	Black (BR)	
500	662.2	7.6	87.1	500	12	500	P33050	Specular (0.5)	1.0	N/A	N/A
1000	1324.4	15.2	87.1	1000	24	1000	P33050	Semi-specular (0.55)	0.950	N/A	N/A
1500	1986.6	22.8	87.1	1500	36	1500	P33050	Matte diffuse (LD)	0.85	N/A	N/A
2000	2648.8	30.4	87.1	2000	48	2000	P33050	Painted	N/A	0.87	0.73
2500	3311.0	38.0	87.1					<b>LUMEN OUTPUT MULTIPLIERS - CCT</b>			
3000	3973.2	45.6	87.1					2700K	3000K	3500K	4000K
4000	5297.6	60.8	87.1					80CRI	0.950	0.966	1.000
5000	6622.0	76.0	87.1						1.025	1.015	1.101

**Notes**

- Tested in accordance with IESNA LM-79-08.
- Tested to meet ETL and UL standards under stabilized laboratory conditions.
- CR: 80 typical.

**LITHONIA LIGHTING**

LDN6

DOWNLIGHTING: One Lithonia Way, Cary, NC 27513 Phone: 800-315-4935 Fax: 770-860-3129 www.lithonia.com © 2014-2017 Acuity Brands Lighting, Inc. All rights reserved. Rev. 11/17/17

**SC/SCE**

**LDN6**

**ADDITIONAL DATA**

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron	Dim+ DN TV	
	Dim+ DN SCTV	
	Nevo+ MIF TV	
	Nevo+ MIF TV	
Leviton	AW50M-70W	CR100
	AW50M-70W	PC300
Synergy	SD1 LPS	RMRC
	SD1 LPS	
Dodge Lighting Controls	WPC-5721	
	TapSlide 1600K (A12) (LDN)	
Entertainment Technology	TapSlide HeatSink 1600K (A12) (LDN)	
	Onix 0A2000 (A12)	
Honeywell	EL735A009	EL736A010 (optional)
	Preset dim: PS-010-2W-N and PS-010-3W-WH	
HINT Dimming	Preset dim: control: FD-010-PS-BC-010-FI and PS-FC-010-WH-120277N	
	Preset dim: control: FD-010-PS-BC-010-3W-FI and PS-FC-010-3W-WH-120277N	
	Remote mounted unit: FD-010	
	Solitaire	PEX
Lehigh Electronic Products	WPC-5721	
Starfield Controls	TB01 with DALI interface port	R03 DALI net Boxer
WattStopper	LS-4 used with LED-R01 and LED-R03	

**nLight® Control Accessories**  
Order as separate catalog number.  
Visit [www.307521816.com/light](http://www.307521816.com/light) for complete listing of nLight controls.

Wall Pod stations	Model number	Occupancy sensors	Model number
On/Off	nPODM (color)	Small motion 360° ceiling (PR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX (color)	Large motion 360° ceiling (PR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (color)	Wide view (PR / dual tech)	nW 16 / nW PDT 16
Photo cell controls	Model number	Wall Switch w/ Raise/Lower (PR / dual tech)	nWSX 11 DX / nWSX PDT 11 DX
Dimming	nCM ADCX	Cat-5 cables (Optimum r/abs)	Model number
		10P, CAT5 10FT	CAT5 10FT 11
		15', CAT5 15FT	CAT5 15FT 11

**Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is part of an A+ Certified solution for rLight® control networks when ordered with drivers marked by a shaded background\*.
- This luminaire is part of an A+ Certified solution for rLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background\*.

To learn more about A+, visit [www.acuitybrands.com/aphs](http://www.acuitybrands.com/aphs).

\*See ordering tree for details.

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DATE: 01.24.18  
SITE LOCATION: MESA, AZ  
RBA PROJECT NO.: 17028

# BROADWAY SELF-STORAGE

## SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.

### MESA, ARIZONA 85208



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**Zee Engineering Group, LLC**

1830 S. Alma School Road,  
Suite 120  
Mesa, Arizona 85210

V. 480.222.8835  
F. 480.222.8836

**88 south san marcos place  
chandler - arizona - 85225  
p. 480.377.2222  
www.robertbrownarchitects.com**



Catalog Number  
Notes

**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 60° wedge base xenon lamps offer 55 percent more light output than standard incandescent lamps. Patent-pending reflector/refractor design features superior vacuum metalized, die-cast reflectors; and multi-faceted, highly transmissive refractor that significantly improves 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 charge 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 120V 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 HD 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.

Type **EM**

**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 location 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 Listed.

**WARRANTY** — 3-year limited warranty. Complete warranty terms located at: [www.lithonia.com/customerresources/terms\\_and\\_conditions.asp](http://www.lithonia.com/customerresources/terms_and_conditions.asp)

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
<b>AFN</b>	<b>W</b>	<b>(blank)</b>
<b>AFN</b>	<b>B</b>	<b>PREM</b>
<b>AFN</b>	<b>BN</b>	<b>EXT</b>
<b>AFN</b>	<b>DB</b>	<b>FWD</b>
<b>AFN</b>		<b>WL</b>

**Accessories:** Order as separate catalog number: 1

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, 90 W, 8 finishes available.

**Notes**

1 WL only available with PREM option package.

2 See spec sheet ELA-DB-ELA-DB.

EMERGENCY AFN

**AFN Affinity® Die-Cast Architectural Emergency Light**

**EM**

**SPECIFICATIONS**

Type	AC Input			Output	
	Volts	Amps	Watts	volts	Watts output
AFN	120	.11	1.3	6	12
	277	.12	1.3		
AFN PREM	120	.15	1.8	6	12
	277	.14	1.6		
AFN EXT	120	.23	2.8 <sup>1</sup>	6	12
	277	.25	3.5 <sup>2</sup>		

BATTERY: Sealed Lead-Calcium					
Voltage	Shelf life <sup>1</sup>	Typical life <sup>2</sup>	Maintenance <sup>3</sup>	Optimum temperature <sup>4</sup>	
6	12 months	3-5 years	none	60°-90°F (16°-32°C)	

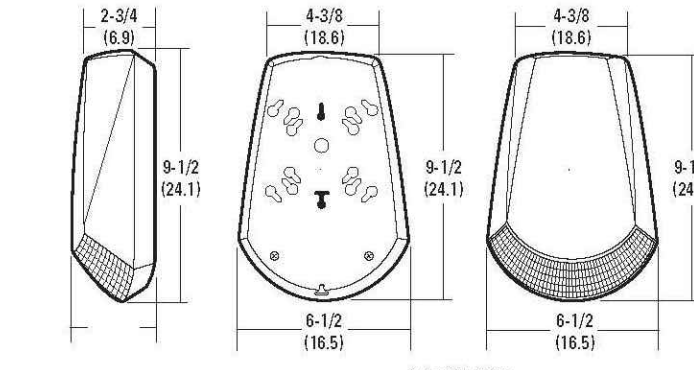
BATTERY: Nickel-Cadmium					
Voltage	Shelf life <sup>1</sup>	Typical life <sup>2</sup>	Maintenance <sup>3</sup>	Optimum temperature <sup>4</sup>	
6	3 years	7-9 years	none	32°-122°F (0°-50°C)	

- Notes**
- 1 LST provided with battery holder.
  - 2 At 77° (25°C).
  - 3 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.
  - 4 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.

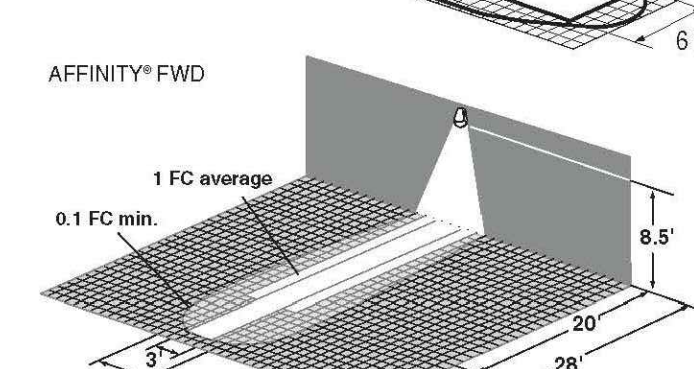
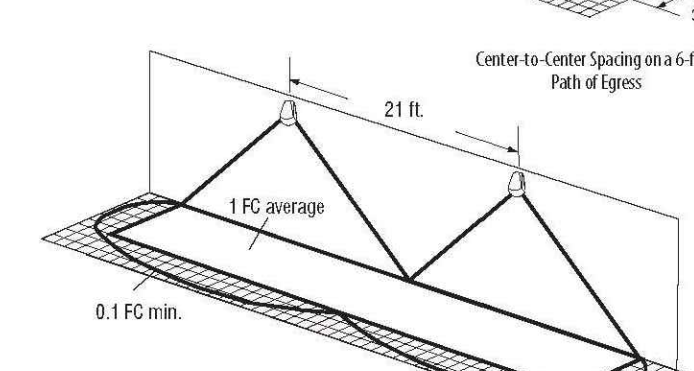
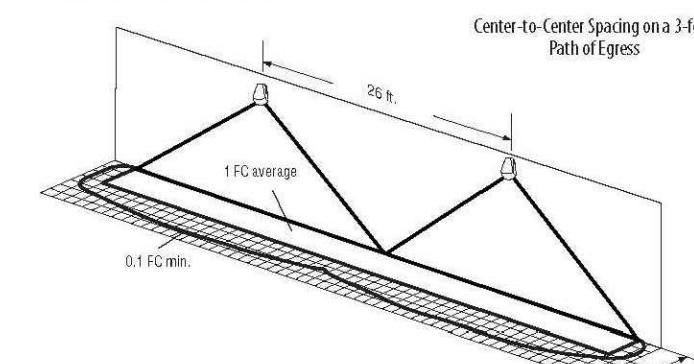
**MOUNTING**

All dimensions are inches (centimeters).

Shipping weight: 3.5 lbs. (1.59 kgs.)



**FIXTURE PERFORMANCE**



**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 1 FC and average illuminance of 1.1 FC. Assumes open space without obstructions, mounting height 8.5', ceiling height 9', and reflectance 80%/92%.

LITHONIA LIGHTING  
EMERGENCY: One Lithonia Way, Conyers, GA 30012 Phone: 800-334-8694 [www.lithonia.com](http://www.lithonia.com) © 2008-2017 Acuity Brands Lighting, Inc. All rights reserved. Rev. 08/15/17

DATE: 01.24.18  
SITE LOCATION: MESA, AZ  
RBA PROJECT NO.: 17028

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SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.  
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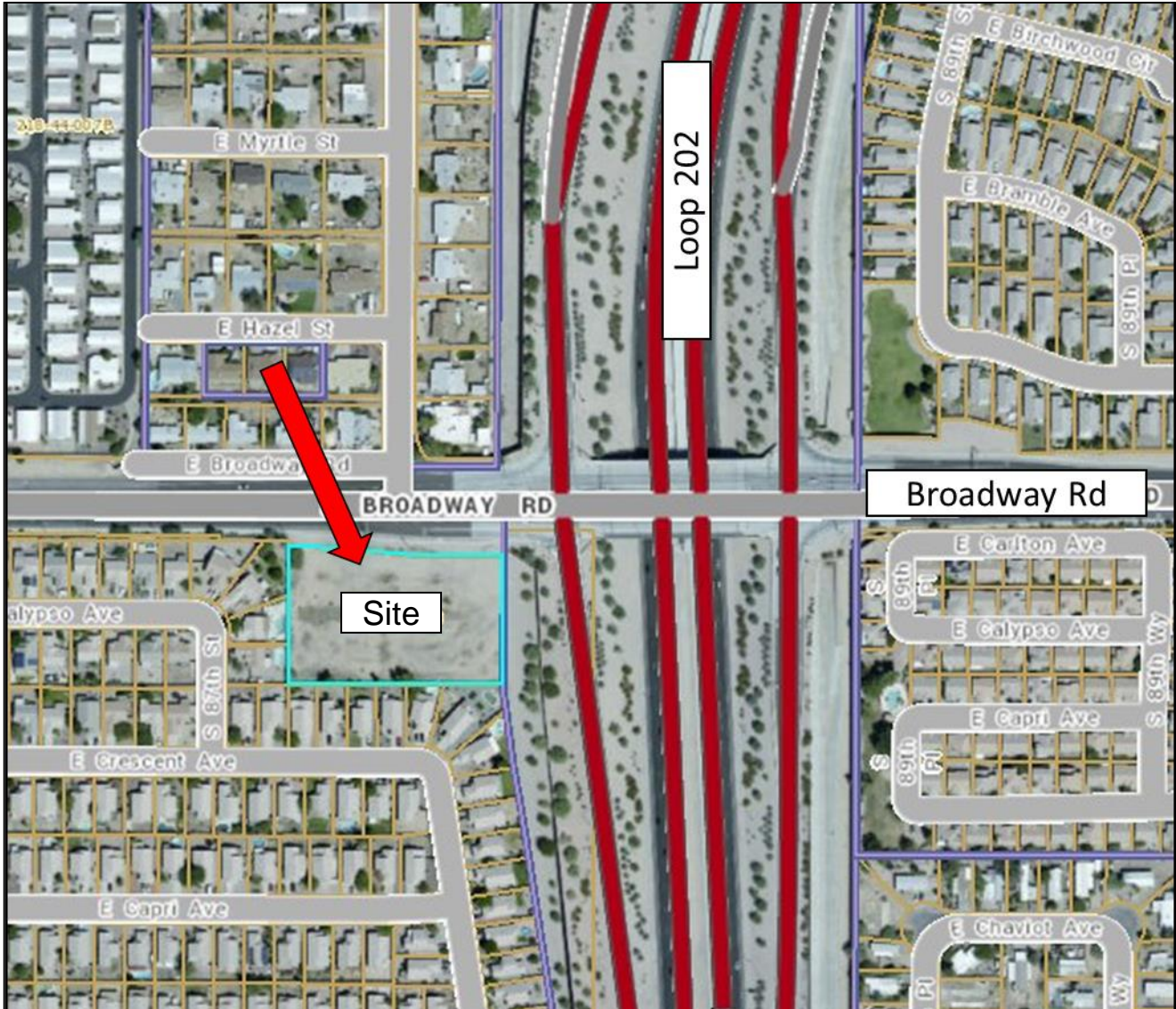


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# Project Description

**Broadway Self Storage**  
8751 East Broadway Road, Mesa  
PRS17-00281



Prepared By:  
Withey Morris PLC / George Pasquel III  
2525 E Arizona Biltmore Circle - Suite A-212  
Phoenix, Arizona 85016

Updated: February 6, 2018  
Original Submittal: November 22, 2017

**Rezoning from RM-3, PAD to LC, BIZ  
to allow for the Development of a Self-Storage Facility**

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**A. Purpose of Request**

The purpose of this request is to enable the development of a new, Class-A, climate controlled self-storage facility on an otherwise vacant and awkward infill lot. The project will provide convenient and high-quality storage options for nearby residents and businesses while providing an appropriate buffer from the adjacent freeway.

**B. The Property**

The subject property (the “**Property**”) is a roughly 3-acre site located at the southwest corner of Broadway Road and the Loop 202 Freeway, Assessor Parcel No. 218-53-466B, as seen on the attached aerial map. The Property has a General Plan designation of Neighborhood Suburban and is currently zoned Multiple Family Residential-3, Planned Area Development (RM-3, PAD).

The Property is currently vacant and is a leftover, remnant parcel from the construction of the Loop 202 Freeway. As such, the Property has severe limitations to development. With the freeway access turn lane bordering the north edge of the property, access to the site is limited to a single drive aisle on Broadway. The location of this drive aisle is pre-determined by ADOT easements. Ingress / egress through this single drive aisle is only possible through right-in / right-out turn movements to and from the eastbound half of Broadway Road. Additionally, a series of utility lines run east-west along the north property line and a large, overhead freeway sign is directly in the front of the Property.

**C. Description of Proposal**

The proposed project consists of a 2-story, Class-A self-storage facility totaling roughly 87,000 square feet. The building is setback 40 feet from both the south and west property lines and includes 10 feet of landscape and retention buffers within that setback. New landscaping will also be provided along the north property line and along the north building elevation. A new, 6-foot tall solid perimeter wall will be built along the east property line to match the existing walls along the south and west property lines.

A roughly 1,000 square feet office/lobby will face Broadway Road and is located near the visitor parking spaces. A 30-foot wide drive aisle and fire access lane encircles the building; however

vehicular access to the majority of the site is limited to only returning customers with secured access codes for the drive-aisle security gates.

The facility will also feature a unique, “drive-up” aisle through the center of the building to provide clientele with a convenient, internal and air-conditioned unloading area. All of the storage units will be indoor and climate controlled and the project will incorporate 24hr video surveillance.

**D. Relationship to Surrounding Properties**

To the south and west of the Property is RS-6, PAD zoned property developed with single family homes. To the north is the major arterial of Broadway Road, followed by County island properties. To the east is the Loop 202 freeway. As such, the Property is ideally located for the proposed self-storage facility. The Property has freeway frontage, which typically encourages intense land uses, however the site is also adjacent to an existing residential community.

Self-storage is a low-intensity commercial use with minimal traffic generation. The site has no vehicular connection to the adjacent neighborhood and therefore does not encourage cut-through traffic. The use has predictable hours of operation and high levels of security to ensure protection of clientele belongings. The 2-story building height is in-line with surrounding uses and less than permitted under the current zoning. A taller, multifamily project, as permitted under the existing zoning, would likely provide much more noise and traffic to the detriment of the adjacent single-family homes.

**E. Conformance with the General Plan**

As previously noted, the Property has a General Plan designation of Neighborhood Suburban. As part of a total neighborhood area, this designation encourages commercial uses along arterial frontages and at major intersections. The predominate building height is 1-story and 2-story, although 3-story and 4-story is permitted where appropriate. The proposed project adheres to these standards. Additionally, the proposal meets or exceeds several General Plan policies and strategies including:

*Redevelopment P2: Encourage and facilitate infill development that improves the quality of the neighborhood.*

- A vacant property adds no value to a neighborhood and is often a beacon for undesirable activity. The proposed projects will develop an awkward, vacant lot

with a successful project that will improve the quality of the neighborhood while providing a convenient amenity for its residents and businesses.

*Neighborhood S5: Investigate strategies and incentives to encourage appropriate infill and property reuse consistent with neighborhood goals and values.*

- The City's adopted Bonus Intensity Zone (BIZ) Overlay District provides some flexibility to enable and encourage the development of otherwise difficult infill sites like the subject Property.

#### **F. Bonus Intensity Zone (BIZ) Conformance**

City Council may approve modifications to the underlying district development standard provided the project provides distinctive, superior quality design and addresses environmental performance standards.

##### ***Distinctive, superior quality design application:***

Typical baseline self-storage facilities tend to consist of rather monotonous building facades constructed with painted CMU, metal paneling or a combination of both. Multi-level buildings will frequently range from 3-4 stories tall with little articulation or fenestration on the upper levels, full perimeter parapet walls and little or no roof variation. The rental office entry is mostly non-descript, not relating to the customer approach, and offers few basic customer amenities. Entry doors on random building sides provide customer loading areas, only occasionally with some shade or cover.

This proposed facility will greatly exceed those baseline facility characteristics in all areas. This facility, while allowed up to 3-stories, is proposed to be only 2-stories tall with a maximum height of 30'-0'. The street side building façade (north side) will include many articulations within the façade and include combinations of integral colored CMU, stucco, storefront glazing, steel accents with varied parapet wall and roof elements. The main customer entry to the rental office will be clearly identified and distinguished with storefront glazing, colorful façade treatments and distinctive roof/shade elements. There will also be an outdoor pedestrian courtyard area of approximately 1,100 s.f. in the area between the customer parking and the main rental office. This courtyard area will be mostly shaded with a combination of canopy trees, roof overhangs and other building integrated shade elements. Combined with the new landscaping enhancements along Broadway Road and the project will provide a greatly enhances aesthetic to this otherwise barren corner.

The remaining building facades (west, south and east sides) while less articulated, will all include combinations of integral colored CMU, stucco and some minimal glazing fenestration at the upper level strategically located to provide some natural lighting into the customer access



hallways in the storage areas. Additional steel accent shade elements will be provided at the window fenestration to temper the solar impact and diffuse the natural lighting affect.

All storage space, exterior and interior accessed units, will be fully air-conditioned space. This is the most superior level of storage space provided. All exterior accessed units are provided with an insulated roll-up door which has the added benefit of smooth operation and mitigated sound. Perhaps the most unique and superior aspect of this facility will be the accommodations for loading access for the majority of the storage space. This facility will be constructed with an interior, fully air-conditioned, drive-thru loading area that provides direct drive-up access to interior storage units, interior hallways and elevators providing access to upper level space. This will ensure the most convenient and comfortable loading environment for all customers, while also containing the majority of loading activity to occur within the building envelop.

***Environmental Performance Standards:***

One of the foremost factors in environmental performance is site selection. The selection of a site which does not require the destruction of raw, natural desert or the addition of new infrastructure (streets, utilities, etc.) to reach the site is key to smart growth and proper development. The property is a small, infill site, fully surrounded by developed land for either residential, commercial or transportation-related uses. No new streets or long utility runs are required to serve the Property. In short, the infill nature assures and efficient use of land.

While not a “greyfield” or “brownfield” site, the property is no less economically distressed and damaged. The construction of the Loop 202 freeway insured this leftover, remnant property would have difficulty being developed for a viable use. While the property is technical adjacent to the freeway, the freeway is recessed at this location, depriving the property of visibility typically afforded to freeway frontage land. The existing transportation system also creates limited access for the site, further damaging its economic prospects.

From an environmental design standpoint, the project recognizes the need to relate to the unique climatic and environmental factors associated with this proposed development. In response to these climatic conditions, a number of specific building elements will be chosen to specifically reduce the environmental impact of this project. Examples include the implementation of motion-activated LED interior lighting which will only rise to full illumination when clientele enter an area. Other items include LED exterior lighting, high efficiency air conditioning units, enhanced wall and roof insulation and high performing glazing systems, the incorporation of native, low-water consumption landscaping; these elements will greatly reduce our energy use and allow this facility to operate with superior efficiency.

This proposed development is an improvement to the on-site and surrounding environment. It is naturally compatible with the adjacent and surrounding uses and will provide needed storage space for residents and businesses in the area.

***Requested Deviations:***

The vast majority of the project adheres to the development standards of the LC district. Only the following deviations are requested, as permitted by the BIZ overlay:

Standard	LC District	BIZ Proposal
Building Setback for 2-story building adjacent to residential	50 feet	40 feet
Landscape Setback adjacent to single family residential (south and west)	20 feet	10 feet
Landscape Setback adjacent to non- single family residential (east)	30 feet	5 feet