SITE PLAN, SPECIAL USE PERMIT, AND DESIGN REVIEW NARRATIVE

QT #1433 – SEC of Ellsworth Rd. & Ray Rd.

REPRESENTATIVE:

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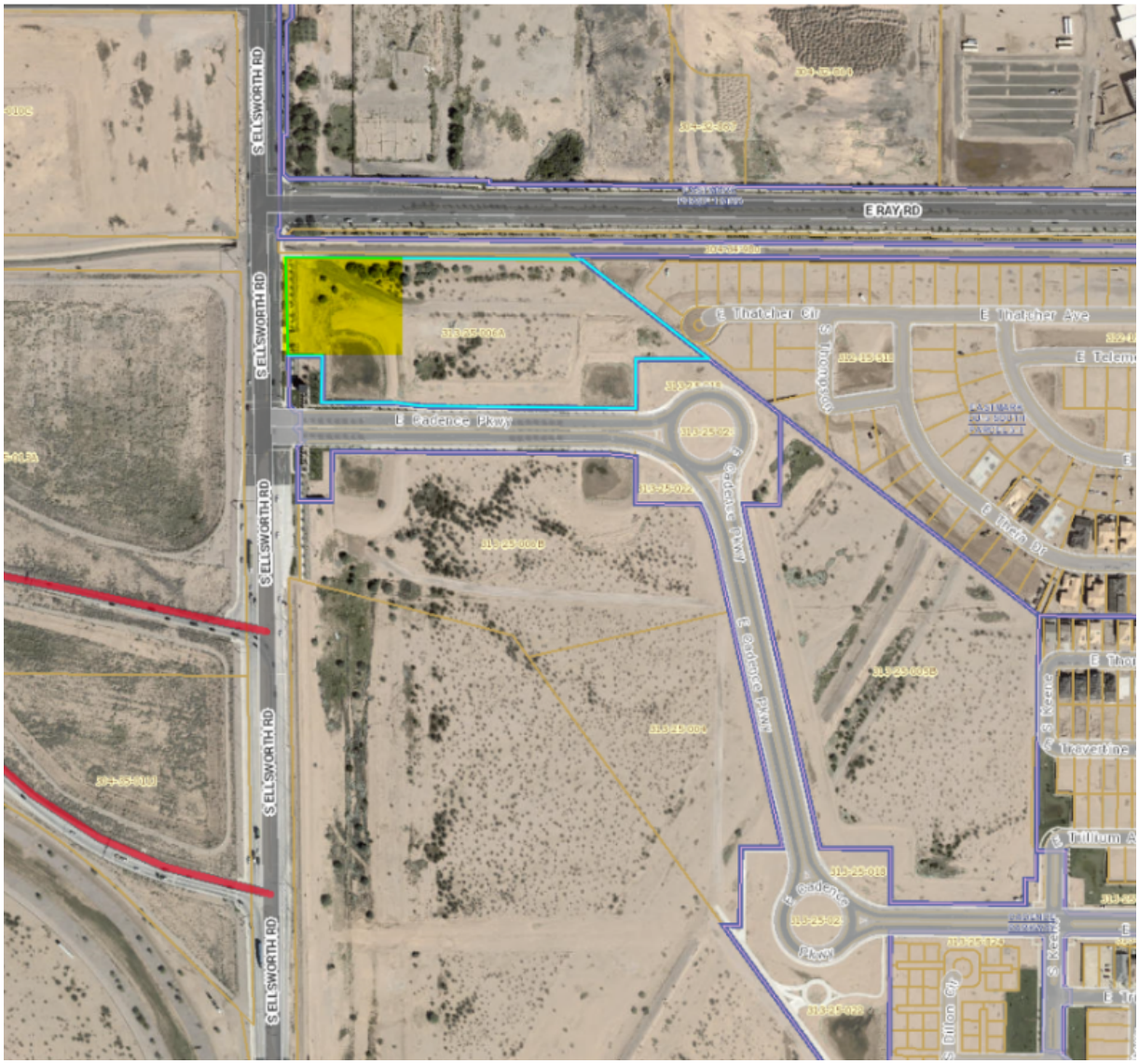
DESCRIPTION OF REQUEST

QuikTrip is requesting a Site Plan, Special Use Permit, and Design Review approval to construct and operate a new store with convenience and accessory fuel options located at the southeast corner of Ellsworth Road and Ray Road. The subject site is located within Development Unit Plan 1 – Phase 2 ("DU1 – Phase 2") of Cadence Gateway and zoned Planned Commercial (PC). DUP 1 – Phase 2 is designated Community Commercial Land Use Group. QuikTrip is planned along the Ellsworth Road frontage as highlighted in yellow below:



The site is currently vacant and undeveloped. QuikTrip plans to construct its newest store at this location featuring a unique design specifically planned for the Cadence community.

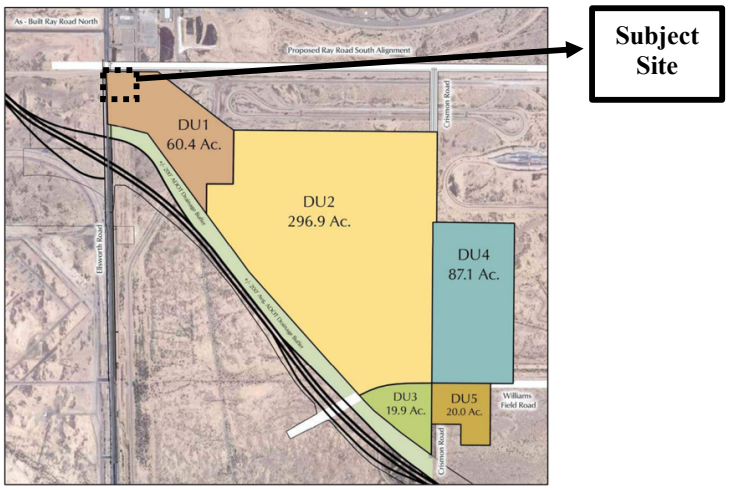
EXISTING CONDITIONS

The site is currently a vacant and undeveloped parcel at the southeast corner of Ellsworth and Ray and is part of the larger master planned development Cadence at Gateway. QuikTrip will be surrounded by other commercial and service uses within DU1 – Phase 2 (processed by separate application). Located on much of the land to the southwest of the subject site is the Phoenix-Mesa Gateway Airport and the planned minor State Route 24 extension to Ellsworth Road encompasses most of the land to the northwest of the site. The subject site is zoned Planned Community with the QuikTrip portion planned as a commercial and retail component within the Cadence Community Plan and a General Plan 2040 designation of Mixed Use Community within the Gateway Economic Activity Area with projections for High Intensity. The subject site is also part of a Mixed Use Community Character Area and the Phoenix-Mesa Gateway Growth Area.

Compliance with General Plan

The subject site is designated Mixed Use Community and is within the Mixed Use Community Character Area. This designation is intended to support development of large areas into a " . . . complete and identifiable community. . . " (See Mesa 2040 General Plan Page 1-8). These Planned Communities are intended to include a " . . . mix of employment, industrial, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses . . . ". (See Mesa 2040 General Plan Page 7-21). More specific guidelines are found within the Community Plan for this area – the Cadence Community Plan.

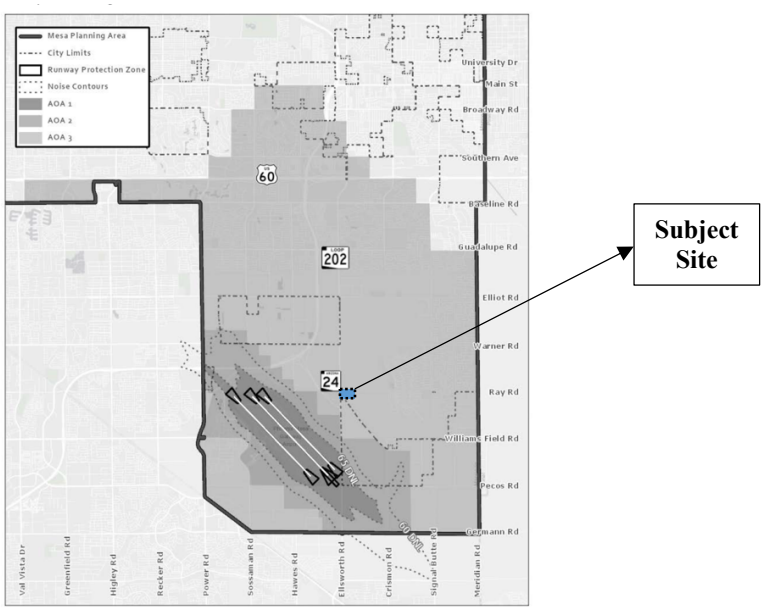
The proposed QuikTrip is located within a small portion of the overall Cadence Community Plan and is located at the southeast corner of Ray & Ellsworth Roads, both arterial roadways within the City of Mesa. Furthermore, the site is located directly across from the Phoenix-Mesa Gateway Airport and along State Route 24. These factors lend to this specific corner serving as a strong commercial area. This specific corner and the area to the east and south are part of the DU1 – Phase 2 as shown below:



DU1 is planned for commercial and multi-family residential development, and the proposed QuikTrip is a commercial use planned within the appropriate DU1 Area. A multi-family residential development for the area surrounding the proposed QuikTrip was heard by the Design Review Board on January 14, 2020. These proposed developments are consistent with the plans set forth in the Cadence Community Plan, which was designed in conformance with the requirements of the General Plan. Therefore, the proposed QuikTrip meets the requirements of the General Plan and is in compliance with the Cadence Community Plan.

General Plan Sub Area

The proposed QuikTrip is located within the Airport Overflight Area 3 (AOA 3) of the General Plan as shown below:



Although there are no additional requirements of the General Plan for properties within AOA 3, the Zoning Ordinance addresses criteria for those properties. The proposed QuikTrip will comply with each of the criteria for properties within AOA 3 set forth in Chapter 19 of the Mesa Zoning Ordinance as follows:

- Pursuant to 11-19-5.A, QuikTrip shall provide an Avigation Easement if required.
- Pursuant to 11-19-5.B, QuikTrip is aware that the property is within AOA 3, and in the event that the subject site is offered for sale in the future, QuikTrip will ensure that the site is properly identified as falling within the AOA 3.
- Pursuant to 11-19-5.D, QuikTrip will ensure that building permit plans contain an engineer's or architect's certification " . . . that indoor noise levels attributable to airport operations shall not exceed 45 db for all portions of a structure where the public is received, office areas, public assembly rooms, sleeping areas, noise-sensitive areas and other areas where the ambient noise level is expected to be low . . . "
- Pursuant to 11-19-5.E, QuikTrip will not allow any use that "obstruct[s] navigable airspace, interfere[s] with navigational signals, impair[s] radio communication between

> the Air Traffic Control Tower and aircraft, impair[s] visibility in the vicinity of the Airport, create[s] bird strike hazards, or otherwise materially endanger[s] or interfere[s] with the landing, takeoff, operation or movement of aircraft . . . ”

In addition to the Zoning Ordinance, the Cadence Community Plan Chapter 11 addresses Airport Compatibility Standards. While the majority of Chapter 11 addresses residential development within this area, it incorporates the Zoning Ordinance criteria (addressed above) and further requires the master developer to obtain written notification from buyers of the property’s proximity to the airport. QuikTrip is aware of the subject site’s proximity to the airport.

BUILDING DESIGN

Our proposed building, a QuikTrip, has upgraded architectural features with more distinct and quality materials than the existing building.

The proposed store is approximately 5,000 square feet. The building will feature a combination of stucco, CMU and stacked stone in a color palette unique to the Cadence Community Plan design guidelines, featuring mainly desert and earth tones. Pedestrian shading is provided by metal awnings with red components. The store will also feature large windows with steel framing, creating a sleek juxtaposition to the brick elements.

Inside, this QuikTrip will feature a full-service counter which will provide a large variety of products to our customers including ice cream cones, pizza, warm pretzels, toasted sandwiches and now full sub sandwiches. Hot and cold specialty coffees, smoothies and shakes are also served at the full-service counter.

Outside the store, the fuel canopy has been designed to complement the architecture of the store and contains the same metal elements in the fascia for site cohesiveness. The canopy will be a double stack eight, to serve up to 16 automobiles at a time.

QuikTrip's store will be open 24 hours a day, 7 days a week. This store will employ dozens of individuals, and the number of employees present will vary depending on demand. However, QT expects anywhere from 2-6 employees on site at any given time.

COMPLIANCE WITH ZONING ORDINANCE SECTION 11-31-25 / CADENCE COMMUNITY PLAN CHAPTER 9 SECTION 5

Both the Mesa Zoning Ordinance and Cadence Community Plan set forth requirements specific to Service Stations. The requirements of each section are nearly identical, but differences in the standards are addressed within the corresponding section set forth below. The proposed QT meets the requirements of the City of Mesa Zoning Ordinance, Section 11-31-25: Service Stations as well as the Cadence Community Plan Section 9.5 Automobile/Service Stations in the following ways:

- *MZO 11-31-25.A – **Location**. Maximum number of service stations permitted at an arterial intersection is a total of 2.*
  *CCP 9.5 (a) – **Location**. Maximum number of service stations permitted at an intersection is a total of two.*
  Constructing the proposed QuikTrip will increase the number of fuel options at the arterial intersection of Ellsworth Road and Ray Road from zero to one and meets this Ordinance restriction as well as the standards set forth in the Cadence Community Plan.

- *MZO 11-31-25.B – **Minimum Frontage**. 100 feet on each street.*
  *CCP 9.5 (b) – **Minimum Frontage**. Minimum frontage of 100 feet is required on each adjacent street.*
  The site features approximately 280’ of frontage along Ray Road and 285’ along Ellsworth Road, exceeding the minimum street frontage of 100 feet set forth in this Ordinance provision as well as the standards set forth in the Cadence Community Plan.

- *MZO 11-31-25.C – **Pump Canopy**. Pump islands shall be covered by a canopy that matches or complements the design of the main structure.*
  *CCP 9.5 (c) **Pump Canopy**. Pump islands shall be covered by a canopy that matches or complements the design of the main structure. If located as part of a larger or commercial center, the canopy shall also complement the design of the architecture within the commercial center.*
  The proposed store will feature fuel canopies that cover the pump islands and whose architectural features compliment the design of the main structure. QuikTrip worked with the master developer on a store and canopy design that was consistent with the nearby multifamily project. The proposed store features a unique design created specifically for the Cadence location with an aesthetic that is consistent with other planned developments throughout the Cadence Community Plan area.

- *MZO 11-31-25.D – **Landscaping**. Landscaping shall comprise a minimum 10 percent of the site area, exclusive of required setbacks, and include an irrigation system that is permanent, below-grade, and activated by automatic timing controls.*
  *CCP 9.5 (d) **Landscaping**. Landscaping shall comprise a minimum 10 percent of the site area, exclusive of required setbacks, and include an irrigation system that is permanent, below-grade, and activated by automatic timing controls.*
  The proposed QT site will provide approximately 17% landscape coverage with a permanent below grade irrigation system using automatic timing controls, exceeding the 10% minimum

required in this Ordinance provision as well as the standards set forth in the Cadence Community Plan.

- *CCP 9.5 (e)* ***Screening of Service Bays****. Any service bays for accessory vehicle repairs shall be screened in accordance with the requirements of Automobile/Vehicle Repair, Minor in Chapter 9.6(b).*
  This requirement does not apply to the proposed QuikTrip and accordingly is not addressed in this submittal.

- *MZO 11-31-25.E –* ***Fencing****. Masonry only.*

  The proposed QT features a 36-inch masonry screen wall in accordance with this provision of the Code.

- *MZO 11-31-25.F –* ***Lighting****. All exterior light sources, including canopy, perimeter, and flood, shall be stationary, and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. No lens of any lighting fixture may extend below the shielding device. Lighting shall not be of a high intensity.*
  CCP 9.5 (f) ***Lighting****. All exterior light sources, including canopy, perimeter, and flood, shall be stationary, and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. No Lens of any lighting fixture may extend below the shielding device. Lighting shall not be of a high intensity to as to cause a traffic hazard, be used as an advertising element, or adversely affect adjacent properties.*
  Lighting on the exterior of the site will comply with the requirements of this provision of the Ordinance as well as the standards set forth in the Cadence Community Plan.

- *MZO 11-31-25.G –* ***Litter****. A minimum of 1 permanent, non-flammable trash receptacle shall be installed at each pump island.*
  CCP 9.5 (g) ***Litter****. A minimum of one permanent, non-flammable trash receptable shall be installed at each pump island.*
  Trash receptacles are proposed at every pump island consistent with the requirements of this provision of the Code.

- *MZO 11-31-25.H –* ***Urban Character Designator Design Standards.*** *When located in a "-U" designated district, the main structure containing the office, cashier, retail shop and/or other services shall be placed between the pump canopy and the street right-of-way no further back from the property line than the maximum setback. When located on a corner, the street with the higher functional classification shall be used to determine compliance with this requirement.*
  This provision does not apply to the subject site as it is not located within a “-U” designated district.

- *CCP 9.5 (h)* ***Design Guidelines****. Specific design guidelines for Automobile/Service Stations shall be included within the Commercial and Mixed Use Design Guidelines for each Development Unit Plan. The Automobile/Service Station design guidelines shall facilitate a balance between adequate visibility and the need to protect the visual appeal of the streetscape. The design guidelines will encourage non-traditional Automobile/Service Station designs and address items such as building and pump*

island orientation, size, and location; site access and traffic flow; screening; landscaping; and lighting.
Compliance with the design guidelines within the Cadence Community Plan are detailed in the following section.

- *MZO 11-31-25.I Criteria for Review of Special Use Permit.*
  Criteria for and compliance with the Special Use Permit is detailed in a subsequent section of this narrative.

- *CCP 9.5 (i) **Additional Standards for CMU LUG**. An Automobile/Service Station within the CMU LUG shall require approval of a Council Use Permit. Such Automobile/Service Station shall be designed with an urban development form, including that the Automobile/Service Station building shall be integrated into the primary pedestrian oriented street or principal gathering street according to the CMU LUG development standards, and the pump islands and canopy shall be adequately screened and landscaped and located to the rear or side of the site. Relief from the requirements of Chapter 8.6, Additional Design Standards for the CMU LUG, may be granted during the Site Plan Review and Approval process for a high quality Automobile/Service Station design that furthers the creation of a pedestrian friendly, urban development form within the CMU LUG.*
  The proposed QuikTrip is not located within the CMU LUG and therefore this provision does not apply.

COMPLIANCE WITH CONVENIENCE MARKET STANDARDS CADENCE COMMUNITY PLAN SECTION 9.10

The Cadence Community Plan sets forth specific criteria applicable to the development of Convenience Markets in Section 9.10. The proposed QuikTrip meets each of the criteria as set forth below:

- *9.10. Convenience Markets. Convenience Markets shall be located, developed, and operated in compliance with the land use regulations in Chapter 8 and the following standards:*
    - *9.10(a) Maximum Building Size. 6,000 square feet.*
      The proposed QuikTrip features a convenience market that is 4,993 square feet consistent with the requirements of this section.

    - *9.10(b) Setbacks. No building or structure shall be located within 20 feet of an interior lot line abutting a residential use.*
      QuikTrip is proposing to build its Cadence store in an area that is currently vacant although master planned for a mix of uses, including adjacent residential to the south. For that portion of the proposed QuikTrip which is adjacent to a future planned residential use, no structure or building is proposed within 20' of the lot line in conformance with this section.

    - *9.10(c) Litter. One permanent, non-flammable trash receptacle shall be installed adjacent to the entrance/exit of the market.*
      Trash receptacles shall be included pursuant to this requirement.

    - *9.10(d) Accessory Fuel Sales. Accessory Fuel Sales as a part of a Convenience Market shall comply with the standards found in Automobile/Service Stations, Chapter 9.5, including the design guidelines.*
      QuikTrip is proud to be well-regarded for both its convenience markets with its signature QT Kitchens as well as its competitively priced and high-quality fuel. This location will feature both and accordingly, compliance with the provisions of Chapter 9.5 of the Cadence Community Plan regarding Service Stations is addressed in detail above.

COMPLIANCE WITH CADENCE COMMUNITY PLAN CHAPTER 13: ON-SITE PARKING, LOADING, AND CIRCULATION

The Cadence Community Plan sets forth specific criteria for On-Site Parking, Loading and Circulation. The proposed QuikTrip meets each of the criteria as set forth below:

- *13.1. Purpose and Applicability*
  The proposed QuikTrip is subject to the standards set forth in Chapter 13 as follows.

- *13.2. General Regulations and Standards.*
  - *13.2(a) Location. All required parking and loading spaces and maneuvering areas shall be located on the lot upon which the use served is located, except that parking spaces may also be located upon a contiguous lot incorporated into the development site. Parking spaces and maneuvering areas shall not be located within the required front yard in any Single Residence LUG or in any required front or corner side yard or landscaped area in any other zoning district, except driveways that directly and immediately allow a vehicle to access the site from a street or abutting property may encroach into a required yard or landscape area.*
    All of the proposed parking for the QuikTrip is located on-site.

  - *13.2(b) Commercial Vehicles. No commercial vehicle having a gross vehicle weight rating (GVWR) exceeding 13,000 pounds and is intended to be used primarily for commercial purposes rather than private or individual use shall be parked overnight or stored on any residential lot.*
    QuikTrip does not allow overnight parking of any commercial vehicles at its stores.

  - *13.2(c) Standards. The following standards apply to required onsite parking and loading spaces, maneuvering areas, and access:*
    - *1. Unless allowed for otherwise within this Community Plan, all required permanent parking and loading spaces, maneuvering areas, and driveways shall be paved with asphalt, concrete, paving stone, or masonry to a sufficient thickness to withstand repeated vehicular traffic, except in Single Residence uses. The Zoning Administrator, in collaboration with the City Engineer, may establish alternative standards for porous surface paving.*
      QuikTrip is proposing a parking area with asphalt or concrete consistent with the requirements of this provision. Due to the vehicular nature of its business, QuikTrip will ensure that the material is sufficient to withstand repeated vehicular traffic.

    - *2. Required parking spaces shall be permanently marked and shall be accessible from a street or alley by a driveway or aisle such that all vehicles shall approach the street or alley in forward motion, except in Single Residence uses. See Chapter 13.4(g).*
      All parking spaces located on the QuikTrip site will be adequately marked and circulation is designed to ensure forward motion of vehicles onto streets and driveways.

        - *3. Failure by the owner of the site to maintain the parking surface and markings according to the industry standards and schedules shall be considered a violation of this Ordinance.*
          QuikTrip understand the importance of maintaining parking consistent with this Chapter and these provisions to ensure compliance with the Ordinance.

    - *13.2(d) Compact Parking.*
      QuikTrip is not proposing any compact parking and therefore this provision does not apply.

    - *13.2(e) Accessible Parking. Accessible parking spaces shall be provided and maintained pursuant to the Mesa City Code pertaining to the Arizonans with Disabilities Act of 1992.*
      QuikTrip is proposing 2 accessible parking spaces pursuant to Mesa City Code, the Arizonans with Disabilities Act and the Americans with Disabilities Act.

    - *13.2(f) Structured Parking.*
      QuikTrip is not proposing any structured parking and therefore this provision does not apply.

    - *13.2(g) Recreational Vehicle (RV) Parking.*
      QuikTrip does not permit overnight or long-term parking of Recreational Vehicles at its stores.

    - *13.2(h) Size of Parking Spaces and Maneuvering Aisles. Parking spaces and maneuvering aisles shall be provided to meet the minimum dimensions required by this subsection. Screening walls, roof support posts, columns, or other structural members shall not intrude into the required dimensions for parking spaces.*
        - *13.2(h)(i) Standard Parking Spaces. The minimum basic dimension for standard parking spaces is 9 feet by 18 feet.*
          QuikTrip is providing parking spaces that measure 9.5’ x 18’ in conformance with this provision.

        - *13.2(h)(ii) Compact Parking Spaces.*
          QuikTrip is not proposing compact parking spaces and therefore this provision does not apply.

        - *13.2(h)(iii) Loading Spaces.*
          QuikTrip is not proposing loading spaces and therefore this provision does not apply.

    - *13.2(i) Size of Parking Spaces for Motorcycles, Scooters, and Golf Carts.*
      QuikTrip is not proposing any parking spaces specifically designated for motorcycles, scooters or golf carts and therefore this provision does not apply.

- *13.3. Parking Spaces Required*

- *13.3(a)Required Parking Spaces By Use. The following Table 13.3 specifies the minimum parking spaces required for each permitted use (For exceptions, see Chapter 13.5, 13.6, and 13.7):*
  - *General auto repair, garages, service stations, car washes, and drive-through lubrication shops – 1 space per 375 square feet, including service bays, wash tunnels, and retail areas*

    The parking requirements for the retail portion of the QuikTrip convenience market is 13 parking spaces (4,587 square feet/375 square feet = 12.2 → 13).

  - *Eating and Drinking Establishments (no drive-through window) 1 space per 75 square feet for indoor area, and 1 space per 200 square feet for outdoor seating area*

    The proposed QuikTrip features a QT Kitchen and outdoor dining space, which require the following parking spaces:
    QT Kitchen – 406 square feet/75 square feet = 5.7 → 6 parking spaces
    Outdoor dining area – 364 square feet/200 square feet = 1.8 → 2 parking spaces

- *13.3(b)Basis of Calculation. The on-site parking requirements specified in this Chapter are based on gross floor area unless otherwise stated.*
  - *1. In the case of mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements of the various uses computed separately as specified in this Chapter, and the off- street parking space for one use shall not be considered as providing the required off-street parking for any other use, unless a Shared Parking Plan has been approved in accordance with the requirements of Chapter 13.5.*

    The required parking for the QuikTrip has been calculated in accordance with this provision.

  - *2. In case of fractional results in calculating parking requirements from the chart above, the required number shall be rounded up to the nearest whole number.*

    The required parking calculations have been rounded up to the nearest whole number in conformance with this provision and as detailed above.

- *13.3(c) Maximum Parking Spaces. The number of parking spaces provided by any development in surface parking lots shall not exceed 125% of the minimum required spaces in Table 13.3, except as follows:*
  - *1. Parking within the building footprint of a structure (e.g., rooftop parking, below grade parking, multi-level parking structure);*
  - *2. When a change in use to an existing development causes a lower parking requirement;*
  - *3. Parking spaces managed for shared parking;*
  - *4. An Administrative Use Permit is required to provide more surface parking than the maximum standard and additional landscape is required in compliance with Chapter 15, Interior Parking Lot Landscaping; and*
  - *5. Phased projects do not need to comply with the maximum parking space requirement until the final phase is constructed.*

QuikTrip is proposing to provide 42 parking spaces and accordingly is requesting an Administrative Use Permit pursuant to section 4 above to exceed the required parking. The rationale for the granting of an AUP is detailed below in its own section of this narrative.

- *13.3(d)Covered Spaces.*
  QuikTrip is not proposing any covered parking spaces and therefore this provision does not apply.

- *13.3(e)Minimum Number. Unless otherwise specifically stated in this Community Plan, all uses, except single residences, shall provide at least four on-site parking spaces.*
  QuikTrip is providing 42 parking spaces at this location.

- *13.3(f) Credit for On-Street Spaces.*
  QuikTrip does not seek credit for any on-street parking spaces and therefore this provision does not apply.

- *13.3(g)Uses not Specified. The parking requirement for any use not listed in Table 13.3 shall be determined by the Zoning Administrator based upon the requirements for the most similar comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand. In order to make this determination, the Zoning Administrator may require the applicant to submit a parking demand study or other information, at the applicant's cost.*
  The proposed use as a service station and convenience market are specific and therefore this provision does not appear to apply.

- *13.4. Parking Area Design*
  - *13.4(a) Setback of Cross Drive Aisles. Parking spaces along main drive aisles that connect directly to a street and drive aisles that cross such main drive aisles shall both be set back at least 50 ft from the property line abutting the street.*
    The parking spaces located adjacent to Ellsworth Road along the main drive aisle are set back 50'-9" from the property line. No other parking spaces on-site appear subject to this requirement.

  - *13.4(b)Parallel Parking Spaces Abutting Wall or Fence.*
    QuikTrip is not proposing any parallel parking spaces and therefore this provision does not appear to apply.

  - *13.4(c) Optional Double-Line Striping. Each parking space shall measure at least 9 feet from center to center, with double stripes 2 feet apart.*
    QuikTrip is not proposing any double-line striping and therefore this provision does not appear to apply.

  - *13.4(d)Long-Term Parking.*
    QuikTrip is not proposing any long-term parking and therefore this provision does not appear to apply.

- *13.4(e)Minimum Dimensions for Residential Carports.*
  QuikTrip is not proposing residential carports and therefore this provision does not apply.

- *13.4(f) Minimum Dimensions for Residential Enclosed Garages. Enclosed garages serving residence uses shall be constructed to meet the following minimum inside dimensions. 1. A single-car garage shall be at least 10 feet wide and 22 feet long. 2. A double-car garage shall be at least 20 feet wide and 22 feet long. 3. A garage for tandem parking shall be at least 10 feet wide and 44 feet long.*
  QuikTrip is not proposing any residential enclosed garages and therefore this provision does not apply.

- *13.4(g)Parking Location, Circulation and Safety.*
  - *13.4(g)(i) Internal Circulation.*
    - *1. Visibility shall be assured for pedestrians, bicyclists, and motorists entering individual parking spaces, circulating within a parking facility, and entering or leaving a parking facility.*
      QuikTrip has designed a clean and open site that provides for clear visibility for pedestrians and vehicles to promote safe circulation on site.

    - *2. Internal circulation patterns, and the location and traffic direction of all access drives, shall be designed and maintained in accordance with accepted principles of traffic engineering and traffic safety.*
      The proposed QuikTrip is designed to promote vehicular circulation around the building and through the fuel canopy while providing visual breaks for pedestrian crossing areas.

    - *3. Off-street parking and loading areas shall be provided with sufficient maneuvering room so that all vehicles can enter and exit from a public street by forward motion only. This regulation does not apply to parking areas serving Single Residences served by individual driveways. The maneuvering of vehicles necessary to enter or exit loading areas shall not occur on City of Mesa streets.*
      The drive aisles at the proposed QuikTrip are designed widely enough for vehicles to safely maneuver around one another but not so wide as to encourage unsafe speeds.

    - *4. Parking lots shall be designed so that solid waste, emergency, and other public service vehicles can provide service without backing unreasonable distances or making other dangerous or hazardous turning movements.*
      QuikTrip takes into consideration the safe maneuvering of large vehicles throughout its site to accommodate fuel tankers. Accordingly, solid waste, emergency and other public safety vehicles also have adequate turning radii and maneuvering area to promote efficient circulation of these larger vehicles.

- *13.4(g)(ii) Parking Lot Layout. No more than 200 parking spaces shall be allowed together in one group or cluster. Parking lot clusters shall be separated by landscaping, pedestrian connections, cross aisles, retention basins or similar features.*
  QuikTrip is proposing 42 vehicular parking spaces at this location ensuring that compliance with this provision should not be an issue.

  - *1. In office-use and industrial projects, a minimum 25 percent of the required parking spaces shall be provided within 200 feet of the building served, with the balance of the required parking within 400 feet.*
    The proposed QuikTrip is not an office or industrial use and therefore this provision does not appear to apply.

  - *2. In commercial and mixed use projects, a minimum of 50 percent of the required parking spaces shall be located within 300 feet of the building served.*
    All of the proposed parking on site is located within 300' of the convenience market.

  - *3. In residential projects, required parking spaces shall be arranged to provide at least one parking space per unit within 200 feet of the dwelling units they are intended to serve.*
    The proposed QuikTrip is not a residential project and therefore this provision does not apply.

  - *4. Drive aisle intersections are to be perpendicular to each other.*
    All drive aisle intersections are perpendicular in accordance with this provision.

  - *5. Separate vehicular and pedestrian circulation systems shall be provided where possible.*
    The proposed QuikTrip delineates pedestrian areas clearly by marking them to provide a visual notice to vehicular traffic that pedestrians may circulate through that area.

- *13.4(g)(iii) Parking Area Location, General. Parking areas should be designed as a series of outdoor spaces that are spatially defined by adjacent buildings, landscaping, and other site design features, and should contribute to the structure of the overall development site plan. Parking areas may be a series of smaller spaces or several larger ones, depending on project needs, but should be located in close proximity to building entrances. To the extent practicable, the visibility of parking areas from adjacent public streets should be minimized by locating parking areas to the side or behind buildings, or through the strategic use of landscaping and other site design features.*
  The nature and design of the proposed QuikTrip, with a fuel canopy along closest to the only street frontage on Ellsworth and a singular convenience market, does not accommodate providing parking behind the building. However, parking spaces are generally concentrated along the interior portions of the site away from Ellsworth and close to the building entrances.

- *13.4(g)(iv) Parking Area Location in CMU and -U Designated Areas.*
  The proposed QuikTrip is not located within a CMU or -U designated area and therefore this provision does not appear to apply.

- *13.4(g)(v) Pedestrian Access. Design Objective: Provide a safe, convenient and comfortable network of pedestrian walkways within parking areas for users and residents. The design standards described below shall be provided for multiple residence developments of five or more units and for commercial, mixed-use, and/or employment developments that are 80 feet or more in depth and/or include 50 or more parking spaces.*
  - *1. Pedestrian Safety. Parking lot design should be laid out in a way to minimize the times pedestrians would typically have to walk between parked cars and then cross a drive aisle to get to locations on the site. Internal circulations systems shall be clearly defined.*
    The proposed QuikTrip features two well-marked direct pedestrian connections – one to the front of the store and one to the northernmost entry to the store. Both are designed to encourage pedestrian traffic to follow a singular pathway to the store from either the north or west portions of the site, which are likely to have the most pedestrian traffic.

  - *2. Materials and Width. Walkways shall provide at least five feet of unobstructed width and be hard-surfaced with a material that differs from the drive aisle by composition, texture, or through the use of a differing color that is integral to the material.*
    The proposed pedestrian pathways are 5' wide and will consist of either asphalt or concrete and be brightly marked with striping to clearly demarcate a pedestrian pathway.

  - *3. Identification. Pedestrian walkways shall be clearly differentiated from driveways, parking aisles, and parking and loading spaces through the use of elevation changes, a different paving material, or similar method. Where a pedestrian sidewalk crosses a vehicle lane, the pedestrian sidewalk shall be raised a minimum of 3-inches above the vehicle lane and made distinct by use of textured paving and contrasting color.*
    The two pedestrian pathways that cross drive aisles will be clearly marked as detailed above.

  - *4. Separation. Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by a raised curb at least six inches high, decorative bollards, or other physical barrier.*
    The existing pedestrian pathway adjacent to Ellsworth Road appears to meet this requirement.

- *13.4(h) Electric Vehicle Charging Stations.*
  QuikTrip is not proposing any electric vehicle charging stations and therefore this provision does not apply.

- *13.4(i) Additional Requirements. For additional design requirements related to parking, See Chapter 14 (Landscaping), Chapter 7 (Residential Land Use Groups) and Chapter 8 (Commercial and Mixed Use Land Use Groups).*
  Additional requirements within the Cadence Community Plan are addressed elsewhere within this narrative.

- *13.4(j) Alternative Parking Area Designs.*
  QuikTrip is not proposing any modifications to the required parking area designs and accordingly this provision does not appear to apply.

- *13.5. Shared Parking.*
  The proposed QuikTrip is not requesting any shared parking and therefore this provision does not apply.

- *13.6. Parking Reductions.*
  QuikTrip is not requesting a parking reduction and therefore this provision does not apply.

- *13.7. Alternative Compliance with Minimum Parking Requirements.*
  QuikTrip is not requesting any alternative compliance methods to meet the minimum parking requirements and therefore this provision does not apply.

- *13.8. Bicycle and Morotcycle Parking.*
  - *13.8(a)Bicycle Parking. 13.8(a)(i) Spaces Required.*
    - *1. Bicycle parking is required for multi-unit residential buildings and nonresidential development. Unless otherwise expressly stated, buildings and uses subject to bicycle parking requirements must provide at least 3 bicycle parking spaces or at least one bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking spaces is one space per 20 vehicle parking spaces.*
      QuikTrip is providing 42 vehicular parking spaces and accordingly is providing 5 bicycle parking spaces.

    - *2. The requirements of subsection 1, above, notwithstanding, the following minimum bicycle parking requirements apply to colleges, universities, schools and libraries:*
      QuikTrip is not one of the enumerated uses listed above and therefore this subsection does not apply.

  - *13.8(a)(ii) Design and Location.*
    - *1. General. Required bicycle parking spaces must:*
      - *a. Consist of racks or lockers anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws;*
      - *b. Allow both the bicycle frame and the wheels to be locked using a standard U-lock;*

- *c. Be designed so as not to cause damage to the bicycle;*
- *d. Facilitate easy locking without interference from or to adjacent bicycles and maintain a separation of at least 24 inches from the nearest wall; and*
- *e. Be located in close proximity to entrances and other high activity areas, highly visible, active, well-lighted areas without interfering with pedestrian movements.*

  QuikTrip is proposing a "ribbon rack" at the well-lit entrance to the store that can accommodate 5 bicycles safely and securely. The ribbon rack is comprised of metal pipe and allows U-locks to be utilized by each bicycle on the rack. The location of the bicycle rack is noted on the site plan.

- *2. Size. Required bicycle parking spaces for non-residential uses must have minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet.*

  QuikTrip's bicycle parking spaces are not individually marked spaces but rather located on the rack itself.

- *3. Location. Required bicycle parking may be located indoors or outdoors. Such spaces must be located out of the ROW unless an encroachment agreement is approved. If required bicycle parking facilities are not visible from the abutting street or the building's main entrance, signs must be posted indicating their location.*

  The proposed bicycle parking will be located at an easily identifiable location at the entrance to the convenience market.

- *13.8(b)Motorcycle and Scooter Parking.*

  Because QuikTrip is not providing more than 50 off-street vehicular parking spaces, this provision does not apply.

CADENCE COMMUNITY PLAN – DESIGN GUIDELINES

The proposed QuikTrip is located within the Cadence Community Plan, which sets forth specific guidelines related to developments within the planned community area. QuikTrip complies with those applicable design guidelines in Chapter 8 of the Cadence Community Plan as detailed below:

Section 8.4 – Commercial and Mixed-Use Development Standards

- *Minimum Lot Area – 10,000 square feet*
  The proposed QuikTrip is located upon approximately 85,789 square feet, well in excess of the minimum 10,000 square foot lot area required.

- *Minimum Lot Width – 50'*
  The proposed QuikTrip has a lot width of approximately 285.15' along the Ellsworth Road frontage, far in excess of the minimum required 50'.

- *Minimum Lot Depth – 100'*
  The proposed QuikTrip has a lot depth of approximately 280.67'along the Ray Road frontage, far in excess of the minimum 100' required.

- *Minimum Height - --*
  There is no standard for minimum height in the CC Land Use Group.

- *Maximum Height – 60'*
  The proposed QuikTrip has a maximum height of approximately 20', well below the 60' maximum height allowed.

- *Minimum Setback*
  - *Front and Street Facing Sides*
    - *Arterial – 15'*
      The proposed QuikTrip has one side located along an arterial street – the front along Ellsworth Road. The setback adjacent to Ellsworth Road is 36'.

    - *Collector Roadway – 15'*
      The proposed QuikTrip does not have any adjacent collector roadways and therefore this setback does not apply.

    - *Local Roadway – 15'*
      The proposed QuikTrip does not have any adjacent local roadways and therefore this setback does not apply.

  - *Interior Side and Rear:*
    - *Adjacent to CR – 1st Story – 15'*
      The proposed QuikTrip is not adjacent to any CR LUGs and therefore it does not appear that this section applies.

    - *Adjacent to All other Land Use Groups – 1st Story – 0'*

The proposed QuikTrip is adjacent to other planned commercial uses on all other sides of the property and has a setback of 20’ to the north, 12.5’ to the south and 38’ to the east.

- *Ground Floor Transparency – Not required*
- *Main Building Entrance Orientation – Not Required*
- *Residential Density – No minimum or maximum*

Section 8.8 Supplemental General Design Standards Applicable to all Commercial and Mixed Use Land Use Groups

- *8.8 (a) Building Projections into Required Yards.*
  QuikTrip is not proposing any building projections into the yard setbacks and therefore this item does not apply.

- *8.8(b) Exceptions to Height Limits.*
  QuikTrip is proposing a canopy height of 22’-6”, which exceeds the maximum height set forth for fuel canopies in the Automobile Service Station Design Guidelines from DUP1-2. Because the proposed structure exceeding the height limit is not one of those enumerated in Table 8.8 (b)(i), 8.8 (b)(i) does not apply. However, Section 8.8 (b)(ii) provides for exceptions to height limits if the following criteria are met:

  > (1) the proposed development does not exceed the maximum number of stories or residential densities permitted in the LUG in which it is located; and (2) At least one of the following items is present: (a) Increased setbacks, enhanced landscaping, or other screening measures effectively mitigate the impact of the increased building height or; (b) The exception is necessary to accommodate the proposed uses or activities within the building or structure; or (c) The architectural style of the building or structure places the exception as a central point or in a limited area.

  QuikTrip has designed its canopies to accommodate with adequate clearance the height of many different types of vehicles including taller trucks. Because this proposed QuikTrip is located adjacent to the Phoenix-Mesa Gateway Airport and State Route 24 and Loop 202, the height of the canopy is necessary to accommodate all types of QuikTrip customers. To offset this increased height, QuikTrip is proposing landscaping that nearly doubles the minimum required as well as provides setbacks far beyond the minimum requirements. Therefore, because QuikTrip does not exceed the maximum height of 60’ set forth in this Land Use category pursuant to 8.8(b)(ii)(1) and because it provides enhanced setbacks and landscaping pursuant to 8.8(b)(ii)(2), the granting of relief of the maximum canopy height is appropriate.

- *8.8 (c) Fences and Freestanding Walls.*
  - *(i) Maximum Height*

        - *Front Yards and Required Street Side Yards: 3.5' Max / Rear Yards and Interior Side Yards: 8' Max*
          QuikTrip is proposing a 36" wall around the property on all sides in conformance with these requirements.

    - *(ii) Prohibited Fence Materials*
      QuikTrip is proposing a stucco fence to match the details of the store design and will not use any prohibited fence materials.

    - *(iii) Visibility at Intersections*
      QuikTrip has designed its exterior walls in a manner consistent with this provision, with the City's required Site Visibility Triangles, and subsection (o) of this Section.

    - *(iv) Corner Lots Abutting a Key Lot*
      If applicable, QuikTrip will ensure that a 10' x 10' SVT is provided at any corner abutting a key lot.

- *8.8 (d) Lighting and Illumination*
    - *8.8(d)(i) Parking Lot Illumination.*
        - *1) Light standards shall be located only within the parking area or, where permitted, the outdoor storage area, and shall not encroach beyond three feet into required perimeter landscape areas.*
          Lighting is provided throughout the site in the parking lot area, and some lighting fixtures are provided in landscaped areas where necessary to meet the City's lighting standards.

        - *2) House side shields shall be provided on all light standards adjacent to residential development such that fixtures are fully shielded.*
          This item does not apply to the proposed QuikTrip as it is a commercial development.

        - *3) Building mounted lights shall maintain the same heights as specified in Table 8.8(d)(ii).*
          QuikTrip will utilize building mounted lights in conformance with the requirements set forth in Table 8.8(d)(ii).

        - *4) For additional standards refer to the Mesa Lighting and Electrical Code, Title 4, Chapter 4 of the Mesa City Code.*
          QuikTrip has designed all of its lighting in conformance with the City's requirements.

    - *8.8(d)(ii) Maximum Height of Lighting Fixtures. Design Objective: Provide sufficient height to safely light areas without impacting adjacent residential development or contributing to light pollution.*
        - *1) Lighting fixtures, including freestanding light poles as well as building mounted lights, shall not exceed the maximum heights specified in Table 8.8 (d)(ii) below.*

- *Table 8.8 (d)(ii): Maximum Height of Lighting Fixtures Land Use – Commercial (CC)*
  - *Within 50 feet of a single residence LUG: 15 ft.*
    There are no adjacent single family residence LUGs and therefore this standard does not apply.

  - *Within 50 feet of any street frontage or CMR or CMU LUG: 20ft.*
    QuikTrip will utilize lighting fixtures that do not exceed 20' in height adjacent to street frontages of CMR/CMU LUGs.

  - *All other locations: 25ft*
    QuikTrip will utilize lighting fixtures in all areas not restricted above at heights that do not exceed 25'.

  - *Exceptions to the maximum height of lighting fixtures or other exceptions may be approved by the Zoning Administrator. A photometric study may be required. Such exceptions may include requirements for use of light control devices, such as fully shielded or full cut-off fixtures, to reduce glare and light-spillage onto abutting properties.*
    QuikTrip will comply with the lighting requirements set forth in this section and therefore is not requesting any exceptions.

- *8.8(d)(iii) Exposed Exterior Building Illumination.*
  - *1) Findings for Approval. The use of exposed neon, argon, LED or krypton tubing, exposed incandescent lighting, or other exposed artificial lighting to outline any structure or portion shall be permitted after review and approval by the Design Review Board provided the following is met:*
    - *a. The use constitutes a design component of the overall building architecture; and*
    - *b. Is integrated into the primary physical elements of the building or development, and is harmonious with the architectural style of the structure(s); and*
    - *c. Serves only for the purpose of embellishing the nighttime architecture of the building, and does not portray an advertising message; and*
    - *d. Is compatible with the land use and architecture of adjacent developments.*
      QuikTrip is proposing bands of its signature red color on various architectural elements of the building. The inclusion of this illuminated color meets the requirements above as it is a design component and integrated into the architecture of the building, will embellish the nighttime architecture, is not a form of advertisement, and is compatible with adjacent developments as the site as a whole has been uniquely designed to conform to the specific guidelines of the Cadence Community Plan.

  - *2) Substantial Conformance Required. Any approval by the Design Review Board for exposed building illumination requires a finding that the structure or*

building complex on which the lighting is to be used shall be in substantial compliance with all current Mesa City Code requirements and regulations.
QuikTrip utilizes the signature illuminated bands on all of its current buildings in Mesa in conformance with all City requirements and regulations. The inclusion of this identifying design component at this specific store will continue to meet the City's requirements and regulations.

- *3) Full Functionality Required for Use. If any component of the lighting system becomes nonfunctional, neither the entire lighting system, nor any portion thereof, may be illuminated until the entire lighting system is repaired.*
  QuikTrip will ensure that all components of its lighting system remain functional at all times and make all repairs in a timely fashion.

- *8.8(d)(iv) Compliance with Mesa Lighting and Electrical Code. All lighting shall comply with the applicable City of Mesa Lighting and Electrical Codes.*
  QuikTrip has designed this store – and all of its Mesa stores – in conformance with the Mesa Lighting and Electrical Code.

- *8.8(d)(v) Control of Light Trespass. Project lighting shall be designed to minimize glare and light trespass from the project site to adjacent residential properties.*
  QuikTrip has chosen light fixtures that minimize light impact from its stores onto adjacent properties. Lighting details are provided with this submittal.

- *8.8(d)(vi) Maximum Light Spillage. For light spillage, the light level at the boundary of the project, measured 36-inches above ground level, shall be not more than 0.5 foot candles (5 Lux) above ambient light level.*
  QuikTrip will ensure that its lighting complies with this requirement.

- *8.8(d)(vii) Illuminate Pedestrian Paths. Pedestrian paths connecting the project to sidewalks, connecting buildings on the same project, and the public pedestrian entry foundation base of the building shall be illuminated during the twilight and evening hours as appropriate and reasonable for safety and security. The height of pedestrian path lighting shall only be as high as reasonably necessary to safely illuminate the walkway.*
  The pedestrian pathways included on the proposed site are illuminated by overall site lighting in the parking lot and canopy area as well as surrounding the foundation base of the building. The heights of the lighting fixtures have been appropriately designed so as to safely illuminate all pedestrian pathways.

- *8.8(d)(viii) Consistent Fixture Design. Fixture designs used shall be harmonious with the building design, and with the architectural theme of the overall project, including multiple building projects.*
  QuikTrip has chosen a minimalistic, modern light design with a simple pole design that subtly complements the design features of the proposed building. The lighting and pole designs are such that future projects on the surrounding vacant land could easily integrate complementary lighting features to promote a harmonious design throughout the Cadence community.

- *8.8(d)(ix) Gradual Transition of Exterior Lighting Levels. The relative brightness of light used may vary throughout the project, provided the transition from higher levels to lower levels illumination shall be gradual, without extreme or abrupt degrees of change between higher levels of illumination and natural ambient darkness.*
  QuikTrip's lighting palette has been carefully chosen and designed to blend various intensities in a manner that is not stark or abrupt. For example, the higher intensity lighting in the parking lot areas transitions pleasantly to the softer lighting surrounding the building as customers enter the store area.

- *8.8(d)(x) Highlight Building Entries. Focus attention on primary building entries with illumination directed to highlight the entry and adjacent architectural details. Generally, lighting levels at the primary public entry shall be higher than lighting levels away from the public entry.*
  QuikTrip uses a combination of traditional lighting as well as accent color bands on the building as well as architecturally-integrated canopies to highlight building entries.

- *8.8(d)(xi) Lighting to Enhance Design. Lighting shall embellish nighttime architecture by illuminating activity areas, calling attention to details of the building design; and highlighting the relief of building features and/or the texture of building materials.*
  Similar to the description above, QuikTrip uses its signature red banding around the building in conjunction with its signature red awnings to draw attention to building entryways and to provide relief in the façade design.

- *8.8(e) Lots and Subdivisions Design Objectives: Provide for orderly growth and harmonious development; to insure adequate access and circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, adjoining development and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for light and air; and to establish street and lot patterns that support sustainable development practices.*
  QuikTrip is not proposing to further divide the subject parcel and therefore this provision does not appear to apply.

- *8.8(f) Outdoor Storage. Design Objective: Maintain an attractive environment for the community, adjacent businesses and residents while allowing open storage of goods, materials, machines, equipment, and vehicles or parts when necessary for business purposes in specific locations.*
  QuikTrip is not proposing any outdoor storage and therefore this provision does not apply.

- *8.8(g) Pedestrian Connections Design Objective: Encourage people to walk by providing safe, convenient, comfortable and efficient pedestrian connections. Pedestrian walkways shall be provided in all CC and CMU LUG developments. These walkways shall be designed to serve internal pedestrian circulation needs, and shall connect to public sidewalks and transit stops. Pedestrian access must be provided according to the following standards:*
  - *8.8(g)(i) Connection to Public Sidewalk. An on-site walkway shall connect the main entry of each building or each primary entry to a public sidewalk on each street frontage of the site, and to any transit stop adjacent to the site. On at least one frontage, such walkway shall be provided along the shortest practical distance between the main building entry*

and sidewalk, generally no more than 125 percent of the straight-line distance. The distance may increase up to 50% of the total straight-line distance in the event the route is designed to take account of afternoon shade patterns from buildings or similar shading devices.
The proposed QuikTrip provides pedestrian connections to the entryway surrounding the foundation base of the store from Ellsworth Road. Connectivity from Ray Road is provided to access the northernmost portion of the store where practical. The connections to the store are designed in conformance with the requirements of this provision as well as City regulations and the Americans with Disabilities Act regulations.

- *8.8(g)(ii) Internal Connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site recreational or open space areas or pedestrian amenities.*
  Only one building is proposed on site and therefore, the pedestrian connectivity provided is from Ellsworth and Ray Roads onto the site.

- *8.8(g)(iii) Materials and Width. Pedestrian walkways shall be at least five feet in width and paved with a hard, durable surface.*
  The internal pedestrian pathways are designed to be 5' in width on a combination of either asphalt or concrete material that complies with ADA requirements for slope, texture, etc.

- *8.8(g)(iv) Separation. Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by a raised curb at least 6 inches high, decorative bollards, or other physical barrier.*
  The proposed QuikTrip has existing sidewalk infrastructure along Ray and Ellsworth Roads installed by the master developer that appear to be consistent with the requirements of this section.

- *8.8(g)(v) Shade at Entries. At customer entrances, pedestrian walkways shall be provided with weather protection such as canopies, awnings, arcades, trellises, and natural shade from trees.*
  QuikTrip is proposing canopies at all three customer entrances to the building that will provide shade consistent with the requirements of this provision.

- *8.8(h) Screening. Design Objective: Encourage attractive, safe buildings and sites by screening non-architectural elements and uses from public view as necessary while reinforcing a natural seamless transition between land uses.*
  - *8.8(h)(i) Screening of Mechanical Equipment. Design Objective: Integrate visual screening of necessary mechanical equipment into the architecture of buildings to ensure development is attractive, clutter-free and safe. All exterior mechanical equipment, whether on the roof, on the side of the structure, or on the ground, shall be screened from public view. Exterior mechanical equipment to be screened includes, but is not limited to, heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, satellite dishes, smoke exhaust fans, service entry section and similar utility devices. Exceptions may be approved by the Zoning Administrator when warranted. Screening shall be architecturally integrated into the main structure with regard to*

materials, color, shape, and size to appear as an integral part of the building or structure. Equipment shall be screened from public view, public right of way, parking areas and on-site pedestrian walkways and amenities. Screening materials shall be opaque and durable. When screening with plants, evergreen types of vegetation shall be planted and maintained. Plant material sizes and types shall be selected and installed, and maintained so that at the time of building occupancy, and continuously afterwards, such plants effectively screen their respective equipment. The use of wood, expanded metal lath, and chain link for screening is prohibited. The following additional screening standards apply:

- *1) Roof-Mounted Equipment. All roof-mounted equipment shall be screened from view. Screening shall be constructed as an encompassing monolithic unit, rather than as several individual screens (i.e., multiple equipment screens, or "hats," surrounding individual elements shall not be permitted). The height of the screening element shall equal or exceed the height of the structure's tallest piece of installed equipment.*
  QuikTrip is proposing to screen all roof-mounted equipment with a black Polypro mesh material as it does with other locations throughout the City of Mesa.

- *2) Ground-Mounted Equipment. All ground-mounted equipment should be located at the side or rear of buildings and not on front-facing facades. Ground-mounted equipment facing a public street, private drive, or public area shall be screened to a height of at least 12 inches above the equipment. Screening devices shall consist of decorative walls and/or berms (2:1 maximum slope) with supplemental plant materials including trees, shrubs and groundcovers. For screen walls that are three feet in height or lower, vegetative materials may be substituted for 50 percent of the screening device.*
  QuikTrip is not proposing any ground-mounted equipment and therefore this provision does not appear to apply.

- *3) Exterior Wall Equipment. Wall-mounted equipment, including but not limited to electrical meters, electrical distribution cabinets, service entry section (SES), fire sprinkler equipment and similar valves and cabinets that face a public street, private drive, or public area and are not recessed and/or separated from the public street, private drive or public area by intervening buildings shall be screened. Screening devices shall incorporate elements of the building design, e.g. shape, color, texture and material. Vegetative materials may be substituted for up to 50 percent of the screening devices when used in conjunction with screen walls that are 3 feet in height or lower.*
  QuikTrip is proposing to architecturally integrate the wall-mounted mechanical equipment at the rear of the store that is located on the exterior façade. Those items are contained within painted cabinets that match the building design. It should be noted that the exterior equipment does not face a public street.

- *8.8(h)(ii) Truck Docks, Loading, and Service Areas. Truck docks, loading, delivery, and service areas shall be screened in accordance with the standards of Chapter 8.8(m).*

QuikTrip does not have any loading docks or service areas associated with the proposed store. Accordingly, this provision does not appear to apply.

- *8.8(h)(iii) Roof Access Ladders and Fire Sprinkler Risers. Design Objective: Reduce visual clutter at the skyline. The location of roof-access ladders and fire sprinkler risers shall be, within the interior of the structure or architecturally integrated into the structure so as to screen them from view.*
  As with other mechanical equipment, QuikTrip will screen or architecturally integrate any roof access ladders and fire sprinkler risers in keeping with the proposed design aesthetic of the store and the requirements of the Cadence Community Plan.

- *8.8(h)(iv) Drive Through Windows, Automated Car Washes and Auto Service Bays. See Chapter 9 for specific use standards.*
  There is no drive through, car wash or service bay associated with the proposed QuikTrip and therefore these provisions do not apply.

- *8.8(h)(v) Trash and Refuse Collection Areas. Design Objective: Reduce visual clutter of trash and refuse collection areas and integrate screening device with project theme. Trash and refuse collection areas shall be screened so as to not be visible from a public street or parking area. Latching gates shall be provided for trash enclosure openings where visible from street and/or public parking areas. Orient openings away from public right of way, where possible. See Trash and Refuse Collection Areas for additional standards 8.8(h)(v).*
  QuikTrip is proposing a trash enclosure with the same black Polypro mesh screening utilized for its rooftop equipment designed with the same Sonoma Stone that is featured throughout the project. The trash enclosure is located within in a manner that will blend with the overall site design.

- *8.8(h)(vi) Parking Areas. Design Objectives: Reduce potential visual glare of headlights and reduce the visual clutter of parking fields with screening that is integral to the site and landscaping theme. Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or 'vertical wire trellis panels'. No more than 40 percent of the screening shall be accomplished with dense landscaping.*
  - *1) Screen walls shall vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet.*
    QuikTrip is proposing a screen wall that is 36" in height but varies due to changes in the grade on site to be no taller than 40" in any location as measured from the adjacent parking surface (which could be below finish grade in some locations).

  - *2) Screen walls shall be composed of brick, stone, stucco, or other quality durable material that complements the theme of the project and shall include a decorative cap or top finish as well as edge detail at wall ends.*
    The proposed screen wall will feature the same stucco and color palette utilized on the building and fuel canopies.

        - *3) Berms shall be contoured and covered with a combination of vegetative and inert ground cover. If a contoured screening berm is installed, 24" box trees may be substituted for required 36" box trees.*
          Berms are not proposed and accordingly, it does not appear that this provision applies.

        - *4) Screen wall and/or berm height shall be measured from the finish grade of the parking lot.*
          QuikTrip will utilize the finish grade of the parking lot to calculate the screen wall heights.

        - *5) When using a screen wall there shall be a landscaped setback of at least 5 feet between the screen wall and the edge of the parking area.*
          Because retention is located in much of the surrounding area of the side along the property lines and due to the location of the Flood Control easement on the northern portion of the site, the distance between the site walls and parking areas vary and in some instances is less than 5' from parking spaces.

        - *6) A setback of at least 10 feet shall be provided between the screen wall and the public right of way or a private drive that functions as a street.*
          Screen walls are provided more than 10' from the public right of way except at entrances to the subject site. A future channel bridge is to be constructed on the eastern portion of the site encompassing a portion of the proposed QuikTrip driveway with final design details to be coordinated with the FCDMC.

    - *8.8(h)(vii) Roof-mounted Solar Equipment.*
      QuikTrip is not proposing any solar equipment and therefore this provision does not apply.

- *8.8(i) Screening Between Single Residence and Non-Single Residence Uses.*
  There are no adjacent single residence uses and therefore this provision does not apply.

- *8.8(j) Setbacks at Intersections*
    - *8.8(j)(i) Minimum Setback. Design Objective: Provide open space at intersections to enhance or establish distinctive locations. Within the required setbacks at intersections, integrate way-finding features such as attractive plantings, pedestrian paving, lighting, monument signage and/or street furniture. All buildings, parking areas, and drive aisles shall be set back from street intersections according to the standards in Table 8.8(j)(i).*
      The proposed QuikTrip is not located adjacent to a corner and therefore this provision does not appear to apply. Other entities own and control the adjacent properties located along the hard corners of Ray & Ellsworth Roads as well as Ellsworth Road & Cadence Parkway.

- *8.8(k) Swimming Pools.*
  The proposed QuikTrip does not contain a swimming pool and therefore this provision does not apply.

- *8.8(l) Trash and Refuse Collection Areas. Design Objectives: Trash and refuse collection areas, including enclosures, should be an integral component of the project. The areas should be safe and convenient. The location should not be visually prominent.*
  QuikTrip's trash enclosure is specifically designed to have a mesh Polypro material that promotes safety through visibility. The location of the trash enclosure is proposed in an inconspicuous location with a design that complements the building and has landscaping around it to minimize the visual impact.

    - *8.8(l)(i) Location and Screening. Fencing, landscaping, or other type of view obscuring structure shall be provided for and maintained to screen any trashcans or other refuse containers from view from public rights-of-way. The location for container storage shall be shown on all plans submitted for zoning and building permits. Location for trash container storage shall have a smooth solid surface such as concrete or pavers.*
      The proposed refuse enclosure will feature three solid walls utilizing the same Sonoma stone that is proposed on the store and fuel canopies. The trash enclosure gates will feature black Polypro mesh to promote visibility and safety in and around the trash enclosure. Within the trash enclosure will be a concrete pad upon which the trash receptable will sit.

    - *8.8(l)(ii) Solid Waste and Recycling Container Enclosures.*
      - *1) General Applicability Requirements. Solid waste and recycling-container enclosures for bulk common service are required for developments within the CC and CMU LUGs.*
        QuikTrip is proposing a double enclosure that could accommodate both solid waste and recycling.

      - *2) Alternatives. Alternatives to standard requirements may be considered by the Zoning Administrator and Solid Waste Management Director.*
        QuikTrip will comply with the requirements of this section and therefore is not requesting any alternatives to the standard requirements.

      - *3) Location. All enclosures shall comply with all applicable Building and Fire Codes and shall meet the following requirements.*
        - *a. The solid waste and recycling storage area shall not be located within any required front yard, street side yard, any required parking and landscaped areas, or any other area required to be constructed and maintained unencumbered according to fire and other applicable building and public safety codes.*
          The location of the refuse enclosure is not within any required setback, landscape or parking area or impacted by any applicable building or safety codes.

        - *b. Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve.*
          QuikTrip is proposing a single enclosure that can accommodate two receptacles to consolidate the number of collection sites for refuse.

- *c. Storage areas shall be located so that the trucks and equipment used by the City of Mesa solid waste and recycling collector(s), or other private providers as applicable, have sufficient maneuvering areas.*
  QuikTrip is utilizing a standard design that meets the requirements for its refuse removal company.

- *8.8(l)(iii) Materials, Construction and Design.*
  - *1) Minimum Height of Screening. Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened to a minimum height of 6-feet.*
    The screen walls of the refuse enclosure are 8' as shown on the building elevations.

  - *2) Enclosure Material. Enclosure material shall be solid masonry or concrete tiltup with decorated exterior-surface finish compatible to the main structure(s)*
    QuikTrip is utilizing the same stone material for the entire façade of the refuse enclosure that is utilized on the façade of the convenience market as well as in portions of the fuel pumps and canopy area.

  - *3) Gate Material. Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material.*
    The proposed gate is comprised of a metal frame with black Polypro mesh consistent with other QuikTrips throughout the City of Mesa.

  - *4) Surfacing: Enclosure shall have a smooth solid surface such as concrete or pavers.*
    The enclosure will feature a concrete pad for the refuse receptacles.

  - *5) Access to Enclosure from Residential Projects. Each solid waste and recycling enclosure serving a residential project shall be designed to allow pedestrian walk-in access with a minimum width of 3 feet, and may be maintained as a separate access point, or in combination with the screening gate for the container enclosure area.*
    The proposed QuikTrip is a commercial project and therefore this provision does not appear to apply.

  - *6) Protection for Enclosures. Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.*
    The location of the proposed enclosure is adjacent landscaped islands to protect the enclosure from vehicular parking and travel ways.

  - *7) Landscaping. When feasible the perimeter of the recycling and trash enclosure shall be planted with drought resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.*
    The refuse enclosure area will have an oak tree to the west and be surrounded on both sides by dwarf red oleanders consistent with the landscape palette

throughout the Cadence community. Landscaping to the north is not possible due to the location of a 15' Flood Control easement.

- *8) Lighting. All trash collection areas shall be well lit with a minimum 1 foot candle.*
  All lighting will comply with the requirements of the Cadence Community Plan as well as all Mesa requirements.

- *8.8(m) Truck Docks, Loading and Service Areas.*
  QuikTrip is not proposing any truck docks or loading and service areas and therefore this provision does not apply.

- *8.8(n) Solar Panels.*
  QuikTrip is not proposing any solar panels and therefore this provision does not apply.

- *8.8(o) Visibility at Intersections. Notwithstanding any other provisions of this section, no fence, wall, shrubbery, sign or other obstruction to vision between a height of 3 feet and 8 feet above the centerline grades of the intersecting streets, other than two intersecting local residential streets, shall be erected, placed, planted, allowed to grow or maintained within the triangular yard space formed by the intersecting center lines and a line joining points on such center lines 80 feet from the point of intersection. Where a conflict occurs between this requirement and the City of Mesa Subdivision Regulations, the more restrictive provision shall apply.*
  The proposed QuikTrip is not located at an intersection and therefore this provision does not appear to apply.

- *8.8(p) Portable Storage Containers.*
  QuikTrip is not proposing any portable storage containers and therefore this provision does not apply.

Section 8.9 – Commercial and Mixed Use Design Concepts

- *8.9(c) Architectural Treatment of Buildings*
  - *1) Buildings will be designed to contribute to the larger spatial composition and identity of the overall development.*
    The proposed QuikTrip is the first building approved in this location and is surrounded by vacant land. However, because QuikTrip understands the importance of being the first project in a larger development, QuikTrip has designed a unique store for this specific location that ties into the color palette and materials envisioned for the surrounding projects. Additionally, QuikTrip is working with the master developer on the design to ensure it is compatible with the overall vision for the Cadence Community Plan.

  - *2) Brand buildings or formulaic "stand-alone" solutions that have no regard to context are strongly discouraged.*
    QuikTrip has worked carefully with its design team and team for the master developer on a building that has its own character for this location. This store was designed specifically

to tie in to plans for the surrounding developments over time to ensure that Cadence is developed cohesively.

- *3) Buildings should have a clear architectural relationship with one another, employing common high-quality building materials or architectural elements, while creating diversity and interest.*
  Each structure at the proposed QuikTrip contains the same combination of building materials and colors to ensure compatibility between the convenience market and fuel canopy.

- *4) Buildings must include four-sided architecture. Design emphasis should be focused on the primary and publicly visible elevations. Window trim, window recesses, cornices, belt courses, changes in material, or other design elements, should be incorporated into the façade to create an integrated composition. Architectural features of the front façade shall be incorporated into the rear and side elevations.*
  QuikTrip is proposing a store with three entrances to create architectural interest on various sides of the building as well as to encourage safety and visibility throughout the site from within its store. QuikTrip is continuing to refine the rear design to incorporate four-sided architecture and is preparing a design for the rear façade that includes decorative pilasters to add additional visual interest to the exterior.

- *5) Building design should be flexible to accommodate resource efficient change over time and permit reuse by other tenants. Highly specialized buildings suitable for only one tenant are discouraged.*
  The building design is largely open and lends itself well to flexibility in the event that the use change over time.

- *6) Buildings should be appropriately scaled to create pedestrian friendly and inviting public spaces.*
  The proposed QuikTrip is an appropriate scale for the area and to encourage a pedestrian-friendly environment. Furthermore, the master developer of the Cadence Community Plan area has already installed some landscaping and other public open spaces in the area surrounding the proposed QuikTrip to create an inviting ambience with cohesive landscape materials.

- *7) Building entries should be carefully placed in conjunction with the overall pedestrian pathway system.*
  The building entrances are located conveniently for pedestrian access to the convenience market. Clear and accessible pathways are designed to circulate pedestrians safely to and from the store.

- *8) Building elevations should employ awnings, canopies, recesses or arcades to provide shade and shelter, and create architectural interest across the length of the building.*
  QuikTrip is proposing awnings at each of the three entrances to the store to create both pedestrian shade and visual interest in the façade. The building also utilizes a combination of stucco and stone to vary the elevations of each side to enhance the appearance of the building.

- *9) Retail buildings should include transparent storefronts and display windows to create visual interest.*
  The proposed QuikTrip features large windows consistent with CPTED principles to promote safety and visual interest.

- *10) Small-scaled retail is encouraged along the face or side of larger retail structures to promote diversity and promote a pedestrian scale.*
  The proposed QuikTrip is a standalone commercial building that is not a part of any larger retail structures, resulting in a singular pedestrian-friendly design of an appropriate scale for the area.

- *11) Vary exterior building walls in depth and/or direction. Building walls shall exhibit offsets, recesses, or projections with significant depth, or a repeated pattern of offsets, recesses, or projections of smaller depth in a well integrated composition.*
  The exterior building walls contain various architectural elements that break up the façade and promote visual interest. The proposed QuikTrip features three separate entrances into the store – one at the front, and one at each opposite side of the building as well. Those entrances are well defined and feature architectural details to differentiate them from the more simple façade of the building.

- *12) Provide architectural interest at the skyline and accentuate appropriate building elements. Vary building height so that a significant portion of the building has a noticeable change in height; or roof forms are varied over different portions of the building through changes in pitch, plane, and orientation.*
  QuikTrip is proposing cornices at the roof line of varying heights and masonry accents that extend above the stucco portions of the roof. The side entrances feature masonry facades that extend above the stucco portion of the adjacent building height to provide additional architectural interest at the sides of the building consistent with this requirement.

SPECIAL USE PERMIT

We believe that the proposed QuikTrip service station at the southeast corner of Ellsworth Road and Ray Road will conform to the criteria for a Special Use Permit, per Section 11-31-25.I of the Mesa Zoning Code:

1. The use is found to be in compliance with the General Plan, applicable Sub Area Plans, and other recognized development plans or policies, and will be compatible with surrounding uses; and

The site has a General Plan designation of Mixed-Use Activity District and is part of the Development Unit Plan 1 – Phase 2 of Cadence Gateway and zoned Planned Commercial. This site falls within the Cadence Community Plan/Pacific Proving Grounds North Community Plan, approved August 8, 2012 and amended October 8, 2014. Section 5.2(a) describes the development opportunities within DU1 as being a combination of retail/commercial and high density residential. The proposed QuikTrip meets the requirements of Section 8.4 regarding Commercial Development Standards including minimum lot area, minimum lot width, setbacks and maximum building height.

The proposed QuikTrip will also meet the goals of 8.9(c) regarding architectural treatment of buildings due to the appropriate scale in relationship to the location of the project compared with the surrounding proposed development. Furthermore, the proposed QuikTrip is in harmony with the requirements set forth in Section 9.5, which mirror the requirements in 11-31-25 of the Mesa Zoning Ordinance.

Accordingly, the proposed QuikTrip is in compliance with the General Plan and Sub Area Plan and is compatible with surrounding planned uses.

2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and

The plan for the new QuikTrip store included in this submittal meets the current zoning code. While the use remains the same, the newer building addresses the modern Mesa standards including zoning, building and fire safety except where this application requests allowances to the zoning ordinance standards.

3. A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses, including sound attenuation, lighting control measures, and vehicular access and traffic control. Such policies shall include, but are not limited to, the name and telephone number of the position, manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures; and

Please see the section below referencing the “good neighbor policy” that addresses each of the concerns outlined above.

4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City Development Standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.

The proposed Site Plan is in conformance with the Development Standards in the Mesa Zoning Code, Section 11-11-2 for Planned Community (PC), further detailed in the Cadence Community Plan. Those standards are detailed in Section 8.4 of the Cadence Community Plan as shown below:

Section 8.4 – Commercial and Mixed-Use Development Standards

- *Minimum Lot Area – 10,000 square feet*
  The proposed QuikTrip is located upon approximately 85,789 square feet, well in excess of the minimum 10,000 square foot lot area required.

- *Minimum Lot Width – 50'*
  The proposed QuikTrip has a lot width of approximately 285.15' along the Ellsworth Road frontage, far in excess of the minimum required 50'.

- *Minimum Lot Depth – 100'*
  The proposed QuikTrip has a lot depth of approximately 280.67'along the Ray Road frontage, far in excess of the minimum 100' required.

- *Minimum Height - --*
  There is no standard for minimum height in the CC Land Use Group.

- *Maximum Height – 60'*
  The proposed QuikTrip has a maximum height of approximately 20', well below the 60' maximum height allowed.

- *Minimum Setback*
  - *Front and Street Facing Sides*
    - *Arterial – 15'*
      The proposed QuikTrip has one side located along an arterial street – the front along Ellsworth Road. The setback adjacent to Ellsworth Road is 36'.

    - *Collector Roadway – 15'*
      The proposed QuikTrip does not have any adjacent collector roadways and therefore this setback does not apply.

    - *Local Roadway – 15'*
      The proposed QuikTrip does not have any adjacent local roadways and therefore this setback does not apply.

  - *Interior Side and Rear:*
    - *Adjacent to CR – 1st Story – 15'*

The proposed QuikTrip is not adjacent to any CR LUGs and therefore it does not appear that this section applies.

- *Adjacent to All other Land Use Groups – 1st Story – 0'*
  The proposed QuikTrip is adjacent to other planned commercial uses on all other sides of the property and has a setback of 20' to the north, 12.5' to the south and 38' to the east.

Additionally, the proposed development standards are shown on the site plan for the QuikTrip store.

5. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.
The site has been designed to provide harmonious pedestrian and vehicular use of the site. The site will have three separate entrances: one driveway to Ray Road, one driveway to Ellsworth Road, and one driveway to Cadence Parkway. QuikTrip has assured that adequate parking is provided on site to minimize the stores impact on the adjacent uses and will request an Administrative Use Permit to allow parking in excess of 125% of the minimum Code requirement. Finally, the site will not create dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites of more than ambient conditions and those that exist with the current use.

GOOD NEIGHBOR POLICY

QuikTrip will be sure to conduct business under the proposed "good neighbor policy" described below.

A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses, including sound attenuation, lighting control measures, and vehicular access and traffic control. Such policies shall include, but are not limited to, the name and telephone number of the position, manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures;

QuikTrip's store will be open 24 hours a day, 7 days a week and a manager will be present during those hours. This store will employ dozens of individuals, and the number of employees present varies depending on demand. However, we expect that during the day there will be anywhere from 2-6 employees on site at any given time. Given the number of employees on site at all times, the site will be maintained per the City of Mesa code.

QUIKTRIP CONTACT

James Robinson
Training Manager
602-321-3042
jrobinso@quiktrip.com

COMPLAINT RESPONSE PROCEDURES

QuikTrip's top priority is providing the best customer service in the retail industry. A team of Training Managers are used to collect responses from both customers and City Inspectors to remedy any situation. The Division Office can be reached at 480-446-6300 where someone can quickly route any call to the appropriate agent for quick and professional resolution. Alternatively, www.quiktrip.com offers a 'Contact Us' portal where customers can enter feedback 24/7.

LITTER CONTROL MEASURES

Maintaining a clean outside appearance not only provides a higher level of customer service, it also is an effective tool for QuikTrip employees to continuously monitor onsite activities. Per policy, Managers are to perform a shift walk upon arrival prior to relieving the previous Manager. This shift walk includes patrolling the property to pick up any trash or debris on site. Additionally, every hour, an Employee is to perform outside upkeeps to sweep the site and check landscape areas for debris.

PARKING STANDARDS

QuikTrip is requesting concurrently with its Site Plan, Special Use Permit and Design Review approvals an Administrative Use Permit to exceed the required parking by more than 125%. The justification for the increase in parking is as follows:

The Mesa Zoning Ordinance Section 11-32-3 provides for required parking at 1 space per 375 square feet including the retail area. The proposed QuikTrip convenience market is 4,993 square feet, which would require 13.3 vehicular parking spaces rounded up to 14. However, taking into consideration the separate uses within and surrounding the convenience portion of the site, the required parking is actually 21 spaces as shown in the breakdown below. QuikTrip is proposing 42 vehicular parking spaces consistent with the parking demand it has experienced at other similar stores.

Because this QuikTrip will feature a QT Kitchen, consistent with other new QuikTrip stores, the volume it experiences is more than a mere service station convenience store. If the QuikTrip convenience market is broken out into 4,587 square feet for the convenience market and 433 square feet for the QT Kitchen with an additional 364 square feet for outdoor dining and consider the uses separately, the parking is more consistent with the Zoning Ordinance. The Mesa Zoning Ordinance provides for 1 space per 75 square feet of indoor area for "Eating and Drinking Establishments" without drive through windows (11-32-3) and 1 space per 200 square feet of outdoor dining. Applying this ratio would result in the following parking requirement for the site:

- Retail/Convenience Component
  - 4,587 sq. ft./375 sq. ft.= 12.2 parking spaces → 13 parking spaces
- QT Kitchen
  - 406 sq. ft./75 sq. ft. = 5.7 parking spaces → 6 parking spaces
- Outdoor Dining Area
  - 364 sq. ft./200 sq. ft. = 1.8 parking spaces → 2 parking spaces
- TOTAL PARKING REQUIRED = 21 parking spaces (125% = 27 parking spaces)

QuikTrip is proposing to provide 42 vehicular parking spaces due to the nature of this store close to State Route 24, nearby Loop 202 and Phoenix-Mesa Gateway Airport creating increased demand for services at this location. Because the proposed parking exceeds 125% of the required, QuikTrip is requesting the granting of an Administrative Use Permit to provide vehicular parking consistent with the demand experienced at other similarly situated QuikTrip stores.

BENCHMARKS:

BM-1 BRASS CAP FOUND IN HAND HOLE NORTHWEST QUARTER CORNER OF SECTION 27.
ELEVATION = 1391.51 FEET (NAVD88 DATUM)

BASIS OF BEARING:

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST, G.&S.R.M., PER THE FINAL PLAT OF CADENCE PARKWAY, BOOK 1315, PAGE 2225, M.C.R, MONUMENTED AS SHOWN HEREON AS BEARING S01°07'11"E.

LEGAL DESCRIPTION:

THE LEGAL DESCRIPTION HAS BEEN SUBMITTED AS A SEPARATE DOCUMENT.

PRELIMINARY SITE PLAN FOR
QUIKTRIP STORE #1433
1956 EAST SOUTHERN AVENUE
MESA, AZ

PROJECT CONTACT LIST:

SURVEYOR OF RECORD
THE WLB GROUP, INC
DON WALDING, RLS
1600 W BROADWAY BLVD, STE 150
TEMPE, AZ 85282
TEL: (480) 736-1600
FAX: (480) 736-1602
DWALDING@WLBGROUP.COM

ENGINEER OF RECORD
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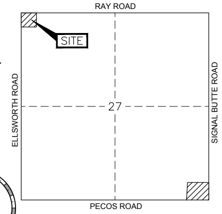
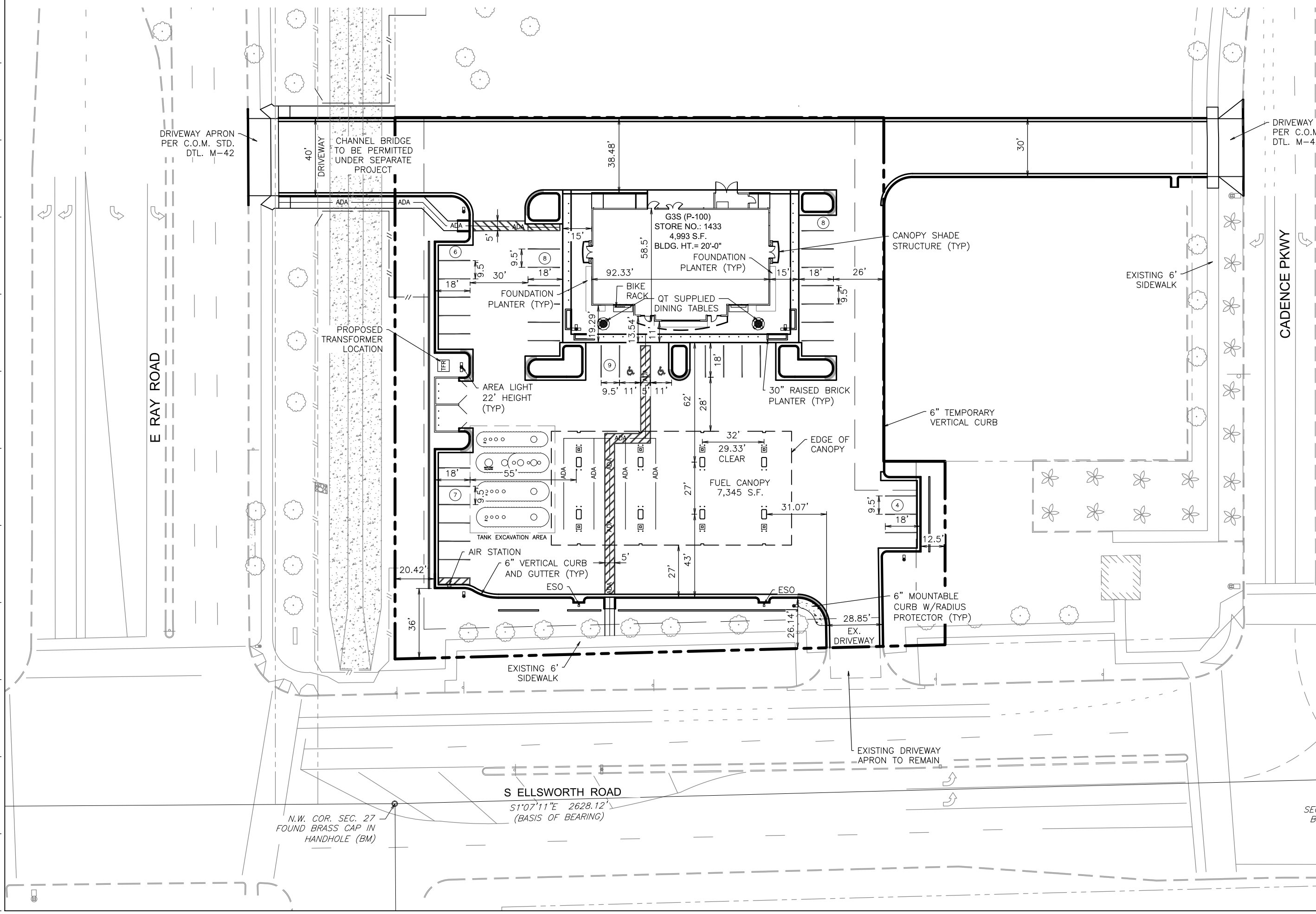
FAX: (480) 736-1602
DWALDING@WLBGROUP.COM

OWNER/DEVELOPER
QT REAL ESTATE PROJECT MANAGER
QUIKTRIP CORPORATION–PHOENIX DIV.
JONATHAN NAUT
1116 E BROADWAY RD
TEMPE, AZ 85282
TEL: (480) 446-6318
FAX: (480) 921-1927
JNAUT@QUIKTRIP.COM

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
ASHLEY GOODRICH
4705 S 129TH EAST AVE
TULSA, OK 74134
TEL: (918) 615-7273
AGOODRIC@QUIKTRIP.COM



Vicinity Map
Not to Scale
SECTION 27
T.1S., R.7E., G.&S.R.M.
MARICOPA COUNTY, ARIZONA



SITE LEGEND

	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	MOUNTABLE CURB W/RADIUS PROTECTOR
7	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
TFR	TRANSFORMER
○	FUEL SYSTEM ACCESS MANWAY

SITE DATA (QUIKTRIP STORE)

EXISTING ZONING:	PC
PROPOSED USE:	GAS STATION/CONV. STORE
SITE AREA INFORMATION:	
GROSS AREA (LIMITS OF DISTURBANCE):	85,789 S.F. (1.97 AC.)
NET AREA (QT PARCEL):	73,289 S.F. (1.68 AC.)
QUIKTRIP BUILDING:	4,993 S.F.
QUIKTRIP FUELING CANOPY:	7,345 S.F.
PARCEL COVERAGE:	16.8 %
PARKING REQUIRED:	14 SPACES
PARKING PROVIDED:	40 PLUS 2 ACCESSIBLE
MAX BUILDING HEIGHT:	20'–0" AT FRONT DOOR
AVERAGE DISTANCE FROM BUILDING EXTERIOR TO FOC	
FRONT ENTRANCE	15.49'
SIDE ENTRANCES	15.00' ON EACH SIDE

SIGHT VISIBILITY REQUIREMENTS

	Near Side	Far Side
S Ellsworth Road- Speed Limit = 45mph (Design Speed = 50mph) 3 Lanes Undivided (3 LU)	588'	100'
E. Ray Road- Speed Limit = 45mph (Design Speed = 50mph) 3 Lanes Undivided (3 LU)	588'	100'
Private Access Driveway- Speed Limit = 25mph (Design Speed = 30mph) 2 Lanes Undivided (2 LU)	331'	100'

Call at least two full working days before you begin excavation. ARIZONA 811. Dial 8-1-1 or 1-800-STAKE-IT (782-5348). In Maricopa County: (602) 263-1100

Registered Professional Engineer (Civil) CERTIFICATE NO. 10792 C. DON WALDING Date Signed 1-21-20 ARIZONA U.S.A.

PROJECT NO.:05-1433

The WLB Group Inc.
Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix, Flagstaff, AZ and Las Vegas, NV.
1600 West Broadway Rd, Ste 150
Tempe, Arizona (480) 736-1600
WLB PROJECT NO. 219020-A-002

QuikTrip No. 1433
S ELLSWORTH RD & E RAY RD
MESA, ARIZONA

PROTOTYPE:	P-100 (11/01/19)
DIVISION:	05
VERSION:	001
DESIGNED BY:	JAW
DRAWN BY:	JAW
REVIEWED BY:	CDW

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
PRELIMINARY SITE PLAN (ARCH PLAN)

SHEET NUMBER:
1 of 1

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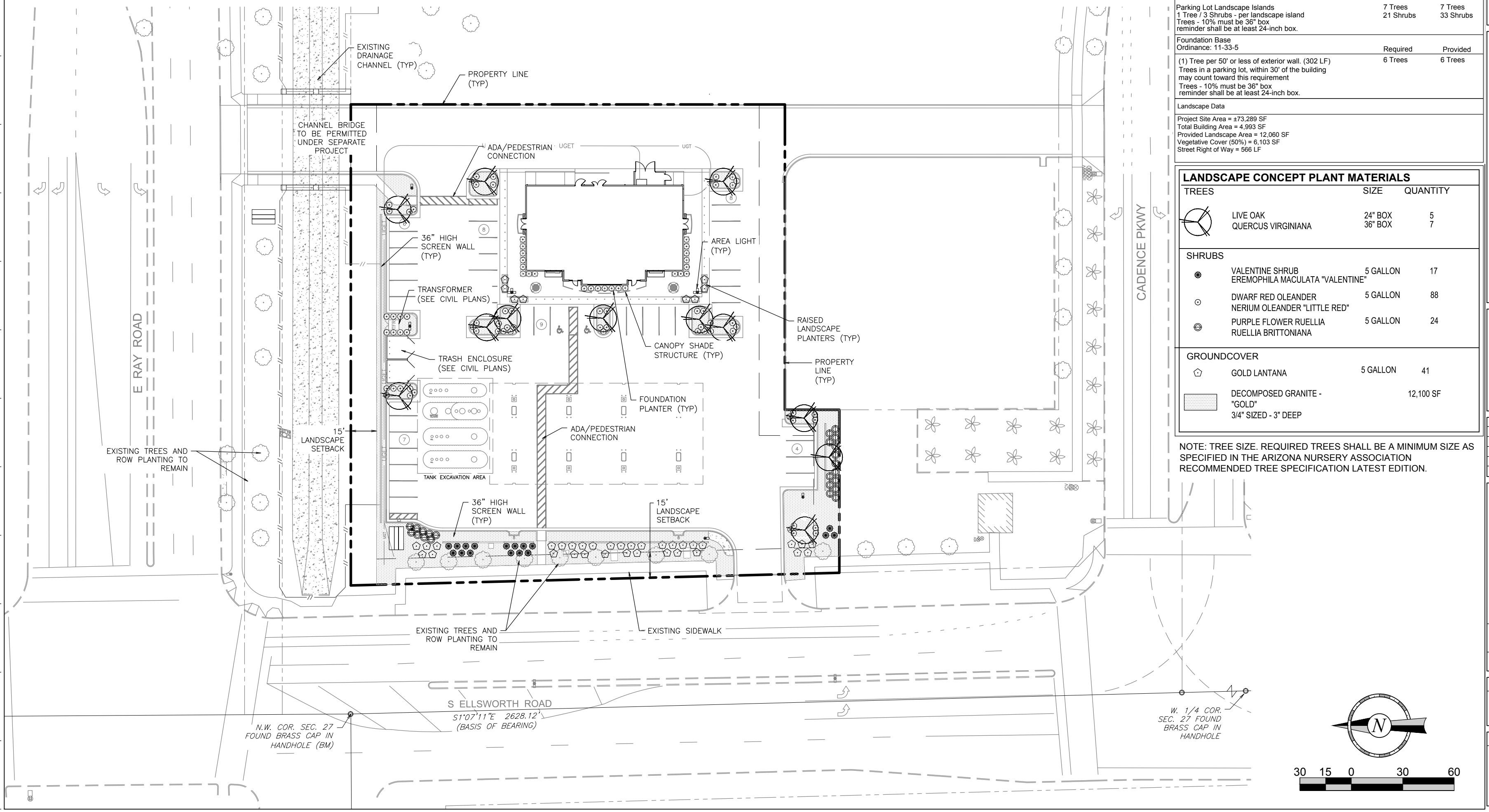

SIGHT VISIBILITY REQUIREMENTS

	Near Side	Far Side
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E. Ray Road- Speed Limit = 45mph (Design Speed = 50mph) 3 Lanes Undivided (3 LU)	588'	100'
Private Access Driveway- Speed Limit = 25mph (Design Speed = 30mph) 2 Lanes Undivided (2 LU)	331'	100'

MESA LANDSCAPE REQUIREMENTS

	Required	Provided
Street / Perimeter Landscaping Ordinance:Table 11-33-3-A-4:		
Ellsworth Road - 285 LF Street Frontage 1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100') Existing Trees and Right of Way Planting to Remain Additional Shrubs Provided	- Trees - Shrubs	- Trees - Shrubs
Ray Road - 281 LF Street Frontage 1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100') Existing Trees and Right of Way Planting to Remain	- Trees - Shrubs	- Trees - Shrubs
A minimum of 25 percent of the total required trees shall be 36-inch or larger box trees. A minimum of 50 percent of the total required trees shall be 24-inch box trees.		
Interior Parking Lot Landscaping Ordinance: 11-33-4	Required	Provided
1 Tree / 6 Shrubs per 8 Spaces Trees - 10% must be 36" box The balance of the required trees shall be at least 24-inch box.	5 Trees 30 Shrubs	8 Trees 33 Shrubs
Parking Lot Landscape Islands 1 Tree / 3 Shrubs - per landscape island Trees - 10% must be 36" box reminder shall be at least 24-inch box.	7 Trees 21 Shrubs	7 Trees 33 Shrubs
Foundation Base Ordinance: 11-33-5	Required	Provided
(1) Tree per 50' or less of exterior wall. (302 LF) Trees in a parking lot, within 30' of the building may count toward this requirement Trees - 10% must be 36" box reminder shall be at least 24-inch box.	6 Trees	6 Trees
Landscape Data		
Project Site Area = ±73,289 SF Total Building Area = 4,993 SF Provided Landscape Area = 12,060 SF Vegetative Cover (50%) = 6,103 SF Street Right of Way = 566 LF		

LANDSCAPE CONCEPT PLANT MATERIALS

TREES	SIZE	QUANTITY
LIVE OAK QUERCUS VIRGINIANA	24" BOX 36" BOX	5 7
SHRUBS		
VALENTINE SHRUB EREMOPHILA MACULATA "VALENTINE"	5 GALLON	17
DWARF RED OLEANDER NERIUM OLEANDER "LITTLE RED"	5 GALLON	88
PURPLE FLOWER RUELLIA RUELLIA BRITTONIANA	5 GALLON	24
GROUNDCOVER		
GOLD LANTANA	5 GALLON	41
DECOMPOSED GRANITE - "GOLD" 3/4" SIZED - 3" DEEP		12,100 SF

NOTE: TREE SIZE. REQUIRED TREES SHALL BE A MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATION LATEST EDITION.

PETER NICHOLAS RUMNEY
34712
1-22-20

PROJECT NO.:05-1433

The WLB Group Inc.
Engineering Planning Surveying Landscape Architecture Urban Design
Offices located in Tucson, Phoenix, Flagstaff, AZ and Las Vegas, NV.
1600 West Broadway Rd, Ste 150
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WLB PROJECT NO. 219020-A-002

QuikTrip No. 1433

S ELLSWORTH RD & E RAY RD
MESA, ARIZONA

PROTOTYPE: P-100 (11/01/19)
DIVISION: 05
VERSION: 001
DESIGNED BY: JAW
DRAWN BY: JAW
REVIEWED BY: CDW

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN (ARCH PLAN)

SHEET NUMBER:
1 of 1

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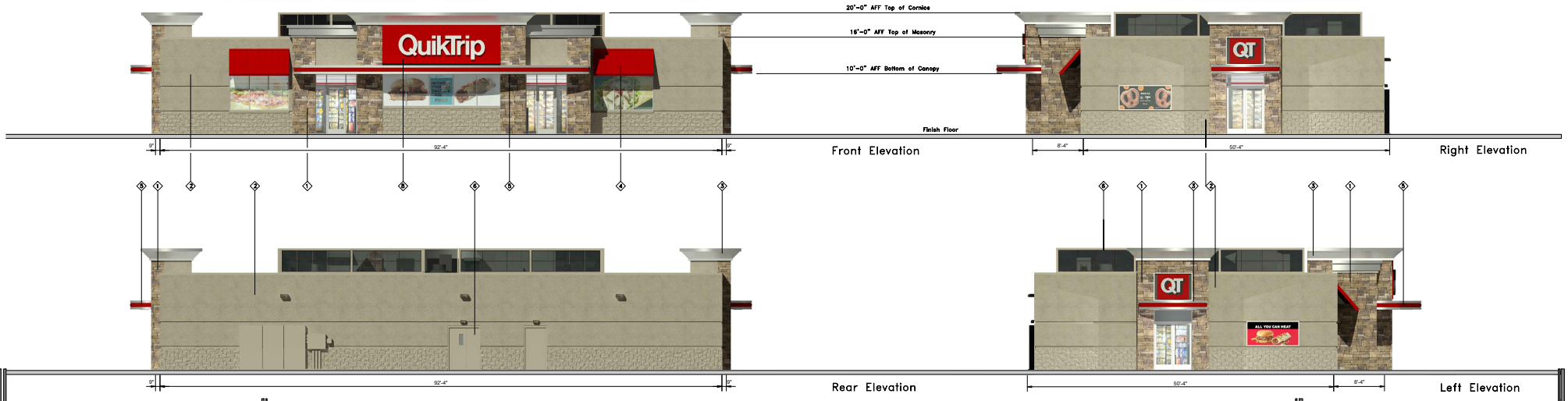
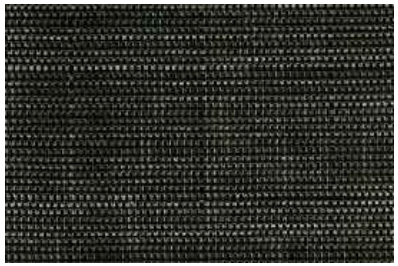


QuikTrip 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700	Store #: 1433 Custom G3S Sonoma Stone	Address: AEC Ellsworth Rd & Ray Rd	City, State: Mesa, AZ
	Serial #: 05-1433-G3S	Scale: 1/8"=1'-0"	Issue Date: 11.22.19
	Drawn By: JK	Rev/Notes:	

#	FINISH	MANUFACTURER	SPECIFICATION
1	SONOMA	GLEN GERY	STACKED STONE
2	TAN	STO	A1000 EIFS
3	HLZ-ALUMINUM	ALPOLIC	FASCIA
4	QT RED	SHERWIN - WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	TAN	SHERWIN - WILLIAMS	METALPAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-6GR	ALLEN INDUSTRIES	SIGNAGE

HLZ Hairline Silver - Alpolic
Building Cornice/Gas Canopy Fascia



Polypro 95 Mesh - Black
Trash
Enclosure/Mechanical
Screen

Tan Painted CMU
Building Material
Physical Sample to be provided by Manufacturer

Aluminum - Kawneer
Entry Door/Window Frame

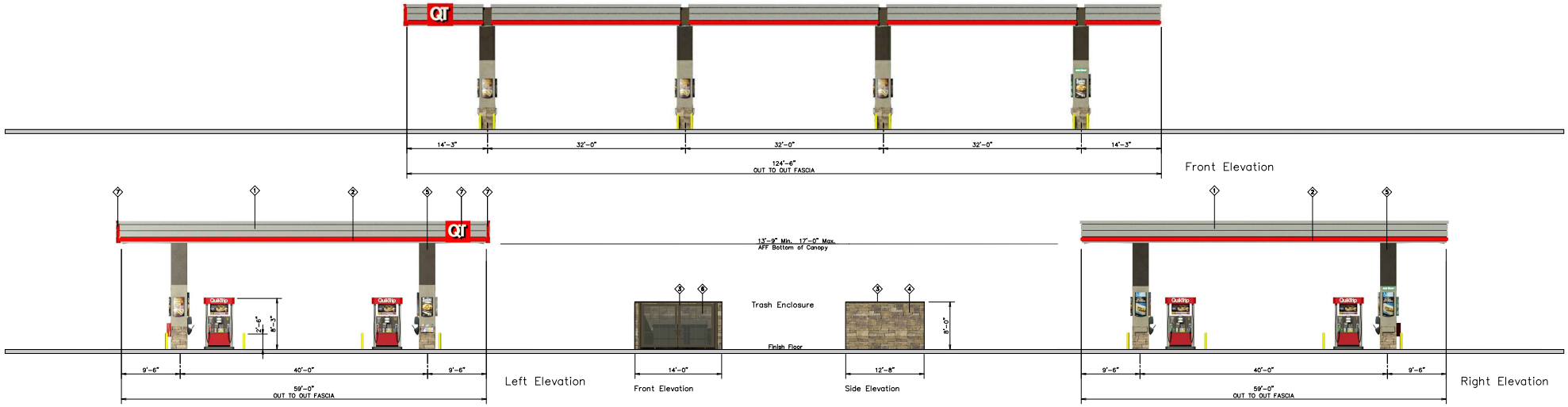
Material Samples # 1433
SEC Ellsworth Rd & Ray Rd
Mesa, AZ
Convenience Store with Fuel
Prepared by: QuikTrip 01.15.20

3M 5674 Red -
Accent Band/Awning

EIFS - Tan
STO - A100G - Building/Gas Canopy Columns

Stacked Stone - Landmark Stone - Sonoma
GLEN-GERY - Building Material
Physical Sample to be provided by Manufacturer

Tan Metal Paint -
Electrical Cabinet/Gutters



QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
1433	Custom DS 8 w/ Stone & EIFS	AEC Ellsworth Rd & Ray Rd	Mesa, AZ

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
05-1433-G3S	1/8"=1'-0"	11.22.19	JK	

#	FINISH	MANUFACTURER	SPECIFICATION
1	M2-ALUMINUM	ALPOLIC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	TAN	SHERWIN – WILLIAMS	METAL/PAINT
4	SONOMA	GLEN GERY	STACKED STONE
5	TAN	STO	A1006 EIFS
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
7	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

Catalog # :	Project :
Prepared By :	Date :

Slice Medium - SLM
Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System

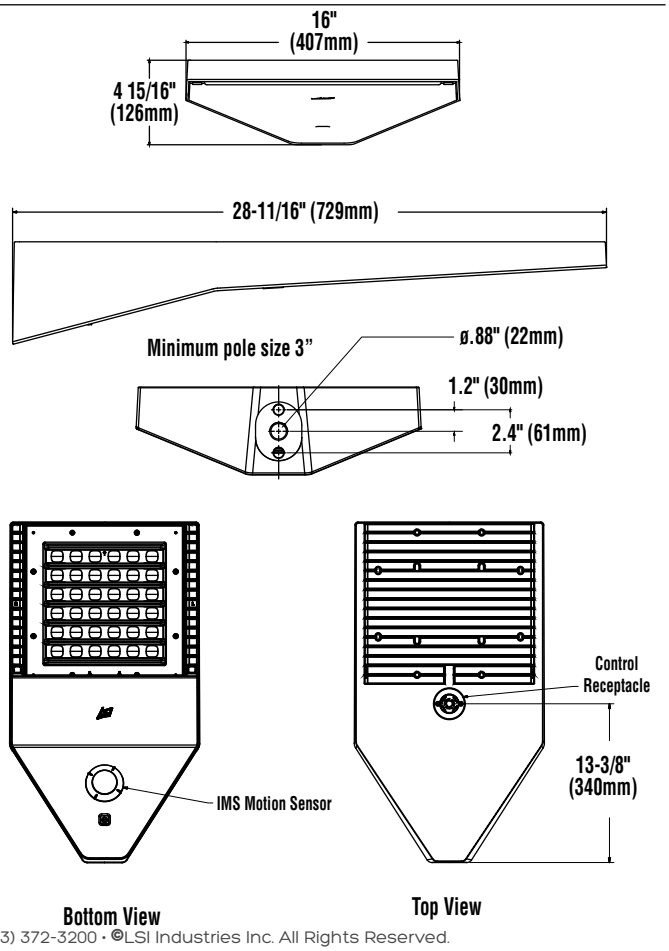
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40ºC.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Dimmable · WIRELESS CONTROLS · IP66 · RoHS COMPLIANT · ARRA Funding Compliant · c UL us LISTED · MANUFACTURED IN USA · TITLE 24 COMPLIANT · ida DARK SKY APPROVED · DLC QPL LISTED · DLC QPL LISTED PREMIUM

Product Dimensions



Slice Medium - SLM
Outdoor LED Area Light

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Luminaire is proudly manufactured in the U.S.of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

a. The integrated Wireless Lighting Controller: ALSC or ALSCH (see ordering guide) as the controls option, or

b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or

c. The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the 5-Pin or 7-Pin Twist Lock Controller: ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specsheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Stand-Alone Controls

- The integral passive infrared motion sensor (IMS) activates switching of luminaire light levels (see the controls section for more details).
- The 7-pin ANSI C136.41-2013 photocontrol receptacle option (CR7P) is available for twist lock photocontrols or wireless control modules.
- The Button Type Photocells (PCI) are capable of switching luminaires ON/OFF in response to the amount of available daylight.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes LSI's traditional 3" drill pattern for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Performance

ELECTRICAL DATA (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE[1](24-42L)

Ambient	Initial[2]	25 hr[2]	50 hr[2]	75 hr[3]	100 hr[3]
0-40 C	100%	100%	97%	94%	92%

RECOMMENDED LUMEN MAINTENANCE[1](9-18L)

Ambient	Initial[2]	25 hr[2]	50 hr[2]	75 hr[3]	100 hr[3]
0-50 C	100%	96%	91%	87%	83%

1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5958	80	B2-U0-G1	74
	2 IL	3735	50	B0-U0-G1	
	3	6196	83	B1-U0-G1	
	3 IL	4205	56	B0-U0-G1	
	5W	5528	74	B3-U0-G1	
	FT	5922	79	B1-U0-G2	
	FT IL	3712	50	B0-U0-G1	
	FTA	5997	80	B2-U0-G2	
	FTA IL	4254	57	B0-U0-G1	
12L	2	7559	73	B2-U0-G2	103
	2 IL	4738	46	B0-U0-G1	
	3	7860	76	B2-U0-G2	
	3 IL	5335	52	B0-U0-G1	
	5W	7013	68	B3-U0-G2	
	FT	7513	73	B2-U0-G2	
	FT IL	4709	46	B0-U0-G2	
	FTA	7608	74	B2-U0-G2	
	FTA IL	5397	52	B0-U0-G1	

*LED Chips are frequently updated therefore values are nominal

LUMINAIRE EPA CHART - SLM

Tilt Degree		0°	30°	45°
	Single	0.5	2.1	2.6
	D180°	1.1	2.1	2.6
	D90°	0.9	2.5	3.1

Tilt Degree		0°	30°	45°
	T90°	1.2	2.9	3.6
	TN120°	1.3	4.4	5.4
	Q90°	1.2	2.9	3.6

Specifications and dimensions subject to change without notice.

Slice Medium - SLM
Outdoor LED Area Light

DELIVERED LUMENS*

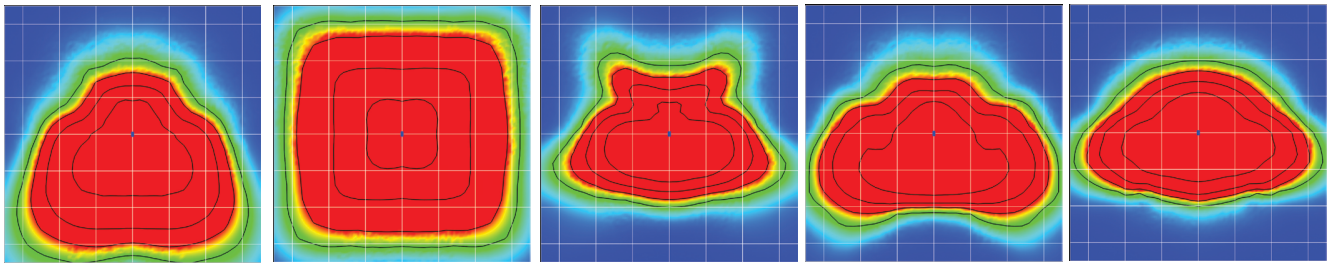
Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	8349	122	B2-U0-G2	8576	125	B2-U0-G2	9396	137	B2-U0-G2	9784	143	B2-U0-G2	69
	2 IL	70	5185	76	B0-U0-G1	5326	78	B0-U0-G1	5835	85	B0-U0-G1	6076	89	B0-U0-G1	
	3	70	8571	125	B1-U0-G2	8804	129	B1-U0-G2	9646	141	B2-U0-G2	10044	147	B2-U0-G2	
	3 IL	70	6283	92	B0-U0-G2	6454	94	B0-U0-G2	7071	103	B0-U0-G2	7363	107	B0-U0-G2	
	5W	70	8158	119	B3-U0-G2	8380	122	B3-U0-G2	9181	134	B3-U0-G2	9560	140	B4-U0-G2	
	FT	70	8337	122	B2-U0-G2	8563	125	B2-U0-G2	9382	137	B2-U0-G2	9769	143	B2-U0-G2	
	FT IL	70	5393	79	B0-U0-G2	5540	81	B0-U0-G2	6069	89	B0-U0-G2	6320	92	B0-U0-G2	
	FTA	70	8459	123	B2-U0-G2	8689	127	B2-U0-G2	9520	139	B2-U0-G2	9913	145	B2-U0-G2	
	FTA IL	70	6200	91	B1-U0-G1	6369	93	B1-U0-G1	6978	102	B1-U0-G1	7266	106	B1-U0-G1	
12L	2	70	11157	119	B2-U0-G2	11461	122	B2-U0-G2	12556	134	B3-U0-G2	13075	139	B3-U0-G2	94
	2 IL	70	6929	74	B1-U0-G1	7117	76	B1-U0-G2	7798	83	B1-U0-G2	8119	86	B1-U0-G2	
	3	70	11454	122	B2-U0-G2	11766	125	B2-U0-G2	12890	137	B2-U0-G2	13423	143	B2-U0-G2	
	3 IL	70	8396	89	B0-U0-G2	8625	92	B0-U0-G2	9449	101	B0-U0-G2	9839	105	B0-U0-G2	
	5W	70	10902	116	B4-U0-G2	11199	119	B4-U0-G2	12269	131	B4-U0-G2	12775	136	B4-U0-G2	
	FT	70	11141	119	B2-U0-G2	11444	122	B2-U0-G2	12538	133	B2-U0-G3	13055	139	B2-U0-G3	
	FT IL	70	7207	77	B0-U0-G2	7403	79	B0-U0-G2	8110	86	B0-U0-G2	8445	90	B0-U0-G2	
	FTA	70	11304	120	B2-U0-G2	11612	124	B2-U0-G2	12722	135	B2-U0-G2	13247	141	B2-U0-G2	
	FTA IL	70	8286	88	B1-U0-G1	8511	91	B1-U0-G1	9325	99	B1-U0-G1	9710	103	B1-U0-G1	
18L	2	70	16714	112	B3-U0-G3	17168	115	B3-U0-G3	18809	126	B3-U0-G3	19586	131	B3-U0-G3	150
	2 IL	70	10379	69	B1-U0-G2	10662	71	B1-U0-G2	11681	78	B1-U0-G2	12163	81	B1-U0-G2	
	3	70	17158	115	B2-U0-G3	17625	118	B2-U0-G3	19310	129	B3-U0-G3	20107	134	B3-U0-G3	
	3 IL	70	12578	84	B1-U0-G3	12920	86	B1-U0-G3	14155	95	B1-U0-G3	14739	99	B1-U0-G3	
	5W	70	16331	109	B4-U0-G2	16776	112	B4-U0-G2	18379	123	B4-U0-G2	19138	128	B5-U0-G3	
	FT	70	16689	112	B3-U0-G3	17143	115	B3-U0-G3	18781	126	B3-U0-G4	19557	131	B3-U0-G4	
	FT IL	70	10795	72	B1-U0-G2	11089	74	B1-U0-G2	12149	81	B1-U0-G3	12651	85	B1-U0-G3	
	FTA	70	16934	113	B3-U0-G3	17395	116	B3-U0-G3	19058	127	B3-U0-G3	19844	133	B3-U0-G3	
	FTA IL	70	12412	83	B1-U0-G1	12750	85	B1-U0-G2	13969	93	B1-U0-G2	14546	97	B1-U0-G2	
24L	2	70	20880	112	B3-U0-G3	22701	121	B4-U0-G3	24276	130	B4-U0-G3	24784	133	B4-U0-G3	187
	2 IL	70	13100	70	B1-U0-G2	14243	76	B1-U0-G2	15231	81	B1-U0-G2	15550	83	B1-U0-G2	
	3	70	21739	116	B3-U0-G3	23636	126	B3-U0-G4	25275	135	B3-U0-G4	25804	138	B3-U0-G4	
	3 IL	70	15828	85	B1-U0-G3	17209	92	B1-U0-G3	18403	98	B1-U0-G4	18788	100	B1-U0-G4	
	5W	70	20632	110	B5-U0-G3	22432	120	B5-U0-G3	23988	128	B5-U0-G3	24490	131	B5-U0-G3	
	FT	70	21611	116	B3-U0-G4	23496	126	B3-U0-G4	25126	134	B3-U0-G4	25652	137	B3-U0-G4	
	FT IL	70	13692	73	B1-U0-G3	14886	80	B1-U0-G3	15919	85	B1-U0-G3	16252	87	B1-U0-G3	
	FTA	70	21496	115	B3-U0-G3	23371	125	B3-U0-G3	24992	134	B3-U0-G3	25515	136	B3-U0-G3	
	FTA IL	70	15226	81	B1-U0-G2	16555	89	B1-U0-G2	17703	95	B2-U0-G2	18073	97	B2-U0-G2	
30L	2	70	26581	108	B4-U0-G3	28900	117	B4-U0-G3	30905	125	B4-U0-G3	31551	128	B4-U0-G3	247
	2 IL	70	16677	68	B1-U0-G2	18132	73	B1-U0-G2	19390	79	B1-U0-G2	19796	80	B1-U0-G2	
	3	70	27675	112	B3-U0-G4	30089	122	B3-U0-G4	32176	130	B3-U0-G4	32850	133	B3-U0-G4	
	3 IL	70	20150	82	B1-U0-G4	21908	89	B1-U0-G4	23428	95	B1-U0-G4	23918	97	B1-U0-G4	
	5W	70	26266	106	B5-U0-G3	28557	116	B5-U0-G3	30538	124	B5-U0-G4	31177	126	B5-U0-G4	
	FT	70	27512	111	B3-U0-G4	29912	121	B3-U0-G4	31987	130	B3-U0-G4	32656	132	B3-U0-G5	
	FT IL	70	17430	71	B1-U0-G3	18951	77	B1-U0-G4	20266	82	B1-U0-G4	20690	84	B1-U0-G4	
	FTA	70	27365	111	B3-U0-G3	29752	120	B4-U0-G3	31816	129	B4-U0-G3	32482	132	B4-U0-G3	
	FTA IL	70	19384	78	B2-U0-G2	21075	85	B2-U0-G2	22537	91	B2-U0-G2	23008	93	B2-U0-G2	
36L	2	70	32214	102	B4-U0-G3	35025	111	B4-U0-G3	37454	118	B4-U0-G3	38238	121	B4-U0-G4	317
	2 IL	70	20212	64	B1-U0-G2	21975	69	B1-U0-G3	23499	74	B2-U0-G3	23991	76	B2-U0-G3	
	3	70	33540	106	B3-U0-G4	36466	115	B3-U0-G5	38996	123	B3-U0-G5	39812	126	B3-U0-G5	
	3 IL	70	24421	77	B1-U0-G4	26551	84	B1-U0-G4	28393	90	B1-U0-G4	28987	92	B1-U0-G5	
	5W	70	31832	101	B5-U0-G4	34609	109	B5-U0-G4	37010	117	B5-U0-G4	37785	119	B5-U0-G4	
	FT	70	33342	105	B3-U0-G5	36251	114	B3-U0-G5	38766	122	B4-U0-G5	39577	125	B4-U0-G5	
	FT IL	70	21125	67	B1-U0-G4	22968	73	B1-U0-G4	24561	78	B1-U0-G4	25075	79	B1-U0-G4	
	FTA	70	33164	105	B4-U0-G3	36058	114	B4-U0-G4	38559	122	B4-U0-G4	39366	124	B4-U0-G3	
	FTA IL	70	23492	74	B2-U0-G2	25541	81	B2-U0-G2	27313	86	B2-U0-G2	27885	88	B2-U0-G2	
42L	2	70	36785	94	B4-U0-G3	39994	103	B5-U0-G4	42768	110	B5-U0-G4	43663	112	B5-U0-G4	390
	2 IL	70	23079	59	B1-U0-G3	25093	64	B2-U0-G3	26833	69	B2-U0-G3	27395	70	B2-U0-G3	
	3	70	38299	98	B3-U0-G5	41640	107	B4-U0-G5	44528	114	B4-U0-G5	45460	117	B4-U0-G5	
	3 IL	70	27886	72	B1-U0-G4	30319	78	B1-U0-G5	32422	83	B1-U0-G5	33100	85	B1-U0-G5	
	5W	70	36349	93	B5-U0-G4	39520	101	B5-U0-G4	42261	108	B5-U0-G4	43145	111	B5-U0-G4	
	FT	70	38073	98	B4-U0-G5	41395	106	B4-U0-G5	44266	114	B4-U0-G5	45192	116	B4-U0-G5	
	FT IL	70	24122	62	B1-U0-G4	26226	67	B1-U0-G4	28045	72	B1-U0-G4	28632	73	B1-U0-G4	
	FTA	70	37870	97	B4-U0-G4	41174	106	B4-U0-G4	44030	113	B4-U0-G4	44951	115	B4-U0-G4	
	FTA IL	70	26825	69	B2-U0-G2	29165	75	B2-U0-G2	31188	80	B2-U0-G2	31841	82	B2-U0-G2	

*LED Chips are frequently updated therefore values are nominal

Specifications and dimensions subject to change without notice.

Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Slice (SLM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



FT | 5W | FTA | Type 3 | Type 2

Ordering Guide

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation[1]	Voltage	Driver
SLM Slice Medium	**LED**	**9L** - 9,000 lms **12L** - 12,000 lms **18L** - 18,000 lms **24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms *Consult factory for programmable wattages and lumen packages	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive	**(blank)** - standard **L**- Optics rotated left 90 **R** - Optics rotated right 90	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT[2] **27** - 2,700 CCT[2] **AMB** - Phosphor Converted Amber[2,3]	**70CRI** - 70 CRI	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System [4] **ALSCH** - AirLink Synapse Control System Host / Satelite [4,5] **ALSCS01** - AirLink Synapse Control System with 8-12' Motion Sensor [4] **ALSCHS01** - AirLink Synapse Control System Host / Satelite with 8-12' Motion Sensor [4,5] **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor[4] **ALSCHS02** - AirLink Synapse Control System Host / Satelite with 12-20' Motion Sensor [4,5] **ALSCS04** - AirLink Synapse Control System with 20-40' Motion Sensor [4] **ALSCHS04** - AirLink Synapse Control System Host / Satelite with 20-40' Motion Sensor [4,5] **Stand-Alone Controls** **EXT** - 0-10v Dimming (from external signal) **IMS0M1** - Integral Motion Sensor 8-12' 120-277V [4,6] **IMS0M2** - Integral Motion Sensor 12-20' 120-277V [4,6] **IMS0M4** - Integral Motion Sensor 20-40' 120-277V [4,6] **IMS0M1HV** - Integral Motion Sensor 8-12' 347-480V [6] **IMS0M2HV** - Integral Motion Sensor 12-20' 347-480V [6] **IMS0M4HV** - Integral Motion Sensor 20-40' 347-480V [6] **CR7P** - 7 Pin Control Receptacle ANSI C136.41 [7] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**BRZ** - Bronze **BLK** - Black **GPT** - Graphite **MSV** - Metallic Silver **WHT** - White **PLP** - Platinum Plus **SVG** - Satin Verde Green	**(Blank)** - None **IL** - Integral Louver HSS[1]

Accessory Ordering Information[8]

Description	Order Number	Description	Order Number
PC120 Photocell for use with CR7P option (120V)[9]	122514	DFK208, 240 Double Fusing (208V, 240V)	DFK240
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[9]	122515	DFK480 Double Fusing (480V)	DFK480
PC347 Photocell for use with CR7P option (347V)[9]	122516	DFK347 Double Fusing (347V)	DFK347
PC480 Photocell for use with CR7P option (480V)[9]	1225180	X5RPP - Round Pole Adapter for 5" Poles[10]	379968CLR
ALSC UNV TL5 - Airlink 5Pin Twist Lock Controller[4,9]	661409	IL - Integral Louver HSS	684812
ALSC UNV TL7 - Airlink 7Pin Twist Lock Controller[4,9]	661410	Universal Mounting Bracket (UMB)[10]	684616CLR
PMOS24 - 24V Pole-Mount Occupancy Sensor (ALSC/H Compatible)[10]	663284CLR	Adjustable Slip Fitter (ASF)[10]	688138CLR
IMS/PC Remote Configurator Tool	584929	Pole Quick Mount Bracket - Square Pole[10]	687073CLR
X3RPP - Round Pole Adapter for 3" Round Tapered Poles[10]	408273CLR	Pole Quick Mount Bracket - 4-5" Round Pole[10]	689903CLR
X4RPP - Round Pole Adapter for 4" Poles[10]	379967CLR	15° Tilt Pole Quick Mount Bracket - Square Pole[10]	688003CLR
FK120 Single Fusing (120V)	FK120	15° Tilt Pole Quick Mount Bracket - 4-5" Round Pole[10]	689905CLR
FK277 Single Fusing (277V)	FK277	BKS XBO WM * CLR Wall Mount Bracket[10]	382132CLR

FOOTNOTES:
1 - Not available on "Type 5W" distribution.
2 - Consult Factory for availability.
3 - Only available in 9L and 12L Lumen Packages
4 - Not available in HV.
5 - Consult Factory for Site Layout
6 - IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately. See Accessory Ordering Information.
7 - Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.
8 - Accessories are shipped seperately and field installed.
9 - Factory installed CR7P option required. See Options.
10 - "CLR" denotes finish. See Finish options.

Accessories/Options

Integral Louver (IL)

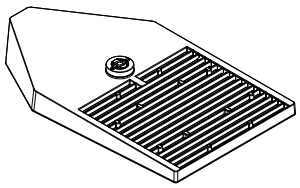
Accessory Integral Louver available for improved back-light control without sacrificing street side performance. LSI's Integral Louver (IL) option delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. The integrated louvers' design maximizes forward-reflected light while - reducing glare, maintaining the optical distribution selected, and most importantly, eliminating light trespass. The Integral louver rotates with the optical distribution.

Luminaire Shown with Integral Louver (IL)

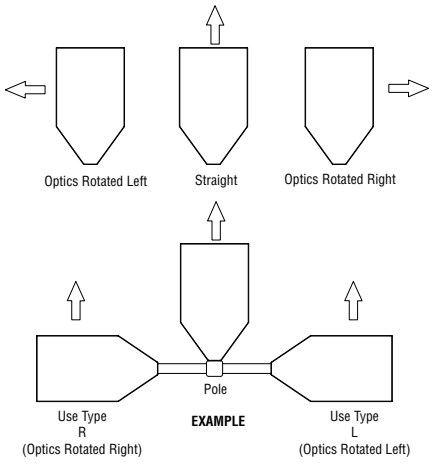
7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P



Optics Rotation



Stand-alone Controls: Occupancy Sensor (IMS)

The integral passive infrared motion sensor activates switching of luminaire light levels. Standard Factory settings: High level light is activated and increased to full bright upon detection of motion. Lowlight level (10% maximum drive current) is activated when target zone is absent of motion activity for ~5 minutes. See coverage diagram for detection cone.

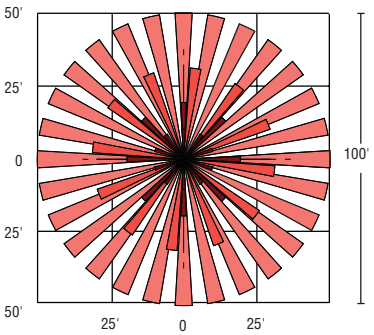
The Remote Configurator Tool allows for easy and safe programming of each luminaire from ground level.
See the Remote Configurator User Guide for programming instructions.

When ordering the Stand-alone Occupancy Sensor on the fixture, you must include IMS (see ordering guide for mounting height options) as the controls option in the fixture nomenclature.

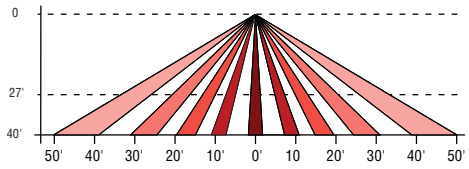
To order as a motion sensor with the AirLink Wireless Control System, see ordering guide under “Wireless Controls System” and select the ALSCS controls option with the desired mounting height.

IMS Coverage Diagrams

TOP VIEW



SIDE VIEW



Remote Configurator Tool

Luminaire Shown with IMS

Slice Medium - SLM
Outdoor LED Area Light

AirLink™ enabled by Synapse®

The AirLink enabled by Synapse Wireless Lighting Control System is the perfect solution for commercial, industrial and municipal applications, such as: auto dealerships, parking lots, garages, shopping complexes and warehouses.

AirLink utilizes robust wireless communication via 2.4 GHz Self-Healing Mesh Network which not only increases reliability and accuracy of system, but also eliminates single point of failure.

The flexibility of the system make it perfect for new construction and retrofit projects. The user-friendly AirLink web application is accessible through any device with an internet connection and allows for complete customization of the system's features.

Some capabilities of the system include: occupancy/vacancy sensing, daylight harvesting, scheduling, high-end trim, dimming, zone control, BMS integration and energy monitoring.

The AirLink System

Wireless controls & sensors

Wireless & Override Switches

Occupancy/Vacancy & Daylight Sensors

AirLink-integrated Fixtures

AirLink-compatible Fixtures

Circuit & Zone Controllers

Centralized control & integration

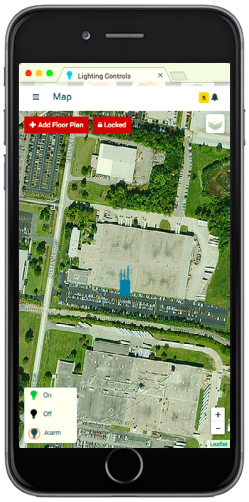
Site Manager Controller

Gateway Module

ASHRAE BACnet®

WiFi, Cellular or Ethernet Connection

Simple-to-use software



AirLink Site Manger: Lighting control web app

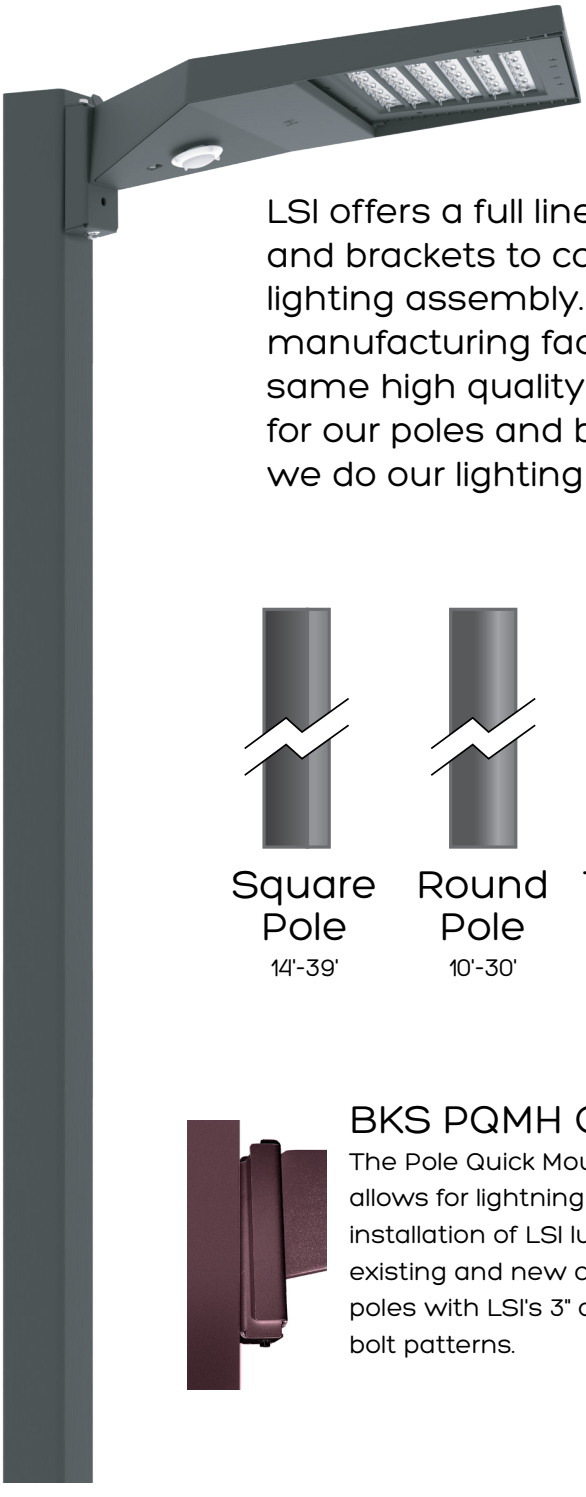
Contact LSI Controls

Sales
controls.sales@lsi-industries.com

Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)

More information
For more information on AirLink, visit our website at **www.lsi-airlink.com**

poles & Brackets



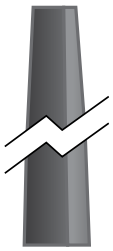
LSI offers a full line of poles and brackets to complete your lighting assembly. Our USA manufacturing facility has the same high quality standards for our poles and brackets as we do our lighting fixtures.

BKA UMB CLR

The 3G rated Universal Mounting Bracket (UMB) allows for seemless integration of LSI Luminaires onto existing or new construction poles. The UMB bracket was designed specifically for square or round (tapered/ straight) poles with (2) mounting hole spaces between 3.5"-5".

Square Pole
14'-39'

Round Pole
10'-30'



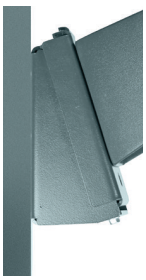
Tapered Pole
20'-39'

BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.

BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's 3" or 5"standard bolt patterns.



BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination aswell as fast installation onto poles with LSI's 3" or 5" bolt pattern.

Catalog # :	Project :
Prepared By :	Date :

Scottsdale® Vertex™ - SCV Petroleum Canopy LED Luminaire

The Scottsdale® Vertex™ is the most feature-rich canopy fixture in the marketplace. Innovations such as combined optical distributions, multiple lumen packages, field serviceability and simple installation make this fixture the ideal canopy solution. Its exceptional design and performance are backed by LSI's best-in-class customer service.

SCOTTSDALE

Dimmable | WIRELESS CONTROLS | IP66 | RoHS COMPLIANT | ARRA Funding Compliant | c UL us LISTED | TITLE 24 COMPLIANT | DLC DLC PREMIUM | DLC DLC LISTED | MANUFACTURED IN USA

Features & Specifications

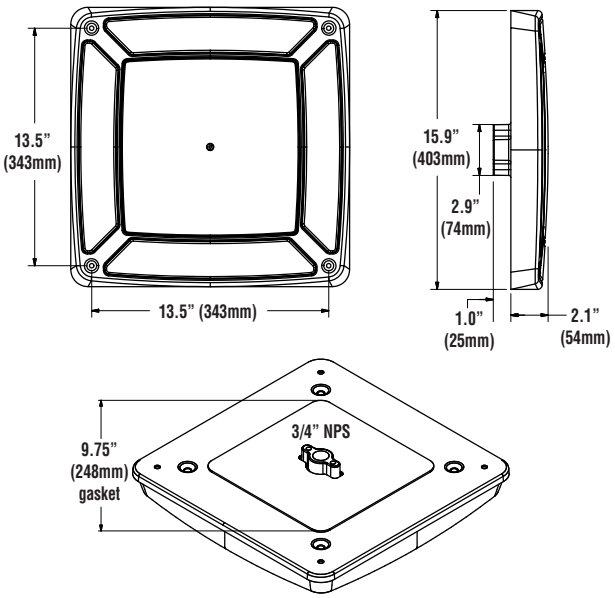
Optical System

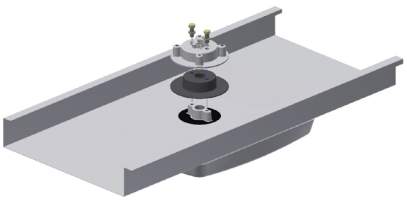
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Symmetrical or Combination Forward Throw distributions.
- State-of-the-art silicone optics deliver industry leading optical control with an integrated gasket to provide an IP66 rated sealed optical chamber in one component.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Available in 5000K and 4000K (+/- 275K) color temperatures.
- Minimum CRI of 70.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +40°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90
- Input power stays constant over life.

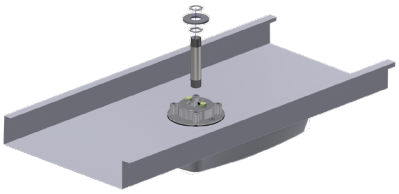
Dimensions





Locking Collar

Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.



Conduit Stem Kit

Threaded 5" x 3/4" Conduit Stem and hardware are included to make retrofitting even easier by allowing the use of existing driver boxes and wiring connections on top of canopy.

★ Assembled in USA by an American workforce of American and foreign parts using state-of-the-art equipment at our award-winning manufacturing facility in Ohio. Meets Buy American requirements within the ARRA.

Scottsdale® Vertex™ - SCV
Petroleum Canopy LED Luminaire

Features & Specifications (Cont.)

Electrical (continued)
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs are mounted to (4) circuit boards to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- A single fastener secures access door to driver and key components and provides quick & easy access to the electrical compartment for servicing.

Construction
- Rugged low-profile die-cast aluminum housing, optical unit, and driver cover.
- Ultra-slim 2" luminaire height and lightweight design effectively target a broad range of applications and allow for easy installations.
- Below canopy access to optical chamber and driver housing for serviceability.
- IP66 rated optical unit protects integral components from dust and powerful water jets from any direction. The housing is IP54 rated, providing protection against splashing water and limited dust intrusion.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 15 lbs in carton.

Hazardous Location
- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class 1, Division 2 applications.
  T5 Temperature Classification – The surface temperature of this product will not rise above 100°C., within a 40°C ambient.
  Gas Groups A,B,C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

Controls
- Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels (see page 5 for details).
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7 (see page 6 for details).

Installation
- Installs in a 12" or 16" deck pan.
- Four fasteners are provided with the fixture for using deck, metallic canopy substrates only when classified as suitable for use by installing professional otherwise suitable fasteners should be provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.
- Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.
- Retrofit panels are available for existing Encores, Richmond, 2x2 Universal, and more (see accessories on page 3).

Warranty
- LSI LED Fixtures carry a 5-year warranty or 10-year warranty with registration for petroleum applications only (contact your LSI representative for details).

Listings
- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- State of California Title 24 Compliant with IMS or ALSC/ALSCS option.
- American Recovery and Reinvestment Act Funding Compliant.
- IP66 Rated Optical Unit.
- 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/QPL to confirm which versions are qualified.

Performance

DELIVERED LUMENS*

Lumens	4000K Delivered Lumens	4000K Efficacy	5000K Delivered Lumens	5000K Efficacy	Wattage
10L	10218	156	10306	156	66
13L	12793	153	12933	153	84
15L	15209	150	15411	150	103
20L	20083	153	20141	155	130
23L (SC)	22652	149	23150	152	153
23L (SCFT)	N/A	N/A	24361	127	192

*LED Chips are frequently updated therefore values are nominal.

ELECTRICAL DATA*

Lumens	120V	208V	240V	277V	347V	480V
10L	0.55	0.32	0.28	0.24	0.19	0.14
13L	0.70	0.41	0.35	0.30	0.24	0.18
15L	0.86	0.50	0.43	0.37	0.30	0.21
20L	1.09	0.63	0.54	0.47	0.38	0.27
23L (SC)	1.27	0.73	0.64	0.55	0.44	0.32
23L (SCFT)	1.60	0.92	0.80	0.69	0.55	0.40

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

SC DISTRIBUTION RECOMMENDED LUMEN MAINTENANCE[1]

Ambient Temperature C	Lumen Multiplier 0 hrs.[2]	25K hrs.[2]	50K hrs.[2]	75K hrs.[3]	100K hrs.[3]
25	1.00	0.96	0.92	0.88	0.84
30	1.00	0.96	0.91	0.87	0.83
35	1.00	0.96	0.91	0.87	0.83
40	1.00	0.96	0.91	0.87	0.83
45	1.00	0.96	0.91	0.87	0.82

1 - Lumen maintenance values at 25˚C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
3 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

SCFT DISTRIBUTION RECOMMENDED LUMEN MAINTENANCE[1]

Ambient Temperature C	Lumen Multiplier 0 hrs.[2]	25K hrs.[2]	50K hrs.[2]	75K hrs.[3]	100K hrs.[3]
25	1.00	1.00	1.00	0.99	0.99
30	1.00	1.00	0.99	0.99	0.99
35	1.00	1.00	0.99	0.99	0.99
40	1.00	1.00	0.99	0.99	0.99

1 - Lumen maintenance values at 25˚C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
3 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

Scottsdale® Vertex™ - SCV
Petroleum Canopy LED Luminaire

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **SCV LED 13L SC UNV DIM 50 WHT IMS**

Family / Size	LED Gen	Lumen Package*	Distribution	Voltage	Driver	Color Temperature	Finish	Controls
SCV - Petroleum Canopy Luminaire	LED	10L - 10000 Lumens 13L - 13000 Lumens 15L - 15000 Lumens 20L - 20000 Lumens 23L - 23000 Lumens	SC - Standard Symmetric	UNV - 120-277V HV - 347-480V	DIM - Dims to 10% (0 to 10V dimming)	40 - 4000K 50 - 5000K	WHT - White BLK - Black BRZ - Bronze Consult factory for additional paint finishes	Blank - NONE IMS[2,3] - Integral Motion & Daylight Sensor ALSC[1] - AirLink Synapse Wireless Control System ALSCS[1] - AirLink Synapse Wireless Control System with Sensor
		23L - 23000 Lumens	SCFT - Combination Standard Symmetric and Forward Throw					

Accessory Ordering Information

Description	Order Number
Retrofit Panel Kit - EC / ECTA / SCF to SCV, for 16" Deck Panel with larger openings[4]	673425
Retrofit Panel Kit - EC / ECTA / SCF to SCV, for 12" Deck Panel[5]	676011
Retrofit Panel Kit - RECU Richmond to SCV	673426
Retrofit Panel Kit - UNV Universal 2x2 to SCV	673427
Retrofit 2x2 Cover Panel Blank (no holes)	357282
Retrofit RIC Cover Panel Blank (no holes)	354702
26" X 26" Beauty Plate Kit (with 4" Center hole)	557193WHT

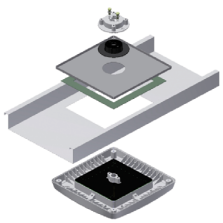
Description	Order Number
26" X 32" Beauty Plate Kit (with 4" Center hole)	564160WHT
Junction Box	687461
Kit - Hole Plugs and Sealant (enough for 25 retrofits)	1320540
Rectangular Top Plate Kit (includes top plate and sealant)	678291WHT
Surface Mount Box	673433
IMS/PC Remote Configurator Tool	584929
Retrofit Kit - CRU/CRUS to SCV	687462

FOOTNOTES:
1 - Consult factory for HV with AirLink Synapse Wireless Control System.
2 - IMS is a dual sensor (Daylight & Motion) which is field adjustable via IMS hand held remote configurator tool, which must be ordered separately.
3 - Not compatible with external dimming.
4 - Ideal for 9" to 12" openings.
5 - Ideal for 9" openings.

Scottsdale® Vertex™ - SCV
Petroleum Canopy LED Luminaire

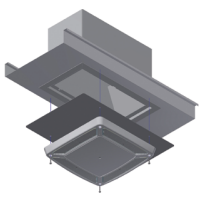
Retrofit Ordering Information

To Retrofit Product	New Construction	Installation Method(s) to identify necessary accessories (Follow all installation instructions)	Part Number
New Construction	New Construction	Use LSI supplied conduit stem with new LSI Junction Box.	687461
LSI Scottsdale	4" Hole	Remove existing fixture and use LSI included conduit stem with existing Scottsdale ballast box.	
		Remove existing Scottsdale and use LSI included conduit stem with new LSI Junction Box.	687461
LSI CRU/CRUS	4" Hole (possibly with EC plates)	Remove existing fixture and use LSI included conduit stem with new LSI Junction Box.	687461
CRU/CRUS Adaptor Kit	Single or Double deck canopy CRU/CRUS existing die driver box	Remove existing CRU or CRUS optical assembly and retrofit SCV to existing CRU/CRUS driver box - no need to retrofit existing conduit.	687462
LSI Encore Top Access (ECTA) LSI SCF	16" deck pan with 9" round hole	Remove existing fixture and use LSI included conduit stem with existing ECTA/SCF ballast box and Encore 16" Kit.	673425
		Remove existing fixture and use LSI included conduit stem with LSI Junction Box and new Encore 16" Kit.	673425
	12" deck pan with 9" round hole	Remove existing fixture and use LSI included conduit stem with existing ECTA/SCF ballast box and Encore 12" Kit.	676011
		Remove existing fixture and use LSI included conduit stem with new LSI Junction Box and new Encore 12" Kit.	687461 676011
LSI Encore (bottom access) Cree 304	16" deck pan with 12" square hole	Remove existing fixture and use LSI included conduit stem with new LSI Junction Box and new Encore 16" Kit.	687461 673425
Cree CAN-228 30 LED	16" deck pan with 7.375" x 11.375" rectangular hole	Remove existing fixture and use LSI included conduit stem with new LSI Junction Box and new Encore 16" Kit.	687461 673425
	12" deck pan with 7.375" x 11.375" rectangular hole	Remove existing fixture and use LSI included conduit stem with new LSI Junction Box and new Encore 12" Kit.	687461 676011
LSI CRO2 LSI CRO3 LSI CRS	5-hole pattern with 7" or 4" diameter (could be EC/ECTA retrofit of 9" or 12" hole)	Remove existing fixture and use LSI included conduit stem with existing CRO2/CRO3/CRS junction box.	
RECU Richmond Retrofit	Rectangular Richmond housing	Use new LSI RECU Accessory Kit.	673426
Total Replacement of: LSI Richmond Cree CAN-228 60LED Cree CAN-228 90LED	Rectangular hole 9.5" x 19.125" 7.375" x 16.125" 7.375" x 20.9375"	Remove existing fixture and use LSI included conduit stem with new LSI Rectangular Hole Kit (#TBD) and new LSI Junction Box.	678291WHT 687461
UNV (Universal 2x2) LSI Masters LSI Dakota Other similar 2x2 products	Surface mount 2x2 housing	Use new LSI UNV Accessory Kit.	673427
Remove Surface Mount Box	Conduit hole and possible discoloration of decking	Remove existing fixture and use LSI included conduit stem with new LSI Junction Box. [Possible need for beauty plates: 26" Beauty Plate (no holes) or 26" Beauty Plate with 4" center hole].	687461 357282 557193WHT

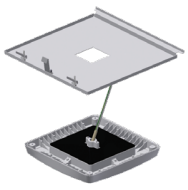


Encore 16" Accessory Kit
(673425)
Includes: top panel with sealant

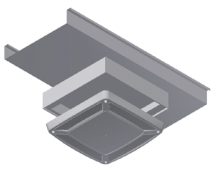
Encore 12" Accessory Kit
(676011)
Includes: top panel with sealant



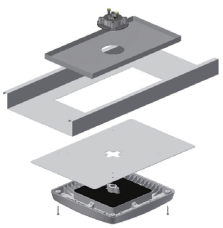
RECU Accessory Kit
(673426)
Includes cover panel, guide panel, tether clip and hardware



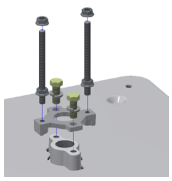
UNV Accessory Kit
(673427)
Includes mounting panel with auxiliary latch, 4 inner flange brackets and hardware to attach panel to fixture



Surface Mount Box Kit
(673433)
Includes 2" deep housing with tether kit, tether bolt and mounting bolts.



Rectangular Hole Kit
(678291WHT)
Includes cover panel, top plate, hardware and sealant



CRU/CRUS Adpator Kit
(687462)
Includes adaptor and hardware

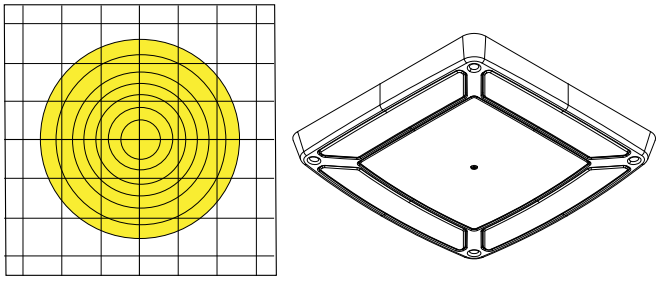
Scottsdale® Vertex™ - SCV
Petroleum Canopy LED Luminaire

Photometry

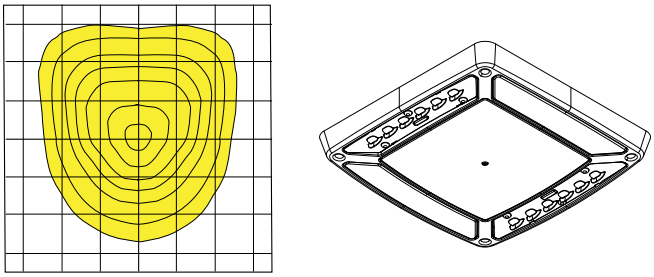
Luminaire photometry has been conducted by an NVLAP accredited testing laboratory in accordance with IESNA LM-79-08.
As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See http://www.lsi-industries.com/products/led-lighting-solutions.aspx for detailed photometric data.

SC



SCFT

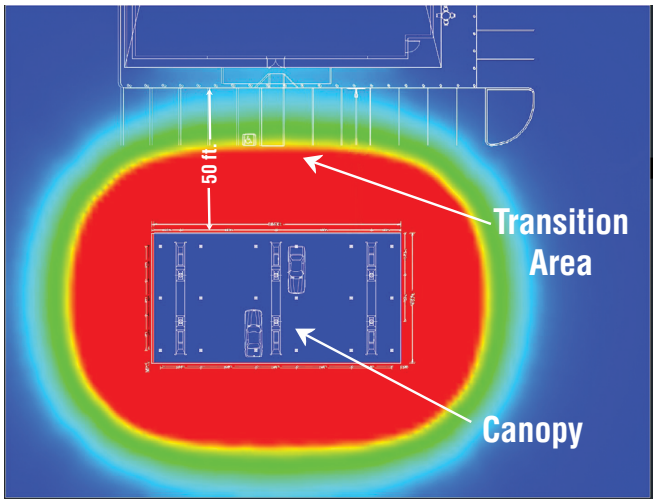


CANOPY COMPARISON

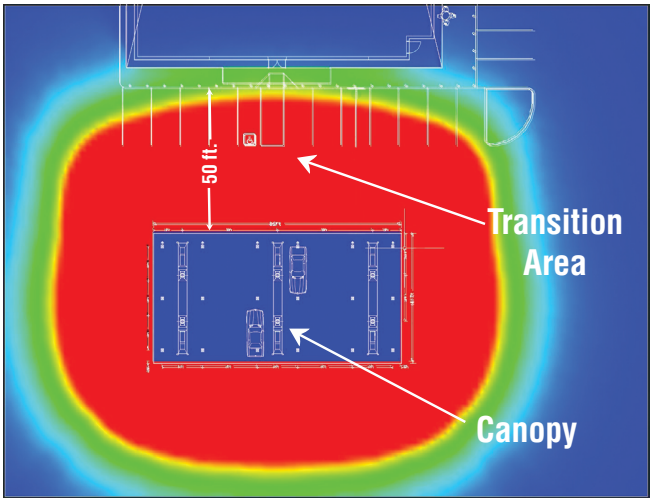
Canopy Layout	Fixture	QTY	Fixture Lumens	Fixture Watts	Lumens/ Watts	Canopy/ Watts	Canopy Watts/Sq. Ft.	*Canopy/Avg.	*Transition Area Avg.
1	SCV-LED-13L-SC-50	18	12,933	84.3	153	1,717	0.39	35.41	3.43
2	SCV-LED-10L-SC-50	12	10,306	66.1	156	1,942	0.50	34.34	9.58
	SCV-LED-23L-SCFT-50	6	24,361	191.5	127				
3	SCV-LED-13L-SC-50	12	12,933	84.3	153	2,161	0.56	39.43	9.70
	SCV-LED-23L-SCFT-50	6	24,361	191.5	127				
4	SCV-LED-15L-SC-50	12	15,410	103.0	150	2,385	0.62	44.23	9.80
	SCV-LED-23L-SCFT-50	6	24,361	191.5	127				
5	SCV-LED-20L-SC-50	12	20,141	130.3	155	2,713	0.70	53.38	10.03
	SCV-LED-23L-SCFT-50	6	24,361	191.5	127				
6	SCV-LED-23L-SC-50	12	23,150	152.5	152	2,979	0.77	59.22	10.16
	SCV-LED-23L-SCFT-50	6	24,361	191.5	127				

*Initial foot-candle values at grade.

(18) 13L Symmetrical Fixtures



(12) Symmetrical AND (6) Combo FT Fixtures



Scottsdale® Vertex™ - SCV
Petroleum Canopy LED Luminaire

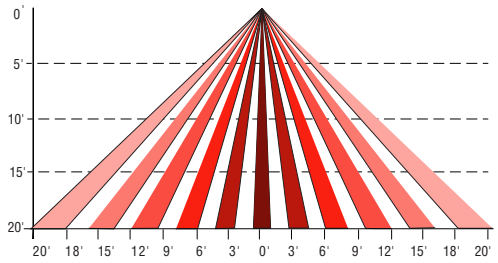
Controls

Occupancy Sensor / Daylight Sensor (IMS)

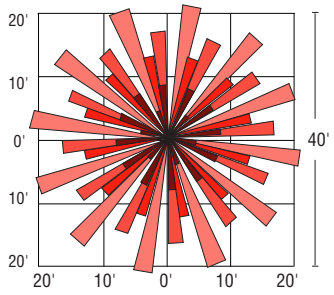
Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels. Standard Factory settings: High level light is activated and increased to full bright upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~5 minutes. See coverage diagram for detection cone. Optional configurator tool allows for easy and safe programming of each luminaire from the ground level.

IMS Coverage Diagram

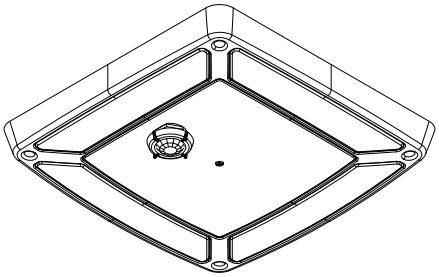
SIDE VIEW



TOP VIEW



IMS/PC Remote Configurator Tool



AirLink™ enabled by Synapse®

Wireless Lighting Controller (ALSC/ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect up to two (2) sensors into the outdoor AirLink wireless lighting system.

Features

- 2% Utility Grade Power Monitoring
- Up to 80% Savings through smart dimming
- True On/Off functionality via switched relay
- Seamlessly integrates into the outdoor AirLink wireless lighting control solution & Self-healing Mesh Networking
- Relay closes on power loss
- Supports a wide range of LED drivers and fixtures
- Class 1 / Class 2 0-10V Dimming Control
- Direct Connect up to two (2) to 24V Occupancy Sensors and Photocells (consult sales for compatible list)
- Secure, over-the-air upgrades to support future enhancements
- Excellent RF Range — 1,000ft LoS between controllers
- Lights default to on for safety

Specifications

Regulatory Approvals

- FCC, IC, CE certified
- cULus Listed
- California Title 24 compliant

Power and Performance

- Operating environmental: -40°F to 131°F (-40°C to 55°C)
- Input power: 100–277 VAC +/- 10% (Max 305V)47/64 Hz
- Switched output: Default ON; Zero Cross Switching
- Load rating: 5A @ 100V to 277V (+/- 10%)
- Dimming: 0–10V control; Output: Class 1/2 - 20mA Source Max / 50mA Sink Max
- Power monitoring: Utility grade - 2% accuracy
- Sensors inputs: 0–10V (photocell sensors), 0–24V (all other sensors); Sensor power supply: 24VDC @ 50mA

Other

- Radio: SNAP 2.4 GHz; 802.15.4; +20 dBm Transmit Power; -105 dBm Receive Sensitivity
- Warranty: 5 years

Sales
controls.sales@lsi-industries.com

Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)

More information
For more information on AirLink, visit our website at www.lsi-airlink.com/airlink

LED SOFFIT LIGHT (XSL2)

DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

US patents D574994 & D595896 & 7828456 and US & Int'l. patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs. Cool White 5000K color temperature, 69 CRI.

DRIVER CURRENT - Super saver (SS) - most economical and highest lumens per watt or High Output (HO) - highest output per initial dollar.

DISTRIBUTION/PERFORMANCE - Type S (Symmetric) or 5A (Type 5). Excellent uniformity with Bug rating of BU-UO-G1. Optional diffused lens available to reduce visibility of diodes

HOUSING/OPTICAL UNIT - Housing is die-formed aluminum with a gasketed clear tempered glass lens providing a water-resistant seal. Weather-tight aluminum enclosure contains factory prewired driver to ensure no water entry. Sealed optical unit containing LEDs rated IP67.

MOUNTING - Direct mounts with screws through the trim frame (standard). Optional channel bar kit available to suspend assembly from ceiling joists. 12" clearance required for ease of installation.

ELECTRICAL - Universal frequency power supply (50/60 Hz). Supply voltage must be specified for pre-wired thermal protectors.

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Driver will operate with input of 120/208/240/277V (50/60 Hz). Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is white.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for damp locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

LIGHT OUTPUT - XSL2

	Clear Lens	Lumens	Watts	LPW
Type S	SS - Super Saver	6,193	60	103
	HO - High Output	8,348	86	97
Type 5A	SS - Super Saver	5,158	60	86
	HO - High Output	6,959	86	81
	Diffused Lens			
Type S	SS - Super Saver	5,752	60	96
	HO - High Output	6,751	87	78
Type 5A	SS - Super Saver	4,393	60	73
	HO - High Output	5,842	87	67

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Funding Compliant · Intertek damp location · RoHS COMPLIANT · IP67

Project Name _____ **Fixture Type** _____

Catalog # _____

07/27/17

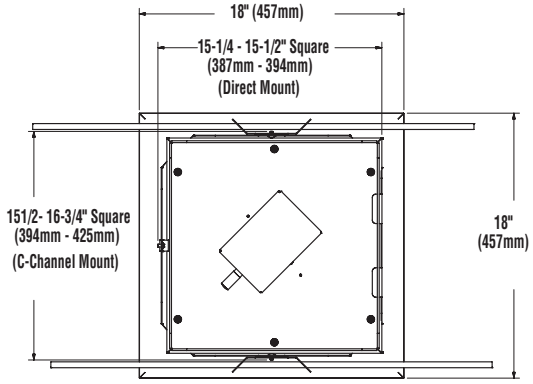
LED SOFFIT LIGHT (XSL2)

PRODUCT ORDERING INFORMATION

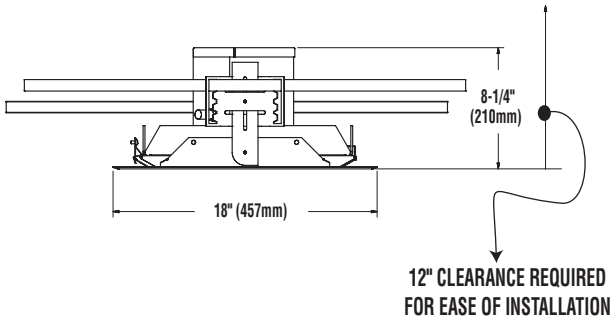
TYPICAL ORDER EXAMPLE: **XSL2 S LED 50 SS CW 120 WHT CMT**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XSL2 - Soffit Light	S - Symmetric 5A - Type 5	LED	50	HO - High Output SS - Super Saver	CW - Cool White (5000º K nom.)	120 208 240 277 347	WHT - White	CMT - Channel Bar Mounting Kit DM - Direct Mount DFL - Diffused Lens

DIMENSIONS

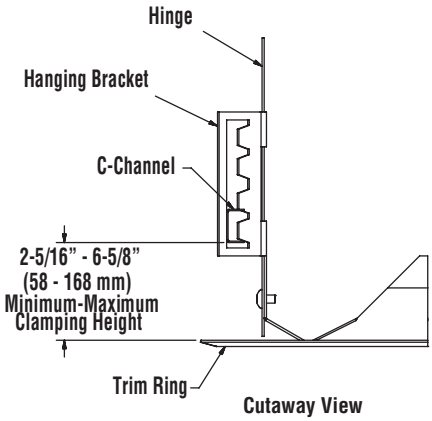


TOP VIEW



SIDE VIEW
(Channel Mount Shown)

SHIPPING WEIGHT - 14 lbs. (6.4kg)



Cutaway View

MIRADA WALL SCONCE (XWM)

DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

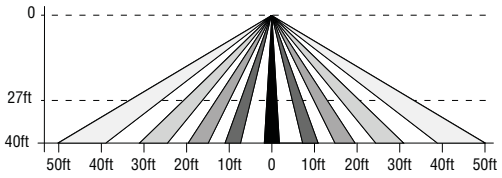
LIGHT OUTPUT - XWM - 3 5000K CCT

	Lumens	Wattage	LPW
03	3410	29	117
04	4417	40	111
06	6609	59	113
08	8610	82	105

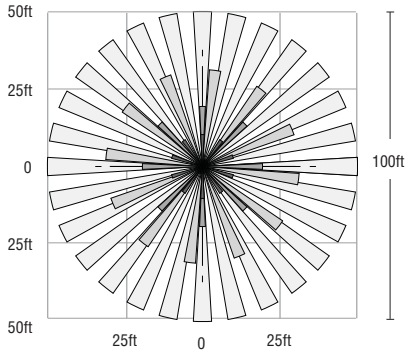
LED Chips are frequently updated therefore values may increase.

COVERAGE DIAGRAM

SIDE VIEW



TOP VIEW



US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with LSI wireless controls.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

LEDS - Available with 5000K, 4000K or 3000K color temperature, 70 CRI min.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Type 2, Type 3 or Type FT.

HOUSING - Three-piece die-cast aluminum housing is smoothly contoured low-profile shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Proprietary silicone refractor optics provide exceptional coverage and uniformity. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position. Optional pole-mounting bracket permits mounting to standard poles (XPMA).

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Drivers are dimming, standard. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed.

EMERGENCY OPTIONS - Optional integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 30 lbs./13.6Kg

LISTING - UL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. IDA compliant; with 3000K color temperature selection

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS COMPLIANT · c UL us LISTED wet location · CE · ARRA Funding Compliant · IP65 · FC · ida DARK SKY APPROVED · DLC QPL LISTED

Project Name _____ **Fixture Type** _____

Catalog # _____

3/13/19

MIRADA WALL SCONCE (XWM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XWM FT LED 08L 50 UE WHT IMS**

Prefix	Distribution	Light Source	Output[8]	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XWM - Mirada Wall Sconce	2 - Type 2 3 - Type 3 (Wide Throw) FT - Type 4 (Forward Throw)	LED	03L- 3,400 Lumens 04L - 4,400 Lumens 06L - 6,600 Lumens 08L - 8,600 Lumens	50 - 5000K 40 - 4000K 30 - 3000K	UE - Universal Voltage (120-277) HV - 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metalic Silver PLP - Platinum Plus WHT - White	**Wireless Control System[1,2]** (blank) - None PCM - Platinum Control System GCM - Gold Control System DIM - 0-10 volt dimming (required for satellite fixtures) ALSC - AirLink Synapse Control System **Stand-Alone Control** (blank) - None DIM - 0-10 volt dimming[3] (from external signal)	**Sensor** IMS - Integral Motion Sensor[4,7] **Options** BB - Battery Back-up[5] CWBB - Cold Weather Battery Back-up[5] XPMA - Pole Mounting Bracket

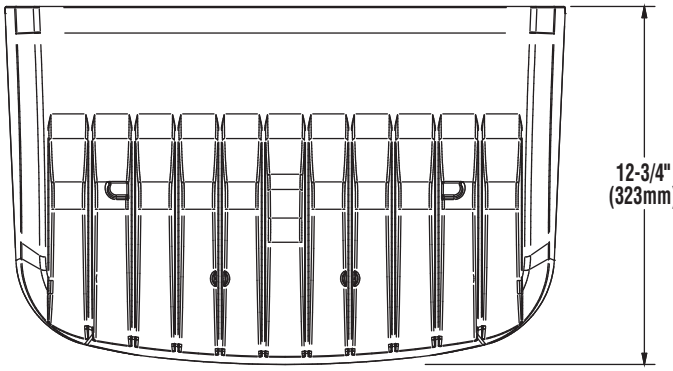
ACCESSORY ORDERING INFORMATION[1] (Accessories are field installed)

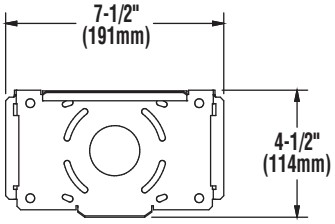
Description	Order Number	Description	Order Number
XWM SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK208 - Double Fusing	DFK208
FK120 - Single Fusing	FK120	DFK240 - Double Fusing	DFK240
FK277 - Single Fusing	FK277	DFK480 - Double Fusing	DFK480
FK347 - Single Fusing	FK347	IMS/PC Remote Configurator Tool[7]	584929

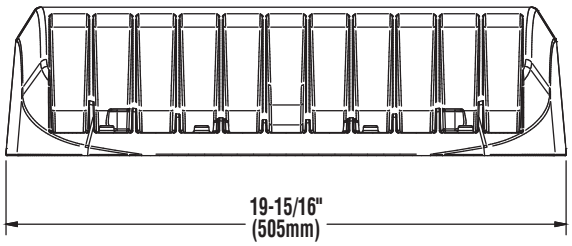
FOOTNOTES:

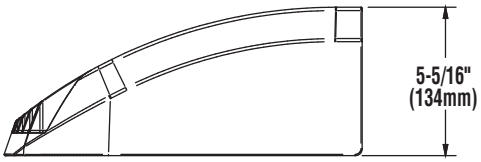
1 - For wireless controls information and accessories, see Controls Section.
2 - Requires a SiteManager and override switch. Not compatible with battery back-up, IMS or HL Option.
3 - Not compatible with IMS Option
4 - Not compatible with DIM or Wireless Control System
5 - Not compatible with Wireless Control System
6 - Not available with BB, CWBB, IMS Option or Wireless Control System
7 - IMS is the WattStopper Dual Sensor (Daylight & Motion) which is field adjustable, via a handheld remote configurator tool"
8 - Output based on type 3 optics in cool white color temperature, see IES files for exact delivered lumens

DIMENSIONS









AirLink™
enabled by Synapse®

Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect up to two (2) sensors into the outdoor AirLink wireless lighting system.

Features

- 2% Utility Grade Power Monitoring
- Up to 80% Savings through smart dimming
- True On/Off functionality via switched relay
- Seamlessly integrates into the outdoor AirLink wireless lighting control solution & Self-healing Mesh Networking
- Relay closes on power loss
- Supports a wide range of LED drivers and fixtures
- Class 1 / Class 2 0-10V Dimming Control
- Direct Connect up to two (2) to 24V Occupancy Sensors and Photocells (consult sales for compatible list)
- Secure, over-the-air upgrades to support future enhancements
- Excellent RF Range — 1,000ft LoS between controllers
- Available in a metal cased version with quick connect terminal blocks
- Lights default to on for safety

Specifications

Regulatory Approvals

- FCC, IC, CE certified
- cULus Listed
- California Title 24 compliant

Power and Performance

- Operating environmental: -40°F to 131°F (-40°C to 55°C)
- Input power: 100–277 VAC +/- 10% (Max 305V)47/64 Hz
- Switched output: Default ON; Zero Cross Switching
- Load rating: 5A @ 100V to 277V (+/- 10%)
- Dimming: 0–10V control; Output: Class 1/2 - 20mA Source Max / 50mA Sink Max
- Power monitoring: Utility grade - 2% accuracy
- Sensors inputs: 0–10V (photocell sensors), 0–24V (all other sensors); Sensor power supply: 24VDC @ 50mA

Other

- Dimensions: 8.2” L x 2.3” W x 1.3” H (209mm L x 59mm W x 33mm H) without antennas
- Radio: SNAP 2.4 GHz; 802.15.4; +20 dBm Transmit Power; -105 dBm Receive Sensitivity
- Warranty: 5 years

Contact LSI Controls

Sales
controls.sales@lsi-industries.com

Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)

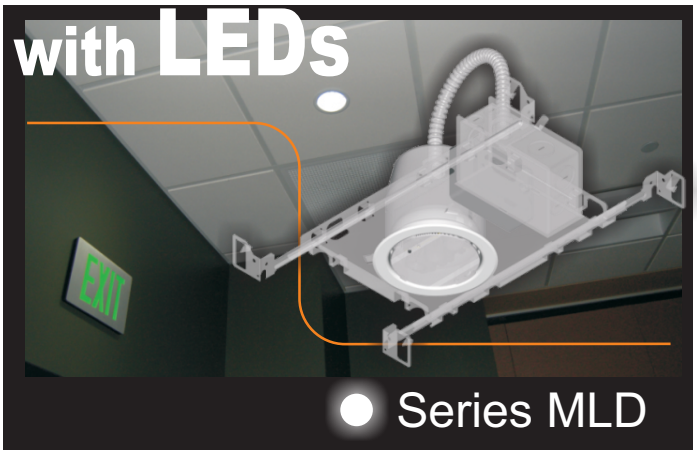
More information
For more information on AirLink, visit our website at www.lsi-airlink.com/airlink

Moonlite LED®
LED Egress Emergency with Night Lighting Option

Recessed LED Down Light
Series MLD

MLD.09.17.17

The Brightest Idea is Emergency Lighting with LEDs



GENERAL DESCRIPTION

With spacing up to 55 ft in 9 ft ceilings, this recessed down light with a 4” trim is our most efficient emergency luminaire; very effective in long corridors, it is inconspicuous and will blend with general lighting fixtures without affecting the appearance of ceiling layouts .

CONSTRUCTION

- 4" Trim ring installation with standard can and back plate.
- Three versions available:

  BB=Unit equipment with self-contained battery
  RE=Remote for connection to 24 VDC Central Battery System
  AC=Remote for connection to AC 120/ 277 emergency supply.

ELECTRONICS

- Lamps are connected in parallel. If one lamp fails, one or more lamps will continue in operation.
- Universal 120/277 VAC input for standard battery or AC unit, or 24 VDC input for remote configuration.
- Power supply delivers regulated current and voltage to LED lamps at optimum levels to maximize lamp life.
- Automatic battery diagnostics available for all battery models.

ENERGY EFFICIENT OPERATION

- Emergency lighting with optional dual function operation for night or security lighting.
- Very low power consumption in optional night/ security mode. The security lighting circuit is independent of emergency lighting and may be switched manually, by an exterior photocell, or other automatic means.
- Over 50,000 hour lamp life in normal use.
- IES photometric data available for all models.

CODES

- Manufactured and tested to UL Standard 924 and NFPALife Safety Code 101.

WARRANTY

- 5 year total customer satisfaction warranty. For details see product catalog technical data section.

FIXTURE SCHEDULE

MODEL	CATALOG NO
APPROVAL	JOB INFORMATION

DESIGNED & MANUFACTURED IN THE USA

C ETL LISTED US
Intertek
CONFORMS TO
UL 924/ CSA 22.2 #141

Signtex Inc
LIGHTING
SPECIFIED EMERGENCY LIGHTING

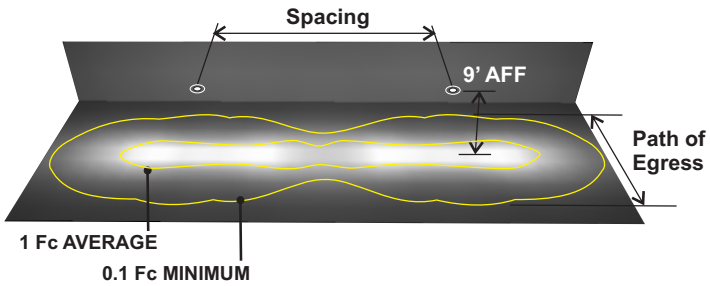
Moonlite LED®
LED Egress Emergency with Night Lighting Option

Recessed LED Down Light
Series MLD

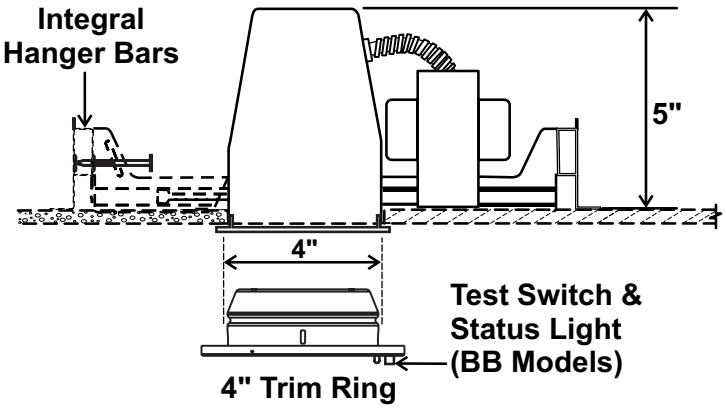
MLD.09.17.17

SUGGESTED SPECIFICATIONS:

Install MOONLITE® Series MLD Recessed LED downlight emergency lighting fixture manufactured by Signtex Inc., available as unit equipment or as a remote device connected to a central battery power source. Upon loss of AC building power, emergency models shall operate for a minimum of 90 minutes under battery power, in compliance with UL 924 and NFPA LSC Code 101. The unit may be specified to operate continuously for security or night lighting, as required. The battery charger and power supply shall have universal input of 120/277 VAC, with brownout and LVD circuit protection. Auto battery diagnostics shall be available for all models, as specified and shall perform all test functions specified by UL 924 and NFPA 101.



MOUNTING DATA & DIMENSIONS:



SPACING GUIDE

Average Illuminance 1 Fc

Model	Mtg. Ht.	SPACING		
		Path of Egress Width		
		3 Ft.	6 Ft.	10 Ft.
7 W	9'	50'	40'	25'
10 W	9'	55'	50'	40'

NOTE: TESTED IN ACCORDANCE WITH IES STANDARD LM-79-08 FOR SOLID STATE LIGHTING PRODUCTS. FOR REFERENCE ONLY. STANDARD REFLECTANCES 80/50/20. SIGNTEX IS NOT RESPONSIBLE FOR SPECIFIC CONDITIONS THAT MAY ALTER THE RESULTS. COMPLETE IES PHOTOMETRIC DATA AVAILABLE AT WWW.SIGNTEXINC.COM FOR YOUR CONVENIENCE.

CONTACT SIGNTEX FOR LAYOUT ASSISTANCE

Code Compliant Emergency lighting layouts provided free of charge!

POWER RATING

MODEL	OPERATION	WATTS	
BB	Emergency	7	10
	SEC/ Normal On	4	5
RE	Emergency	7	10
	SEC- Standard	4	5
	SEC- HPS	7	10
AC	Line Voltage	4	7

SECURITY LIGHTING CONTROL

RE Models: Requires SEC Option 'S' with CBL

BB Models: Requires Option '-SB120' for connection to 120 VAC
Requires Option '-SD277' for connection to 277 VAC

BB-DG Models: Requires Option '-SD' for connection to 120/ 277 VAC

SELF- TEST DIAGNOSTIC FUNCTIONS

BB MODELS WITH DG FUNCTION

STATUS	LED DISPLAY
NORMAL FULL CHARGE	GREEN ON
NORMAL FAST CHARGE	ORANGE ON
FAILED BATTERY	RED FLASH FAST
FAILED LAMP	GREEN FLASH
FAILED TRANSFER	ORANGE FLASH
FAILED CHARGER	RED FLASH SLOW

ORDERING INFORMATION: *EXAMPLE:* MLDRE7W-DP

MLD RE 7 W - DP

MODEL SERIES	OPERATION	WATTS	TRIM COLOR	OPTIONS
MLD	BB= Battery Backup RE= Remote with Central Battery System AC= AC Supply 120/277V	**BB & RE Models** 7 = 7 Watts 10 = 10 Watts **AC Models** 4 = 4 Watts 7 = 7 Watts	W=White 'X'=Custom	DG= Battery Diagnostics (BB Models Only) DP= Damp Location SB120= Security Lighting with Control Switch for Standard BB Operation (120V) SD277= Security Lighting with Control Switch for Standard BB Operation (277V) SD= Security Lighting with Control Switch for BB Operation with DG option (120/ 277V) HPS= High Power SEC Mode (RE Models Only) IC= Insulation Contact Rated

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DISTRIBUTOR:

Specifications and Dimensions subject to change without notice.