PLANNING COMMISSION STAFF REPORT

Union Lofts - 23 Live/Work Townhomes

Meeting Date: September 4, 2019

Staff Contact: Matt Taylor, Senior Planner

Summary

Applicant: John Prince (1700 Fort Union Partners, LLC)

Subject Properties:
1658 S. 1700 E.
1648, 1680, 1690 E. Fort Union Blvd.

Action Requested:

1. Site Plan Approval of 23 mixed-use live/work townhomes.
2. Conditional Use Permit for an increase in height and a decrease in setbacks.

Recommendation
Continue item to the October Planning Commission meeting.

Project #: SPL-19-007

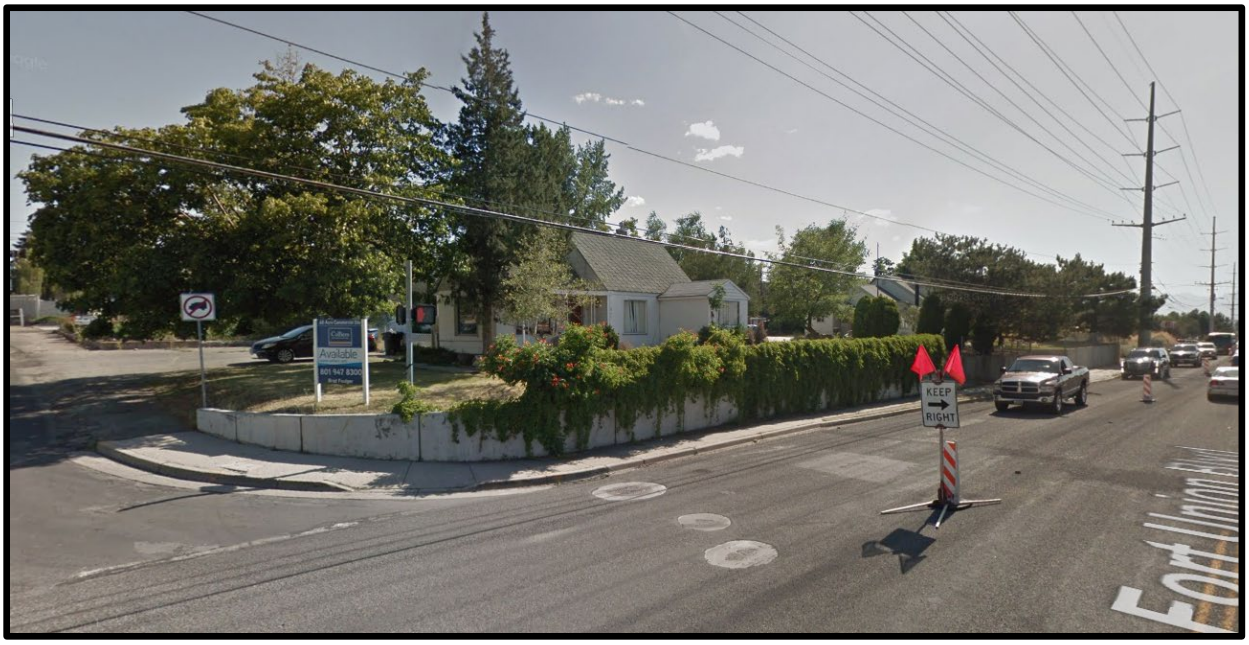
Context

Property Owner	Address -- Parcel #	Acres
Silvia Ann Johnson	1648 E. Fort Union Blvd. 2221380007	0.24
Chytraus, Darlene H; Tr	1680 E. Fort Union Blvd. 2221380008	0.21
1700 Fort Union Partners, LLC	1690 E. Fort Union Blvd. 2221380009	0.44
1700 Fort Union Partners, LLC	6958 S 1700 E 2221380014	0.24
	Total Acres:	1.13

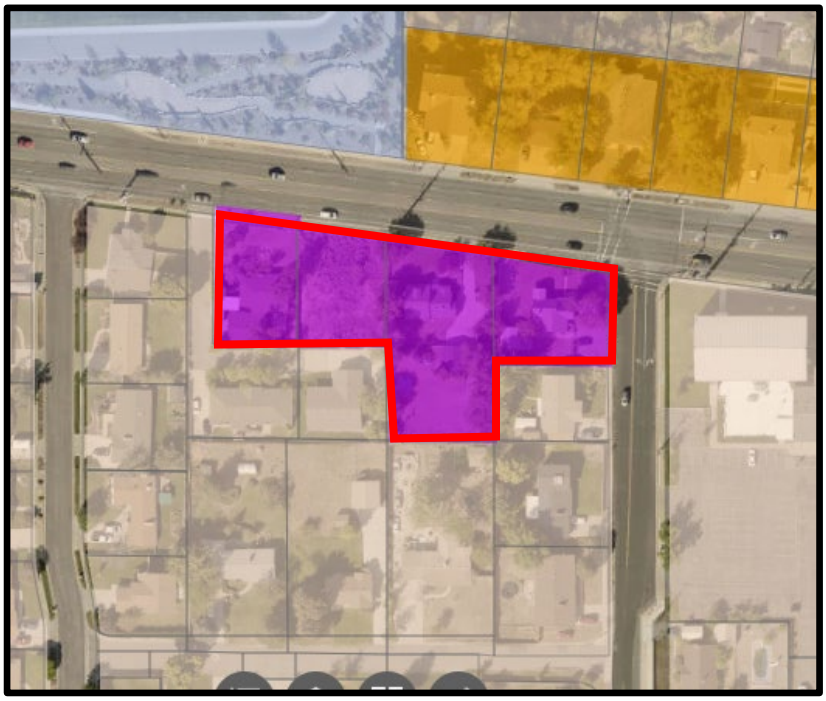
Site Photos

Subject Properties – Looking Southeast

Subject Properties – Looking Southwest



Zoning and Land Use



Site
Zone: MU - Mixed Use / Gateway Overlay District
Land Use: Single-Family Residential, Vacant

North
Zone(s): PF - Public Facilities / R-2-8 - Multi-Family Res.
Land Use: Park, Twin Homes

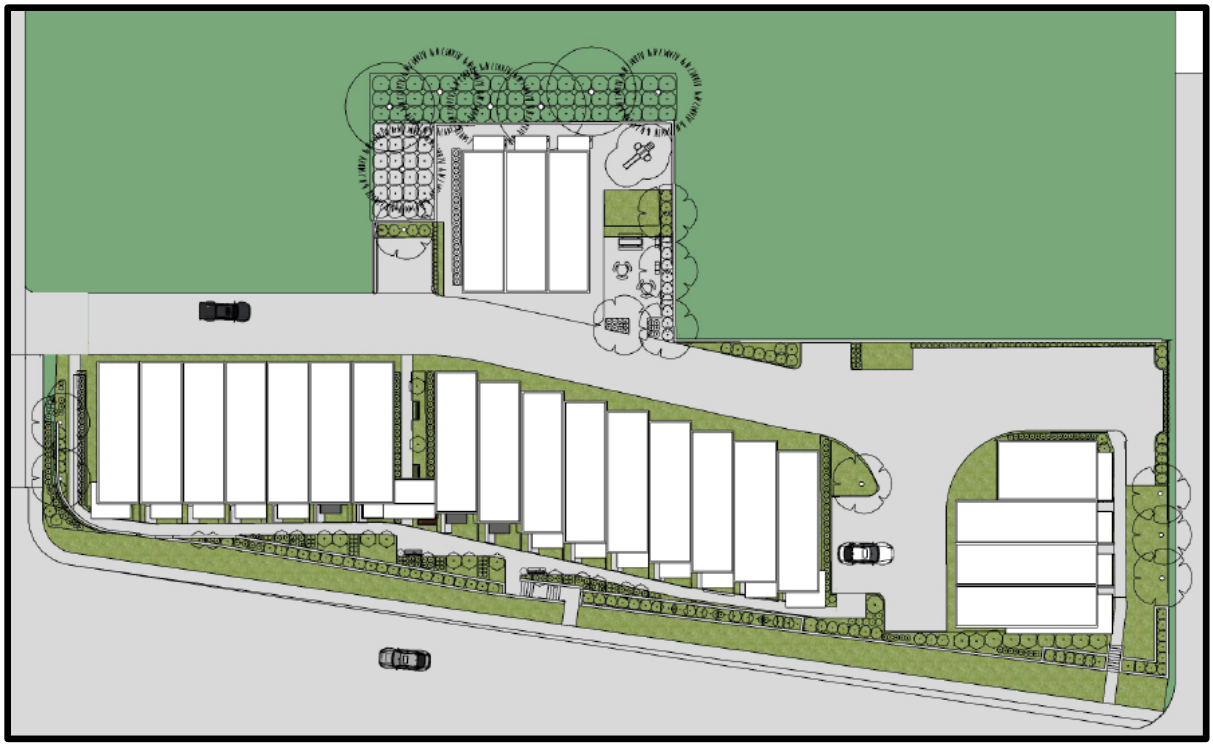
South
Zone: R-1-8 –Single Family Res.
Land Use: Single-Family Res.

East
Zone: R-1-8 –Single Family Res.
Land Use: Single-Family Res.

West
Zone: R-1-8 –Single Family Res.
Land Use: Single-Family Res.

Analysis

Request
An application has been made by John Prince (1700 Fort Union Partners, LLC) for site plan approval of 23 mixed-use live/work townhomes and a conditional use permit for an increase in height and a decrease in setbacks.



Planning Commission Authority

The Planning commission is required to review site plans for all new developments in the MU zone, as required by section 19.36.110 of the zoning ordinance:

> ***19.36.110 Site plan required.***
> *Developments in the MU zone must submit a site plan, which is subject to planning commission approval.*

The Planning commission is required to approve requests to increase height or reduce setbacks in the MU zone, as required by section 19.36.030 of the zoning ordinance:

> ***19.36.30 Conditional uses.***
> *C. Any applicant requesting an increase in height or decrease in setbacks which are standard in the MU zone, or any other variation based on permitted approval under this chapter, shall be considered a conditional use.*

Architectural Review Commission

This property is in the city's Gateway Overlay District, which requires Architectural Review Commission (ARC) approval for all new development. This project was scheduled for ARC review on August 29, but the meeting had to be rescheduled due to lack of quorum. This project will be reviewed by the ARC on September 12.

Analysis: It is recommended that as a condition of approval that this item be continued after public hearing until October 4, 2019.

Proposal

The applicant submitted a written narrative for Planning commission consideration. Copies of the written narrative and all relevant plans have been attached to this report for reference.

Ordinance Review

Summary

	PERMITTED	PROPOSED
HEIGHT	45' max.	33.5'
STORIES	2 permitted, 3 max with CUP.	3 **(PC must approve 3rd story)**
LOT COVERAGE	65% max.	31%
DENSITY	35 units/acre max.	20.35 units/acre
SETBACKS		
FRONT (NORTH):	20'	7.75' (minimum) 18' (average) 26' (average with street dedication) **(PC must approve setback reduction)**
REAR (SOUTH):	25'	25' (min)
SIDE (EAST):	20'	14' **(PC must approve setback reduction)**
SIDE (WEST):	25'	25' (min)
PARKING	31 residential (1.34 spaces per unit) 10 office	56 stalls

Use

A permitted use for this site is "mixed-use residential buildings as defined" in the MU zone.

> ***19.36.040 Mixed-use building.***
> *A mixed-use building is a single building containing more than one type of land use, or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated.*

Each of the 23 units has a main-floor area suitable for several of the permitted and conditional uses as allowed in the MU zone.

Analysis: The proposed use of live/work townhomes is compatible as a "mixed-use residential building" as permitted in the MU zone.

Fort Union Blvd Corridor Right-of-Way Requirements

> ***19.76.050.B Off-site improvements required***
> *The applicant for a building or conditional use permit for all dwellings, commercial or industrial uses, and all other business and public and quasi-public uses shall provide curb, gutter, sidewalk and asphalt along the entire property line which abuts any public road or street in cases where it does not exist at city standards.*

14.08.040 Determination of width of right-of-way
The department may, subject to ordinances adopted by the city council, determine the permissible width of rights-of-way for public highways in the city.

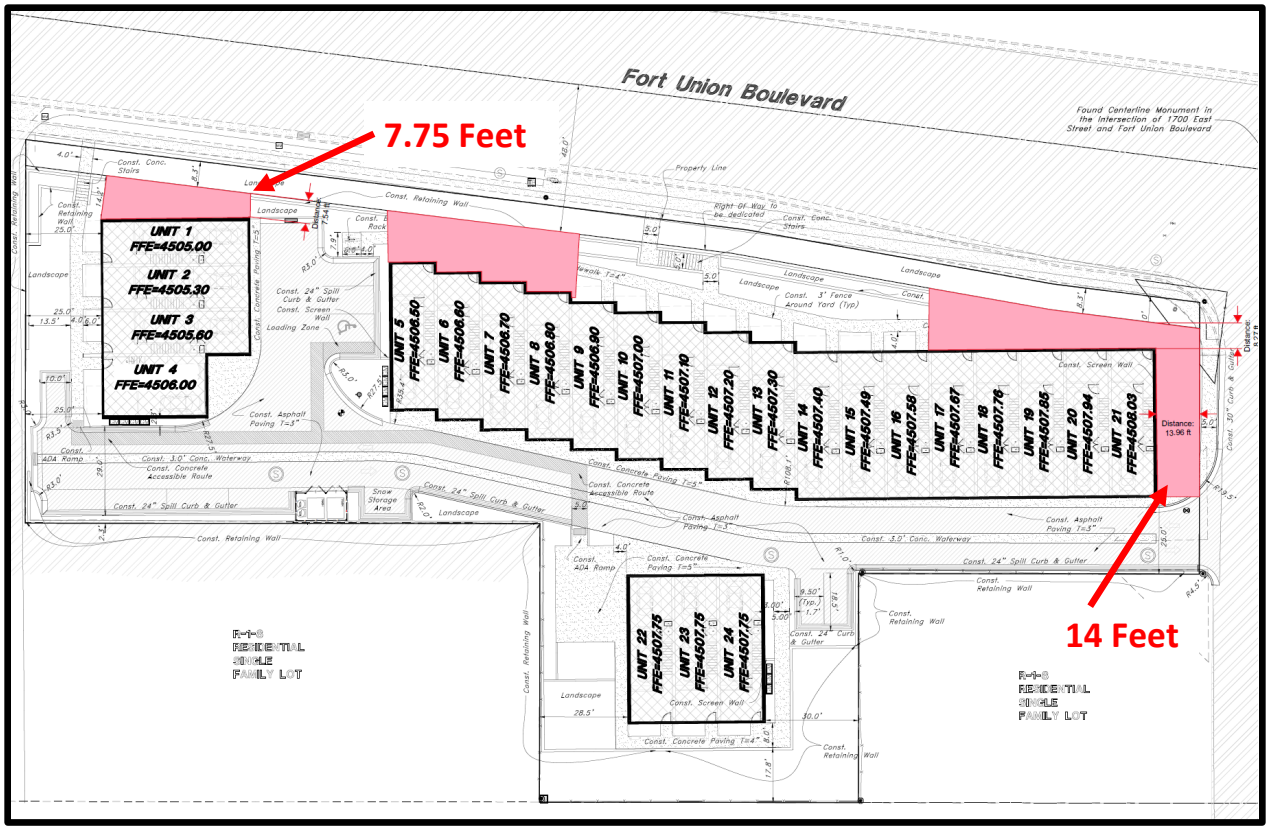
Ft. Union Corridor Master Plan Cross Section
It is the policy to reconstruct Ft. Union Blvd to the cross section as adopted by Cottonwood Heights Ordinance 268. Additional right-of-way will need to be dedicated to accomplishing this. Although this will affect the front yard setback, staff recommends approval of the previously discussed reduced setbacks to accommodate the right-of-way expansion. The corridor bike lane will alternatively be developed as a park/planter strip for the time being. The property line will need to be 48 feet from the existing Ft. Union centerline to the back of sidewalk. (see Fort Union Corridor Area Master Plan).

Analysis: This requirement is discussed first as it effects the applicant's proposed setbacks.

Setbacks

The west side and south rear setbacks all meet the required setbacks for building adjacent to single-family residential properties. The applicant is requesting an exception to the north front and east side yard, 7.75 and 15 feet, respectively. However, it should be noted that the average setback along the front yard is 18 feet. Also, the City is requiring the dedication of 8 feet of the front yard for future improvements to accomplish the goals of the Fort Union Corridor Master Plan for redesigning the street into a pedestrian-friendly, mixed use, downtown environment.

The areas shaded in red have less than 20 feet of setback after additional road dedication to the City. All other setback meets zoning minimums.



19.36.30 Conditional uses.

C. Any applicant requesting an increase in height or decrease in setbacks which are standard in the MU zone, or any other variation based on permitted planning commission approval under this chapter, shall be considered a conditional use.

19.36.070 Development standards.

Any development in the MU zone shall conform to the city's general plan, the standards of the city's Gateway Overlay District (if applicable), and the standards of this chapter.

Fort Union Main Street Corridor Area Plan

The City Council adopted the Fort Union Main Street Corridor Area Plan "as an element of the City's General Plan"… and "deemed to augment" it. The Fort Union Plan encourages new development to create a "main street" feel:

> *New structures shall be constructed so as to maintain a traditional streetscape edge. The setbacks of adjacent structures and context of spacing between buildings shall be considered in determining the appropriate building setback. At a minimum, a new structure shall be constructed within a Build-to-Zone between 15' and 25'from the public street right of way. If site circumstances dictate, a new structure may be constructed as close as 10' of the public street right of way (p. 84).*

Conditional Use Permit Standards Analysis – Setbacks

The planning commission is required to approve or deny a conditional use based upon written findings of fact that address a set of standards (see 19.84.080 CH Code).

Per 19.84.080.B, CH Code, "*The planning commission shall only approve with conditions, or deny a conditional use, based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in the specific zoning district. The planning commission shall not approve issuance of a conditional use permit unless the evidence presented is such as to establish the following:*

See *Appendix "A"* for a full list of conditional use permit standards and proposed findings for approval.

Setback Reduction Analysis: The reduced setbacks are within the design goals and guidance of the City Design Guidelines and supports the goals of the General Plan. The reduced setbacks do not create detriments to the health, safety, and welfare of the community and findings can be adopted that support the standards for the issuance of a conditional use permit.

Height

The proposed building is three-stories and approximately 33.5 feet from the natural grade to the highest point of the roof structure. The maximum height permitted in the MU zone is 35 feet. Although the applicant is not asking for additional height, the Gateway Design Corridor does allow up to 45 feet (19.49.030 CH Code).

Analysis: The height of this project is in full compliance with the provisions of City code. The building is approximately the same height of the maximum height of that allowed for a single-family residence in the adjoining R-1-8 Single Family zone. However, there is a difference in the scale of the building massing that will communicate a higher building height to observers.

Number of Stories

The MU zone does limit the number of stories in a building to two stories unless the planning commission approves a conditional use permit finding that the number of stories from two to three will not adversely affect the public health, safety or welfare:

> ***19.36.050 Maximum height of structures.***
> *Structures in a MU zone shall not exceed a <u>height of two stories</u>, or 35 feet, whichever is less. The planning commission, after receiving favorable recommendation from the DRC, <u>may increase the maximum height of a structure in a MU zone to no more than three stories</u>, upon a finding that such increased height will not adversely affect the public health, safety or welfare.*
>
> ***19.49.030 Gateway Overlay District***
> *(G)… (1) In no case shall structure height exceed 45 feet in the Gateway Overlay District.*

Fort Union Main Street Corridor Area Plan

The City Council adopted the Fort Union Main Street Corridor Area Plan "as an element of the City's General Plan…" and "deemed to augment" it. The Fort Union Plan encourages vertical massing of new development to create a "main street" feel:

> *10. Goal: Establish a Critical Mass of Development: To create a more compact and walkable "City center"/"main street" along Fort Union, it will be important to develop a critical mass of buildings that will not be overwhelmed by parking, while maintaining new urbanist development where the urban design promotes environmentally friendly practices by creating walkable neighborhoods containing a wide range of housing and job types consistent with small-city feel that comes with Cottonwood Heights. New development is planned in such a way that doesn't spread buildings too far apart or intersperse parking between buildings. Furthermore, the overall development program encourages vertical massing (the equivalent of two to four stories) to the extent possible rather than creating a horizontal sea of sprawling one-story buildings. (p. 74)*
>
> ***19.36.070 Development standards.***
> *Any development in the MU zone shall conform to the city's general plan, the standards of the city's Gateway Overlay District (if applicable), and the standards of this chapter.*

Conditional Use Permit Standards Analysis – Number of Stories. The planning commission is required to approve or deny a conditional use based upon written findings of fact that address a set of standard (see 19.84.080 CH Code). Staff has prepared findings of fact that the commission can consider adopting for each standard.

Per 19.84.080.B, CH Code, "*The planning commission shall only approve with conditions, or deny a conditional use, based upon written findings of fact with regard to each of the standards set forth below*

and, where applicable, any special standards for conditional uses set forth in the specific zoning district. The planning commission shall not approve issuance of a conditional use permit unless the evidence presented is such as to establish the following:

See *Appendix "A"* for a full list of conditional use permit standards and proposed findings for approval.

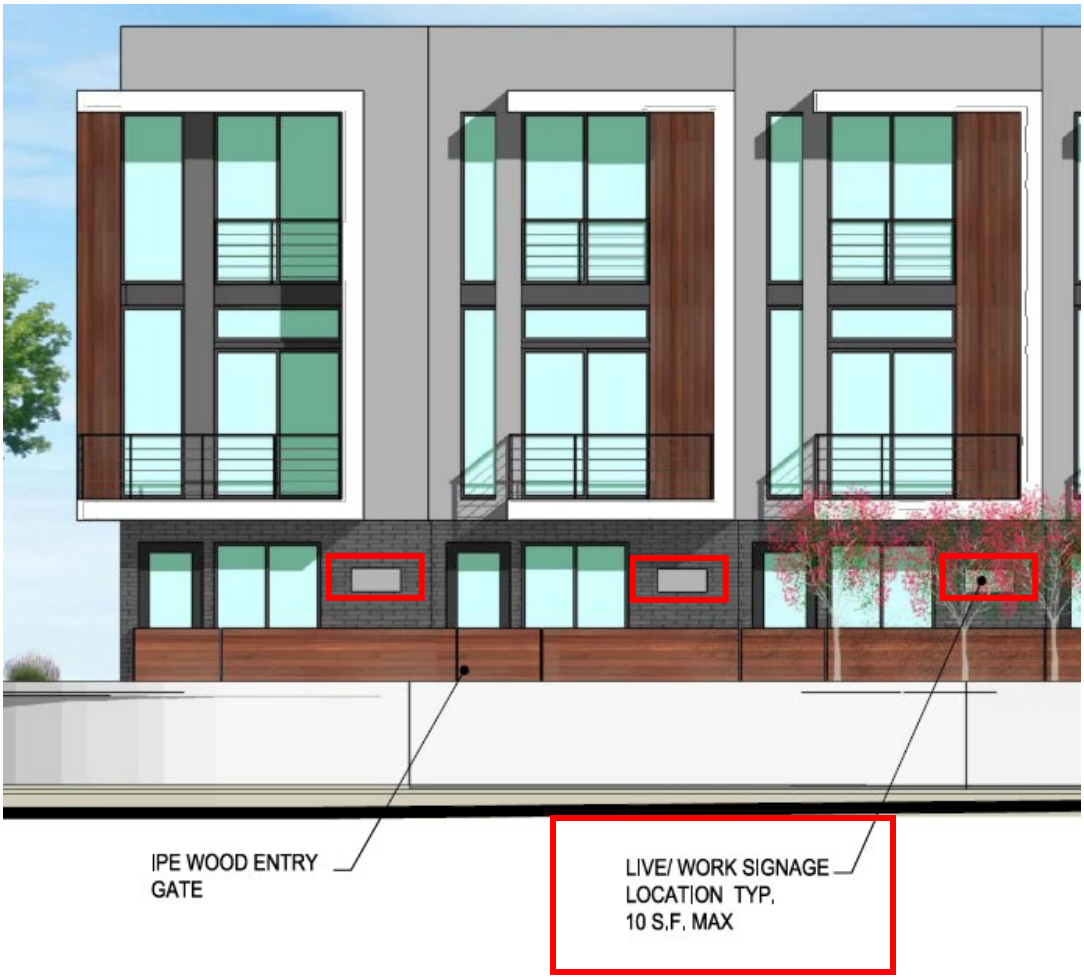
Analysis: A conditional use permit is required to increase the maximum height from 2 stories to 3 stories within the permitted height of 45' in the MU zone / Gateway Overlay District. Staff recommends approval of the additional building story as it is within normal ordinance height provisions and supports the goals of the General Plan.

Screening & Landscaping

Plans have been submitted that demonstrate compliance with city codes for screening of dumpsters and mechanical equipment, and for landscaping.

Signage Plan

19.87.060.D.11. Signage plan. *The planning commission shall approve an overall signage plan during the site plan approval process. All information to be provided for the sign approval may be submitted concurrently with site plan application materials but is not required.*



Analysis: The proposed signage seems appropriate to the scale and size of main-floor work portion of each dwelling unit. It is recommended that as a condition of approval that provisions be incorporated into the development CC&Rs and condominium plat limiting signage to the development sign plan or seek specific modification of sign plan by architectural review committee approval.

Parking

The required parking for residential condominiums/townhomes is 1.38 vehicles per dwelling unit. 32 parking stalls are required for 23 townhomes. The required parking for office uses is 2.84 vehicles per 1,000 sq. ft. 10 parking stalls are required for 3,186 sq. ft. of office. The total number of required parking stalls for the mixed-use development is 43 stalls and the plan provide 56 stalls.

Analysis: The plan complies with all parking regulations and design standards of Cottonwood Height city code. It is recommended as a condition of approval that the exterior parking stalls be sufficiently signed to indicate that parking is for business patrons and visitors only between the hours of 8:00 am and 5:00 pm and that this regulation is incorporated into the development CC&Rs and condominium plat. It is also recommended that the CC&Rs explicitly detail the agreement among condominium owners on use of parking spaces in common areas.

Recommendation

Staff has concluded that additional documentation is required to verify full compliance with the zoning ordinance. The project also requires a Certificate of Design Compliance from the ARC. Staff recommends continuing the item to the October Planning Commission meeting, with the following items to be addressed by the applicant before the next meeting:

1. Receive a Certificate of Design Compliance from the ARC;
2. Submit a traffic study and any other pertinent preliminary plan information as requested by the City Engineer;
3. Submit a lighting plan with details about building mounted lighting that complies with section 19.36.120 of the zoning ordinance;
4. Verify the appropriateness of the proposed street trees with Rocky Mountain Power;
5. That provisions be incorporated into the development CC&Rs and condominium plat limiting signage to the development sign plan or seek specific modification of sign plan by architectural review committee approval.
6. That the exterior parking stalls be sufficiently signed to indicate that parking is for business patrons and visitors only between the hours of 8:00 am and 5:00 pm and that this regulation is incorporated into the development CC&Rs and condominium plat and also explicitly detail the agreement among condominium owners on use of parking spaces in common areas.

Model Motions

Approval

I move to approve project SPL-19-007, based upon the findings outlined in this staff report:

- List any other findings or conditions of approval…

Denial

I move to deny project SPL-19-007, based on the following findings:

- List findings for denial…

Continue

I move to continue project SPL-19-007 to the October 2nd Planning Commission meeting, based on the recommendations in the staff report dated September 4th, 2019.

Attachments

1. Conditional Use Permit Standards Analysis and Findings – Height and Setbacks
2. Applicant Statement
3. Plans

APPENDIX "A" - *Conditional Use Permit Standards Analysis and Findings – Height and Setbacks*

The planning commission is required to approve or deny a conditional use based upon written findings of fact with regard to a set of standard (italicized type below) (see 19.84.080 CH Code). Staff has prepared findings of fact that the commission can consider adopting for each standard (unitalicized type below):

Per 19.84.080.B, CH Code, "*The planning commission shall only approve with conditions, or deny a conditional use, based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in the specific zoning district. The planning commission shall not approve issuance of a conditional use permit unless the evidence presented is such as to establish the following:*

1. *That the proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;*

   Finding of Fact: Increased height of 3 stories and a reduced setback are both conditional uses within the MU zone.

2. *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;*

   Finding of Fact: Neither use of property will be detrimental to health, safety, comfort, order or general welfare of persons residing or working in the vicinity.

3. *That the use will comply with the intent, spirit, and regulations of this title and will be compatible with and implement the planning goals and objectives of the city;*

   Findings of Fact: The request for an increase in stories and decrease in setbacks is supportive of the planning goals and objectives of the city, particularly those outlined in the General Plan Fort Union Corridor Master Plan.

4. *That the use will be harmonious with the neighboring uses in the zoning district in which it is to be located;*

   Findings of Fact: Neighboring uses will be along Fort Union are planned to be similar in scale and nature as the proposed development. The development maintains the required setbacks to adjacent single-family development areas and will be no less in setback distance or greater in building height than that which is permitted within the R-1-8 zone.

5. *That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;*

   Findings of Fact: As a primarily residential use with a limited mixed-use office component, no greater nuisances are anticipated than a typical single-family development where home occupations are allowed.

6. *That protection of property values, the environment, and the tax base for the city will be assured;*

   Findings of Fact: The proposed development will increase the tax base and help achieve the long-range goals of the Fort Union Cooridor Master Plan, which in turn should increase economic activity for the city as a whole.

7. *That the use will comply with the city's general plan;*

   Findings of Fact: The proposed development complies with the goals of the General Plan.

8. *That some form of a guaranty assuring compliance to all imposed conditions will be imposed on the applicant or owner;*

   Findings of Fact: Guarantees will be imposed at the time of development in the form of a cash bond or equivalent to ensure that infrastructure and landscaping is installed as designed.

9. *That the internal circulation system of the proposed development is properly designed;*

   Findings of Fact: The internal circulation system designed to minimize impacts on adjoining street network, particularly, by reducing curb-cuts and conflict points on Fort Union Boulevard and redirecting traffic to a signalized intersection on a local street.

10. *That existing and proposed utility services will be adequate for the proposed development;*

    Findings of Fact: Utility services are adequate for the proposed use.

11. *That appropriate buffering will be provided to protect adjacent land uses from light, noise and visual impacts;*

    Findings of Fact: The site is planned to be buffered by landscaping and setbacks keeping the new development buffered from existing development. The proposed lighting plan should mitigage any issues from light. The increase in height and decreased setbacks will not be a source of noise. The design review committee has issued a certificate of design compliance that mitigates visual impacts.

12. *That architecture and building materials are consistent with the development and surrounding uses, and otherwise compatible with the city's general plan, subdivision ordinance, land use ordinance, and any applicable design standards;*

    Findings of Fact: The proposed project has achieved the standards of goals of the above documents.

13. *That landscaping appropriate for the scale of the development and surrounding uses will be installed in compliance with all applicable ordinances;*

    Findings of Fact: The landscaping is typical for that which currently exists within the MU zone.

14. *That the proposed use preserves historical, architectural and environmental features of the property; and*

    Findings of Fact: No identified historical, architectural and/or environmental features on the site have been identified.

15. *That operating and delivery hours will compatible with adjacent land uses.*

    Findings of Fact: The hours of use are 24/7 as is that of the adjacent single-family residential uses.

16. *The foregoing approval standards shall be subject to any contrary requirements of Utah Code Ann. § 10-9a507, as amended.*

    Findings of Fact: There is no conflict Utah Code Ann. § 10-9a-507, which governs how municipalities regulate conditional uses.

Written Narrative

Block 17

1. Conditional Use:
    a. 24 Townhomes, 3 Stories
2. Architect and Engineer Information
    a. Pierre Langue, Axis Architects
        i. 801-864-8642
        ii. 927 South State Street Salt Lake City, UT 84111
    b. Guy Williams, Great Basin Engineering
        i. 213-500-5936
        ii. 5746 S 1475 E Ogden, UT 84403
3. General Plan and Zoning Compliance Statement
    a. Fort Union General Plan Paragraph
        i. "The Fort Union Boulevard Area is comprised of active centers along the corridor that connects residents, employees and visitors with the area ski resorts, regional businesses, downtown Salt Lake City, the SLC international airport and the University of Utah and Westminster College, in addition to providing local service to amenities along the corridor itself. Long-time and new residents mix in public spaces created to meet the needs of a diverse population. Significant automobile traffic still travels through the area, but it does not overshadow the built environment and drivers now know when they enter the area that they are traveling through a distinct and special place. Also, transit service provides frequent and efficient travel options, making it easy to get around without use of a car. A designated bicycle lane on Fort Union enables cyclists to travel safely through the area and to destinations along the way."
        ii. Fort Union Partners has spent a great deal of thought developing a design that Cottonwood Heights can be proud of for years to come, and that encapsulates the spirit of the Fort Union Plan. A first glance shows a walkable design that integrates seamlessly with Fort Union Blvd. Citizens will be able to take a stroll through a beautifully landscaped corridor connecting new residents and old. Benches, potential bike lanes, and a compelling visual facade will draw residents to this area and immediately bolster an area of Fort Union in desperate need of gentrification. As stated in the general plan, when residents enter this project they will immediately feel it is "a distinct and special place." The immaculately designed townhomes / live-work units are the vision of Pierre Langue at

Axis Architects, a best in class Architecture firm that designs modern commercial and residential buildings. Block 17 is a classic modern design seen throughout Cottonwood Heights that will endure for years to come. We hope you love it as much as we do.

4. Buffering
    a. All setbacks in Block 17 are in compliance with the MU code. Special thought has especially been given to the rear setback which abuts a residential zone to go the extra-mile by providing lots of landscaping and a playground area between the two projects.

FORT UNION TOWNHOMES - 3D VIEWS

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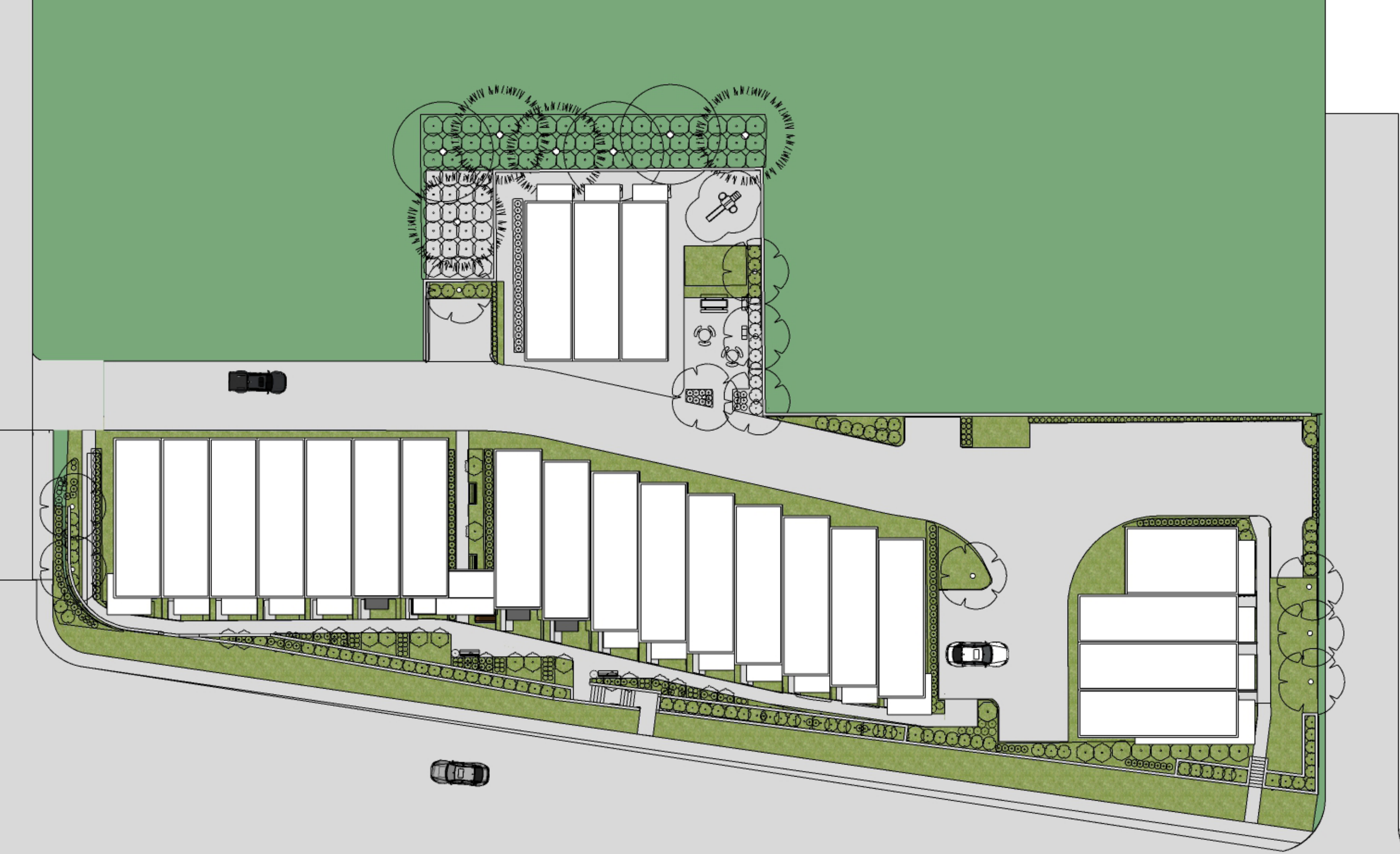

FORT UNION TOWNHOMES - 3D VIEWS

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B1 NORTH ELEVATION - B UNITS

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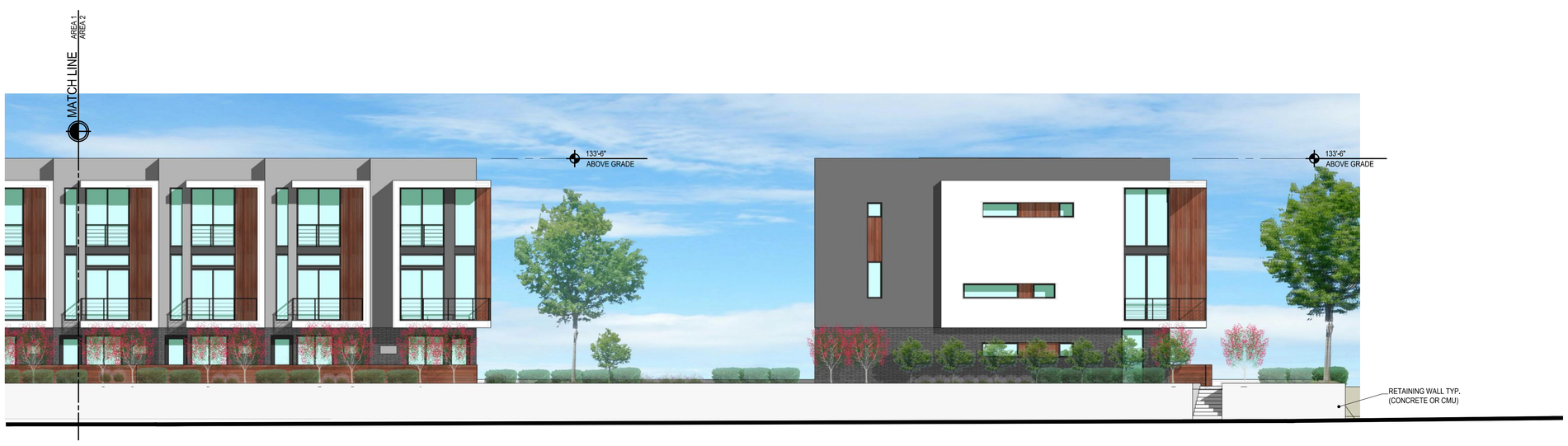

A1 NORTH ELEVATION B UNITS - CONT.

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

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927 SOUTH STATE STREET SALT LAKE CITY UTAH 84111 P 355-3003

NOT FOR CONSTRUCTION

FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

Revision #	Date
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Axis Job #	1901
Owner #	
Date	8/19/2019
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ELEVATIONS

AE201

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B1 SOUTH ELEVATION - B UNITS

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A1 SOUTH ELEVATION B UNITS - CONT.

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NOT FOR CONSTRUCTION

FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

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ELEVATIONS

AE202

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C1 NORTH ELEVATION B UNIT

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

B1 WEST ELEVATION A UNITS AND B UNITS

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

A1 EAST ELEVATION A UNITS AND B UNITS

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

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NOT FOR CONSTRUCTION

FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH

SCHEMATIC DESIGN

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Axis Job # 1901
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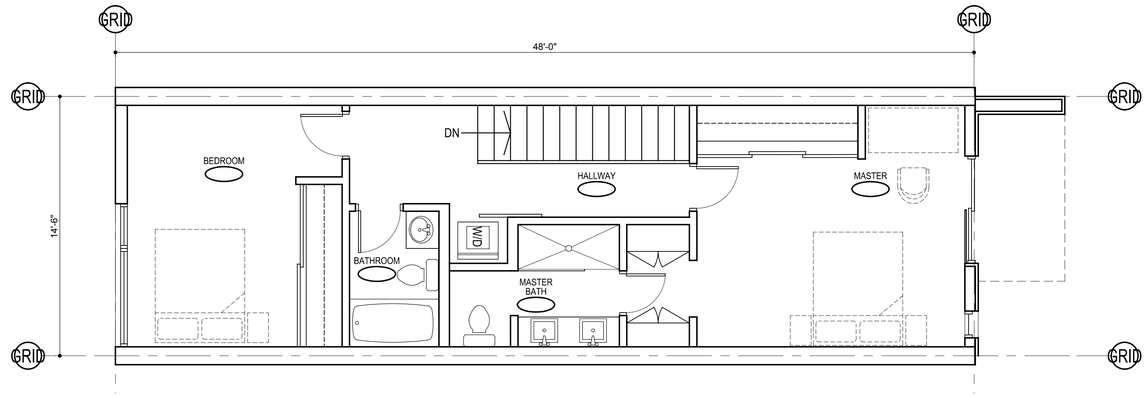
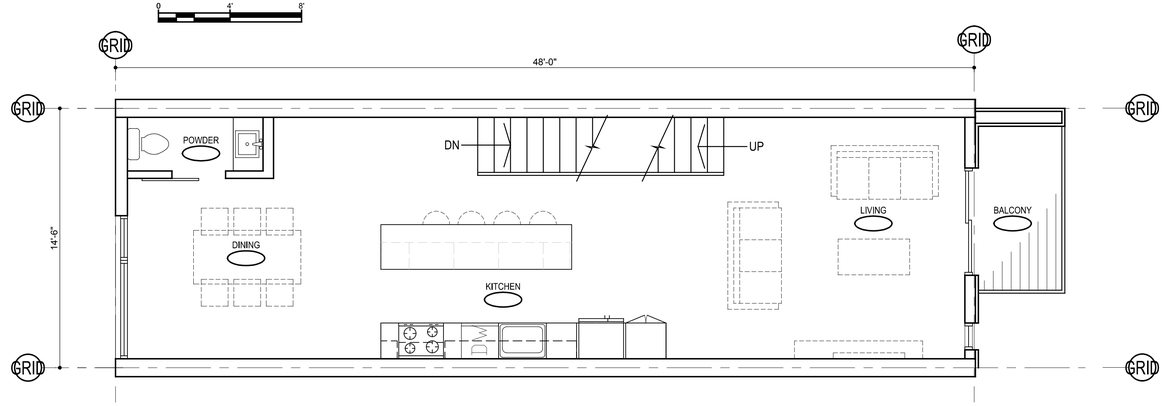
ELEVATIONS

AE203

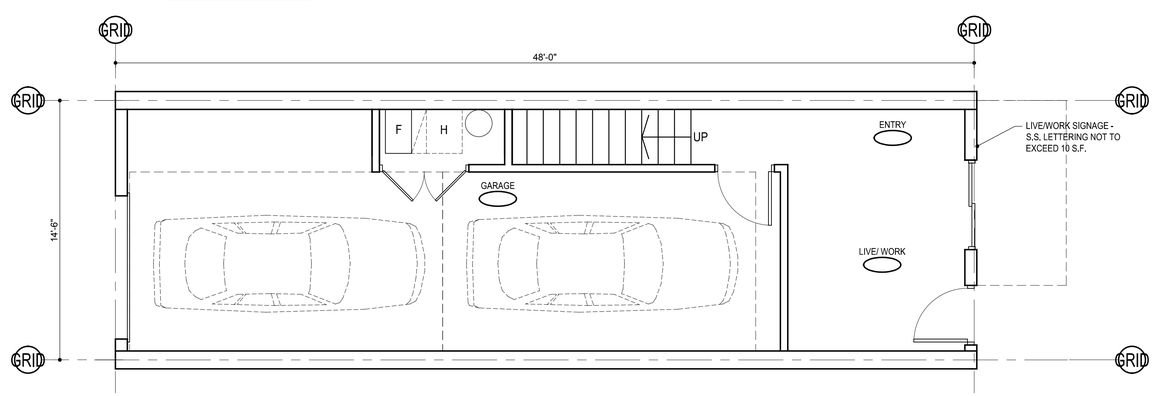
P:\1901-Fort Union Town Homes\1-SD\AE203 - Scheme C.dwg, AE101, 8/19/2019 12:28:10 PM, jdougal, DWG To PDF.pc3, 1:1



D3 UNIT B
LEVEL 3 FLOOR PLAN
SCALE: 1/4"=1'-0"

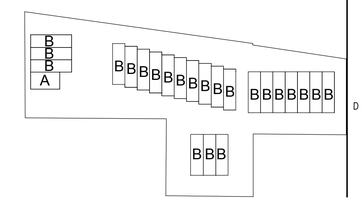


B3 UNIT B
LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"



A1 UNIT B
LEVEL 1 FLOOR PLAN
SCALE: 1/4"=1'-0"

KEY PLAN



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NOT FOR CONSTRUCTION

FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

Revision #	Date
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Axis Job # 1901
Owner #
Date 8/7/2019
Drawn
Checked

FLOOR PLANS - UNIT C
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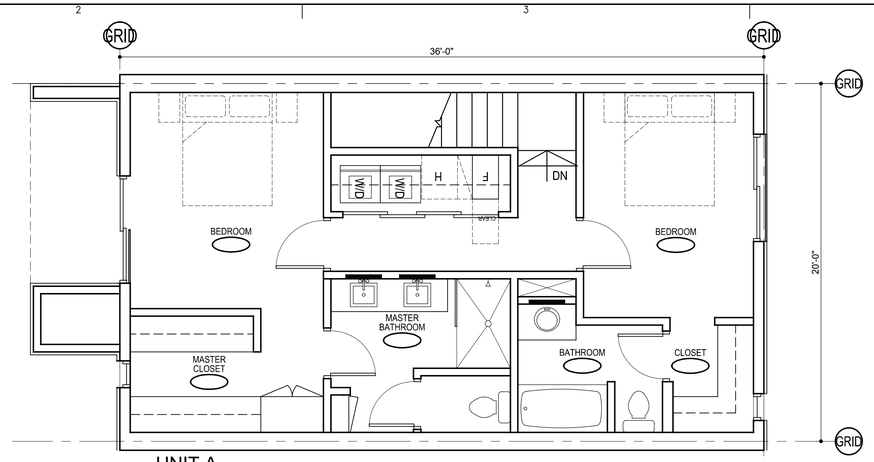
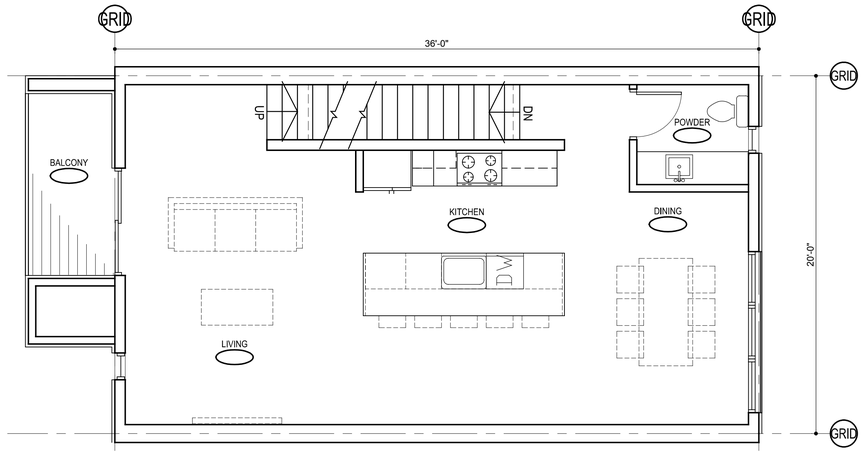
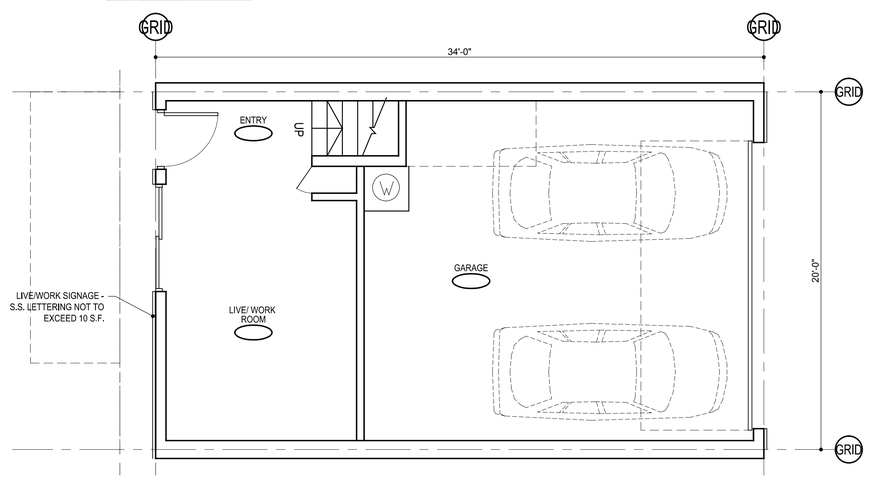
AE101



C2 UNIT A
LEVEL 3 FLOOR PLAN
SCALE: 1/4"=1'-0"

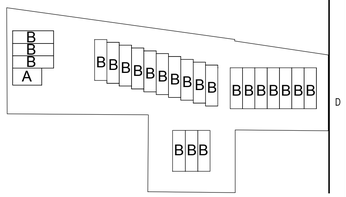


B2 UNIT A
LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"



A2 UNIT A
LEVEL 1 FLOOR PLAN
SCALE: 1/4"=1'-0"

KEY PLAN



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NOT FOR CONSTRUCTION

FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

Revision #	Date
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Axis Job # 1901
Owner #
Date 8/7/2019
Drawn
Checked

FLOOR PLANS - UNIT A
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AE102

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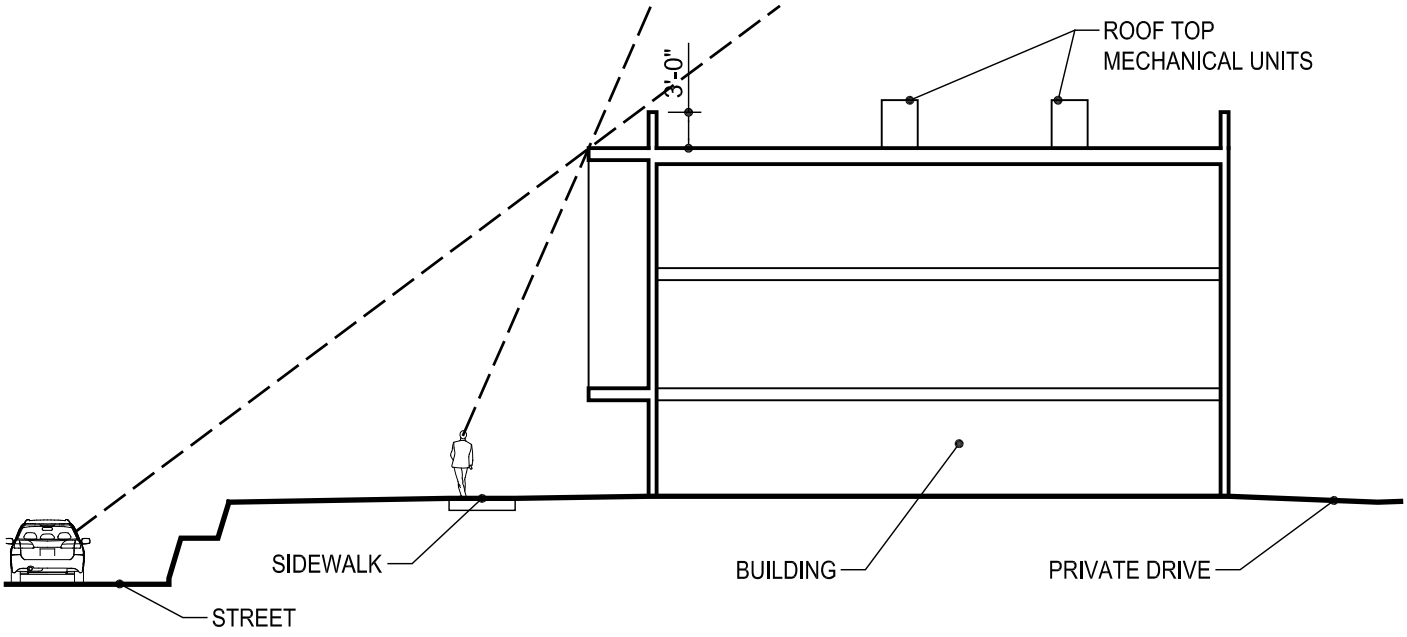

DET. NAME: SCREENING ROOF TOP MECHANICAL UNITS

DET NUMBER:

SCALE: 1/16" = 1'-0"

ISSUED: 05.14.2019 REVISION:

PROJECT: FORT UNION TOWNHOMES

ST-01

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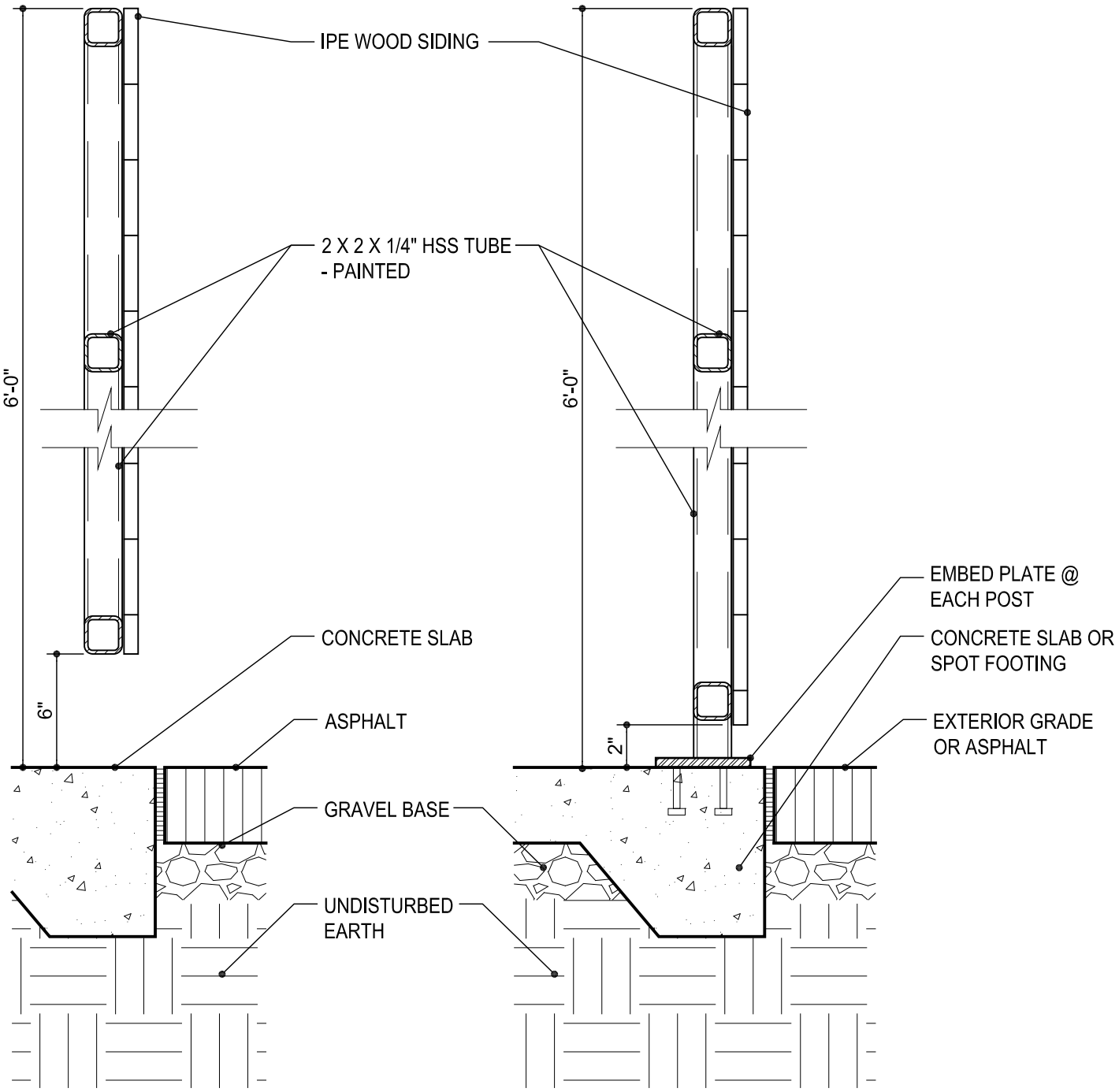

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DET. NAME: WOOD FENCE & DUMPSTER GATE

DET NUMBER:

SCALE: 1-1/2"=1'-0"

ISSUED: 07.10.2019 REVISION:

PROJECT: FORT UNION TOWNHOMES

ST-01

Axis Architects

BLACK BRICK

GLASS

IPE WOOD SIDING

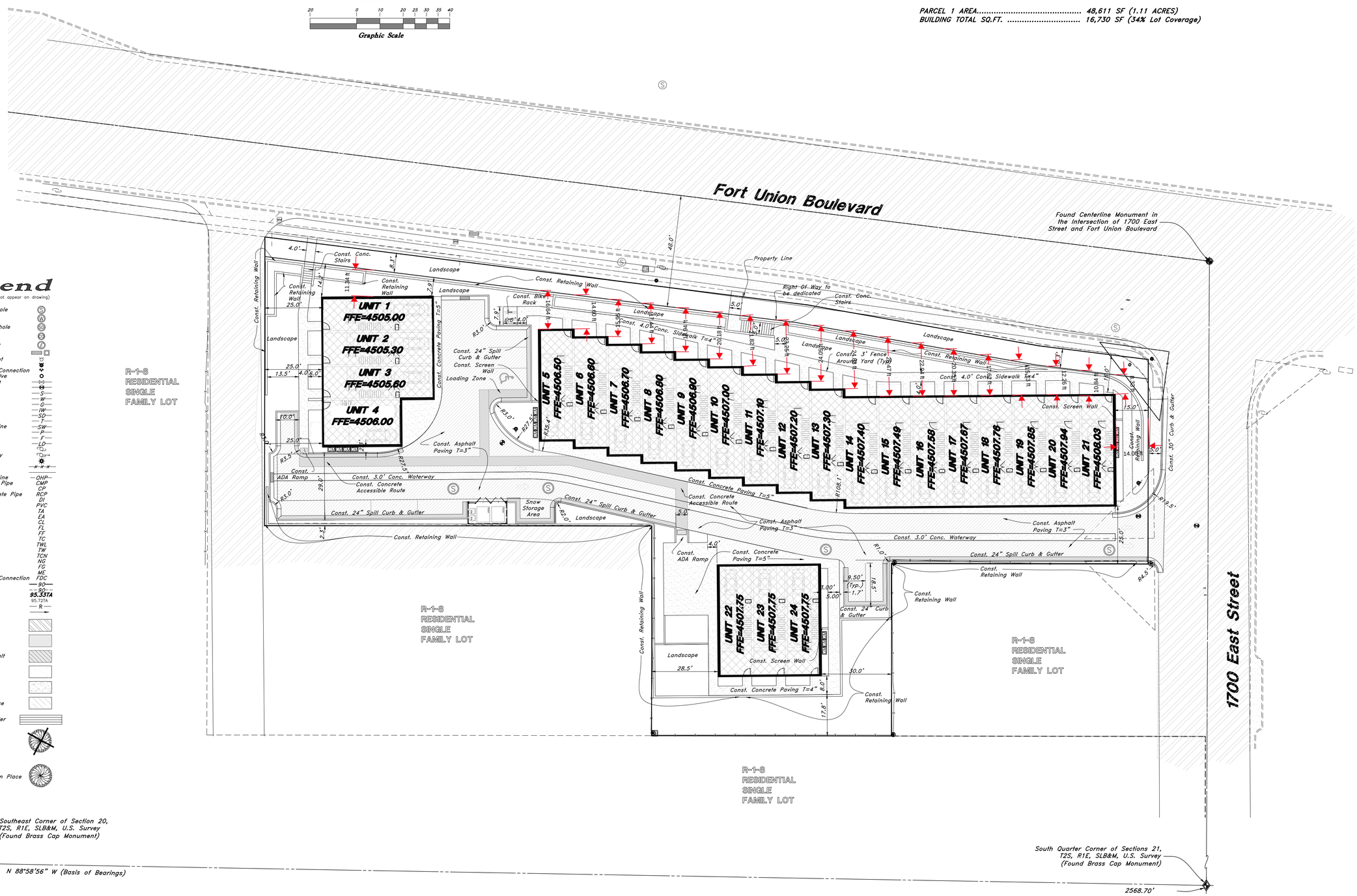
STUCCO
WHITE AND GRAY

Scale: 1" = 20'

Graphic Scale

SITE DATA TABLE

PARCEL 1 AREA..... 48,611 SF (1.11 ACRES)
BUILDING TOTAL SQ.FT. ..... 16,730 SF (34% Lot Coverage)



Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Fire Department Connection
Post Indicator Valve
Exist. Water Valve
Water Valve
Sanitary Sewer — S —
Culinary Water — W —
Gas Line — G —
Irrigation Line — IW —
Storm Drain — SD —
Telephone Line — T —
Secondary Waterline — SW —
Power Line — P —
Fire Line — F —
Land Drain — LD —
Power pole
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line — OHP —
Corrugated Metal Pipe CMP
Concrete Pipe CP
Reinforced Concrete Pipe RCP
Ductile Iron DI
Polyvinyl Chloride PVC
Top of Asphalt TA
Edge of Asphalt EA
Centerline CL
Flowline FL
Finish Floor FF
Top of Curb TC
Top of Wall TWL
Top of Walk TW
Top of Concrete TCN
Natural Ground NG
Finish Grade FG
Match Existing ME
Fire Department Connection FDC
Finish Contour — 90 —
Exist. Contour — 90 —
Finish Grade 95.33TA
Exist. Grade 95.72TA
Ridge Line — R —
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Demo'd Road Base
Spill Curb & Gutter
Demo Tree
Tree To Remain In Place

1/16" = 1'-0" | 1/8" = 1'-0" | 3/16" = 1'-0" | 1/4" = 1'-0" | 3/8" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0"

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NOT FOR CONSTRUCTION

FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

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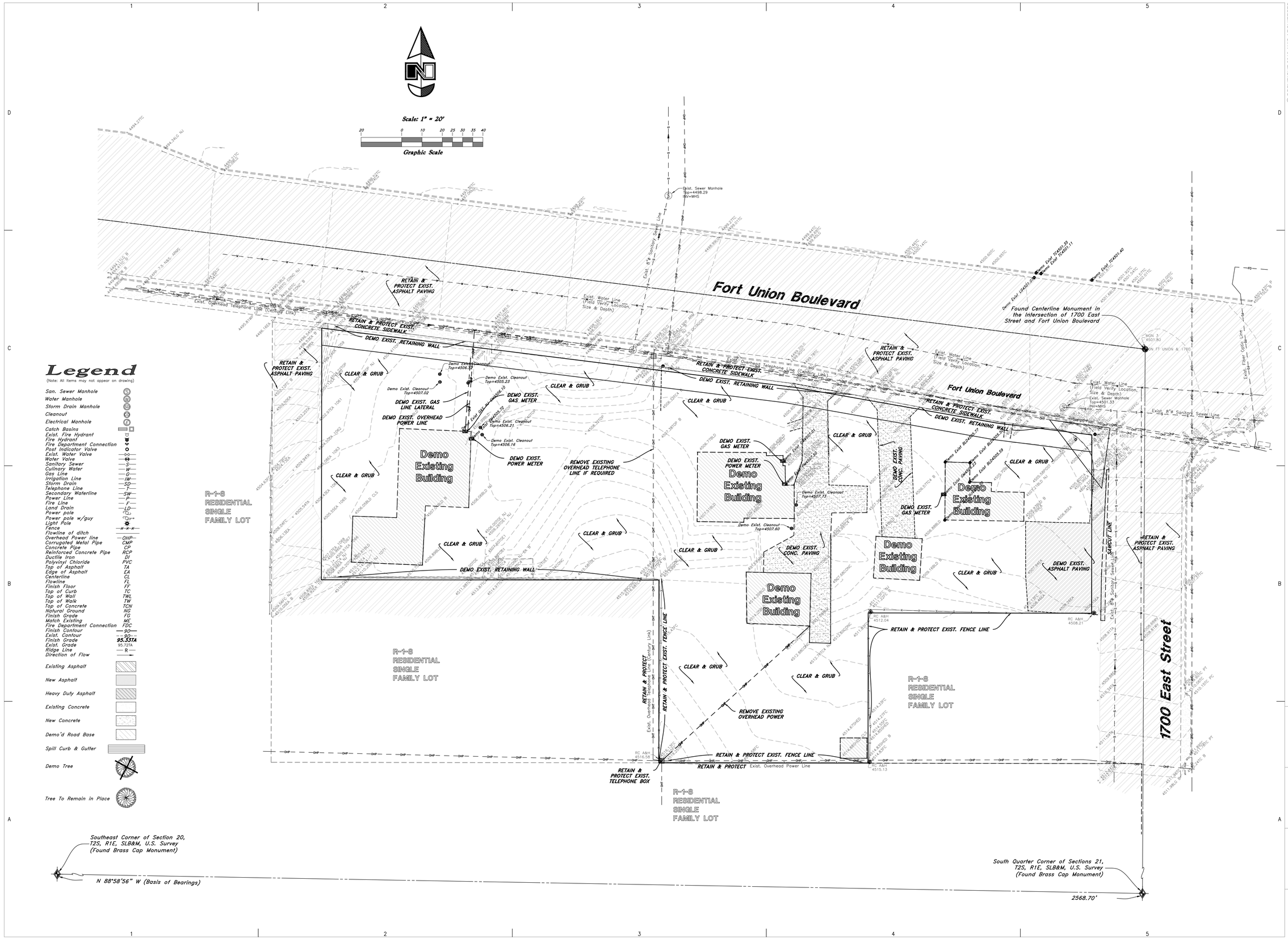
Axis Job # 1901
Owner #
Date 7/9/2019
Drawn RC
Checked ACM

SITE PLAN
SCHEME F

CS101



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FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

Revision #	Date
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Owner #
Date 7/9/2019
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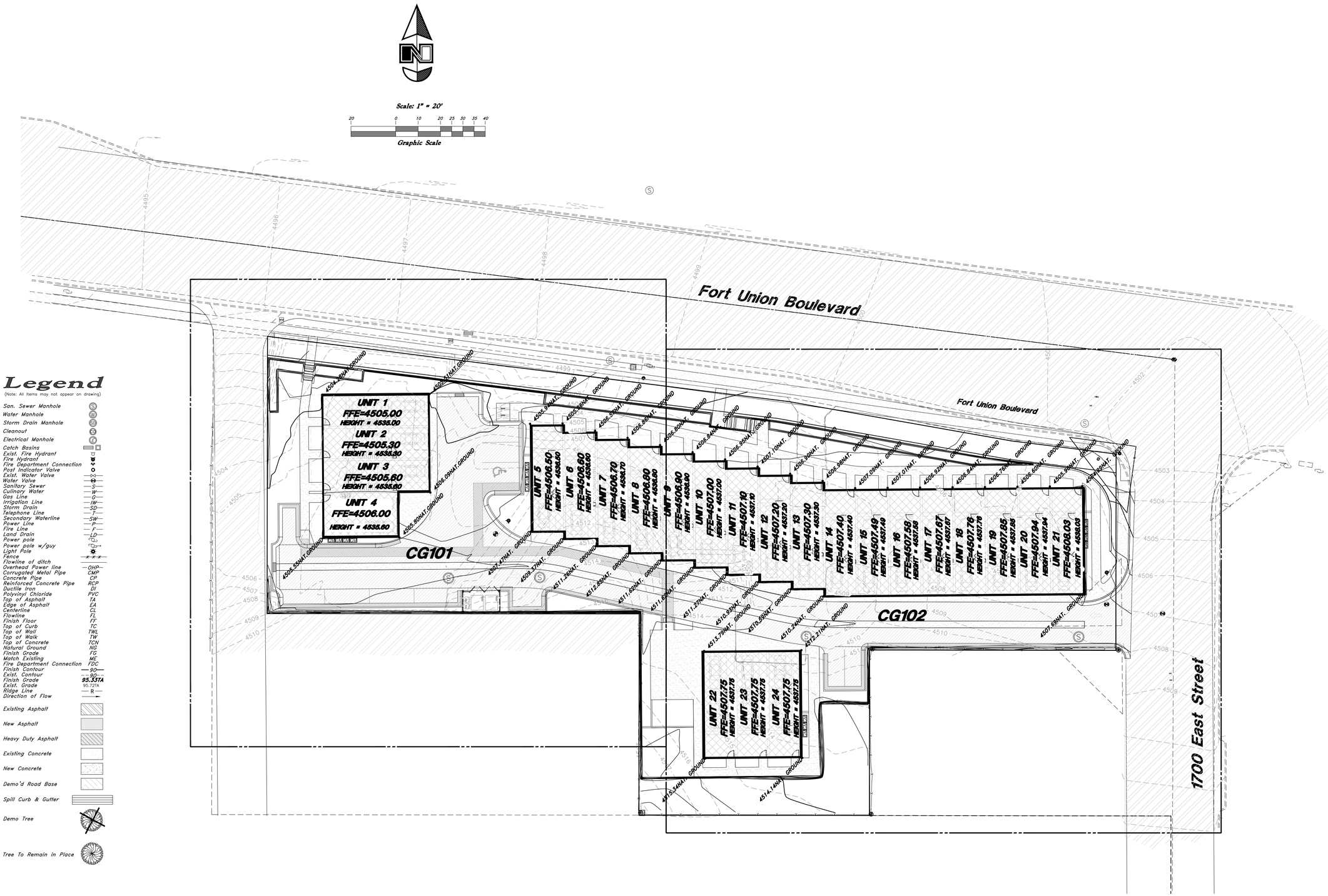
DEMOLITION PLAN
SCHEME F

CD101



Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	S
Cleanout	C
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Fire Department Connection	
Post Indicator Valve	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Irrigation Line	—IW—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole	
Power pole w/guy	
Light Pole	
Fence	x x x
Flowline of ditch	
Overhead Power line	—OHP—
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	—95—
Exist. Contour	—95—
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	—R—
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Demo'd Road Base	
Spill Curb & Gutter	
Demo Tree	
Tree To Remain In Place	

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COTTONWOOD HEIGHTS, UTAH
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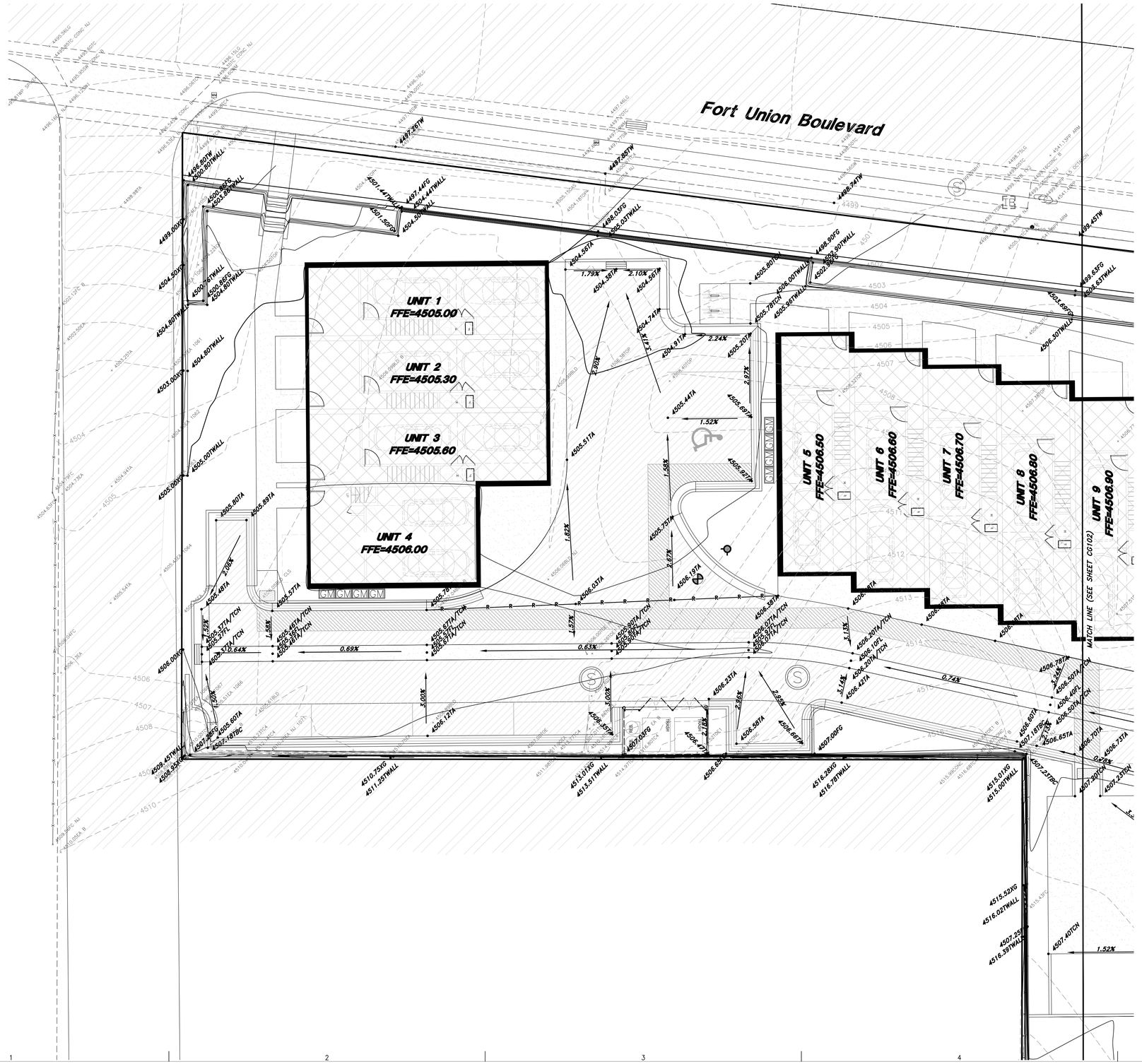
NATURAL GRADE PLAN
SCHEME F

CG100



Scale: 1" = 10'

10 0 5 10 15 20

Graphic Scale

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	SD
Cleanout	CO
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Fire Department Connection	
Post Indicator Valve	
Exist. Water Valve	
Water Valve	WV
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	95
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Demo'd Road Base	
Spill Curb & Gutter	
Demo Tree	
Tree To Remain In Place	

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FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

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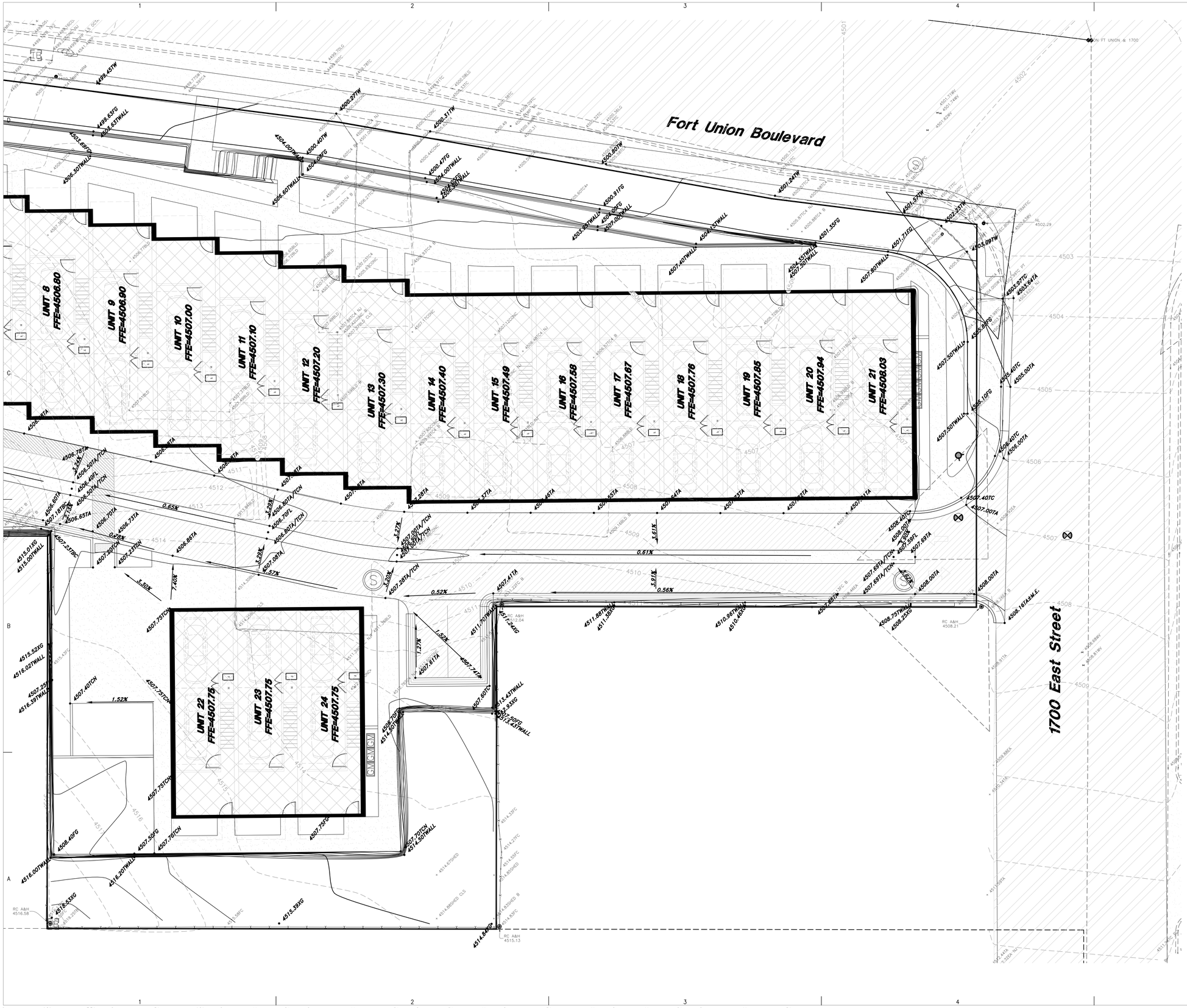
GRADING & DRAINAGE PLAN
SCHEME F

CG101



Scale: 1" = 10'

10 0 5 10 15 20

Graphic Scale

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	SD
Cleanout	CO
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Fire Department Connection	
Post Indicator Valve	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Demo'd Road Base	
Spill Curb & Gutter	
Demo Tree	
Tree To Remain In Place	

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FORT UNION TOWNHOMES
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Axis Job # 1901
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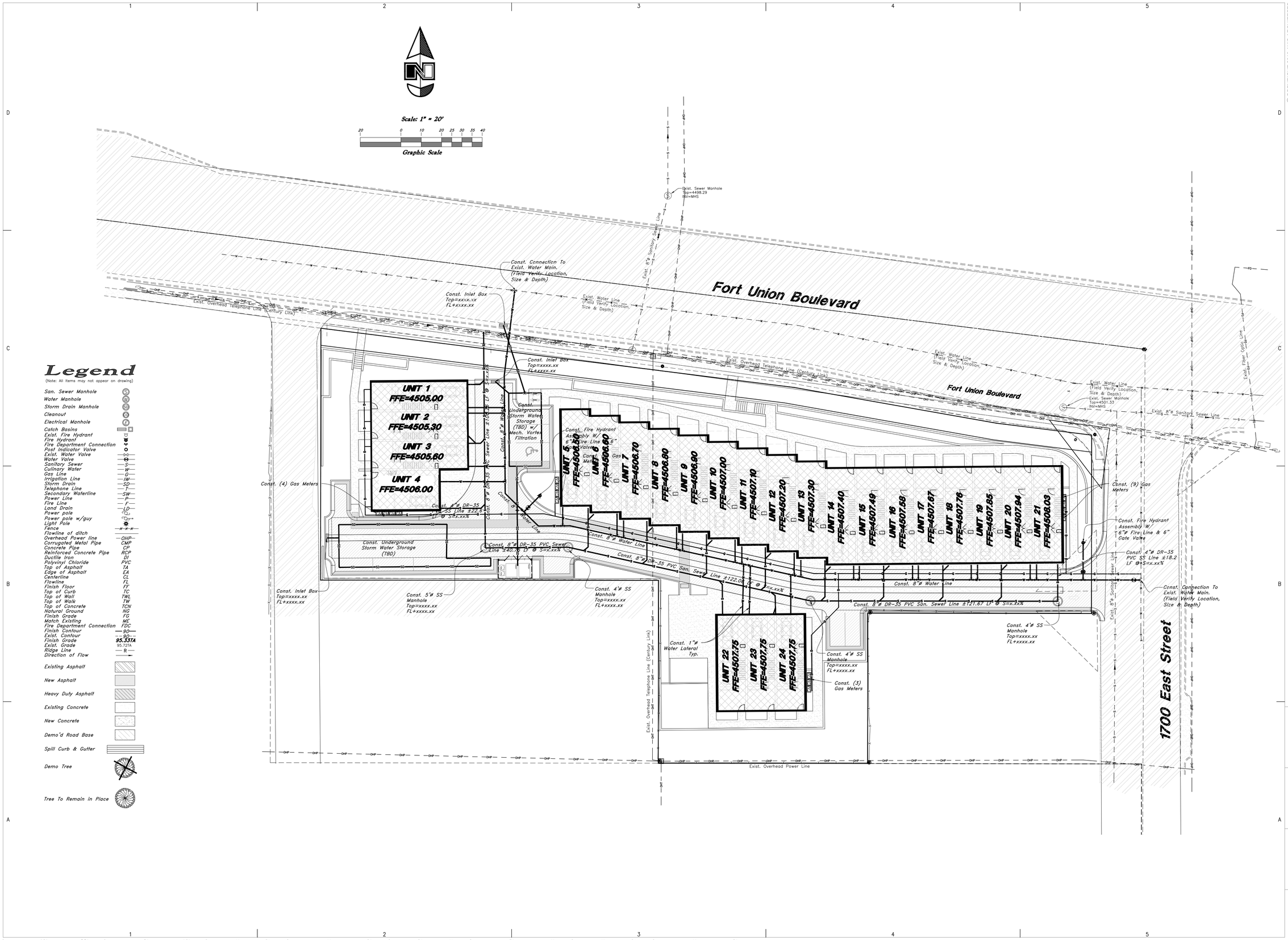
GRADING & DRAINAGE PLAN
SCHEME F

CG102



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FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

Revision #	Date
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Axis Job # 1901
Owner #
Date 7/9/2019
Drawn RC
Checked ACM

UTILITY PLAN
SCHEME F

CU101

EXCEPTIONS TO COVERAGE (PARCEL 1 - TAX ID 22-21-380-007)

This survey was completed using Commitment for Title Insurance from First American Title Insurance Company, issued by Novation Title Insurance Agency under Commitment No. 19-3852-SS, Revision 1 dated February 18, 2019 @ 8:00 A.M.

EXCEPTION NO. 1-9; 13-15 (NOT A SURVEY MATTER)

EXCEPTION NO. 10 (NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND): The effects of easements and rights of way for roads, ditches, canals, telephone and transmission lines, drainage, utilities or other, over, under, or across said property which are of record or which may be ascertained by an inspection or survey and covenants, conditions and restrictions of record.

EXCEPTION NO. 11 (NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND): Ordinance No. 05-05, was recorded on, February 1, 2005 as Entry No. 9287826 in Book 9089 at Page 9075 of official records, upon the terms and conditions therein provided.

EXCEPTION NO. 12 (NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND): Notice of Annexation and Boundary Adjustment and Certification of Attached Ordinances, Resolution and Plat, was recorded on, June 22, 2006 as Entry No. 9760870 in Book 9311 at Page 7332 of official records, upon the terms and conditions therein provided.

PARCEL 1 RECORD DESCRIPTION

Beginning at a point North 294.80 feet and West 322.75 feet from the Southeast Corner of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 81.25 feet; thence North 134.66 feet to the South line of a County Road; thence South 82°54'58" East 81.87 feet, more or less, along said South line, to a point due North of the point of beginning; thence South 124.56 feet to the point of beginning.

EXCEPTIONS TO COVERAGE (PARCEL 2 - TAX ID 22-21-380-008)

This survey was completed using Commitment for Title Insurance from First American Title Insurance Company, issued by Novation Title Insurance Agency under Commitment No. 19-3833-SS, Revision 1 dated February 18, 2019 @ 8:00 A.M.

EXCEPTION NO. 1-10; 15 (NOT A SURVEY MATTER)

EXCEPTION NO. 11 (NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND): Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

EXCEPTION NO. 12 (PLOTTED, AFFECTS THE NORTHERLY PORTION OF PARCEL 2, DESCRIPTION ONLY CALLS CENTERLINE WITH NO WIDTH): Grant of Easement for Construction and Maintenance of Sewer Pipeline and the terms, conditions and limitations contained therein Recorded December 5, 1977 as Entry No. 3033442, in Book 4590, at Page 116 of Official Records.

EXCEPTION NO. 13 (PLOTTED, BLANKETS ALL OF PARCEL 2 ALONG WITH OTHER GROUND): Agreement and the terms, conditions and limitations contained therein Recorded March 9, 1979 as Entry No. 3247479, in Book 4825, at Page 1132 of Official Records.

EXCEPTION NO. 14 (PLOTTED, AFFECTS THE NORTHERLY PORTION PF PARCEL 2): Temporary Construction Easement and the terms, conditions and limitations contained therein Recorded July 1, 19869 as Entry No. 4270527, in Book 5785, at Page 293 of Official Records.

PARCEL 2 RECORD DESCRIPTION

Beginning at a point North 294.80 feet and West 237.75 feet from the Southeast corner of the Southwest quarter of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 85.0 feet; thence North 124.36 feet to the South line of a County Road; thence South 82°54'58" East 85.65 feet along said South line; thence South 114.0 feet to the point of Beginning.

Excepting therefrom the following described property:

Beginning at a point North 408.66 feet and West 322.75 feet from the South quarter corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 10.71 feet; thence South 82°54'58" East 85.65 feet; thence South 10.71 feet; thence North 82°54'58" West 85.65 feet to the point of Beginning.

EXCEPTIONS TO COVERAGE (PARCEL 3 - TAX ID 22-21-380-009)

This survey was completed using Commitment for Title Insurance from First American Title Insurance Company, issued by Novation Title Insurance Agency under Commitment No. 19-3822-SS, dated December 27, 2018 @ 8:00 A.M.

EXCEPTION NO. 1-9; 14 (NOT A SURVEY MATTER)

EXCEPTION NO. 10 (NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND): The effects of easements and rights of way for roads, ditches, canals, telephone and transmission lines, drainage, utilities or other, over, under, or across said property which are of record or which may be ascertained by an inspection or survey and covenants, conditions and restrictions of record.

EXCEPTION NO. 11 (PLOTTED, AFFECTS THE WESTERLY PORTION OF PARCEL 3): Right-of-Way Easement, was recorded on, November 6, 1969 as Entry No. 2309633 in Book 2804 at Page 426 of official records, upon the terms and conditions therein provided.

EXCEPTION NO. 12 (NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND): Ordinance No. 05-05, was recorded on, February 1, 2005 as Entry No. 9287826 in Book 9089 at Page 9075 of official records, upon the terms and conditions therein provided.

EXCEPTION NO. 13 (NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND): Notice of Annexation and Boundary Adjustment and Certification of Attached Ordinances, Resolution and Plat, was recorded on, June 22, 2006 as Entry No. 9760870 in Book 9311 at Page 7332 of official records, upon the terms and conditions therein provided.

PARCEL 3 RECORD DESCRIPTION

Beginning at a point North 204.8 feet and West 134.75 feet from the Southeast corner of the Southwest quarter of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 103 feet; thence North 218.02 feet, more or less to the center of a County Road; thence Southeasterly along the center of said County Road 103.66 feet, more or less to a point due North of beginning; thence South 205.37 feet, more or less to the place of beginning.

Less and excepting therefrom the following:

Beginning at a point on the South Right-of-Way line of Fort Union Boulevard, said point being North 405.16 feet and West 237.75 feet from the South Quarter Corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 82°54'58" East along said South line 103.79 feet; thence South 8.89 feet; thence North 80°03'13" West 36.42 feet; thence North 82°54'58" West 67.64 feet; thence North 7.05 feet to the point of beginning.

EXCEPTIONS TO COVERAGE (PARCEL 4 - TAX ID 22-21-380-014)

This survey was completed using Commitment for Title Insurance from First American Title Insurance Company, issued by Novation Title Insurance Agency under Commitment No. 19-3839-SS, dated December 30, 2018 @ 8:00 A.M.

EXCEPTION NO. 1-9; 13 (NOT A SURVEY MATTER)

EXCEPTION NO. 10 (NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND): The effects of easements and rights of way for roads, ditches, canals, telephone and transmission lines, drainage, utilities or other, over, under, or across said property which are of record or which may be ascertained by an inspection or survey and covenants, conditions and restrictions of record.

EXCEPTION NO. 11 (NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND): Ordinance No. 05-05, was recorded on, February 1, 2005 as Entry No. 9287826 in Book 9089 at Page 9075 of official records, upon the terms and conditions therein provided.

EXCEPTION NO. 12 (NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND): Notice of Annexation and Boundary Adjustment and Certification of Attached Ordinances, Resolution and Plat, was recorded on, June 22, 2006 as Entry No. 9760870 in Book 9311 at Page 7332 of official records, upon the terms and conditions therein provided.

PARCEL 4 RECORD DESCRIPTION

Beginning North 204.8 feet and West 24.75 feet from the Southeast corner of the Southwest quarter of Section 21, Township 2 South, Range 1 East, Salt Lake Meridian and running thence West 110 feet; thence North 206.37 feet, more or less to the center of a County Road; thence Southeasterly along the center of said County Road 110.7 feet to a point due North of beginning; thence South 193.925 feet to the place of beginning.

SUBJECT TO a right of way for County Road on the North.

LESS AND EXCEPTING THEREFROM:

Beginning at a point 204.8 feet North and 24.75 feet West from the South quarter corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence West 110 feet; thence North 74 feet; thence East 110 feet; thence South 74 feet to the point of beginning.

ALSO, LESS AND EXCEPTING THEREFROM:

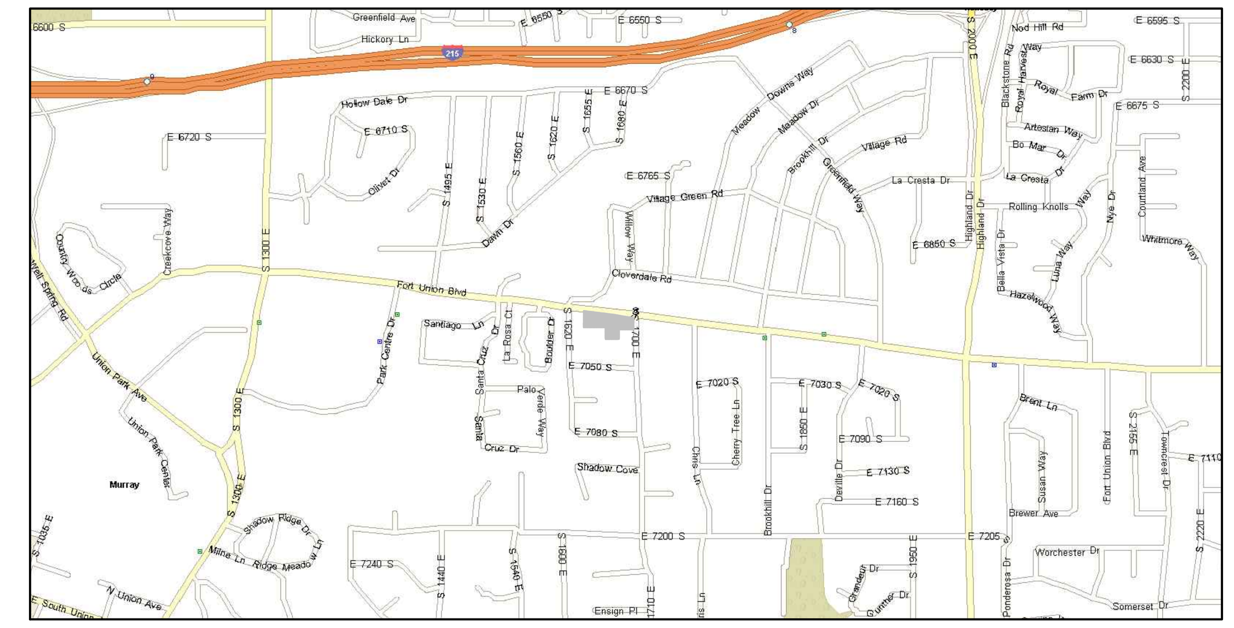
Beginning at a point on the South Right-of-Way line of Fort Union Boulevard, said point being North 378.69 feet and West 24.75 feet from the South quarter corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 12.10 feet; thence North 82°54'58" West 47.62 feet; thence North 80°03'13" West 63.70 feet; thence North 8.89 feet to said South Right-of-Way line; thence South 82°54'58" East along said South line 110.85 feet to the point of beginning.

FLOOD PLAIN

This property lies within flood Zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Salt Lake County, Utah Map Number 49035C0451 G dated 25 September, 2009 and Map Number 49035C0313 G dated 25 September, 2009. Flood Zone X for both maps is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (no shading).

NOTES

1. Utilities shown are from observed evidence on the site and records available at the time of the survey.
2. No encroachments were found other than what is shown on the drawing.
3. There are no Striped Paved Parking Stalls on this site.
4. There are no Division or Party Walls with respect to adjoining Properties.
5. This property is located approximately 50.00 feet Southwest from the Monument located in the Intersection of 1700 East Street and Fort Union Boulevard.
6. There appeared to be no changes in street right of way, or evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.



VICINITY MAP
(Not to Scale)

CERTIFICATION

To Prince Assets, LLC, Silvia Ann Johnson, The Darlene H. Chytraus Revocable Trust, with Darlene H. Chytraus as original Trustee, Daniel C. Mackintosh and Julie R. Mackintosh, husband and wife, as joint tenants, Mark C. McCormick and Tori M. McCormick, a married couple, Novation Title Insurance Agency and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 10(a) 11, 13, 14 and 17 of Table A thereof.

The field work was completed on 4-23-2019.

NOT FOR RECORDING

Date____________________

Andy Hubbard
Utah PLS No. 6242920

REV | DATE | DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey

Fort Union - Townhomes

Approximately 6900 South 1700 East
Cottonwood Heights City, Salt Lake County, Utah
A part of Section 21, T2S, R1E, SLB&M, U.S. Survey

26 Apr, 2019

SHEET NO.
1

19N003 - ALTA

W:\19N003 - Fort Union Townhomes\Drawings\19N003 - ALTA.dwg, 5/15/2019 7:22:47 AM, JFelt, 1:1

NOTES

1. Utilities shown are from observed evidence on the site and records available at the time of the survey.
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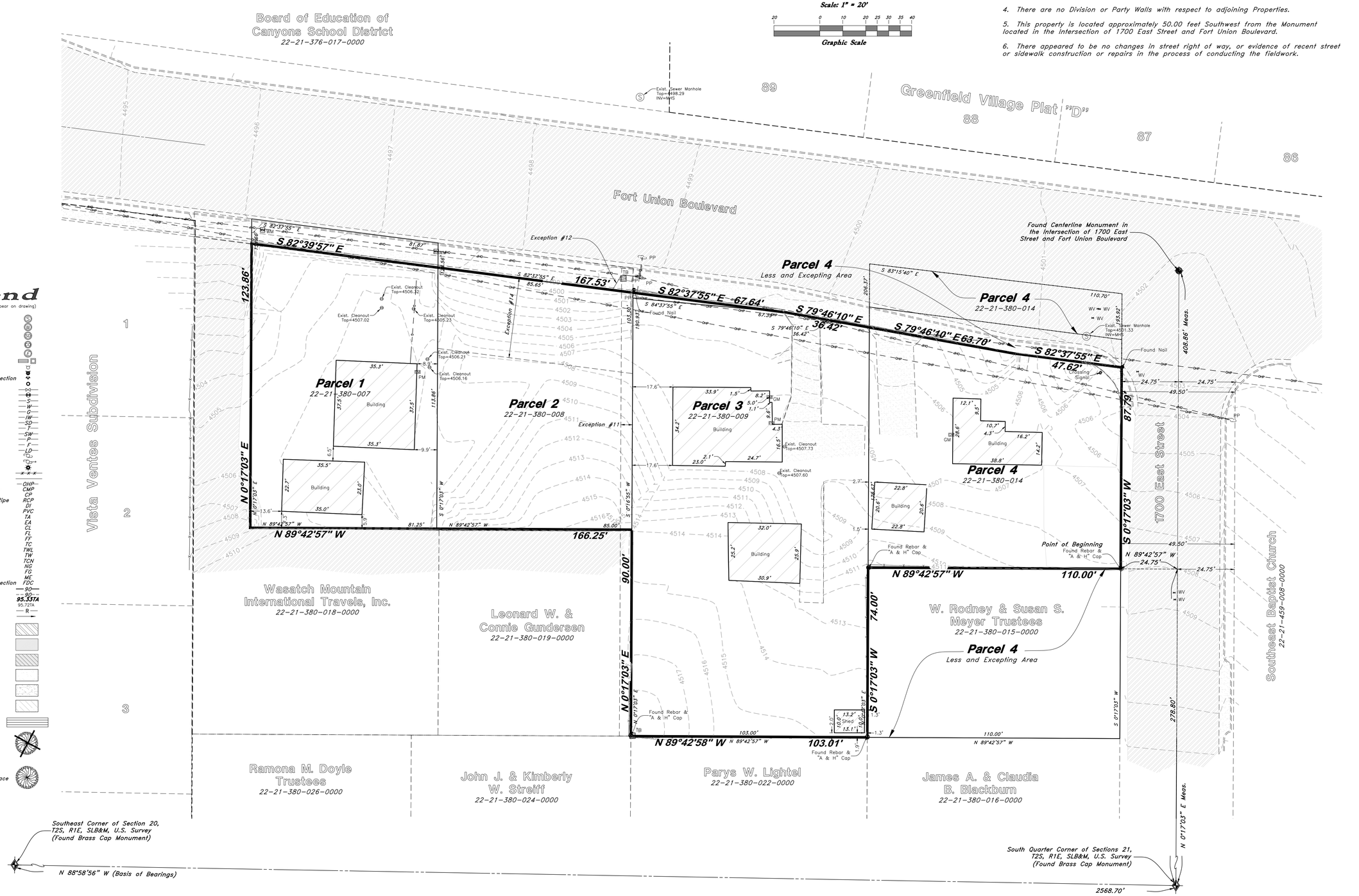
Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale



Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Fire Department Connection
Post Indicator Valve
Exist. Water Valve
Water Valve
Sanitary Sewer — S —
Culinary Water — W —
Gas Line — G —
Irrigation Line — IW —
Storm Drain — SD —
Telephone Line — T —
Secondary Waterline — SW —
Power Line — P —
Fire Line — F —
Land Drain — LD —
Power pole
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line — OHP —
Corrugated Metal Pipe CMP
Concrete Pipe CP
Reinforced Concrete Pipe RCP
Ductile Iron DI
Polyvinyl Chloride PVC
Top of Asphalt TA
Edge of Asphalt EA
Centerline CL
Flowline FL
Finish Floor FF
Top of Curb TC
Top of Wall TW
Top of Walk TW
Top of Concrete TCN
Natural Ground NG
Finish Grade FG
Match Existing ME
Fire Department Connection FDC
Finish Contour — 90 —
Exist. Contour — 90 —
Finish Grade 95.33TA
Exist. Grade 95.72TA
Ridge Line — R —
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Demo'd Road Base
Spill Curb & Gutter
Demo Tree
Tree To Remain In Place

NOT FOR RECORDING

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C.(801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey

Fort Union - Townhomes

Approximately 6900 South 1700 East
Cottonwood Heights City, Salt Lake County, Utah
A part of Section 21, T2S, R1E, SLB&M, U.S. Survey

26 Apr, 2019

SHEET NO. 2

19N003 – ALTA

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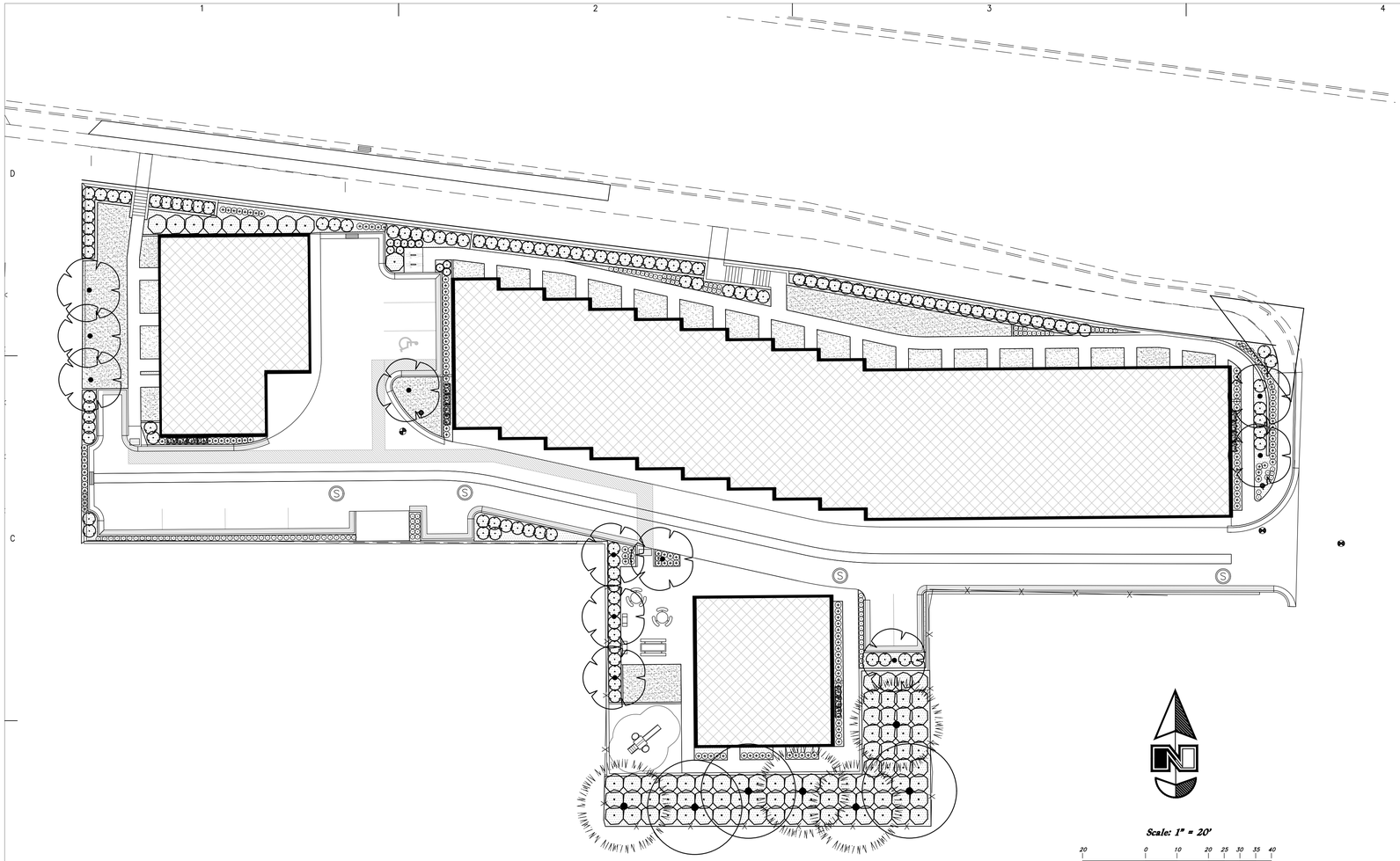


Scale: 1" = 20'

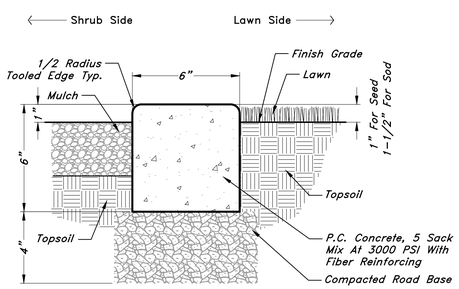
Graphic Scale

CONCEPT PLANT SCHEDULE

	FLOWERING TREE *Prunus padus 'Bird Cherry' / Bird Cherry* *Prunus x yedoensis 'Akebono' / Flowering Cherry* *Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac*	*11*
	LARGE EVERGREEN TREE *Abies concolor / White Fir* *Picea glauca / White Spruce* *Picea omorika 'Wells Riverside' / Wells Riverside Spruce* *Pinus nigra / Austrian Black Pine* *Pinus sylvestris / Scotch Pine*	*4*
	LARGE SHADE TREE *Sophora japonica 'Millstone' / Japanese Pagoda Tree* *Ulmus wilsoniana 'Prospector' / Elm* *Zelkova serrata 'Village Green' / Sawleaf Zelkova*	*3*
	PERENNIAL *Brunnera macrophylla 'Jack Frost' TM / Siberian Bugloss* *Crocosmia x 'Lucifer' / Lucifer Montbretia* *Echinacea purpurea / Purple Coneflower* *Gaillardia x 'Arizona Sun' / Blanket Flower* *Geranium sanguineum / Blood Red Geranium* *Hemerocallis x 'Little Business' / Little Business Daylily* *Iberis sempervirens 'Autumn Beauty' / Evergreen Candytuft* *Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender* *Lysimachia nummularia / Creeping Jenny* *Rudbeckia fulgida 'Goldstrum' / Coneflower*	*122*
	SMALL SHRUB *Cornus sericea 'Kelseyi' / Kelseyi Dogwood* *Mahonia repens / Creeping Mahonia* *Pinus mugo 'Slowmound' / Mugo Pine* *Potentilla fruticosa 'Pink Beauty' / Pink Beauty Potentilla* *Viburnum opulus 'Compactum' / Compact European Cranberrybush* *Yucca filamentosa 'Golden Sword' / Adam's Needle*	*170*
	MEDIUM SHRUB *Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry* *Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne* *Forsythia x intermedia 'Arnold's Dwarf' / Dwarf Forsythia* *Juniperus sabina 'Monna' / Calgary Carpet Juniper* *Perovskia atriplicifolia 'Taiga' / Russian Sage* *Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark* *Pinus mugo 'Mops' / Mugo Pine* *Prunus laurocerasus 'Otto Luyken' / Luykens Laurel* *Ribes alpinum 'Greenmound' / Dwarf Alpine Currant* *Rosa x 'Knockout' TM / Rose* *Syringa patula 'Miss Kim' / Miss Kim Lilac*	*117*
	LARGE SHRUB *Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry* *Hibiscus syriacus Lucy / Red Rose Of Sharon* *Juniperus sabina 'Broadmoor' / Broadmoor Juniper* *Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark* *Pinus mugo 'Tannenbaum' / Mugo Pine* *Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac* *Ribes rubrum 'Red Lake' / Red Lake Currant* *Rosa x 'Carefree Wonder' / Rose* *Rosa x 'Knockout' TM / Rose* *Taxus x media 'Densiformis' / Dense Yew*	*89*
	ORNAMENTAL GRASSES *Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass* *Carex oshimensis 'Everoro' / Everoro Japanese Sedge* *Cortaderia selloana 'Pumila' / Dwarf Pampas Grass* *Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass*	*10*
	LAWN *Dwarf Fescue Mix Sod* *Kentucky Bluegrass Sod*	*3,151 sf*
	MULCH *Bark Mulch* *Decorative Stone Mulch*	*6,163 sf*

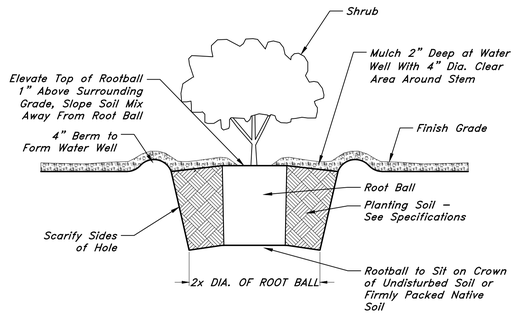
PLANTING NOTES

1. *EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.*
2. *VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.*
3. *TOPSOIL IS TO BE IMPORTED TO THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET 'ACCEPTABLE' STANDARDS FOR TOPSOIL AS DESCRIBED IN 'TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING' (KOEING, ISAMAN, UTAH STATE UNIVERSITY) http://extension.usu.edu/files/publications /publication/AG-SO-02.pdf CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR SHRUBS AND TREES.*
4. *THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS . ALLOW FOR A MINIMUM OF 4" THICK MULCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.*
5. *ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.*
6. *TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS*



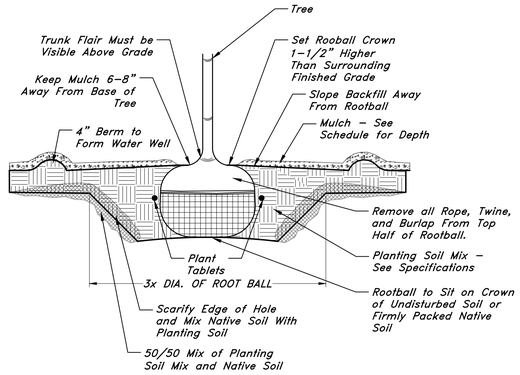
3 6" MOWSTRIP

3" = 1'-0" 32 9413.19-07



2 SHRUB PLANTING

NTS 32 9333.01-01



Notes:
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

1 TREE PLANTING

NTS 32 9343.01-01

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Axis Architects
927 SOUTH STATE STREET SALT LAKE CITY UTAH 84111 P 355-3003

NOT FOR CONSTRUCTION

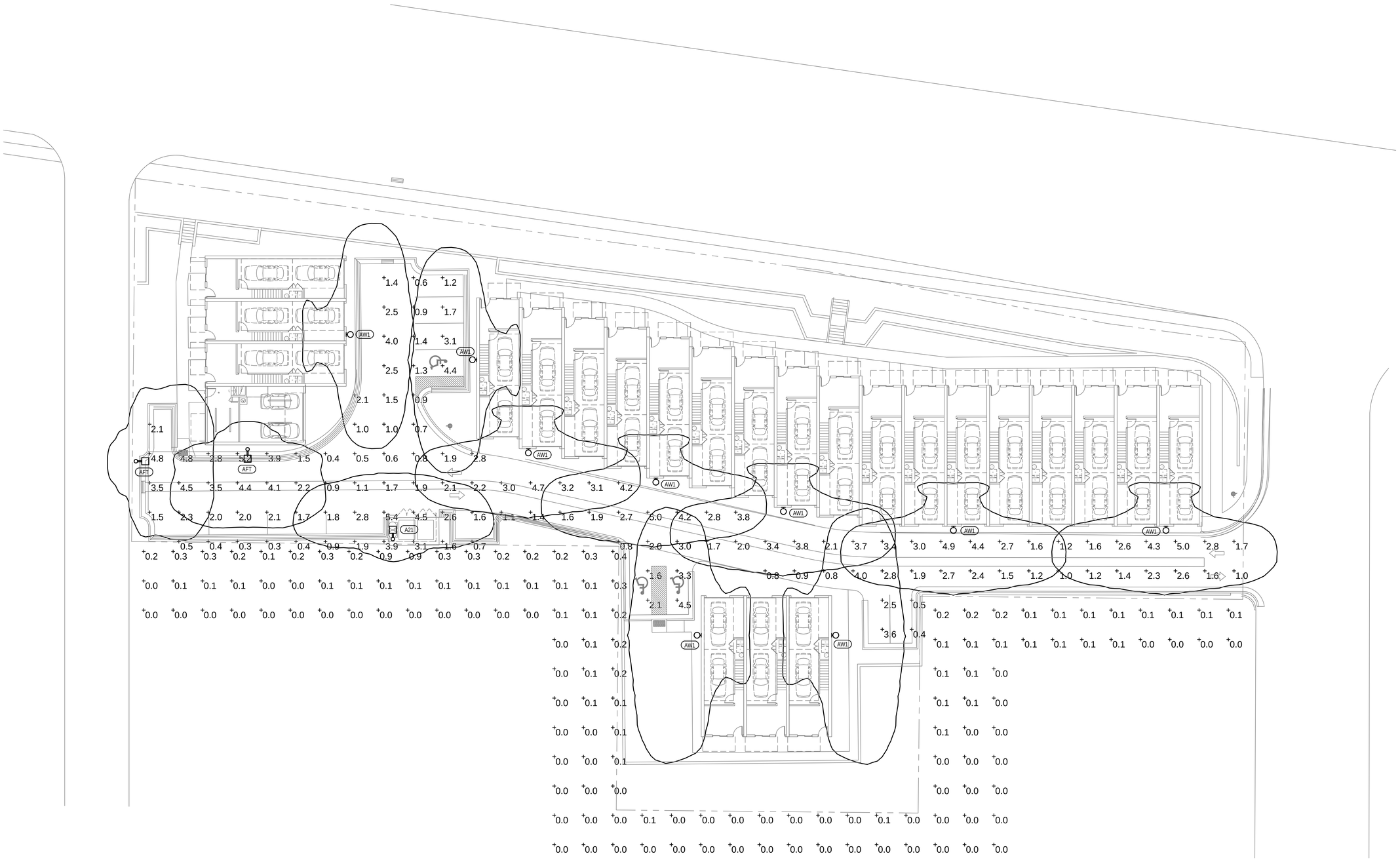
FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

Revision #	Date
.	
.	
.	
.	
.	
.	

Axis Job #	1901
Owner #	
Date	7/9/2019
Drawn	JZ
Checked	JZ

LANDSCAPE PLAN
SCHEME F

LP101



SITE LIGHTING LAYOUT

SCALE: 1/16" = 1'-0"

NORTH

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	2.3 fc	5.4 fc	0.3 fc	18.0:1	7.7:1
Residence	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A

ENVISION ENGINEERING
240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115
p (801) 534-1130
f (801) 534-1080
www.envisioneng.com

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Axis Architects
927 SOUTH STATE STREET SALT LAKE CITY UTAH 84111 P 355-3003

NOT FOR CONSTRUCTION

FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

Revision # Date

Axis Job # 1901
Owner #
Date 5/14/2019
Drawn SDK
Checked JRO

SITE LIGHTING LAYOUT

ES101

D-Series Size 0
LED Area Luminaire

Catalog Number

Notes

Type

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

Specifications

EPA: 0.95 ft² (.09 m²)

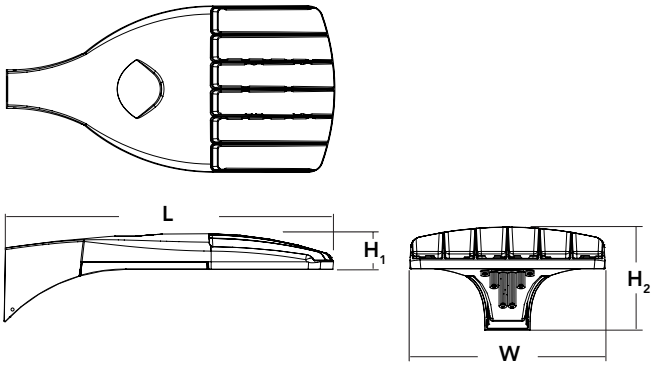
Length: 26" (66.0 cm)

Width: 13" (33.0 cm)

Height$_1$: 3" (7.62 cm)

Height$_2$: 7" (17.8 cm)

Weight (max): 16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT [3,4] 120 [4] 208 [4] 240 [4] 277 [4] 347 [4,5] 480 [4,5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [6] RPUMBA Round pole universal mounting adaptor [6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options		Other options	Finish *(required)*
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[8,9] PIRHN Network, high/low motion/ambient sensor[10] PER NEMA twist-lock receptacle only (control ordered separate) [11] PER5 Five-pin receptacle only (control ordered separate) [11,12] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) [11,12] DMG 0-10V dimming extend out back of housing for external control (control ordered separate) PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [13,14] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [13,14] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [13,14] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [13,14] FAO Field adjustable output [15]		**Shipped installed** HS House-side shield [16] SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] L90 Left rotated optics [1] R90 Right rotated optics [1] DDL Diffused drop lens [16] **Shipped separately** BS Bird spikes [17] EGS External glare shield [17]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

Accessories

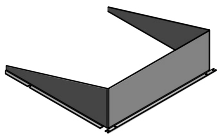
Ordered and shipped separately.

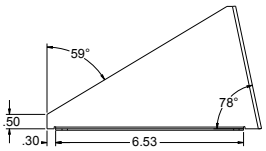
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [18]
DSHORT SBK U	Shorting cap [18]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [16]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [16]
DSX0HS 40C U	House-side shield for P5,P6 AND P7 [16]
DSX0DDL U	Diffused drop lens (polycarbonate) [16]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [19]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [6]

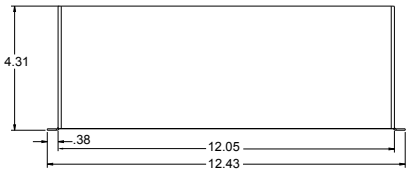
For more control options, visit DTL and ROAM online. Link to nLight Air 2

NOTES
1 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
2 Not available with HS or DDL.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5 Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
6 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
7 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
8 Must be ordered with PIRHN.
9 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
10 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
12 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
13 Reference Motion Sensor table on page 3.
14 Reference PER Table on page 3 to see functionality.
15 Not available with other dimming controls options.
16 Not available with BLC, LCCO and RCCO distribution.
17 Must be ordered with fixture for factory pre-drilling.
18 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
19 For retrofit use only.

EGS – External Glare Shield

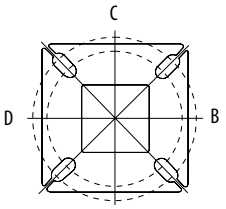


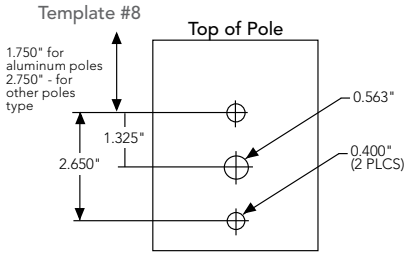




Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

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

Mounting Option	**Drilling Template**	**Single**	**2 @ 180**	**2 @ 90**	**3 @ 90**	**3 @ 120**	**4 @ 90**
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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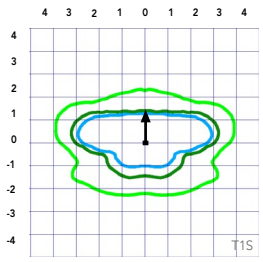
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



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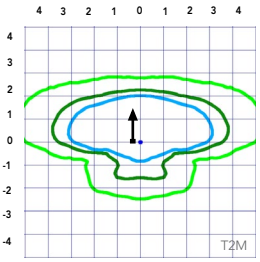

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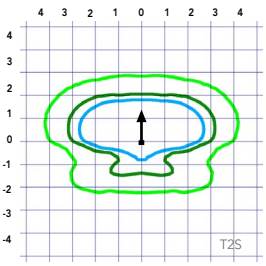
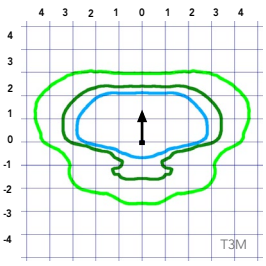
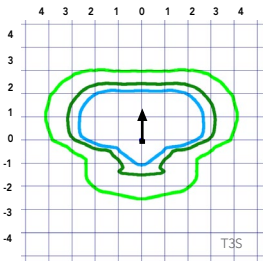


Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



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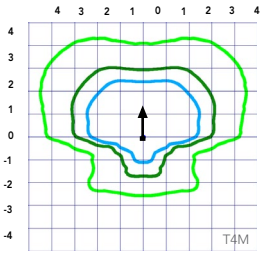

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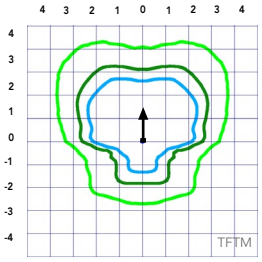

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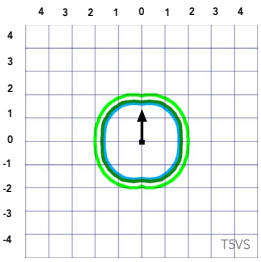

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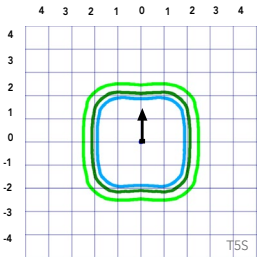

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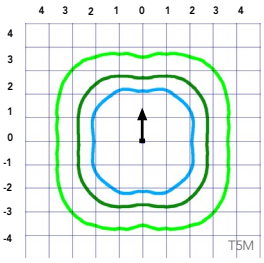

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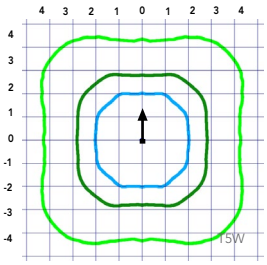

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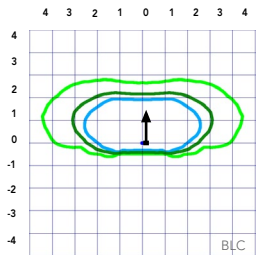

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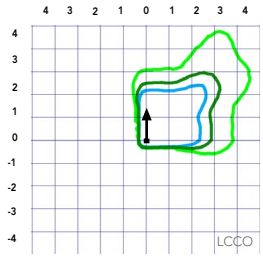

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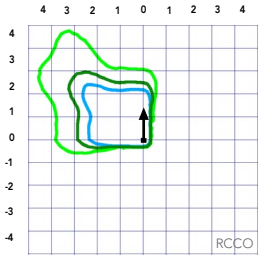

Test No.

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Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with separate Dusk to Dawn or timer.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Descripton	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independantly for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44

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A+ Capable Luminaire

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

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability[1]
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

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

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

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH

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

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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

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

WARRANTY

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

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

d"series

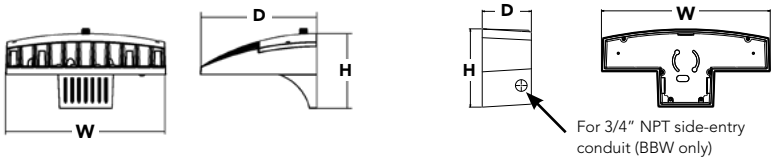
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

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

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

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	**10C** 10 LEDs (one engine) **20C** 20 LEDs (two engines) [1]	**350** 350 mA **530** 530 mA **700** 700 mA **1000** 1000 mA (1 A) [1]	**30K** 3000 K **40K** 4000 K **50K** 5000 K **AMBPC** Amber phosphor converted	**T2S** Type II Short **T2M** Type II Medium **T3S** Type III Short **T3M** Type III Medium **T4M** Type IV Medium **TFTM** Forward Throw Medium **ASYDF** Asymmetric diffuse	**MVOLT** [2] **120** [3] **208** [3] **240** [3] **277** [3] **347** [3,4] **480** [3,4]	**Shipped included** (blank) Surface mounting bracket **BBW** Surface-mounted back box (for conduit entry) [5]	**Shipped installed** **PE** Photoelectric cell, button type [6] **DMG** 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) **PIR** 180° motion/ambient light sensor, <15' mtg ht [1,7] **PIRH** 180° motion/ambient light sensor, 15-30' mtg ht [1,7] **PIR1FC3V** Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] **PIRH1FC3V** Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] **ELCW** Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
WG	Wire guard
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES

1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with ELCW.
11. Also available as a separate accessory; see Accessories information.
12. Not available with ELCW.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			ASYDF	3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60
			ASYDF	6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

			Current (A)					
LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

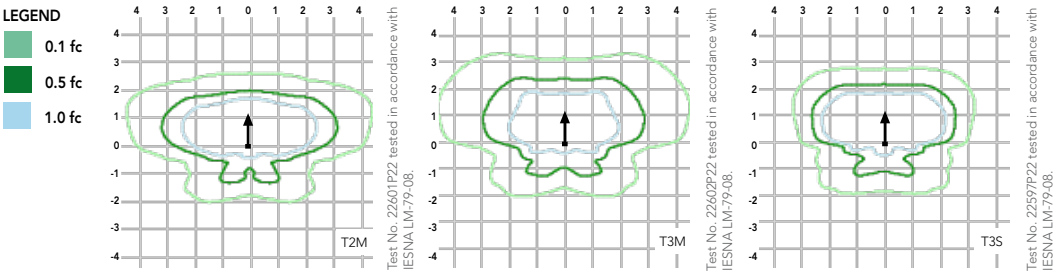
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

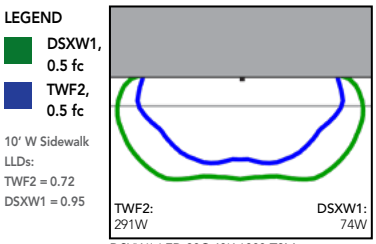
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories

T3M (left), ASYDF (right) lenses

HS - House-side shields

BSW - Bird-deterrent spikes

WG - Wire guard

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

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

FINISH

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

OPTICS

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

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

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

LISTINGS

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

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

WARRANTY

Five-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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