

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 04/11/2017
Agenda Item: 4

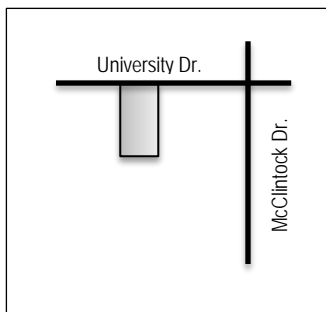
ACTION: Request for Development Plan Review consisting of a new drive-through coffee shop for THE HUMAN BEAN, located at 1765 East University Drive. The applicant is Mark Abel Architects P.C.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: THE HUMAN BEAN (PL170025) is a proposed 546 square-foot drive-through coffee shop within the existing McClintock Crossing shopping center. The request includes the following:

1. Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Legacy Funding IV, LLC
Applicant	Mark Abel, Mark Abel Architects P.C.
Zoning District	PCC-1 (Planned Commercial Center, Neighborhood)
Gross / Net site area	.73 acres
Total Building Area	546 s.f.
Lot Coverage	1.72% (50% maximum allowed)
Building Height	21'-6" (35' maximum allowed)
Building Setbacks	94'-1" front, 34'-6" west side, 73'-9" east side, 130'-3" rear (0', 30', 30', 30' min.)
Landscape area	47% (15% minimum required)
Vehicle Parking	3 spaces (2 min. required, 3 max allowed)
Bicycle Parking	6 spaces (0 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located on the south side of University Drive, approximately 470 feet west of McClintock Drive, and is within the PCC-1 zoning district. The site is surrounded on the south and west by apartments and to the east by the remainder of the McClintock Crossing shopping center. To the north, across University, is the Arizona Public Service (APS) Ocotillo Power Plant.

The applicant is requesting that the Development Review Commission approve a Development Plan Review for a single-story, 546 s.f. drive-through coffee shop. The project does not include an inside seating area or an outside patio.

PUBLIC INPUT

A neighborhood meeting was not required for this request. As of the completion of this report, staff has not received public input.

PROJECT ANALYSIS

CHARACTER AREA PLAN

This site is located within the boundaries of the Apache Character Area Plan. The plan encourages projects that recognize the diversity of the community, are unique, provide appropriate transitions between existing neighborhoods and new developments, engage pedestrians, and create destinations through mixed-use design and public amenities. The proposed development will comply with the following Character Area principles:

- *Landscape Treatments:* plans incorporate plants listed in the Historic Plant Palette, including Chinese Evergreen Elm and Sweet Acacia.
- *Shade:* buildings incorporate metal shade canopies above the walk-up and drive-through windows. The west-facing pick-up window is also shaded by a grouping of trees to shade the drive-through lane and asphalt.
- *Streetscapes:* The University Drive right-of-way permits pedestrian, bicyclist, transit and motorist use; detached sidewalk zone along University separates vehicle/pedestrian traffic and complies with minimum 8-foot sidewalk requirement along the arterial street. A utility pole and overhead power lines adjacent to University prevent trees from being installed in the landscape strip between the curb and sidewalk. An electrical easement on the north side of the property prevents trees from being located within eleven feet of the sidewalk, but shade trees are located just south of the easement to encourage a more comfortable environment in the right-of-way.

DEVELOPMENT PLAN REVIEW

Site Plan

The plan depicts a drive-through coffee shop on the west end of the existing McClintock Crossing shopping center. The building has pick-up windows and bypass lanes on both the west and east sides. Vehicular access to the site is provided by an existing driveway on University Drive. A pedestrian path delineated with stamped concrete is provided from University Drive to a walk-up window on the north side of the building.

Building Elevations

The building will be pre-manufactured and finished with sand textured E.I.F.S. and a three-foot high base of stone veneer. Paint colors are Coffee Bean (chocolate brown) and Dormer Brown (tan). Metal canopies over the drive-through and walk-up windows have a clear aluminum finish. The Service Entrance Section (S.E.S.) will be recessed into the south (rear) wall.

Landscape Plan

The project incorporates Chinese Evergreen Elm and Sweet Acacia trees, which exist elsewhere in the shopping center and are included in the Apache Character Area Plan's Historic Plant Palette.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape; the drive-through building is relatively small in relation to the other buildings in the center and has a significant setback from the street.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; canopies are provided over drive-through and walk-up pick-up windows. A significant number of trees are provided around the parking lot, drive-through lanes, and perimeter of the project to provide shade for energy consumption and human comfort.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials are acceptable for the use and location of the building.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building and landscaping are appropriate, relative to the site and surroundings.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; building design consists of a well-defined base and top. Variation is provided in wall planes, materials, and colors to relieve monotony.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; architectural details are appropriate to the scale and context of the development. Design elements include stone veneer, pop-outs at columns, and shade canopies at windows.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the plans provide for a direct path from the public right-of-way to the building and the other buildings within the project.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular and pedestrian circulation routes are identified and delineated from each other where they cross paths.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project, identifying pedestrian paths to the building.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; not applicable*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All lighting will comply with code requirements.*

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Development shall be in substantial conformance with the site plan, building elevations, and landscape plan received March 23, 2017 (dated February 12, 2017). Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. Any service yard and mechanical (cooling tower/generator) yard walls shall be at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
3. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
4. Maintain the existing upgraded paving at the University Drive driveway.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

7. The materials and colors are approved as presented:
 - Primary Building – sand finish stucco – Sherwin Williams – Coffee Bean SW-29065
 - Secondary Building - sand finish stucco – Sherwin Williams – Dormer Brown SW-7521
 - Cultured stone veneer – Eldorado Ledgestone – Mountain Sierra
 - Cornice – EIFS sand finish – Sherwin Williams – Coffee Bean SW-29065
 - Metal cap flashing – Sherwin Williams – Coffee Bean SW-29065
 - Canopies – clear aluminum finish
 - Window frames - clear aluminum finish

Additions or modifications may be submitted for review during building plan check process.

8. If secure roof access is provided, it shall be from the interior of the building. Roof access may not be exposed to public view.
9. Conceal roof drainage system within the interior of the building.
10. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
11. Per the elevations, locate the electrical service entrance section (S.E.S.) inside the building.

Landscape

12. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.

13. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
14. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
15. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address Numerals

16. Provide address sign on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.

- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.

ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

June 6, 1996

City Council approved the following:

1. A General Plan Amendment from Mixed-Use to Residential on 22.25 acres and from Mixed-Use to Retail on 4.87 acres.
2. A zoning change from I-2 to R-3 on 22.25 acres and to PCC-1 on 4.87 acres.
3. A General Plan of Development for Jefferson Commons Shopping Center (now McClintock Crossing), consisting of 4.87 acres and including a Use Permit for a convenience store with

gasoline pumps and two variances.

- December 18, 1977 City Council approved an Amended General Plan of Development for McClintock Crossing and a Final Plan of Development for Phase I and Phase II, including two variances.
- April 30, 1998 City Council approved a Final Subdivision Plat for University and McClintock Crossing consisting of four parcels.
- March 18, 1999 City Council approved an Amended General and Final Plan of Development for a one-story 22,140 s.f. retail/restaurant building.
- June 8, 2000 City Council re-approved an Amended General and Final Plan of Development for Parcel 4, consisting of a 2,250 s.f. restaurant and 19,890 s.f. of retail space on 2.15 acres.
- December 19, 2002 City Council approved the request for a 3rd Amended General Plan of Development for McClintock Crossing and a Final Plan of Development for Wienerschnitzel Hot Dog Restaurant consisting of 2,880 s.f. building and a Use Permit for a 600 s.f. outdoor patio.
- January 8, 2004 City Council approved an Amended General Plan of Development for McClintock Crossing and a Final Plan of Development for Firestone Tires, including a Use Permit for a tire and auto service store, located at 1775 East University Drive.
- January 5, 2005 City Council approved a replat of Lot 4 of University and McClintock Crossing.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE

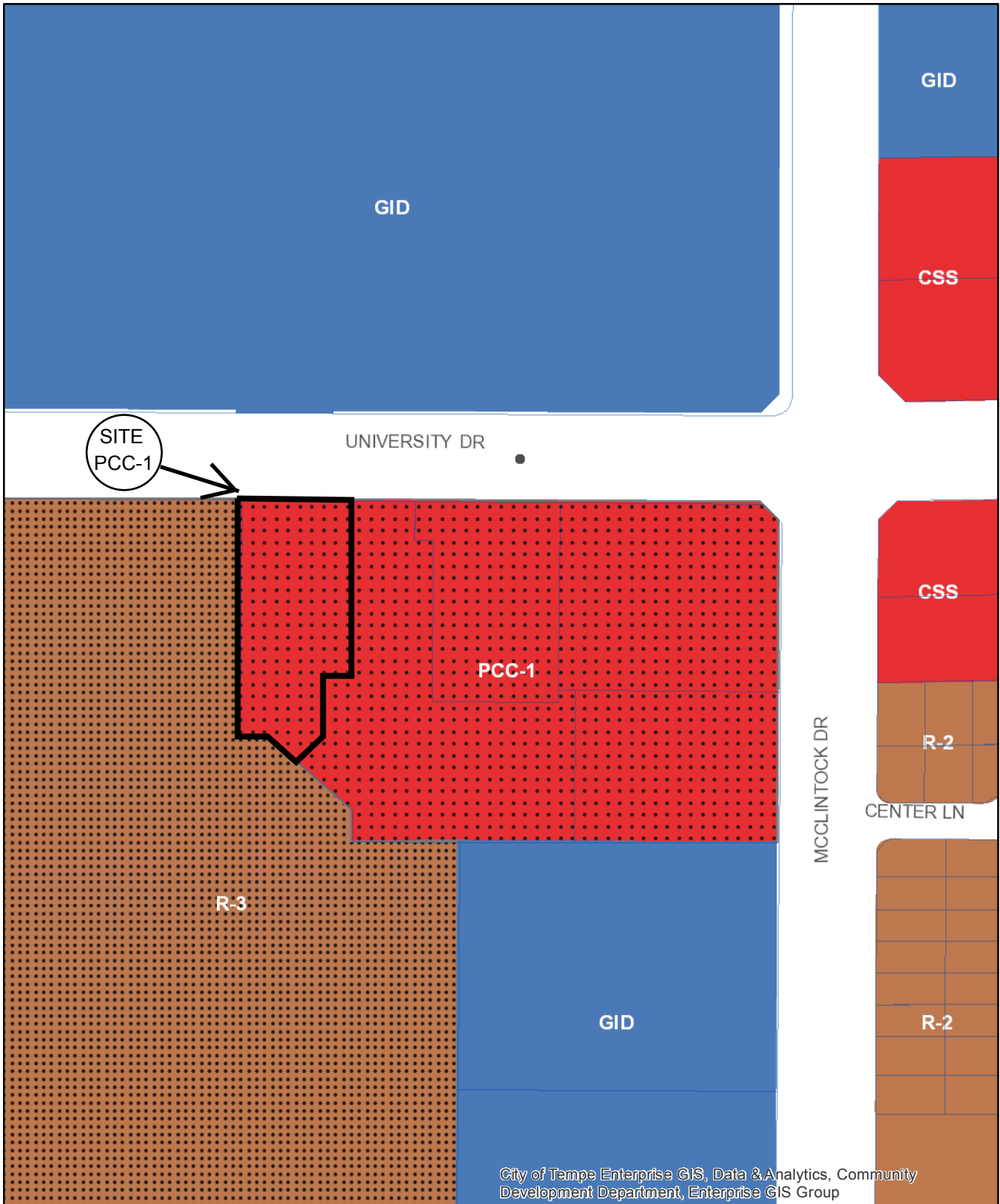
for
HUMAN BEAN
(PL170025)

ATTACHMENTS:






1. Location Map
2. Aerial
- 3-6. Letter of Explanation
7. Aerial context with site plan overlay
8. Mater Site Plan
9. Site Plan
- 10-11. Site Plan Details
12. Landscape Plan
13. Blackline Building Elevations
14. Colored Building Elevations
15. Floor Plan & Building Sections
- 16-17. Colored Renderings
18. Material Sample Board
- 19-21. Light Fixtures
- 22-30. Site Context Photos

THE HUMAN BEAN

PL 170025



City of Tempe Enterprise GIS, Data & Analytics, Community Development Department, Enterprise GIS Group

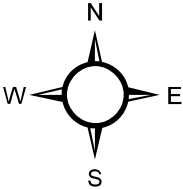
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|  General Industrial District (GID) |  Multi-Family Residential (R-2) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Limited (R-3) |
|  Planned Commercial Center Neighborhood (PCC-1) | |

THE HUMAN BEAN

PL 170025



Aerial Map





**NARRATIVE REQUEST:
DEVELOPMENT PLAN REVIEW APPROVAL**

February 28, 2017

**PROJECT: THE HUMAN BEAN COFFEE SHOP
SWC UNIVERSITY DRIVE & McCLINTOCK DRIVE, TEMPE, ARIZONA 85281**

Project Description:

The Human Bean Coffee Shop proposes to develop a new Drive-up Kiosk for coffee sales to be located at the SWC of University Drive and McClintock Drive, Tempe, Arizona. Scope of work shall include new building and related site improvements to develop Parcel 4B at University and McClintock Crossings. The proposed Human Bean building area will be approximately 546 S.F.

Hours of sales operations are from 5:30 am until close at 11:00 pm, with extended hours for occasional special events and holidays. The store will be operated with two employees during a typical work shift.

The property will be developed by H&L Development LLC with home offices in Medford Oregon. The following is submitted for review and consideration:

Site Design:

The subject property is located at the West end of McClintock Crossings, West of McDonalds, fronting directly on University Drive. Property Zoning is existing PCC-1, which allows Restaurant and Retail uses. The site is configured for double drive through sales on both sides of the kiosk building. The project will also integrate sales for walk-up customers. Parking is located on the East side of the site with convenient access for employees and walk-up customers. Vehicular access to the site is afforded by an existing curb-cut on University Drive, and, via cross access with the retail center.

Street frontage improvements will include a masonry screen wall and landscape planting to match existing adjacent improvements. On-site water retention will be accommodated by an existing retention basin which is located on the south end of the site, adjacent to the Auto Werks building.

Required parking is satisfied with 3 on-site spaces. The proposed design integrates one accessible parking space and a pedestrian walkway which connects to the public way. The refuse enclosure is located East of the behind with screening provided by six foot masonry screen walls and opaque metal gates.

M A R K A B E L A R C H I T E C T S P. C.
1 6 2 3 E A S T W I N D J A M M E R W A Y , T E M P E , A R I Z O N A 8 5 2 8 3 4 8 0 - 8 3 8 - 3 3 7 4

Building Architecture:

The proposed building design is intended to integrate with the Southwestern Sonoran desert region of Tempe. Additionally the proposed architecture seeks to integrate within the eclectic context of the surrounding commercial buildings while making its own architectural statement. The following design elements are chosen to unify the proposed building within the context of the surrounding natural environment and the existing constructed developments.

1. Rusticated horizontal stone wainscot with grouted joints.
2. Integrated vertical elements for variegated building massing and scale.
3. Compatible finish selections including harmonious colors and materials.
4. Compatible composition of building massing and material articulations.
5. Compatible landscape palate and planting designs.

Pre-Manufactured Building:

This project proposes to integrate a pre-manufactured building which will be approved for use at this site under regulation requirements as required by Tempe and the State of Arizona.

City of Tempe Zoning and Development Code criteria, Section 6-306D:

The proposed project complies with applicable Zoning and Development Code criteria as follows:

- 1) Building placement, form and articulation, provides variety in the University Drive streetscape. Said variety is achieved by installation of the proposed building as well as proposed site improvements which will articulate the current open dirt lot.
- 2) Building design, orientation and landscape will mitigate heat gain/retention while providing shade for energy conservation and human comfort. Said goals are achieved through use of canopies which are located over building window openings. Additionally the site is landscaped in order to provide heat absorbing organic material and shade to the current open dirt lot.
- 3) Construction materials are of superior quality, providing detail which is appropriate to this project location while complementing the existing natural and constructed environments. Said materials include stone wainscot with grouted joints, painted ferrous metals, stucco wall finish material, and, aluminum storefront with 1" insulated low 'E' clear glazing.
- 4) Proposed building structure and site improvements are appropriately scaled relative to the existing site and surroundings which include a variety of building size and massing as well as open space between buildings. The proposed building size and height is similar to that of other structures within the surrounding constructed environment.

City of Tempe Zoning and Development Code criteria, Section 6-306D:

- 5) The proposed building is appropriately articulated to create a sense of movement in order to achieve a well-defined base and top while featuring an enhanced pedestrian experience at and near the street level. Movement is achieved through implementation of stepped building parapet walls and cantilevered canopy elements. Building 'base' definition is achieved with stone wainscot. Building 'top' is achieved with a defined parapet cornice. Pedestrian experience is enhanced through definition of pick-up window openings with shade canopies.
- 6) Building facades provide architectural detail and interest overall with visibility at street level, in particular. Special treatment is given to windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm. Said goals are achieved as follows: Interest and visibility is achieved through implementation of stepped building parapet walls and cantilevered canopy elements. Special treatment of window openings is achieved through integration of shade canopies and high quality aluminum material accentuation. Pedestrian walkways are accentuated with stamped concrete finish to match that of the existing site. Additionally pathways are broken up in terms of direction, landscape features and related shade, color in order to add variety and interest for users.
- 7) Project design takes into account pleasant and convenient access to multi-modal transportation options including the following: Convenient parking for vehicles, two drive options for vehicles, accessible pedestrian access, bicycle parking, close proximity to bus drop off/pick-up stop and future access to light rail users.
- 8) Vehicle circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Said conflict minimization is achieved by segregation of drive thru lanes and parking, and, segregation via use of raised curbs and curb ramps for pedestrian users, as well as segregated parking for bicycle parking.
- 9) Project design promote crime prevention through environmental design principles including territoriality, natural surveillance, access control while actively supporting maintenance. Said goals are achieved through required maintenance and 'clear view' landscape design and placement, as well as building location and entry placement. Additionally energy efficient LED site lighting promotes safety and territoriality via high lumen achievement at building entry points, vehicle drive lanes, pedestrian walk-ways, trash enclosure and related building service access.
- 10) Landscape accents and provides delineation from parking, building, driveways and pathways. Said goals are achieved through use of planting material accents including color, form, plant size and type as well as shade articulation.

City of Tempe Zoning and Development Code criteria, Section 6-306D:

- 11) Building and site signage is designed for compatibility with building size and massing in order to provide compatibility with building design and colors. Additionally sign placement is strategically located for visibility and convenience of business customers and related business service providers.
- 12) Lighting is compatible with the proposed building and site as well as adjacent buildings and sites and does not create negative effects. Said goals are achieved by selection of similar light fixtures and installation heights to that of adjacent sites and buildings. Additionally all proposed lighting is properly shielded in order to prevent light pollution escaping beyond defined property lines.

Request Justification:

Based on the above description it is proposed that approval of this submittal, for Building Design and Site Plan Design Approval will not adversely impact the surrounding property owners or the adjacent property users in any significant way. Your consideration of this request is very much appreciated.

Refer to submittal exhibits for detailed design presentation.
Your consideration of this proposal is very much appreciated.

Submitted by:

A handwritten signature in black ink, appearing to be 'MA', enclosed within a circular scribble.

Mark Abel, Principal
Mark Abel Architects, P.C.

MA/ma



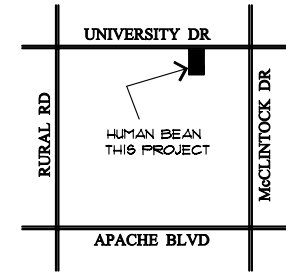
AERIAL CONTEXT WITH SITE PLAN OVERLAY



1" = 30'-0"

ATTACHMENT 7

**THE HUMAN BEAN
McCLINTOCK CROSSING
PARCEL 4B**



VICINITY MAP
NO SCALE

THE HUMAN BEAN

HUMAN BEAN COFFEE SHOP
McCLINTOCK CROSSING LOT 5
SVC UNIVERSITY & McCLINTOCK
1785 EAST UNIVERSITY DRIVE
TEMPE, ARIZONA 85281

REVISIONS:	

TITLE: **AERIAL CONTEXT
SITE OVERLAY**

JOB NO. **1809**

DATE: **2 / 12 / 17**

SHEET NO.: **A0.1**



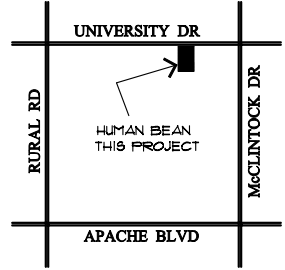
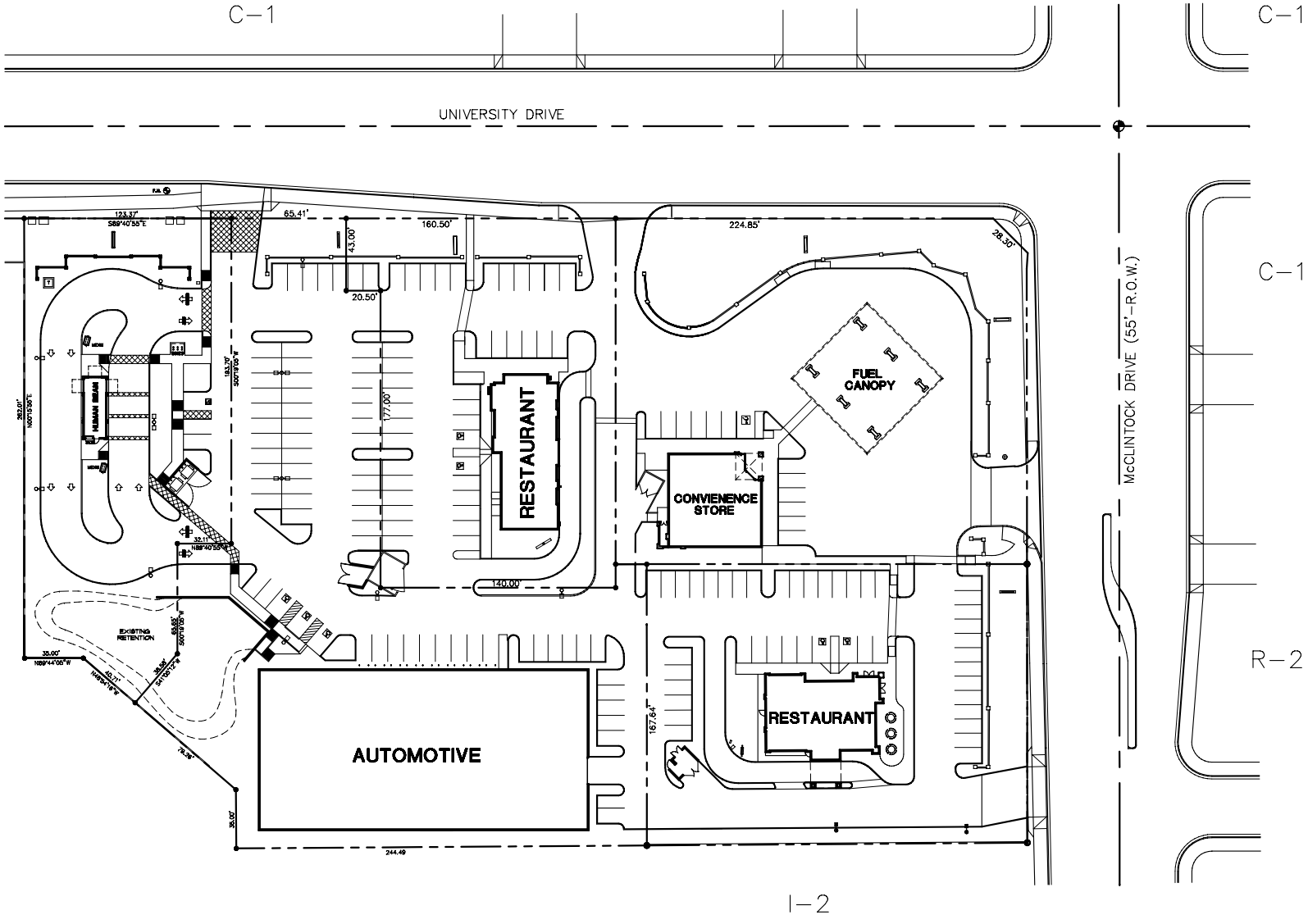
MARK ABEL ARCHITECTS P.C.
1623 EAST WINDJAMMER WAY, TEMPE, ARIZONA 85283 (480) 838-3374 FAX (888) 442-4297



**THE HUMAN BEAN
McCLINTOCK CROSSING
PARCEL 4B**



MARK ABEL ARCHITECTS P.C.
1623 EAST WINDJAMMER WAY, TEMPE, ARIZONA 85283 (480) 838-3374 FAX (888) 442-4297



VICINITY MAP
NORTH
NO SCALE

THE HUMAN BEAN

HUMAN BEAN COFFEE SHOP
McCLINTOCK CROSSING LOT 5
SWC UNIVERSITY & McCLINTOCK
1765 EAST UNIVERSITY DRIVE
TEMPE, ARIZONA 85281

REVISIONS:	

TITLE	MASTER SITE PLAN
JOB NO.	1609
DATE	2 / 12 / 17
SHEET NO.	A0.2

**McCLINTOCK CROSSING
MASTER SITE PLAN**



UNIVERSITY DRIVE

THE HUMAN BEAN McCLINTOCK CROSSING PARCEL 4B 1765 EAST UNIVERSITY DRIVE

PROJECT DATA:

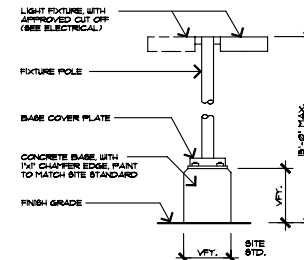
PROJECT:	HUMAN BEAN COFFEE SHOP (W/ DRIVE-THRU USE)
LOCATION:	SW/C UNIVERSITY DRIVE & McCLINTOCK DRIVE 1765 EAST UNIVERSITY DRIVE TEMPE, ARIZONA 85283
ZONING:	PCC-1 (PLANNED COMMERCIAL CENTER)
CODE:	2012 I.B.C. / 2012 I.M.C. / 2012 I.F.C. 2012 I.P.C. / 2011 N.E.C. / 2012 I.E.C.C. / 2010 A.D.A. / 2012 [INTERNATIONAL] (CITY OF TEMPE AMENDMENTS)
CONST. TYPE:	V - B (NOT SPRINKLED)
OCCUPANCY:	A - 2 (RESTAURANT)
OCCUPANCY LOAD:	KITCHEN 546 G.S.F. / 200 = 03 TOTAL 500 = 03
AREA:	SITE (NET) ± 31668 N.S.F. (0.127 ACRES) BUILDING: 546 G.S.F. LANDSCAPE: ± 14890 N.S.F.
BUILDING COVERAGE:	PROPOSED: (546 G.S.F. / 31668 N.S.F.) = 0.017 % MAXIMUM ALLOWED: 50.0 %
LANDSCAPE COVERAGE:	PROPOSED: (14890 N.S.F. / 31668 N.S.F.) = 47.0 % MINIMUM REQUIRED: 15.0 %
QUEING LANE:	± 26' (13 CARS)
BLDG. HEIGHT:	PROPOSED: 21'-6" MAXIMUM ALLOWED: 35' (ABOVE STREET CURB ELEVATION AT UNIVERSITY)
BUILDING SETBACKS:	FRONT PROVIDED: 94'-1" MIN. REQ'D = 00' REAR PROVIDED: 130'-3" MIN. REQ'D = 30' W. SIDE PROVIDED: 34'-6" MIN. REQ'D = 30' E. SIDE PROVIDED: 13'-9" MIN. REQ'D = 30'
VEHICLE PARKING REQUIRED:	BUILDING AREA (546 G.S.F./3000) = 02 SPACES TOTAL: 02 SPACES
VEHICLE PARKING PROVIDED:	STANDARD (ON SITE) 02 SPACES ACCESSIBLE (ON SITE) 01 SPACES TOTAL: 03 SPACES
BICYCLE PARKING REQUIRED:	BUILDING AREA (546 G.S.F./1500) = 00 SPACES TOTAL: 06 SPACES

KEYNOTES:

1. ASPHALT PAVING AND CONCRETE CURBS, (SEE CIVIL FOR LISTS OF EXISTING TO REMAIN AND NEW.) PROVIDE PAINT STRIPING AND GRAPHIC SYMBOLS, AS INDICATED, (SEE STANDARD SITE DETAILS).
2. PROPOSED MONUMENT SIGN UNDER SEPARATE PERMIT.
3. MATCHING INDICATES STAMPED CONCRETE FINISH TO MATCH CENTER STANDARD, (TRAFFIC CALMING DEVICE). PROPOSED TRANSFORMER LOCATION.
4. PLANTING AREA, TYPICAL, (SEE CIVIL & LANDSCAPE).
5. SCREEN WALL TO MATCH EXISTING, (SEE SITE DETAILS).
6. PROPOSED LOCATION DRIVE-THRU MENU SIGN UNDER SEPARATE REVIEW AND PERMIT.
7. SIDEWALKS AND RAMP SLABS, 4" CONCRETE OVER 4" COMPACTED ABC FILL, (SEE CIVIL).
8. BICYCLE PARKING RACK, (SEE STANDARD SITE DETAILS).
9. REMOVE ENCLOSURE PER CITY OF TEMPE DESIGN STANDARD, (SEE STANDARD SITE DETAILS).
10. LIGHT FIXTURE STANDARD TYP. (SEE SITE DETAILS & ELECT).
11. ACCESSIBLE CURB RAMP TYPICAL, (SEE SITE DETAILS, SLOPE CRITERIA AND CIVIL).
12. EXISTING APPROVED CURB-CUT TO REMAIN, (SEE CIVIL).
13. ACCESSIBLE PARKING SPACE WITH CURB RAMP AND SIGN POSTING, (SEE STANDARD SITE DETAILS).
14. ACCESSIBILITY ROUTE WITH STAMPED CONCRETE FINISH 8'-0" WIDTH TYPICAL UNO, (SEE SITE DETAILS, SLOPE CRITERIA).
15. DASHED LINE INDICATES FIRE TRUCK LANE TURNING RADIUS PER C.O.T. DESIGN STANDARDS.
16. EXISTING APPROVED SITE IMPROVEMENTS, TYPICAL, SIDEWALKS AND RAMP EXTENSION, CONSTRUCT W/ INTEGRAL COLOR CONCRETE FINISH TO MATCH EXISTING.
17. EXISTING MASONRY WALL TO REMAIN, (+/- 1'-4" HEIGHT).
18. EXISTING SIGN TO REMAIN, TO BE RELOCATED TO THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS SHALL BE AS SPECIFIED, (SEE ELECTRICAL).
19. EXISTING OVERHEAD ELECTRICAL LINES TO REMAIN.
20. 50' TOTAL DISTANCE, PUBLIC WAY TO PICK-UP WINDOW.

GENERAL NOTES:

- A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- B. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE IN PLACE UNDERGROUND.
- C. ALL UTILITY BOXES, VALVES AND BACK FLOW DEVICES SHALL BE PAINTED TO MATCH BUILDING FIELD COLOR AND SHALL CORRELATE TO ENCLOSURE SITE DATA.
- D. NEW ON-SITE LIGHTING SHALL BE PLACED TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS SHALL BE AS SPECIFIED, (SEE ELECTRICAL).
- E. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY BUILDING PARAPET WALLS.
- F. PROJECT DEVELOPMENT SHALL CONFORM W/ MUNICIPAL ZONING ORDINANCE INCLUDING CURRENT AMENDMENTS.
- G. PROPOSED MONUMENT SIGNAGE SHALL BE CONSTRUCTED UNDER SEPARATE REVIEW AND PERMIT BY OWNER.
- H. ALL PROJECT SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE SUBMITTAL AND PERMIT BY OWNER.
- I. SEE LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL CONSTRUCTION INFORMATION.
- J. HOURS OF OPERATION SHALL BE: 5:30 AM TO 11:00 PM.
- K. SEE CIVIL GRADING AND DRAINAGE PLAN FOR CRITICAL SLOPE INFORMATION AT ALL ACCESSIBILITY ROUTES.
- L. NEW FRONTAGE SCREEN WALLS SHALL MATCH ADJACENT SITES, VERIFY FINISHES AND COLORS, (SEE SITE DETAILS).
- M. EXTERIOR CONCRETE TEXTURE TO BE "LIGHT BRUSH", TYP.
- N. THIS DRAWING WAS GENERATED FROM SURVEY PROVIDED BY OTHERS, ACCURACY IS NOT REPRESENTED OR IMPLIED.

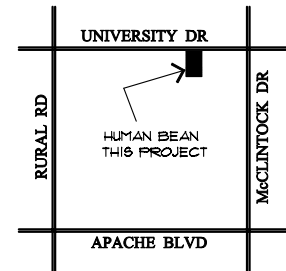


LIGHT FIXTURE DETAIL NO SCALE

ON SITE ACCESSIBILITY ROUTE SLOPE CRITERIA:

ACCESSIBILITY ROUTE FROM THE PUBLIC WAY, TO THE BUILDING ENTRY, SHALL COMPLY WITH THE FOLLOWING MAX. SLOPE CRITERIA. SURVEY EXIST. GRADES TO DETERMINE CONFORMANCE, REMOVE AND REPLACE ALL NON-COMPLIANT PAVEMENT.

ACCESSIBLE PARKING SPACE PADS:	1:50
DOOR LANDINGS (8' DEPTH x DOOR WIDTH):	1:50
SIDEWALKS (BETWEEN RAMPS & LANDINGS):	1:12
CURB RAMPS (MAXIMUM LENGTH 6'-0"):	1:12
CROSS SLOPE (ANY ROUTE LOCATION):	1:50



VICINITY MAP NO SCALE

THE HUMAN BEAN
HUMAN BEAN COFFEE SHOP
McCLINTOCK CROSSING LOT 5
SW/C UNIVERSITY & McCLINTOCK
1765 EAST UNIVERSITY DRIVE
TEMPE, ARIZONA 85281

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 2 / 12 / 17

NO. 1609

DATE: 2 / 12 / 17

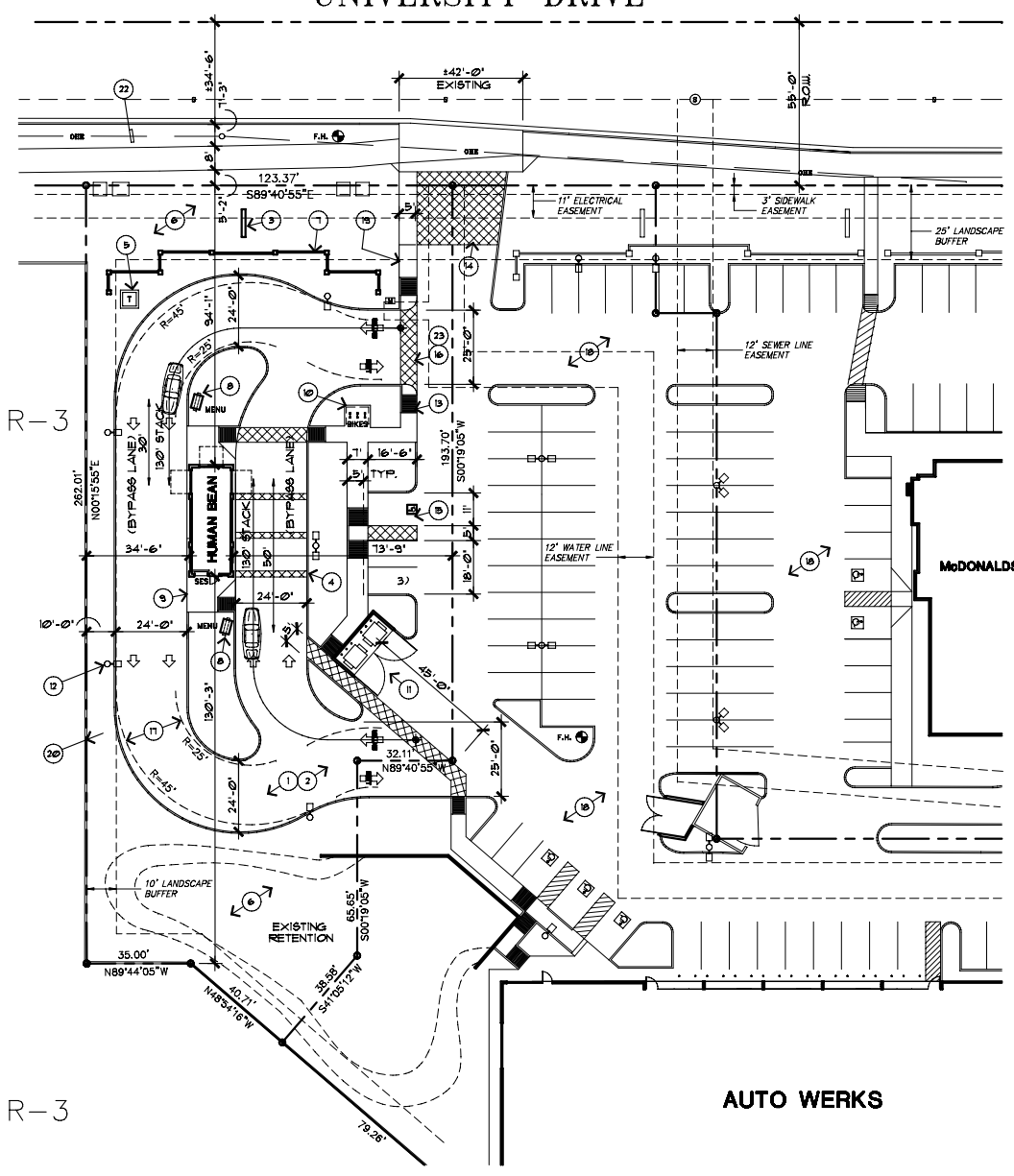
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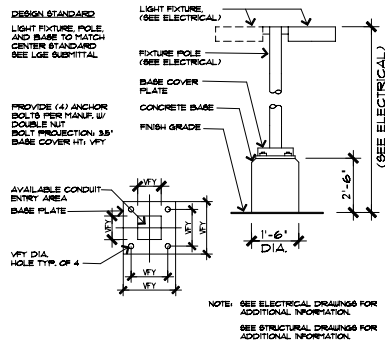
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JOB NO. 1609

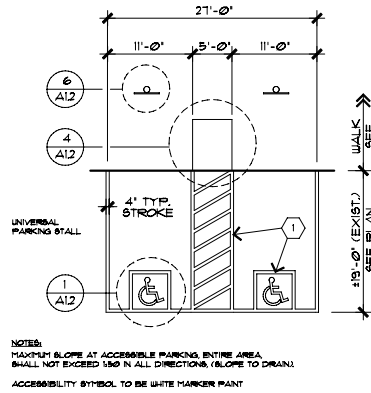
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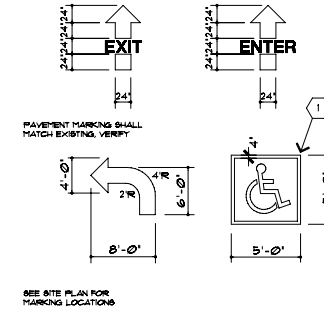




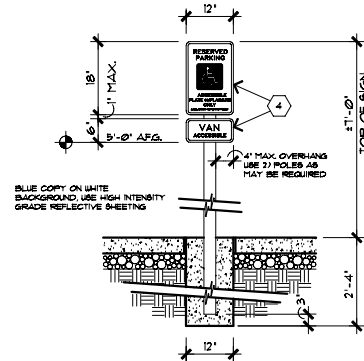
6 TYPICAL FIXTURE DETAIL
3/4" = 1'-0"



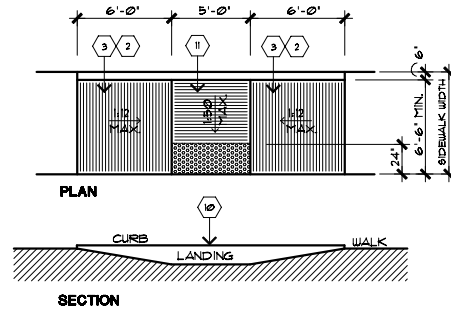
3 ACCESSIBLE PARKING
COMPLY WITH CITY STANDARD ACCESSIBILITY DETAILS
1/8" = 1'-0"



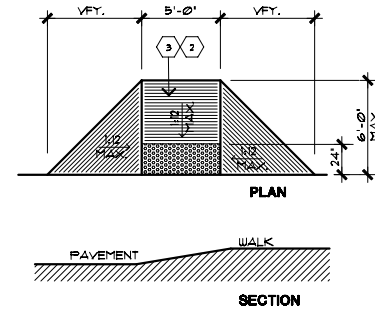
1 TYP. PAINT MARKINGS
NO SCALE



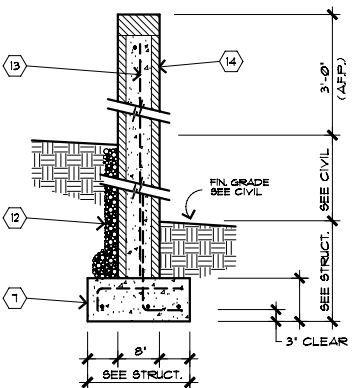
7 ACCESSIBILITY SIGN
COMPLY WITH CITY STANDARD ACCESSIBILITY DETAILS
1" = 1'-0"



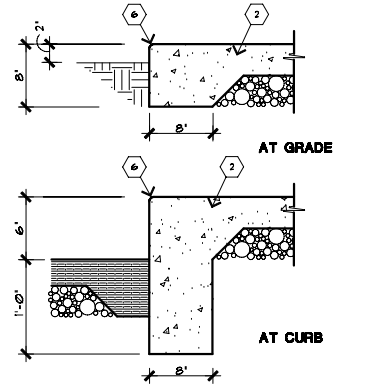
4 TYPICAL ACCESSIBLE CURB RAMPS
SEE SITE PLAN FOR RAMP SELECTION / COORDINATE FINISH APPROVAL WITH CITY
1/4" = 1'-0"



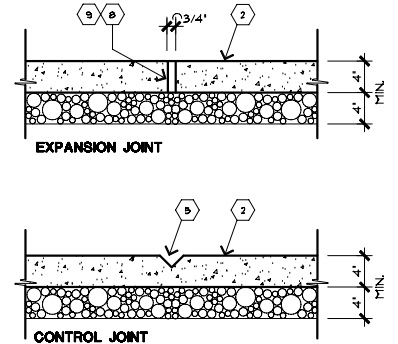
2 TYPICAL PAVEMENT JOINTS
1/4" = 1'-0"



8 FRONTAGE SCREEN WALL
NO SCALE



5 TYPICAL SLAB EDGE ATTACHMENT 10
1 1/2" = 1'-0"



2 TYPICAL PAVEMENT JOINTS
1 1/2" = 1'-0"

- KEYNOTES
- ASPHALT MARKER PAINT WITH CONTRASTING COLOR TO MATCH CENTER STANDARD.
 - SIDEWALKS AND BLADES 4" CONCRETE OVER 4" COMPACTED ABC FILL TYPICAL.
 - TRUNCATED DOME TACTILE WARNING SURFACE AS INDICATED AT RAMP TURNING SURFACES.
 - CITY STANDARD POLE OR WALL HTD. ACCESSIBLE PARKING SIGN AS GAUGE ALPHABET CONSTRUCTION STANDARD CONTROL JOINT. (SEE STRUCTURAL).
 - MATCH EXISTING TOOLED EDGE RADIUS TYPICAL.
 - CONCRETE FOUNDATION. (SEE STRUCTURAL).
 - BITUMINOUS EXPANSION MATERIAL. ASTM D-719. POURED SEALANT OVER EXPANSION JOINT MATERIAL.
 - CONCRETE CURB. (SEE CIVIL).
 - MAXIMUM 1:50 SLOPE IN ALL DIRECTIONS. TYPICAL IN BOTH DIRECTIONS. (SEE CIVIL PLAN).
 - CRUSHED ROCK BLOCK-FILL. TYPICAL.
 - SCREEN WALL. FINISH AND COLORS TO MATCH CENTER STANDARD.
-
- TRUNCATED DOME FINISH SHALL COMPLY W/ ADAAG REQUIREMENTS

- GENERAL NOTES:
- SEE STRUCTURAL AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - EXTERIOR CONCRETE FINISH SHALL BE HARD TROWEL FOLLOWED BY MEDIUM BROOM, TYPICAL UNLESS NOTED OTHERWISE.
 - SITE DETAILS ARE GENERAL AND SHALL APPLY AS APPLICABLE TO THE SCOPE OF THIS PROJECT. (SEE SITE PLAN).
 - PROVIDE SHOP DRAWINGS FOR ALL MISC. METALS WORK FOR ARCHITECT'S REVIEW AND APPROVAL. TYPICAL.

THE HUMAN BEAN

HUMAN BEAN COFFEE SHOP
McCLINTOCK CROSSING LOT 5
SWC UNIVERSITY & McCLINTOCK
1765 EAST UNIVERSITY DRIVE
TEMPE, ARIZONA 85281

REVISIONS:

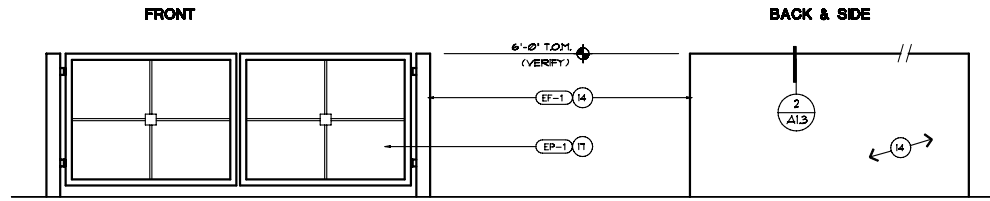
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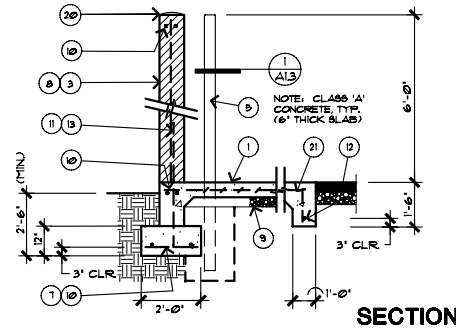
JOB NO. **1609**

DATE: **1 / 12 / 17**

SHEET NO.: **A1.2**

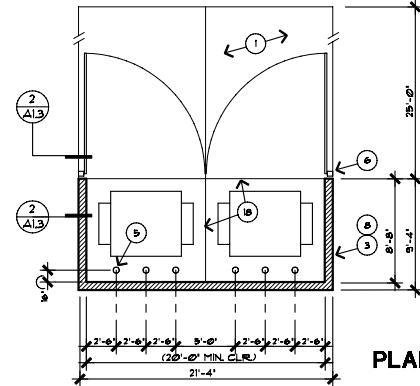


ELEVATIONS

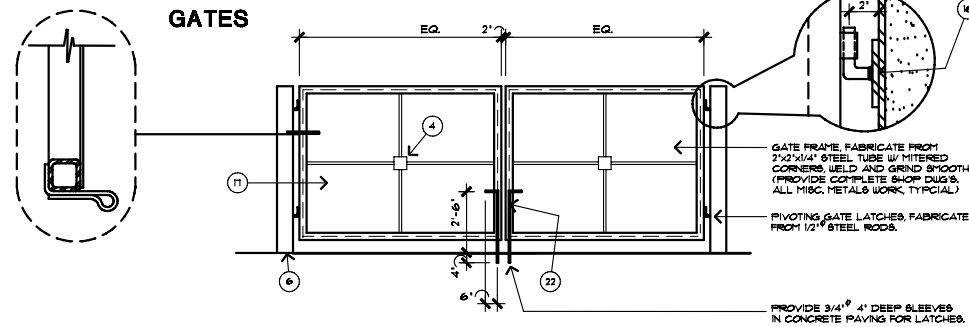


SECTION

NOTE: NO OVERHEAD UTILITIES WITHIN 20' OF REFUSE ENCLOSURE TYPICAL, (SEE CIVIL PLANS)



PLAN

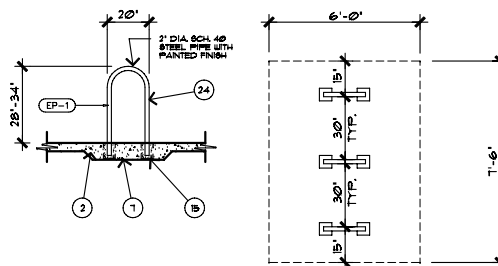


PROVIDE 3/4" 4' DEEP SLEEVES IN CONCRETE PAVING FOR LATCHES.

2 REFUSE ENCLOSURE C.O.T. DS116

SEE SITE PLAN FOR ENCLOSURE ORIENTATION

NO SCALE



3 BIKE RACK C.O.T. T578

ATTACHMENT 1-0'

1 BOLLARD DETAIL

3/4" x 1'-0"

- KEYNOTES**
1. CONCRETE PAVING AT DRIVE-THRU LANE AND REFUSE ENCLOSURE W/ INTEGRAL BLACK COLOR (SEE CIVIL DRAWINGS)
 2. SUBGRADE AND 8" MIN. 4" CONCRETE OVER 4" COMPACTED ABC FILL, TYPICAL (SEE CIVIL)
 3. 8" MIN. TARGOIT WALL CONSTRUCTION
 4. PROVIDE 6" X 6" SURVEILLANCE VIEW OPENINGS TYPICAL. ALL ENCLOSURE GATES AS INDICATED.
 5. 6" DIA. PAINTED STL. PIPE (SCH. 40 GALVANIZED) BOLLARD FILL WITH CONCRETE
 6. 6" X 6" X 1/4" PAINTED STL. TUBE POST AND ANCHORAGE TO MATCH PIPE BOLLARD (SEE DETAIL 1A1.3)
 7. CAST IN PLACE CONCRETE
 8. SOLID GROUT ALL CELLS ENTIRE WALL
 9. 1/2" MIN. COMPACTED ABC FILL (SEE CIVIL)
 10. 3" 8" CONTINUOUS HORIZONTAL REINFORCING DOUBLES TO MATCH VERT. WITH 48 BAR DIA. LAP TYPICAL (SEE STRUCTURAL)
 11. 3" 8" HORIZONTAL REINFORCING TOP AND BOTTOM OR TURN DOWN
 12. 3" 8" REINFORCING VERT. 1' LONG AT 16" ON CENTER
 13. 3" 8" CONVENTIONAL BRIDGE WITH TIEBACK TO MATCH BUILDING. PROVIDE WITH PAINTED FINISH
 14. CORE DRILL, SLOPE AND SET WITH EPOXY GROUT
 15. STEEL COLLAR SLEEVE GATE HINGE ATTACH TO POST W/ FULL PENETRATION WELDED CONNECTION
 16. 6" GA. X 30" OPEN PERFORATED METAL PLATE GATES W/ PAINTED FINISH (COLOR AS SCHEDULED)
 17. 4" VERTICAL REINFORCING AT 32" ON CENTER
 18. CONTROL JOINT (SEE STRUCTURAL)
 19. 4" VERTICAL REINFORCING AT 32" ON CENTER
 20. ROUNDED CONCRETE CAP
 21. 6" X 6" X 1/4" SLEEVE HINGE FABRIC CENTER IN SLAB
 22. 3/4" BENT STL. ROD HINGE EXTERIOR SIDE OF GATE
 23. PROVIDE W/ STE PLATES FOR SLIDE OPERATION
 24. BICYCLE PARKING RACK, PAINTED 2" DIA. STD. STL. BENT PIPE WITH PAINTED FINISH AS SCHEDULED
 25. 1/2" STD. STEEL PIPE GROUNDWALL WITH PAINTED FINISH AS SCHEDULED

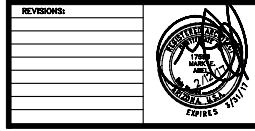
MATERIAL SCHEDULE

- EP-1 FIELD STUCCO (MATCH BLDG) INTEGRAL COLOR / SAND FINISH MATCH SW-72065 COFFEE BEAN
- EP-1 MISC. FERROUS METALS AT TRASH ENCLOSURE GATES TO RECEIVE PAINTED FINISH SW-72065 COFFEE BEAN

- GENERAL NOTES:**
- A. SEE STRUCTURAL AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - B. EXTERIOR CONC. FINISH SHALL BE HARD TROQUEL FOLLOWED BY MEDIUM BROOM, TYPICAL UNLESS NOTED OTHERWISE.
 - C. SITE DETAILS ARE GENERAL AND SHALL APPLY AS APPLICABLE TO THE SCOPE OF THIS PROJECT. (SEE SITE PLAN).
 - D. PROVIDE SHOP DRAWINGS FOR ALL MISC. METALS WORK FOR ARCHITECT'S REVIEW AND APPROVAL, TYPICAL.



HUMAN BEAN COFFEE SHOP
 McCLINTOCK CROSSING LOT 5
 SWC UNIVERSITY & McCLINTOCK
 1766 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA 85281



REVISIONS:

NO.	DATE	DESCRIPTION

TITLE: SITE PLAN

JOB NO. 1609

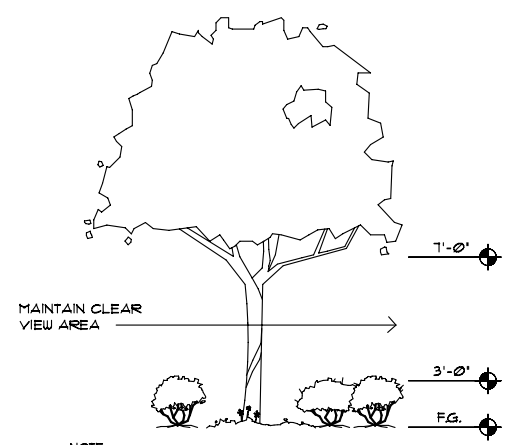
DATE: 2 / 12 / 17

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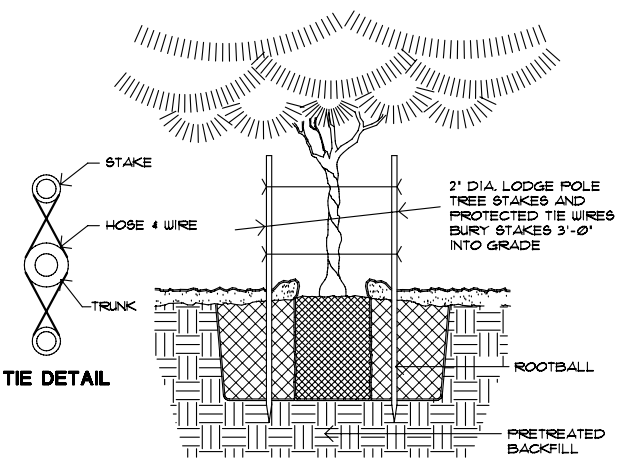
LANDSCAPE LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	PLANTING SIZE AND QUANTITY	REMARKS
TREES				
(Symbol)	INDICATES EXISTING TREE (SYMBOLS AS INDICATED)		(MATURE)	VERIFY TYPES & LOCATIONS
(Symbol)	ACACIA FARNEXIANA	'SWEET ACACIA'	36" BOX (12) 15" CALIFER	MATCHING FORM, DENSE CANOPY
(Symbol)	ULMUS PARVIFOLIA	CHINESE ELM	36" BOX (6) 15" CALIFER	MATCHING FORM, DENSE CANOPY
(Symbol)	DALBERGIA SIBIROO	SIBIROO	36" BOX (11) 15" CALIFER	MATCHING FORM, DENSE CANOPY
SHRUBS & ACCENTS				
(Symbol)	INDICATES EXISTING SHRUB / ACCENT (SYMBOLS AS INDICATED)		(VARIES)	VERIFY TYPES & LOCATIONS
(Symbol)	SALVIA FARINACEA	MEALY CUP SAGE	5 GAL. (18)	MINIMUM 4" FROM CURB
(Symbol)	AGAVE OCAHUI	OCAHUI	5 GAL. (13)	MINIMUM 4" FROM CURB
(Symbol)	DICLIPTERA RESUPINATA	DICLIPTERA	5 GAL. (26)	MINIMUM 4" FROM CURB
(Symbol)	TRIXIS CALIFORNICA	TRIXIS	5 GAL. (23)	MINIMUM 4" FROM CURB
(Symbol)	LOTUS RIGIDUS	DEER-VETCH	5 GAL. (43)	MINIMUM 4" FROM CURB
(Symbol)	SALVIA CHAMAEDRYOIDES	MEXICAN BLUE SAGE	5 GAL. (28)	MINIMUM 4" FROM CURB
GROUNDCOVER & VINES				
(Symbol)	BACCHARIS HYBRID	'TRG. DESERT BROOM'	1 GAL. (163)	SEE DETAIL
(Symbol)	CONVOLVULUS CNEORUM	'BUSH MORNING GLORY'	1 GAL. (115)	SEE DETAIL
(Symbol)	GAZANIA RIGENS	'TRAILING GAZANIA'	1 GAL. (142)	SEE DETAIL

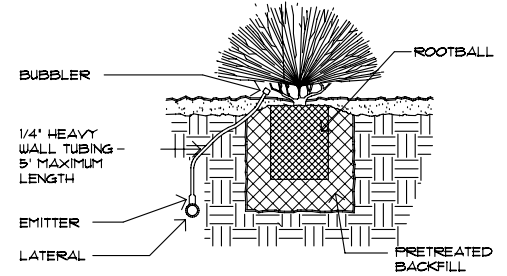
1/2" SCREENED EXPRESS BROWN 2" DEPTH, MATCH ADJACENT SITES, FIELD VERIFY PRIOR TO ORDER, TYPICAL AT ALL PLANTING AREAS.



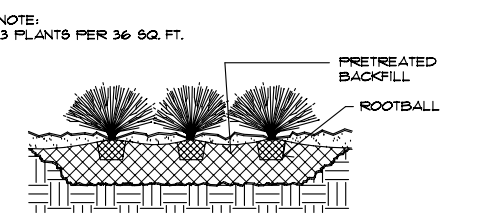
CLEAR VIEW DETAIL
NO SCALE



TREE PLANTING
NO SCALE



SHRUB PLANTING
NO SCALE



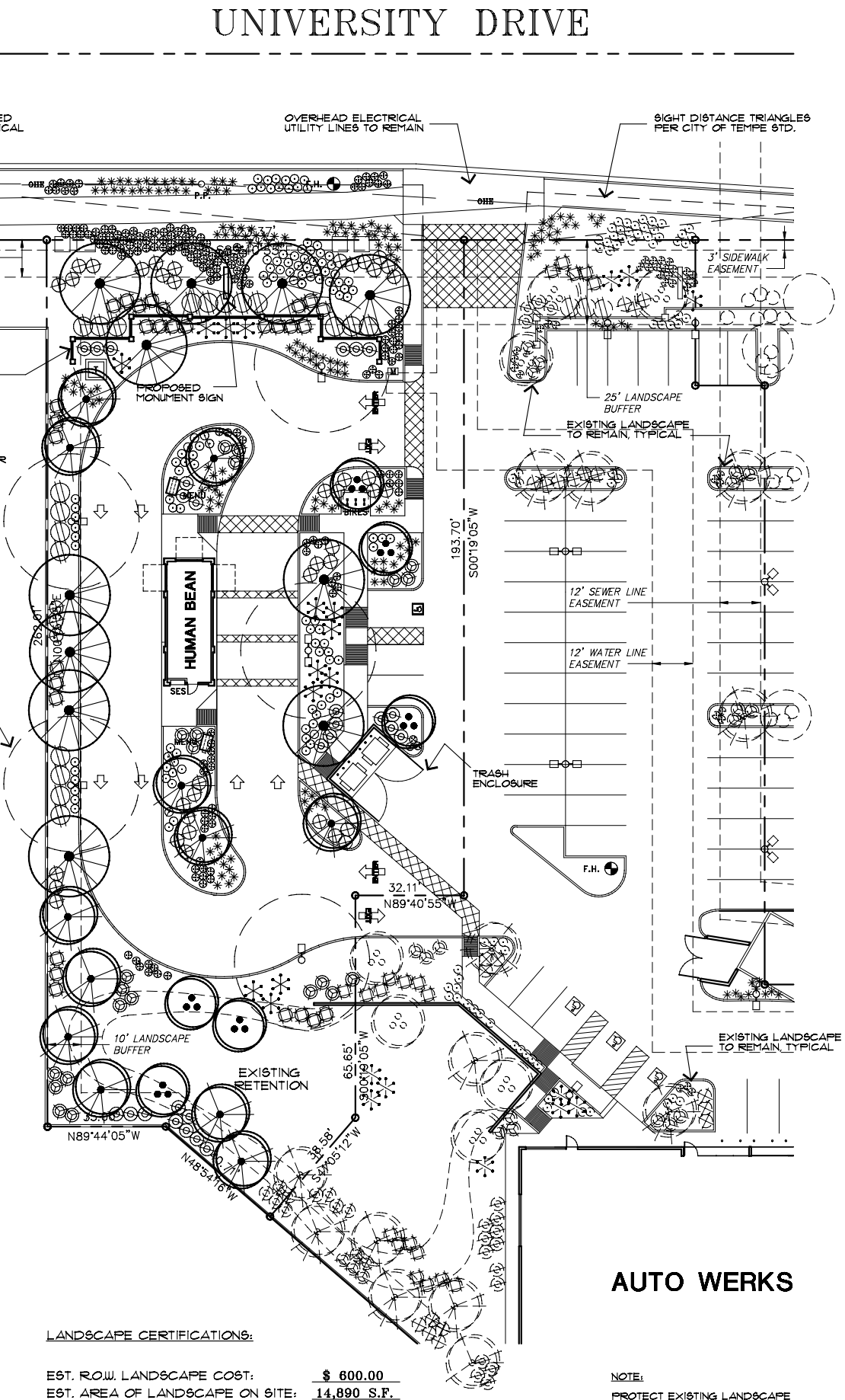
GROUNDCOVER PLANTING
NO SCALE

NOTE:
NO TREE PLANTING ALLOWED IN UTILITY EASEMENTS, TYPICAL

NOTE:
PROVIDE MINIMUM 60% VEGETATIVE GROUND COVER AT UNIVERSITY FRONTAGE

NOTE:
SEE SITE PLAN FOR HARDSCAPE DIMENSIONS

NOTE:
20' CLEAR DIAMETER NO TREE PLANTING AT LIGHT FIXTURE STD.



LANDSCAPE CERTIFICATIONS:

EST. ROW LANDSCAPE COST:	\$ 600.00
EST. AREA OF LANDSCAPE ON SITE:	14,890 S.F.
EST. AREA OF LANDSCAPE IN ROW:	1,296 S.F.
TOTAL LANDSCAPE AREA:	16,186 S.F.

MAINTENANCE BY: OWNER

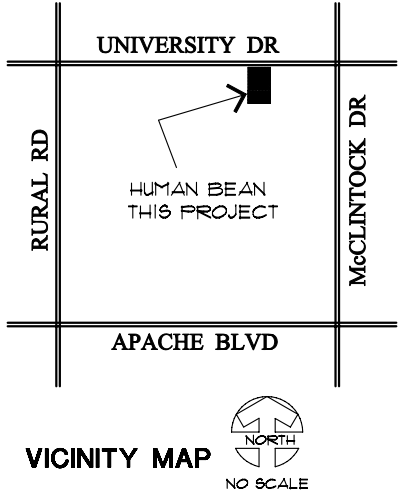
NOTE:
PROTECT EXISTING LANDSCAPE DURING CONSTRUCTION. REPAIR AND REPLACE ANY DAMAGED LANDSCAPING WITH MATERIAL TO MATCH THAT REPLACED.

ATTACHMENT 12 PRELIMINARY LANDSCAPE PLAN

UNIVERSITY DRIVE

**THE HUMAN BEAN
McCLINTOCK CROSSING
PARCEL 4B**

- GENERAL LANDSCAPE NOTES:**
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, TYPICAL.
 - CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR AND INCIDENTALS NECESSARY TO INSTALL ALL LANDSCAPE MATERIALS, IRRIGATION SYSTEM AND RELATED WORK INDICATED AND IMPLIED.
 - ALL MATERIALS SHALL BE INSTALLED PER MANUF. PRINTED RECOMMENDATIONS AND SPECIFICATIONS.
 - SUBMIT WRITTEN GUARANTEES, 'AS-BUILT' PLANS, AND COMPLETE MAINTENANCE INSTRUCTIONS ON THE CARE AND USE OF PLANTS AND IRRIGATION SYSTEM.
 - CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
 - GUARANTEE IN WRITING ALL PLANT MATERIALS TO BE LIVE HEALTHY CONDITION FOR THE FOLLOWING TIME PERIODS BEYOND PROJECT COMPLETION: (TREES - 1 YR. / SHRUBS - 90 DAYS / GROUNDCOVERS - 90 DAYS).
 - ALL WEEDS AND UNWANTED GRASSES SHALL BE PROPERLY TREATED AND REMOVED BY USE OF 'ROUND-UP' HERBICIDE, APPLIED IN STRICT ACCORDANCE WITH MANUF. SPECIFICATIONS.
 - BACKFILL ALL PLANT PITS WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART NITROGENIZED WOOD MULCH, TYPICAL. FINISHED GRADE OF ALL PLANTING BEDS AND GRANITE AREAS (TOP OF FINISHED MATERIALS) SHALL BE 2' BELOW ADJACENT PAVING ELEVATIONS.
 - STAKE ALL TREES OUTSIDE ROOTBALL, TYPICAL.
 - REMOVE ALL WASTE MATERIALS AND DEBRIS AND LEGALLY DISPOSE OF SAME, OFF-SITE.
 - PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'.
 - VEGETATIVE GROUNDCOVERS SHALL BE 50% OF ALL LANDSCAPE AT RETENTION AREAS.
 - EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY TO REMAIN OR BE RELOCATED BY CONTRACTOR. ANY PLANT MATERIAL DAMAGED OR DESTROYED WILL BE REPLACED IN KIND.



THE HUMAN BEAN

HUMAN BEAN COFFEE SHOP
McCLINTOCK CROSSING LOT 5
SWC UNIVERSITY & McCLINTOCK
1765 EAST UNIVERSITY DRIVE
TEMPE, ARIZONA 85281

REVISIONS:

REGISTERED ARCHITECT
17506 MARK A. ABEL
ARIZONA, U.S.A.
EXPIRES 3/31/21

TITLE:	LANDSCAPE PLAN
JOB NO.:	1609
DATE:	2 / 12 / 17
SHEET NO.:	L1

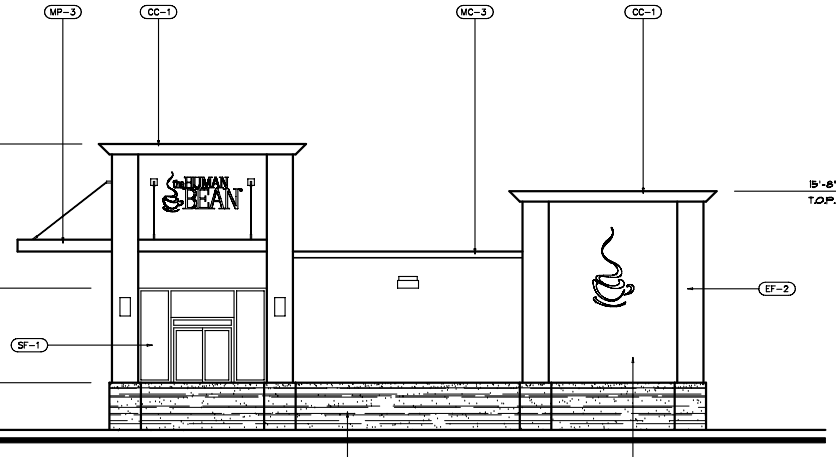


MARK ABEL ARCHITECTS P.C.
1623 EAST WINDJAMMER WAY, TEMPE, ARIZONA 85283 (480) 838-3374 FAX (888) 442-4297

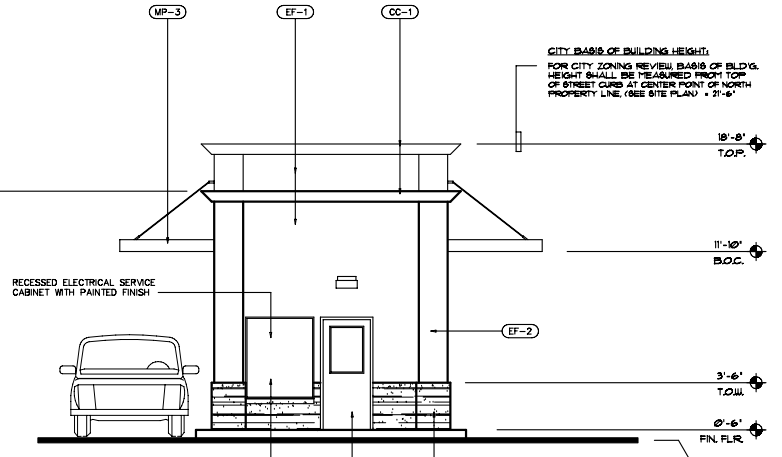


MATERIAL SCHEDULE	
EF-1	EIFS FIELD STUCCO WITH REVEAL JOINTS AS INDICATED INTEGRAL COLOR / SAND FINISH MATCH 8U-29069 COFFEE BEAN
EF-2	EIFS ACCENT STUCCO WITH REVEAL JOINTS AS INDICATED INTEGRAL COLOR / SAND FINISH MATCH 8U-1501 DORMIER BROWN
ES-1	CULTURED STONE VENEER ELDORADO LEDGESTONE (WITH GROUTED JOINTS) PATTERN: MOUNTAIN SIERRA
EP-1	MISC. FERROS METALS TO RECEIVE PAINTED FINISH 8U-29069 COFFEE BEAN
MC-3	GL. BRAKE METAL CAP FLASHING W/P. HICOMAN SYSTEMS (OR EQ.) PERIHA SNAP W/ PAINTED FINISH MATCH 8U-29069 COFFEE BEAN
CC-1	BUILT-UP EIFS CORNICE 8" STANDARD 48 DEG. CORNSEL INTEGRAL COLOR / SAND FINISH MATCH 8U-29069 COFFEE BEAN
EP-2	SUSPENDED METAL CANOPY BY APPROVED SUPPLIER W/ CLEAR ALUMINUM FACTORY FINISH (NOT-POLISHED)
EP-1	ALUMINUM STOREFRONT WITH CLEAR ALUMINUM FINISH (1" CLEAR INSULATED GLASS) FINISH (NOT-POLISHED)

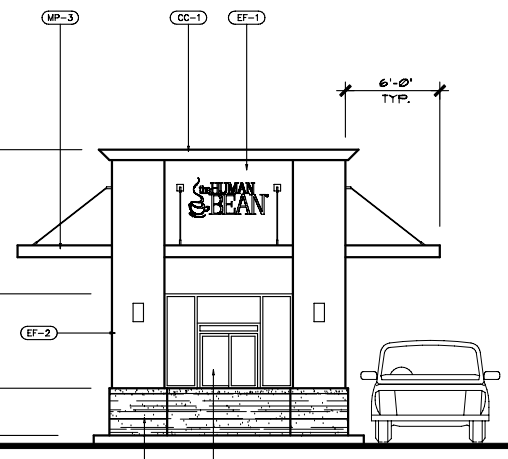
- GENERAL NOTES:
- VERIFY ALL FINISH AND COLOR SELECTIONS IN WRITING FROM BURGER KING & COMPANY WITH CITY, PRIOR TO ORDER OF MATERIALS. COLORS SHALL MATCH CITY APPROVED SAMPLES FOR THIS PROJECT (SEE 7.1).
 - ALL BUILDING MOUNTED SIGNS SHALL BE REVIEWED AND PERMITTED UNDER SEPARATE SUBMITTAL BY OWNER.
 - ROOF TOP EQUIPMENT SHALL BE FULLY SCREENED BY BUILDING PARAPET WALLS.
 - ROOF DRAINAGE SHALL BE INTERNALIZED.
 - EIFS SHALL BE INTEGRAL COLOR WITH SAND BLAST FINISH (UNLESS NOTED OTHERWISE).
 - EIFS SHALL BE AS MANUF. BY TONYT/IT/ICBO, WITH VAPOR BARRIER.
 - CULTURED STONE VENEER SHALL BE AS MANUF. BY ELDORADO STONE PRODUCTS, (OR EQUAL.) PATTERN: MOUNTAIN LEDGESTONE SIERRA, W/ GROUTED JOINTS, STANDARD 1/8" SHAPES AND MATERIAL TRANSITION CAP (SEE SECTIONS).



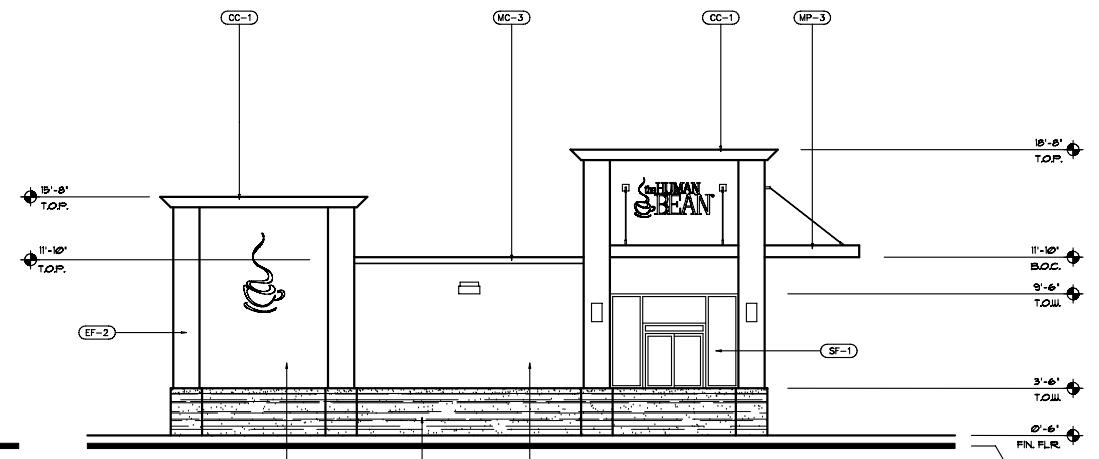
WEST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



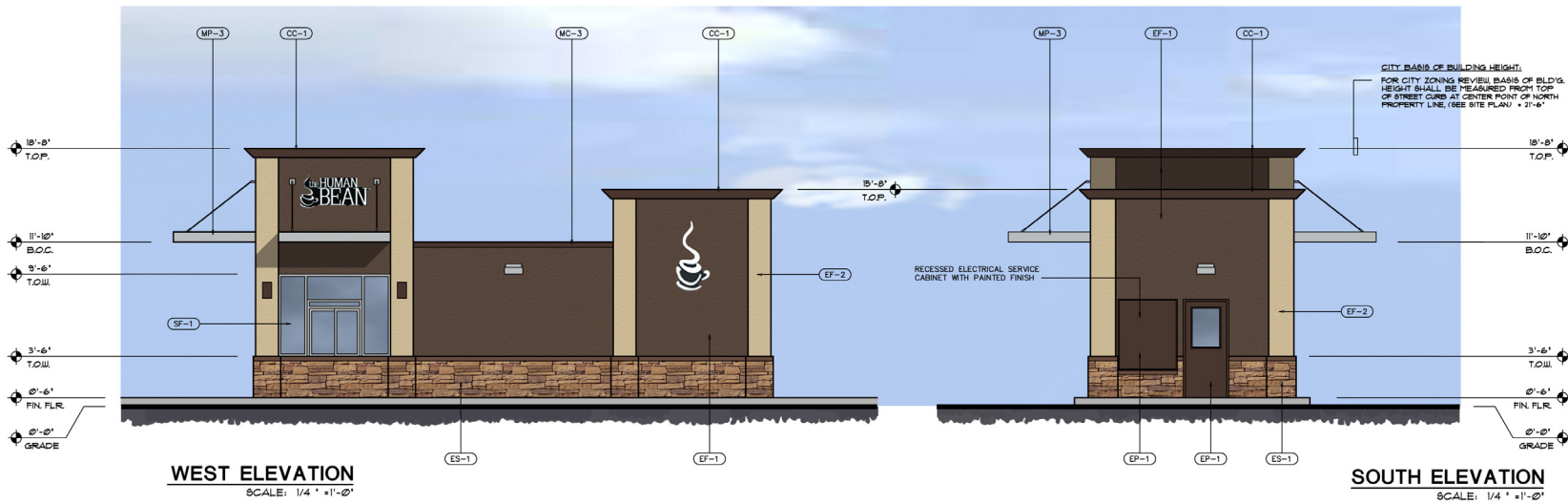
EAST ELEVATION
 SCALE: 1/4" = 1'-0"

THE HUMAN BEAN

HUMAN BEAN COFFEE SHOP
 McCLINTOCK CROSSING LOT 5
 SWC UNIVERSITY & McCLINTOCK
 1766 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA 85281

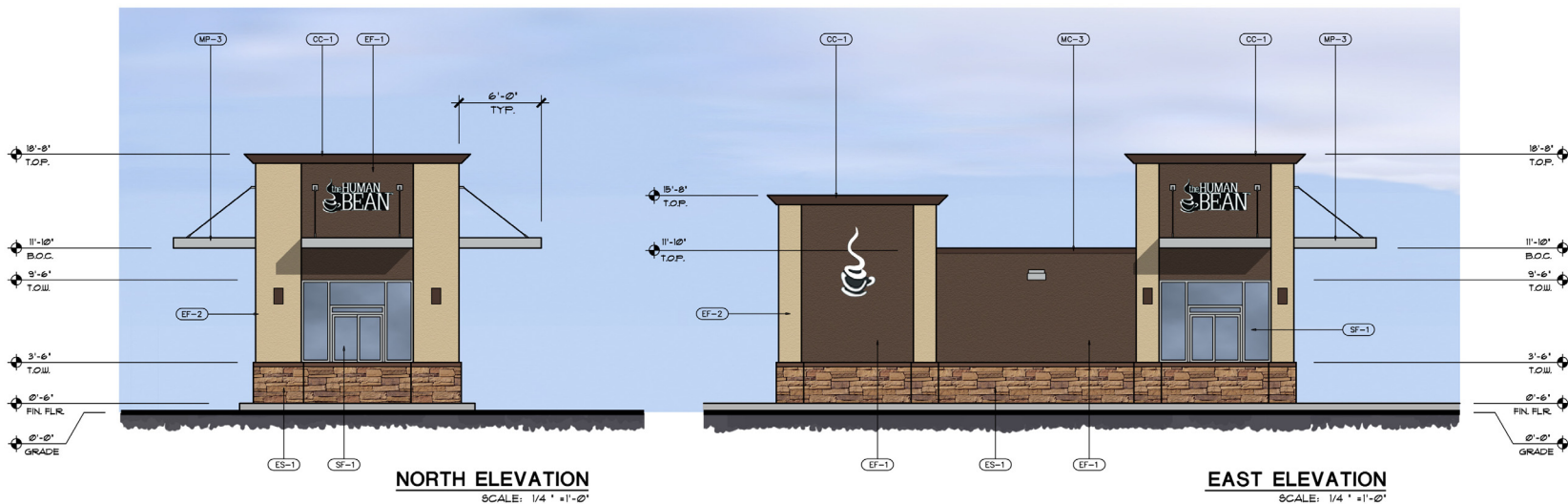
REVISIONS:

TITLE:	ELEVATIONS
JOB NO.	1609
DATE:	2 / 12 / 17
SHEET NO.:	A3



MATERIAL SCHEDULE	
EF-1	EJF&S FIELD STUCCO WITH REVEAL JOINTS AS INDICATED. INTEGRAL COLOR / SAND FINISH. MATCH 50-2506&S COFFEE BEAN.
EF-2	EJF&S ACCENT STUCCO WITH REVEAL JOINTS AS INDICATED. INTEGRAL COLOR / SAND FINISH. MATCH 50-1751 DORNER BROWN.
ES-1	CULTURED STONE VENEER. ELDOORADO LEDGESTONE (WITH GROUTED JOINTS). PATTERN: MOUNTAIN SIERRA.
EP-1	MISC. FERROS METALS TO RECEIVE PAINTED FINISH. 50-2506&S COFFEE BEAN.
MC-3	G1 BRAKE METAL CAP FLASHING W/ HOOKUP SYSTEMS (OR EQ.) FERRO SNAP W/ PAINTED FINISH. MATCH 50-2506&S COFFEE BEAN.
CC-1	BUILT-UP EJF&S CORNICE. 8" STANDARD 45 DEG. CORNISEL. INTEGRAL COLOR / SAND FINISH. MATCH 50-2506&S COFFEE BEAN.
MP-3	SUSPENDED METAL CANOPY BY APPROVED SUPPLIER W/ CLEAR ALUMINUM FACTORY FINISH (NOT-POLISHED).
SF-1	ALUMINUM STOREFRONT WITH CLEAR ALUMINUM FINISH (1" CLEAR INSULATED GLASS) FINISH (NOT-POLISHED).

- GENERAL NOTES:
- VERIFY ALL FINISH AND COLOR SELECTIONS IN LISTINGS FROM BURGER KING & COBBLENT WITH CITY PRIOR TO ORDER OF MATERIALS.
 - COLORS SHALL MATCH CITY APPROVED SAMPLES FOR THIS PROJECT (VERIFY).
 - ALL BUILDING MOUNTED SIGNS SHALL BE REVIEWED AND PERMITTED UNDER SEPARATE SUBMITTAL BY OWNER.
 - ROOF TOP EQUIPMENT SHALL BE FULLY SCREENED BY BUILDING PARAPET WALLS.
 - ROOF DRAINAGE SHALL BE INTERNALIZED.
 - EJF&S SHALL BE INTEGRAL COLOR WITH SAND BLAST FINISH (UNLESS NOTED OTHERWISE).
 - EJF&S SHALL BE AS MANUF. BY "DRYVIT" LEGNO. #128 WITH VAPOR BARRIER.
 - CULTURED STONE VENEER SHALL BE AS MANUF. BY ELDOORADO STONE PRODUCTS (OR EQUIV.) PATTERN: MOUNTAIN LEDGESTONE "SIERRA" W/ GROUTED JOINTS, STANDARD TRIP SHAPES AND MATERIAL TRANSITION CAP. (SEE SECTIONS.)



THE HUMAN BEAN

HUMAN BEAN COFFEE SHOP
McCLINTOCK CROSSING LOT 5
SFC UNIVERSITY & McCLINTOCK
1765 EAST UNIVERSITY DRIVE
TEMPE, ARIZONA 85281

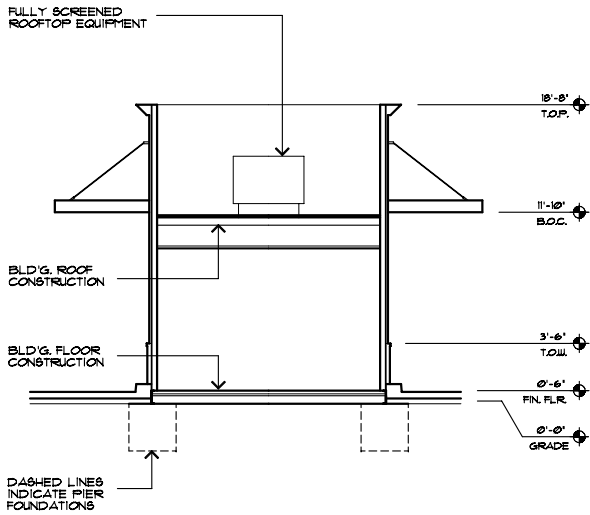
REVISIONS:

TITLE: **ELEVATIONS**

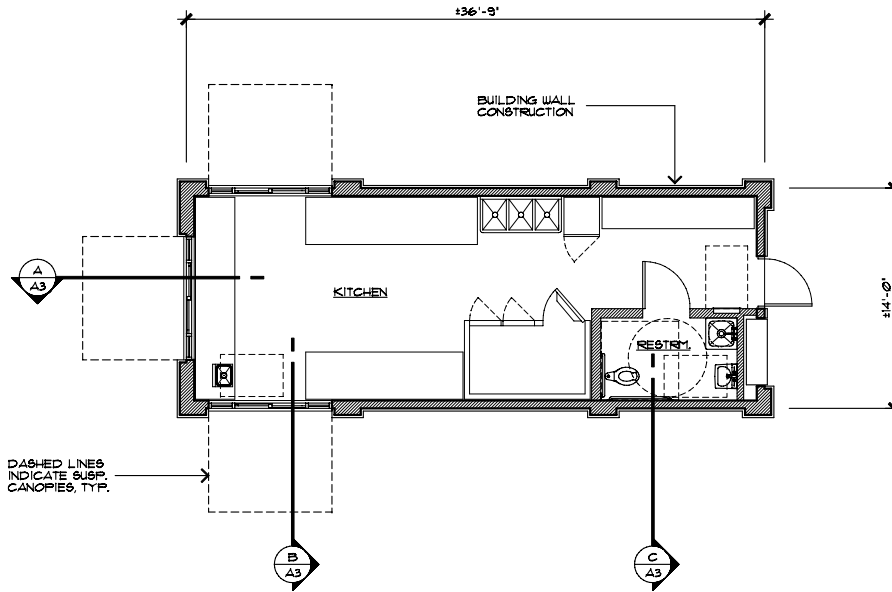
JOB NO. **1609**

DATE: **2 / 12 / 17**

SHEET NO.: **A3**

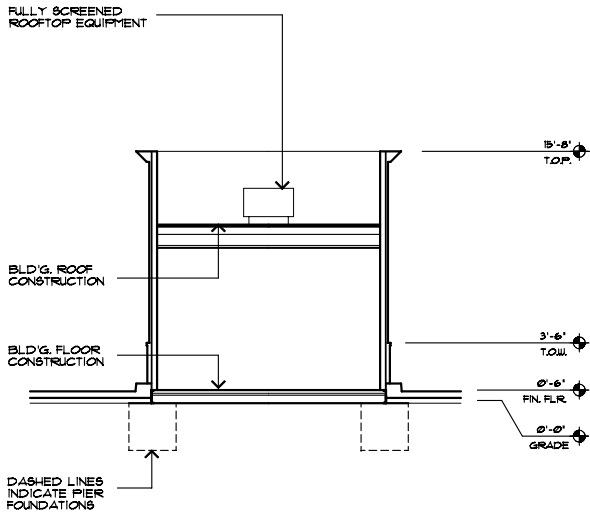


SECTION 'B'
SCALE: 1/4" = 1'-0"

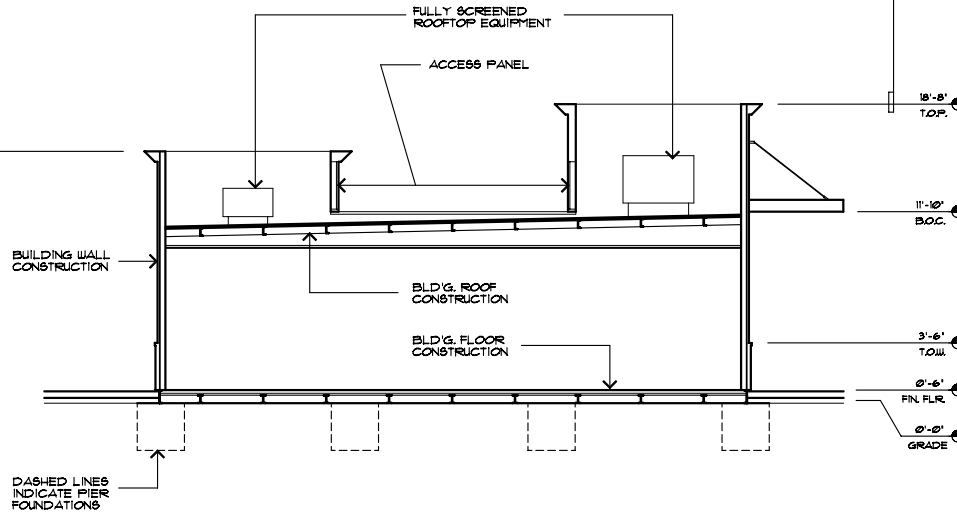


**PRE-MANUFACTURED BUILDING
FLOOR PLAN**
SCALE: 1/4" = 1'-0"

CITY BASIS OF BUILDING HEIGHT:
FOR CITY ZONING REVIEW BASIS OF BLD'G.
HEIGHT SHALL BE MEASURED FROM TOP
OF STREET CURB AT CENTER POINT OF NORTH
PROPERTY LINE. (SEE SITE PLAN) - 2'-6"



SECTION 'C'
SCALE: 1/4" = 1'-0"



SECTION 'A'
SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE	
MF-1	EIFS FIELD STUCCO WITH REVEAL JOINTS AS INDICATED INTEGRAL COLOR / SAND FINISH MATCH 8U-29069 COFFEE BEAN
MF-2	EIFS ACCENT STUCCO WITH REVEAL JOINTS AS INDICATED INTEGRAL COLOR / SAND FINISH MATCH 8U-1501 DORRIER BROWN
MS-1	CULTURED STONE VENEER ELDORADO LEDGESTONE (WITH GROUTED JOINTS) PATTERN: MOUNTAIN SIERRA
MF-3	MISC. FERROUS METALS TO RECEIVE PAINTED FINISH 8U-29069 COFFEE BEAN
MS-2	GL. BRAKE METAL CAP FLASHING W/P. HOOK-UP SYSTEMS (OR EQ.) FERROUS SNAP W/ PAINTED FINISH MATCH 8U-29069 COFFEE BEAN
CO-1	BUILT-UP EIFS CORNICE 8" STANDARD 49 DEG. CORNELL INTEGRAL COLOR / SAND FINISH MATCH 8U-29069 COFFEE BEAN
MF-4	SUSPENDED METAL CANOPY BY APPROVED SUPPLIER W/ CLEAR ALUMINUM FACTORY FINISH (NOT-POLISHED)
MF-5	ALUMINUM STOREFRONT WITH CLEAR ALUMINUM FINISH (1" CLEAR INSULATED GLASS) FINISH (NOT-POLISHED)

- GENERAL NOTES:
- VERIFY ALL FINISH AND COLOR SELECTIONS IN WRITING FROM BURGER KING & COMPANY WITH CITY. PRIOR TO ORDER OF MATERIALS & COLORS SHALL MATCH CITY APPROVED SAMPLES FOR THIS PROJECT (SEE 7).
 - ALL BUILDING MOUNTED SIGNS SHALL BE REVIEWED AND PERMITTED UNDER SEPARATE SUBMITTAL BY OWNER.
 - ROOF TOP EQUIPMENT SHALL BE FULLY SCREENED BY BUILDING PARAPET WALLS.
 - ROOF DRAINAGE SHALL BE INTERNALIZED.
 - EIFS SHALL BE INTEGRAL COLOR WITH SAND BLAST FINISH (UNLESS NOTED OTHERWISE).
 - EIFS SHALL BE AS MANUF. BY TONY VITICIZO, 12728 W/ VAPOR BARRIER.
 - CULTURED STONE VENEER SHALL BE AS MANUF. BY ELDORADO STONE PRODUCTS, (OR EQUAL.) PATTERN: MOUNTAIN LEDGESTONE SIERRA, W/ GROUTED JOINTS, STANDARD 1/8" SHAPES AND MATERIAL TRANSITION CAP. (SEE SECTIONS).

THE HUMAN BEAN

HUMAN BEAN COFFEE SHOP
McCLINTOCK CROSSING LOT 5
SWC UNIVERSITY & McCLINTOCK
1766 EAST UNIVERSITY DRIVE
TEMPE, ARIZONA 85281

REVISIONS:

TITLE: **FLOOR PLAN & BUILDING SECTIONS**

JOB NO. **1609**

DATE: **2 / 12 / 17**

SHEET NO.: **A2**





HUMAN BEAN at McCLINTOCK CROSSING MATERIALS AND COLORS:



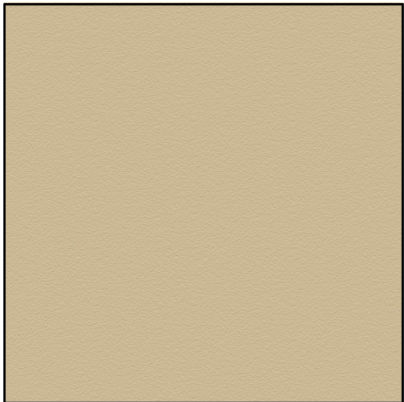
EF-1

E.I.F.S. FIELD STUCCO WITH REVEAL JOINTS / INTEGRAL COLOR WITH SAND FINISH
SW-29065 COFFEE BEAN



ES-1

CULTURED STONE VENEER
ELDORADO LEDGESTONE
(WITH GROUTED JOINTS)
PATTERN: MOUNTAIN SIERRA



EF-2

E.I.F.S. FIELD STUCCO WITH REVEAL JOINTS / INTEGRAL COLOR WITH SAND FINISH
SW-7521 DORMER BROWN

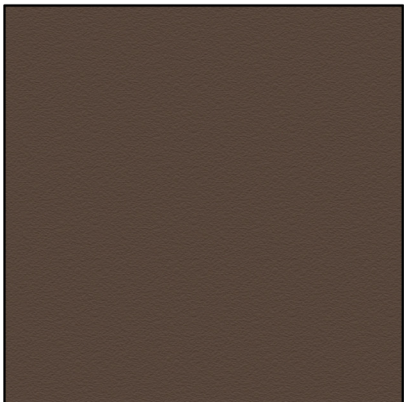


SUSPENDED METAL CANOPIES
BY MODULAR BUILDING MANUF.
WITH CLEAR ALUMINUM FINISH

MP-3

SF-1

ALUMINUM STOREFREON
BY MODULAR BUILDING MANUF.
WITH CLEAR ALUMINUM FINISH



CC-1

BUILT-UP E.I.F.S. CORNICE
8" STD. CORBEL / INTEGRAL
COLOR WITH SAND FINISH
SW-29065 COFFEE BEAN



MISC. FERROUS METALS
TO RECEIVE PAINTED FINISH
SW-29065 COFFEE BEAN

EP-1

MC-3

BRAKE METAL CAP FLASHING
W.P. HICKMAN SYSTEM (OR EQ.)
SW-29065 COFFEE BEAN





D-Series Size 1 LED Area Luminaire

d#series



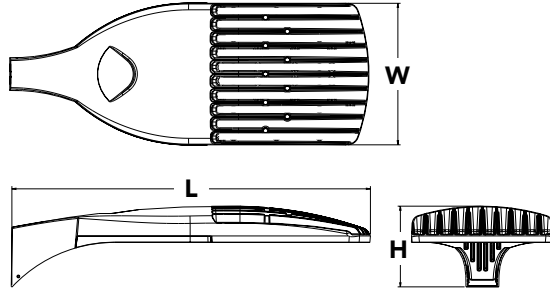
Catalog Number
Notes
Type

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

Introduction

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

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	30C 30 LEDs (one engine)	530 530 mA	30K 3000 K	T1S Type I short	MVOLT ⁵	Shipped included
		40C 40 LEDs (two engines)	700 700 mA	40K 4000 K	T2S Type II short	120 ⁵	SPA Square pole mounting
		60C 60 LEDs (two engines)	1000 1000 mA (1 A) ²	50K 5000 K	T2M Type II medium	208 ⁵	RPA Round pole mounting
	Rotated optics¹	60C 60 LEDs (two engines)		AMBPC Amber phosphor converted ³	T3S Type III short	240 ⁵	WBA Wall bracket
					T3M Type III medium	277 ⁵	SPUMBA Square pole universal mounting adaptor ⁷
					T4M Type IV medium	347 ⁶	RPUMBA Round pole universal mounting adaptor ⁷
					TFTM Forward throw medium	480 ⁶	Shipped separately
					T5S Type V very short		KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark bronze
PER NEMA twist-lock receptacle only (no controls) ⁹	HS House-side shield ¹⁹	DBLXD Black
PER5 Five-wire receptacle only (no controls) ^{9,10}	WTB Utility terminal block ²⁰	DNAXD Natural aluminum
PER7 Seven-wire receptacle only (no controls) ^{9,10}	SF Single fuse (120, 277, 347V) ²¹	DWHXD White
DMG 0-10V dimming driver (no controls) ¹¹	DF Double fuse (208, 240, 480V) ²¹	DDBTXD Textured dark bronze
DCR Dimmable and controllable via ROAM [®] (no controls) ¹²	L90 Left rotated optics ²²	DBLBXD Textured black
DS Dual switching ^{13,14}	R90 Right rotated optics ²²	DNATXD Textured natural aluminum
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ¹⁵	BS Bird spikes	DWHGXD Textured white
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ¹⁵		
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹⁵		

Accessories	Controls & Shields
Ordered and shipped separately.	DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) ²³
	DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) ²³
	DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) ²³
	DSHORT SBK U Shorting cap ²³
	DSX1HS 30C U House-side shield for 30 LED unit ¹⁹
	DSX1HS 40C U House-side shield for 40 LED unit ¹⁹
	DSX1HS 60C U House-side shield for 60 LED unit ¹⁹
	PUMBA DDBXD U* Square and round pole universal mounting bracket (specify finish) ²⁴
	KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸

NOTES

- Rotated optics available with 60C only.
- Not available AMBPC.
- Only available with 530mA or 700mA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with PIR options, DS, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming.

- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
- Requires an additional switched circuit.
- PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options. Not available with PIR1FC3V or PIRH1FC3V.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50. Not available with PIR1FC3V or PIRH1FC3V. Separate on/off required.
- Dimming driver standard. Not available with PER5, PER7, DMG, DCR, DS, BL30, BL50 or PNMT, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- WTB not available with DS.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.



Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C.

1KV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

Five-year limited warranty. Full warranty terms located at

www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx.

Note: Specifications are subject to change without notice.

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

Outdoor General Purpose

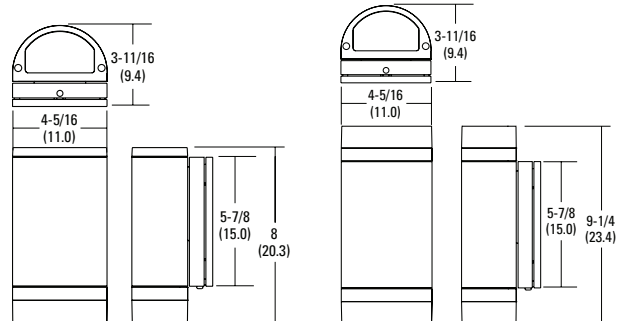
OLLWD & OLLWU

LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLLWD

Series	Color temperature (CCT)	Voltage	Finish
OLLWD Downlight	(blank) 4000K	(blank) MVOLT (120V-277V)	DDB Dark bronze
OLLWU Up & downlight			WH White



WST LED

Architectural Wall Sconce



Catalog Number

Notes

Type

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

Specifications

Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

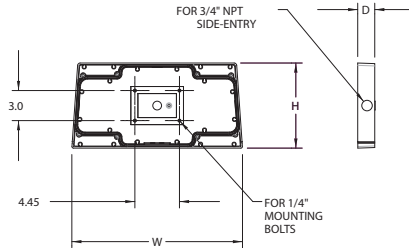
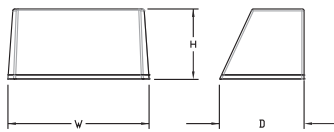
Weight: 20 lbs
(9.1 kg)

Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED					
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT ¹ 277 ¹	Shipped included (blank) Surface mounting bracket Shipped separately BBW Surface-mounted back box ² PBBW Premium surface-mounted back box ^{2,3}
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 ¹ 347	
	P3 6,000 Lumen package	40K 4000 K		208 ¹ 480	
		50K 5000 K		240 ¹	

Options		Finish (required)
PE	Photoelectric cell, button type	DDBXD Dark bronze
PER	NEMA twist-lock receptacle only	DBLXD Black
PER5	Five-wire receptacle only	DNAXD Natural aluminum
PER7	Seven-wire receptacle only	DWHXD White
PIR	Motion/Ambient Light Sensor, 8-15' mounting height ⁴	DSSXD Sandstone
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁴	DBBTXD Textured dark bronze
PIRH	180° motion/ambient light sensor, 15-30' mounting height ⁴	DBLBXD Textured black
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁴	DNATXD Textured natural aluminum
SF	Single fuse (120, 277, 347V) ⁵	DWHGXD Textured white
DF	Double fuse (208, 240, 480V) ⁵	DSSTXD Textured sandstone
DS	Dual switching ⁶	
E7WH	Emergency battery backup (7W) ⁷	
E7WC	Emergency battery backup (cold, 7W) ^{7,8}	
E7WHR	Remote emergency battery backup (remote 7W) ^{7,9}	
E20WH	Emergency battery backup (20W) ^{7,10}	
E20WC	Emergency battery backup (cold, 20W) ^{7,8,10}	
E23WHR	Remote emergency battery backup (remote 20W) ^{7,9}	
LCE	Left side conduit entry ¹¹	
RCE	Right side conduit entry ¹¹	
Shipped separately		
RBPW	Retrofit back plate ²	
VG	Vandal guard ¹²	
WG	Wire guard ¹²	

Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTX U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

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 button type photocell (PE), fusing (SF, DF), or dual switching (DS).
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with PE, PER, PER5, PER7, VG or WG.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

6 Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Used with inverter system. Not available with 347/480V. Not available with PE, PER, PER5 & PER7.

7 Not available with 347/480V.

8 Battery pack rated for -20° to 40°C.

9 Comes with PBBW.

10 Warranty period is 3-years.

11 Not available with BBW.

12 Must order with fixture; not an accessory.





Context Site Photo – The Human Bean at McClintock Crossing



Photo 1)



Photo 2)



Photo 3)



Photo 4)



Photo 5)



Photo 6)



Photo 7)



Photo 8)



Photo 9)

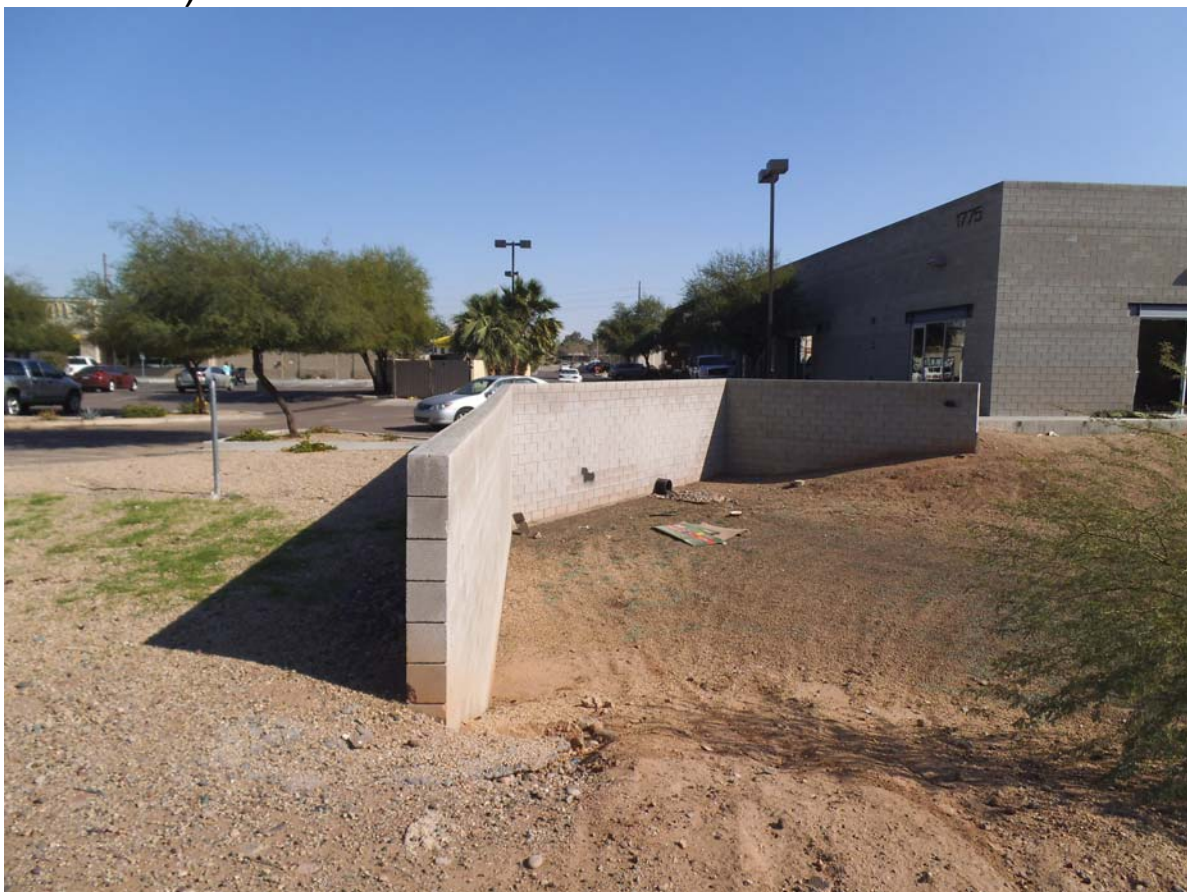


Photo 10)



Photo 11)



Photo 12)



Photo 13)



Photo 14)



Photo 15)



Photo 16)