

**Tuesday, November 8, 2022
Virtual Platform
57 East 1st Street
4:30 PM**

A meeting of the Design Review Board was held at 4:30 p.m.

MEMBERS PRESENT:

Chair Paul Johnson
Boardmember Jeanette Knudsen
Vice Chair Tanner Green
Boardmember Scott Thomas
Boardmember J. Seth Placko
Boardmember Dane Astle
Boardmember Justin Trexler

MEMBERS ABSENT:

STAFF PRESENT:

Evan Balmer
Cassidy Welch
Samantha Brannagan
Kwasi Abebrese
Alexis Jacobs

OTHERS PRESENT:

(* indicates Boardmember or staff participated in the meeting using audio conference equipment)

Chair Johnson welcomed everyone to the meeting at 4:30 PM

- 1 Call meeting to order.**
- 2 Consider the Minutes from the October 11, 2022, Design Review Board Meeting.**

A motion to approve the Minutes from October 11, 2022, Design Review Board Meeting was made by Boardmember Astle and seconded by Boardmember Thomas.

Vote: 7 – 0

Upon tabulation of votes, it showed:

AYES - Johnson – Green – Thomas – Placko – Knudsen - Astle – Trexler

NAYS – None

ABSENT– None

ABSTAINED – None

3 Discuss and provide direction on the following Preliminary Design Review cases:*

- 3a DRB22-00784 - District 6.** Within the 9200 to 9300 blocks of East Cadence Parkway (north side). Located south of Ray Road and east of Ellsworth Road. (4± acres). Design review for a commercial development. Ellie Brundige, Gammage & Burnham, Applicant; PPGN-ELLSWORTH, Owner.

Staff planner Samantha Brannagan presented the case.

See attached presentation.

Boardmember Astle asked for clarification on the color of the wood plank.

Applicant Adriel Karbride responded they went with a more durable material. The material board provided shows what the actual color will be.

Chair Johnson added that it is a nice medium sized project. He asked for more information on the planned circulation on the site.

Applicant Dennis Newcombe responded that they anticipate traffic from all areas.

Chair Johnson commented that it is a really great project with interesting building forms and material combinations. He asked for more articulation on the north façade of the building adjacent to Ray Road.

Applicant Dennis Newcombe asked for clarification on the exact location Chair Johnson was referencing.

Boardmember Astle agreed with Chair Johnson's concern about the north façade.

Applicant Dennis Newcombe added that there is a patio and landscaping on the north façade. He stated that the architecture and the outdoor area will invigorate that area and creates a sense of arrival and interest.

Discussion ensued related to the screening being provided on the site

Boardmember Trexler added that it's very nice and he could tell that a lot of thought and consideration had gone into the composition, the materials and the design. He cautioned that a lot of care should be taken to the detailing on the main entry.

Boardmember Thomas asked if all three buildings are being constructed at the same time.

Boardmember Astle commented that he liked the project overall. He expressed a desire to see the materials shown on the ACE building incorporated into the remaining buildings and let them continue within the whole place, like a placemaking element.

Vice Chair Green asked if Cadence reviewed the project.

Applicant Dennis Newcombe responded Cadence had reviewed this and had given their approval.

Boardmember Knudsen added that overall it is a great project.

Boardmember Placko asked about the elevations of the gathering canopies.

Applicant Ellie Brundige explained the intent of the gathering areas. She stated that they did not have renderings or elevations for those but the intent was to follow the theme and the quality of the rest of the development.

Boardmember Astle added there was an opportunity for a light color.

Vice Chair Green added the parking canopies should be tied into the building in terms of material and color. He asked for a clarification on a note on the site plan and elevations that would move the entry element.

Applicant Arthur Holm responded that ACE corporate had asked for the realignment of the entrance.

Chair Johnson asked for clarification on if the renderings showed the tower in the location that was been approved by corporate.

Applicant Arthur Holm responded they have submitted to ACE for a final approval.

Additional discussion ensued about the placement of the entrance tower.

Boardmember Thomas asked for additional information on the covered merchandise receiving area.

Applicant Ellie Brundige replied they did not have an elevation for that element. She added the idea was to match the ACE, similar to what is shown for the parking canopies.

Boardmember Thomas added he had concerns with the height and placement of the structure.

Applicant Dennis Newcombe ensured that they would work with staff on the structure.

Discussion ensued regarding the architectural features of the merchandise receiving area.

Staff planner Samantha Brannagan summarized comments:

- Construction docs should follow this level of design
- Project should have canopy elevations
- Concern over 16' wall at rear of building – possibly different color to hide?
- Appreciated the proposed nighttime lighting for the store
- Project includes “place making” which is good

3b DRB22-00920 - District 6. Within the 6900 block of East Southern Avenue south side). Located east of Power Road on the south side of Southern Avenue. (1+ acres). Design Review for a restaurant with drive-thru. Greg Hitchens, Applicant; Winco Foods LLC, Owner.

Staff planner Kwasi Abebrese presented the case.

See attached presentation.

Applicant Greg Hitchens presented the case.

Boardmember Thomas commented that he was okay with the alternative compliance. He added that he would prefer the SES at the rear to blend in to the building.

Discussion ensued related to the electrical gear box.

Applicant Greg Hitchens stated he would paint it the same color as the Hardy.

Boardmember Astle added a secondary solution of enclosing the equipment within a closet.

Discussion continued regarding the options of screening the electrical gear.

Boardmember Astle expressed a desire to see more façade transition between materials.

Chair Johnson asked for clarification on the shape of the columns.

Applicant Greg Hitchens confirmed the columns will be rectangular.

Chair Johnson stated his preference for rectangular columns. He asked for clarification on color of the door on the front elevation.

Applicant Greg Hitchens confirmed the color of the door shown was correct. He added that he was willing to change the door color.

Chair Johnson added that he preferred the door color to be the same as the mullions.

Boardmember Trexler asked if there is a red LED light on the stainless steel shade canopy.

Applicant Greg Hitchens confirmed.

Chair Johnson asked if the canopy was stainless or chrome.

Applicant Greg Hitchens responded that the canopy is mirrored and what was shown on the material board was accurate.

Vice Chair Green stated he had no concerns on the alternative compliance for the base treatment. He expressed concerns with pedestrian traffic crossing the delivery land and provided potential solutions.

Boardmember Astle contributed a raised walkway as a potential solution.

Discussion ensued about the raised walkway.

Staff Planner Cassidy Welch clarified that there is a requirement in the code that when pedestrian walkways cross drive aisles, they're required to be a separate material and raised three inches to give the indication to a driver that they are crossing a pedestrian walkway.

Boardmember Placko asked if the drive thru needed to have a parking lot screen wall.

Staff Planner Kwasi Abebrese responded that it was not a requirement for this site configuration.

Boardmember Placko commented that the landscape plan was missing information on the decomposed granite size and color. He added there were concerns with the trees near the trash enclosure and recommended they be relocated to the areas south and side of the drive aisle.

Applicant Greg Hitchens replied with concerns complying with the Zoning Ordinance.

Boardmember Placko clarified to keep the southernmost Desert Willow but suggested to relocate the Mesquites.

Staff planner Kwasi Abebrese summarized comments:

- No concerns with alternative compliance
- Change of color of the electrical panel located south of the proposed building to match the exterior color of building.
- Change of color of entrance door at the north elevation of the building to match exterior color of building.
- Distinguishing between pedestrian walkways that cross drive aisles by raising the walkway above the drive aisle.
- Relocation of trees close to trash enclosure at the southwest portion of the site.

5 Planning Director Update: Introduction of Mary Kopaskie-Brown, Planning Director

6 Adjournment: Vice Chair Green moved to adjourn the meeting and was seconded by Boardmember Trexler. Without objection, the meeting was adjourned at 5:45 PM.



DRB22-00784



Request

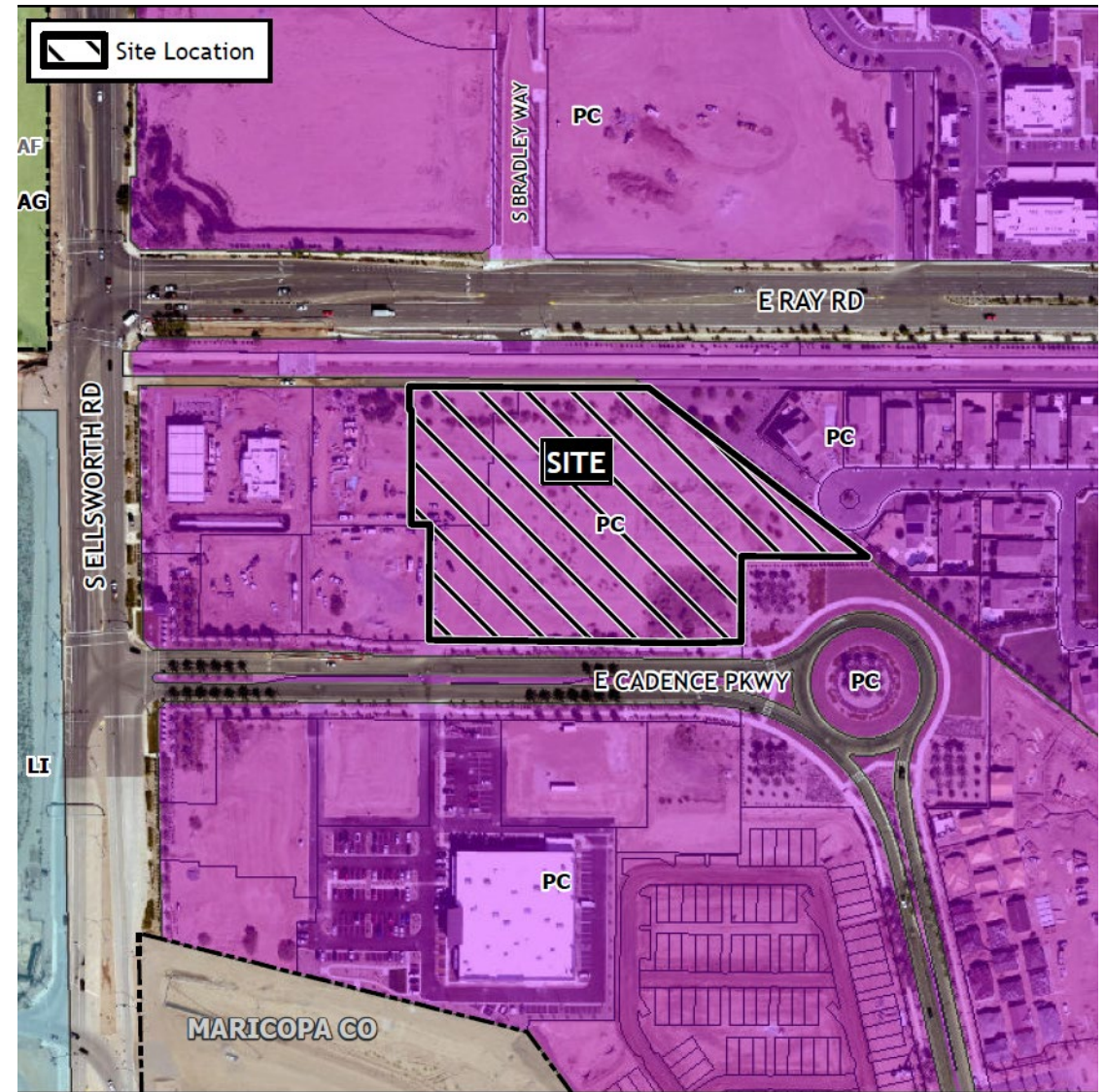
- Design Review

Purpose

- To allow for the development of an Ace Hardware and two retail/commercial shops

Location

- North of Cadence Parkway
- East of Ellsworth Road
- South of Ray Road



Site Photo



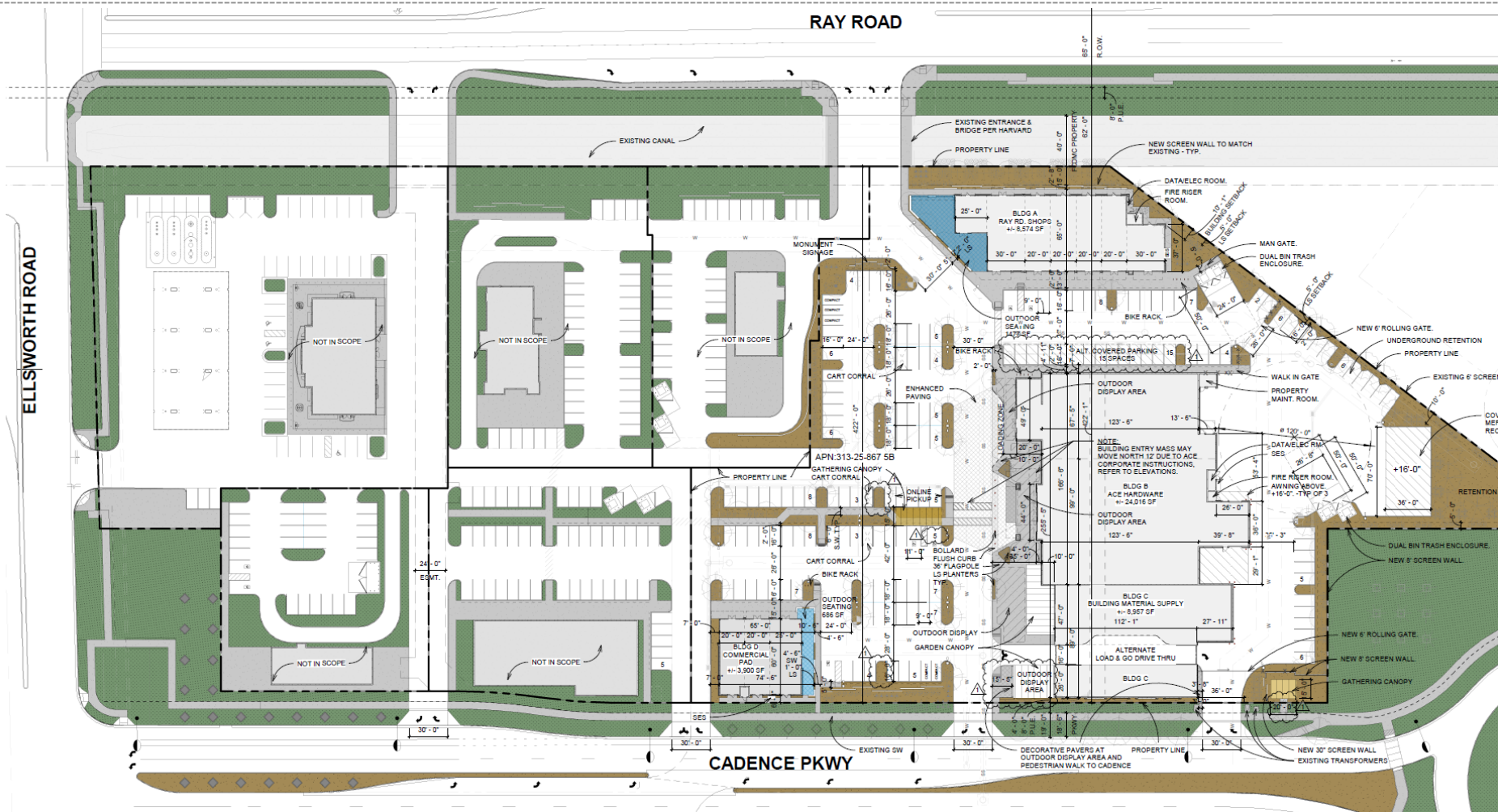
Looking north towards the site from E. Cadence Parkway

Site Photo

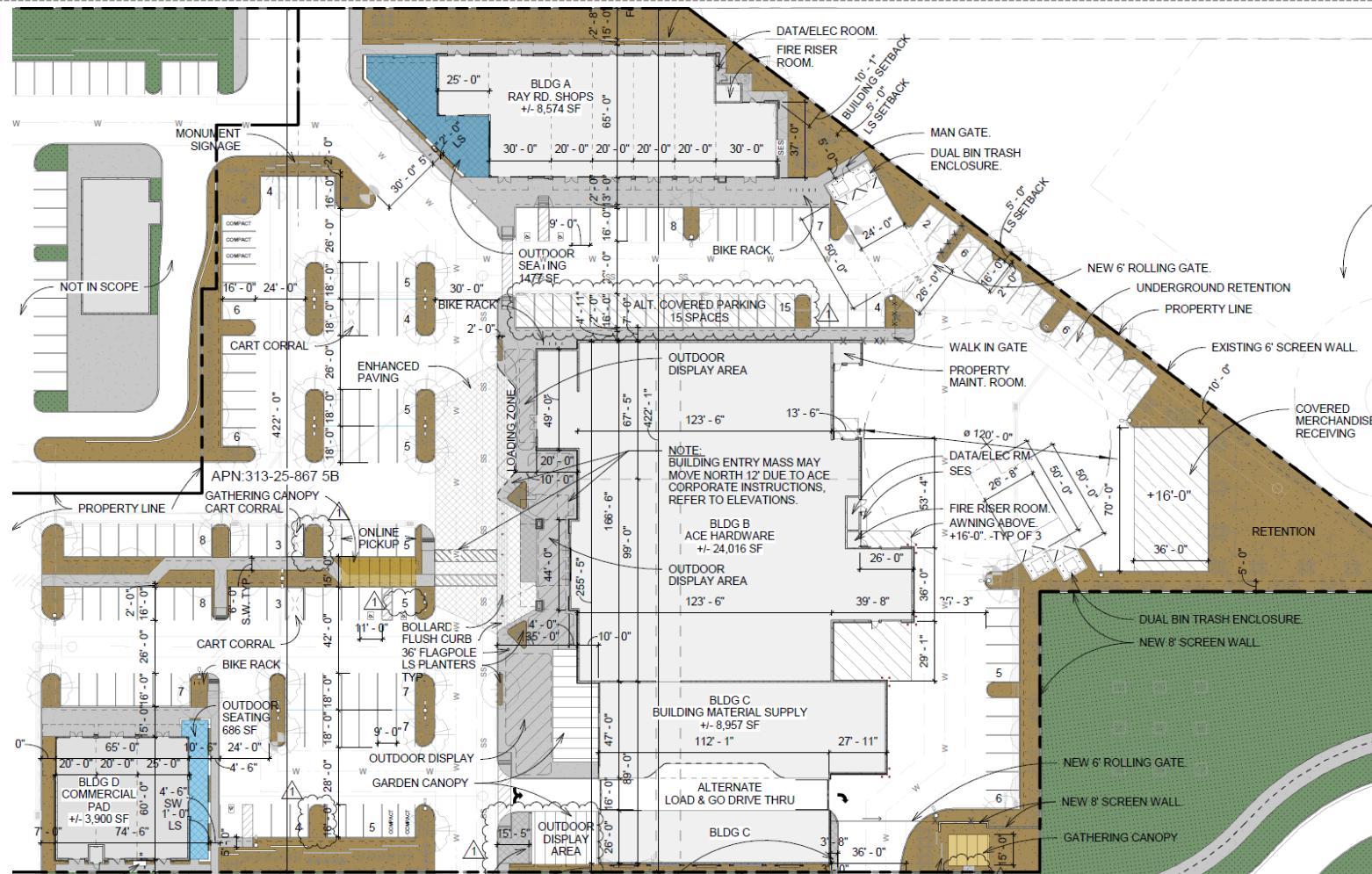


Looking northeast toward the site from the intersection of S. Ellsworth and E. Cadence Pkwy

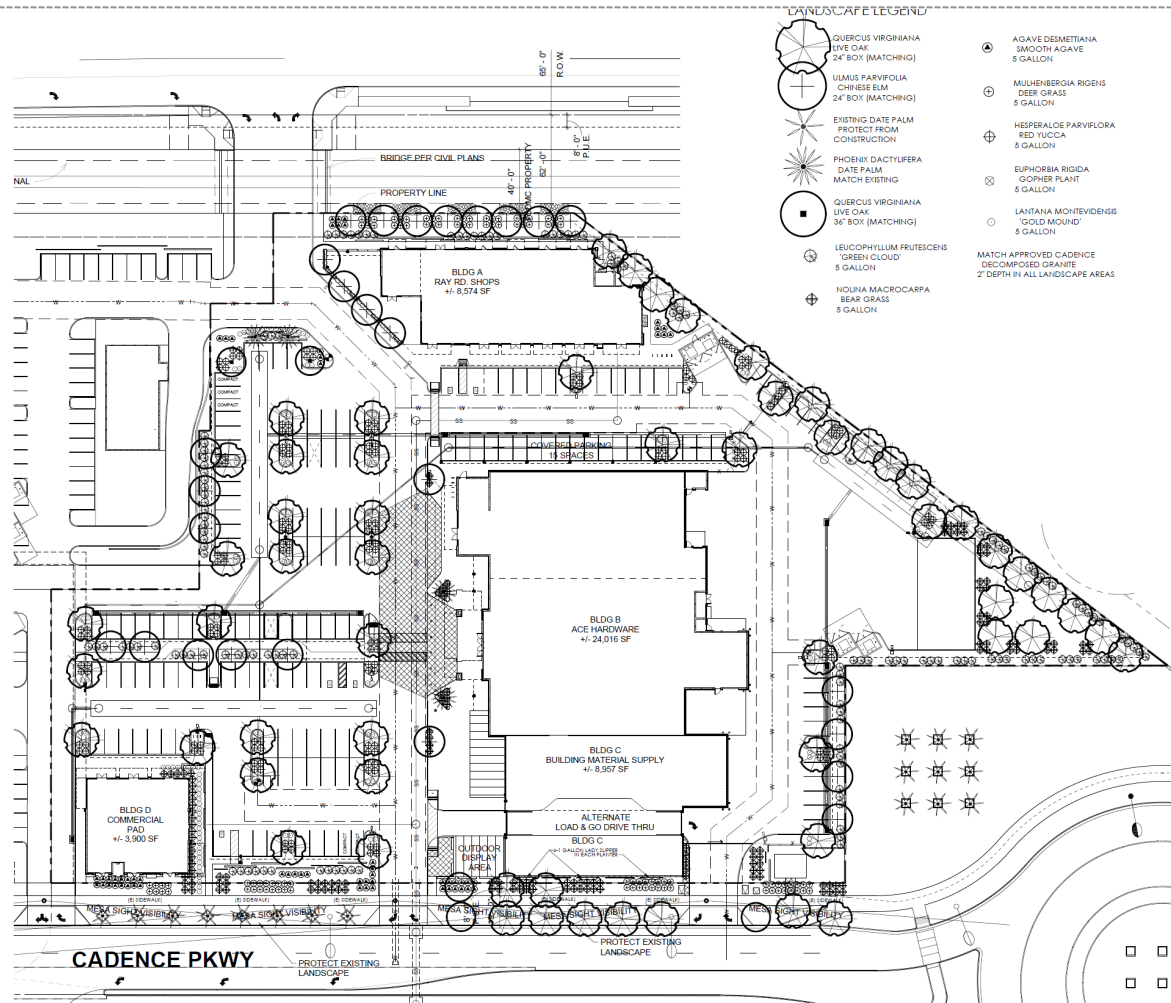
Site Plan



Site Plan



Landscape Plan



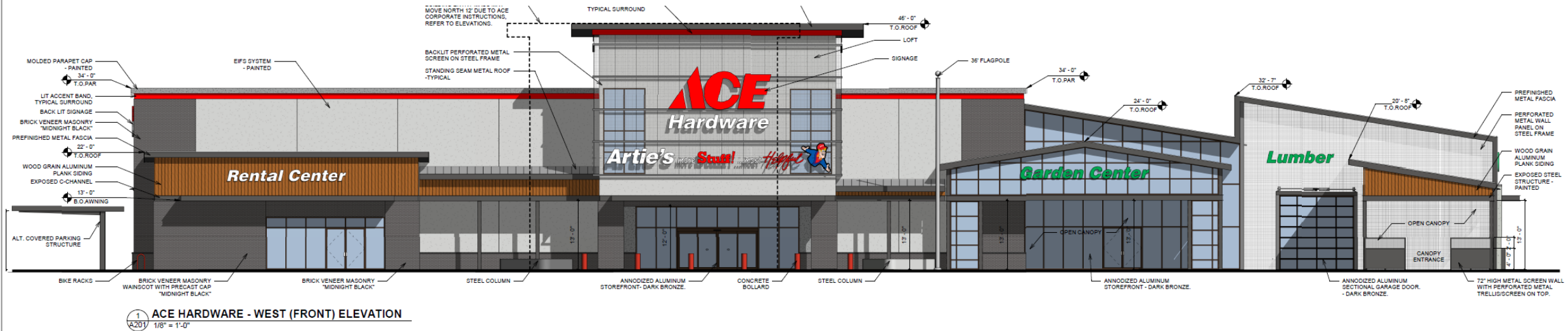
LANDSCAPE LEGEND

- QUERCUS VIRGINIANA
LIVE OAK
24" BOX (MATCHING)
- ULMUS PARVIFOLIA
CHINESE ELM
24" BOX (MATCHING)
- EXISTING DATE PALM
PROTECT FROM
CONSTRUCTION
- PHOENIX DACTYLIFERA
DATE PALM
MATCH EXISTING
- QUERCUS VIRGINIANA
LIVE OAK
36" BOX (MATCHING)
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- NOLINA MACROCARPA
BEAR GRASS
5 GALLON
- AGAVE DESMETTIANA
SMOOTH AGAVE
5 GALLON
- MULHENBERGIA RIGENS
DEER GRASS
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- EUPHORBIA RIGIDA
GOPHER PLANT
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON
- MATCH APPROVED CADENCE
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

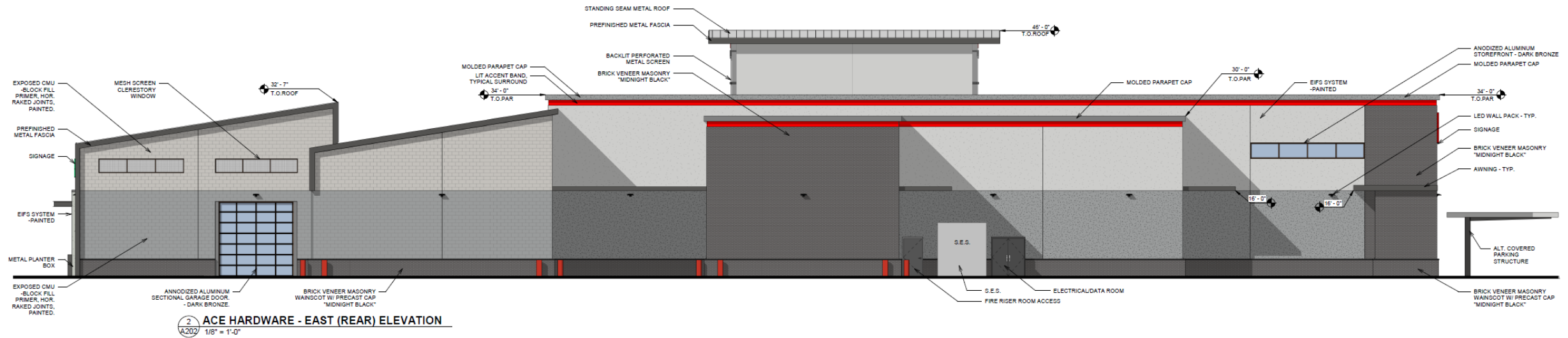
LANDSCAPE LEGEND

- QUERCUS VIRGINIANA
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24" BOX (MATCHING)
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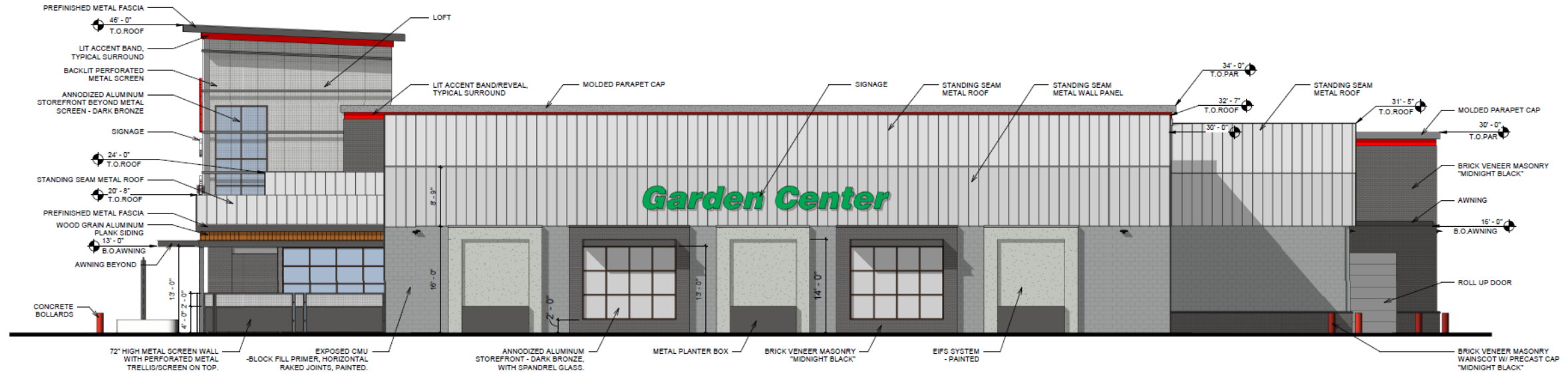
Building Elevations



Building Elevations



Building Elevations



2 ACE HARDWARE - SOUTH (SIDE) ELEVATION
A201/ 1/8" = 1'-0"

Building Elevations



4
A201
CADENCE SHOPS - WEST ELEVATION
1/8" = 1'-0"



3
A201
CADENCE SHOPS - SOUTH ELEVATION
1/8" = 1'-0"

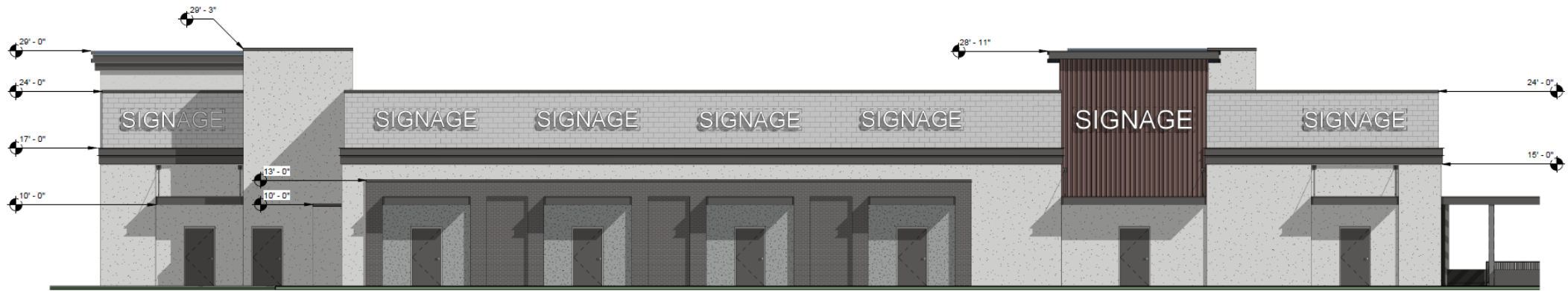


2
A201
CADENCE SHOPS - EAST ELEVATION
1/8" = 1'-0"

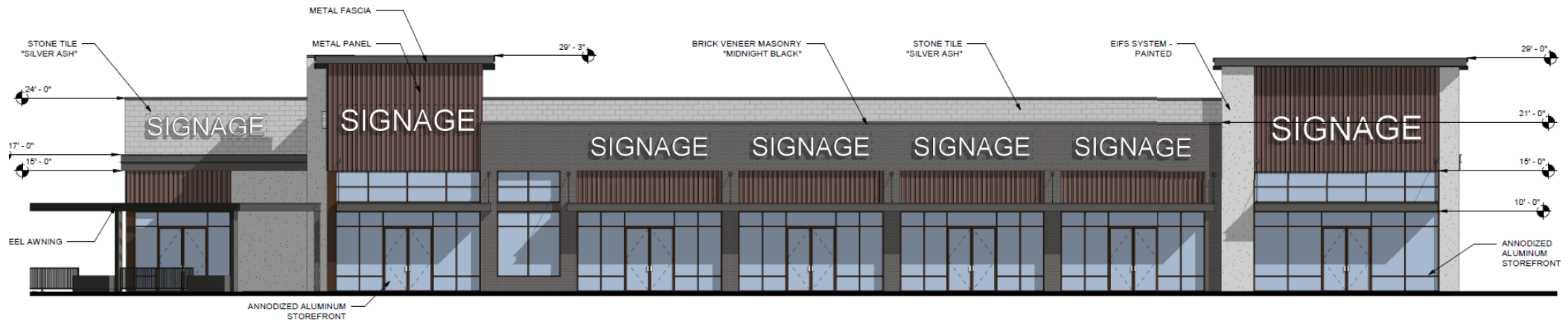


1
A201
CADENCE SHOPS - NORTH ELEVATION
1/8" = 1'-0"

Building Elevations



1 RAY SHOPS - NORTH ELEVATION
A201 1/8" = 1'-0"



4 RAY SHOPS - SOUTH ELEVATION
A201 1/8" = 1'-0"

Building Elevations



3 RAY SHOPS - WEST ELEVATION
A201 1/8" = 1'-0"



2 RAY SHOPS - EAST ELEVATION
A201 1/8" = 1'-0"

Renderings



1 ACE HARDWARE-VIEW FROM WEST SIDE
A204 12" = 1'-0"

Renderings



3
A204/ ACE HARDWARE-VIEW FROM NW CORNER
12" = 1'-0"

Renderings



2 ACE HARDWARE-VIEW FROM SW CORNER
A204 12" = 1'-0"

Renderings



5 ACE HARDWARE-VIEW FROM SOUTH SIDE
A204 12" = 1'-0"

Renderings



1 CADENCE SHOPS-VIEW FROM NE CORNER
A203 1/4" = 1'-0"



4 CADENCE SHOPS-VIEW FROM CADENCE
A203 1/4" = 1'-0"



3 CADENCE SHOPS-VIEW FROM EAST SIDE
A203 1/4" = 1'-0"



2 CADENCE SHOPS-VIEW FROM NORTH SIDE
A203 1/4" = 1'-0"

Renderings



1 RAY SHOPS - VIEW FROM SOUTH SIDE
A203 1/4" = 1'-0"



2 RAY SHOPS - FROM SE CORNER
A203 1/4" = 1'-0"



4 RAY SHOPS - VIEW FROM SW CORNER
A203 1/4" = 1'-0"



3 RAY SHOPS - VIEW FROM NORTH SIDE
A203 1/4" = 1'-0"

Colors and Materials

PAINT

BY DUNN EDWARDS



PT1 - GRAY PEARL
DEC795



PT2 - WALRUS
DE6368



PT3 - JET
DE6378



PT4 - ACE RED

WOOD PLANK SIDING

BY KNOTWOOD OR EQ.



WD1 - YELLOW CEDAR OR EQ.
ALUMINUM PLANK

METAL WALL/ROOF PANEL

BY TBD



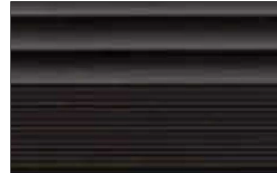
MT2 - RAISIN IN THE SUN
DE6034



MT3 - SILVER

ALUMINUM STOREFRONT

BY ARCADIA



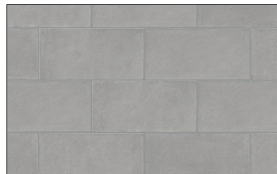
MT4 - DARK BRONZE

CONCRETE MASONRY

BY INTERSTATE BRICK



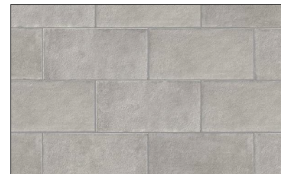
MU1 - MIDNIGHT BLACK
INTERSTATE BRICK



MU2 - STANDARD BLOCK
INTERSTATE BRICK

STONE TILE

BY CORONADO OR EQ.



SV1 - SILVER ASH OR EQ.
STONE TILE (SIM. TO EXPOSED CMU)

GLAZING

BY TBD



GL1 - SOLARBAN 70

EXTERIOR FINISHES

PT1 FIELD PAINT - EIFS
MFR: DUNN EDWARDS
COLOR: DEC795 GRAY PEARL
COLOR FINISH: MATTE/FLAT
MATERIAL FINISH: SAND
NOTES: APPLY SEMI-GLOSS FINISH TO METALS.

PT2 ACCENT PAINT - MOLDED TRIM
MFR: DUNN EDWARDS
COLOR: DE6368 WALRUS
COLOR FINISH: FLAT/MATTE
MATERIAL FINISH: SAND
NOTES: APPLY SEMI-GLOSS FINISH TO METALS.

PT3 ACCENT PAINT - STEEL
MFR: DUNN EDWARDS
COLOR: DE6378 JET
COLOR FINISH: SEMI-GLOSS
NOTES: APPLY SEMI-GLOSS FINISH TO METALS.

PT4 ACCENT PAINT - MOLDED TRIM
MFR: DUNN EDWARDS
COLOR: ACE RED
COLOR FINISH: SATIN
MATERIAL FINISH: SMOOTH/SAND
NOTES: APPLY SEMI-GLOSS FINISH TO METALS.

MT2 METAL WALL PANEL (PAINTED)
MFR: AEP SPAN
TYPE: BOX RIB, 24ga
COLOR: DE6034 RAISIN IN THE SUN
COLOR FINISH: SEMI-GLOSS

MT3 METAL ROOF/WALL PANEL
MFR: AEP SPAN
TYPE: SPAN-LOK, 24ga
COLOR: HAIRLINE SILVER OR EQ.

MT4 ALUMINUM STOREFRONT
MFR: ARCADIA
COLOR: STANDARD DARK BRONZE

MU1 BRICK VENEER
ALL HORIZONTAL JOINTS RAKED
MFR: INTERSTATE BRICK
COLOR: MIDNIGHT BLACK

MU2 STANDARD MASONRY BLOCK
BLOCK FILLED PRIMER AND PAINTED - ALL HORIZONTAL JOINTS RAKED
MFR: INTERSTATE BRICK
COLOR: DE6368 WALRUS

SV1 STONE TILE
MFR: CORONADO OR EQ.
COLOR: SILVER ASH OR EQ.
STONE TILE (SIM. TO EXPOSED CMU)

Special Use Permit – Outdoor Display



Special Use Permit – Outdoor Display

Section 11-70-5

✓	#1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
✓	#2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
✓	#3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
✓	#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project

Summary

Findings

- ✓ Staff is seeking your review and recommendation on the following:
 - ✓ Proposed building and landscape architecture
- Staff welcomes any feedback



DRB22-00920



Request

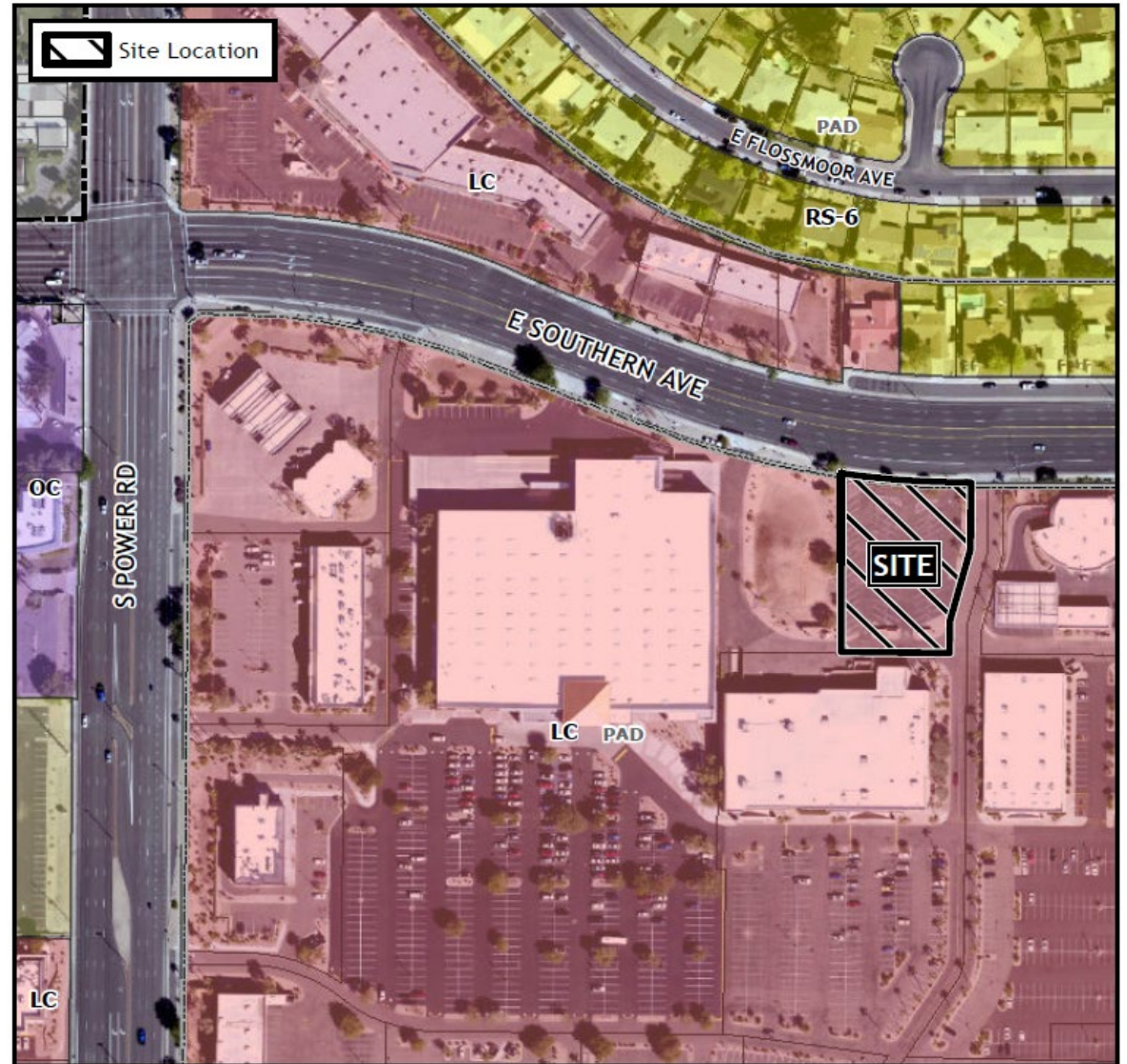
- Design Review

Purpose

- To allow for the development of a restaurant with drive-thru

Location

- South of Southern Avenue
- East of Power Road



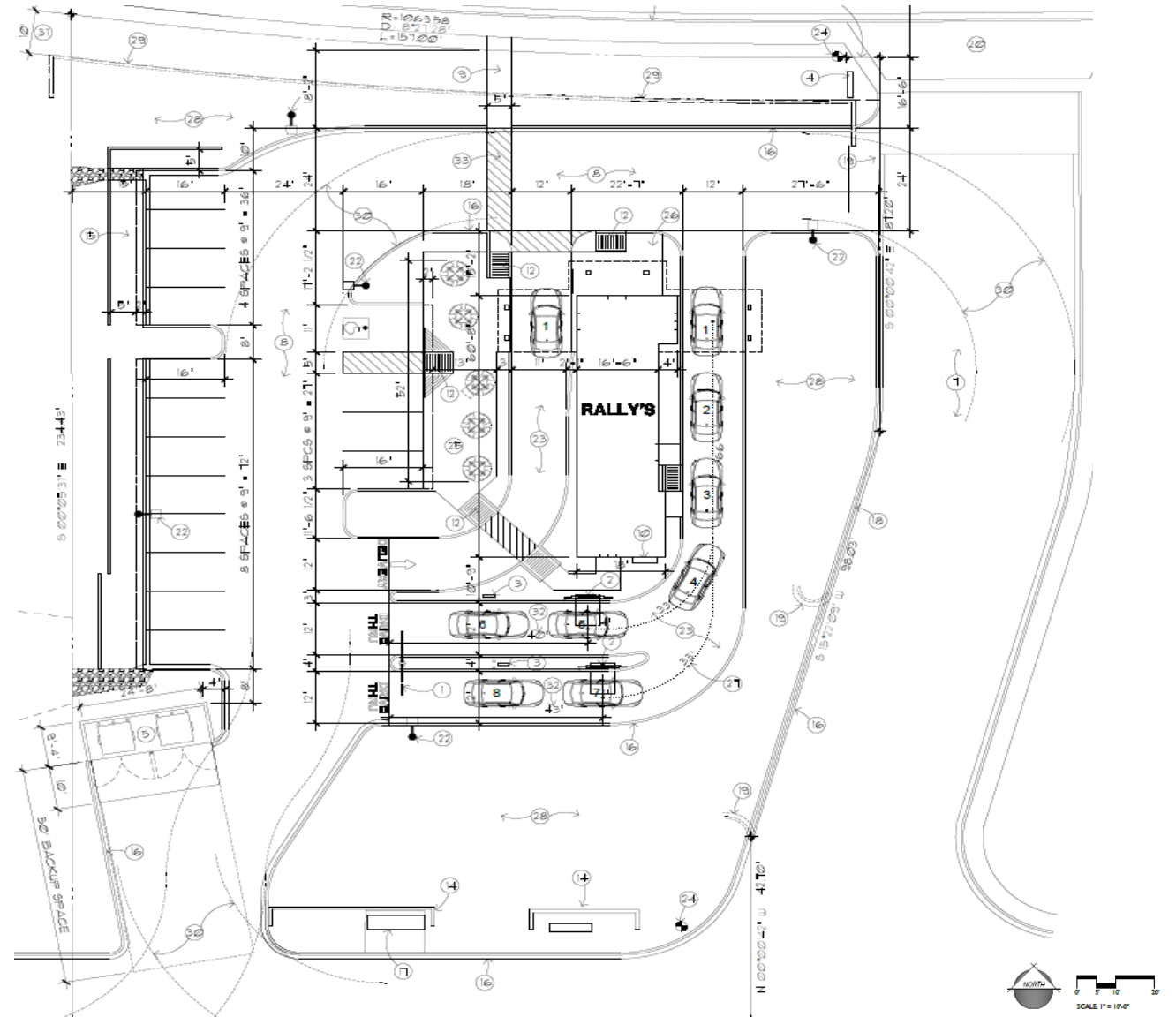
Site Photo

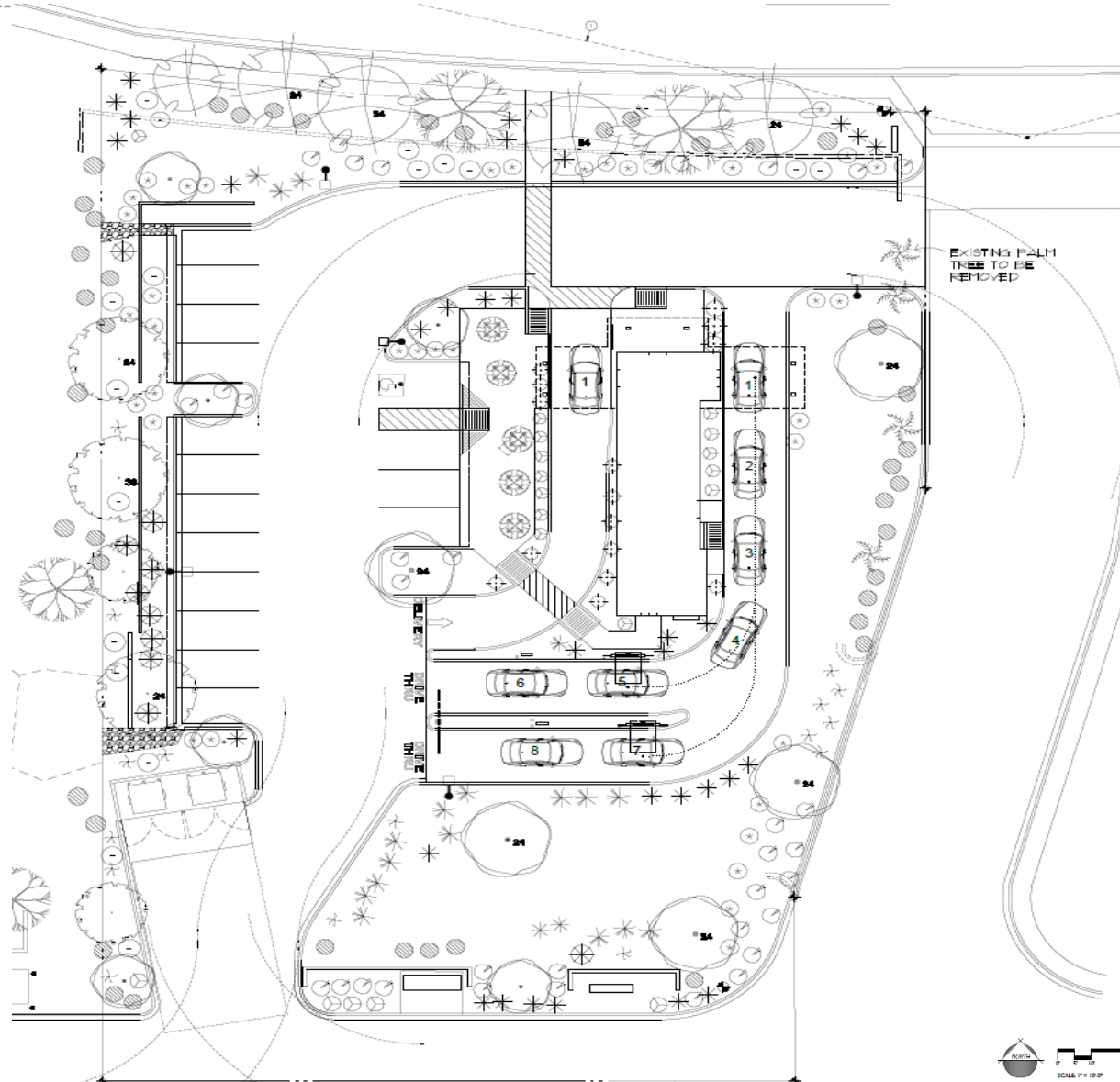


Looking south from Southern Avenue

Site Plan

- 1,073 SF building
- Outdoor patio with seating for twenty patrons
- Vehicle access from East Southern Avenue
- Parking spaces provided on site





Landscape Plan

- Trees include palo brea, thornless mesquite and desert willow
- Shrubs and accents include red yucca, natal plum, baja ruellia and dwarf bottle brush

Elevations

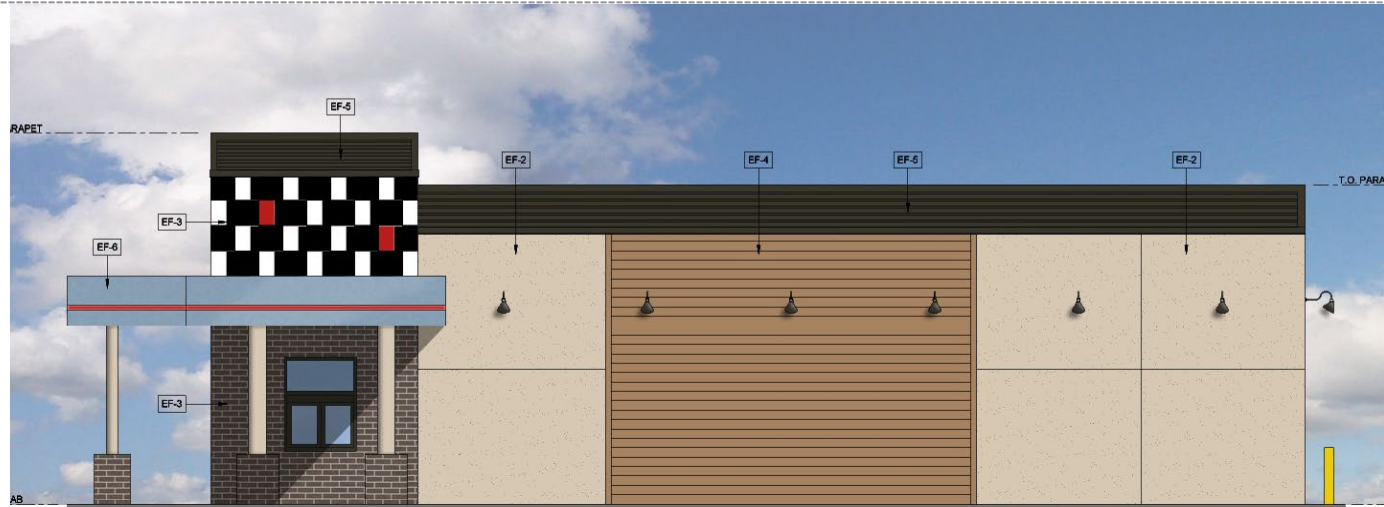


North Elevation

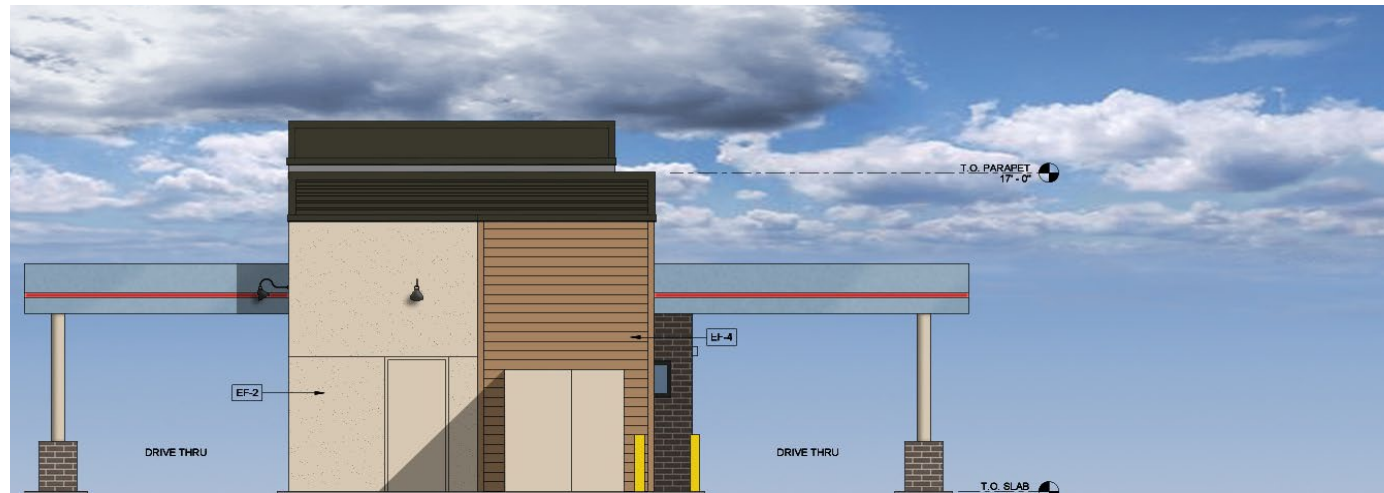


East Elevation

Elevations



West Elevation



South Elevation

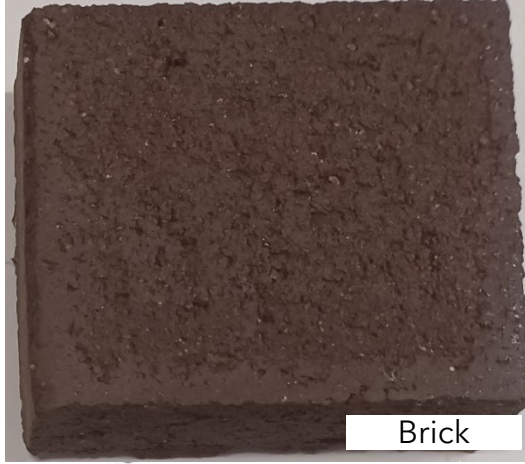
Renderings



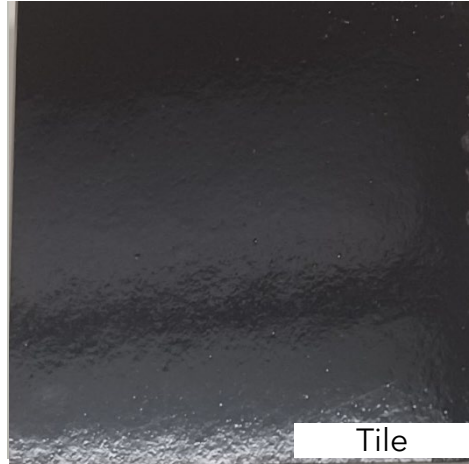
Renderings



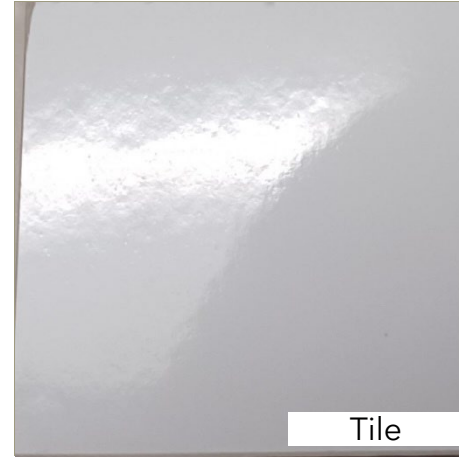
Materials Board



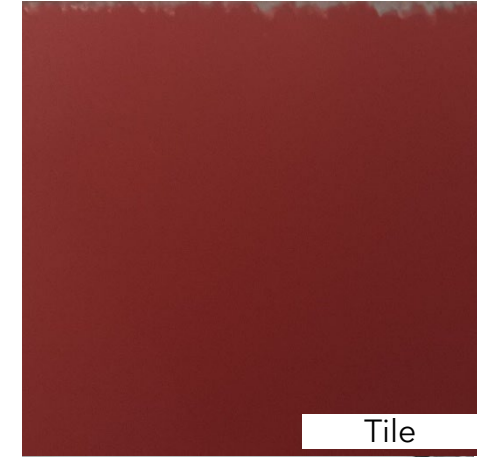
Brick



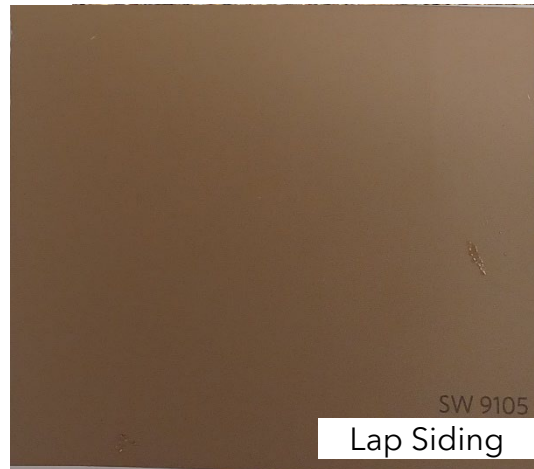
Tile



Tile



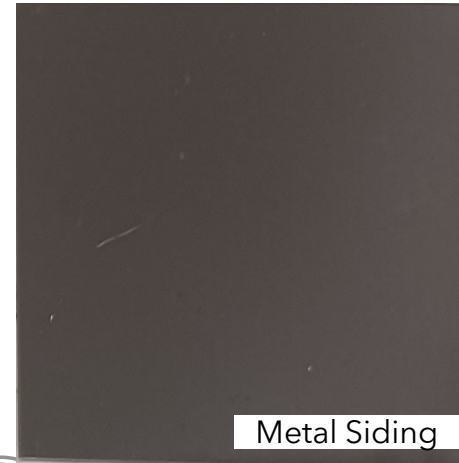
Tile



SW 9105
Lap Siding



Stainless Steel



Metal Siding



285-C1
Stucco

Lighting

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

LIGHT

LITEFRAME
2.0

3 lumens
location or Remodel



Forward/Reverse), DALI, DMX,
controls capability available

RELATED PRODUCTS

Ø LFR-BRD Ø LFR-GRA
Ø LFR-GRW Ø LiteFrame Family

SERVICE PROGRAMS

STOCK

ELECTRICAL

- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 60° or 90° CRI
- Long LED life: L90 at >50,000 hours (TM-21)
- Universal voltage 120–277V driver, 3A/TV optional
- UL Class 2, inherent short circuit and overload protection, RoHS compliant
- Flicker-free dimming options in a wide range of protocols from 1% to <0.1% performance
- 0–10V, Phase (Forward/Reverse), DALI, DMX, Lutron 2-wire Forward Phase, and EcoSystem options
- Remote emergency battery option available

INSTALLATION

- Accommodates ceiling thickness from 0.50" to 2.50"
- Fixture Module including driver fully accessible from above or below the ceiling
- 10L-15L Fixture Modules are inherently protected IC without the use of IC housing enclosure. (IC housing is still recommended when using loose-fill or spray foam insulation types.)

CERTIFICATIONS

- cCSAus certified to UL 1998
- For 30L: Marked spacing required 36" fixture center to center; 18" fixture center to building member; 0.5" above fixture
- Suitable for damp locations
- EMR: Certified under UL 924 standard for emergency lighting and power equipment
- Approved for 8 (4 in/4 out) No. 12AWG conductors rated for 90°C through wiring

WARRANTY

- 5 year warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	1000–3000
Wattage Range	8–29
Efficacy Range (LPW)	105–120
Reported Life (Hours)	190 / >50,000
Input Current (mA)	66–242 (120V)

*Based on 30ceiler, 39K, 80 CRI

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HUBBELL
Lighting

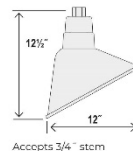
MILLENNIUM LIGHTING

Millennium Lighting
www.millenniumlighting.com

RAS12 - R SERIES 12" ANGLE SHADE

This item can be converted to a pendant or wall sconce with purchase of separate compatible downrod or goose neck. Please see compatible downrods and arms below:

- Compatible downrods: RS1, RS2, and RS3
- Compatible with arms: RGN10, RGN12, RGN13, RGN15, RGN22, RGN23, RGN24, RGN30, and RGN41
- Compatible with wire guard: RWG12



Dimensions

Width 12"
Height 12"
Wire 100"

Finish & Material

Finishes

ABR - Architectural Bronze
BP - Black Porcelain
GA - Galvanized
GY - Gray
NB - Navy Blue
NC - Natural Copper
SB - Satin Black
SFP - Sea Foam Porcelain
SG - Satin Green
SR - Satin Red
WH - White
WP - White Porcelain

Material Metal

Wattage

Bulbs 1-Medium A21
Watts per Bulb 200W
Voltage 120V
Bulbs Included No

Certification

UL Listed

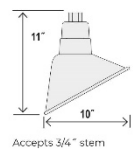
Item Number

SKU RAS12

RAS10 - R SERIES 10" ANGLE SHADE

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- Compatible downrods: RS1, RS2, and RS3
- Compatible with arms: RGN10, RGN12, RGN13, RGN15, RGN22, RGN23, RGN24, RGN30, and RGN41
- Compatible with wire guard: RWG10



Dimensions

Width 10"
Height 11"
Wire 100"

Finish & Material

Finishes

ABR - Architectural Bronze
BP - Black Porcelain
GA - Galvanized
GY - Gray
NB - Navy Blue
NC - Natural Copper
SB - Satin Black
SFP - Sea Foam Porcelain
SG - Satin Green
SR - Satin Red
WH - White
WP - White Porcelain

Material Metal

Wattage

Bulbs 1-Medium A21
Watts per Bulb 200W
Voltage 120V
Bulbs Included No

Certification

UL Listed

Item Number

SKU RAS10

R SERIES

Note: All finishes on outdoor lighting must be properly maintained and treated. Therefore, we suggest cleaning with a regular application of finish preserving & restoring products such as Behr's.

"Making the Desirable Affordable"

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

ity of IES distributions for
at and campus parking lots
is target zone illumination with
ght trespass issues

ng bridges and overpasses
gency sensing, NX Distributed
DN



WISCAPE



RELATED PRODUCTS

Ø Aire Ø Cimaron LED Ø Ratio Family

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture offline for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocell receptacle option available for twist lock photocells or wireless control modules (control accessories sold separately)
- 0–10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- WISCAP™ available with in fixture wireless control module, features dimming and occupancy sensor via 7 pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2 #250.0-24 for wet locations and 40°C ambient temperatures
- 3S rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IBA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

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HUBBELL
Lighting

Alternative Compliance

Section 11-6-3



Base treatment of building

Summary

Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building and landscape architecture
- ✓ Alternative compliance for base treatment

Staff welcomes any feedback