COTTONWOOD HEIGHTS CITY
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

ARCHITECTURAL REVIEW COMMISSION AGENDA

July 18, 2019

Notice is hereby given that the Cottonwood Heights Architectural Review Commission will hold a meeting (City Council Work Room) beginning at **6:00 p.m. on Thursday, July 18, 2019**, located at 2277 E. Bengal Blvd., Cottonwood Heights, Utah.

6:00 p.m. BUSINESS MEETING

1.0 Welcome and Acknowledgements

1.1. Ex Parte Communications or Conflicts of Interest to Disclose

2.0 Business Items

2.1 **(Project SPL-19-009)**

Action on a request by Travis Kozlowski for approval of a Certificate of Design Compliance for a remodel of an existing home at 8296 S. Wasatch Blvd.

2.2 **(Project SPL-19-007)**

Action on a request by 1700 Fort Union Partners LLC for approval of a Certificate of Design Compliance for 24 new townhomes at approximately 1700 E. Fort Union Blvd.

3.0 Consent Agenda

3.1 Approval of Minutes for July 18, 2019

(The Architectural Review Commission will move to approve the minutes of July 18, 2019 after the following process is met. The recorder will prepare the minutes and email them to each member of the Commission. The members will have five days to review the minutes and provide any changes to the recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the Commission agrees, at which time the minutes shall be deemed approved.)

4.0 Adjournment

Meeting Procedures
Items will generally be heard in the following order:

1. Staff Presentation
2. Applicant Presentation
3. Architectural Review Committee Deliberation
4. Architectural Review Committee Motion and Vote

Architectural Review Commission applications may be tabled if: 1) Additional information is needed in order to act on the item; OR 2) the Architectural Review Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **NO agenda item will begin after 9 pm** without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

Submission of Written Public Comment
Written comments on any agenda item should be received by the Cottonwood Heights Community and Economic Development Department no later than the day prior to the meeting at noon. Comments should be emailed to ahulka@ch.utah.gov. After the public hearing has been closed, the Planning Commission will not accept any additional written or verbal comments on the application.

Notice of Participation by Telephonic/Digital Means

Architectural Review Commission may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the room will be able to hear all discussions.

Notice of Compliance with the American Disabilities Act (ADA)
In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801)944-7021 at least 24 hours prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711.

Confirmation of Public Notice
On Friday, July 18, 2019 a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at http://pmn.utah.gov.

DATED THIS 18th DAY OF JULY 2019
Paula Melgar, City Recorder

MEMORANDUM

To:	Architectural Review Commission (ARC)
From:	Andy Hulka, Associate Planner
Date:	July 18, 2019
Subject:	SPL-19-009, Remodel of Single-Family Dwelling, 8296 S. Wasatch Blvd.

INTRODUCTION

This is an application for architectural review and approval of a Certificate of Design Compliance for proposed renovations to a single-family home at 8296 S. Wasatch Blvd. ARC review of this project is required because the property is in the city's Gateway Overlay zoning district.

> ***19.49.060 Gateway Overlay District.***
> *C. Certificate of design compliance. A certificate of design compliance issued by the ARC shall be required before proceeding with any new development or changes to existing development in a Gateway Overlay District. No alteration of the existing condition of land, structures, signs, landscaping or lighting, including, without limitation, demolition of any structure, application of new exterior siding material, creation of a new window or dormer, creation of a driveway or parking facility, construction of a deck, fence or garage, or enclosure of a porch shall be permitted within the Gateway Overlay District except as provided in this chapter.*
> *D. General review criteria. The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:*
> *1. The proposed work must comply with the applicable design guidelines for that overlay district;*
> *2. The integrity of an individual historic structure is preserved, if applicable;*
> *3. The design of new buildings or additions must be compatible with surrounding gateway properties; and,*
> *4. The overall character of the Gateway Overlay District is protected.*

PROPOSAL

This proposal is for a home remodel on an approximately half-acre parcel. The current zoning designation on the property is Residential Single-Family (R-1-8). The applicant has submitted building plans for the remodel project, including building elevations. Included in this memo are copies of each relevant plan.

AERIAL VIEW

STREET VIEW

ARCHITECTURE

The plans for the proposed home remodel show all façade materials are to match the existing home. A proposed covered patio in the front will match existing colors and materials. Additionally, a raised deck is proposed in the rear of the property with a staircase to reach grade. Most modifications to the home are internal.

SITE PLAN AND LANDSCAPING

There is no site plan or proposed landscaping alterations to the property.

APPROVAL PROCESS

Prior to the issuance of any permit for building and/or site work, staff will review final plan submittals for compliance with applicable city ordinances pertaining to setbacks, building height, landscaping, parking, etc. Issuance of a Certificate of Design Compliance will ensure that the applicant has complied with pertinent city ordinances regarding architecture and site design.

APPLICANT INFORMATION

- Travis Kozlowski
    - 801-372-8086

MODEL MOTIONS

Approval

I move to issue a Certificate of Design Compliance for Project SPL-19-009, a request from Travis Kozlowski, for a remodel of an existing home at 8296 S. Wasatch Blvd.

- Add any conditions of approval…

Denial

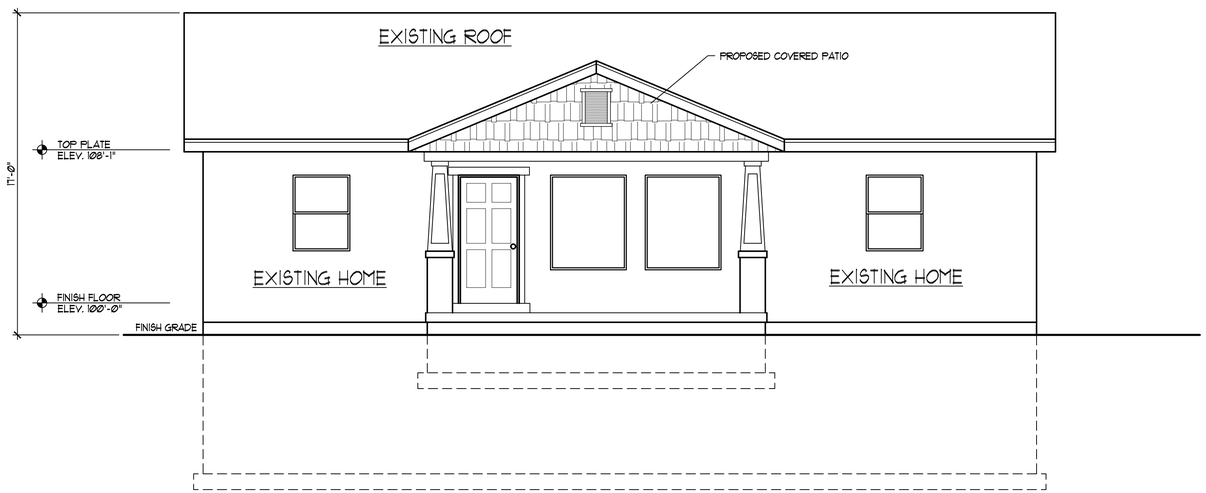
I move to deny a Certificate of Design Compliance for Project SPL-19-009 based on the following findings:

- List reasons for denial…

ATTACHMENTS

1. Building Elevations

NOTE: ALL COLORS, MATERIALS AND FINISHED TO MATCH THAT OF EXISTING HOME



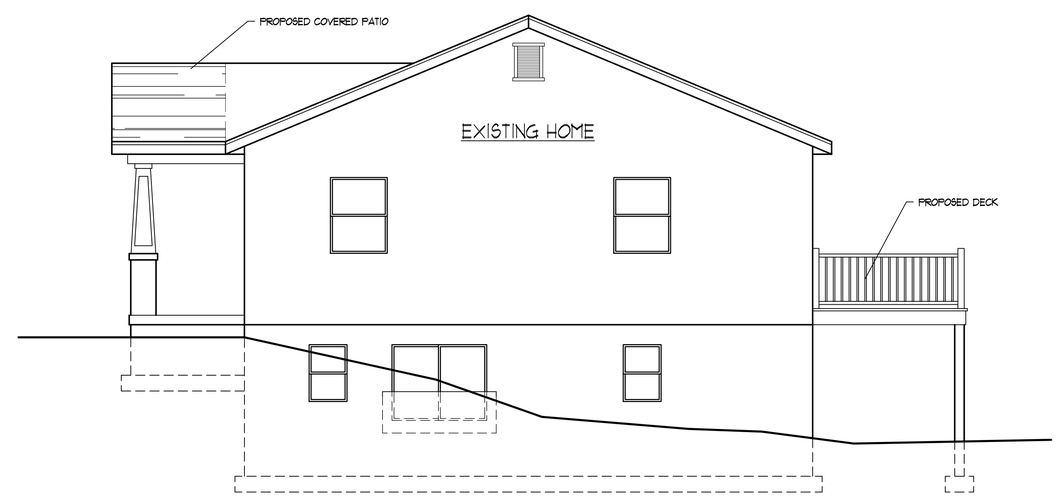
FRONT ELEVATION

SCALE = 1/4"= 1'-0"

KEYNOTES

1. STONE VENEER OVER (1) LAYER GRADE "D" FELT
2. COLUMNS AS PER HOME OWNER SPECIFICATIONS
3. 2X6 ALUMINUM FASCIA WRAP WITH CONT. VENTED SOFFIT
4. 4" ALUMINUM RAIN GUTTER
5. ASPHALT SHINGLES OVER 15# FELT AND ICE-SHIELD AS PER LOCAL CODE.
6. STUCCO OVER 2 LAYERS GRADE "D" 15# FELT (AS PER 2015 IRC.)
7. ATTIC VENTS & ROOF J-VENTS
8. HARDI BOARD OVER (1) LAYER GRADE "D" FELT
9. ADDRESS BLOCK

NOTE: PROVIDE 1 SQ. FT. OF ATTIC SPACE VENTILATION FOR EVERY 150 SQ. FT. OF ATTIC SPACE AS PER IRC 2015



RIGHT SIDE ELEVATION

SCALE = 1/4"= 1'-0"

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P.O. Box 271
Riverton, Utah 84065

PLAN NAME
8296 S Wasatch

ENGINEER STAMP

ENGINEER
TANNER CLEMENTS

SNOW LOAD
40#

SAVED DATE
6/11/19

SHEET NAME
FRONT & RIGHT SIDE ELEVATIONS

SHEET NUMBER
2.01

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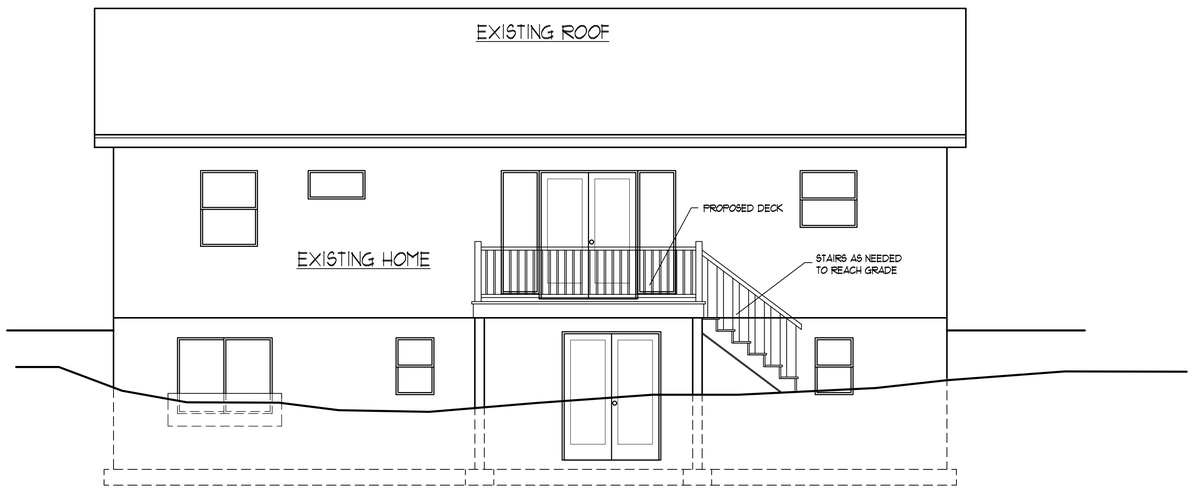
NOTE: ALL COLORS, MATERIALS AND FINISHED TO MATCH THAT OF EXISTING HOME



REAR ELEVATION

SCALE = 1/4"= 1'-0"

KEYNOTES

1. STONE VENEER OVER (1) LAYER GRADE "D" FELT
2. COLUMNS AS PER HOME OWNER SPECIFICATIONS
3. 2X6 ALUMINUM FASCIA WRAP WITH CONT. VENTED SOFFIT
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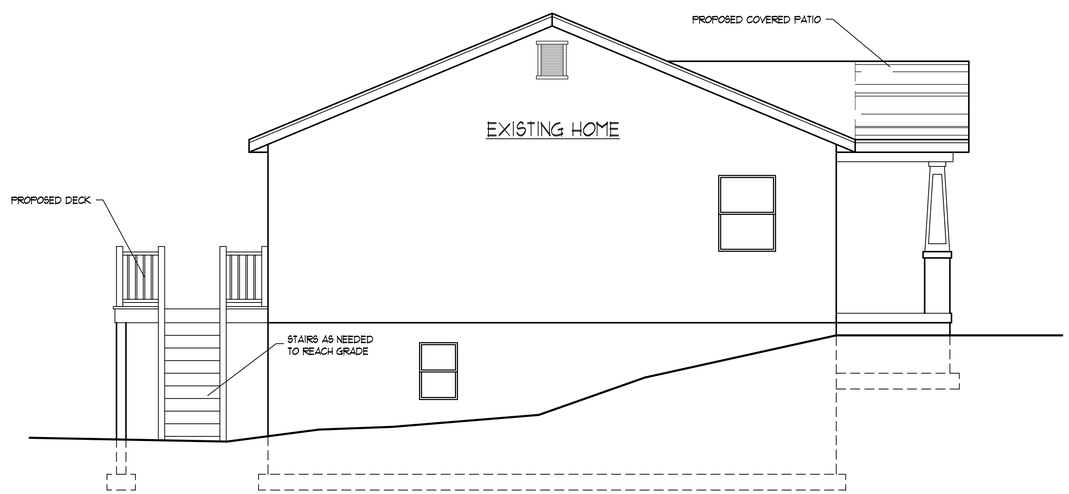

LEFT SIDE ELEVATION

SCALE = 1/4"= 1'-0"

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Riverton, Utah 84065

PLAN NAME
8296 S Wasatch

ENGINEER STAMP

ENGINEER
TANNER CLEMENTS

SNOW LOAD
40#

SAVED DATE
6/11/19

SHEET NAME
REAR & LEFT SIDE ELEVATIONS

SHEET NUMBER
2.02

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MEMORANDUM

To:	CH Architectural Review Commission (ARC)
From:	Matt Taylor, Senior Planner
Meeting Date:	July 18, 2091
Subject:	Block 17 – 24 Townhomes - Project SPL-19-007

REQUEST

An application has been made by John Prince for consideration of a Certificate of Design Compliance for site plan approval for a 24-unit townhome development at approximately 1700 E Fort Union Blvd within the MU (Mixed-Use) zone. The units are proposed to be live-work units.

The applicant has submitted proposed building elevations, landscaping plan, and building material samples (see attachments).

APPROVAL PROCESS

Staff has completed the first review of this project for zoning compliance and has delivered a list of outstanding issues to the applicant (see attachments). Many of these review comments will affect the final layout and design of the project. Additionally, there are many design guideline criteria that warrant ARC consideration and possible modification. The ARC initially addressed this item and provide general guidance and feedback at the June 27, 2019 ARC meeting. This report is modified based upon that feedback.

Gateway Overlay District

The project is within the Gateway Overlay District and requires the ARC to issue a certificate of design compliance (see 19.49.080 CH City Code). In considering approval of the certificate, the ARC should consider the general review criteria:

*D. **General review criteria.** The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:*

1) *The proposed work must comply with the applicable design guidelines for that overlay district;*

…

4) *The overall character of the Gateway Overlay District is protected.*

CITY DESIGN GUIDELINES

All applicable design guidelines are found in the attachments. The proposed project is in substantial compliance with many of the guidelines.

FOUR-SIDED DESIGN

Design Guideline 4.4: Buildings Should Not Have Any Blank, Flat Walls.

> **Commentary:** The first floor side elevations of each façade is largely blank (particularly the bottom level): "*All buildings shall have a minimum of 15% transparency on all floors, which shall consist of windows that provide visibility from the public right- of-way or adjacent property*" (19.36.150 CH Code).
>
> The applicant has sought to hide these wall expanses with landscaping. The ARC should consider whether this is sufficient. However, 15% of the main floor side walls are required to have transparency per code. This will need to be modified prior to Planning Commission approval.
>
> **Recommendation:** In addition to meeting the minimum transparency standards above, Staff recommends that the ARC require a design that "adequately establish a prominent, pedestrian-oriented streetscape" and "to support an urban village." (19.36 CH Code)

LANDSCAPING AND STREETSCAPE, ELEMENTS AND ARTICULATION

Design Guideline 7.2: Every Forty (40) Feet Of Horizontal Façade Should Be Broken Up By Building Articulation.

Design Guideline 17.1: Plazas, Courtyards, Pocket Parks, Outdoor Cafes, Etc. Should Be Designed in an Inviting Manner That Encourages Pedestrian Use Through the Incorporation of Elements Such as Trellises, Fountains, Art, Seating, and Shade Trees.

> **Commentary:** At the last ARC meeting, the ARC recommended suggested that the building articulation be broken up with additional landscaping or courtyard separating the east building into two buildings, with the courtyard anchoring the development as a

center of the community.

Recommendation: Staff does not have specific recommendations on how this space is developed, but ask the ARC to pay careful attention the design of this area. As for the lack of trees, perhaps some columnar trees close to the building and out of the setback provisions of the adjacent power lines could be considered.

SIGN PLAN

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. See 19.87.060.C.11

Commentary: Design Review Guidelines 22 – Signs outline the goals for signage in the Gateway Overlay District. Signage should be planned for the live/work units. Staff has asked the applicant to provide a typical signage plan for a live/work business that includes a wall sign not exceeding ten percent of the bottom floor wall area. The sign plan could include a plan how to face the door window or balcony edge with signage. The outcome should be that these live work units are viable business opportunities in order to qualify as a mixed-use residential development.

Recommendation: Staff Recommends that a typical signage plan is approved by the ARC for all live-work units. That signage following the approved signage plan will not be required to return to the ARC for approval, but that only a building permit is obtained.

FORT UNION BOULEVARD CORRIDOR PLAN

The city has adopted a Fort Union Boulevard Corridor Plan. It may be helpful to understand relevant goals of the project as they relate to this project. These have been included in Appendix "A".

RECOMMENDATION: Approval, with Conditions as the ARC sees appropriate.

The landscaping and building articulation seem to be design elements that the ARC considered and recommended modifications on that have not clearly been addressed in the latest plan revisions. If the proposal is found to be satisfactory, or can be approved with conditions, staff recommends that the ARC issue a Certificate of Design Compliance.

Recommended Conditions of Approval

- That the final signage plan be adopted as part of the community's CC&Rs and that the details be recorded as notes on any subdivision or condominium plats.

MODEL MOTIONS

Approval

I move to issue a Certificate of Design Compliance for Project SPL-19-007

- Add any conditions of approval

Denial
I move to deny a Certificate of Design Compliance for Project SPL-19-007.

ATTACHMENTS

- Ft Union Corridor Plan Excerpts
- Project Narrative
- Plan Submittal (site plan, landscape plan, building elevations, etc.)
- Project Materials
- Staff Zoning Requirements Review
- Design Guideline Reviews (concerns in highlighted yellow).

Fort Union Blvd. Corridor Master Plan

Applicable Policies

Please review pages 66-75 of the Fort Union Master Plan as they relate the design of this project: http://www.cottonwoodheights.utah.gov/UserFiles/Servers/Server_109694/File/268%20(Adopting%20a%20Fort%20Union%20Area%20Master%20Plan%20Element%20of%20the%20City's%20General%20Plan).pdf

Particular mention is provided to these objectives and policies:

2. Goal: Increase the Economic Viability of the Fort Union Corridor Area: A primary objective of the Fort Union Area Plan is to provide support for new investment and reinvestment in the area and to demonstrate viable economic opportunities. An aggressive reinvestment strategy is needed for the Fort Union area to make it a healthy community that can retain and attract residents and businesses. If the area declines, it is likely to suffer from economic stagnation, deferred maintenance, limited access to new capital and a shortage of shopping, recreational and work opportunities, thus negatively affecting the City's tax base.

2.3 Objective: Promote businesses that offer goods and services to current and future City residents and the traveling public;

3. Goal: Create a Balanced Mixture of Land Uses in the Area: The Fort Union Corridor should develop as a unique mixed-use, retail, service, cultural, civic and residential hub to serve the citizens of the City and region, and should encourage a variety of mixed land uses which will be aesthetically pleasing and add long-term economic benefit to the community. The long-term health of the Plan area will require a well-balanced mixture of land uses consisting of a full range of housing types, recreational and open space opportunities, services, shopping, entertainment and places of work. These will be designed and organized around a mixed-use, pedestrian-oriented center that serves as the "City center" for the Fort Union Corridor and Cottonwood Heights.

3.1 Objective: Encourage a mixture of land uses throughout the Plan area, including mixed uses, retail, office, residential, and open space;

3.1.1 Policy: Permit the flexibility of office and/or residential uses for opportunity areas.

3.1.4 Policy: Retail Uses- • **Develop standards for retail storefronts and signage.** • **Encourage opportunities for live-work and comparable ground floor uses**. • **Encourage neighborhood-serving retail uses,** including the potential provision of a grocery store within neighborhoods.

5. Goal: Improve Aesthetic Quality: Maintain Cottonwood Heights' high quality of life by providing for the protection of open space throughout the community and proactively protecting and enhancing the community's natural assets and environmental features. The appearance of properties impacts the area's desirability. The Plan should ensure that Cottonwood Heights' community charm, heritage and scenic landscapes are preserved for future generations, and should improve the aesthetic quality of the Plan Area's built environment, including commercial properties, office parks, multifamily properties, and single family neighborhoods. 5.1 Objective: Focus on corridor aesthetics and experiences; 5.2 Objective: Preserve and enhance the City's existing sense of place and community; 5.3 Objective: Potential site

design review for non-residential buildings, unless clear and objective design standards are adopted as part of the detailed master Plan for a particular Sub-area.

5.1.1 Policy: Urban Design – • Require the street hierarchy to define space and differentiate the character of streets and neighborhoods. • **Require streets to emphasize the pedestrian and bicycles.** • **Integrate small and large-scale public art** which considers the history of the area, as well as thematic, artistic, and cultural ideas into new development and the public realm, including the following areas: trails, transit infrastructure, open spaces, buildings, site furnishings, lighting, gateways, and wayfinding • Allow for internal pedestrian connections. • Improve and enhance the Fort Union frontage with streetscape improvements, buildings, and landscaping.

5.1.2 Policy: Gateways – • Require variety in building massing, design, and height. • Use heights and variety in heights, building materials, orientation, and dimensions to create distinctive building tops for multi-story buildings. • Provide distinctive building forms and architecture at the designated gateway locations • Balance the aesthetic and functional criteria of sustainable design. • Adopt future design guidelines to implement the public art and history 2016 Fort Union Local Area Plan 72 • The final design and configuration of the streets, buildings, and open space with the PDD zoning will be determined through the development review process. The final configuration of the streets, buildings, and open space shall be subject to the following: • The shape of the buildings in Plan and form within the corridor shall create distinct and memorable three dimensional forms. **• Buildings on Fort Union shall be required to provide a primary entrance facing Fort Union.** • Area buildings shall be subject to the minimum height and density provisions and other applicable zoning provisions, design guidelines, and the Fort Union Area Plan. • The streets shall be configured to accommodate current and future transit and transit stations. • Buildings should be designed to integrate transit stops.

9. Goal: Create a 'Main Street' Character: The Fort Union Main Area Plan seeks to actively follow the City's previously approved General Plan Design Guidelines by creating a City center-style character of streets, sidewalks, buildings, landscaping, public art, medians and open spaces. Buildings will face the street and provide a continuous 'edge' with on-street parking in front (in certain areas) and surface or deck parking in the rear (i.e., away from view of the public right-of-way). **Furthermore, buildings are designed for smaller retail tenants (rather than large national chains) to enhance the 'storefront' character typical of traditional main streets. Street trees and character enhancing landscaping will be planted in specific areas to complement the design and functionality of new development.**

9.1 Objective: Help the area become a model of what a "Town Center" district could be;

9.1.1 Policy: Encourage pedestrian-oriented, mixed-use development to foster the creation of a true "main street" environment.

9.1.2 Policy: Ensure that design proposals are high quality and conform to form-based design guidelines to create a sense of place and a unique character for Fort Union Main Street.

9.1.3 Policy: Ensure that development in Fort Union Main Street does not adversely impact the character of existing residential neighborhoods.

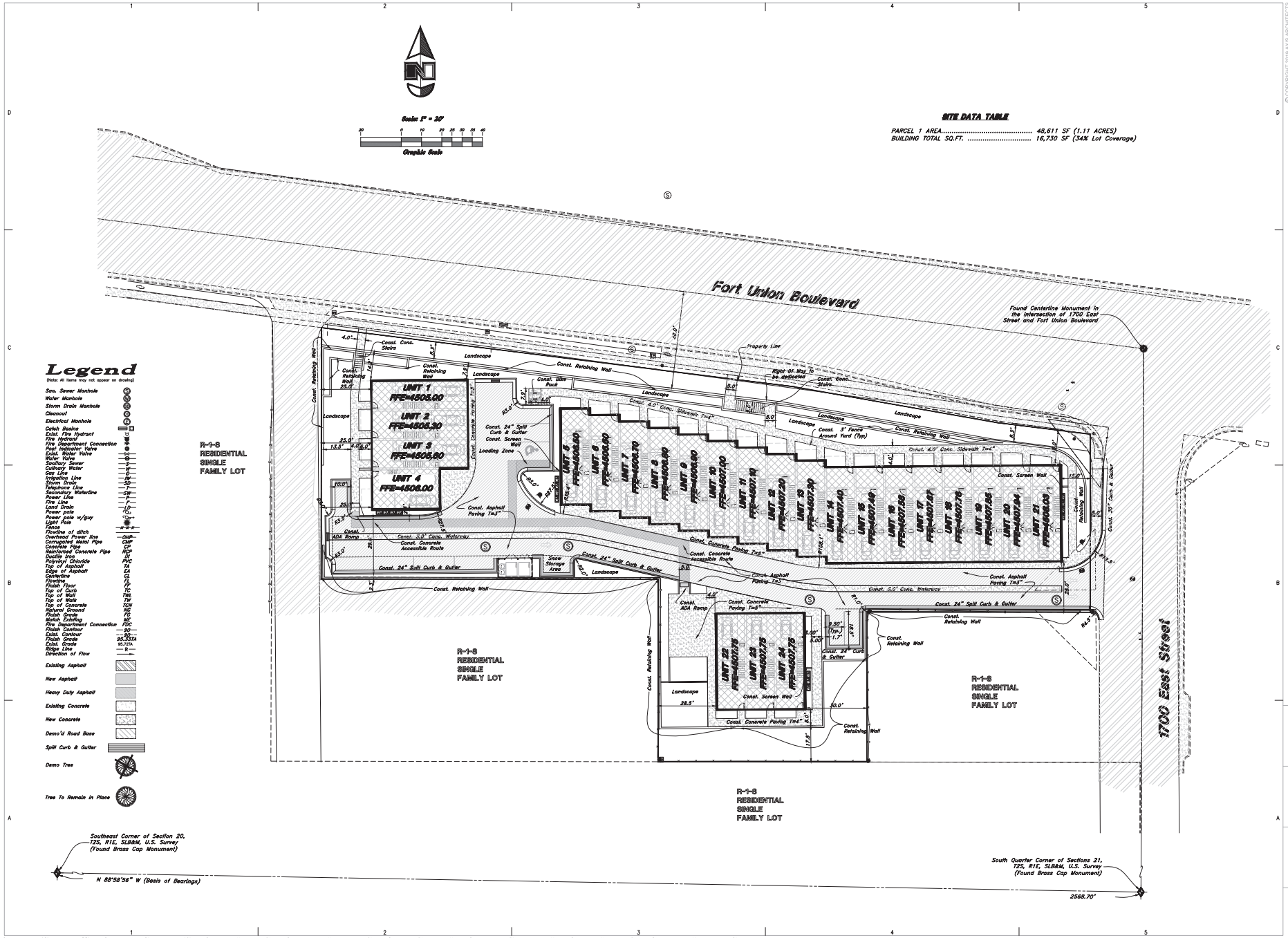
Written Narrative

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.



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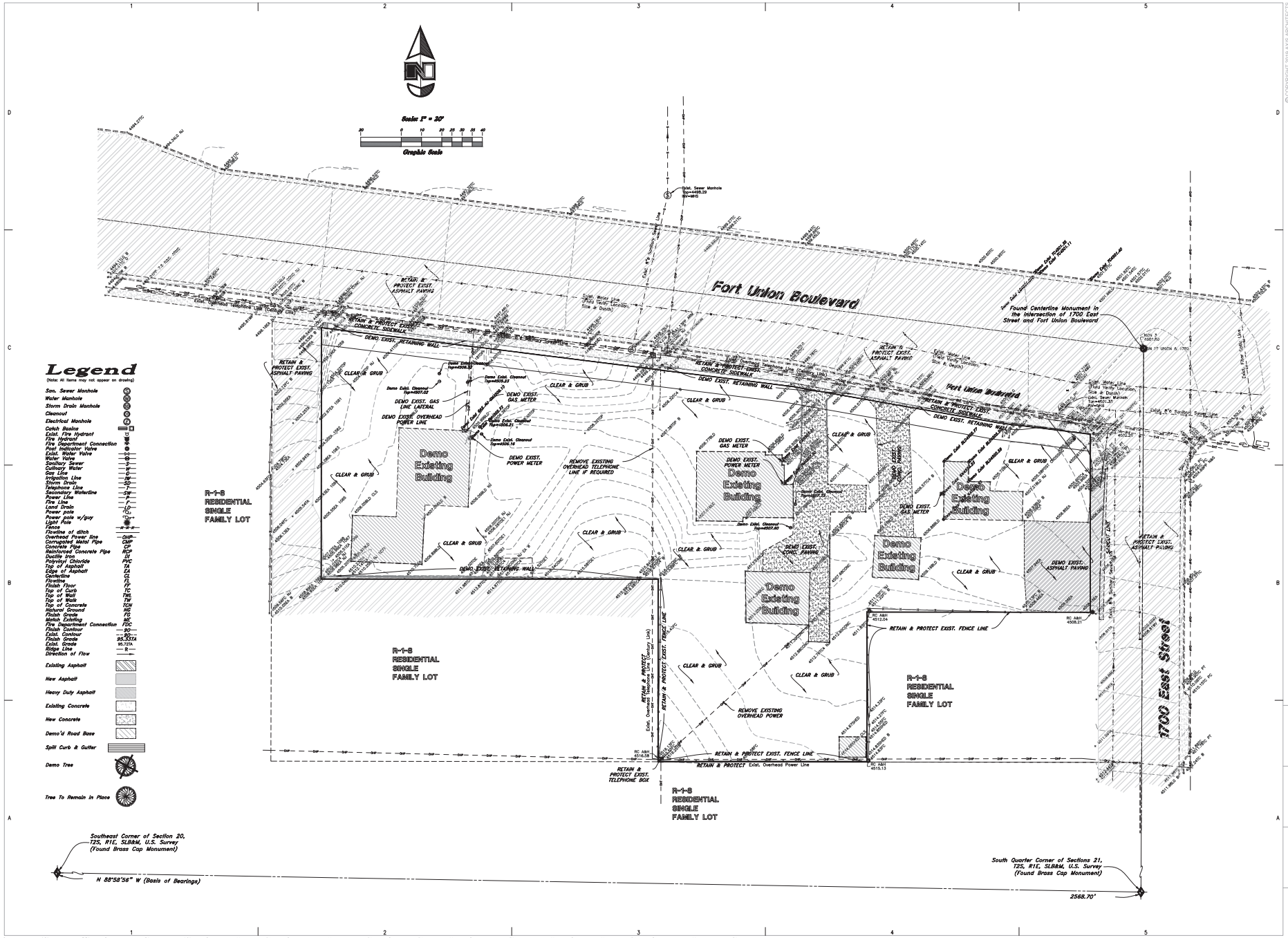
Axis Job # 1901
Owner #
Date 7/9/2019
Drawn RC
Checked ACM

SITE PLAN
SCHEME F

CS101



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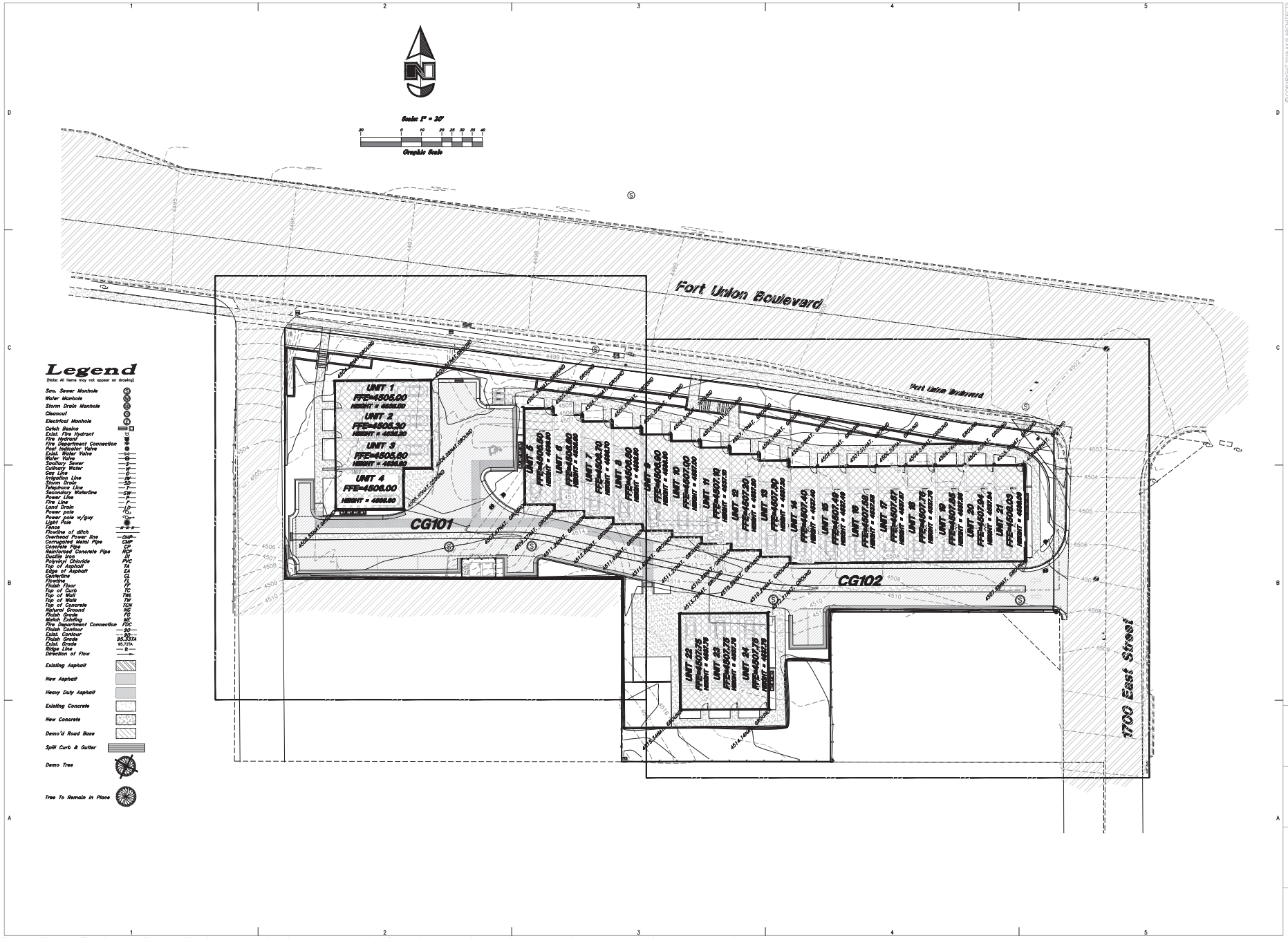
Axis Job # 1901
Owner #
Date 7/9/2019
Drawn RC
Checked ACM

DEMOLITION PLAN
SCHEME F

CD101



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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
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Date	7/9/2019
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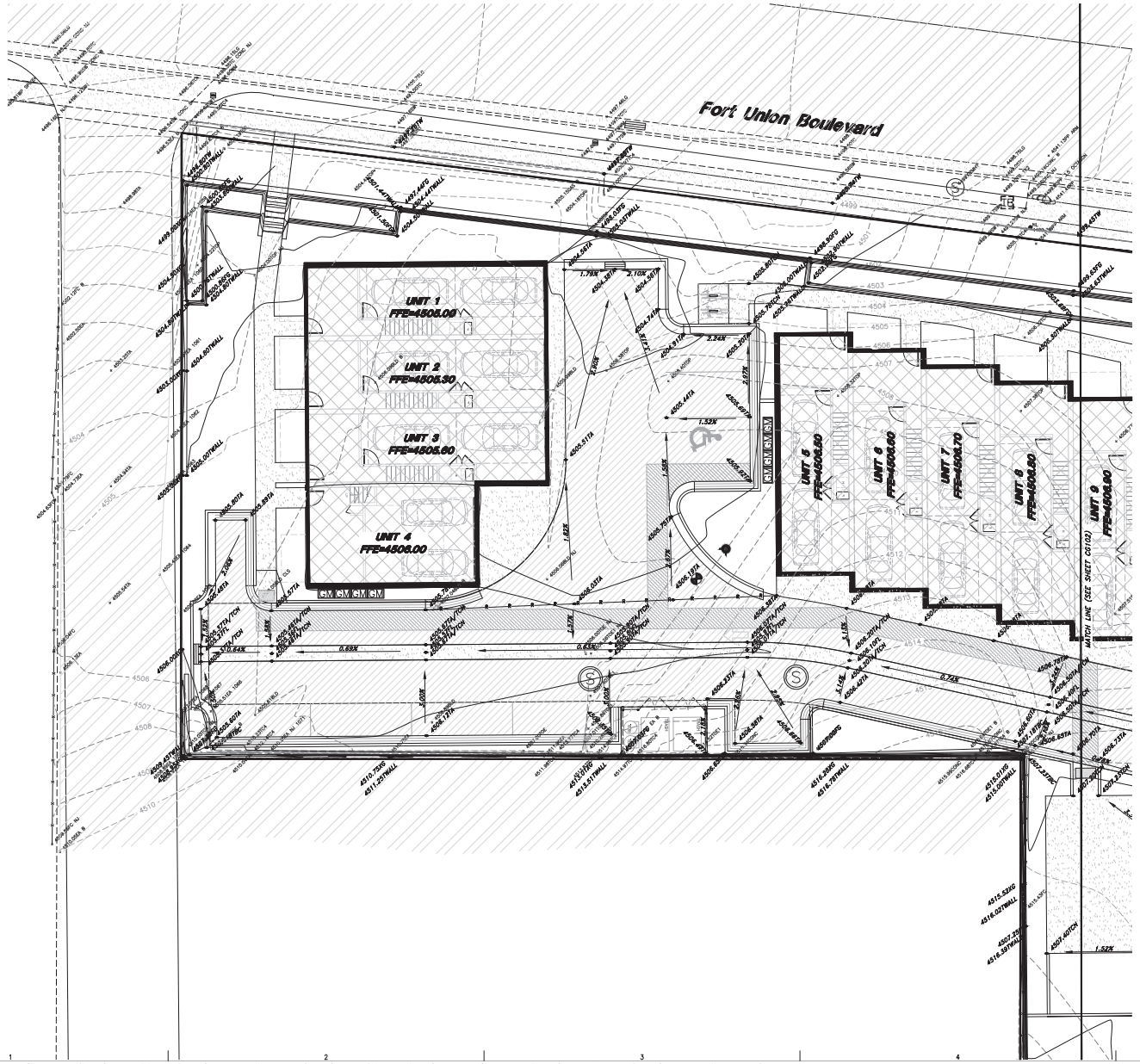
NATURAL GRADE PLAN
SCHEME F

CG100



Scale 1" = 10'

Graphic Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	D
Cleanout	CO
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Fire Department Connection	
Post Indicator Valve	
Exist. Water Valve	WV
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	PO
Power pole w/guy	PO
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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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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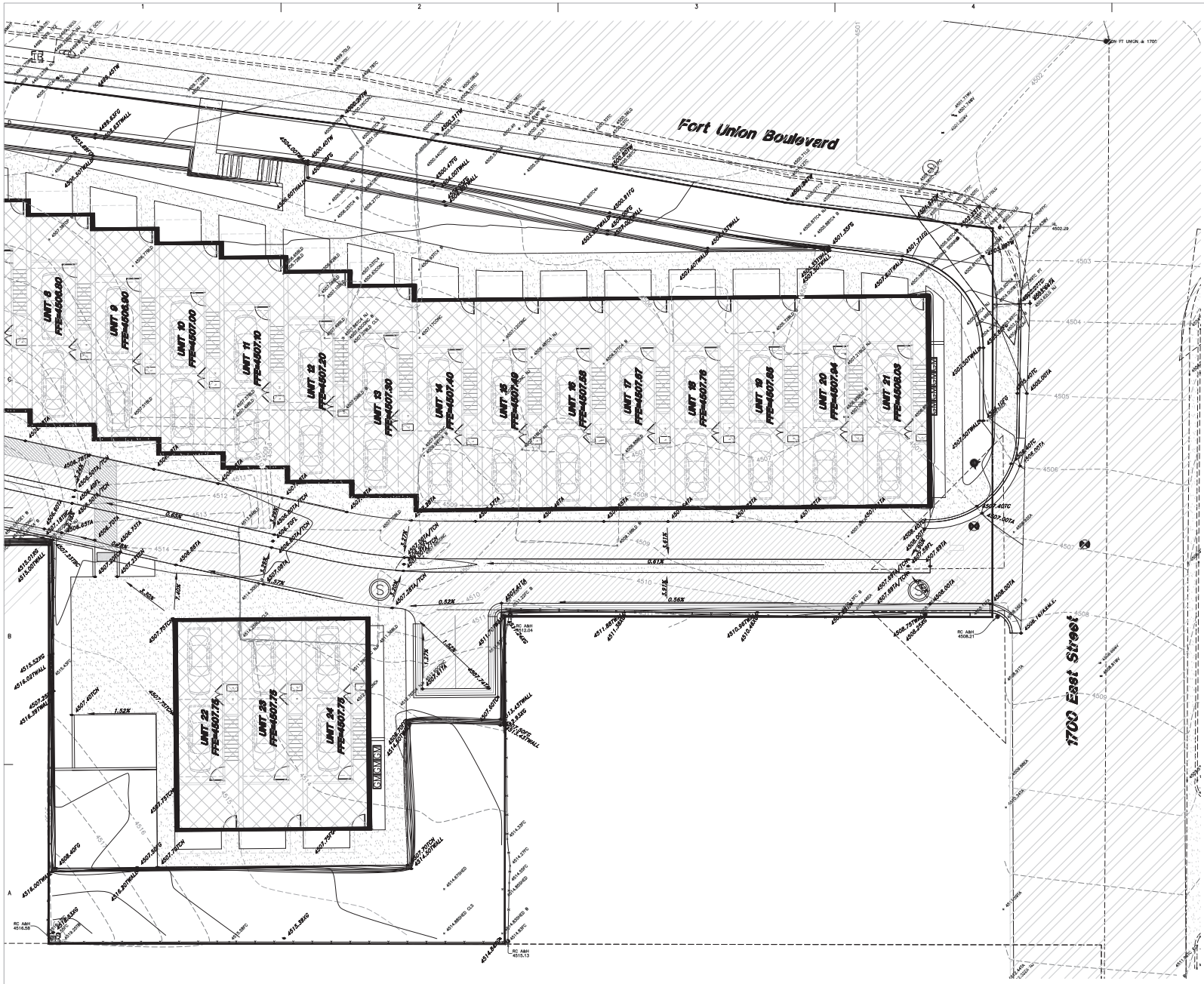
Axis Job #	1901
Owner #	
Date	7/9/2019
Drawn	RC
Checked	ACM

GRADING & DRAINAGE PLAN
SCHEME F

CG101



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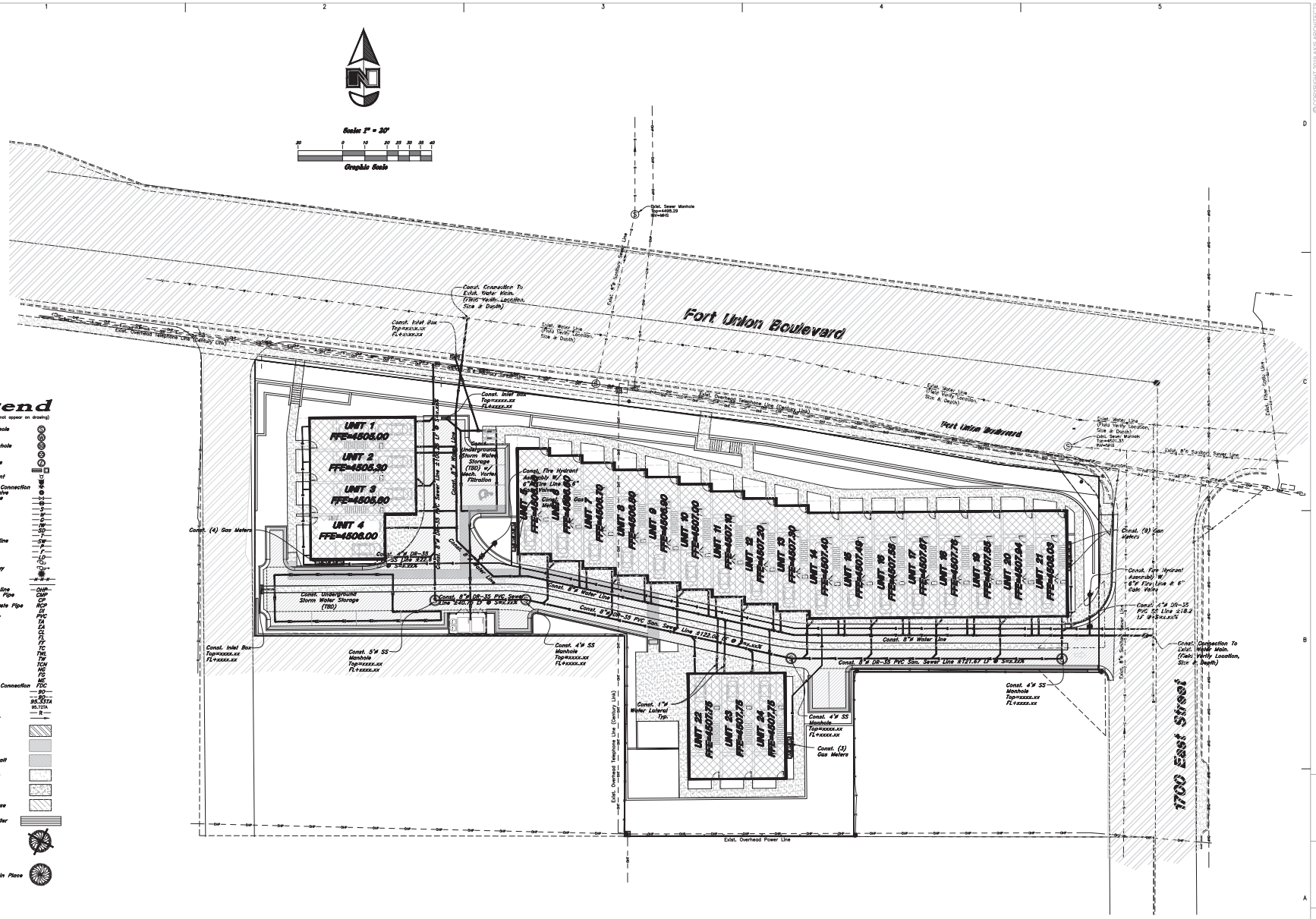
Axis Job # 1901
Owner #
Date 7/9/2019
Drawn RC
Checked ACM

GRADING & DRAINAGE PLAN
SCHEME F

CG102



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
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Split Curb & Gutter
- Demo Tree
- Tree To Remain In Place

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FORT UNION TOWNHOMES
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SCHEMATIC DESIGN

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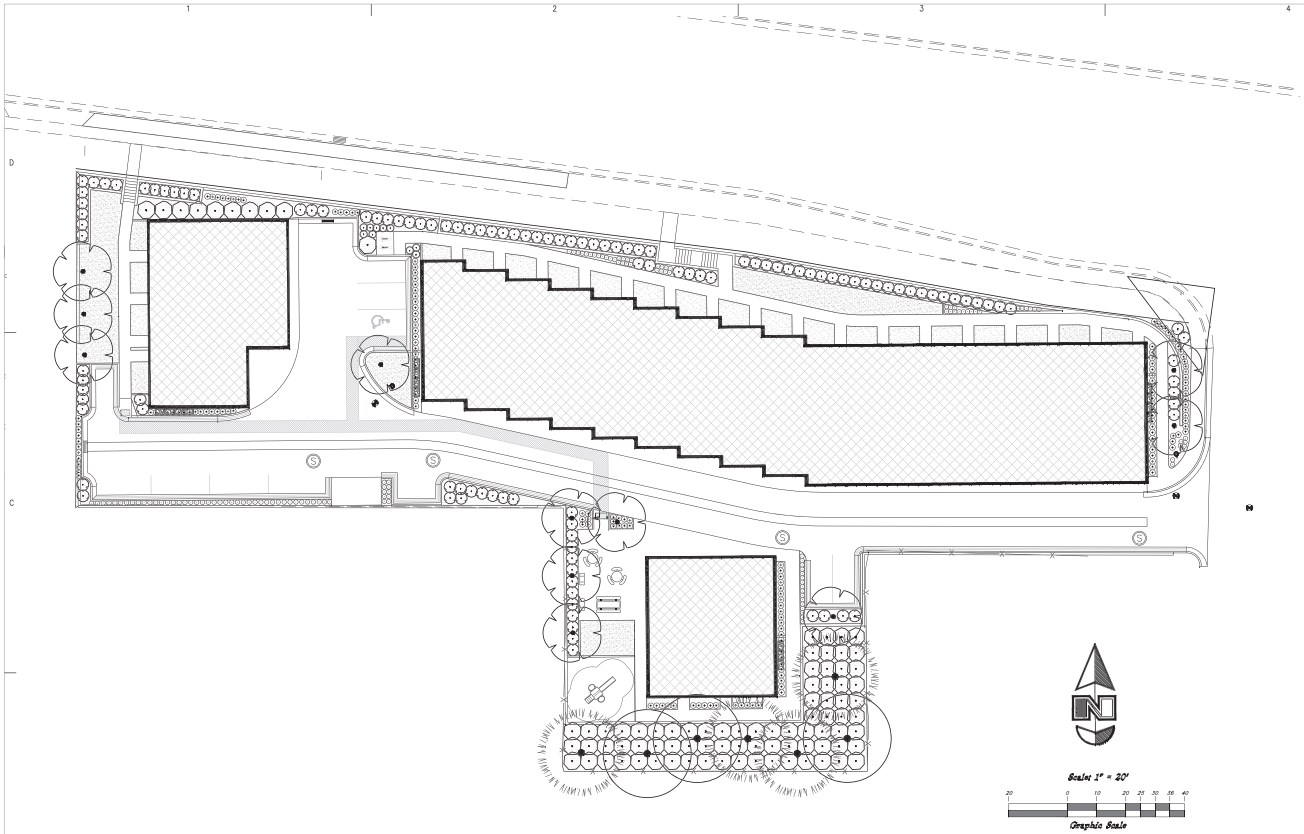
UTILITY PLAN
SCHEME F

CU101

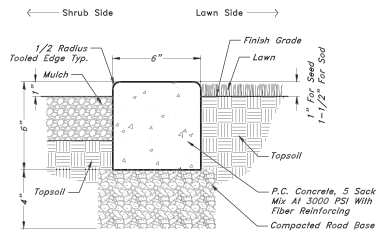


CONCEPT PLANT SCHEDULE

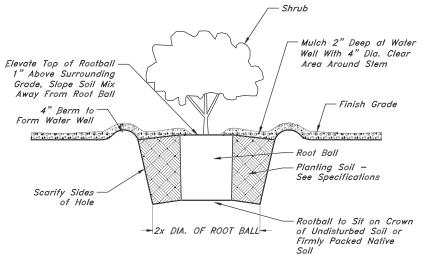
	FLOWERING TREE *Prunus padus 'Bird Cherry' / Bird Cherry* *Prunus x yedoensis 'Akebono' / Flowering Cherry* *Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac*	*11*
	LARGE EVERGREEN TREE *Abies concolor / White Fir* *Picea glauca / White Spruce* *Picea omorika 'Wells Riverside' / Wells 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

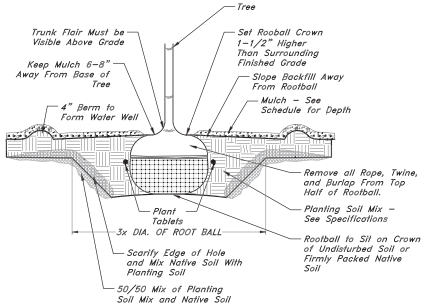
1. *EXAMINE THE SITE CONDITIONS, THE SUBGRADE, AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.*
2. *VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY 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' (KOENIG, 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 MUCH 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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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	7/9/2019
Drawn	JZ
Checked	JZ

LANDSCAPE PLAN
SCHEME F

LP101

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.
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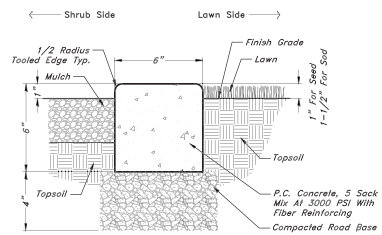
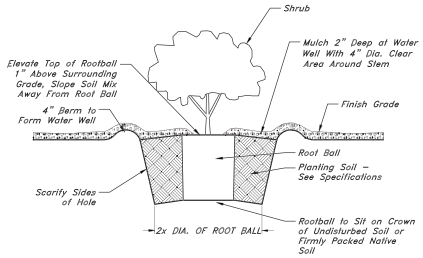
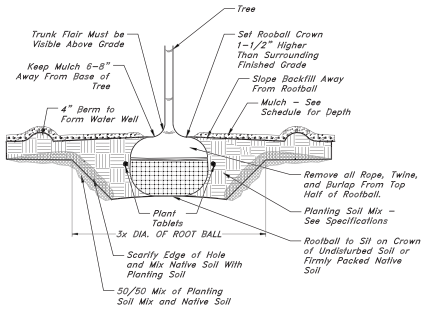
6. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD – SEE SPECIFICATIONS



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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NOT FOR CONSTRUCTION

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

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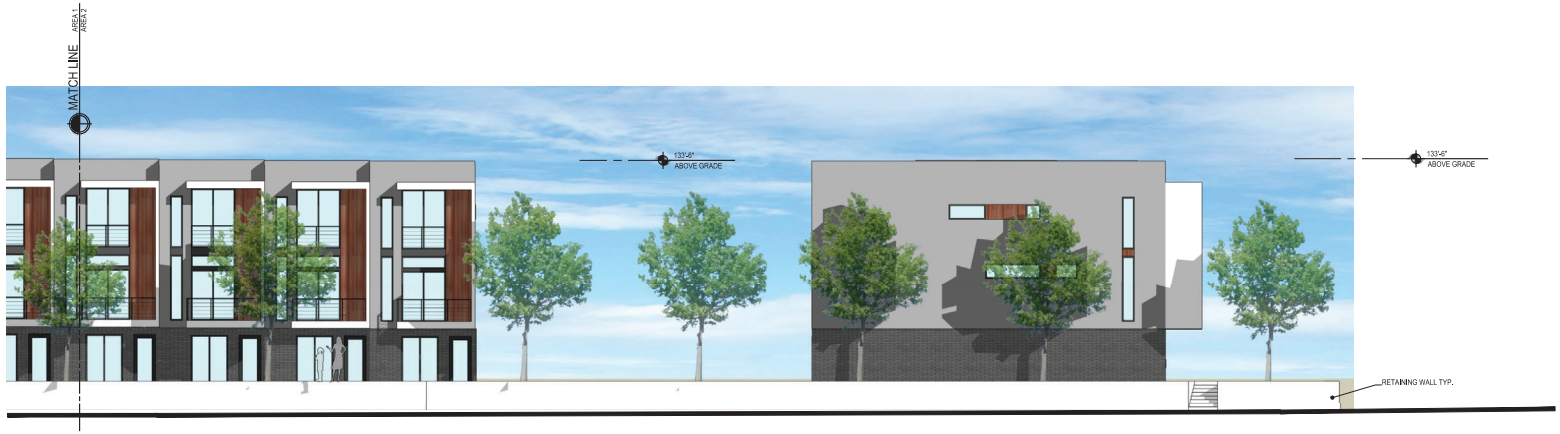
Axis Job #	1901
Owner #	
Date	7/9/2019
Drawn	JZ
Checked	JZ

LANDSCAPE PLAN
SCHEME F

LP101

B1 NORTH ELEVATION - UNITS B

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



A1 NORTH ELEVATION UNIT B - CONT.

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

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FORT UNION TOWNHOMES
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COTTONWOOD HEIGHTS, UTAH

SCHEMATIC DESIGN

Revision #	Date
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Axis Job #	1901
Owner #	
Date	6/25/2019
Drawn	—
Checked	—

ELEVATIONS

AE201

B1 SOUTH ELEVATION - UNITS B

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

A1 SOUTH ELEVATION UNIT B - CONT.

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

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Axis Job #	1901
Owner #	
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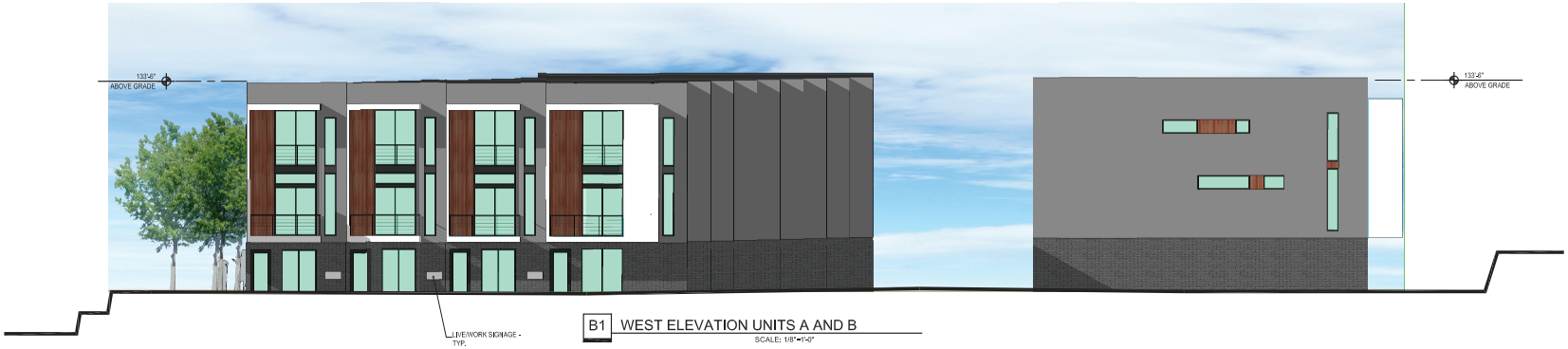
ELEVATIONS

AE202

C1 NORTH ELEVATION UNIT A
SCALE: 1/8"=1'-0"



B1 WEST ELEVATION UNITS A AND B
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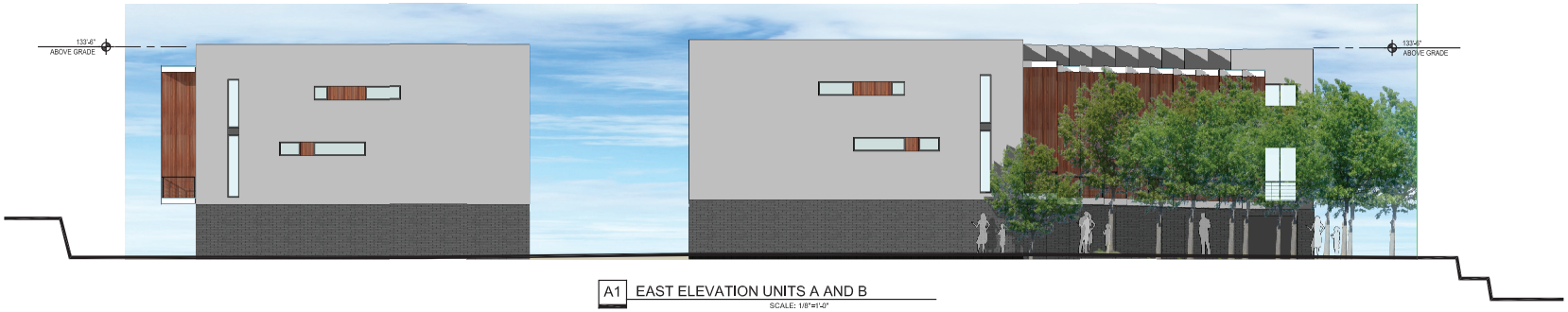

A1 EAST ELEVATION UNITS A AND B
SCALE: 1/8"=1'-0"

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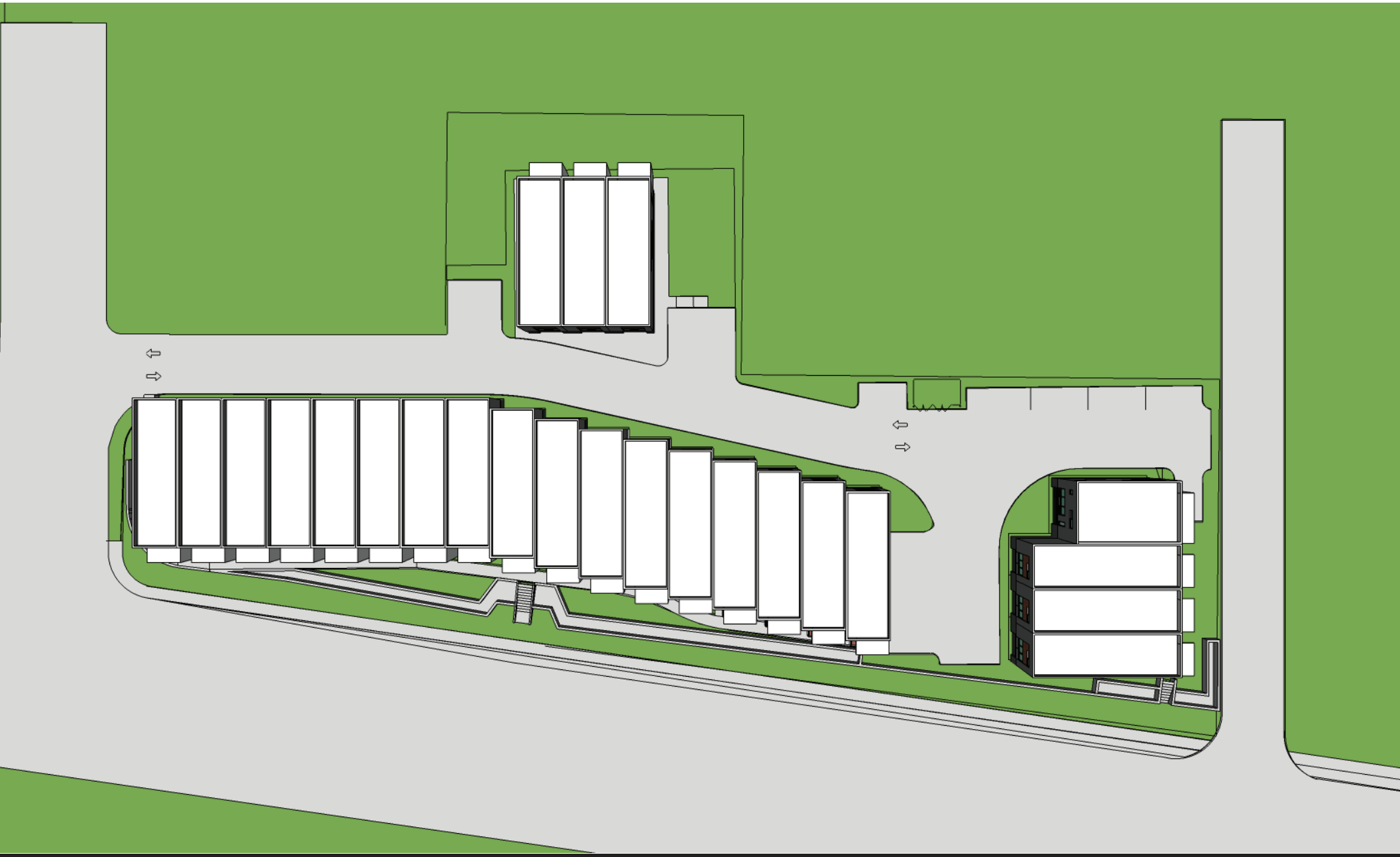
ELEVATIONS

AE203

FORT UNION TOWNHOMES - 3D VIEWS

Axis Architects



FORT UNION TOWNHOMES - 3D VIEWS

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FORT UNION TOWNHOMES - 3D VIEWS

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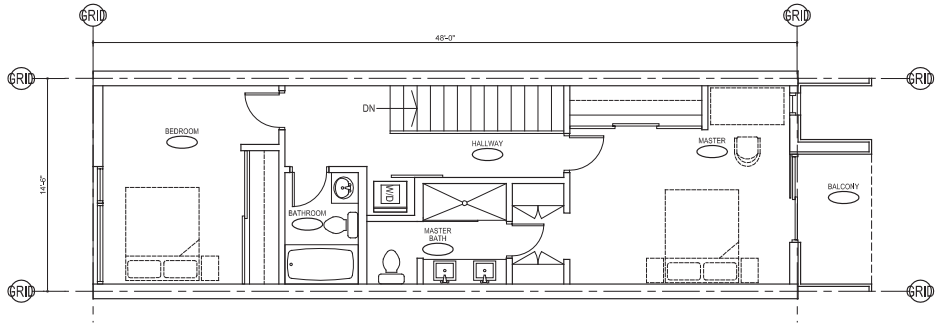
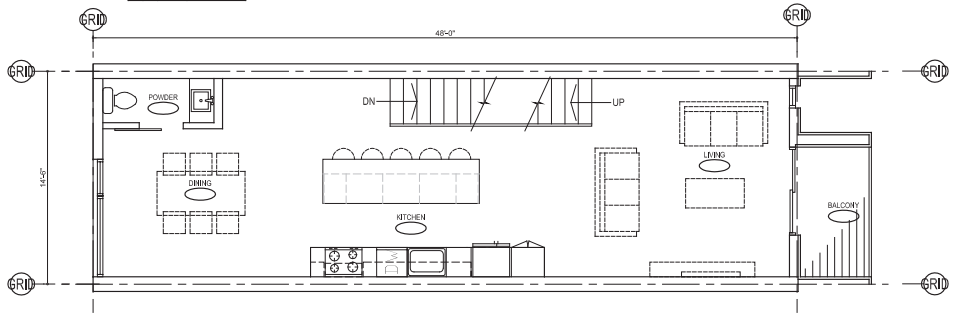
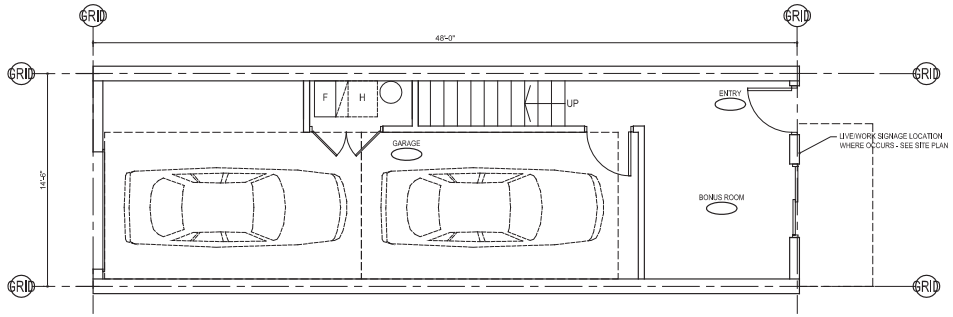


D3 UNIT B
LEVEL 3 FLOOR PLAN
SCALE: 1/4"=1'-0"

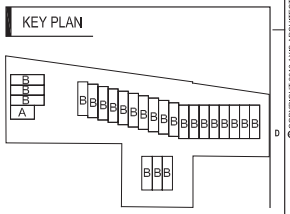


B3 UNIT B
LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"



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

KEY PLAN



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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 6/18/2019
Drawn
Checked

FLOOR PLANS - UNIT C
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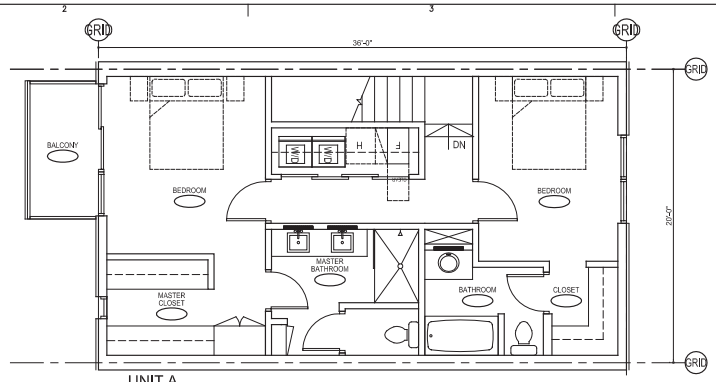
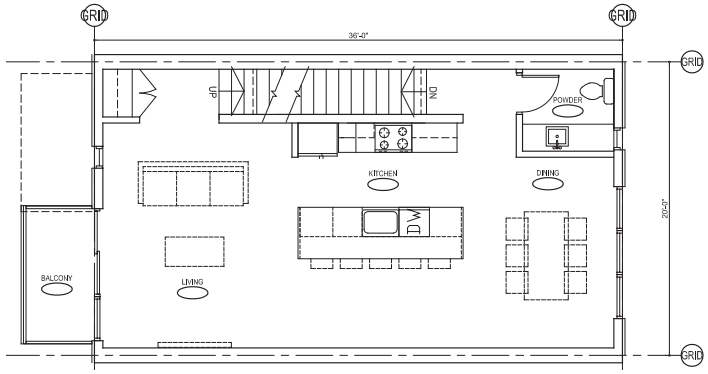
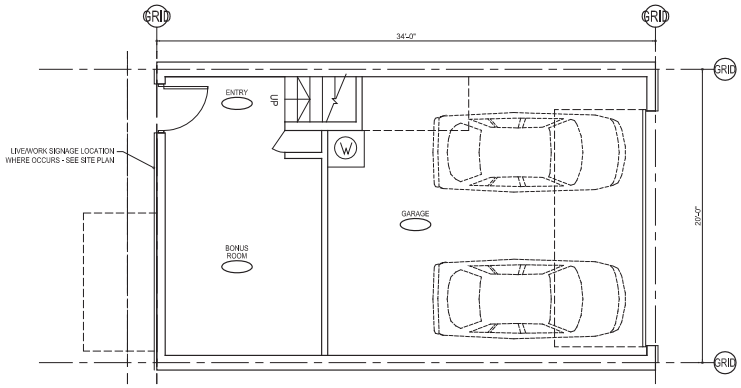
AE101



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

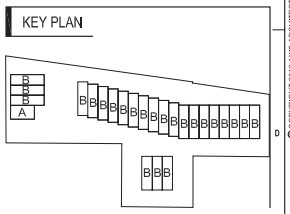


B2 UNIT A
LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"



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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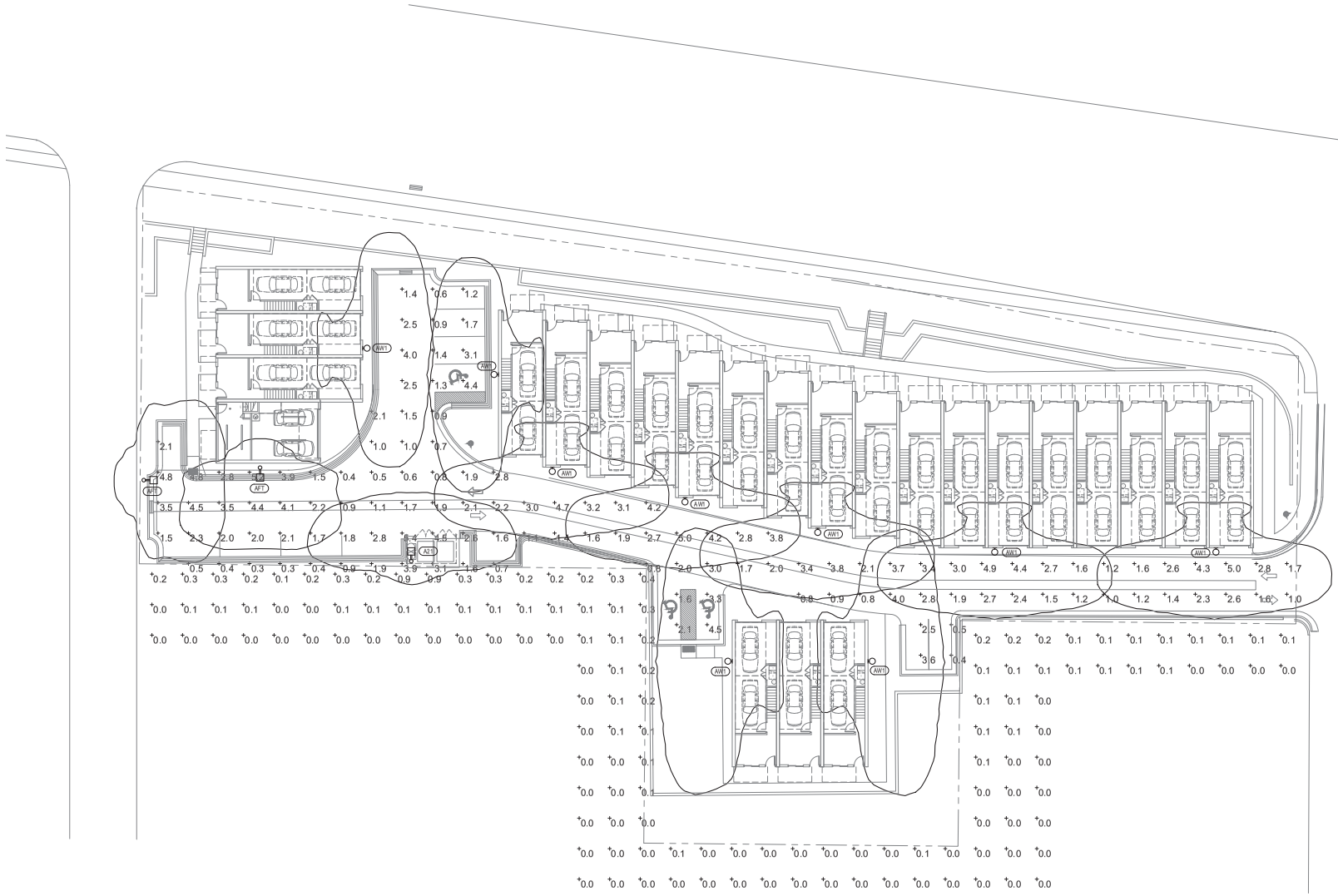
Axis Job # 1901
Owner #
Date 6/18/2019
Drawn
Checked

FLOOR PLANS - UNIT A

AE102



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

[redacted]

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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 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)

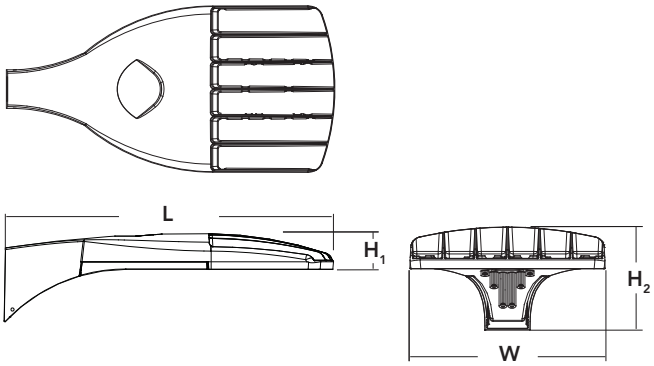
Length: 26" (66.0 cm)

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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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

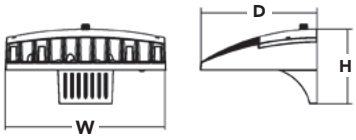
Specifications

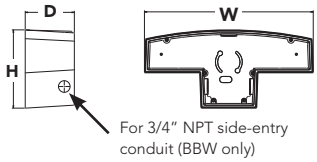
Luminaire

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 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

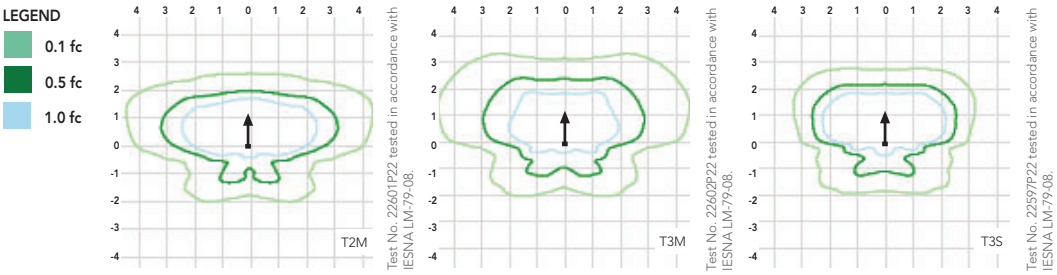
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

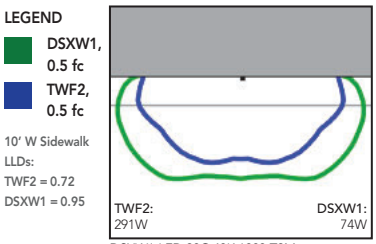
Photometric Diagrams

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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MEMORANDUM

To:	CH Architectural Review Commission (ARC)
From:	Matt Taylor, Senior Planner
Meeting Date:	July 18, 2091
Subject:	Block 17 – 24 Townhomes - Project SPL-19-007

REQUEST

An application has been made by John Prince for consideration of a Certificate of Design Compliance for site plan approval for a 24-unit townhome development at approximately 1700 E Fort Union Blvd within the MU (Mixed-Use) zone. The units are proposed to be live-work units.

The applicant has submitted proposed building elevations, landscaping plan, and building material samples (see attachments).

APPROVAL PROCESS

Staff has completed the first review of this project for zoning compliance and has delivered a list of outstanding issues to the applicant (see attachments). Many of these review comments will affect the final layout and design of the project. Additionally, there are many design guideline criteria that warrant ARC consideration and possible modification. The ARC initially addressed this item and provide general guidance and feedback at the June 27, 2019 ARC meeting. This report is modified based upon that feedback.

Gateway Overlay District

The project is within the Gateway Overlay District and requires the ARC to issue a certificate of design compliance (see 19.49.080 CH City Code). In considering approval of the certificate, the ARC should consider the general review criteria:

*D. **General review criteria.** The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:*

1) *The proposed work must comply with the applicable design guidelines for that overlay district;*

…

4) *The overall character of the Gateway Overlay District is protected.*

CITY DESIGN GUIDELINES

All applicable design guidelines are found in the attachments. The proposed project is in substantial compliance with many of the guidelines.

FOUR-SIDED DESIGN

Design Guideline 4.4: Buildings Should Not Have Any Blank, Flat Walls.

> **Commentary:** The first floor side elevations of each façade is largely blank (particularly the bottom level): "*All buildings shall have a minimum of 15% transparency on all floors, which shall consist of windows that provide visibility from the public right- of-way or adjacent property*" (19.36.150 CH Code).
>
> The applicant has sought to hide these wall expanses with landscaping. The ARC should consider whether this is sufficient. However, 15% of the main floor side walls are required to have transparency per code. This will need to be modified prior to Planning Commission approval.
>
> **Recommendation:** In addition to meeting the minimum transparency standards above, Staff recommends that the ARC require a design that "adequately establish a prominent, pedestrian-oriented streetscape" and "to support an urban village." (19.36 CH Code)

LANDSCAPING AND STREETSCAPE, ELEMENTS AND ARTICULATION

Design Guideline 7.2: Every Forty (40) Feet Of Horizontal Façade Should Be Broken Up By Building Articulation.

Design Guideline 17.1: Plazas, Courtyards, Pocket Parks, Outdoor Cafes, Etc. Should Be Designed in an Inviting Manner That Encourages Pedestrian Use Through the Incorporation of Elements Such as Trellises, Fountains, Art, Seating, and Shade Trees.

> **Commentary:** At the last ARC meeting, the ARC recommended suggested that the building articulation be broken up with additional landscaping or courtyard separating the east building into two buildings, with the courtyard anchoring the development as a

center of the community.

Recommendation: Staff does not have specific recommendations on how this space is developed, but ask the ARC to pay careful attention the design of this area. As for the lack of trees, perhaps some columnar trees close to the building and out of the setback provisions of the adjacent power lines could be considered.

SIGN PLAN

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. See 19.87.060.C.11

Commentary: Design Review Guidelines 22 – Signs outline the goals for signage in the Gateway Overlay District. Signage should be planned for the live/work units. Staff has asked the applicant to provide a typical signage plan for a live/work business that includes a wall sign not exceeding ten percent of the bottom floor wall area. The sign plan could include a plan how to face the door window or balcony edge with signage. The outcome should be that these live work units are viable business opportunities in order to qualify as a mixed-use residential development.

Recommendation: Staff Recommends that a typical signage plan is approved by the ARC for all live-work units. That signage following the approved signage plan will not be required to return to the ARC for approval, but that only a building permit is obtained.

FORT UNION BOULEVARD CORRIDOR PLAN

The city has adopted a Fort Union Boulevard Corridor Plan. It may be helpful to understand relevant goals of the project as they relate to this project. These have been included in Appendix "A".

RECOMMENDATION: Approval, with Conditions as the ARC sees appropriate.

The landscaping and building articulation seem to be design elements that the ARC considered and recommended modifications on that have not clearly been addressed in the latest plan revisions. If the proposal is found to be satisfactory, or can be approved with conditions, staff recommends that the ARC issue a Certificate of Design Compliance.

Recommended Conditions of Approval

- That the final signage plan be adopted as part of the community's CC&Rs and that the details be recorded as notes on any subdivision or condominium plats.

MODEL MOTIONS

Approval

I move to issue a Certificate of Design Compliance for Project SPL-19-007

- Add any conditions of approval

Denial
I move to deny a Certificate of Design Compliance for Project SPL-19-007.

ATTACHMENTS

- Ft Union Corridor Plan Excerpts
- Project Narrative
- Plan Submittal (site plan, landscape plan, building elevations, etc.)
- Project Materials
- Staff Zoning Requirements Review
- Design Guideline Reviews (concerns in highlighted yellow).

Fort Union Blvd. Corridor Master Plan

Applicable Policies

Please review pages 66-75 of the Fort Union Master Plan as they relate the design of this project: http://www.cottonwoodheights.utah.gov/UserFiles/Servers/Server_109694/File/268%20(Adopting%20a%20Fort%20Union%20Area%20Master%20Plan%20Element%20of%20the%20City's%20General%20Plan).pdf

Particular mention is provided to these objectives and policies:

2. Goal: Increase the Economic Viability of the Fort Union Corridor Area: A primary objective of the Fort Union Area Plan is to provide support for new investment and reinvestment in the area and to demonstrate viable economic opportunities. An aggressive reinvestment strategy is needed for the Fort Union area to make it a healthy community that can retain and attract residents and businesses. If the area declines, it is likely to suffer from economic stagnation, deferred maintenance, limited access to new capital and a shortage of shopping, recreational and work opportunities, thus negatively affecting the City's tax base.

2.3 Objective: Promote businesses that offer goods and services to current and future City residents and the traveling public;

3. Goal: Create a Balanced Mixture of Land Uses in the Area: The Fort Union Corridor should develop as a unique mixed-use, retail, service, cultural, civic and residential hub to serve the citizens of the City and region, and should encourage a variety of mixed land uses which will be aesthetically pleasing and add long-term economic benefit to the community. The long-term health of the Plan area will require a well-balanced mixture of land uses consisting of a full range of housing types, recreational and open space opportunities, services, shopping, entertainment and places of work. These will be designed and organized around a mixed-use, pedestrian-oriented center that serves as the "City center" for the Fort Union Corridor and Cottonwood Heights.

3.1 Objective: Encourage a mixture of land uses throughout the Plan area, including mixed uses, retail, office, residential, and open space;

3.1.1 Policy: Permit the flexibility of office and/or residential uses for opportunity areas.

3.1.4 Policy: Retail Uses- • **Develop standards for retail storefronts and signage.** • **Encourage opportunities for live-work and comparable ground floor uses**. • **Encourage neighborhood-serving retail uses,** including the potential provision of a grocery store within neighborhoods.

5. Goal: Improve Aesthetic Quality: Maintain Cottonwood Heights' high quality of life by providing for the protection of open space throughout the community and proactively protecting and enhancing the community's natural assets and environmental features. The appearance of properties impacts the area's desirability. The Plan should ensure that Cottonwood Heights' community charm, heritage and scenic landscapes are preserved for future generations, and should improve the aesthetic quality of the Plan Area's built environment, including commercial properties, office parks, multifamily properties, and single family neighborhoods. 5.1 Objective: Focus on corridor aesthetics and experiences; 5.2 Objective: Preserve and enhance the City's existing sense of place and community; 5.3 Objective: Potential site

design review for non-residential buildings, unless clear and objective design standards are adopted as part of the detailed master Plan for a particular Sub-area.

5.1.1 Policy: Urban Design – • Require the street hierarchy to define space and differentiate the character of streets and neighborhoods. • **Require streets to emphasize the pedestrian and bicycles.** • **Integrate small and large-scale public art** which considers the history of the area, as well as thematic, artistic, and cultural ideas into new development and the public realm, including the following areas: trails, transit infrastructure, open spaces, buildings, site furnishings, lighting, gateways, and wayfinding • Allow for internal pedestrian connections. • Improve and enhance the Fort Union frontage with streetscape improvements, buildings, and landscaping.

5.1.2 Policy: Gateways – • Require variety in building massing, design, and height. • Use heights and variety in heights, building materials, orientation, and dimensions to create distinctive building tops for multi-story buildings. • Provide distinctive building forms and architecture at the designated gateway locations • Balance the aesthetic and functional criteria of sustainable design. • Adopt future design guidelines to implement the public art and history 2016 Fort Union Local Area Plan 72 • The final design and configuration of the streets, buildings, and open space with the PDD zoning will be determined through the development review process. The final configuration of the streets, buildings, and open space shall be subject to the following: • The shape of the buildings in Plan and form within the corridor shall create distinct and memorable three dimensional forms. **• Buildings on Fort Union shall be required to provide a primary entrance facing Fort Union.** • Area buildings shall be subject to the minimum height and density provisions and other applicable zoning provisions, design guidelines, and the Fort Union Area Plan. • The streets shall be configured to accommodate current and future transit and transit stations. • Buildings should be designed to integrate transit stops.

9. Goal: Create a 'Main Street' Character: The Fort Union Main Area Plan seeks to actively follow the City's previously approved General Plan Design Guidelines by creating a City center-style character of streets, sidewalks, buildings, landscaping, public art, medians and open spaces. Buildings will face the street and provide a continuous 'edge' with on-street parking in front (in certain areas) and surface or deck parking in the rear (i.e., away from view of the public right-of-way). **Furthermore, buildings are designed for smaller retail tenants (rather than large national chains) to enhance the 'storefront' character typical of traditional main streets. Street trees and character enhancing landscaping will be planted in specific areas to complement the design and functionality of new development.**

9.1 Objective: Help the area become a model of what a "Town Center" district could be;

9.1.1 Policy: Encourage pedestrian-oriented, mixed-use development to foster the creation of a true "main street" environment.

9.1.2 Policy: Ensure that design proposals are high quality and conform to form-based design guidelines to create a sense of place and a unique character for Fort Union Main Street.

9.1.3 Policy: Ensure that development in Fort Union Main Street does not adversely impact the character of existing residential neighborhoods.

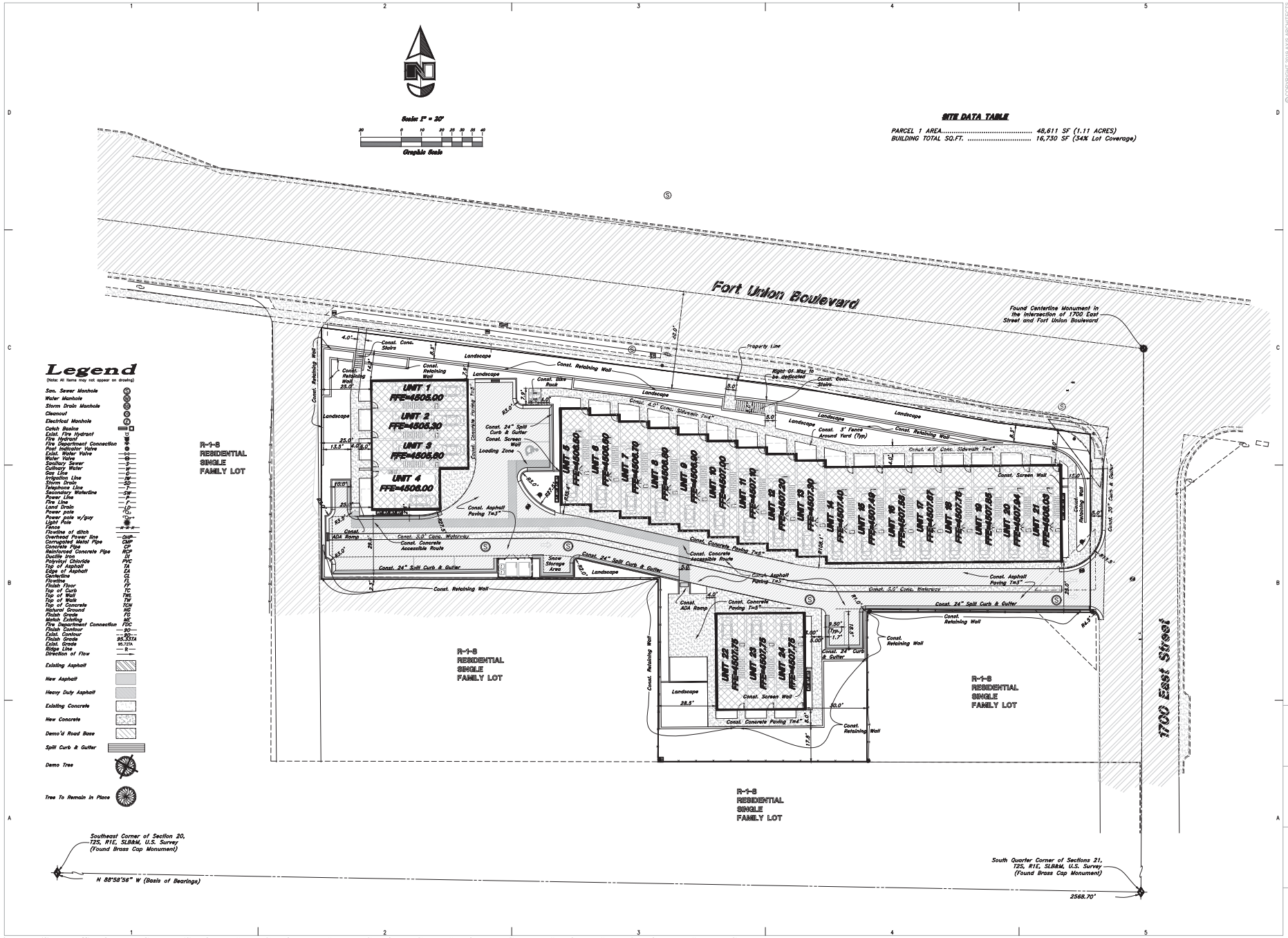
Written Narrative

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.



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

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

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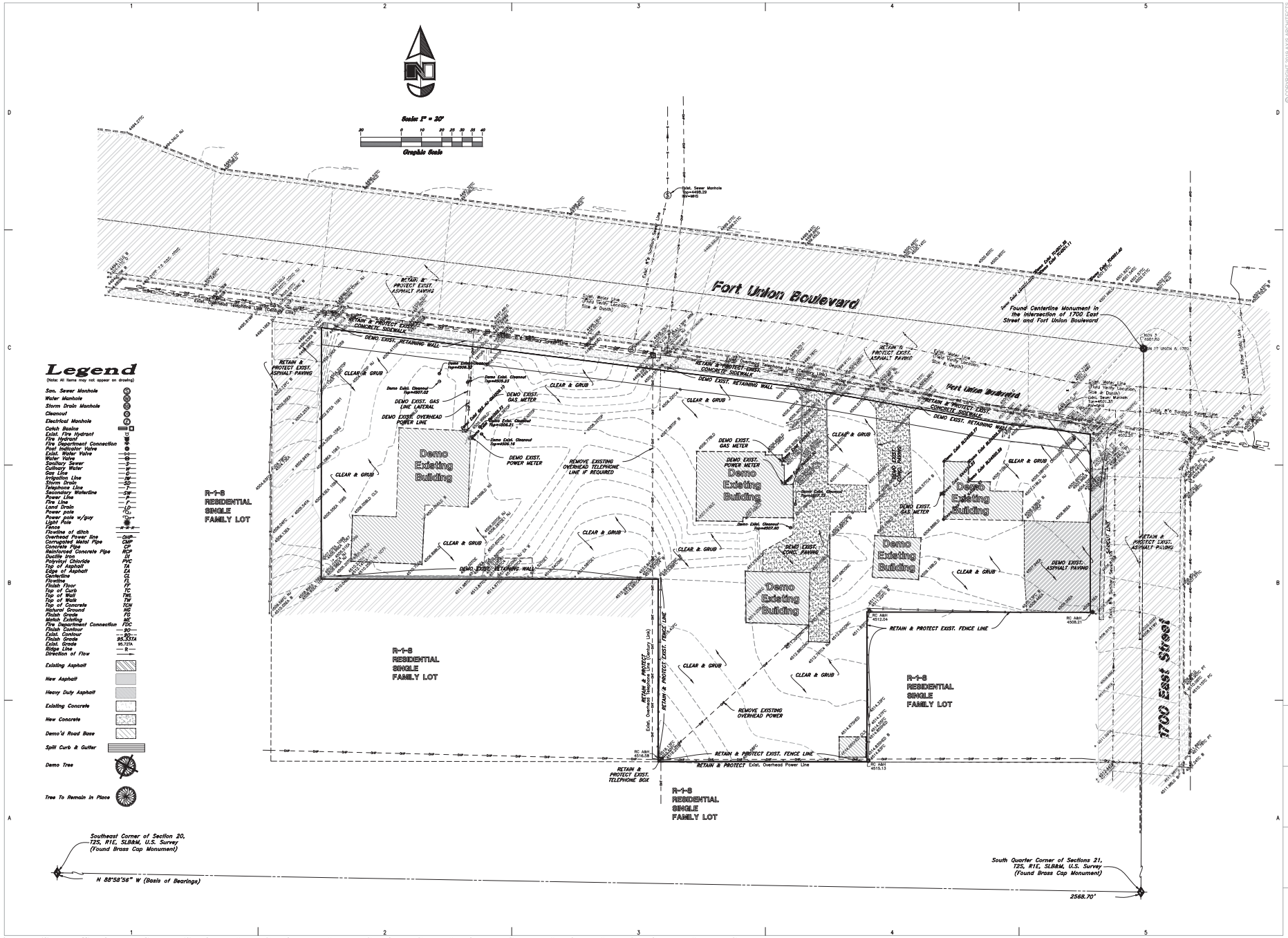
Axis Job # 1901
Owner #
Date 7/9/2019
Drawn RC
Checked ACM

SITE PLAN
SCHEME F

CS101



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Date	7/9/2019
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DEMOLITION PLAN
SCHEME F

CD101

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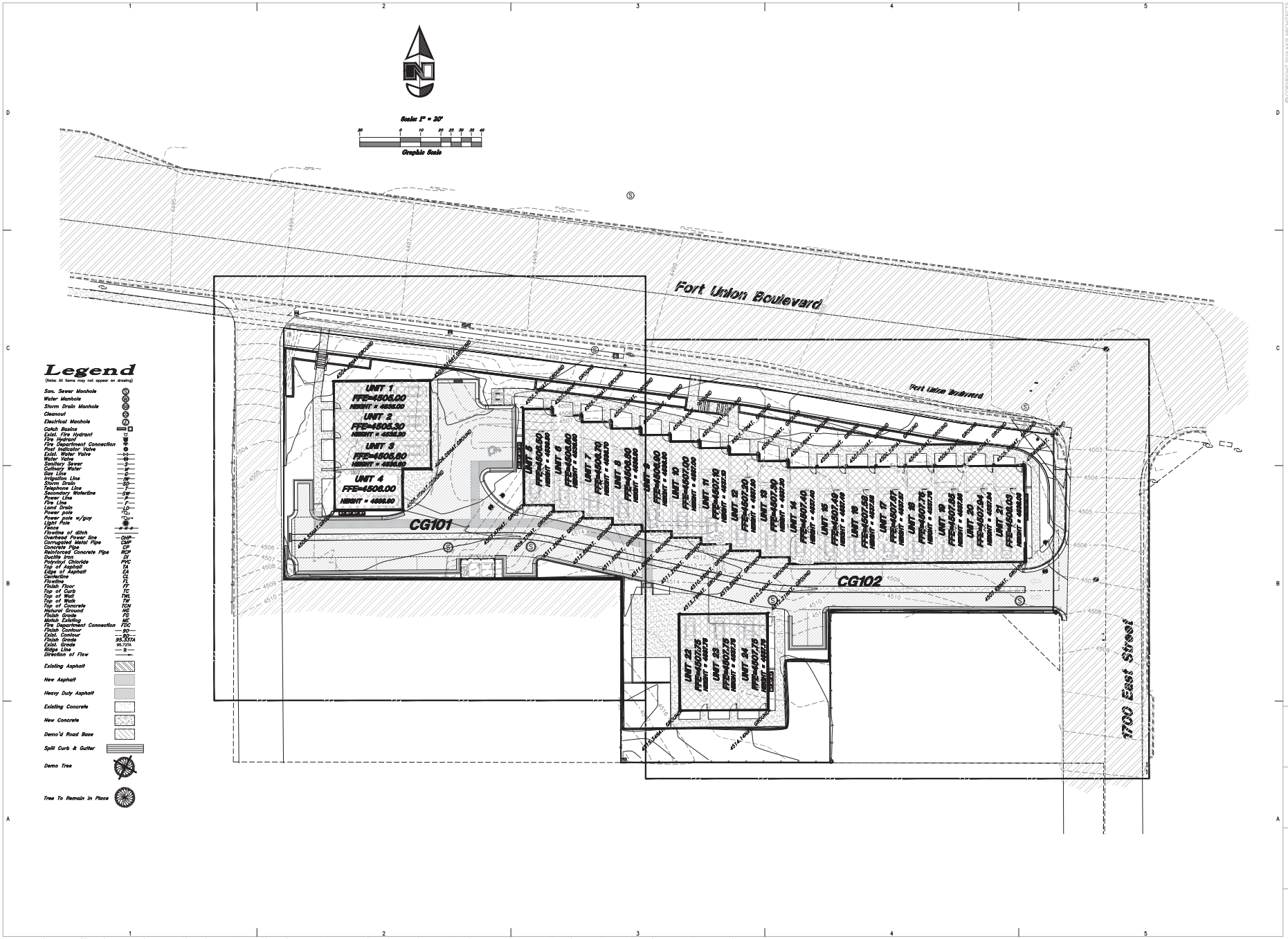

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FORT UNION TOWNHOMES
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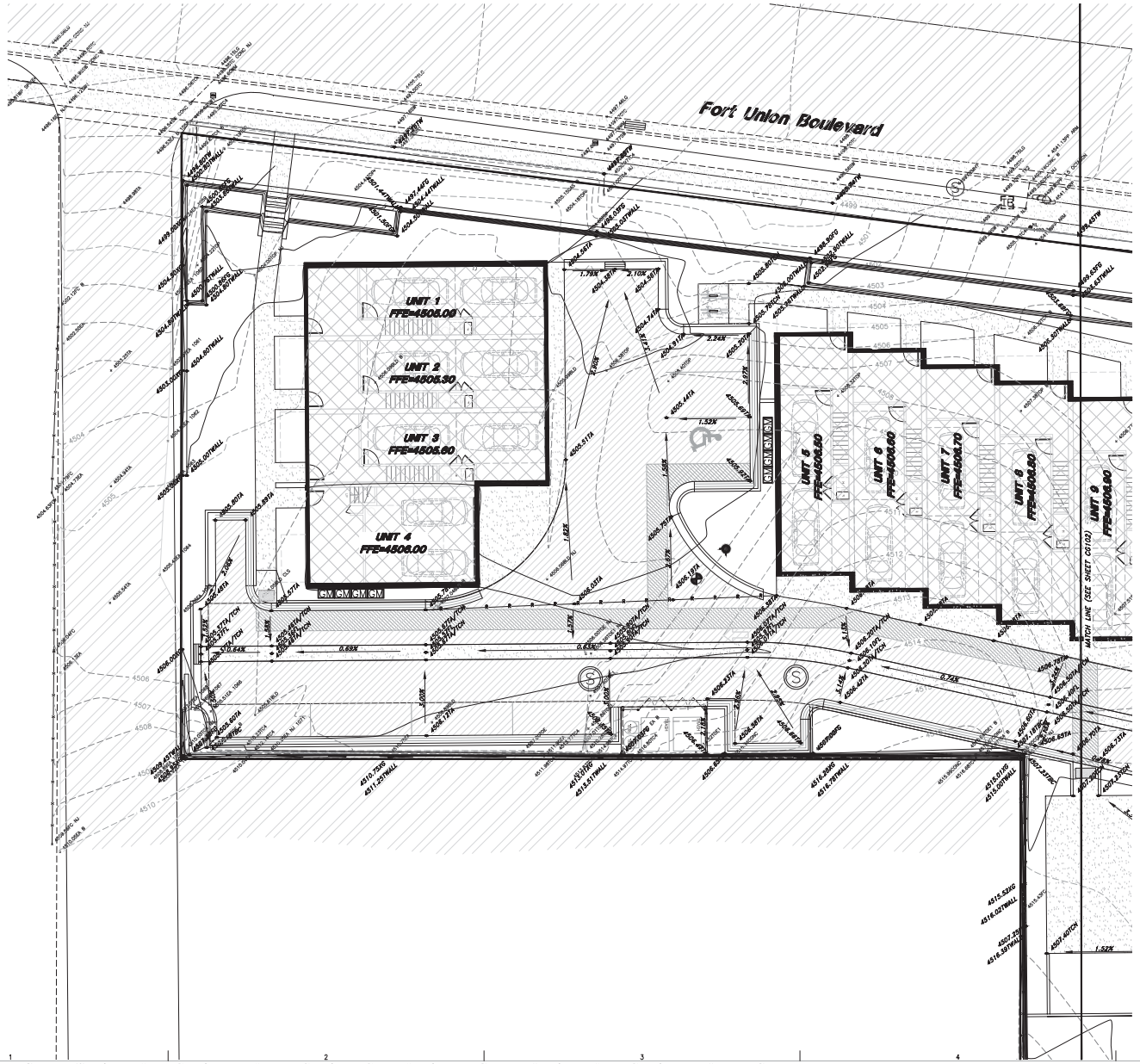
NATURAL GRADE PLAN
SCHEME F

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	D
Cleanout	CO
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Fire Department Connection	
Post Indicator Valve	
Exist. Water Valve	WV
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	PO
Power pole w/guy	PO
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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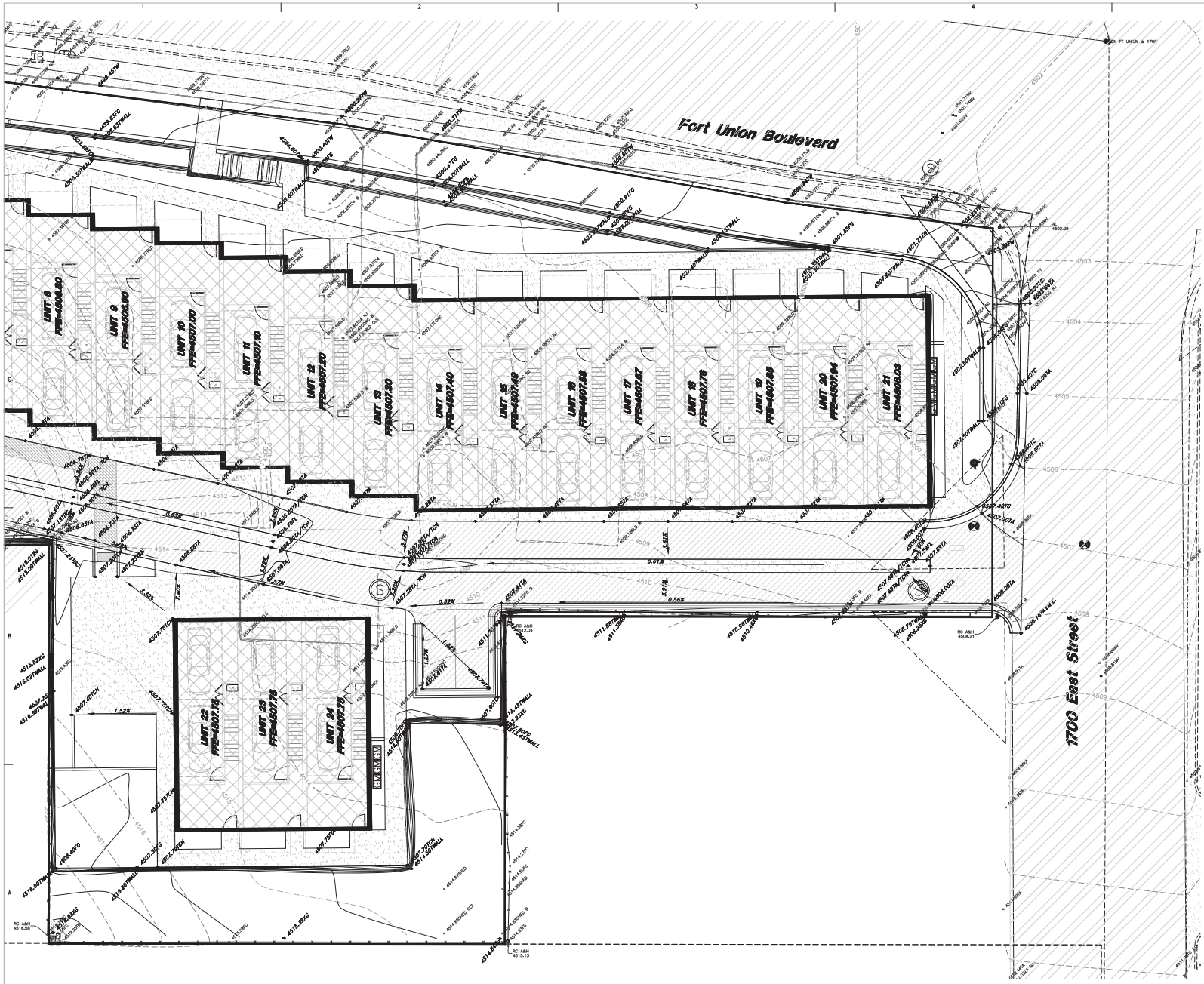
GRADING & DRAINAGE PLAN
SCHEME F

CG101



Scale 1" = 10'

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Graphic Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	D
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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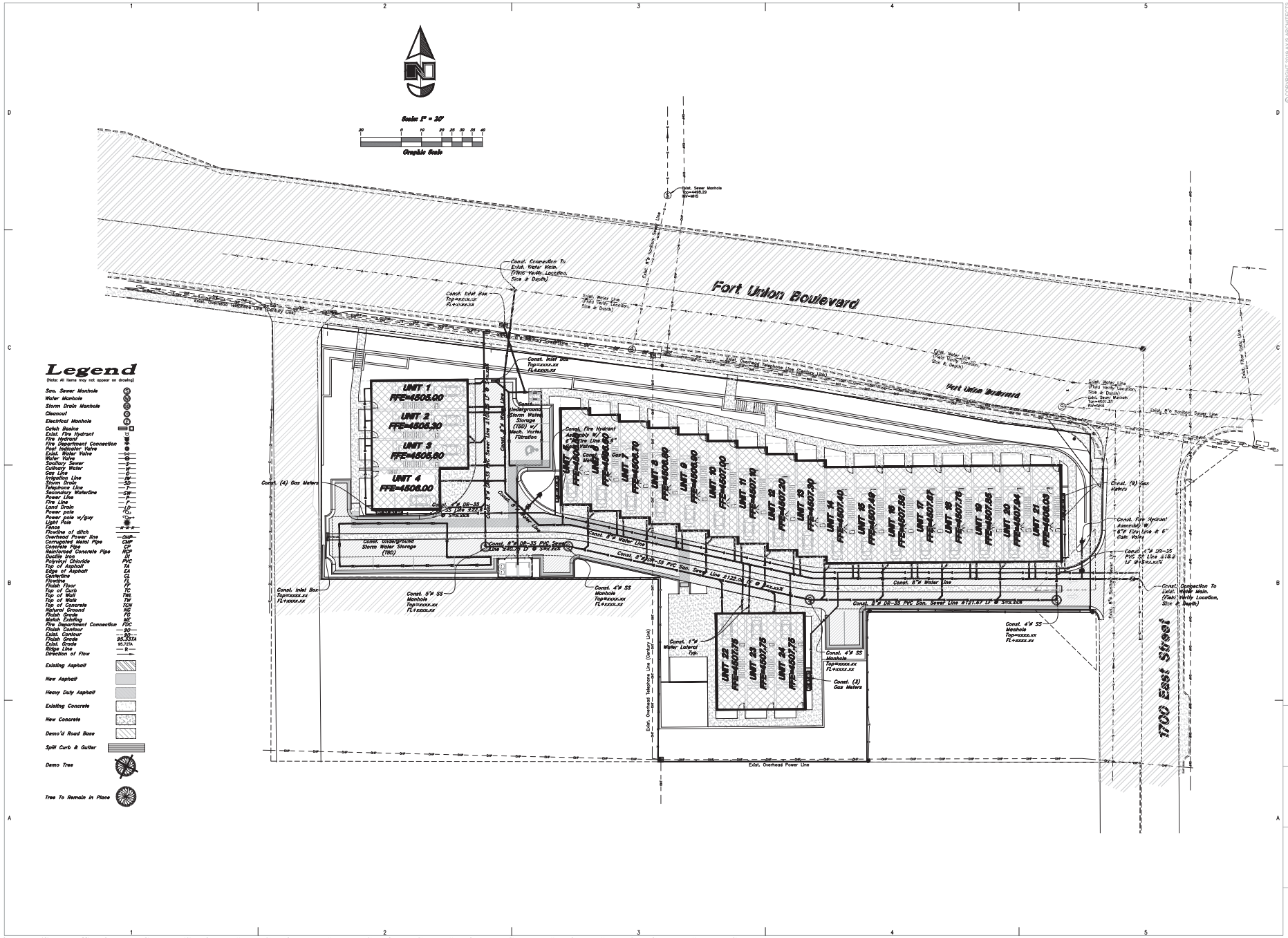
GRADING & DRAINAGE PLAN
SCHEME F

CG102



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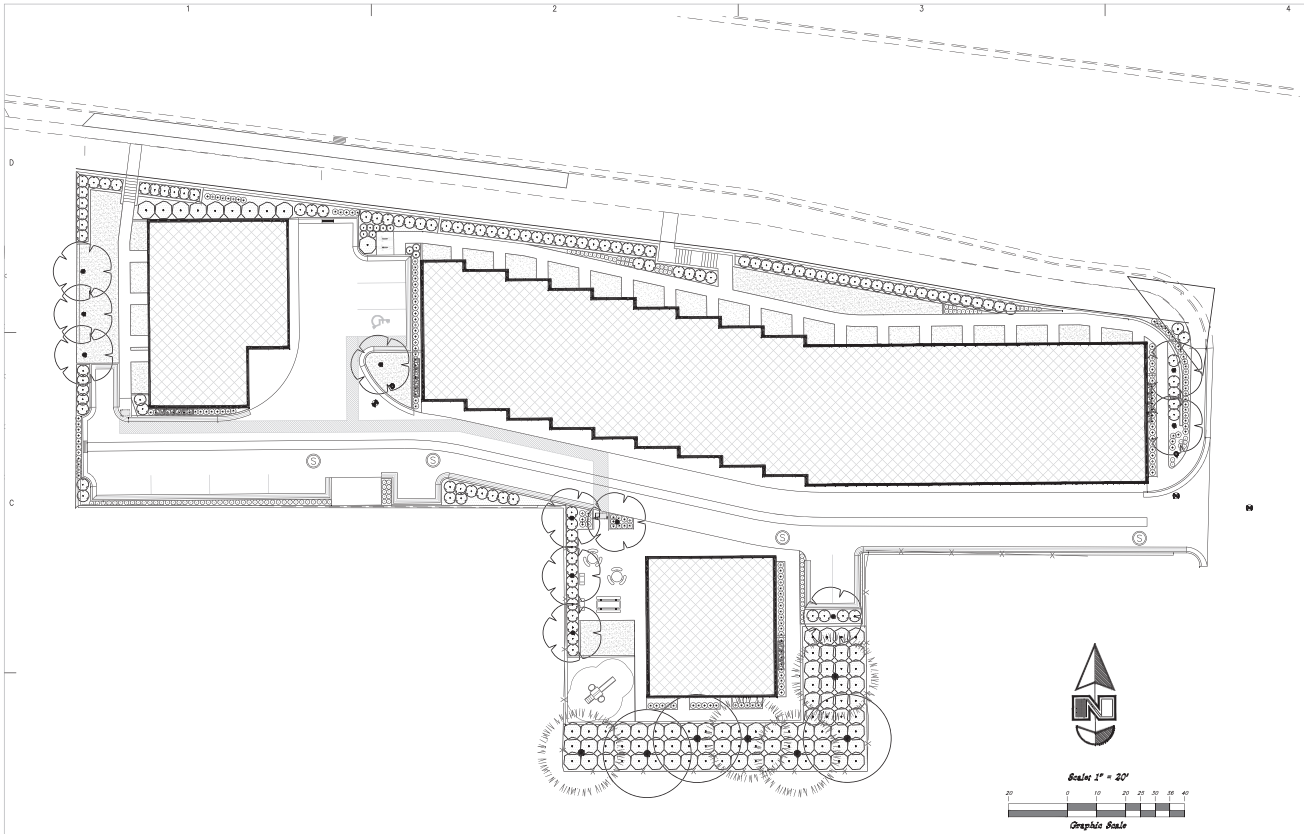
UTILITY PLAN
SCHEME F

CU101

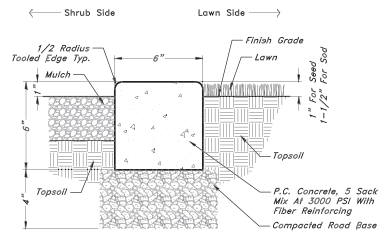


CONCEPT PLANT SCHEDULE

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' (KOENIG, 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 MUCH 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
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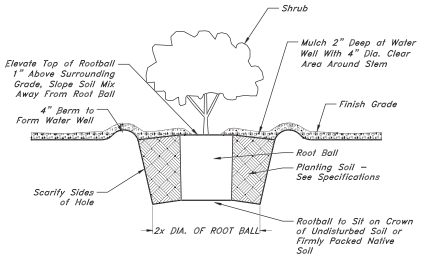

2 SHRUB PLANTING
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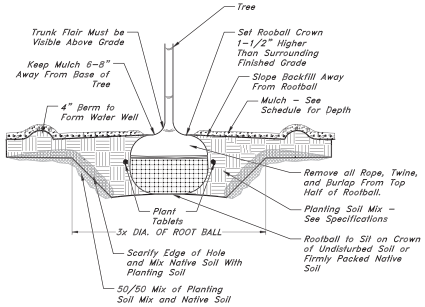

Notes:
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

1 TREE PLANTING
NTS
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6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

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Axis Job #	1901
Owner #	
Date	7/9/2019
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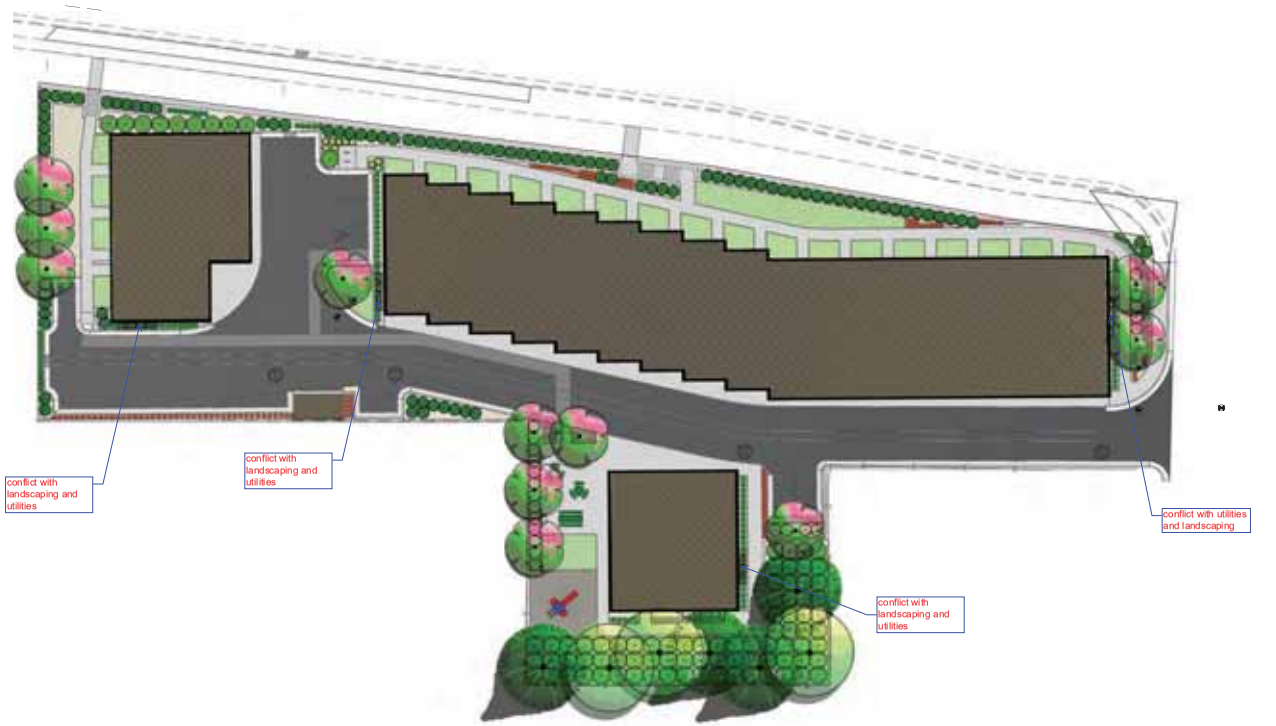
LANDSCAPE PLAN
SCHEME F

LP101



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
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LAWN	Dwarf Fescue Mix Sod Kentucky Bluegrass Sod	3,151 sf
MULCH	Bark Mulch Decorative Stone Mulch	6,163 sf

PLANTING NOTES

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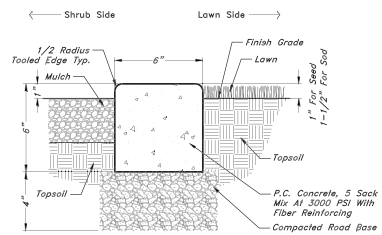
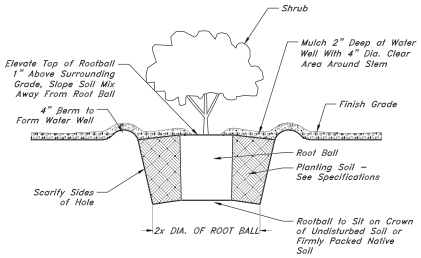
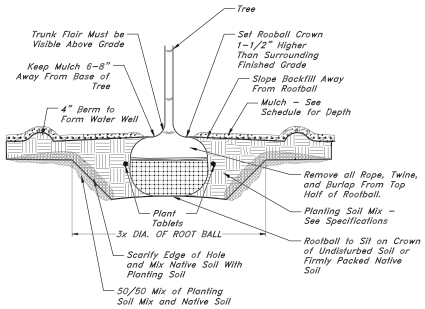
5. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
6. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD – SEE SPECIFICATIONS



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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NOT FOR CONSTRUCTION

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

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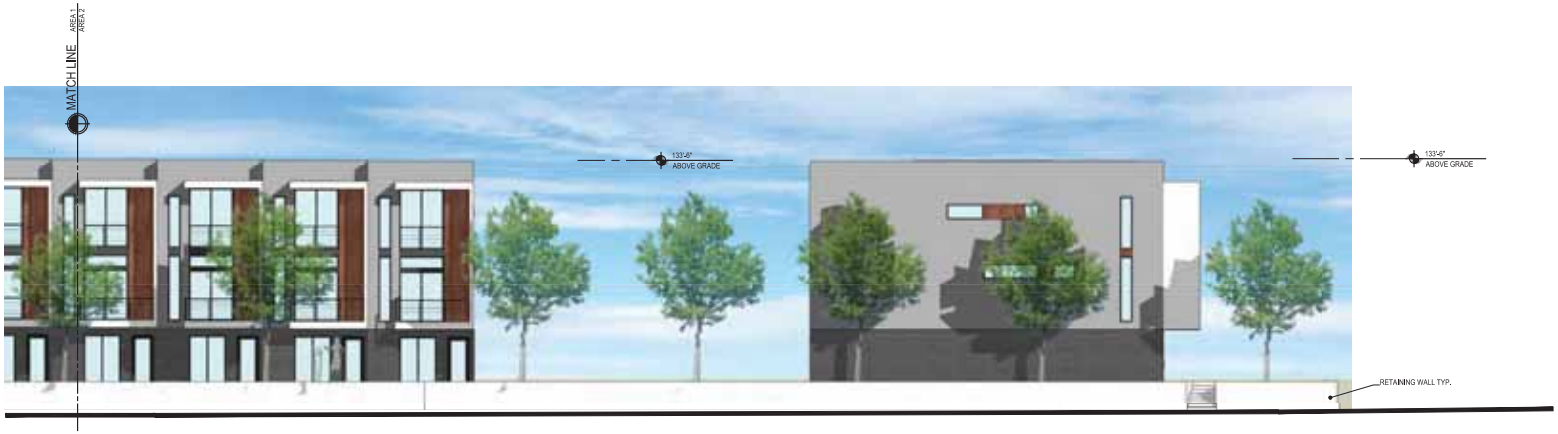
Axis Job #	1901
Owner #	
Date	7/9/2019
Drawn	JZ
Checked	JZ

LANDSCAPE PLAN
SCHEME F

LP101

B1 NORTH ELEVATION - UNITS B

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



A1 NORTH ELEVATION UNIT B - CONT.

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

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6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH

SCHEMATIC DESIGN

Revision #	Date
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Axis Job #	1901
Owner #	
Date	6/25/2019
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ELEVATIONS

AE201

B1 SOUTH ELEVATION - UNITS B

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

A1 SOUTH ELEVATION UNIT B - CONT.

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

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

Revision #	Date
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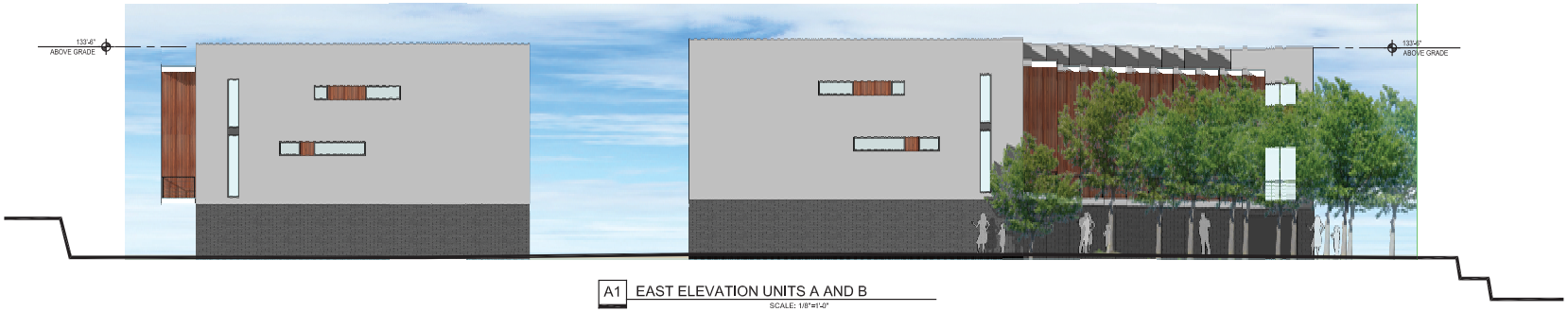
Axis Job #	1901
Owner #	
Date	6/25/2019
Drawn	–
Checked	–

ELEVATIONS

AE202

C1 NORTH ELEVATION UNIT A
SCALE: 1/8"=1'-0"

B1 WEST ELEVATION UNITS A AND B
SCALE: 1/8"=1'-0"



A1 EAST ELEVATION UNITS A AND B
SCALE: 1/8"=1'-0"

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

Revision #	Date
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ELEVATIONS

AE203

FORT UNION TOWNHOMES - 3D VIEWS

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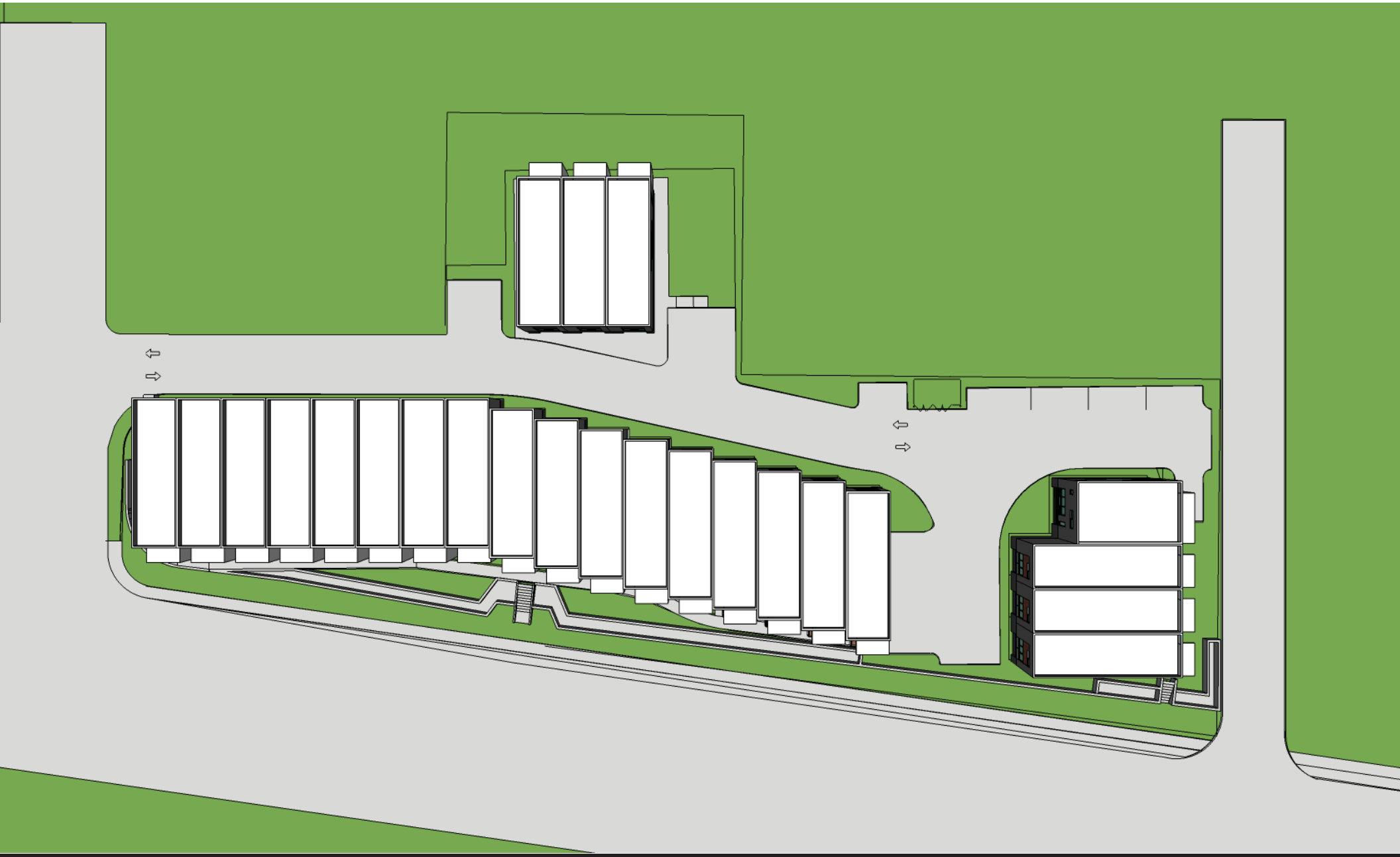

FORT UNION TOWNHOMES - 3D VIEWS

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FORT UNION TOWNHOMES - 3D VIEWS

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FORT UNION TOWNHOMES - 3D VIEWS

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FORT UNION TOWNHOMES - 3D VIEWS

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FORT UNION TOWNHOMES - 3D VIEWS

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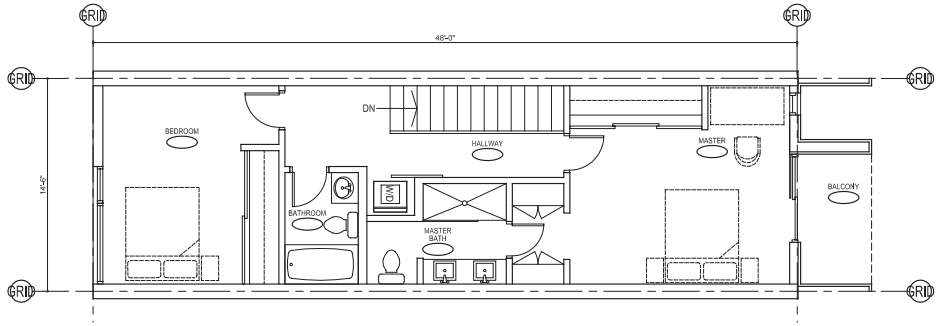
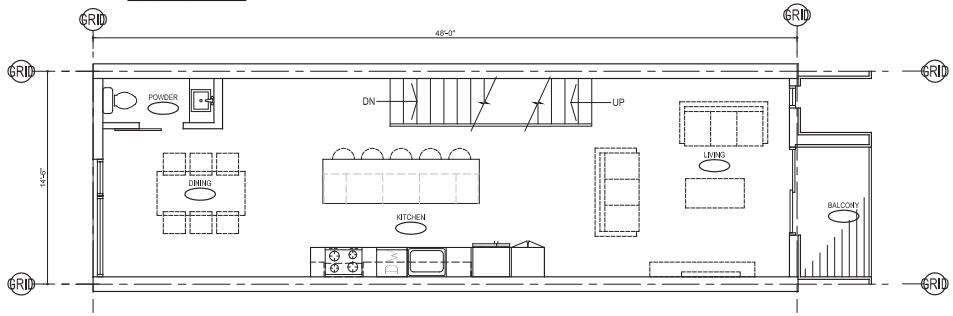
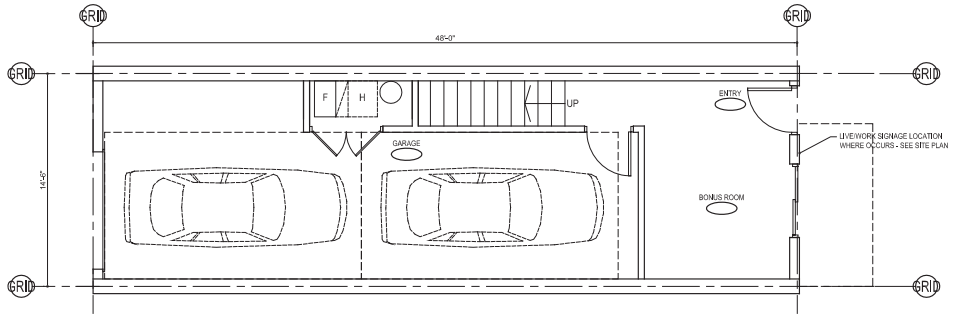


D3 UNIT B
LEVEL 3 FLOOR PLAN
SCALE: 1/4"=1'-0"

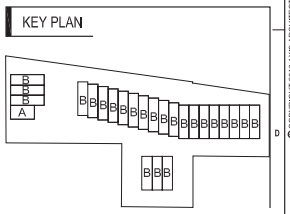


B3 UNIT B
LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"



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

KEY PLAN



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

Revision #	Date
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Axis Job # 1901
Owner #
Date 6/18/2019
Drawn
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FLOOR PLANS - UNIT C
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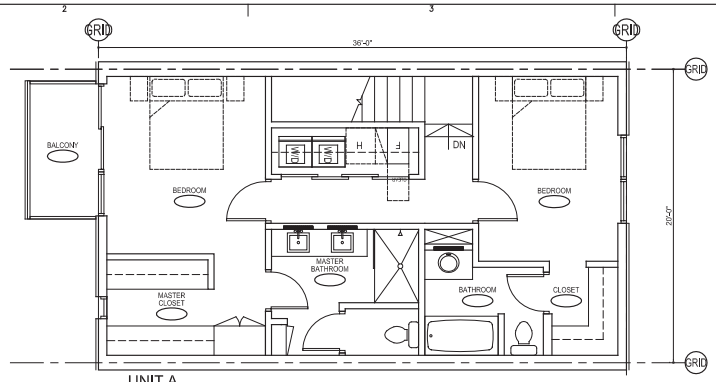
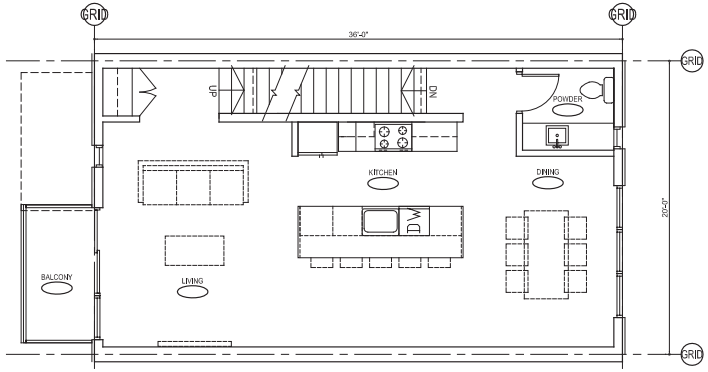
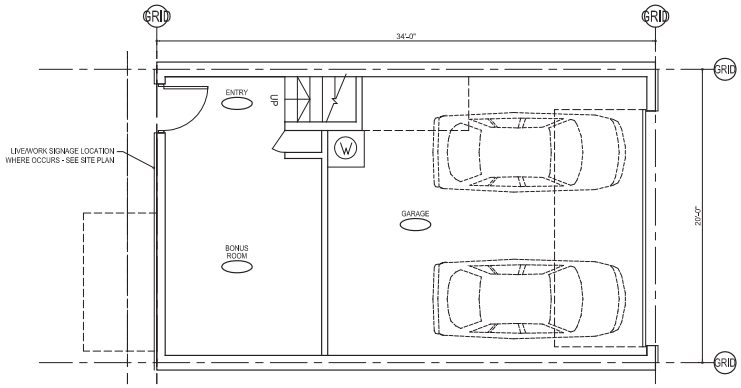
AE101



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

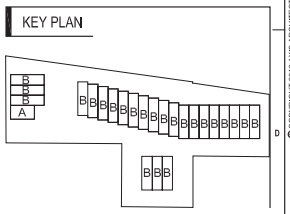


B2 UNIT A
LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"



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

KEY PLAN



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

Revision #	Date
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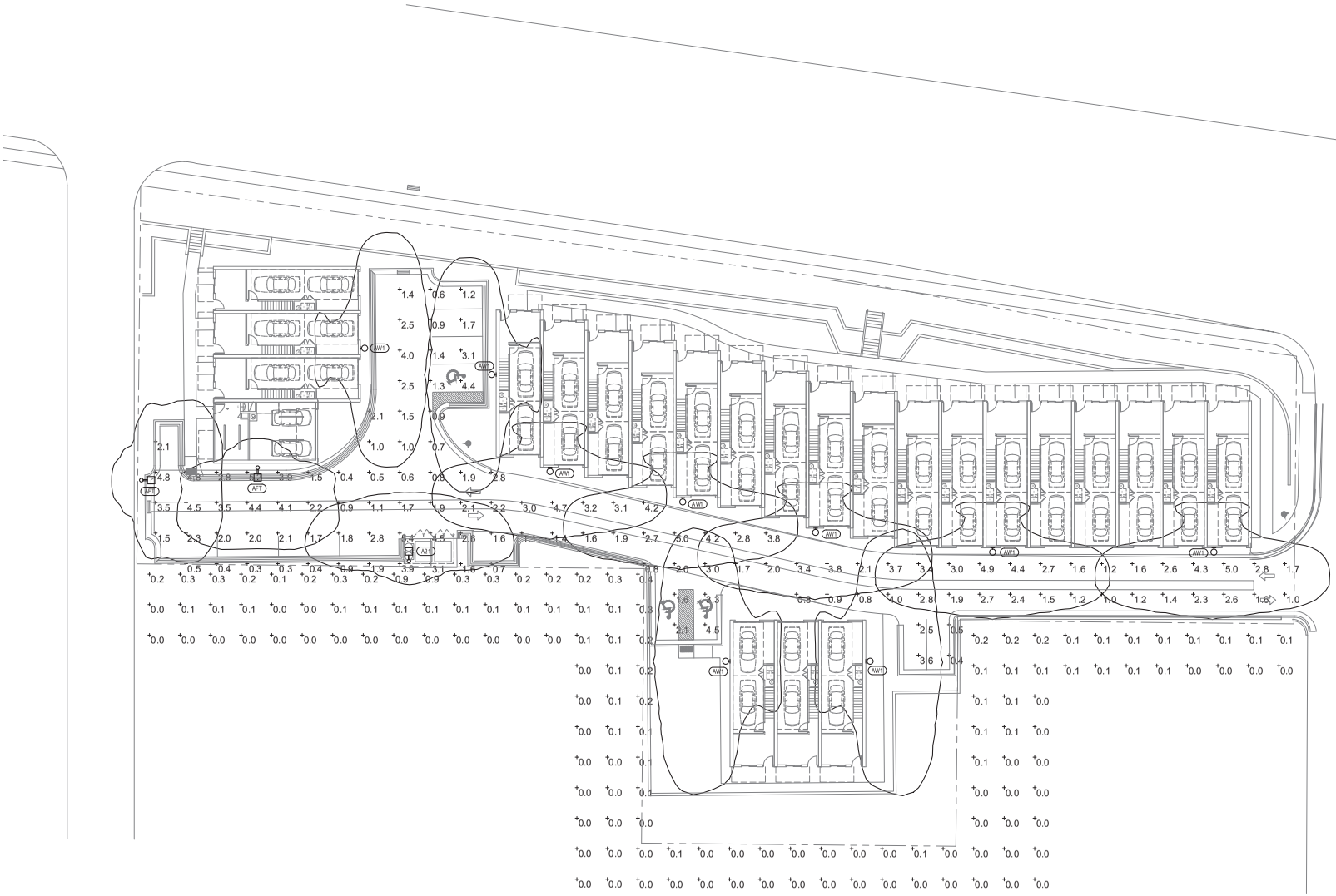
Axis Job # 1901
Owner #
Date 6/18/2019
Drawn
Checked

FLOOR PLANS - UNIT A

AE102



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

[redacted]

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SCHEMATIC DESIGN

Revision #	Date
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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

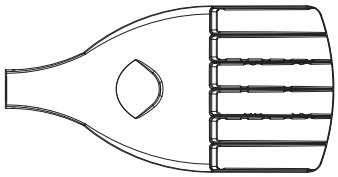
Hit the Tab key or mouse over the page to see all interactive elements.

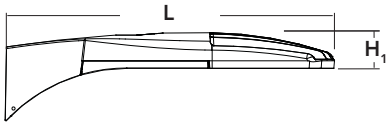
Introduction

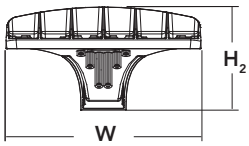
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric 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.

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)







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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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

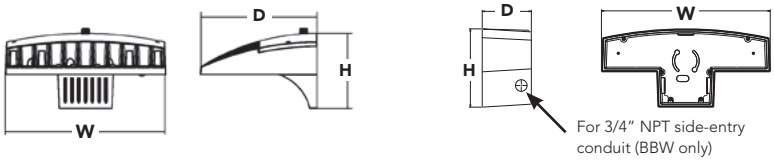
Specifications

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 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

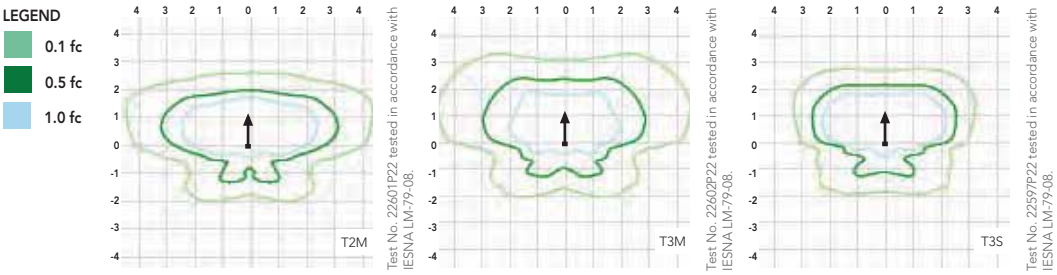
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

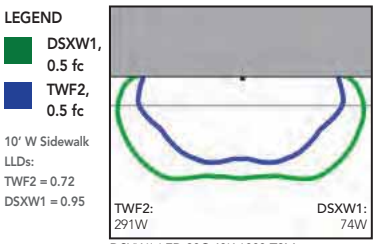
Photometric Diagrams

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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