

2015-0097

**ADMINISTRATIVE
LARGE RETAIL ESTABLISHMENT
SITE PLAN REVIEW**

FRAGMENT LOTS 4A, 5A, & 7A, TRACT A
ANCHORAGE VILLAGE SUBDIVISION

AUGUST 2015



JL PROPERTIES, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT



DOWL
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WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Anchorage Village Subdivision
- Project Location, Tax ID, or Legal Description: Fragment Lots 4A, 5A, and 7A
Tract A (016-042-70-000, 016-042-071-000, 016-042-072-000)
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

X ^{KBC} DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

_____ DOES contain stream channels and/or drainageways AND these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping IS NOT REQUIRED.**

_____ Contains stream channels and/or drainageways BUT one or more streams or other watercourses:

- are NOT shown on submittal documents, or
- are NOT depicted adequately on submittal documents for verification, or
- are NOT located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown AND field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- | | | | | |
|---------------------------------------|----------------------------|--|--------------------------------------|---|
| <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input checked="" type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input checked="" type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:

Kyle Cunningham
Kyle Cunningham

8/14/15

COMPREHENSIVE PLAN INFORMATION	
Anchorage 2020 Urban/Rural Services:	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural
Anchorage 2020 West Anchorage Planning Area:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Anchorage 2020 Major Urban Elements: Site is within or abuts:	
<input type="checkbox"/> Major Employment Center	<input type="checkbox"/> Redevelopment/Mixed Use Area <input type="checkbox"/> Town Center
<input type="checkbox"/> Neighborhood Commercial Center	<input checked="" type="checkbox"/> Industrial Center
<input type="checkbox"/> Transit - Supportive Development Corridor	
Eagle River-Chugiak-Peters Creek Land Use Classification: N/A	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space <input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected <input type="checkbox"/> Special Study
<input type="checkbox"/> Residential at _____ dwelling units per acre	
Girdwood- Turnagain Arm N/A	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space <input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected <input type="checkbox"/> Special Study
<input type="checkbox"/> Residential at _____ dwelling units per acre	

ENVIRONMENTAL INFORMATION (All or portion of site affected)	
Wetland Classification:	<input checked="" type="checkbox"/> None <input type="checkbox"/> "C" <input type="checkbox"/> "B" <input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Blue Zone <input type="checkbox"/> Red Zone
Floodplain:	<input checked="" type="checkbox"/> None <input type="checkbox"/> 100 year <input type="checkbox"/> 500 year
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1" <input type="checkbox"/> "2" <input checked="" type="checkbox"/> "3" <input type="checkbox"/> "4" <input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat	<input checked="" type="checkbox"/> Final Plat - Case Number(s): 2015-42, 2013-71
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

DOCUMENTATION	
Required:	<input type="checkbox"/> Original application with signature(s), 35 copies of application, plus 35 sets of: <input type="checkbox"/> Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; grading; landscaping; signage; drainage and project location. <input type="checkbox"/> Building plans to scale depicting: floor plans; building elevations; exterior colors and textures. <input type="checkbox"/> Application and narrative: explaining the project; planning objectives; construction and operation schedule; final ownership <input type="checkbox"/> Assembly Ordinance enacting zoning special limitations, if applicable. <input type="checkbox"/> Watershed sign off form, completed
Required if indicated:	<input type="checkbox"/> Air quality impact <input type="checkbox"/> Traffic impact analysis <input type="checkbox"/> Economic impact analysis <input type="checkbox"/> Soils analysis <input type="checkbox"/> Noise impact analysis <input type="checkbox"/> Holding capacity of the land analysis <input type="checkbox"/> Shadow impact analysis

PUBLIC FACILITY PROJECT LANDSCAPING REVIEW STANDARDS (if applicable)	
The Urban Design Commission shall consider the following criteria in reviewing public facility project landscaping under this section. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.:	
Cost.	N/A
Feasibility.	N/A

Explain how planning and design criteria are met by the proposed landscape plan:	
The external impacts generated by the public facility project on adjacent areas. The landscape elements of the public facility project should complement, maintain or improve the landscape quality of adjacent neighborhoods and areas.	
	N/A
The degree to which the landscape elements contribute to on-site use of the public facility project. The landscape elements of the public facility project should enhance safe, efficient and comfortable public use.	
	N/A
The visual attractiveness of the landscaping and its enhancement of the architecture of the public facility project, including the integration of internal and exterior architectural themes.	
	N/A

PUBLIC FACILITY STANDARDS (if applicable)

The Planning and Zoning Commission shall review a proposed site plan for consistency with the goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site.

N/A

SPECIAL LIMITATION STANDARDS (if applicable)

The Planning and Zoning Commission shall review the proposed site plan governed by special limitation for consistency with the special limitations, goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each special limitation standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.:

N/A

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.50.200) (if applicable)

The Planning and Zoning Commission shall review the proposed site plan governed by the general site plan review standards for consistency with conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.:

Explain how the proposed site plan meets the criteria for its approval established under this title.

See Attached Narrative

Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

See Attached Narrative

2. The demand for and availability of public services and facilities.

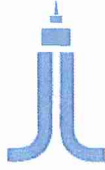
See Attached Narrative

3. Noise, air, water or other forms of environmental pollution.

See Attached Narrative

4. The maintenance of compatible and efficient development patterns and land use intensities.

See Attached Narrative



JL PROPERTIES, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT

August 7, 2015

Mr. Jerry Weaver, Jr., Planning Director
Community Planning Department
Municipality of Anchorage
P O Box 196650
Anchorage, AK 99519-6650

Subject: Letter of Authorization
Anchorage Village Subdivision
Tract A, Fragment Lots 4A, 5A, and 7A

Dear Mr. Weaver:

100th and C PADS, LLC is the owner of Fragment Lots 4A, 5A, and 7A, Tract A, Anchorage Village Subdivision. The site is located in the Southwest area of Anchorage, Alaska.

We authorize DOWL to act on our behalf, in accordance with Anchorage Municipal Code, in submitting and processing an administrative Large Retail Establishment Site Plan Review for this site.

Sincerely,

Leonard Hyde
Managing Member

Supplemental Form: OWNERSHIP AND BENEFICIAL INTEREST DISCLOSURE

PETITIONER: CORPORATE OFFICERS OR PARTNERS

Applicants for an entitlement that will be in possession and the responsibility of more than one individual, such as a co-owner, joint venture, partnerships, corporations, company, or other similar form of ownership, are required to disclose a full and complete list of the name and address of each principal. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Jonathan Rubini	Member	813 D St. Suite 200, Anchorage AK, 99501
Leonard Hyde	Member	813 D St. Suite 200, Anchorage AK, 99501

PROPERTY OWNER: CORPORATE OFFICERS OR PARTNERS

The petitioner of a property owned by more than one individual that will benefit from an entitlement is required to disclose a full and complete list of the name and address of each partner, officer, or co-owner. The other owner interest to be reported is co-owner, joint venture, partnership, corporation, company, or other similar form of ownership. (use additional paper if necessary)

Name	Title or Office(if any)	Address

Attach this sheet to your application form

Accepted by:	Date	Application for	Case Number
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Supplemental Form: *ADDITIONAL PETITIONERS*

ADDITIONAL PETITIONERS:

Applicants for an entitlement involving more than one property description and owned by more than one individual are required to provide the name, legal description of property owned, and signature of each petitioner. Persons signatory to this application supplement are deemed to be petitioners (use additional paper if necessary)

We, the undersigned, hereby apply for: _____

Signature	Name (printed or typed)	Legal description of property owned within petition area
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

Attach this sheet to your application form

Accepted by:	Date	Application for	Case Number
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MUNICIPALITY OF ANCHORAGE

Community Development Department



Phone: 907-343-7931

Fax: 907-343-7927

Mayor Dan Sullivan

Title 21 Code Selection

For review and approval of my project, South Target Outlots 4A, 5A, & 7A,
I choose to be regulated by:

"Old" Title 21 (expires December 31, 2014)

"New" Title 21 (becomes effective January 1, 2014)

I understand that my application will be reviewed and acted on using the provisions of the code version I have selected, and that this selection is final.*

Michelle Ritter

Signature of Petitioner or Petitioner's Representative

8/7/15

Date

Michelle Ritter, AICP

Printed Name


*Should the petitioner wish to switch the applicable version of code at any time after this form is submitted, a new application is required and new application fees will be assessed. The case will then be scheduled as a new application in accordance with the cut-off date schedule.

For office use only:

2015-0097

Permit/Case Number

10/1/13




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August, 2015**

INTRODUCTION

100th and C Pads, LLC owns Fragment Lots 4A, 5A, and 7A, Tract A, Anchorage Village Subdivision, located in the southwest area of the Municipality of Anchorage (MOA), Alaska (Figure 1 - Vicinity Map). The project site is located within Grid SW2530 and is legally described as Tract A, Anchorage Village Subdivision. The site is zoned Heavy Industrial (I-2) District. This project consists of two buildings with multiple tenant retail space. Fragment Lot 4A will be developed with an approximately 8,745 square-foot (SF) building and Fragment Lot 7A will be developed with an approximately 9,775 SF building. A portion of Lot 5A will be paved and landscaped during this phase of the project, although no building is proposed at this time. Large Retail Establishments are a permitted use in the I-2 zoning district, subject to a public hearing site plan review. The project site is part of a 36-acre Commercial Fragment Lot Site Plan (FLSP), which was approved by the Planning and Zoning Commission (P&ZC) in 2007 (Appendix A – Plat 2008-95). At the same time the FLSP was approved, a site plan for the entire site went through a large retail establishment site plan by the P&ZC and was approved under Resolution No. 2007-55 (Appendix B). The approved site plan included the Target retail store as the Phase I development and Phase II was anticipated to be a combination of a major retail and several minor retail stores.

Condition 3 of the approved 2007 Resolution states that, “Review of the future phases of development on this site shall be subject to administrative approval by the Planning Department. All development shall comply substantially with the submitted design standards and pedestrian and traffic circulation and landscaping layout. These reviews will be for the exterior designs of the structures, and said structures will have to meet current standards at the time of review. Major deviations from the site plan for pedestrian and traffic circulation, landscaping, or the design standards, shall be required to be reviewed by the Planning and Zoning Commission as a non-public hearing item.” The proposed development complies with the previously approved FLSP. Upon approval of this



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administrative Large Retail Establishment site plan review, the FLSP will be amended to reflect the new site plan.

In 2013, the Cabela's development required an amendment to the FLSP in order to update the Site Plan shown on the recorded plat (Appendix C - Plat 2013-71). In 2015, construction of the Starbucks building on Lot 2A required an amendment to the FLSP in order to update the Site Plan shown on the recorded plat (Appendix D - Plat 2015-42). Both of these developments were approved under administrative Site Plan Reviews.

The proposed development complies with the design criteria for Large Retail Establishments under Anchorage Municipal Code (AMC) Title 21, in effect until December 31, 2015 (old Title 21). This administrative large retail establishment site plan review is being submitted under AMC Title 21, effective until December 31, 2015 (old Title 21).

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.50.200)

The following sections explain how the proposed site plan meets the approval criteria.


Explain how the proposed development will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development.

a. Pedestrian and vehicular traffic circulation and safety.

There will not be a permanent negative impact on pedestrian or traffic circulation and safety. Pedestrian design ensures easy and safe access for pedestrians around the site, within the site, and to both of the proposed building's entrances. Pedestrian connections will be striped at major connections for pedestrian safety (Appendix D – Plat 2015-42).

b. The demand for and availability of public services and facilities.

Public utilities are available for the site. Chugach Electric Association (CEA), Enstar Natural Gas (ENSTAR), Anchorage Waste Water Utility (AWWU), General Communications, Inc. (GCI), and Alaska Communication Systems (ACS) all have infrastructure in the project area. The new development will not require additional public services and utilities, but rather



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some extensions as necessary. The site is served by the Anchorage Fire and Police Departments. It is not expected that this new development will put undue demands on the available utilities or public services and facilities.

c. Noise, air, water or other forms of environmental pollution.


No unusual noise, air, or water quality impacts are typically associated with this type of development. Water and air quality will be considered both during construction activities and during the operational life of the development of the proposed buildings. Potential temporary water quality impacts associated with construction of the buildings will be minimized and mitigated by requiring the construction contractor to conform to the State of Alaska Department of Environmental Conservation's (DEC's) Best Management Practices (BMPs) for stormwater runoff quality.

d. The maintenance of compatible and efficient development patterns and land use intensities.

As previously mentioned, the site is located in Southwest Anchorage and is part of an approved commercial FLSP. The site is zoned I-2 District (Figure 2 - Zoning Map) and the adjacent properties to the north, east, south, and west all have an I-2 District zoning designation.

Anchorage 2020 classifies this area as being in the Southwest subarea of the Anchorage Bowl. This is one of the least-developed subareas (by percentage), having over 20 percent of the land still to be developed. Although this area is not developed as densely as some other areas, it is an area of high population growth and high incomes. Population growth in this area has increased the demand for shopping and entertainment options in South Anchorage.

The proposed development will meet this demand, while complying with several important policies of the *Anchorage 2020 Comprehensive Plan* including: preserving the functions and values of important wetlands and restoring Anchorage's aquatic resources; designing and



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installing public spaces; improving the architectural quality of commercial development that is also responsive to our northern climate; and, designing roads and sidewalks for year-round use.

Several *Anchorage 2020* policies directly relate to, and are satisfied by, the proposed development and include:

Policy 7. Avoid Incompatible Uses.


The entire development site is separated from all surrounding uses by significant rights-of-way (ROW). The approved FLSP calls for retail and commercial development within the development site; currently the site is developed with a Target, a Cabela's, and a Starbucks. The proposed project includes two new retail developments that will enhance and be compatible with the surrounding area. This development satisfies this policy.

Policy 21. All new commercial development shall be located and designed to contribute to improving Anchorage's overall land use efficiency and compatibility, traffic flow, transit use, pedestrian access, and appearance.

The proposed development's architectural and site design standards will continue to improve the function, appearance, and land use efficiency in the surrounding area. The site is currently developed with the required infrastructure. Public water, gas, electricity, telephone, cable, and sewer are available to the site. Internal pedestrian and vehicular circulation is designed to minimize conflicts. Retention of class "A" and "C" wetlands will continue to be incorporated into the site as natural open space while preserving wetlands function. The project's architecture and landscaping will be designed to be in harmony with the existing development. This development satisfies this policy.

Policy 35. Major new residential, commercial, industrial, and institutional developments shall be assessed for traffic impacts such as congestion and air pollution.

A Traffic Impact Analysis (TIA) was completed and approved in 2007 during the original Large Retail Establishment site plan review approval. The proposed concepts for Fragment



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Lots 4A and 7A, total 18,520 SF of retail; however, the concept site plan within the approved TIA allowed for 18,700 SF of retail on Lots 4, 6, & 7. The building on Lot 6 was removed as part of the 2015 FLSP amendment and the additional square footage was added to the building area on Lot 7A.

In late 2012, turning movement data was taken and tabulated, showing that the existing traffic was less than the 2009 background traffic from the approved TIA. Given the actual traffic generated is less than the background traffic number used we conclude that no further analysis or mitigation is required since all identified mitigation outlined within the approved TIA has been built-out. This development satisfies this policy.

Policy 41 through 43: Land use regulations include new design requirements that are responsive to Anchorage's climate and natural setting; northern city design concepts; plans for major commercial, institutional and industrial development, including large retail establishments, shall be subject to site plan review.

The proposed development is being reviewed as a large retail establishment site plan review. This will ensure architectural variety, compatible scale, and access amenities per AMC Title 21 requirements. This development satisfies this policy.


Policy 69 through 71: Preserve functions and values of important wetlands; protection of ecological and drainage functions of aquatic resources; utilization of wetlands to manage drainage and improve water quality.

As noted before, existing class "A" and "C" wetlands and an existing pond will be retained. This development satisfies this policy.

Policy 80: Requires undergrounding of new utilities.

Utilities will be located underground. This development satisfies this policy.

This project is in line with maintaining compatible and efficient development and land use intensity in the project area and meets policies 7, 21, 35, 41, 42, 43, 69, 70, 71, and 80 of the Anchorage 2020.



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AMC 21.50.320 Large Retail Establishment Site Plan Review

The standards in this section promote architectural variety, compatible scale, accessible amenities, and mitigation of negative impacts. These standards govern site plan review by the P&ZC for Large Retail Establishments.


This amendment to the Large Retail Establishment site plan is consistent with the standards of the approved 2007 FLSP. The proposed buildings and parking lot also meet the development standards of old Title 21, and the design standards within the approved Operation and Easement Agreement (OEA).

21.50.320B - Vehicular Access

Primary access for this type of development should be from a collector street or greater. Primary access to the site is from West 100th Avenue and West 104th Avenue and secondary access from King Street. West 100th Street is designated as a Class 1 Industrial/Commercial Collector in the Official Streets and Highways Plan (OSHP). Neither King Street nor West 104th Avenue is not classified in the OSHP in this area; therefore, both are treated as local streets. C Street, to the west of the site, is classified as a Class IIIA Divided Major Arterial in the OSHP. The stretch of C Street between 104th and 100th Avenues is controlled access by the Federal Highways Administration (FHWA). Should a driveway off of C Street ever be desired, a permit from the FHWA would be required. No such access is requested at this time.

21.50.320C - Traffic Impacts

As previously stated, a TIA was completed and approved in 2007 during the original Large Retail Establishment site plan review approval. The proposed concepts for Fragment Lots 4A and 7A, total 18,520 SF of retail; however, the concept site plan within the approved TIA allowed for 18,700 SF of retail on Lots 4, 6, & 7. The building on Lot 6 was removed as part of the 2015 FLSP amendment. The square footage of the Lot 6 building was added to the building on Lot 7A.



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In late 2012, turning movement data was taken and tabulated, showing that the existing traffic was less than the 2009 background traffic from the approved TIA. Given the actual traffic generated is less than the background traffic number used in combination with a reduction of the total square footage of building space, we conclude that no further analysis or mitigation is required since all identified mitigation outlined within the approved TIA has been built-out.

21.50.320D - Drainage

The FLSP has an approved drainage plan from the original 2007 site plan approval. The proposed site development will be designed to provide positive drainage away from the buildings to catch basins that connect to an onsite underground pipe network that discharges to the wetland located at the center of the site. Oil and grit separators provide stormwater treatment prior to discharging into the wetland area. The wetland provides required onsite detention and infiltration. An underground overflow pipe connects the wetland area to the C Street drainage ditch. This ditch directs water into the wetlands on the west side of C Street.

21.50.320E - Visual and Noise Buffers

The landscape design for the proposed development meets old Title 21 requirements and is consistent with the master plan approved as part of the Target development. The design intent is to create a buffer between the development and surrounding properties and provide a parking area that is broken up by planting areas (Appendix E – Landscape Plans). The site is surrounded in all four directions by properties zoned I-2 District. C Street is classified by the OSHP as collector or greater, therefore arterial landscaping is provided along this frontage. Visual enhancement landscaping is required along the perimeter of the site and will be incorporated along West 104th Avenue. The plant material in these areas are in line with the previously approved landscape plans, while distinguishing Lots 4A, 5A, and 7A from the other developments.



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Five-percent interior parking lot landscaping, as specified in AMC 21.45.080.X.10.c, is accommodated in the landscape design. The code notes that landscaping shall be planted within the interior of a parking area containing more than 60 spaces. The intent of the design is to break up large amounts of parking and define a main entry to the building. The area devoted to visual enhancement landscaping throughout the parking area exceeds the required five percent parking lot landscaping. The plant materials in these areas are in line with the previously approved landscape plans, while distinguishing Lots 4A, 5A, and 7A from the other developments. All plant material is hardy to our environment.

Additionally, refuse containers on both Lots 4A and 7A will be screened from view from the abutting street (C Street).

21.50.320F - Outdoor Storage or Display Areas

No outdoor storage or display areas are proposed for this development.

21.50.320G - Trash Collection and Recycling


Refuse containers on both Lots 4A and 7A will be screened from view from the abutting street (C Street).

21.50.320H – Snow Storage or Removal

Temporary snow storage will be located along the edges of the parking lots on the adjacent fragment lots (Appendix D). All snow will be hauled off-site within 72 hours.

21.50.320I – Parking

Since the exact areas and uses of the buildings have not been determined, the required parking will adhere to AMC 21.45.080H.1.a, for shopping centers of gross leasable area of 20,000 SF – 400,000SF. Four parking spaces are required per 1,000 SF of gross leasable area. For the proposed building on Lot 4A, which has 8,745 SF of gross leasable area, 35 parking spaces are required; 35 parking spaces are provided (Appendix F – Site Plans and Elevations). For the building on Lot 7A, which has 9,775 SF of gross leasable area, 37 parking spaces are



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required; 52 parking spaces are provided. The excess parking on Lot 7A will accommodate the parking needs of a potential future restaurant.

Parking on Lot 5A is not intended to meet the parking requirements for either Lots 4A or 7A. This parking will serve a future development on Lot 5A.

21.50.320J - Pedestrian Access

Although most users arrive by car, the developer is committed to creating a safe and enjoyable pedestrian experience. Pedestrian design will ensure easy and safe access for pedestrians around and within the site. Pedestrian cross-walks will be striped at major connections for pedestrian safety, as approved per Plat 2015-42 (Appendix D).

21.50.320K - Community Spaces


Outdoor community spaces have been integrated into the overall FLSP to promote pedestrian activity and public interaction. Primary pedestrian routes connect the fragment lots to the wetland pond and integrated trails that meet the community space requirements for the entire FLSP. Additionally, a patio space will be integrated into a potential future restaurant located on the east side of the building on Lot 7A.

21.50.320L - Delivery and Loading Spaces

Delivery and loading spaces will be blocked with perimeter landscaping to reduce visibility from C Street.

21.50.320M - Exterior Signs

Exterior signage for the buildings located on Fragment Lots 4A and 7A will meet all the standards of Title 21 and will be consistent with what was approved in 2007 during the original approval of the Large Retail Establishment Site Plan Review and FLSP. All tenant signage will be individual internally illuminated letter signs and indirectly illuminated signs. All exterior signage will be architecturally treated to compliment the building's architecture.



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21.50.320N - Outdoor Lighting

General area lighting will be designed and provided to comply with the guidelines set by the Illuminating Engineering Society of North America (IESNA). Illumination levels and uniformity will be designed to satisfy the MOA requirements for parking and vehicular traffic areas. It is anticipated that where new lighting poles are needed, that full cut-off style LED area lights (similar to the existing fixtures) will be mounted to 30-foot poles. Additional building mounted fixtures will be used to compliment the pole mounted fixtures and highlight building features to provide sufficient illumination for security and way finding at the perimeter of the buildings. (Appendix G – Site Lighting Cut Sheets and Photometrics).

21.50.320O - Northern Design Characteristics

All tenant entryways are covered and protected from the weather (Appendix F – Site Plans and Elevations). Both buildings' envelopes incorporate sustainable materials that will withstand the harsh northern climatic conditions. Metal panels make up the majority of the facades with accents of phenolic laminate panels (wood texture), black anodized aluminum, and parallel strand lumber (PSL). All materials are durable and require low maintenance. Both buildings' envelopes meet or exceed the International Energy Conservation Code and all windows are clear multi-panel insulated glass.

21.50.320P - Aesthetic Characteristics

Facades and exterior walls, including side and back walls:

Lot 4A:

An arrangement of windows, transoms, and canopies comprising 60 percent of the building length is provided on the west elevation of the building facing C Street. These architectural features combined with “saw tooth” step backs along the west elevation contribute to the visual interest of the building from the street.

Lot 7A:



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Fragment Lots 4A, 5A, and 7A, Tract A, Anchorage Village Subdivision
August, 2015

An arrangement of windows, overhangs, and canopies comprising 60 percent of the building length is provided on the west elevation of the building, facing C Street. A similar arrangement of windows, storefront, overhangs, and canopies exceeding 60 percent of the building length is also provided on the south elevation, facing 104th Avenue. These architectural features combined with wall modulations and material changes along both elevations contribute to the visual interest of the building from these streets.


Detail Features:

Lot 4A:

There are several detail features that contribute to the visual interest of the building on the east elevation where the entryways to the building will be located. There are two canopy types covering the pedestrian walkways on the east elevation; a 12-foot canopy and a 5-foot suspended canopy made from wood beams and columns PSL. Storefront windows and lighting will further accent the entryways for pedestrians. In addition to windows and canopy materials, there are two materials (phenolic laminate panels and metal panels) comprising the wall along the east elevation. The building steps back creating four sections following the curvature of the internal road and breaking up the appearance of the east and west elevations.

Lot 7A:

The proposed building on Lot 7A has two canopy types on the east elevation facing the parking lot: 12-foot canopy made from wood beams and columns and a 5-to-8-foot suspended canopy made of black anodized aluminum. The canopies will project over the building entryways which are accented with storefront windows and lighting. Wall modulation is provided in several offsets along the east elevation to break up the building appearance on a pedestrian scale. In addition to windows and canopy materials, there are two materials (phenolic laminate panels and metal panels) comprising the wall along the east elevation.



Administrative Large Retail Establishment Site Plan Review
Fragment Lots 4A, 5A, and 7A, Tract A, Anchorage Village Subdivision
August, 2015

Roofs:

Lot 4A:

Variations of the parapet (roofline) height occur on the east and west elevations of the building facing C Street and the parking lot. These changes in roofline modulation occur in conjunction with changes in building materials and canopy types, breaking up the appearance of the building facing the parking lot. 18-inch vertical roof modulations are provided for more than 20 percent of the roofline on these elevations.

Lot 7A:

Variations of the parapet (roofline) height occur on the east, west, and south elevations of the building facing C Street, 104th Avenue, and the parking lot. These changes in roofline modulation occur in conjunction with changes in building materials and canopy types, breaking up the appearance of the building facing the parking lot. 18-inch vertical roof modulations are provided for more than 20 percent of the roofline on these elevations.

Materials and Colors:

Both building envelopes incorporate sustainable materials that will withstand the harsh northern climatic conditions. Metal panels make up the majority of the facades with accents of phenolic laminate panels. All materials are durable and require low maintenance.

Both buildings are designed to reduce the appearance of massive boxes with changes of colors and materials. Four material types are used on both buildings: phenolic laminate panels with warm wood textures, finished metal fascia, parallel strand beams and columns, and metal panels.

Use of wood beams and heavy timber canopy structure are intended to create the warm-toned and rusticated appearance that will integrate them into the overall aesthetics of the



**Administrative Large Retail Establishment Site Plan Review
Fragment Lots 4A, 5A, and 7A, Tract A, Anchorage Village Subdivision
August, 2015**

site. The metal panels will have a gray tone to easily integrate tenants' branding colors and signage.

Entryways:

The entryways for both buildings are located on the east elevations facing the parking lot. The entrances to each retail space are enhanced with canopy projections that create a clearly defined point of entry while sheltering pedestrians from the weather. Both buildings have large amounts of glass and display areas strategically located at the most visual faces of the buildings and at pedestrian zones. Building mounted fixtures will be used to compliment the pole mounted fixtures and highlight building features to provide sufficient illumination for security and way finding at the perimeter of the buildings. (Appendix G– Site Lighting Cut Sheets and Photometrics).

Screening of Mechanical Equipment:

Rooftop and ground level mechanical and electrical equipment will be screened from the abutting streets (C Street and 104th Avenue) with sight obscuring landscaping, parapets, and strategic placement of roof top units.



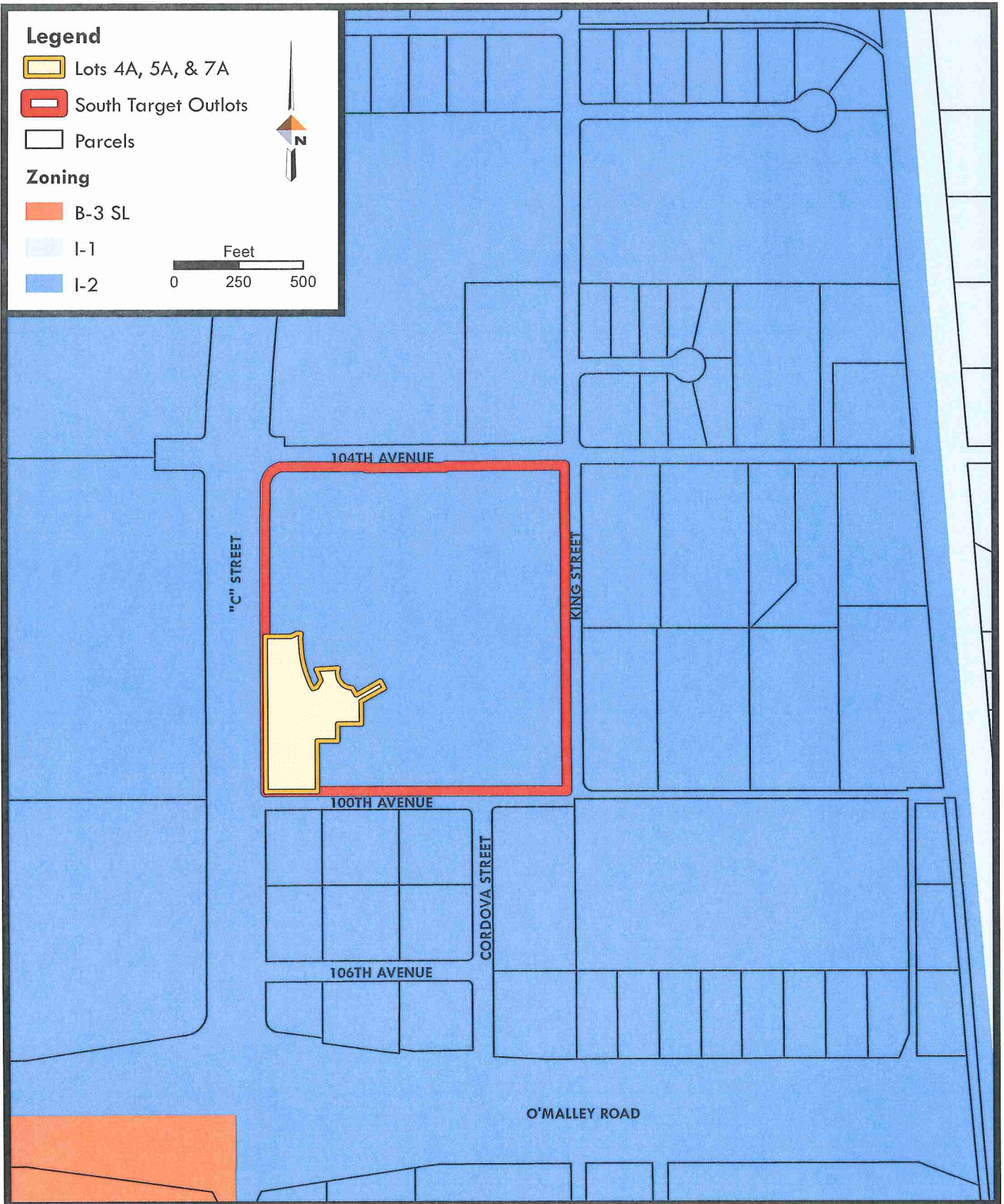
Path: Q:\32162017-01\60GIS\Figure 1 - Location Map.mxd



**LOCATION MAP
ANCHORAGE VILLAGE SUBDIVISION
FRAGMENT LOTS 4A, 5A, & 7A, TRACT A
ADMINISTRATIVE SITE PLAN REVIEW
ANCHORAGE, ALASKA**

Figure 1

August 2015



Path: Q:\32162017-01160GIS\Figure 2 - Zoning Map.mxd

	<p>ZONING MAP ANCHORAGE VILLAGE SUBDIVISION FRAGMENT LOTS 4A, 5A, & 7A, TRACT A ADMINISTRATIVE SITE PLAN REVIEW ANCHORAGE, ALASKA</p>	<p>Figure 2</p>
		<p>August 2015</p>

APPENDIX A:

Plat 2008-95

CERTIFICATE OF ADEQUACY
 I (WE) HEREBY CERTIFY THAT I (WE) HOLD THE NECESSARY SPECIFIC INFORMATION TO DETERMINE THE PROPOSED PLANNING AND ZONING REGULATIONS OF THE CITY OF SEASIDE, CALIFORNIA, ARE SUFFICIENT TO PERMIT THE PROPOSED PLANNING AND ZONING REGULATIONS TO BE APPLIED TO THE PROPOSED PROJECT AND TO THE PROPOSED TRACT AND TO THE PROPOSED SUBDIVISION. I (WE) HEREBY CERTIFY THAT I (WE) HAVE CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND TO THE PROPOSED TRACT AND TO THE PROPOSED SUBDIVISION. I (WE) HEREBY CERTIFY THAT I (WE) HAVE CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND TO THE PROPOSED TRACT AND TO THE PROPOSED SUBDIVISION. I (WE) HEREBY CERTIFY THAT I (WE) HAVE CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND TO THE PROPOSED TRACT AND TO THE PROPOSED SUBDIVISION.

OWNER:
 HANCOCK CONCRETE, CRESTING STONES
 1000 NICHOLS AVENUE, SUITE 100
 SEASIDE, CALIFORNIA 92082
 PHONE: (949) 440-1111
 FAX: (949) 440-1112
 E-MAIL: HANCOCK@HANCOCKCONCRETE.COM

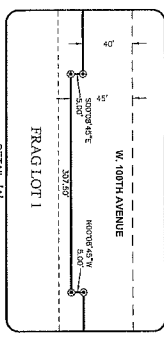
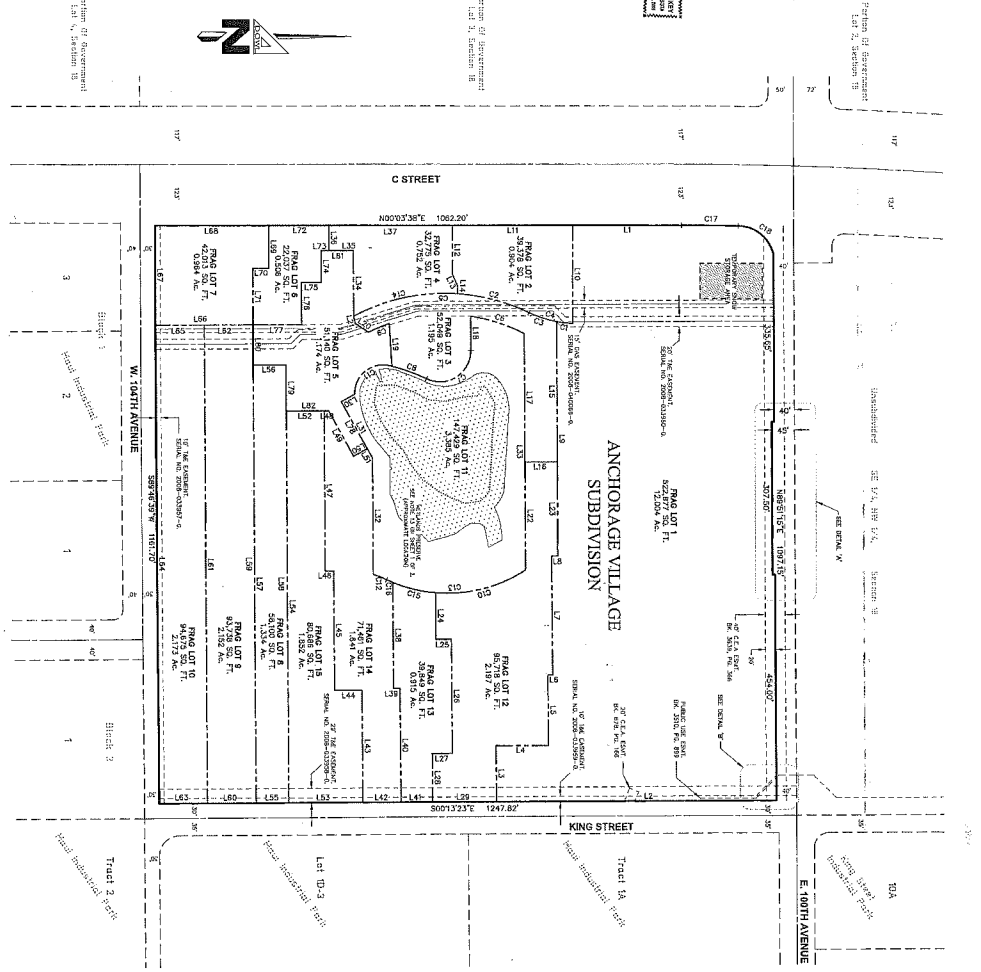
PLANNING AND ZONING DEPARTMENT:
 SCOTT NELSON
 PLANNING AND ZONING DEPARTMENT
 1000 NICHOLS AVENUE, SUITE 100
 SEASIDE, CALIFORNIA 92082
 PHONE: (949) 440-1111
 FAX: (949) 440-1112
 E-MAIL: SCOTT@SEASIDECA.GOV



LINE DATA TABLE

LINE	BEARING	LENGTH
1	N 89° 52' 30" W	222.50
2	S 89° 52' 30" E	222.50
3	N 89° 52' 30" W	114.75
4	S 89° 52' 30" E	114.75
5	N 89° 52' 30" W	114.75
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7	N 89° 52' 30" W	114.75
8	S 89° 52' 30" E	114.75
9	N 89° 52' 30" W	114.75
10	S 89° 52' 30" E	114.75
11	N 89° 52' 30" W	114.75
12	S 89° 52' 30" E	114.75
13	N 89° 52' 30" W	114.75
14	S 89° 52' 30" E	114.75
15	N 89° 52' 30" W	114.75
16	S 89° 52' 30" E	114.75
17	N 89° 52' 30" W	114.75
18	S 89° 52' 30" E	114.75
19	N 89° 52' 30" W	114.75
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21	N 89° 52' 30" W	114.75
22	S 89° 52' 30" E	114.75
23	N 89° 52' 30" W	114.75
24	S 89° 52' 30" E	114.75
25	N 89° 52' 30" W	114.75
26	S 89° 52' 30" E	114.75
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30	S 89° 52' 30" E	114.75
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91	N 89° 52' 30" W	114.75
92	S 89° 52' 30" E	114.75
93	N 89° 52' 30" W	114.75
94	S 89° 52' 30" E	114.75
95	N 89° 52' 30" W	114.75
96	S 89° 52' 30" E	114.75
97	N 89° 52' 30" W	114.75
98	S 89° 52' 30" E	114.75
99	N 89° 52' 30" W	114.75
100	S 89° 52' 30" E	114.75

SURVEYOR'S CERTIFICATE
 I, STAFFY E. PROBERT, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 10000, DO HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND TO THE PROPOSED TRACT AND TO THE PROPOSED SUBDIVISION. I HEREBY CERTIFY THAT I HAVE CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND TO THE PROPOSED TRACT AND TO THE PROPOSED SUBDIVISION. I HEREBY CERTIFY THAT I HAVE CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND TO THE PROPOSED TRACT AND TO THE PROPOSED SUBDIVISION.

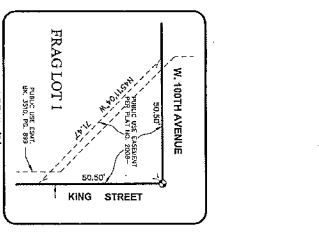


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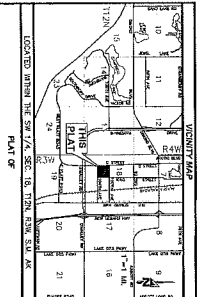
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12	1.00	100.00	
13	1.00	100.00	
14	1.00	100.00	
15	1.00	100.00	

NOTES
 1. THIS SITE PLAN IS PREPARED IN ACCORDANCE WITH THE...
 2. THE SITE PLAN IS BASED ON SURVEY INFORMATION FROM THE...
 3. ALL EXISTING UTILITIES ARE SHOWN BY A RECORD PLAN...
 4. ALL EXISTING UTILITIES ARE SHOWN BY A RECORD PLAN...
 5. ALL EXISTING UTILITIES ARE SHOWN BY A RECORD PLAN...
 6. ALL EXISTING UTILITIES ARE SHOWN BY A RECORD PLAN...
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 12. ALL EXISTING UTILITIES ARE SHOWN BY A RECORD PLAN...
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 14. ALL EXISTING UTILITIES ARE SHOWN BY A RECORD PLAN...
 15. ALL EXISTING UTILITIES ARE SHOWN BY A RECORD PLAN...

TAX CERTIFICATION
 ALL REAL PROPERTY TAXES DUE BY THE...
 DATE: 9/28/08
 SIGNATURE: [Signature]



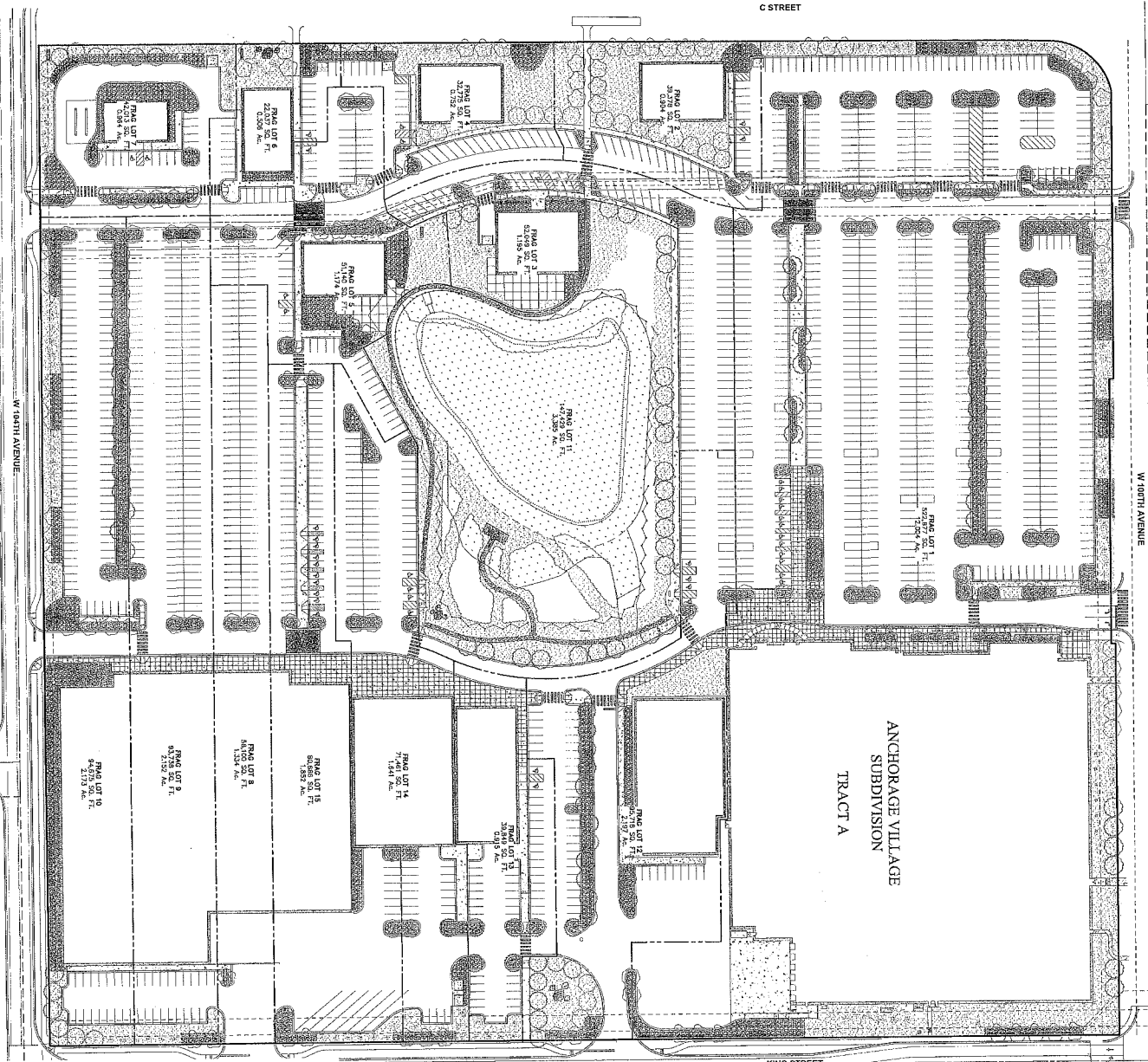
RECORDED FILED
 DATE: 9/28/08
 TIME: 10:00 AM
 OFFICE: [Signature]



COMMERCIAL TRACT
 ANCHORAGE VILLAGE SUBDIVISION, TRACT A
 (PER PLAT NO. 2008-44)
 PARCELS 1 THROUGH 15
 CONTAINING 11.48 ACRES, 15 PARCELS LOTS

APDWL
 ANCHORAGE PLANNING AND ZONING DEPARTMENT
 444 B STREET, SEASIDE, CALIFORNIA 92082
 PHONE: (949) 440-1111
 FAX: (949) 440-1112
 E-MAIL: APDWL@SEASIDECA.GOV

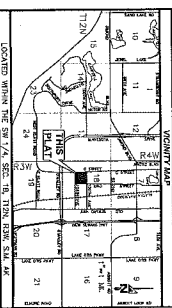
PLAT APPROVAL
 DATE: 9/28/08
 TIME: 10:00 AM
 OFFICE: [Signature]



ANCHORAGE VILLAGE
SUBDIVISION
TRACT A



2008-092
RECORDED-FILED
J. Anderson
DATE: 8-10-08
BY: K. O'Connell
COUNTY: ANCHORAGE



COMMERCIAL TRACT
EQUAMENT LOT SITE PLAN
ANCHORAGE VILLAGE SUBDIVISION, TRACT A
(PER PLAN NO. 2008-044)
FRAGMENT LOTS 1 THROUGH 15
CONTAINING 3148 ACRES, 15 FRAGMENT LOTS
THE SW 1/4, SECTION 16, T29N, R29W, S44W, M2
ANCHORAGE RECORDING DISTRICT

DATE:	8/11/08	SCALE:	AS SHOWN
DRAWN BY:	K. O'CONNELL	CHECKED BY:	J. ANDERSON
DESIGNED BY:	J. ANDERSON	NO. OF SHEETS:	1
PROJECT NO.:	2008-092	SHEET NO.:	1
CAD FILE NO.:	2008-092	DATE:	8/11/08

APPENDIX B:
Resolution 2007-55

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2007-55

A RESOLUTION GRANTING APPROVAL OF A SITE PLAN REVIEW FOR TARGET CORPORATION FOR THE CONSTRUCTION OF A LARGE RETAIL ESTABLISHMENT IN THE I-2 ZONING DISTRICT, IN ACCORDANCE WITH AMC 21.35.020, AMC 21.40.200 b.(1) (EEE) AND AMC 21.50.320, LOCATED AT T12N, R3W, SECTION 18, NE4SW4 REM PARCEL 12; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 'C' STREET AND 100TH AVENUE

(Case 2007-101; Tax ID. No. 016-042-02)

WHEREAS, a petition has been received from Target Corporation, requesting site plan approval for the Anchorage South Retail Mall, located on T12N, R3W, Section 18, NE4SW4 REM Parcel 12, zoned I-2 District, consisting of approximately 35.88 acres; generally located at the southeast corner of 'C' Street and 100TH Avenue, and

WHEREAS, notices were published, posted and mailed and a public hearing was held on August 6, 2007, and

NOW, THEREFORE BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. Target will develop a large retail and commercial center consisting of approximately 370,000 square feet of gross leasable retail space, on an undeveloped vacant 35.88 acre parcel. The parcel is located in southwest Anchorage, directly east of C Street, south of the right-of-way for 100th Avenue, north of the right-of-way for 104th Avenue and west of King Street. The proposed development will include large and small scale retail stores, restaurants, and enhancement of an existing pond and wetlands area in the center of the property.
2. Target is the proposed developer and owner of this project, and will own and develop approximately half of the project and then market the second half to developers and retailers. The project will be developed in three phases. Development in Phases II and III will conform to established design guidelines to establish a consistent design theme as specified in the Operation and Easement Agreement (OEA). Guidelines address construction, maintenance and operation. As fragment lots are leased or sold, Target will conduct in-house reviews to ensure tenants meet the required quality and design guidelines, followed by MOA administrative approval.
3. Phase I includes construction of a 161,443 square foot Target store (160,000 square feet), identified as Major 1 on the Phase Plan drawing, and the associated access to 100th Avenue and King Street and parking for the store. Phase I is generally located on the north side of the site. Phase II

involves partial paving and utility stubs to the out parcels: Phase II will be constructed in conjunction with Phase I. Phase II will front along C Street and provides for six lots for shops and restaurants, totaling approximately 44,000 square feet.

4. Phase III is located at the southeast corner of the site and includes 100,000 square feet for a second Major retailer, two smaller retail footprints of 30,000 square feet and 22,000 square feet, and a retail shop of 12,000 square feet.
5. Phase I will commence in 2008 and be completed in 2009. Remaining phases are expected to be completed within the following five years.
6. Total required parking is 1,480 spaces: 1,530 spaces are provided. The parking plan was modified to include diagonal parking on both sides of the curved section of road resulting in a loss of 21 parking spaces, leaving 29 extra spaces. Most projects provide a ratio of 5-10% open space to paved surface while this project provides a ration of 35%. The focal point of the mall will be a pond classified as Class A wetlands. The biggest issue with the pond and recharge is ensuring that water is not stripped out of the site so quickly that it cannot go to the pond. Drainage comes from the east of King Street and the petition site to the mid point of the pond. A sedimentation pond will receive water and then direct it into a pipe that drains into the pond.
7. The winter safety merits of back-in diagonal, preferred by the Traffic Engineer, versus front-in diagonal parking, preferred by the developer, were debated. The petitioner submitted a parking diagram is entitled "Front-in Diagonal Parking Site Plan" dated 8/6/07. The Commission clarified that they are adopting the site plan with regard to diagonal parking, but not whether it is front in or back in, and specifying that the Municipal Traffic Engineer will resolve the issue of a drop off zone near Target and the parking spaces opposite the driveway to King Street.
8. Target will install a signal at 100th Avenue and King Street. MOA will improve 100th Avenue and install a signal at C Street, 104th Avenue and King Street will be improved. There are two primary circulation routes interior to the property that incorporate a man street concept with a curvilinear design and traffic calming.
9. Much of the landscaping will be carved out from existing vegetation. There is a pedestrian trail along C Street with two pedestrian access ways into the site, and a trail around the pond. There will be a large paved sidewalk zone along the Target site with landscaping. There are two public spaces at the edge of the pond.


10. The Commission finds the site plan generally meets the site plan procedures of AMC 21.15.030, and the standards for site plan review for a large retail establishment in accordance with AMC 21.50.320.
 11. The developer agreed to proposed amendments.
 12. The Commission voted 8 in favor, zero opposed to approve the site plan as amended.
- B. The Commission approves the site plan for the Anchorage South Retail Mall, subject to the following conditions:
1. All construction and improvements related to this approval shall be substantially in compliance with the review application, narrative, the Traffic Impact Analysis as approved by the State and the Municipality of Anchorage, and the most recent plans on file with the Planning Department (including those listed below), except as modified by conditions of this approval.
 - a. Elevations: May 17, and July 20, 2007
 - b. Monument Signs: July 20, 2007
 - c. Pedestrian Circulation Plan: July 20, 2007
 - d. Phasing Plan: July 20, 2007
 - e. Site Plan (Sheets C1.0 through C12.0): July 20, 2007
 - f. Grading and Drainage Plan (Sheets C13.0 through C24.0): July 20, 2007
 - g. Landscape Plan (sheets L1.0 through L12.0, L2.0): July 20, 2007
 - h. Electric Plan (sheets E1.1 through EX3): July 19, 2007
 2. Resolve with the Planning Department a lighting plan addressing all exterior lighting including building lighting, parking area lighting, and pedestrian path and trail lighting shall conform to Municipal and IESNA standards.
 3. Review of the future phases of development on this site shall be subject to administrative approval by the Planning Department. All development shall comply substantially with the submitted design standards and pedestrian and traffic circulation and landscaping layout. These reviews will be for the exterior designs of the structures, and said structures will have to meet current standards at the time of review. Major deviations from the site plan for pedestrian and traffic circulation, landscaping, or the design standards, shall be required to be reviewed by the Planning and Zoning Commission as a non-public hearing item.

4. No outdoor storage or parking of shipping containers shall be in areas of public parking, except during site construction.
5. Roof-mounted mechanical equipment shall be screened from view from within the site.
6. Resolving the need to submit the following to Project Management and Engineering (PM&E):
 - a. A comprehensive site grading and drainage plan for the entire site to resolve the need for drainage easements and drainage improvements and to demonstrate that post development drainage will not adversely impact adjacent properties or rights of way prior to recording a final plat.
 - b. An erosion and sediment control plan and an approved drainage and grading plan shall be approved by Project Management and Engineering prior to obtaining any building permit, other than a clearing permit, including a grubbing, grading or fill permit.
7. Intersection signalization, lane improvements, or other improvements required by the approved Traffic Impact Analysis (TIA) shall be installed per the phasing plan prior to the opening of any facility.
8. Provide details of all screening walls for loading and refuse collection for each phase of development. Outdoor refuse containers shall be screened on all three sides, with details to be approved by the Planning Department.
9. Construction fencing shall be required to be installed prior to construction to protect the pond and wetlands. Pre and post construction inspections of this fencing by Land Use Enforcement shall be required.
10. Prior to the issuance of any permits, other than a clearing permit, including a grubbing, grading or fill permit, resolve with Municipal Traffic Engineering and the Planning Department a final internal parking lot circulation and design plan affecting all phases, namely, parking that backs into the two north-south cross lot travel lanes.
11. An Individual Wetlands Permit from the Corps of Engineers (COE) is required prior to development of this site. The final site plan shall reflect the COE permit conditions, such as a non disturbance setback from the pond and wetlands. Snow storage is not permitted in the wetland retention areas.

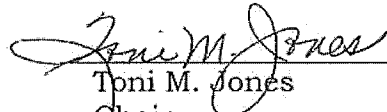
12. Outdoor sales or storage areas are to be approved administratively with each phase of development.
13. Signage shall conform to AMC 21.47 and the number of monument signs shall be limited to those shown on the site plan and adding one additional 8-foot tall single tenant sign.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission this 6th day of August, 2007.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 17th day of Sept. 2007. If the secretary received a written request and intent to appeal, this written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030 and Anchorage Municipal Code of Regulations 21.10.304. If the secretary did not receive a written request and intent to appeal within seven (7) calendar days of the date the decision was made on the record, August 6, 2007, then this written decision is final and not appealable to any other administrative body. Final administrative decisions with no further administrative remedy may be appealed to the Superior Court within thirty (30) days.



Tom Nelson
Secretary

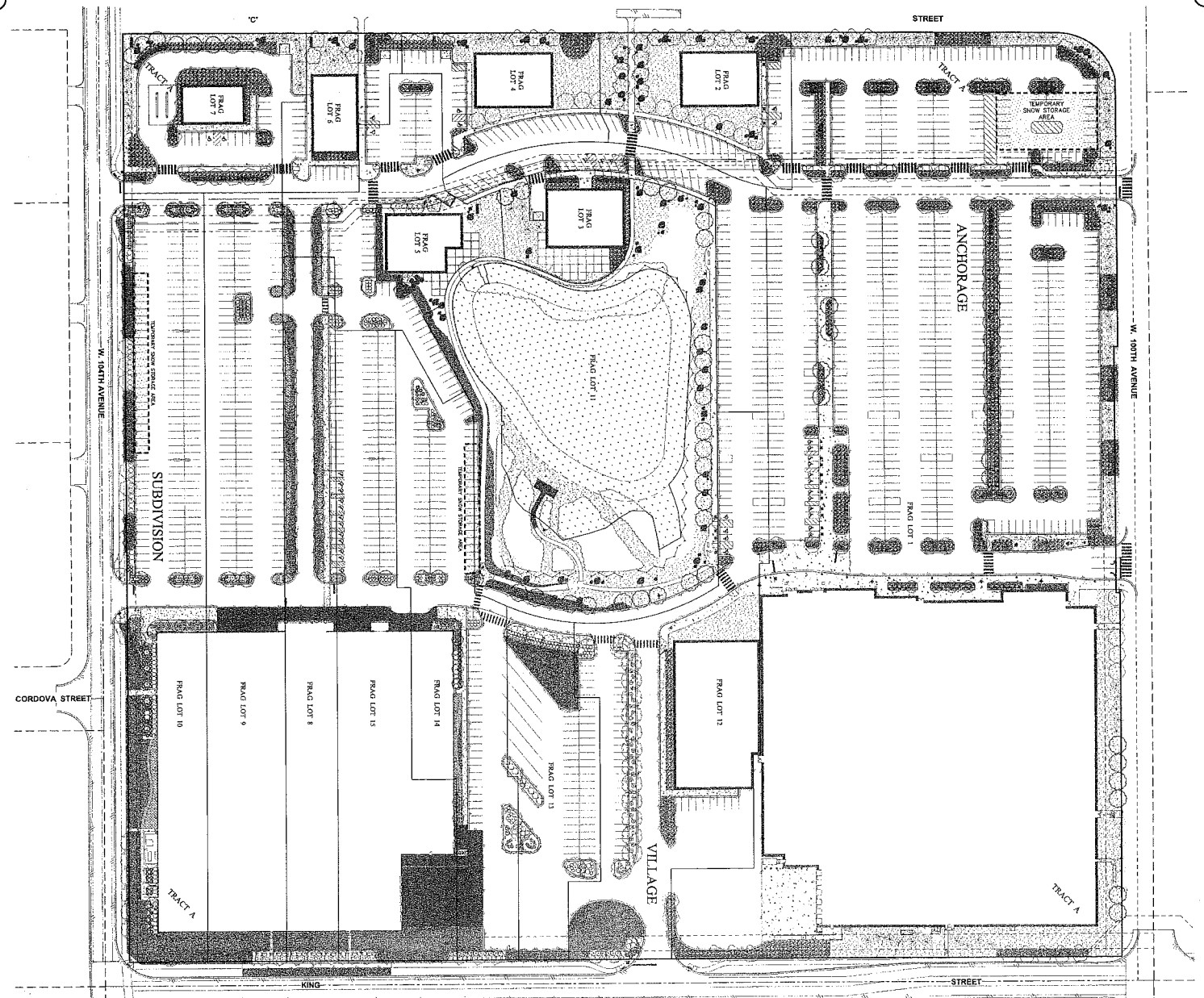


Toni M. Jones
Chair

(Case 2007-101; Tax ID. No. 016-042-02)

APPENDIX C:

Plat 2013-71



2013-71
 Plat #
 Anchorage
 9.30.13
 12178 P.

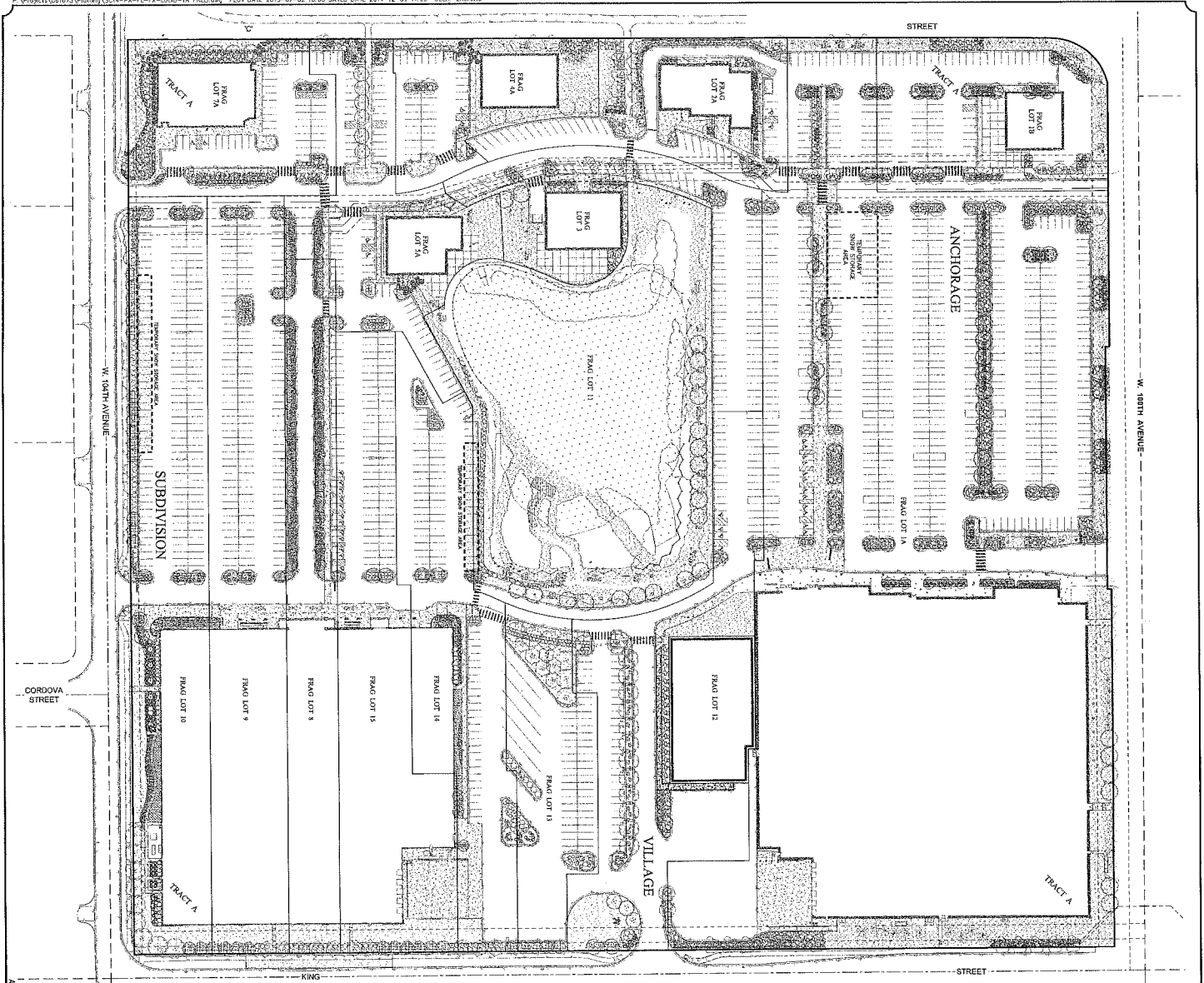
PLAT OF
 COMMERCIAL TRACT
 FRAGMENT FOR SITE PLAN
 ANCHORAGE VILLAGE SUBDIVISION, TRACT A
 (PER PLAT NO. 2008-94)
 FRAGMENT LOTS 1 THROUGH 15
 CONTAINING 31.84 ACRES, MORE OR LESS
 ANCHORAGE RECORDING DEPARTMENT
 1000 W. 10TH AVENUE, ANCHORAGE, ALASKA
 THE SW 1/4 OF SECTION 16, T14N, R14W, S14W, ANCHORAGE, ALASKA

DATE OF EXAMINATION: 02-02-2013 (CHECKED BY: JET)
 DATE OF RECORDING: 02-02-2013 (RECORDED BY: JET)
 K.C. 1122412341 02/07/13 11:41 AM 1-43400 2000 502520
 DOWL H&M FILE No. 128778 WORK DATE FILE NO. S-11025-1 SHEET 2 OF 2

DATE & STREET: ANCHORAGE, ALASKA; MAP NO. 2008-94; PLAT NO. 2008-94
 DOWL H&M

APPENDIX D:

Plat 2015-42



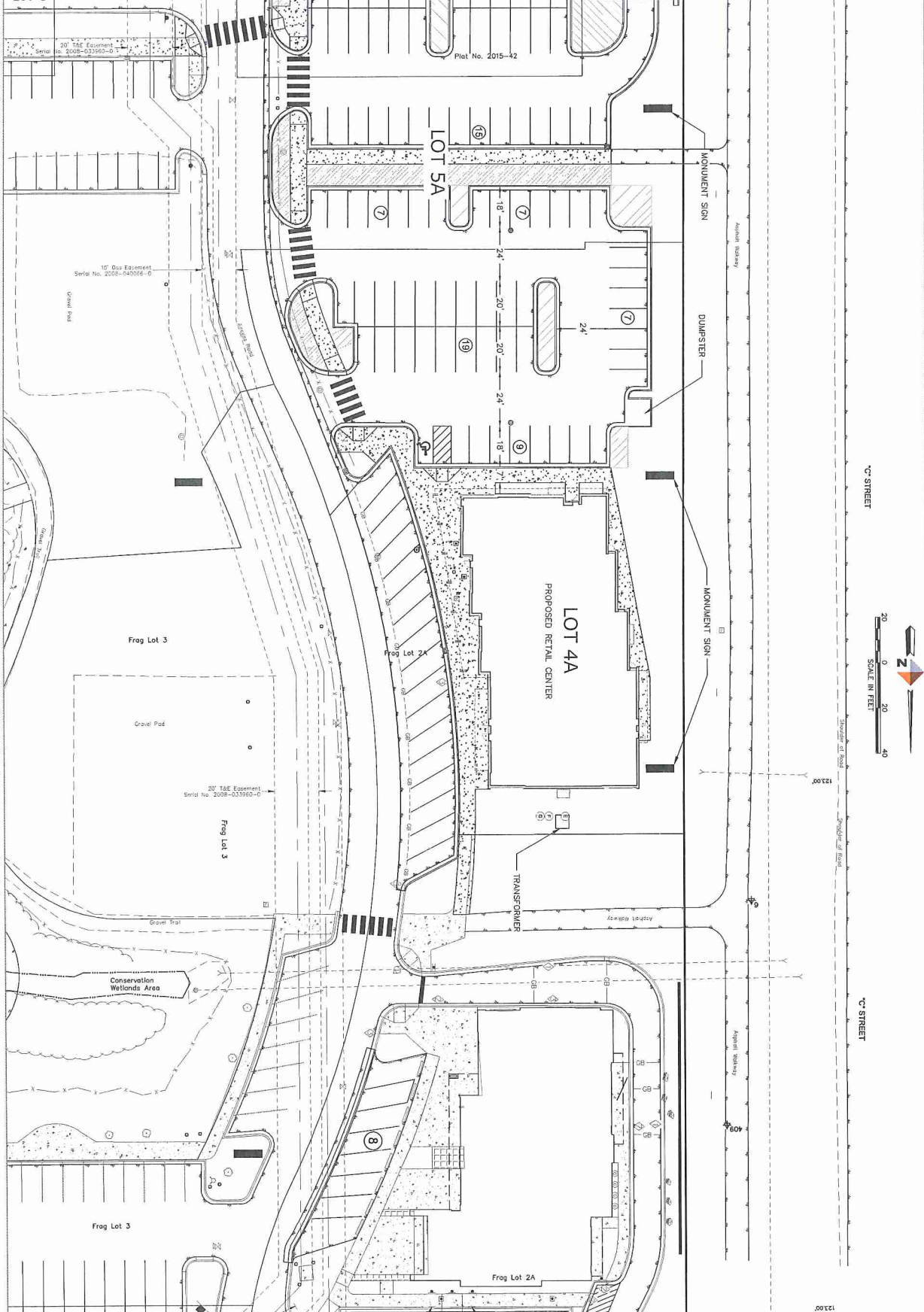
PLAT OF
 COMMERCIAL TRACT
 REAGMENT LOT SITE PLAN
 FOR
 ANCHORAGE VILLAGE SUBDIVISION, TRACT A
 REAGMENT LOTS 1A, 1B, 3A, 4A, 5A, 7A, AND
 8 THROUGH LOT 15
 CONTAINING 33,149 ACRES, MORE OR LESS
 ANCHORAGE RECORDING DISTRICT,
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 THE SW 1/4 OF SECTION 10, TOWNSHIP 10N, RANGE 14E, ALASKA

DOWN, HKM
 401 SOUTH ANCHORAGE HIGHWAY #100, ANCHORAGE, ALASKA 99503
 PHONE: 907-562-1100 FAX: 907-562-1101
 EMAIL: INFO@DOWNHKM.COM
 DATE OF DRAWING: 05-03-2014 DISIGNED BY: JRM
 DATE OF PLOT: 07-01-2013 PLOTTER: JRM
 DRAWN BY: JRM
 CHECKED BY: JRM
 DATE OF CHECK: 07-01-2013
 PLOT DATE: 07-01-2013
 PLOT TIME: 11:23 AM
 PLOT USER: zrk4115
 PLOT FILE: SC14-PA-FL-FX-Sub-1A PRELU.dwg
 PLOT SHEET: 2 OF 2
 PLOT SCALE: 1" = 100'

ANCHORAGE RECORDING DISTRICT TRACT 1A, 1B, 3A, 4A, 5A, 7A, AND 8 THROUGH LOT 15

APPENDIX E:
Landscaping Plans

APPENDIX F:
Site Plans and Elevations

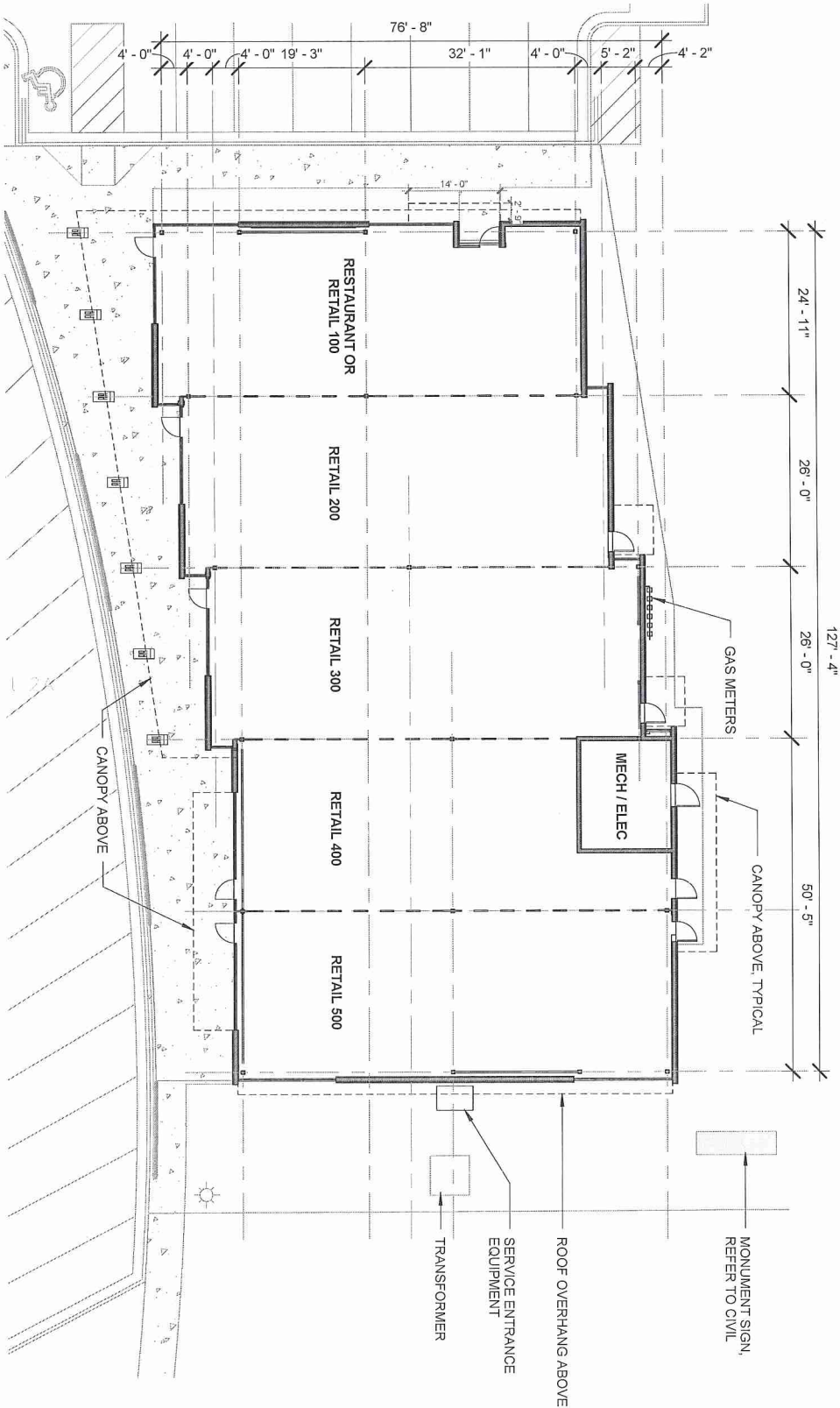


DATE	2015-08-13
TIME	08:12
USER	ncorway
PROJECT	FRAG LOTS 5A & 4A
SCALE	1" = 40'
DATE	2015-08-13
TIME	08:12
USER	ncorway
PROJECT	FRAG LOTS 5A & 4A
SCALE	1" = 40'

Frag Lots 5A & 4A Retail Center
C Street & 104th Ave.



Retail Center
C Street & 104th Ave.
PRELIMINARY FLOOR PLAN - LOT 4



08.07.2015

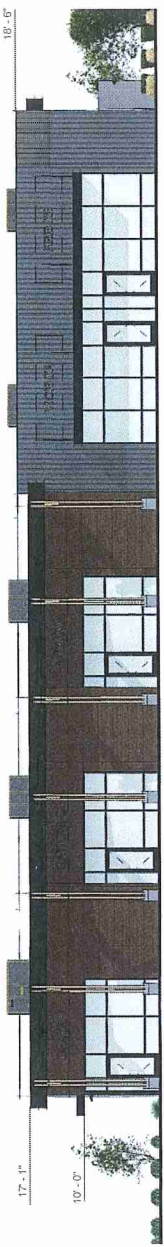
JL
JL PROPERTIES, INC.
 REAL ESTATE DEVELOPMENT & MANAGEMENT



spark design, llc
 architecture • interiors • design-build

08.07.2015

Retail Center
C Street & 104th Ave.
EXTERIOR ELEVATIONS - LOT 4



17'-0"
 0'-0"
EAST ELEVATION

EXTERIOR FINISH LEGEND

VERTICAL METAL PANELS



BOD: MORIN
 EXPOSED FASTENER METAL PANELS
 E8-40 VERTICAL PANELS (22 GA)
 OPTION 1: WEATHERED ZINC
 OPTION 2: CHROMIUM

PHENOLIC WALL PANELS & SOFFITS



BOD: FIBERESIN STONEWOOD
 OPTION 1: MAMBO
 OPTION 2: WINDSOR MAHOGANY

ROOF FASCIA



PRE-FINISHED METAL
 COLOR: GRAPHITE GRAY

BEAMS & COLUMNS



STAINED PARALLEL STRAND LUMBER

STOREFRONT



BLACK ANODIZED ALUMINUM

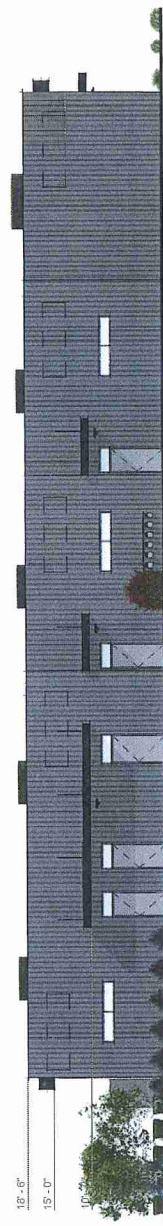
SIGNAGE



+/- 52 SF ON PRIMARY FRONTAGE
 +/- 31 SF EA ON SECONDARY FRONTAGE



18'-6"
 10'-0"
 17'-0"
SOUTH ELEVATION



18'-6"
 15'-0"
 10'-0"
WEST ELEVATION



18'-6"
 15'-0"
 10'-0"
NORTH ELEVATION



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**Retail Center
C Street & 104th Ave.
RENDERINGS - LOT 4**

08.07.2015



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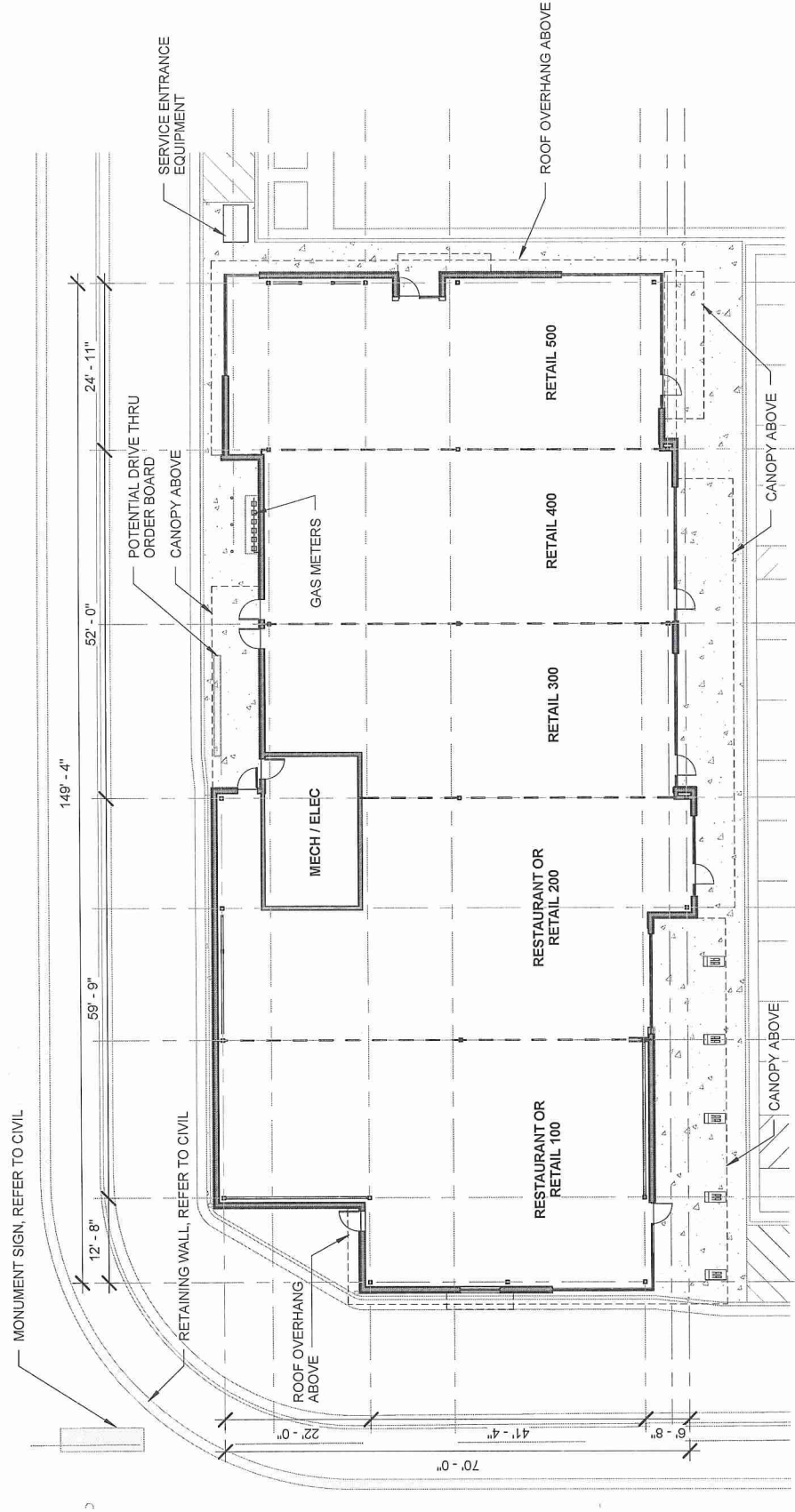


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08.07.2015



Retail Center C Street & 104th Ave. PRELIMINARY FLOOR PLAN - LOT 7



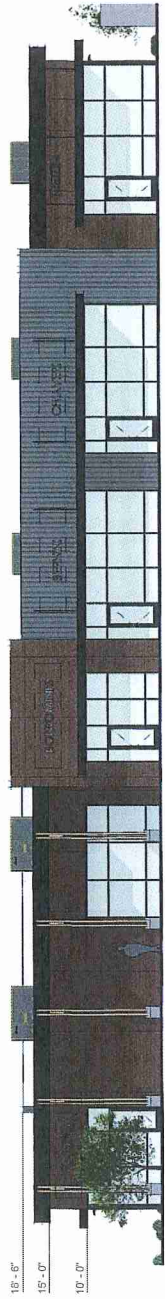
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REAL ESTATE DEVELOPMENT & MANAGEMENT



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Retail Center
C Street & 104th Ave.
EXTERIOR ELEVATIONS - LOT 7

08.07.2015



17'-0"
 19'-6"
 19'-0"
 10'-0"
EAST ELEVATION

EXTERIOR FINISH LEGEND



VERTICAL METAL PANELS

BOD: MORIN
 EXPOSED FASTENER METAL PANELS
 E8-40 VERTICAL PANELS (G2 GA)
 OPTION 1: WEATHERED ZINC
 OPTION 2: CHROMIUM



PHENOLIC WALL PANELS & SOFFITS

BOD: FIBERESIN STONEWOOD
 OPTION 1: MAWBO
 OPTION 2: WINDSOR MAHOAGANY



ROOF FASCIA

PRE-FINISHED METAL
 COLOR: GRAPHITE GRAY



BEAMS & COLUMNS

STAINED PARALLEL STRAND LUMBER



STOREFRONT

BLACK ANODIZED ALUMINUM

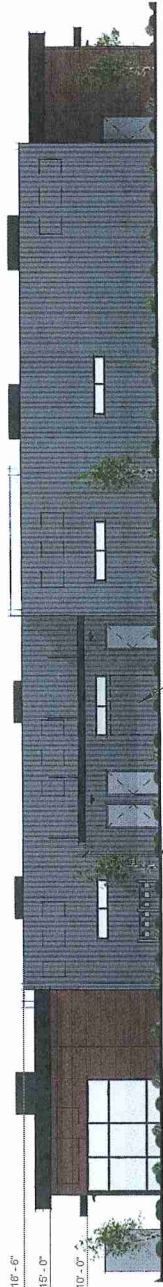


SIGNAGE

+/- 61 SF ON PRIMARY FRONTAGE
 +/- 31 SF EA ON SECONDARY FRONTAGE



17'-0"
 18'-6"
 15'-0"
 13'-0"
SOUTH ELEVATION



17'-0"
 18'-6"
 15'-0"
 10'-0"
WEST ELEVATION

POTENTIAL DRIVE THRU ORDER BOARD



17'-0"
 20'-0"
 13'-0"
 19'-6"
 15'-0"
NORTH ELEVATION



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**Retail Center
C Street & 104th Ave.
RENDERING - NORTHBOUND STREET VIEW**



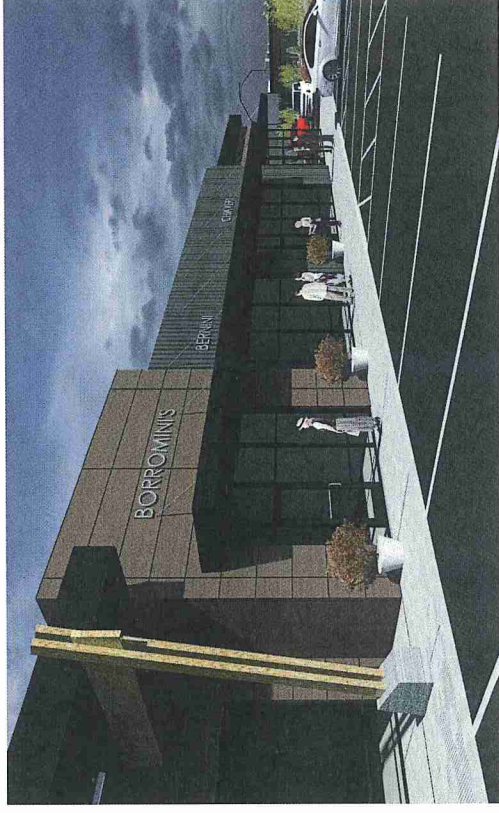
JL
JL PROPERTIES, INC.
REAL ESTATE PROFESSIONALS & MANAGERS



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**Retail Center
C Street & 104th Ave.
RENDERINGS - LOT 7**

08.07.2015



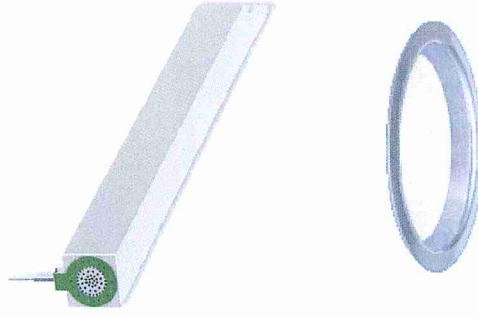
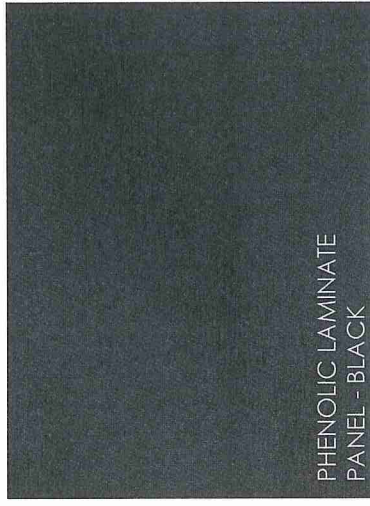
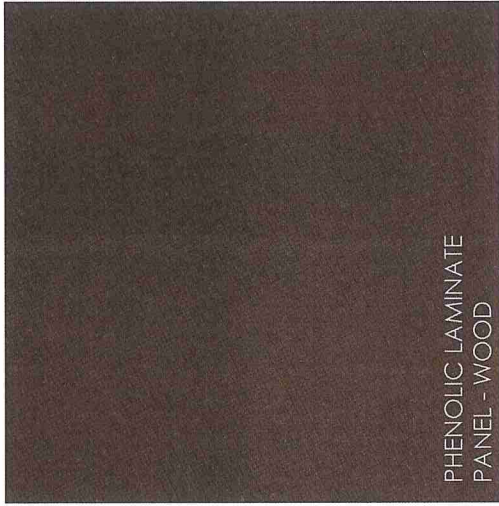
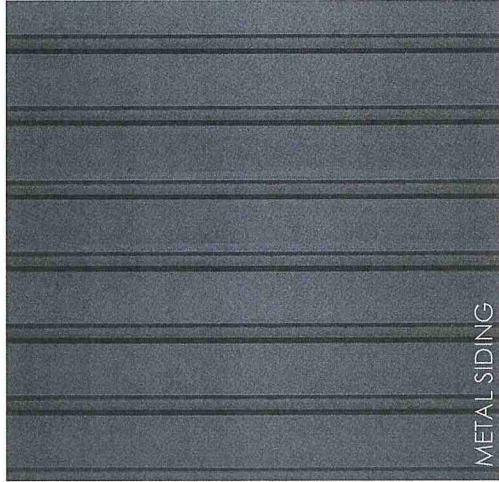
JL
JL PROPERTIES, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT



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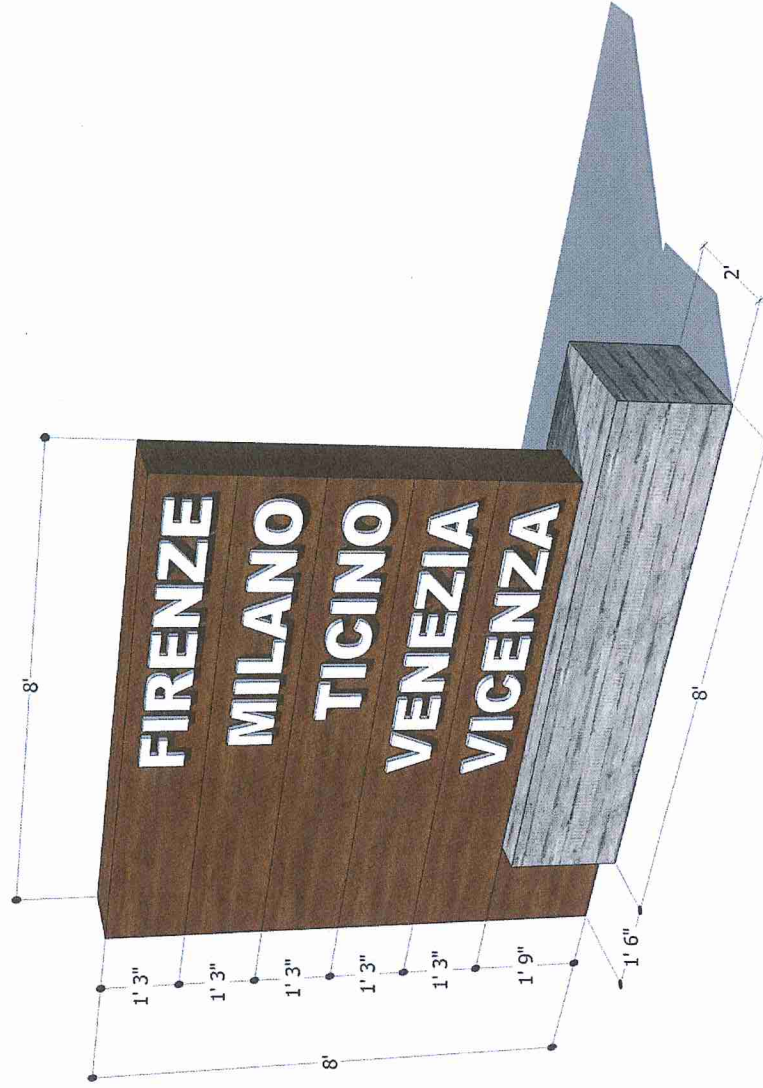
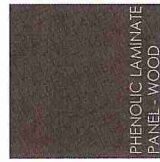
Retail Center
C Street & 104th Ave.
MATERIALS & LIGHTING

08.07.2015



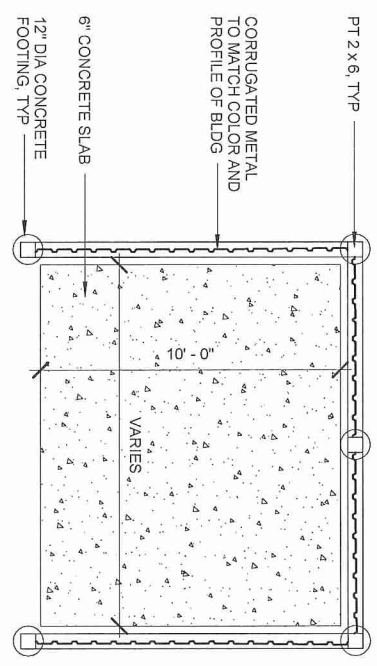
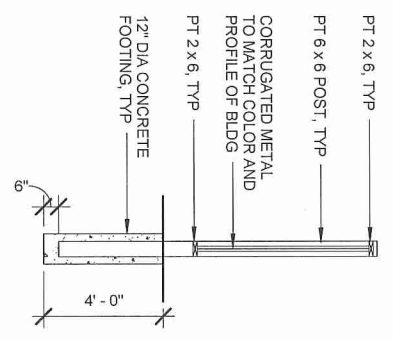
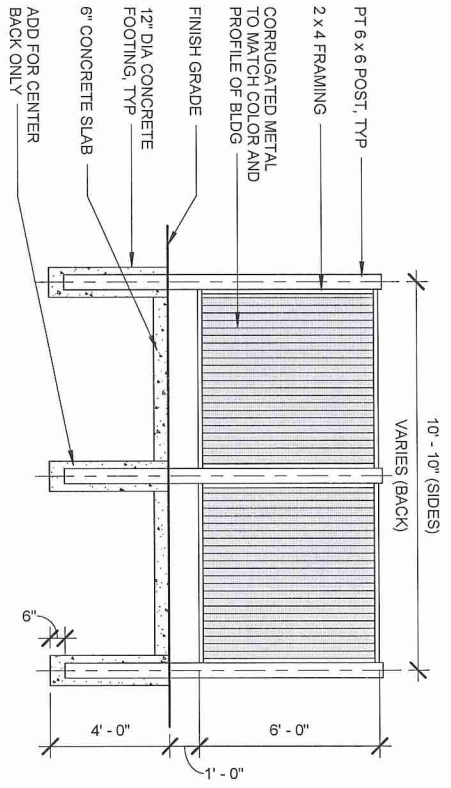
Retail Center
C Street & 104th Ave.
MONUMENT SIGNAGE

08.07.2015



Retail Center
C Street & 104th Ave.
DUMPSTER SCREEN

08.07.2015



APPENDIX G:
Site Lighting Cutsheets
& Photometrics



FEATURES & SPECIFICATIONS

INTENDED USE

To be powered by Quantum® LED series unit or combo with high-output option as part of an emergency lighting system providing light for the path of egress. Remote lamp head matches the appearance of the Quantum LED series family units. **Certain airborne contaminants can diminish integrity of acrylic.** [Click here for Acrylic Environmental Compatibility table, for suitable uses.](#)

CONSTRUCTION

Single or twin heads available. Fully adjustable lamp heads to meet all aiming requirements. Strong, compact and corrosion-resistant with a UL94V-0 flame rating. Constructed of UV-stabilized thermoplastic that resists discoloration by natural or artificial sunlight. Lamp housing snaps off for easy lamp replacement.

Lamps: 12 series-parallel white LEDs per head. The typical life of the LED lamp is 10 years.

INSTALLATION

Universal mounting base for use with single- or twin-head applications. Mounts to a single-gang switch box.

LISTINGS

UL Listed. Damp location listed (ELA Q) 50°F to 104°F (10°C to 40°C). Wet location listed (ELA QWP) 14°F to 122°F (-10°C to 50 °C).

WARRANTY

Complete warranty terms located at

www.acuitybrands.com/CustomResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

Catalog Number	ELA-QWP-L0309
Notes	
Type	ZW1



Thermoplastic Emergency Light

ELA Q

Remote Fixture
Adjustable LED Lamp Head



ELA Q



ELA QWP



ELA TQ



ELA T QWP

Specifications

Q single:	6-5/8" W x 4-3/4" H
Q twin:	8-1/4" W x 4-1/4" H
QWP single:	4-1/2" W x 5-3/4" H
QWP twin:	8-1/2" W x 5-3/4" H

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: ELA Q L0304

ELA Family	Housing	Number of heads	QWP Fixture	LO309 Lamp type	Options
ELA	(blank) White/gray ¹ B Black	(blank) Single T Twin	Q Quantum LED series adjustable lamp head QWP Quantum LED series adjustable lamp head, weather-proof, cast aluminum	L0304 1.5W/3.6V LED lamps, per lamp head ² L0309 1.5W/9.6V LED lamps, per lamp head ³	SD For use with self-diagnostic fixtures ⁵

Accessories: Order as separate item.

ELA WG1 Wireguard, 15"W x 13-1/2" H x 6" D⁴

Notes

- White standard for Q, gray standard for QWP.
- For use with [ELM2 LED](#) only.
- For use with [LHQM LED](#) only.
- See spec sheet [ELA WG](#).
- SD must be ordered in combination with [ELM2 LED](#) and [LHQM LED](#) fixtures.

ELA Q LED QUANTUM® Thermoplastic Emergency Light

The following information is provided to assist in planning layouts for emergency lighting systems. The National Electrical Code limits voltage drop to a maximum of 5% of nominal. Thus, circuit runs must be of sufficient size to maintain operating voltage when remote fixtures and/or exit signs are connected to the emergency lighting equipment. The table below shows the length of wire run based on system voltage, wire gauge and total wattage on the run.

ELA_ L0304 configurations (for use with ELM2 LED)

AWG	18	16	14	12	10
DC Resistance (ohms/ft)	0.0078	0.0049	0.0031	0.0019	0.0012

Watts	Length of Run				
1.5	26	42	67	106	170
3	13	21	33	53	85
4.5	9	14	22	35	57
6	7	10	17	27	42
7.5	5	8	13	21	34
9	4	7	11	18	28
10.5	4	6	10	15	24
12	3	5	8	13	21

ELA_ L0309 configurations (for use with LHQM LED)

AWG	18	16	14	12	10
DC Resistance (ohms/ft)	0.0078	0.0049	0.0031	0.0019	0.0012

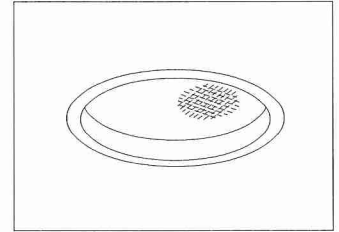
Watts	Length of Run				
1.5	188	298	475	756	1206
3	94	149	238	378	603
4.5	63	99	158	252	402
6	47	75	119	189	301
7.5	38	60	95	151	241
9	31	50	79	126	201
10.5	27	43	68	108	172
12	23	37	59	95	151

CATALOG # LRR-06018-41K	TYPE ZW1
JOB NAME	WATTAGE 20 VOLTAGE MVG+

6" LED 1250 LUMENS 20 SYSTEM WATTS LRR-06018

LED • Lensed Downlight • Specular Trim

Up to 90,000 Hour Life • Type IC • Air Tight Optional
LM-80 Qualified • LM-79 Certified Photometry • Wet Location



Specifications

LED Light Engine*

- 1250* lumens, 63 LPW (total system).
- 20 watt LED array. 3500°K standard (or see Options -30K or -41K).
- Up to 83 CRI and 90,000 hour life (L70**). For 90+ CRI, see Option -HC.
- Fully sustainable: removable for servicing.

Thermal Management System

- All aluminum proprietary heat sink, components and housing maximize cool operation and long life while minimizing maintenance.

LED Power Supply

- **0-10V CCR dimming standard. (10-100%)**
- 120-277V / 50-60Hz standard. Load insensitive.
- Suitable for outdoor / indoor use: -30°C (-22°F) to 60°C (140°F).
- For Lutron HiLume dimming, see -39.
- Kirlin remote SmartSupply™ driver instead, see Option -SS.

Trim and Optical Assembly

- Seamless tapered low brightness clear aluminum self-flanged trim.
- Regressed tempered prismatic C#73 spread lens. Standard MFL distribution (0.7 SC).
- See Options for -NFL (0.5 SC) with tempered microprismatic glass lens.

Acrylic Enamelled Aluminum Housing

- Rustproof and corrosion resistant: Exceeds 1000 hour ASTM 5% salt spray test.
- Shallow depth fits restricted plenums.
- Cool operation: Extends life of all components.
- Fully sustainable: Entire luminaire, including LED light engine, is modular, easily visible and serviced through aperture.
- Built-in plaster flange.
- Air Tight design available, see Option -AT.

Outlet Box

- UL listed J-box with insulated removable cover. Prewired 14 GA (NEC) with 1/2" and 3/4" knockouts.

Installation

- Recess indoor or outdoor.
- Accommodates ceilings up to 1 1/4" thick or see Option -79.
- 27" galvanized hanger bars with adjustable mounting brackets (2) supplied.
- For residential mounting hardware for wood joist ceilings, see Option -RH.

UL, C-UL (Canada) Listings

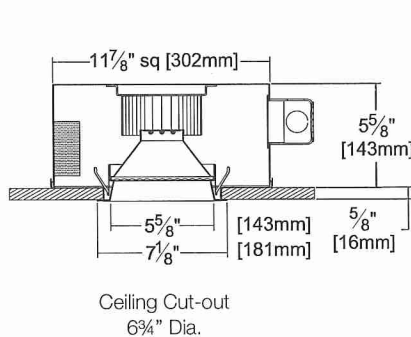
- Wet, damp or dry locations, covered ceilings.
- Type IC: for direct contact with insulation.
- Through-branch conductors (4 #12 AWG 90°C) for Type IC Listing.

CE & FCC Compliance

- Meets IEC/EN 60601-1-2 electromagnetic compatibility standard for medical electrical equipment.
- FCC Part 15 certified for EMI/RFI emissions.

5 Year Limited Warranty
• Complete standard fixture.

Performance at a Glance

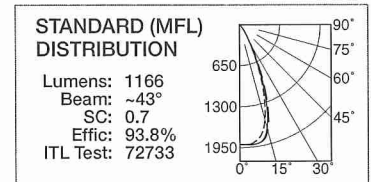
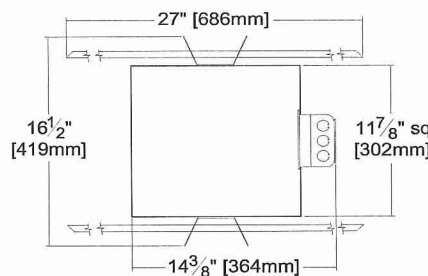


Air Tight
Optional



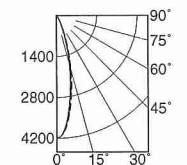
Projected L70** for Kirlin Luminaires	
In Open Plenum	90,000 hours
In Insulation (Type IC)	60,000 hours

**Hours at 70% lumen maintenance



Option -NFL

Lumens: 1176
Beam: ~28°
SC: 0.5
Effic: 94.6%
ITL Test: 72732



THE KIRLIN COMPANY

3401 EAST JEFFERSON AVENUE • DETROIT, MICHIGAN 48207-4232
(313) 259-6400 • Fax: (313) 259-9409 OR (313) 259-3121 • www.kirlinlighting.com

*See note next page

LED LIGHTING

MAX. LUMENS

1250

MAX. SYSTEM WATTS

20

CATALOG NUMBER

LRR-06018

DUE TO OUR CONTINUING EFFORT TO IMPROVE PRODUCTS, TECHNICAL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE KIRLIN COMPANY EXPECTS PHOTOMETRIC PERFORMANCE TO IMPROVE SIGNIFICANTLY AND FREQUENTLY AS LED SOURCE TECHNOLOGY IMPROVES.

Detailed Photometry - Installed Fixture

Photometric testing done in accordance with IESNA LM-79-08

Photometry from I.T.L., Boulder, CO

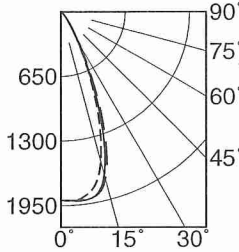
STANDARD (MFL)

Lumens: 1166
Beam: ~43°
SC: 0.7
Effic: 93.8%
ITL Test: 72733



Cone of Light ▲

Dist.	FC	Dia.
6	52.7	4.5
8	29.6	6.0
10	19.0	7.5
12	13.2	9.1
14	9.7	10.6
16	7.4	12.1



CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	1897	1897	1897	1897	1897
5	1897	1897	1897	1897	1897
15	1556	1556	1556	1556	1556
25	650	650	650	650	650
35	176	176	176	176	176
45	53	53	53	53	53
55	20	20	20	20	20
65	9	9	9	9	9
75	2	2	2	2	2
85	0	0	0	0	0
90	0	0	0	0	0

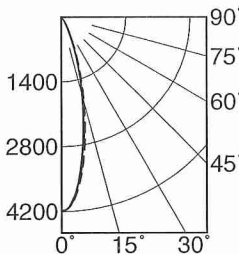
Option -NFL

Lumens: 1176
Beam: ~28°
SC: 0.5
Effic: 94.6%
ITL Test: 72732



Cone of Light ▲

Dist.	FC	Dia.
6	116.1	2.7
8	65.3	3.6
10	41.8	4.5
12	29.0	5.4
14	21.3	6.3
16	16.3	7.2



CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	4180	4180	4180	4180	4180
5	3809	3809	3809	3809	3809
15	1883	1883	1883	1883	1883
25	549	549	549	549	549
35	132	132	132	132	132
45	30	30	30	30	30
55	10	10	10	10	10
65	5	5	5	5	5
75	1	1	1	1	1
85	0	0	0	0	0
90	0	0	0	0	0

LM-80 Qualified • LM-79 Certified Photometry

* LED manufacturers maintain a tolerance of ±7% on flux (lumens) and power (electrical) measurements. Kirlin photometrics are actual test data from Independent Testing Laboratories (ITL) where photometry was measured from 1243 lumen light engines (within the established tolerance).

▲ Cone of Light Key
Ft. Distance from fixture
FC Footcandles at nadir (0°)
Dia. Circle of light at 50% of FC
Dia. (in ft.) shown is where FC value is half the FC at nadir.

Options

LED Power Supply

- 39 Specify "-39(Lutron)" for Hi-Lume 3 wire full range (0-100%) PWM dimming instead.
- 97 Specify other voltage. Consult factory.
- EI Remote emergency inverter for 100% of rated lumens. Run time: 90+ minutes. 120 or 277V, 60 Hz input only. Specify voltage. Not for use with -SS SmartSupply™ driver.
- SS Remote mounted Kirlin SmartSupply™ driver, sold separately. Drives up to 12 (20W) luminaires. Order LPS-1220A (0-10V analog for 0-100% PWM dimming). Consult factory or see www.kirlinlighting.com for more information.

Color (CCT and CRI)

- 30K Color temperature 3000°K instead.
- 41K Color temperature 4100°K instead.
- HC 90+ CRI instead. 3000°K only. Consult factory for availability.

Optics

- NFL Narrow flood distribution. (0.5 SC)

Trims

- 31 White acrylic enameled trim flange.
- 32 White oversize trim ring. Specify O.D.
- 45 Gasket between trim flange and ceiling.
- 46 Gasket between trim and lens.
- 94 Custom color/finish. Specify. Consult factory.
- DF Electrically isolated "dead front" gasketed trim.

Other

- 79 Extension collar for up to 2" thick ceilings.
- 99 Special modification. Consult factory.
- AT Air tight version. Meets ASTM E283 restricted airflow of 2 CFM maximum. Option -RH required.
- RH Residential mounting hardware instead. Suitable for wood joist ceilings with spacing from 14 1/8" to 25 1/8" with 5/8" vertical adjustability.

SUBMITTAL DATA

APPROVAL STAMP

JOB NAME

TYPE **ZWI**

WATTAGE **20**

VOLTAGE

MVOLT

CATALOG NUMBER

LRR-06018-41K

LIMITED WARRANTY: CATALOGUED KIRLIN FIXTURES ARE WARRANTED FREE OF DEFECTS IN WORKMANSHIP OR MATERIAL FOR THREE YEARS FROM DATE OF PURCHASE. INSTALLED TO N.E.C. IN NORMAL USE. Manufacturer at his option will replace or repair such fixture or refund the purchase price on presentation of proof of purchase and defective nature at the office of manufacturer within three years of original shipment. Kirlin's manufacturer is limited to the original manufacturer and Kirlin's manufacturer shall make no claim for the original manufacturer's liability. Kirlin's manufacturer shall not be held responsible for any modification of the fixture without prior written authorization from the manufacturer. Kirlin's manufacturer will render the warranty void if the fixture is modified or altered in any way. Kirlin's manufacturer shall not be held responsible for any modification of the fixture without prior written authorization from the manufacturer. Kirlin's manufacturer will render the warranty void if the fixture is modified or altered in any way. Kirlin's manufacturer shall not be held responsible for any modification of the fixture without prior written authorization from the manufacturer. Kirlin's manufacturer will render the warranty void if the fixture is modified or altered in any way.

Project Name: _____ **Type:** ZCL **Notes:** PROVIDE 8FT W/ 3 SIDES

Catalog No. LUX-LED-360°-4'S1 - UNV-D- SADW-4 - 840 - SM - - - -

Features & Specifications

Intended Application:

Sports arenas, natatorium, parking garage, subway, airport and high abuse environments requiring high efficient lighting with instant-on capabilities.

Construction:

Extruded aluminum heat sink channel with optional four sided LED distribution. Configurable lumen output to optimize desired light levels for up to 360° of light. Using Nichia 757 emitters, 85 CRI, arranged in 3 rows on a Sylvania board, powered by a Sylvania Driver (300Ma). 0-10v dimming standard.

Finish:

MYR proprietary anodized specular finish designed for harsh environments.

Installation:

Product easily accommodates aircraft cables or can be surface mounted. Optional preinstalled cord recommended for quick installation.

Lumen Maintenance:

>95% Lumen Maintenance based on TM-21 with reported hours >60,000 hours

Electronics:

Power: 120-277V
Ambient operating temperature at mounting point:
Recommended: -25°C to 42.5°C (-13°F to 105°F)

Warranty:

10 year warranty on entire fixture body. LED Driver and LED boards are warrantied for 5 years.

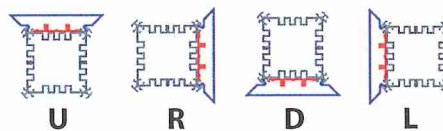
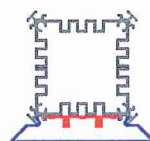
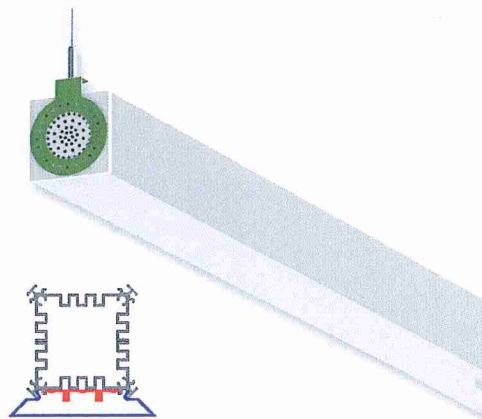
Dimensions: 3" x 46.5" x 3"

Weight: 6 lbs.

LUX-LED-360°-Square Series 4'

1 - Side Illuminated

Extreme Efficiency – LED High-Bay
Image shown with optional lenses on all sides
Cross section shown with optional lense on 1 side



Performance: Lumens per Watt: 98
Luminaire Watts: 48.85
Luminaire Lumens: 4,788

Ordering Information

LUX-LED-360°-4'S1	UNV	D	SADW-4	840	SM
Series	Voltage	Distribution	Lensing	CT	Options
LED LED 360° Series	UNV Universal - Driver 120/277	U UP	SADW-4 Square Acrylic Diffused White Lens (1-side)	Color Temperature: 850=5000K	Motion OS120/277 Occupancy Sensor (120/277 Volt)
4' Square		R Right	SADC-4 Square Acrylic Diffused Clear Lens (1-side)	840=4000K	Cord C4/10 4-Conductor, White 10' - Standard C4/15 4-Conductor, White 15' C5/10 5-Conductor, White 10' C5/15 5-Conductor, White 15'
1-Side Illuminated		D Down		835=3500K	End Finish: EFG—End Finish Green EFW—End Finish Bracket White EFM—End Finish Bracket Metal - Standard (Brushed Aluminum) (Consult Factory for optional finishes)
		L Left			Mounting CS 5' 360°- 360° Hanger Cable Suspension 5' CS 10' 360°- 360° Hanger Cable Suspension 10' SM- Surface Mount WM- Wall Mount Other- Please provide drawing (Consult Factory)



Photometrics

Calculated using the zonal cavity method in accordance with IESNA/LM-79 procedures. All data based on 25°C. Full photometric data on these and other configurations available upon request. This test was performed using the calibrated photodetector methods of absolute photometry.

LUX-LED-360°-4S1-D

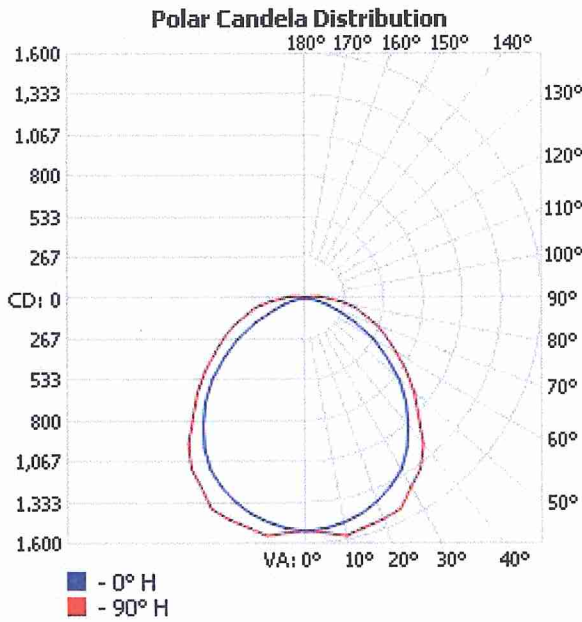
Report: L08133001

Total Lumens: 4,788

Total Luminaire Efficacy: 98

Total Luminaire Watts: 48.85

Polar Graph



LM-80 Test Report

NICHIA

Data Set	Case Temperature [T _s]	Ambient Temperature [T _a]	Drive Current [I _f]	Lumen Maintenance at 10,000 hours	Chromaticity Shift (Δu'v') at 10,000 hours	TM-21 Projection L ₇₀ (10K)
1	55°C	> 50°C	65 mA	94.4%	0.0024	> 60000 hours
2	55°C	> 50°C	120 mA	92.6%	0.0032	> 60000 hours
3	85°C	> 80°C	65 mA	95.1%	0.0015	> 60000 hours
4	85°C	> 80°C	120 mA	95.1%	0.0015	> 60000 hours
5	105°C	> 100°C	65 mA	91.5%	0.0023	54200 hours
6	105°C	> 100°C	120 mA	90.4%	0.0024	55600 hours

ZONAL LUMEN SUMMARY

ZONE	LUMENS	% LUMINAIRE
0-30	1,242.2	25.9%
0-40	2,054.0	42.9%
0-60	3,576.7	74.7%
60-90	1,072.8	22.4%
70-100	624.6	13%
90-120	125.6	2.6%
0-90	4,649.5	97.1%
90-180	139.3	2.9%
0-180	4,788.7	100%

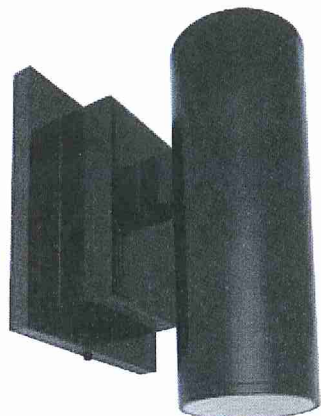
LUMENS PER ZONE

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	147.2	3.1%	90-100	80.2	1.7%
10-20	428.7	9.0%	100-110	31.3	0.7%
20-30	666.4	13.9%	110-120	14.1	0.3%
30-40	811.8	17.0%	120-130	11.1	0.2%
40-50	821.2	17.1%	130-140	2.5	0.1%
50-60	701.5	14.6%	140-150	0	0%
60-70	528.4	11.0%	150-160	0	0%
70-80	348.8	7.3%	160-170	0	0%
80-90	195.5	4.1%	170-180	0	0%

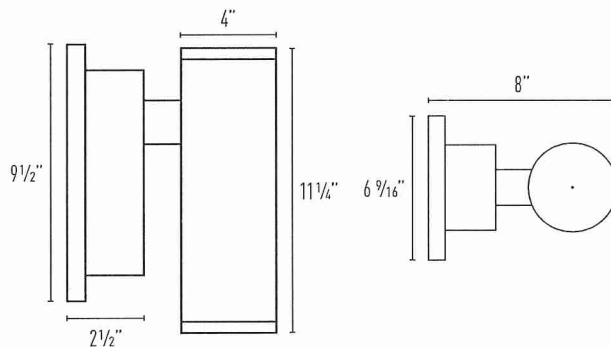


IVT511LED

LED Cylinder Up / Down Light

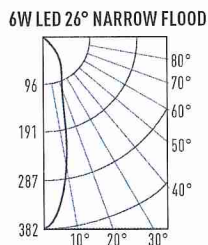
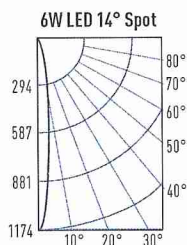


JOB NAME		CATALOG NUMBER	
NOTES		TYPE	



Order Matrix | Example: IVT511LEDST6NW-FL26

A	B	C	D
A Series		C LED Wattage / Color	
IVT511LED	LED Cylinder Up / Down Light	6NW 6W High Brightness Neutral White 3500K	
B Finish		6CW 6W High Brightness Cool White 6000K	
ST 316 Stainless Steel		D LED Optic	
B Black Aluminum		-SP14 14° Spot	
BR Bronze Aluminum		-FL26 26° Narrow Flood	



DESCRIPTION

The Vortech V2 series is a small scale wall mounted cylinder designed for illumination on vertical walls or column surfaces. Suitable for applications such as commercial, retail, hospitality or industrial. Fixtures are available in 316 stainless steel or die-cast aluminum. The 316 stainless steel is of marine grade quality and has superior corrosion resistance. Die-cast aluminum is available in powder-coated black or bronze. Custom powder coat finishes are available. Consult factory. To ensure the natural appearance of stainless steel, regular cleaning is necessary.

LED LIGHT ENGINE

(2) 6W High Brightness LED
Neutral white 3500K or Cool white 6000K

LED DRIVER

- 700mA LED driver
- 120V/50.60Hz
- Tightly regulated output ensuring consistent light output regardless of line conditions, load levels and ambient temperatures
- Inherent short-circuit protection
- CSA-listed and UL Class 2-rated

LED OPTIC

- 14° spot
- 26° narrow flood

STAINLESS STEEL CONSTRUCTION

Cylinder is 0.1" thick extruded 316 stainless steel with 0.275" thick die-cast 316 stainless steel canopy. Mounting bracket is 0.1" thick stamped 304 stainless steel. Natural stainless steel finish.

ALUMINUM CONSTRUCTION

Architectural grade aluminum with TGIC polyester powder coat (black, bronze or custom). Consult factory for custom powder coat finishes.

MOUNTING

Fixture is fully assembled including pre-wired driver for easy installation. Mounts directly to surface using anchors and screws (supplied by others).

MAINTENANCE

Stainless steel requires regular cleaning and maintenance to prevent tarnishing or tea staining.

LISTING/WARRANTY

- ETL Listed to US and Canadian standards for wet locations.
- 5-Year Intense LED Limited Warranty





D-Series Size 2 LED Area Luminaire



Catalog Number	
Notes	
Type	PROVIDE 8FT W/ 3 SIDES

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

Introduction

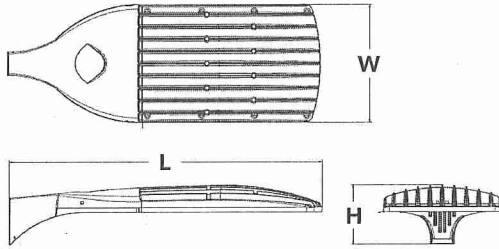
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

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. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

d^{series}

Specifications

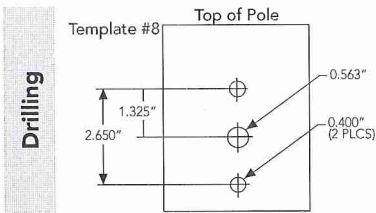
EPA:	2.0 ft ² (0.19 m ²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	39 lbs (17.7 kg)



Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)					
DSX2 LED	Forward optics	530 530 mA	30K 3000K	T1S Type I Short	MVOLT ³	Shipped included	Shipped installed	Shipped installed	DDBXD Dark bronze					
		700 700 mA	40K 4000K ²	T2S Type II Short	120 ³					SPA Square pole mounting	PER NEMA twist-lock receptacle only (no controls) ⁶	HS House-side shield ¹³	DBLXD Black	
		1000 1000 mA (1 A) ¹	50K 5000K	T2M Type II Medium	208 ³					RPA Round pole mounting	DMG 0-10V dimming driver (no controls) ⁷	WTB Utility terminal block ¹⁴	DNAXD Natural aluminum	
	80C 80 LEDs (four engine)	100C 100 LEDs (four engines)	1000 1000 mA (1 A) ¹	50K 5000K	T3S Type III Short	240 ³	WBA Wall bracket	DCR Dimmable and controllable via ROAM [®] (no controls) ⁸	SF Single fuse (120, 277, 347V) ¹⁵	DWHXD White				
					T3M Type III Medium	277 ³					SPUMBA Square pole universal mounting adaptor ⁹	DS Dual switching ^{9,10}	DF Double fuse (208, 240, 480V) ¹⁵	DDBTXD Textured dark bronze
					T4M Type IV Medium	347 ⁴								
	Rotated optics	80C 80 LEDs (four engines)	1000 1000 mA (1 A) ¹	50K 5000K	TFTM Forward Throw Medium	480 ⁴	BL30 Bi-level switched dimming, 30% ^{7,10,12}	BL50 Bi-level switched dimming, 50% ^{7,10,12}	TLS Tool-less entry trigger latch ¹⁶	DNATXD Textured natural aluminum				
					T5VS Type V Very Short						L90 Left rotated optics ¹	DWHGXD Textured white		
					T5S Type V Short								R90 Right rotated optics ¹	
					T5M Type V Medium									
					T5W Type V Wide									



Controls & Shields

DL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁷
DL1347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁷
DL1480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁷
SCU	Shorting cap ¹⁷
DSX2HS 80C U	House-side shield for 80 LED unit
DSX2HS 100C U	House-side shield for 100 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit [Lithonia Lighting's POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-330	AST35-490

- ### NOTES
- Available with 80 LEDs (80C option) only.
 - Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
 - MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
 - N/A DMG, BL30, BL50, WTB or TLS. Also, N/A 1000mA with DS or DCR.
 - Available as a separate combination accessory: PUMBA (finish) U.
 - Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
 - Not available with 347 or 480V.
 - Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Not available with 1000mA 347V or 1000mA 480V. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net. Not available with PIRH, DS, BL30, BL50, or TLS.
 - Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, PIRH or WTB. N/A 1000mA 347V or 1000mA 480V.
 - Requires an additional switched line.
 - Specifies the [SensorSwitch SBR-6-ODP](#) control; see [Motion Sensor Guide](#) for details. Dimming driver standard. Not available with DCR, DS, TLS or WTB.
 - Dimming driver standard. MVOLT only. Not available with DCR, TLS or WTB.
 - Also available as a separate accessory; see Accessories information.
 - WTB not available with BL30, BL50, DS, or PIRH. N/A 347v or 480v.
 - Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
 - With TLS option, the luminaire is no longer IP65 rated. Not available with BL30, BL50, DCR or PIRH. N/A 347v or 480v.
 - Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls. For 1000mA 347v or 480v PER, must order DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) as the receptacle is wired after the stepdown transformer.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 70 CRI)					50K (5000K, 67 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
					80C (80 LEDs)													
80C (80 LEDs)	700	80C 700-K	188W	T1S	16,714	3	0	3	89	17,647	3	0	3	94				
				T2S	17,233	3	0	3	92	18,196	3	0	3	97				
				T2M	16,839	3	0	3	90	17,779	3	0	3	95				
				T3S	16,818	3	0	3	89	17,757	3	0	3	94				
				T3M	16,970	3	0	4	90	17,918	3	0	4	95				
				T4M	17,201	3	0	4	91	18,162	3	0	4	97				
				TFTM	16,944	3	0	4	90	17,890	3	0	4	95				
				TSVS	17,899	5	0	1	95	18,899	5	0	1	101				
				T5S	18,032	4	0	2	96	19,039	4	0	2	101				
				T5M	18,063	5	0	3	96	19,072	5	0	3	101				
				TSW	17,798	5	0	3	95	18,792	5	0	3	100				
				1000														
				100C (100 LEDs)	700	100C 700-K	218W	T1S	22,771	3	0	3	83	24,137	3	0	3	88
								T2S	23,479	3	0	3	85	24,887	3	0	3	90
								T2M	22,941	3	0	3	83	24,317	3	0	3	88
T3S	22,912	3	0					3	83	24,287	3	0	3	88				
T3M	23,120	3	0					4	84	24,508	3	0	4	89				
T4M	23,435	3	0					4	85	24,841	3	0	4	90				
TFTM	23,084	3	0					4	84	24,469	3	0	4	89				
TSVS	24,386	5	0					1	89	25,849	5	0	1	94				
T5S	24,567	4	0					2	89	26,041	4	0	2	95				
T5M	24,610	5	0					3	89	26,086	5	0	3	95				
TSW	24,247	5	0					3	88	25,702	5	0	3	93				
700																		
100C (100 LEDs)	700	100C 700-K	218W					T1S	20,722	3	0	3	95	21,883	3	0	3	100
								T2S	21,366	3	0	3	98	22,563	3	0	3	103
								T2M	20,876	3	0	3	96	22,046	3	0	3	101
				T3S	20,850	3	0	3	96	22,019	3	0	3	101				
				T3M	21,039	3	0	4	97	22,219	3	0	4	102				
				T4M	21,326	3	0	4	98	22,521	3	0	4	103				
				TFTM	21,007	3	0	4	96	22,184	3	0	4	102				
				TSVS	22,191	5	0	1	102	23,435	5	0	1	108				
				T5S	22,356	4	0	2	103	23,609	4	0	2	108				
				T5M	22,395	5	0	3	103	23,650	5	0	3	108				
				TSW	22,065	5	0	3	101	23,302	5	0	3	107				

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	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.98

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX2 LED 80C 1000			
	1.0	0.95	0.92	0.88
	DSX2 LED 100C 700			
	1.0	0.98	0.97	0.95

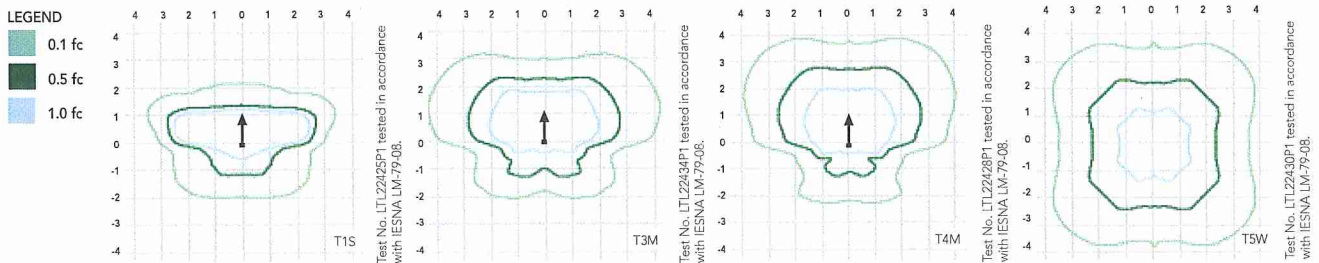
Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
80	530	142W	1.31	0.76	0.66	0.57	0.45	0.33
	700	188W	1.74	1.00	0.87	0.75	0.60	0.44
	1000	275W	2.55	1.47	1.27	1.10	0.88	0.64
100	530	175W	1.62	0.93	0.81	0.70	0.56	0.41
	700	218W	2.02	1.16	1.01	0.87	0.70	0.50

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Isfootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (2.0 ft²) for optimized pole wind loading.

FINISH

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

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000K (80 min. CRI), 4000K (70 min. CRI), or 5000K (65 min. CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 80 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L95/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

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 to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.





D-Series Size 1 LED Wall Luminaire



Catalog Number DSXW1-LED-10C-350-40K-T3S-MVOLT

Notes

Type **ZWI**

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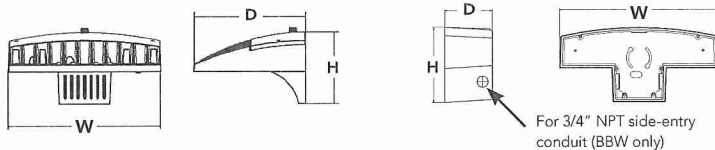
d#series

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

Series	Performance Package	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW1 LED	10C 350 40K ⁺ 20C 1000 40K ⁺	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ²	Shipped installed PE Photoelectric cell, button type ³ DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht ^{4,6} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{5,6} ELCW Emergency battery backup (includes external component enclosure) ⁷	Shipped installed SF Single fuse (120, 277V) ⁸ DF Double fuse (208, 240V) ⁸ HS House-side shield ⁹ SPD Separate surge protection ¹⁰ Shipped separately BSW Bird-deterrent spikes ⁹ WG Wire guard ⁹ VG Vandal guard ⁹	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240 or 277 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Specifies the Sensor Switch SBR-10-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard.
- Specifies the Sensor Switch SBR-6-QDP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard.
- Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
- Not compatible with conduit entry applications. Not available with BBW mounting option.
- Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- Also available as a separate accessory; see Accessories information.
- See the electrical section on page 2 for more details.

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



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 70 CRI)					50K (5000K, 65 CRI)																																																																																																																																																																																																																																																																																																																																																																																																																															
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW																																																																																																																																																																																																																																																																																																																																																																																																																											
					<table border="1"> <tr> <td rowspan="10">10C (10 LEDs)</td> <td rowspan="5">530</td> <td rowspan="5">10C 530--K</td> <td rowspan="5">20 W</td> <td>T2S</td><td>1724</td><td>1</td><td>0</td><td>1</td><td>86</td><td>1807</td><td>1</td><td>0</td><td>1</td><td>90</td> </tr> <tr> <td>T2M</td><td>1729</td><td>1</td><td>0</td><td>1</td><td>86</td><td>1812</td><td>1</td><td>0</td><td>1</td><td>91</td> </tr> <tr> <td>T3S</td><td>1709</td><td>1</td><td>0</td><td>1</td><td>85</td><td>1792</td><td>1</td><td>0</td><td>1</td><td>90</td> </tr> <tr> <td>T3M</td><td>1753</td><td>1</td><td>0</td><td>1</td><td>88</td><td>1838</td><td>1</td><td>0</td><td>1</td><td>92</td> </tr> <tr> <td>T4M</td><td>1753</td><td>1</td><td>0</td><td>1</td><td>88</td><td>1837</td><td>1</td><td>0</td><td>1</td><td>92</td> </tr> <tr> <td>TFTM</td><td>1766</td><td>1</td><td>0</td><td>1</td><td>88</td><td>1851</td><td>1</td><td>0</td><td>1</td><td>93</td> </tr> <tr> <td rowspan="5">700</td> <td rowspan="5">10C 700--K</td> <td rowspan="5">27 W</td> <td>T2S</td><td>2234</td><td>1</td><td>0</td><td>1</td><td>83</td><td>2341</td><td>1</td><td>0</td><td>1</td><td>87</td> </tr> <tr> <td>T2M</td><td>2241</td><td>1</td><td>0</td><td>1</td><td>83</td><td>2349</td><td>1</td><td>0</td><td>1</td><td>87</td> </tr> <tr> <td>T3S</td><td>2216</td><td>1</td><td>0</td><td>1</td><td>82</td><td>2322</td><td>1</td><td>0</td><td>1</td><td>86</td> </tr> <tr> <td>T3M</td><td>2272</td><td>1</td><td>0</td><td>1</td><td>84</td><td>2381</td><td>1</td><td>0</td><td>1</td><td>88</td> </tr> <tr> <td>T4M</td><td>2272</td><td>1</td><td>0</td><td>1</td><td>84</td><td>2381</td><td>1</td><td>0</td><td>1</td><td>88</td> </tr> <tr> <td>TFTM</td><td>2289</td><td>1</td><td>0</td><td>1</td><td>85</td><td>2399</td><td>1</td><td>0</td><td>1</td><td>89</td> </tr> <tr> <td rowspan="10">1000</td> <td rowspan="10">10C 1000--K</td> <td rowspan="10">40 W</td> <td>T2S</td><td>2992</td><td>1</td><td>0</td><td>1</td><td>75</td><td>3136</td><td>1</td><td>0</td><td>1</td><td>78</td> </tr> <tr> <td>T2M</td><td>3001</td><td>1</td><td>0</td><td>1</td><td>75</td><td>3146</td><td>1</td><td>0</td><td>1</td><td>79</td> </tr> <tr> <td>T3S</td><td>2967</td><td>1</td><td>0</td><td>1</td><td>74</td><td>3110</td><td>1</td><td>0</td><td>1</td><td>78</td> </tr> <tr> <td>T3M</td><td>3043</td><td>1</td><td>0</td><td>1</td><td>76</td><td>3189</td><td>1</td><td>0</td><td>1</td><td>80</td> </tr> <tr> <td>T4M</td><td>3043</td><td>1</td><td>0</td><td>1</td><td>76</td><td>3189</td><td>1</td><td>0</td><td>1</td><td>80</td> </tr> <tr> <td>TFTM</td><td>3066</td><td>1</td><td>0</td><td>1</td><td>77</td><td>3213</td><td>1</td><td>0</td><td>1</td><td>80</td> </tr> <tr> <td rowspan="5">20C (20 LEDs)</td> <td rowspan="5">530</td> <td rowspan="5">20C 530--K</td> <td rowspan="5">36 W</td> <td>T2S</td><td>3545</td><td>1</td><td>0</td><td>1</td><td>98</td><td>3715</td><td>1</td><td>0</td><td>1</td><td>103</td> </tr> <tr> <td>T2M</td><td>3556</td><td>1</td><td>0</td><td>1</td><td>99</td><td>3727</td><td>1</td><td>0</td><td>1</td><td>104</td> </tr> <tr> <td>T3S</td><td>3515</td><td>1</td><td>0</td><td>1</td><td>98</td><td>3685</td><td>1</td><td>0</td><td>1</td><td>102</td> </tr> <tr> <td>T3M</td><td>3606</td><td>1</td><td>0</td><td>2</td><td>100</td><td>3779</td><td>1</td><td>0</td><td>2</td><td>105</td> </tr> <tr> <td>T4M</td><td>3605</td><td>1</td><td>0</td><td>1</td><td>100</td><td>3779</td><td>1</td><td>0</td><td>1</td><td>105</td> </tr> <tr> <td>TFTM</td><td>3632</td><td>1</td><td>0</td><td>1</td><td>101</td><td>3807</td><td>1</td><td>0</td><td>1</td><td>106</td> </tr> <tr> <td rowspan="10">700</td> <td rowspan="10">20C 700--K</td> <td rowspan="10">47 W</td> <td>T2S</td><td>4357</td><td>1</td><td>0</td><td>1</td><td>93</td><td>4566</td><td>1</td><td>0</td><td>1</td><td>97</td> </tr> <tr> <td>T2M</td><td>4370</td><td>1</td><td>0</td><td>1</td><td>93</td><td>4580</td><td>1</td><td>0</td><td>1</td><td>97</td> </tr> <tr> <td>T3S</td><td>4320</td><td>1</td><td>0</td><td>1</td><td>92</td><td>4528</td><td>1</td><td>0</td><td>1</td><td>96</td> </tr> <tr> <td>T3M</td><td>4431</td><td>1</td><td>0</td><td>2</td><td>94</td><td>4644</td><td>1</td><td>0</td><td>2</td><td>99</td> </tr> <tr> <td>T4M</td><td>4430</td><td>1</td><td>0</td><td>1</td><td>94</td><td>4644</td><td>1</td><td>0</td><td>2</td><td>99</td> </tr> <tr> <td>TFTM</td><td>4464</td><td>1</td><td>0</td><td>1</td><td>95</td><td>4678</td><td>1</td><td>0</td><td>1</td><td>100</td> </tr> <tr> <td rowspan="5">1000</td> <td rowspan="5">20C 1000--K</td> <td rowspan="5">75 W</td> <td>T2S</td><td>5745</td><td>2</td><td>0</td><td>2</td><td>77</td><td>6020</td><td>2</td><td>0</td><td>2</td><td>80</td> </tr> <tr> <td>T2M</td><td>5763</td><td>1</td><td>0</td><td>2</td><td>77</td><td>6039</td><td>2</td><td>0</td><td>2</td><td>81</td> </tr> <tr> <td>T3S</td><td>5697</td><td>1</td><td>0</td><td>1</td><td>76</td><td>5970</td><td>1</td><td>0</td><td>2</td><td>80</td> </tr> <tr> <td>T3M</td><td>5843</td><td>1</td><td>0</td><td>2</td><td>78</td><td>6123</td><td>2</td><td>0</td><td>2</td><td>82</td> </tr> <tr> <td>T4M</td><td>5843</td><td>1</td><td>0</td><td>2</td><td>78</td><td>6123</td><td>1</td><td>0</td><td>2</td><td>82</td> </tr> <tr> <td>TFTM</td><td>5887</td><td>1</td><td>0</td><td>2</td><td>78</td><td>6169</td><td>1</td><td>0</td><td>2</td><td>82</td> </tr> </table>										10C (10 LEDs)	530	10C 530--K	20 W	T2S	1724	1	0	1	86	1807	1	0	1	90	T2M	1729	1	0	1	86	1812	1	0	1	91	T3S	1709	1	0	1	85	1792	1	0	1	90	T3M	1753	1	0	1	88	1838	1	0	1	92	T4M	1753	1	0	1	88	1837	1	0	1	92	TFTM	1766	1	0	1	88	1851	1	0	1	93	700	10C 700--K	27 W	T2S	2234	1	0	1	83	2341	1	0	1	87	T2M	2241	1	0	1	83	2349	1	0	1	87	T3S	2216	1	0	1	82	2322	1	0	1	86	T3M	2272	1	0	1	84	2381	1	0	1	88	T4M	2272	1	0	1	84	2381	1	0	1	88	TFTM	2289	1	0	1	85	2399	1	0	1	89	1000	10C 1000--K	40 W	T2S	2992	1	0	1	75	3136	1	0	1	78	T2M	3001	1	0	1	75	3146	1	0	1	79	T3S	2967	1	0	1	74	3110	1	0	1	78	T3M	3043	1	0	1	76	3189	1	0	1	80	T4M	3043	1	0	1	76	3189	1	0	1	80	TFTM	3066	1	0	1	77	3213	1	0	1	80	20C (20 LEDs)	530	20C 530--K	36 W	T2S	3545	1	0	1	98	3715	1	0	1	103	T2M	3556	1	0	1	99	3727	1	0	1	104	T3S	3515	1	0	1	98	3685	1	0	1	102	T3M	3606	1	0	2	100	3779	1	0	2	105	T4M	3605	1	0	1	100	3779	1	0	1	105	TFTM	3632	1	0	1	101	3807	1	0	1	106	700	20C 700--K	47 W	T2S	4357	1	0	1	93	4566	1	0	1	97	T2M	4370	1	0	1	93	4580	1	0	1	97	T3S	4320	1	0	1	92	4528	1	0	1	96	T3M	4431	1	0	2	94	4644	1	0	2	99	T4M	4430	1	0	1	94	4644	1	0	2	99	TFTM	4464	1	0	1	95	4678	1	0	1	100	1000	20C 1000--K	75 W	T2S	5745	2	0	2	77	6020	2	0	2	80	T2M	5763	1	0	2	77	6039	2	0	2	81	T3S	5697	1	0	1	76	5970	1	0	2	80	T3M	5843	1	0	2	78	6123	2	0	2	82	T4M	5843	1	0	2	78	6123	1	0	2	82	TFTM	5887	1	0	2	78
10C (10 LEDs)	530	10C 530--K	20 W	T2S	1724	1	0	1	86	1807	1	0	1	90																																																																																																																																																																																																																																																																																																																																																																																																																											
				T2M	1729	1	0	1	86	1812	1	0	1	91																																																																																																																																																																																																																																																																																																																																																																																																																											
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				T3M	1753	1	0	1	88	1838	1	0	1	92																																																																																																																																																																																																																																																																																																																																																																																																																											
				T4M	1753	1	0	1	88	1837	1	0	1	92																																																																																																																																																																																																																																																																																																																																																																																																																											
	TFTM	1766	1	0	1	88	1851	1	0	1	93																																																																																																																																																																																																																																																																																																																																																																																																																														
	700	10C 700--K	27 W	T2S	2234	1	0	1	83	2341	1	0	1	87																																																																																																																																																																																																																																																																																																																																																																																																																											
				T2M	2241	1	0	1	83	2349	1	0	1	87																																																																																																																																																																																																																																																																																																																																																																																																																											
				T3S	2216	1	0	1	82	2322	1	0	1	86																																																																																																																																																																																																																																																																																																																																																																																																																											
				T3M	2272	1	0	1	84	2381	1	0	1	88																																																																																																																																																																																																																																																																																																																																																																																																																											
T4M				2272	1	0	1	84	2381	1	0	1	88																																																																																																																																																																																																																																																																																																																																																																																																																												
TFTM	2289	1	0	1	85	2399	1	0	1	89																																																																																																																																																																																																																																																																																																																																																																																																																															
1000	10C 1000--K	40 W	T2S	2992	1	0	1	75	3136	1	0	1	78																																																																																																																																																																																																																																																																																																																																																																																																																												
			T2M	3001	1	0	1	75	3146	1	0	1	79																																																																																																																																																																																																																																																																																																																																																																																																																												
			T3S	2967	1	0	1	74	3110	1	0	1	78																																																																																																																																																																																																																																																																																																																																																																																																																												
			T3M	3043	1	0	1	76	3189	1	0	1	80																																																																																																																																																																																																																																																																																																																																																																																																																												
			T4M	3043	1	0	1	76	3189	1	0	1	80																																																																																																																																																																																																																																																																																																																																																																																																																												
			TFTM	3066	1	0	1	77	3213	1	0	1	80																																																																																																																																																																																																																																																																																																																																																																																																																												
			20C (20 LEDs)	530	20C 530--K	36 W	T2S	3545	1	0	1	98	3715	1	0	1	103																																																																																																																																																																																																																																																																																																																																																																																																																								
							T2M	3556	1	0	1	99	3727	1	0	1	104																																																																																																																																																																																																																																																																																																																																																																																																																								
							T3S	3515	1	0	1	98	3685	1	0	1	102																																																																																																																																																																																																																																																																																																																																																																																																																								
							T3M	3606	1	0	2	100	3779	1	0	2	105																																																																																																																																																																																																																																																																																																																																																																																																																								
T4M	3605	1					0	1	100	3779	1	0	1	105																																																																																																																																																																																																																																																																																																																																																																																																																											
TFTM	3632	1	0	1	101	3807	1	0	1	106																																																																																																																																																																																																																																																																																																																																																																																																																															
700	20C 700--K	47 W	T2S	4357	1	0	1	93	4566	1	0	1	97																																																																																																																																																																																																																																																																																																																																																																																																																												
			T2M	4370	1	0	1	93	4580	1	0	1	97																																																																																																																																																																																																																																																																																																																																																																																																																												
			T3S	4320	1	0	1	92	4528	1	0	1	96																																																																																																																																																																																																																																																																																																																																																																																																																												
			T3M	4431	1	0	2	94	4644	1	0	2	99																																																																																																																																																																																																																																																																																																																																																																																																																												
			T4M	4430	1	0	1	94	4644	1	0	2	99																																																																																																																																																																																																																																																																																																																																																																																																																												
			TFTM	4464	1	0	1	95	4678	1	0	1	100																																																																																																																																																																																																																																																																																																																																																																																																																												
			1000	20C 1000--K	75 W	T2S	5745	2	0	2	77	6020	2	0	2	80																																																																																																																																																																																																																																																																																																																																																																																																																									
						T2M	5763	1	0	2	77	6039	2	0	2	81																																																																																																																																																																																																																																																																																																																																																																																																																									
						T3S	5697	1	0	1	76	5970	1	0	2	80																																																																																																																																																																																																																																																																																																																																																																																																																									
						T3M	5843	1	0	2	78	6123	2	0	2	82																																																																																																																																																																																																																																																																																																																																																																																																																									
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TFTM	5887	1	0	2	78	6169	1	0	2	82																																																																																																																																																																																																																																																																																																																																																																																																																															

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	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	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

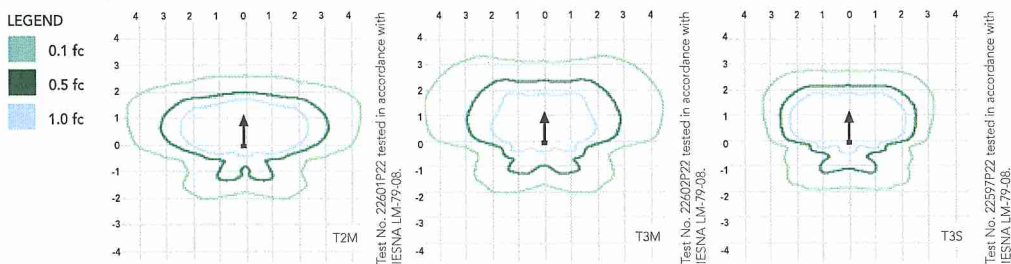
Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
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	25 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	-	-
	1000	75 W	0.69	0.40	0.35	0.30	-	-

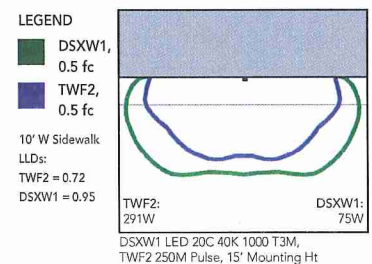
Photometric Diagrams

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.



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 3000K (80 min. CRI), 4000K (70 min. CRI) or 5000K (65 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.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

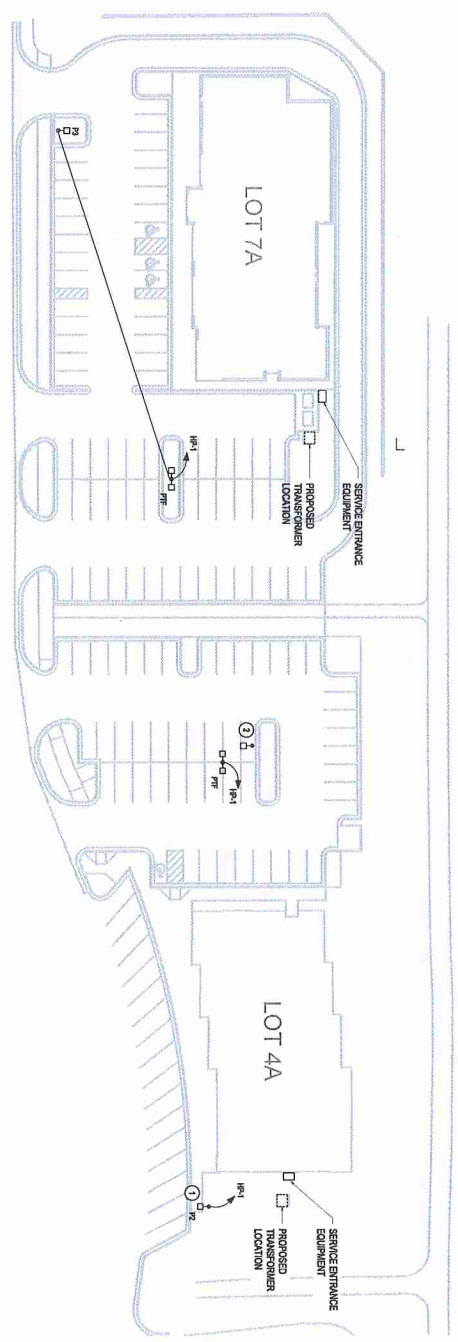


SHEET NOTES

1. REMOVE EXISTING SITE POLE AND PILING AND REPLACE WITH NEW POLE AND PILING AS SHOWN.
2. REMOVE EXISTING SITE POLE, PILING AND FOUNDATION.

INDICATED BY ①

LIGHTING FIXTURE SCHEDULE			
TYPE ID	MANUFACTURER MODEL NUMBER	FIXTURE DESCRIPTION	QUANTITY
PTF	LITHONIA #032 LED-300-200-48717-10001	LED EXTERIOR SITE FIXTURE BUS BUNDS OF 62 IN. C.O.M. 33 FOOT POLE	38 INCLUDING POLE SIZE
P3	LITHONIA #032 LED-300-200-48717-10001	LED EXTERIOR SITE FIXTURE BUS BUNDS OF 62 IN. C.O.M. 33 FOOT POLE	38 INCLUDING POLE SIZE



1 SITE ELECTRICAL PLAN
SCALE: 1"=30'

WORK TO DATE - APPROX. 35% (NOT FOR CONSTRUCTION)

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04.07.2023
2	REVISED	04.07.2023
3	REVISED	04.07.2023

DATE: 04.07.2023
TIME: 04:00 PM
BY: [Signature]
CHECKED BY: [Signature]

PROJECT: RETAIL CENTER
SHEET: 4-E1.01

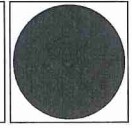
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JL Properties, Inc.
Retail Center
C Street & 104th Ave.

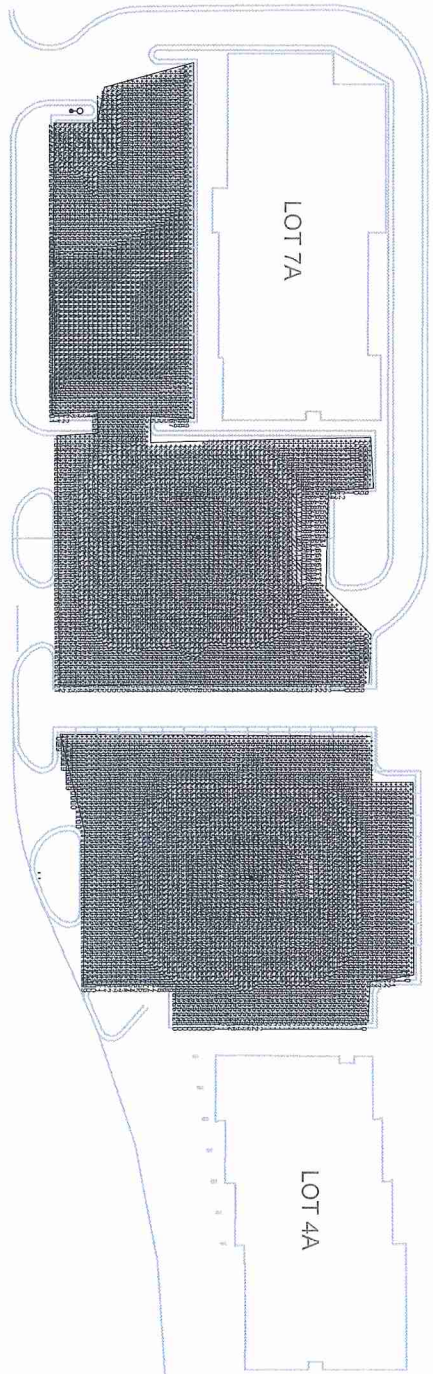
spark design, llc

T3 ALASKA LLC
Mechanical & Electrical Engineering

3450 C STREET, SUITE 200
ANCHORAGE, ALASKA 99503
PHONE: 907.562.2222
WWW.SPARKDESIGNLLC.COM



Statistical	Length	Area	Perimeter	Volume
Lot 7A	220'	4,876	1,024'	4,876
Lot 4A	220'	4,876	1,024'	4,876
Total	440'	9,752	2,048'	9,752



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'

EXTERIOR ILLUMINATION SUMMARY

CALCULATION PROCEDURE: PREScriptive - OUTLETS AND SPACES AREA		DESIGNED PERFORMANCE LEVEL 1	
LIGHTING ZONE DETERMINATION	LD	MINIMUM ILLUMINATION LEVEL	5 f.c.
ALLOWED TOTAL LUMENS PER SQ FT	9.0	AVERAGE ILLUMINATION LEVEL	8 f.c.
INTERSECTION SURFACE AREA	87,200 SQ FT	UNIFORMITY RATION (MAXIMUM)	0.8:1
INTERSECTION ALLOWANCE (90% SW)	1,300 SQ FT	UNIFORMITY RATION (MINIMUM)	0.6:1
TOTAL ALLOWED INTERSECTION SURFACE AREA	88,500 SQ FT	TOTAL DESIGNED INITIAL LUMENS	702,000 LM
TOTAL ALLOWED INITIAL LUMENS	88,500 LM		
LIGHT FIXTURE TYPE	P1	LIGHT FIXTURE TYPE	P1
MAXIMUM ALLOWED MOUNTING RATING	B1	SPECIFIED MOUNTING RATING	B2
MAXIMUM ALLOWED MOUNTING RATING	U1	SPECIFIED MOUNTING RATING	U1
MAXIMUM ALLOWED SHIELD RATING	C1	SPECIFIED SHIELD RATING	C1
MAXIMUM ALLOWED SHIELD RATING	C2	SPECIFIED SHIELD RATING	C1

1. SYSTEMS ARE DESIGNED TO MAINTAIN SAME LUMENS PER SQ FT OF INITIAL SURFACE AREA AND RESPECTIVE MOUNTING RATING
2. INTERSECTION SURFACE AREA WITH THE RESOURCES FOR THE INITIAL SURFACE AREA AND RESPECTIVE MOUNTING RATING
3. SYSTEMS ARE DESIGNED TO MAINTAIN SAME LUMENS PER SQ FT OF INITIAL SURFACE AREA AND RESPECTIVE MOUNTING RATING
DATE: 12/20/18

WORK TO DATE - APPROX. 35% (NOT FOR CONSTRUCTION)

4-E1.02

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PROJECT: JL Properties, Inc. Retail Center
DATE: 08/20/2018
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 20'

JL Properties, Inc.
Retail Center
C Street & 104th Ave.

spark design, llc

T3 ALASKA LLC
Mechanical & Electrical Engineering

303 South Central Expressway
Anchorage, Alaska 99503
907.562.1234



MUNICIPALITY OF ANCHORAGE



Community Development Department
Planning Division

Phone: 907-343-7901
Fax: 907-343-7927

Mayor Dan Sullivan

August 12, 2015

Michelle Ritter
4041 B Street
Anchorage, AK 99503

Re: Frag Lots 4A, 5A, 7A, Tract A, Anchorage Village Subdivision

Dear Michelle:

The Planning Division has reviewed your application in accordance with Anchorage Municipal Code and found that it cannot be accepted for processing for the following reason(s):

The application is missing the following item(s):

- ✓ Dimension the parking lot to include parking spaces and drive aisles on site plans.
- ✓ Dimension the walkways.
- ✓ Show vehicle circulation (arrows).
- ✓ Label Lot 7 on bldg. footprint on sheet L1.
- ✓ Provide 11 x 17 copy of landscape plan – may need to shift planting details and plant schedule to 2nd sheet to make plant symbols legible on plans.
- Label sign locations.
- Provide dumpster screening details.
- ✓ Concrete pattern missing from sheet L1 for south side curve in walkway – pattern shows on civil sheet.
- ✓ Indicate snow storage space or alternative strategy.
- Indicate loading berths on site plans.
- ✓ Watershed sign-off form – was this submitted earlier for previous reviews at this location?

In order to be accepted for processing, the application deficiency/ies must be corrected. Please bring additional or corrected items to the Planning Division, or call the Division at 343-7931 to arrange for a pre-application conference or to ask any questions.

Sincerely,

Current Planning Section
PLANNING DIVISION

Cc:

Ferguson, Sharon D.

From: Ferguson, Sharon D.
Sent: Wednesday, August 12, 2015 11:52 AM
To: Ritter, Michelle
Subject: Frag Lots 4A, 5A, and 7A

Attachments: 2015-0097 Target Frag Lots 4A, 5A, & 7A.doc

Hi Michelle,

Please see the attached.



2015-0097
et Frag Lots 4

Sharon Ferguson
Senior Planner
Planning Division
Municipality of Anchorage
fergusonsd@muni.org
907 343-7938

Application Checklist for Administrative Site Plan Review

Date Submitted: 8-11-15 for AIC Review on 8-12-15

Case Number: 2015-0097

Case Name: 100th + C Pads, LLC - Admin SPR (south Target outlots 4A, 5A, 7A)

- Code Choice Form
- Pre-application meeting held if Class A or B wetlands are within or adjacent to application area?
Date: 7/27/15
- Signed application
- Letter of authorization (if needed)
- Watershed sign-off form *?*
- Special limitations of underlying zoning (if any)
- Narrative explaining: the project planning objectives analysis of site plan review standards
- Site plan(s): to scale? dimensioned?
 - building footprints parking areas grading vehicle circulation and driveways
 - pedestrian facilities lighting landscaping fences loading facilities
 - required open space drainage snow storage area or alternative strategy
 - trash receptacle location trash receptacle screening detail freestanding sign location(s)
 - easements significant natural features project location
- Building plans: to scale? dimensioned?
 - floor plans building elevations exterior colors and textures

*dumpster
screening
details*

site plans:

dimension the parking spaces & walkways

*show frag show circulation routes drive aisles
label lot 7 on bldg. footprint for sheet L1*

submit 11/17 landscape plans

*lot 7 curve of walkway - no concrete
on landscape plan pattern*

label id sign locations

Application Complete Application Incomplete

Signed: ST Ferguson

Date: 8/12/15