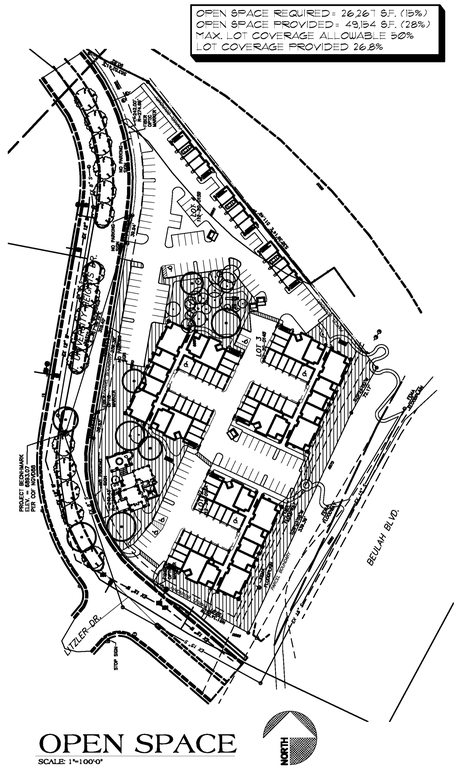
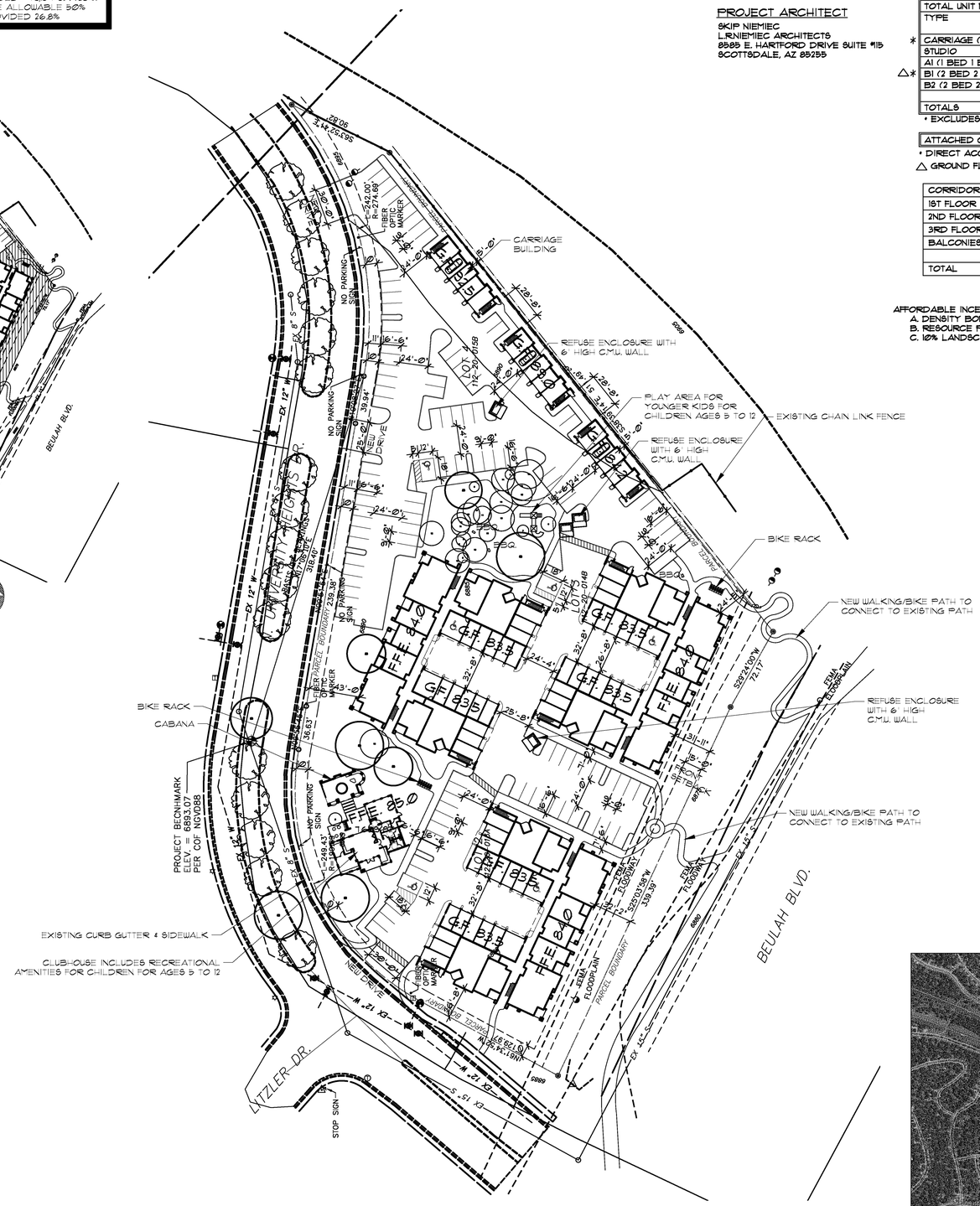
OPEN SPACE REQUIRED= 26,267 S.F. (15%)
OPEN SPACE PROVIDED= 49,154 S.F. (28%)
MAX. LOT COVERAGE ALLOWABLE 50%
LOT COVERAGE PROVIDED 26.8%



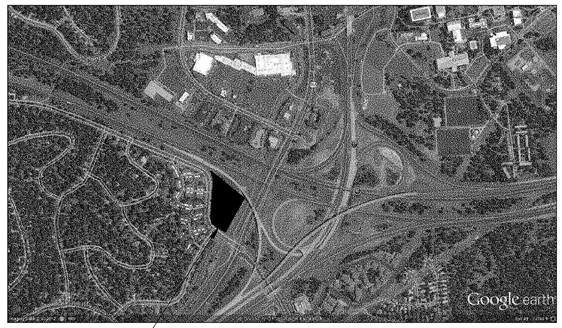
OPEN SPACE
SCALE: 1"=100'0"

NORTH



SITE PLAN
SCALE: 1"=50'0"

NORTH



SITE

VICINITY MAP
N.T.S.

NORTH

PROJECT OWNER/DEVELOPER

MARK CHASON
CHASON DEVELOPMENT
1015 AFFINITY LANE
BUFFALO, NY 14215

PROJECT ARCHITECT

SKIP NIEMIEC
L.R.NIEMIEC ARCHITECTS
8585 E. HARTFORD DRIVE SUITE #115
SCOTTSDALE, AZ 85255

PROJECT DATA (THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE)

PARCEL SIZE: 4.02 +/- NET ACRES	
EXISTING ZONING: H.C.	PROPOSED ZONING: H.R.
DENSITY: 27.61 D.U./NET ACRE	(111) TOTAL UNITS

TOTAL UNIT MIX (ALL BUILDINGS 2-STORY & 3-STORY)

	TYPE	MARKET RATE QUANTITY	AFFORDABLE QUANTITY	%	GROSS	BALCONY S.F.	* GROSS S.F.
*	CARRIAGE (1 BED 1 BATH)	12		11	662		7,944
	STUDIO	2		1	463		4,167
	A1 (1 BED 1 BATH)	39	3	38	582		24,444
△*	B1 (2 BED 2 BATH)	28	2	27	938		28,140
	B2 (2 BED 2 BATH)	18		16	1,166		20,988
	TOTALS	99	12	100			85,683

* EXCLUDES BALCONY

ATTACHED GARAGES (60) IN 38-PLEX + (15) IN CARRIAGE BLDG.= 75 (62.5%)

* DIRECT ACCESS GARAGE

△ GROUND FLOOR UNITS (6) HAVE DIRECT ACCESS GARAGE

CORRIDORS	GROSS S.F.
1ST FLOOR	11,826
2ND FLOOR	7,785
3RD FLOOR	7,785
BALCONIES	6,969
TOTAL	34,365 S.F.

COMMON AREAS	
TYPE	GROSS S.F.
CLUBHOUSE/OFFICE	2,125
CABANA	648
TOTAL COMMON AREAS	2,773

AFFORDABLE INCENTIVES PROPOSED:
A. DENSITY BONUS
B. RESOURCE PROTECTION REDUCTION
C. 10% LANDSCAPE STANDARD REDUCTION

SUMMARY OF TOTAL BUILDINGS	
	GROSS S.F.
APARTMENTS	85,683
GARAGES	18,198
CORRIDORS/BALCONIES	34,365
COMMON AREAS	2,773
TOTALS	141,019 S.F.

APN 112-20-013A
APN 112-20-014B
APN 112-20-015C

PARKING CALCULATIONS

MARKET RATE PARKING:
CARRIAGE- (12)x1.5= 18
STUDIO- (9)x1.25= 11.25
A1- (42)x1.5= 63
B1- (30)x2.25= 67.5
B2- (18)x2.25= 40.5
REQUIRED= 200.25 SPACES

TOTAL REQUIRED= 200 SPACES

TOTAL PARKING PROVIDED= 189 SPACES
(BUS SERVICE AREA IS ALLOWED A REDUCTION OF 15%. USE 5.5% REDUCTION OR 11 PARKING SPACES) 200 SPACES-11 SPACES=189 SPACES

PARKING PROVIDED:
75 GARAGE + 114 SURFACE= 189 SPACES/111 UNITS= 1.70 SPACES PER UNIT
(7 OF THE PARKING SPACES SHALL BE ACCESSIBLE)

INDICATES BIKE RACK
EACH SPACE = 5'x2'
(BICYCLE PARKING REQ. 189x.05=9.45)
(12) PROVIDED ON SURFACE

NOTE:
AT LEAST 2% OF THE UNITS, BUT NO LESS THAN ONE SHALL BE A TYPE 'A' UNIT, THESE UNITS MUST BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.

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Trailside

PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

Site Plan
Scale: 1" = 50'-0"

DRAWN BY: BG
CHECKED BY
PROJECT NO.
DATE: 9-10-2013

SHEET NO.
AS-1

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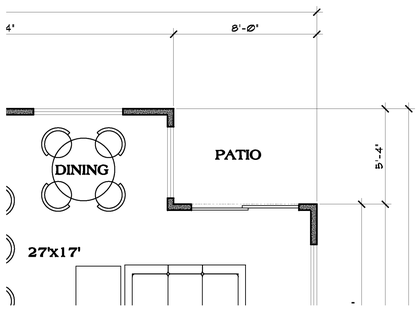
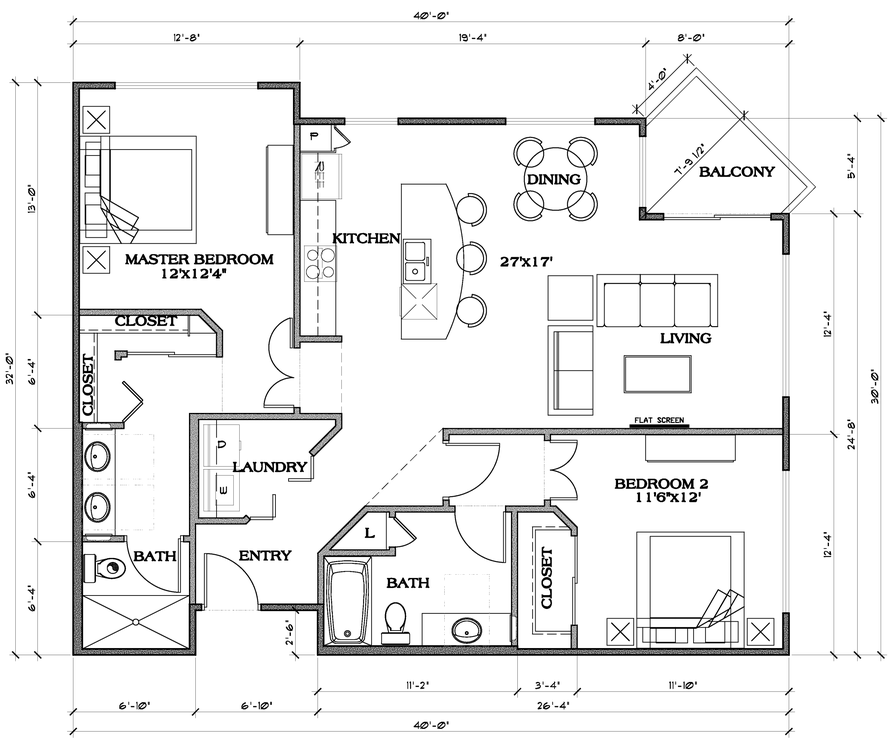
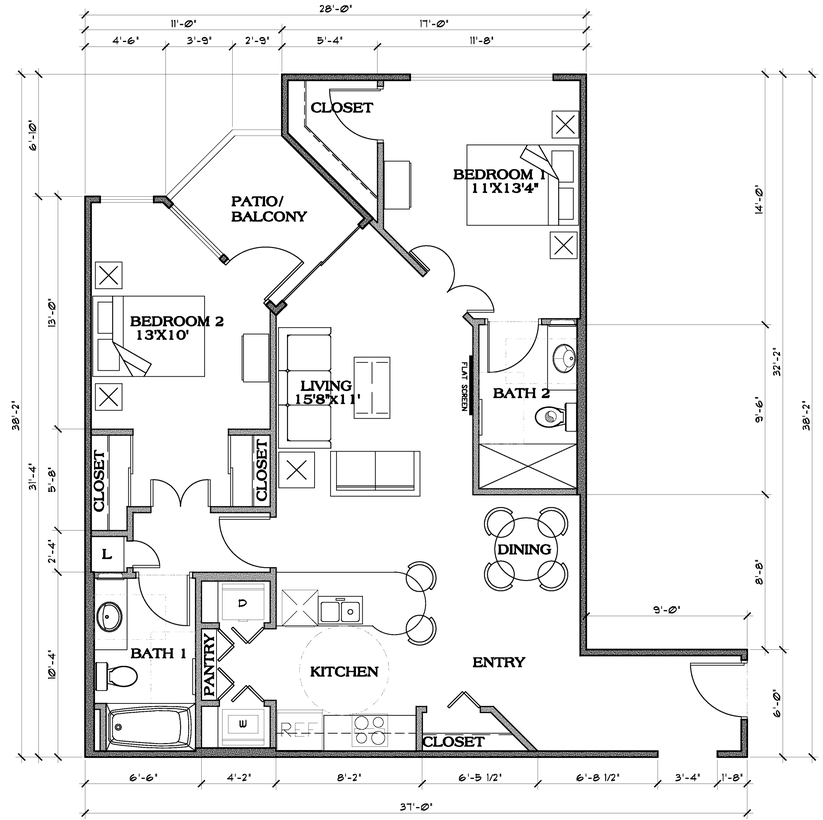


ALTERNATE PATIO
LOCATED @ GROUND FLOOR



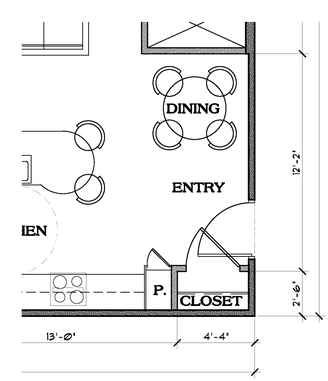
UNIT B2

GROSS = 1,166 S.F. Scale: 1/4" = 1'-0"



UNIT B1

GROSS = 938 S.F. Scale: 1/4" = 1'-0"



ALTERNATE ENTRY
WHERE OCCURS

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PROPOSED ADDRESS
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HEIGHTS DRIVE

Flagstaff, AZ.

Unit Plans

Scale: 1/4" = 1'-0"

DRAWN BY: BS
CHECKED BY
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DATE 7-10-2013

SHEET NO.

A-2

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L. NIEMIEC
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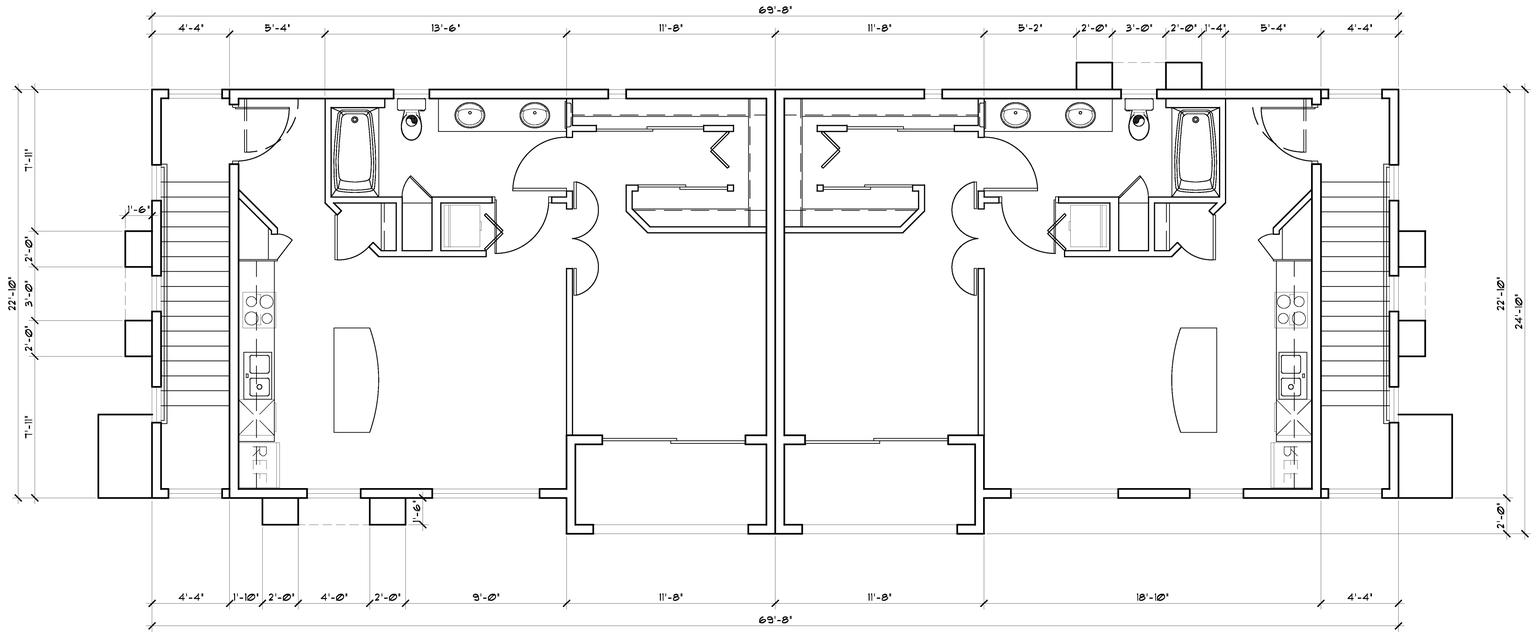
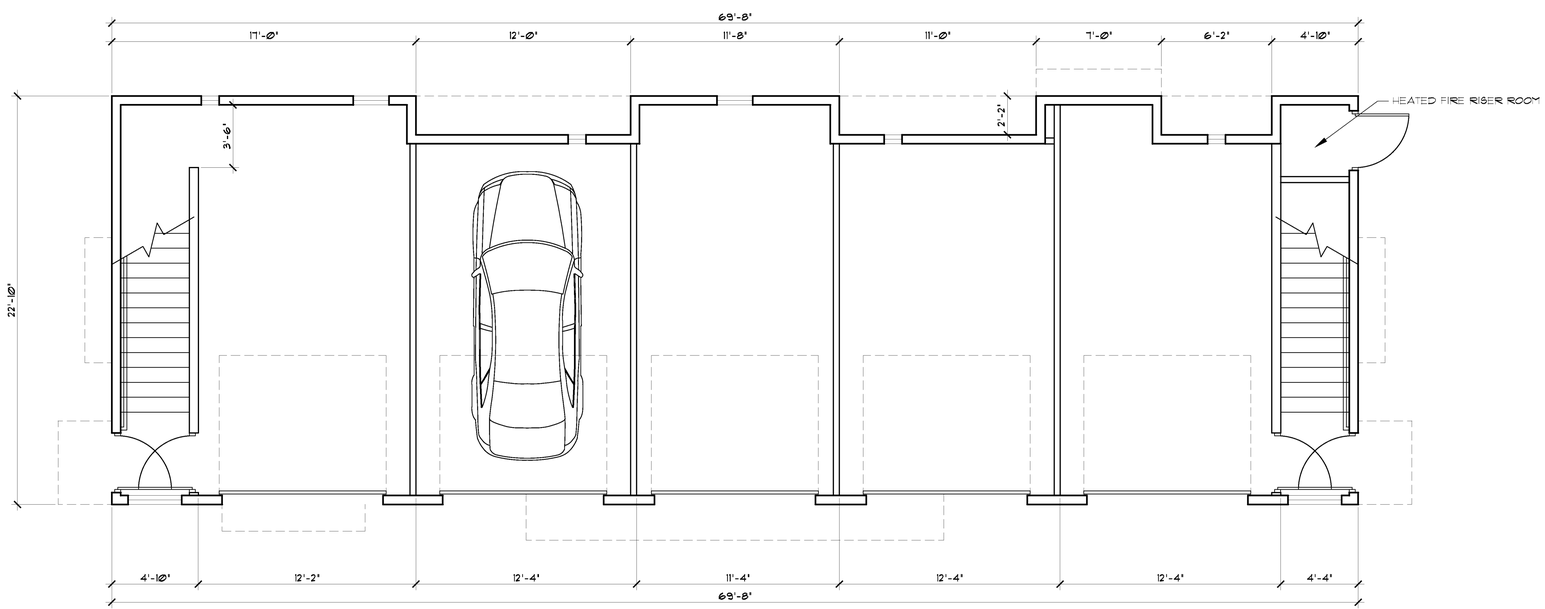
ARIZONA, U.S.A.
Expires 09/30/15



CARRIAGE BUILDING SECOND FLOOR

Scale: 1/4" = 1'0"



CARRIAGE BUILDING GROUND LEVEL

Scale: 1/4" = 1'0"

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PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

Bldg. Plans

Scale: 1/4" = 1'0"

DRAWN BY: BS
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DATE 7-10-2013

SHEET NO.

A-3

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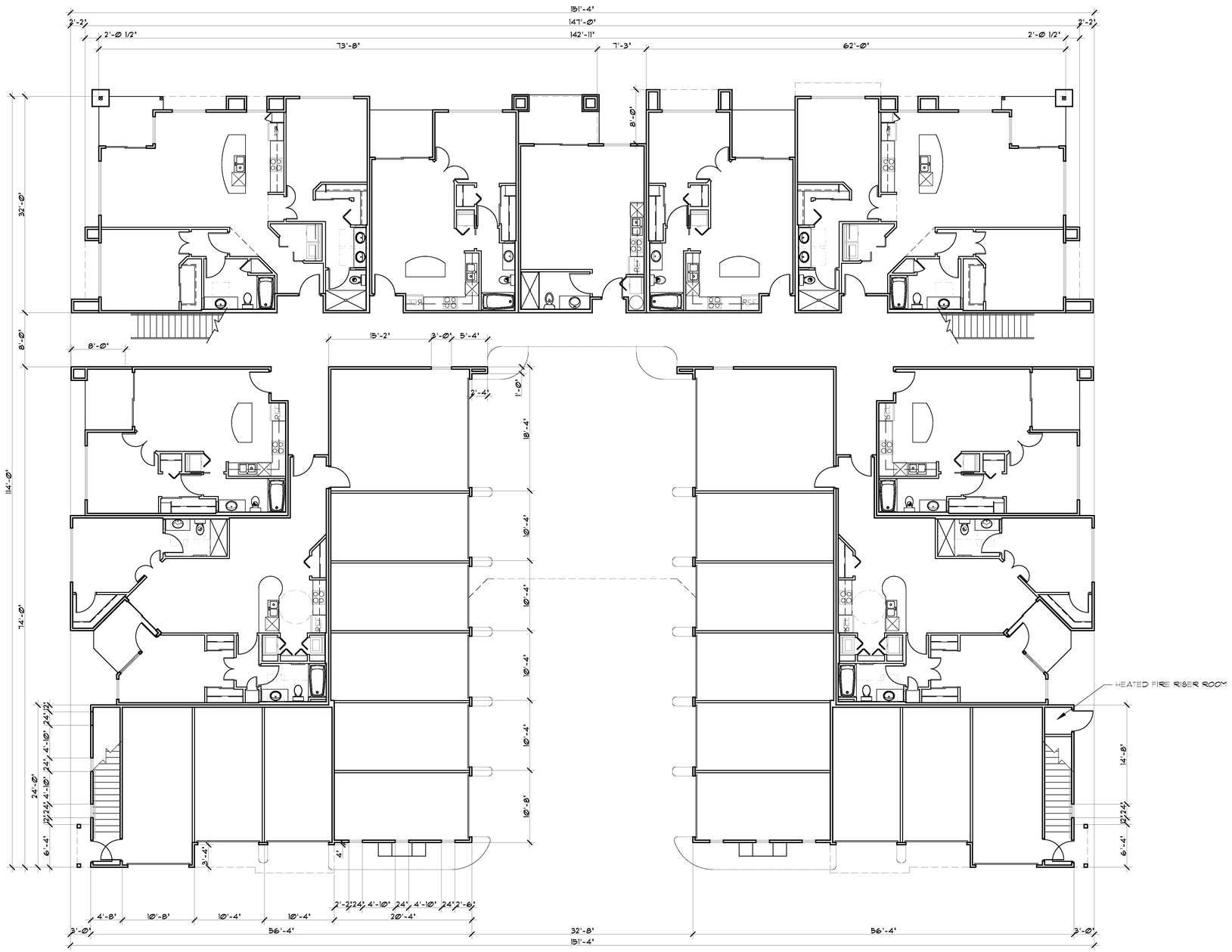
UNIT COUNT	
STUDIO	1
A1	4
B1	2
B2	2
TOTAL THIS FLOOR	9



BUILDING #1 GROUND FLOOR

Scale: 1/8" = 1'0"

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PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

Bldg. Plans
Scale: 1/8" = 1'0"

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DATE: 7-15-2013

SHEET NO.

A-4

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UNIT COUNT	
STUDIO	2
CARRIAGE	2
A1	4
B1	2
B2	4
TOTAL THIS FLOOR	14

BUILDING #1 SECOND FLOOR
Scale: 1/8" = 1'0"

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PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

Bldg. Plans
Scale: 1/8" = 1'0"

DRAWN BY: BG
CHECKED BY:
PROJECT NO.
DATE: 7-10-2013

SHEET NO.
A-5

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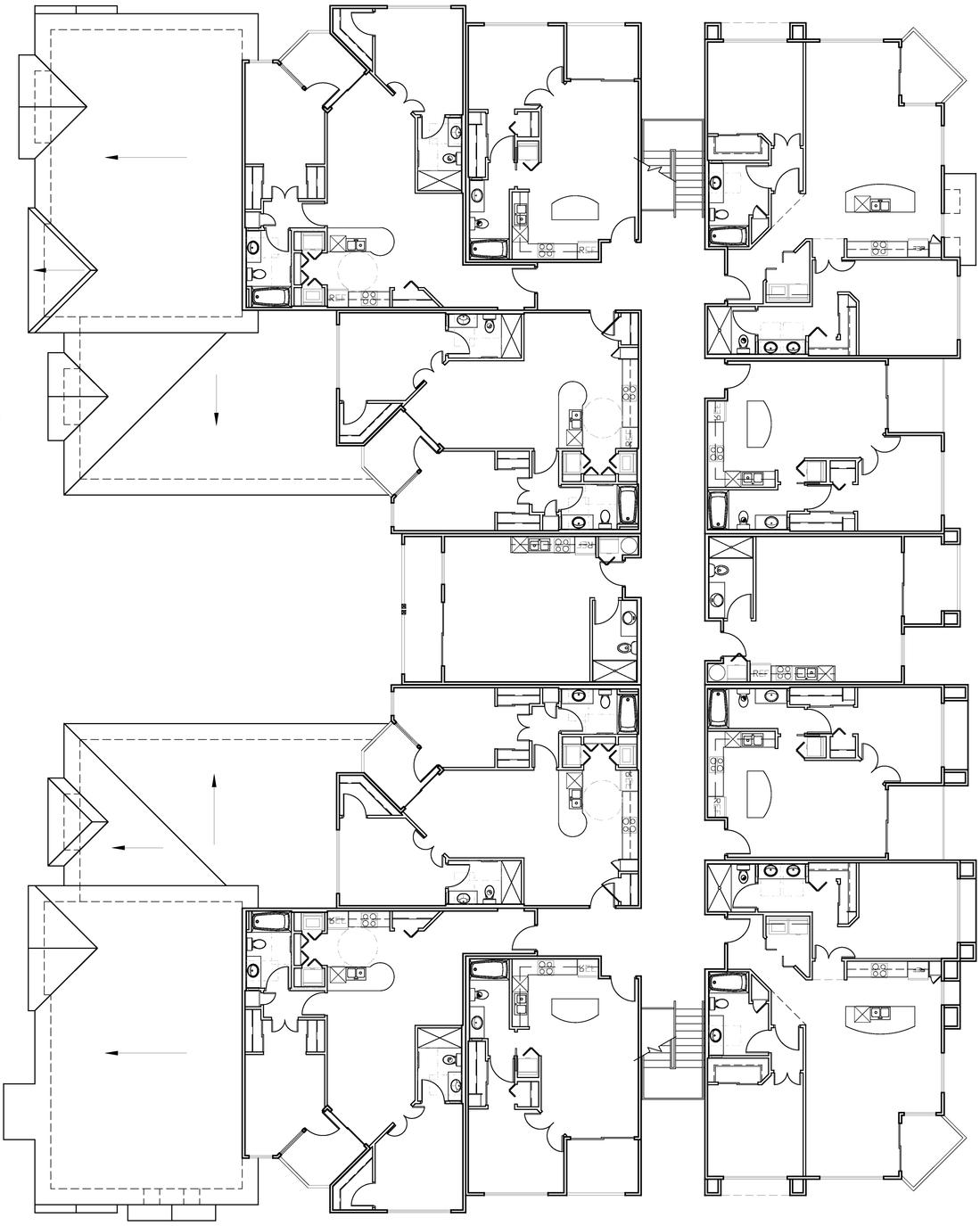

BUILDING #1 THIRD FLOOR

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

UNIT COUNT	
STUDIO	2
A1	4
B1	2
B2	4
TOTAL THIS FLOOR	12

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CHECKED BY:
PROJECT NO.
DATE: 7-10-2013
SHEET NO.

A-6

Bldg. Plans

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

PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

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BUILDING #1 ROOF PLAN

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

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600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

Bldg. Plans

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

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DATE: 7-10-2013

SHEET NO.

A-7

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CLUBHOUSE & CABANA

CLUBHOUSE GROSS = 2,072 S.F.
CABANA GROSS = 651 S.F.

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

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Bldg. Plans
Scale: 1/8" = 1'-0"

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DATE: 7-10-2013

SHEET NO.

A-8

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FRONT/STREET ELEVATION

Scale: 3/16" = 1'0"

LEFT SIDE ELEVATION

Scale: 3/16" = 1'0"

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PROPOSED ADDRESS
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HEIGHTS DRIVE

Flagstaff, AZ.

ELEVATIONS

Scale: 3/16" = 1'0"

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DATE: 7-10-2013

SHEET NO.

A-9

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CERTIFICATE NO.
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L. NIEMIEC
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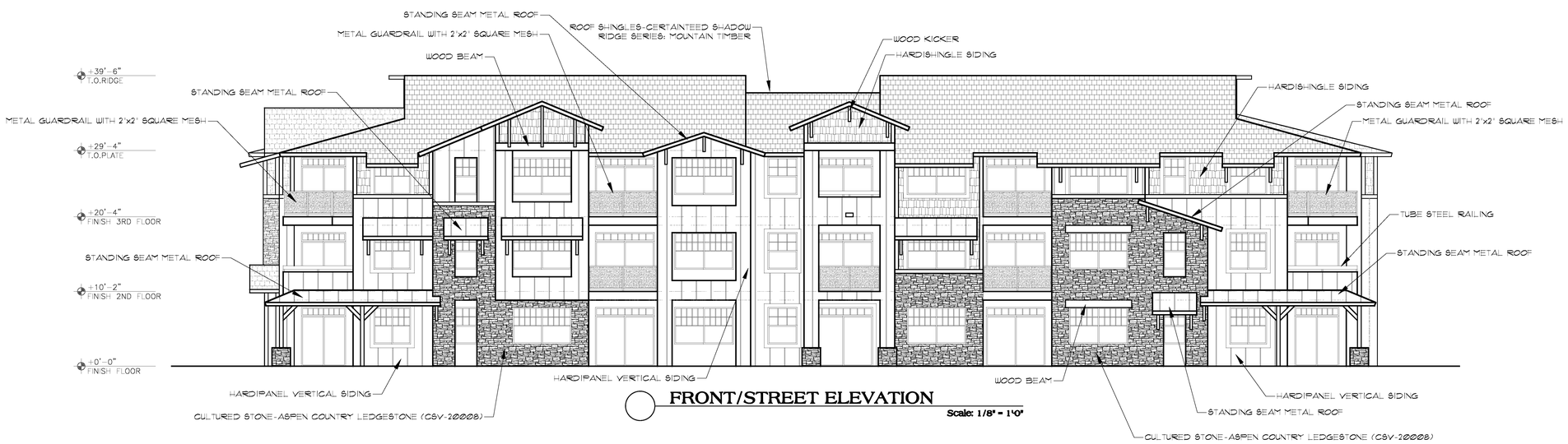
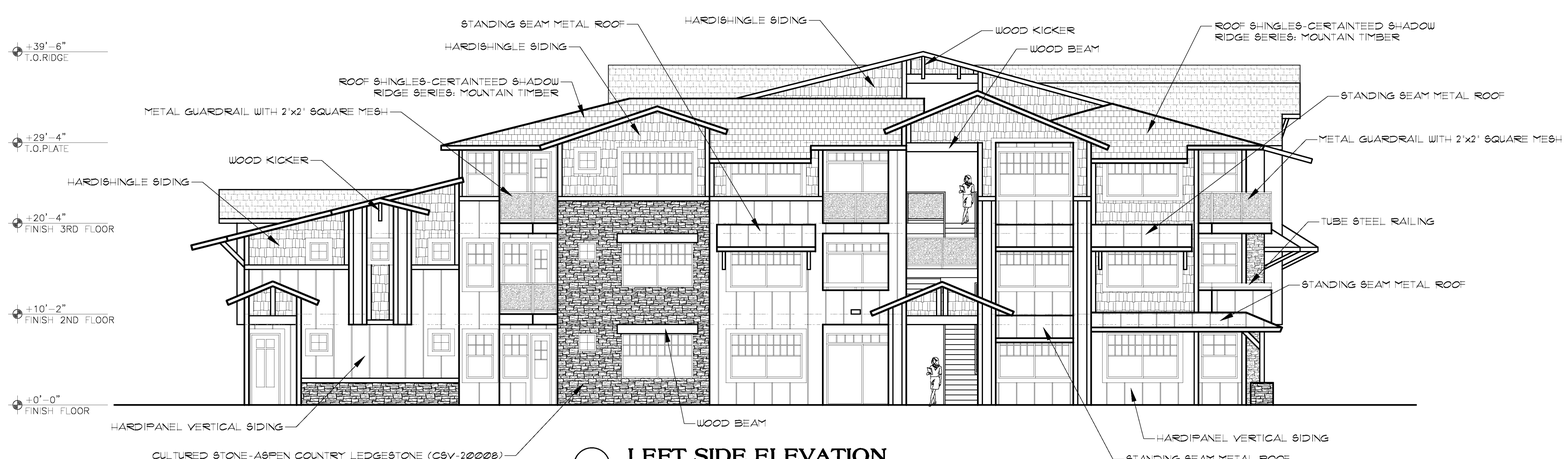


FRONT/STREET ELEVATION

Scale: 1/8" = 1'0"



LEFT SIDE ELEVATION

Scale: 1/8" = 1'0"

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PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

ELEVATIONS
Scale: 1/8" = 1'-0"

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L. NIEMIEC
7/10/13
ARIZONA, U.S.A.
Expires 09/30/15

REAR ELEVATION

Scale: 3/16" = 1'-0"

RIGHT SIDE ELEVATION

Scale: 3/16" = 1'-0"

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PROPOSED ADDRESS
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HEIGHTS DRIVE

Flagstaff, AZ.

ELEVATIONS

Scale: 3/16" = 1'-0"

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A-10

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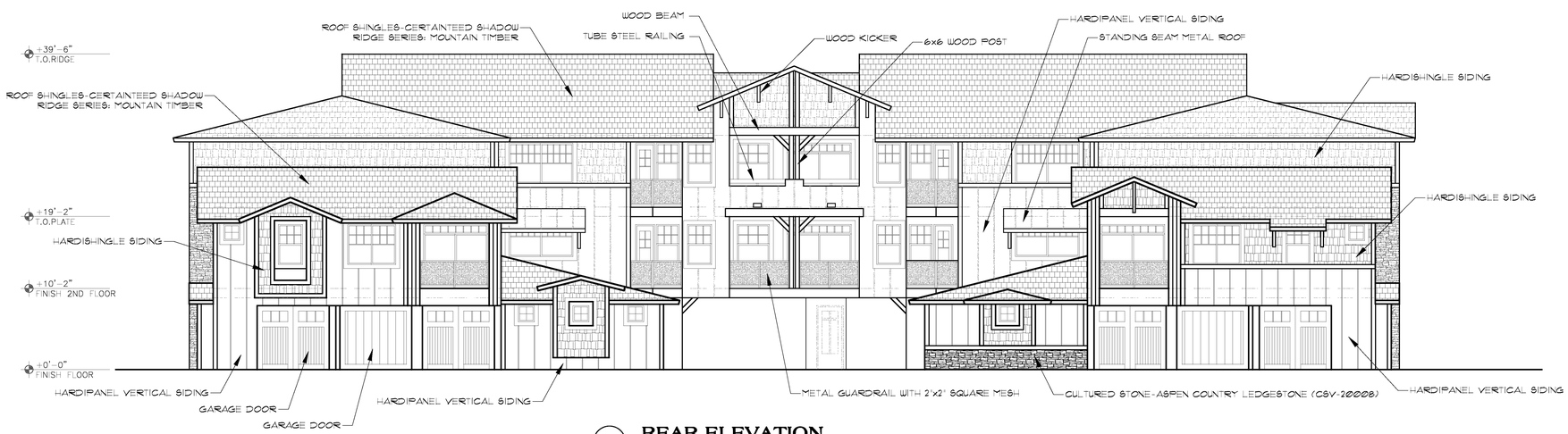
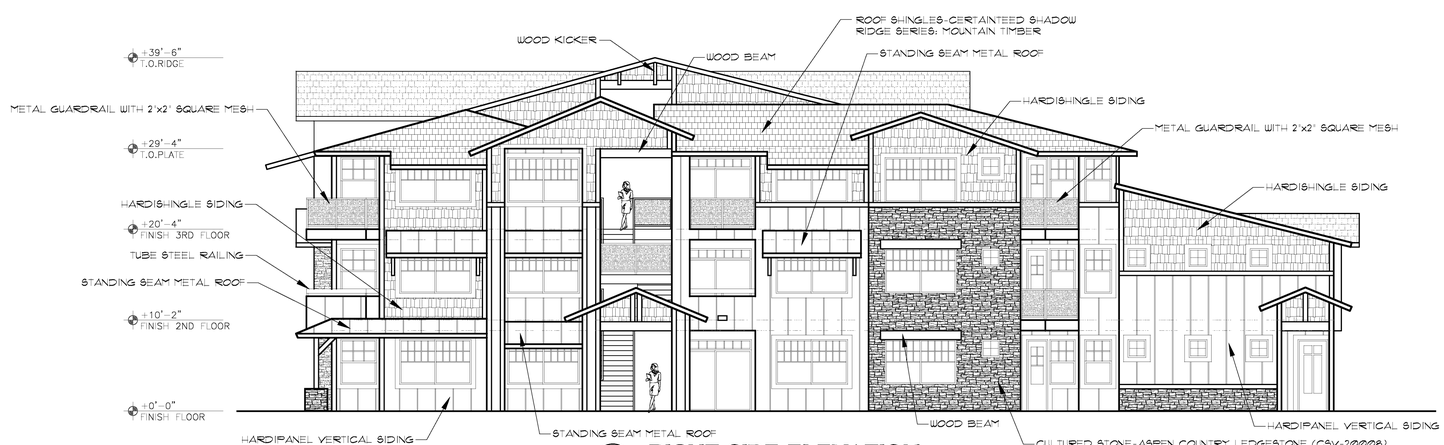


REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

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Trailside

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600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

ELEVATIONS

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

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PROJECT NO.
DATE: 7-10-2013

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A10.1

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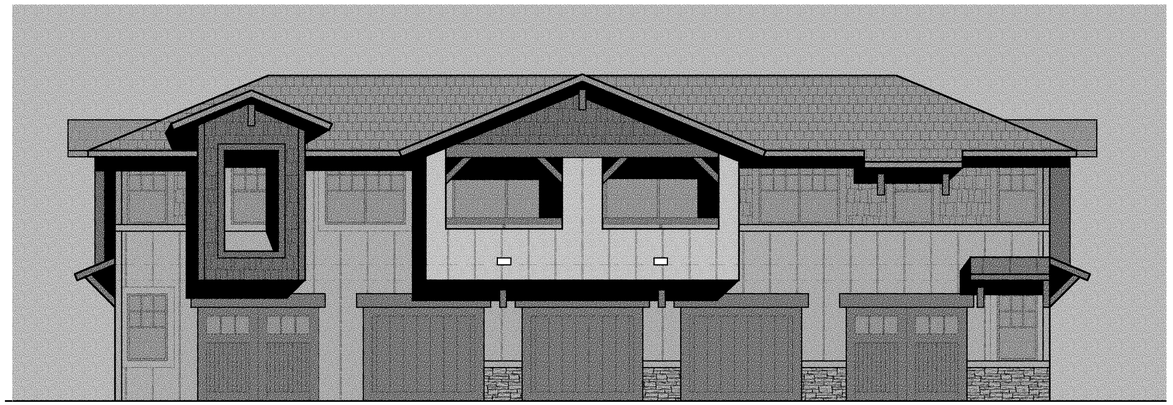
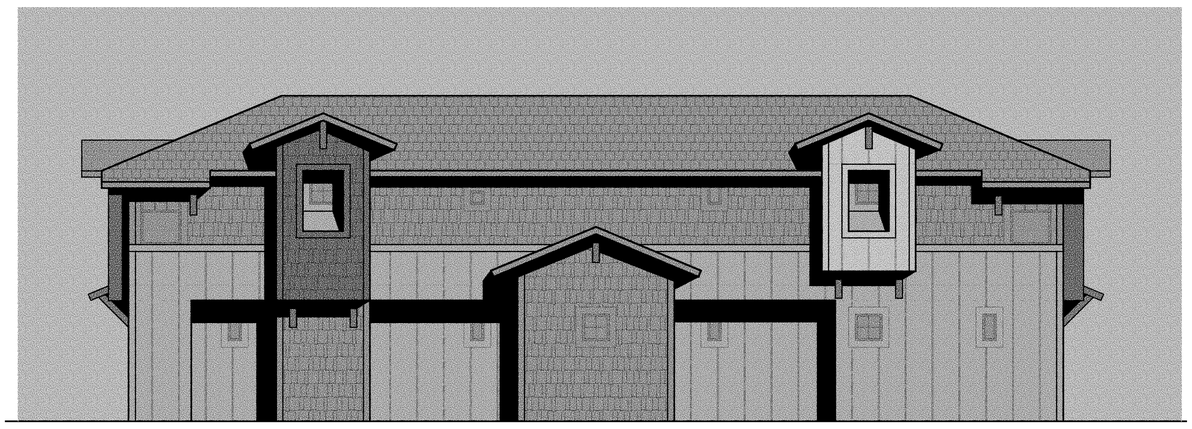


FRONT ELEVATION

Scale: 3/16" = 1'0"

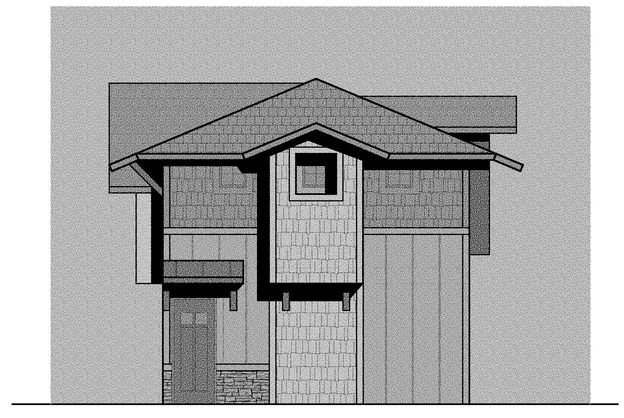


REAR ELEVATION

Scale: 3/16" = 1'0"

LEFT SIDE ELEVATION

Scale: 3/16" = 1'0"



RIGHT SIDE ELEVATION

Scale: 3/16" = 1'0"

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Trailside

PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

ELEVATIONS

Scale: 3/16" = 1'0"

DRAWN BY: BG
CHECKED BY:
PROJECT NO.
DATE: 7-10-2013

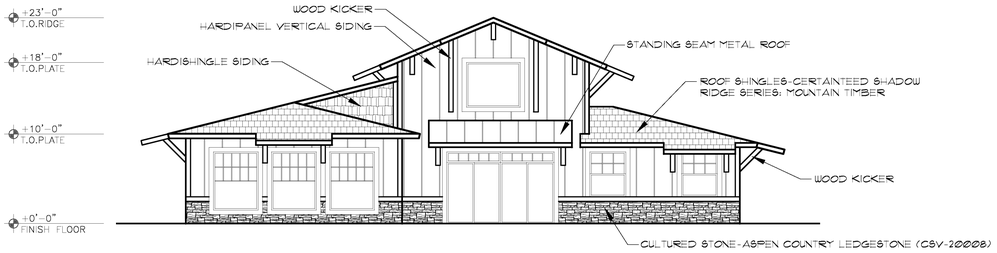
SHEET NO.

A-11

L.R. Niemiec Architects

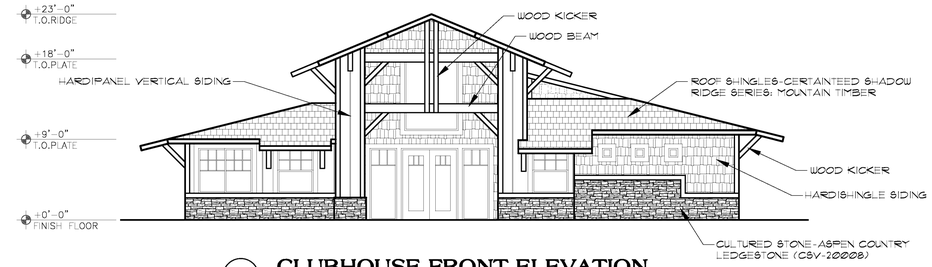
L.R. NIEMIEC ARCHITECTS/PLANNERS, INC. • 8585 EAST HARTFORD DRIVE, SUITE 115 • SCOTTSDALE ARIZONA 85255 • (480) 998-7576

REGISTERED ARCHITECT
CERTIFICATE NO.
13818
L. NIEMIEC
7/10/13
ARIZONA, U.S.A.
Expires: 09/30/15



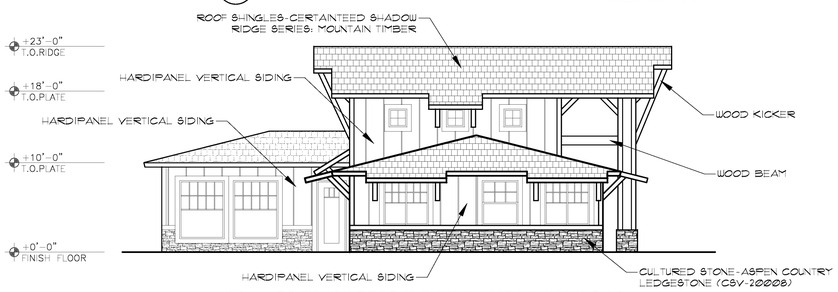
CLUBHOUSE REAR ELEVATION

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



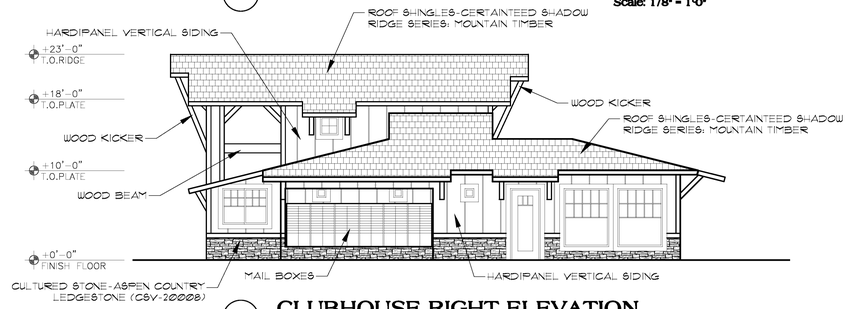
CLUBHOUSE FRONT ELEVATION

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



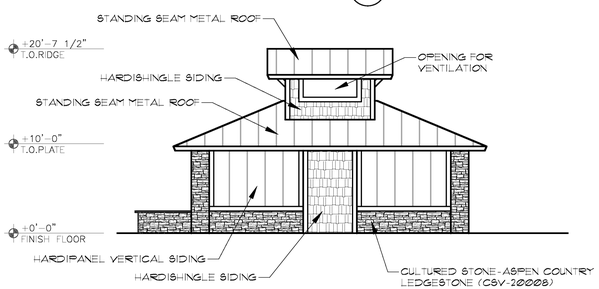
CLUBHOUSE LEFT ELEVATION

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



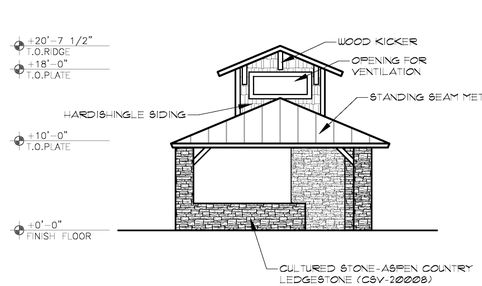
CLUBHOUSE RIGHT ELEVATION

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



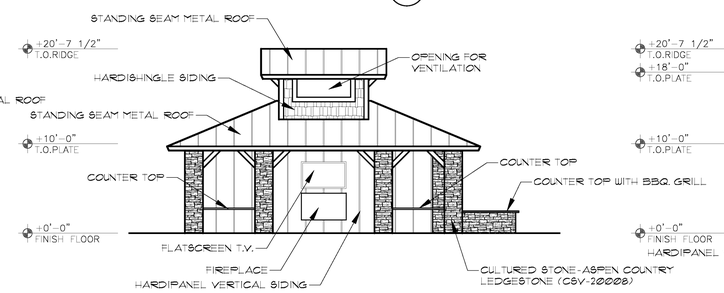
CABANA REAR ELEVATION

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



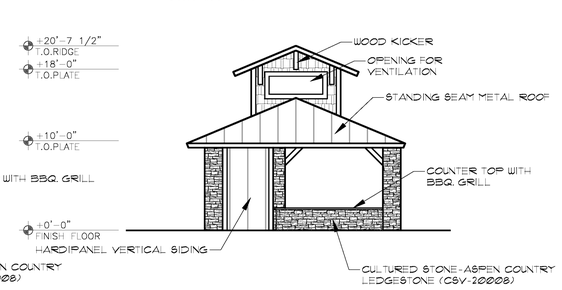
CABANA LEFT ELEVATION

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



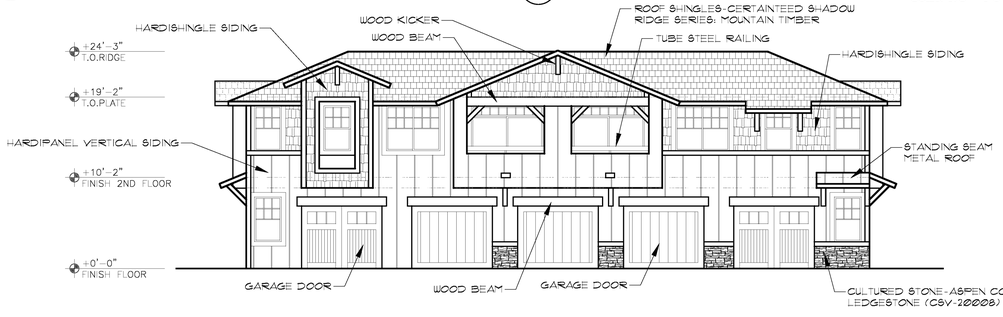
CABANA FRONT ELEVATION

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



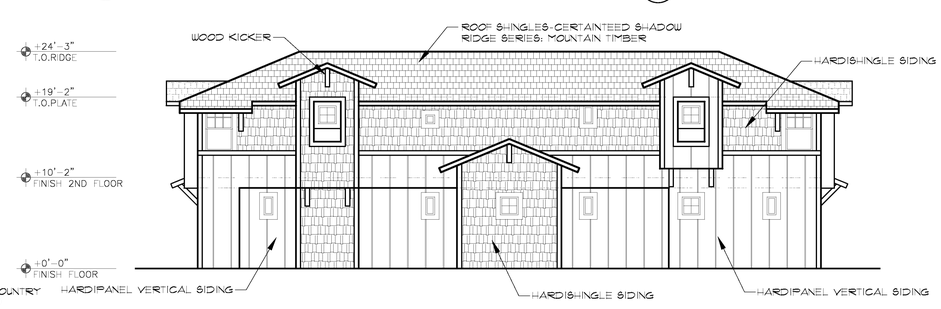
CABANA RIGHT ELEVATION

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



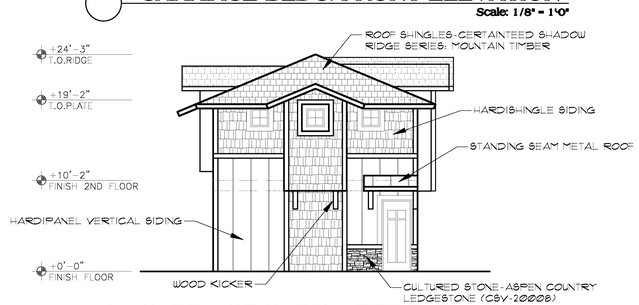
CARRIAGE BLDG. FRONT ELEVATION

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



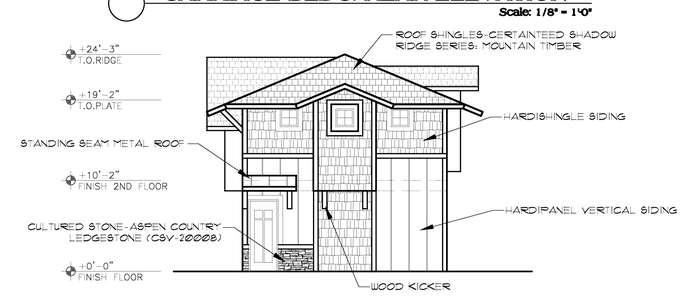
CARRIAGE BLDG. REAR ELEVATION

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



CARRIAGE BLDG. LEFT ELEVATION

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



CARRIAGE BLDG. RIGHT ELEVATION

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

Trailside

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PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

ELEVATIONS

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

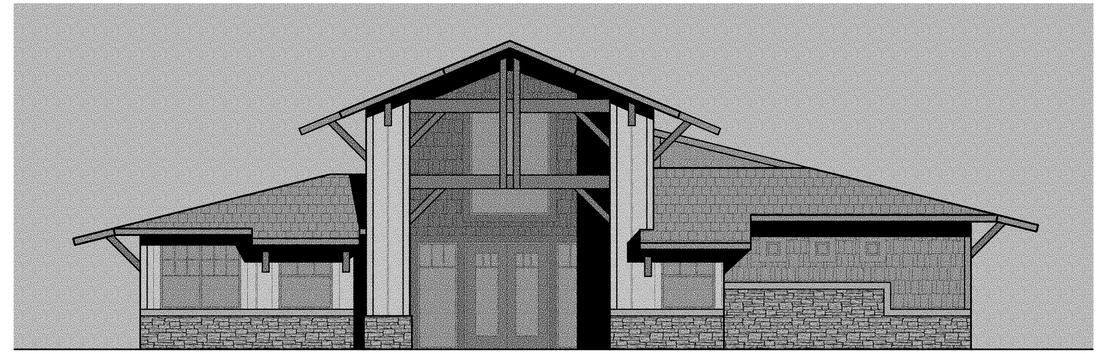
DRAWN BY: BG
CHECKED BY:
PROJECT NO.
DATE: 7-10-2013

SHEET NO.

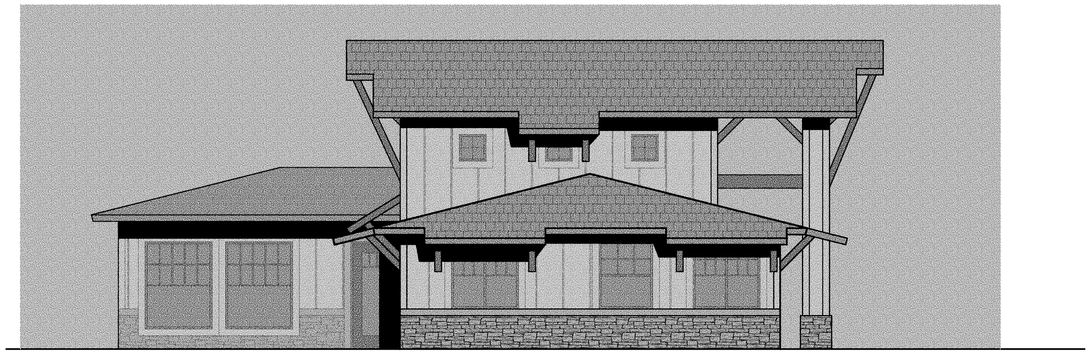
A11.1

L.R. Niemiec Architects
L.R. NIEMIEC ARCHITECTS/PLANNERS, INC. • 8585 EAST HARTFORD DRIVE, SUITE 115 • SCOTTSDALE ARIZONA 85255 • (480) 998-7576

CLUBHOUSE REAR ELEVATION
Scale: 3/16" = 1'0"

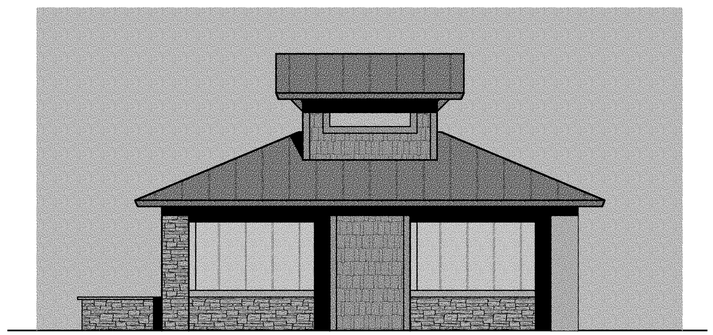


CLUBHOUSE FRONT ELEVATION
Scale: 3/16" = 1'0"

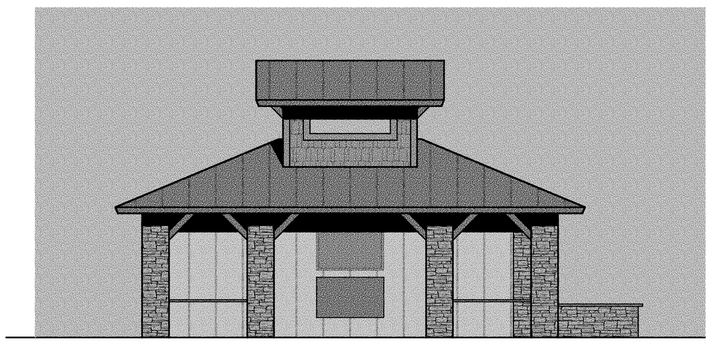


CLUBHOUSE LEFT ELEVATION
Scale: 3/16" = 1'0"

CLUBHOUSE RIGHT ELEVATION
Scale: 3/16" = 1'0"



CABANA REAR ELEVATION
Scale: 3/16" = 1'0"



CABANA FRONT ELEVATION
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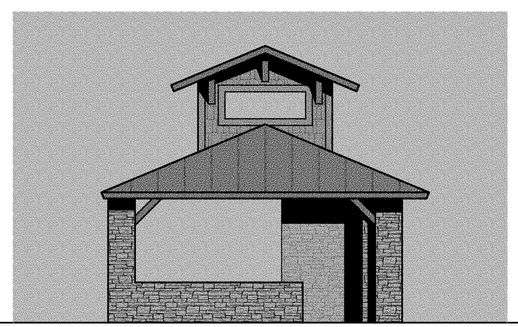

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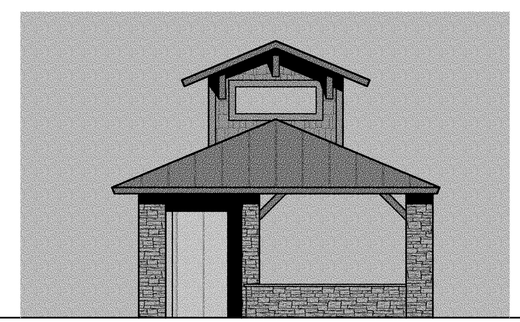
Scale: 3/16" = 1'0"



CABANA RIGHT ELEVATION
Scale: 3/16" = 1'0"

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Trailside

PROPOSED ADDRESS
600 W. UNIVERSITY
HEIGHTS DRIVE

Flagstaff, AZ.

ELEVATIONS

Scale: 3/16" = 1'0"

DRAWN BY: BS
CHECKED BY:
PROJECT NO.
DATE: 7-10-2013

SHEET NO.

A-12

L.R. Niemiec Architects

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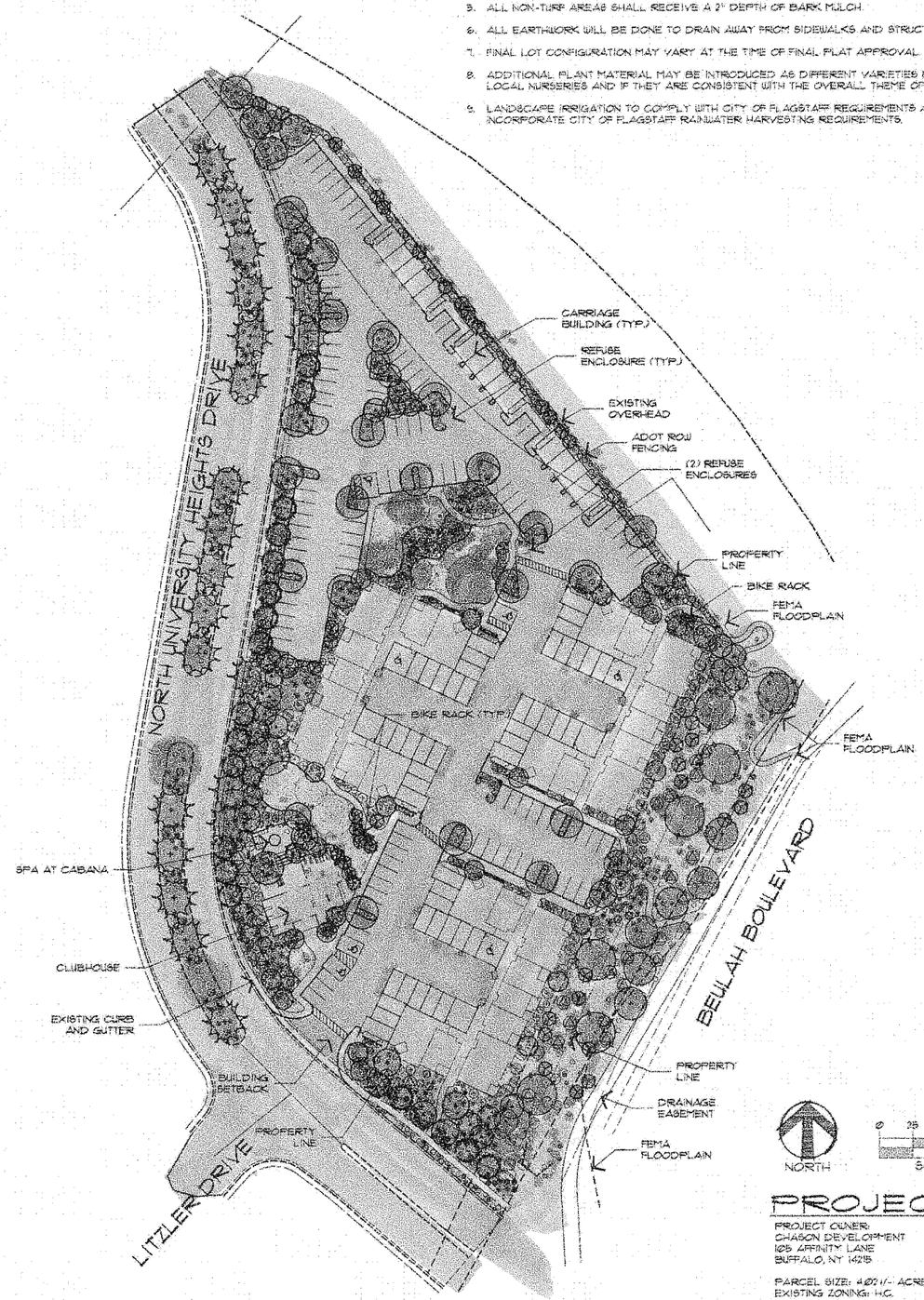
REGISTERED ARCHITECT
12818
L. NIEMIEC
7/10/13
ARIZONA, U.S.A.
Expires 09/30/15

CONCEPTUAL GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR ARE TO REMAIN IN PLACE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 36" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF BARK MULCH.
6. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
7. FINAL LOT CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
8. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.
9. LANDSCAPE IRRIGATION TO COMPLY WITH CITY OF FLAGSTAFF REQUIREMENTS AND BE DESIGNED TO INCORPORATE CITY OF FLAGSTAFF RAINWATER HARVESTING REQUIREMENTS.



NORTH

0 25 50 100 150
SCALE: 1" = 50'-0"

PROJECT DATA

PROJECT OWNER:
CHASON DEVELOPMENT
108 AFFINITY LANE
BUFFALO, NY 14215

PARCEL SIZE: 4.02 +/- ACRES
EXISTING ZONING: HC
ONSITE LANDSCAPE AREA: 72,080 S.F. 1.66 +/- ACRE
LANDSCAPE COVERAGE: 25%
RAINWATER HARVESTING REQUIREMENT: 30,120 GALLONS

MASTER PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	COMMENTS
	TREES (DECIDUOUS)				
	Acer x freemanii	Freeman Maple	2" Cal. Min.	25	Standard-trunk, Dense Canopy
	Betula occidentalis	River Birch	2" Cal. Min.	41	Standard-trunk, Dense Canopy
	Cercis occidentalis	Western Redbud	2" Cal. Min.	29	Standard-trunk, Dense Canopy
	Malus species	Flowering Crabapple	2" Cal. Min.	10	Standard-trunk, Dense Canopy
	Plantanus wrightii	Arizona Sycamore	2" Cal. Min. 36" Box Min.	8	Standard-trunk, Dense Canopy
	Populus tremuloides	Quaking Aspen	1" Cal. Min. 15 Gal. Min.	23	Standard-trunk, Dense Canopy
	TREES (EVERGREEN)				
	Picea abies	Norway Spruce	2" Cal. Min.	21	Standard-trunk, Dense Canopy
	Pinus ponderosa	Ponderosa Pine	2" Cal. Min. 24" Box Min.	10	Standard-trunk, Dense Canopy
	Pseudotsuga menziesii	Rocky Mountain Douglas Fir	2" Cal. Min. 24" Box Min.	20	Standard-trunk, Dense Canopy
	SHRUBS (DECIDUOUS)				
	Artemisia ludoviciana	Prairie Sage	1 Gal.	271	As Per Plan
	Berberis thunbergii	Japanesse Barberry	5 Gal.	16	As Per Plan
	Caragana species	Mountain Mohegany	5 Gal.	32	As Per Plan
	Cornus stolonifera	Red Twig Dogwood	5 Gal.	67	As Per Plan
	Cotoneaster divaricatus	Spreading Cotoneaster	5 Gal.	54	As Per Plan
	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gal.	28	As Per Plan
	Potentilla fruticosa	Potentilla	5 Gal.	78	As Per Plan
	Ribes aureum	Golden Currant	5 Gal.	7	As Per Plan
	Spiraea species	Spirea	5 Gal.	12	As Per Plan
	SHRUBS (EVERGREEN)				
	Arctostaphylos species	Manzanita	5 Gal.	45	As Per Plan
	Mahonia aquifolium	Oregon Grape Holly	5 Gal.	101	As Per Plan
	Pinus mugo	Mugo Pine	5 Gal.	42	As Per Plan
	Yucca baccata	Banana Yucca	5-Gal.	31	As Per Plan
	GROUNDCOVERS				
	Arctostaphylos uva-ursi	Kinnikinick	1 Gal.	79	As Per Plan
	Juniperus horizontalis	Juniper	1 Gal.	82	As Per Plan
	Lonicera japonica 'Halliana'	Hall's Honeysuckle	1 Gal.	94	As Per Plan
	Teucrium chamaedrys	Germander	1 Gal.	120	As Per Plan
	VINES				
	Hedera species	Ivy	15 Gal.	14	Trained to Structure
	Lonicera japonica 'Halliana'	Hall's Honeysuckle	15 Gal.	8	Trained to Structure
	GRASSES				
	Bouteloua gracilis	Blue Grama	5 Gal.	93	As Per Plan
	Festuca glauca	Blue Fescue	5 Gal.	46	As Per Plan
	Muhlenbergia rigens	Deer Grass	5 Gal.	175	As Per Plan
	MISCELLANEOUS				
	SEASONAL ANNUALS		4" POTS	300	PLANTED 8" O.C.

BARK MULCH - DARK FOREST BROWN OR EQUAL -2" DEPTH IN ALL SPECIFIED PLANTING AREAS (TYP.) - 40,400 SQ. FT.

TURF - (75% KENTUCKY BLUE, 15% FESCUE, 10% RYE) - 7,925 SQ. FT. WITH 4" EXTRUDED CONCRETE HEADER -400 LF.

NATIVE GRASS AND WILDFLOWER SEED MIX - 26,280 SQ. FT. (REFENCE NATIVE GRASS + WILDFLOWER SEED MIX MATRIX)

SURFACE SELECT BOULDERS

GRASS & WILDFLOWER MIX

LBS/AC.	BOTANICAL NAME	COMMON NAME
3	Bouteloua curtipendula	Sideoats Grama
2	Erigeron speciosus	Aspen Fleabane
1	Festuca arizonica	Arizona Fescue
2	Hilaria jamesii	Galleta Grass
3	Lupinus argentus	Silvery Lupine
2	Oryzopsis hymenoides	Indian Rice Grass
3	Penstemon palmeri	Palmers Penstemon
1	Stiantor hystrix	Bottlebrush Squirrel Tail
2	Stipa comata	Needle and Thread Grass

SEEDLING RATE: 18 LBS / ACRE

PLANT QUANTITY SCHEDULE

LOCATION	TREES (ON AVERAGE)	SHRUBS (ON AVERAGE)	GROUNDCOVER (ON AVERAGE)
STREET BUFFER	1 PER 25 L.F.	2 PER TREE	2 PER TREE
UNIVERSITY HEIGHTS DR.			
REQUIRED	33	78	78
PROVIDED	39	105 (+27)	124 (+46)
BEULAH BOULEVARD			
REQUIRED	17	34	34
PROVIDED	21 (+4)	50 (+16)	34
PERIPHERAL BUFFER	1 PER 25 L.F.	2 PER TREE	2 PER TREE
REQUIRED	25	50	50
PROVIDED	26 (+1)	58 (+8)	50
PARKING AREA	2 PER 8 SPACES	2 PER TREE	2 PER TREE
REQUIRED	29	58	58
PROVIDED	30 (+1)	61 (+3)	89 (+31)
PARKING LOT SCREEN	NOT REQUIRED	2 PER SPACE	NOT REQUIRED
REQUIRED	-	52	
PROVIDED	-	54 (+2)	
BUILDING FOUNDATION	1 PER 25 L.F.	2 PER TREE	2 PER TREE
REQUIRED	61	122	122
PROVIDED	63 (+2)	216 (+94)	125 (+3)

PARKING ISLAND REQUIRMENTS

REQUIRED LANDSCAPE AREA CALCULATION	REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)
114 (PARKING SPACES) X 30 (SQ. FT. OF LANDSCAPE REQUIRED PER SPACE)	3,420	3,420
- 10% (PER AFFORDABLE HOUSING INSENTIVE LANDSCAPE STANDARDS REDUCTION)	342	305
	3,078	3,115

COLLABORATIVE V DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.
7116 EAST 1ST AVE.
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-5012

Registered Landscape Architect CERTIFICATE NO. 36867 MATTHEW PAUL VINCENT ARIZONA U.S.A. 2014 13

EXPIRES 06 / 30 / 2016

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE IMPROVEMENTS
TRAILSIDE APARTMENTS
Flagstaff, Arizona

Preliminary Landscape Plan

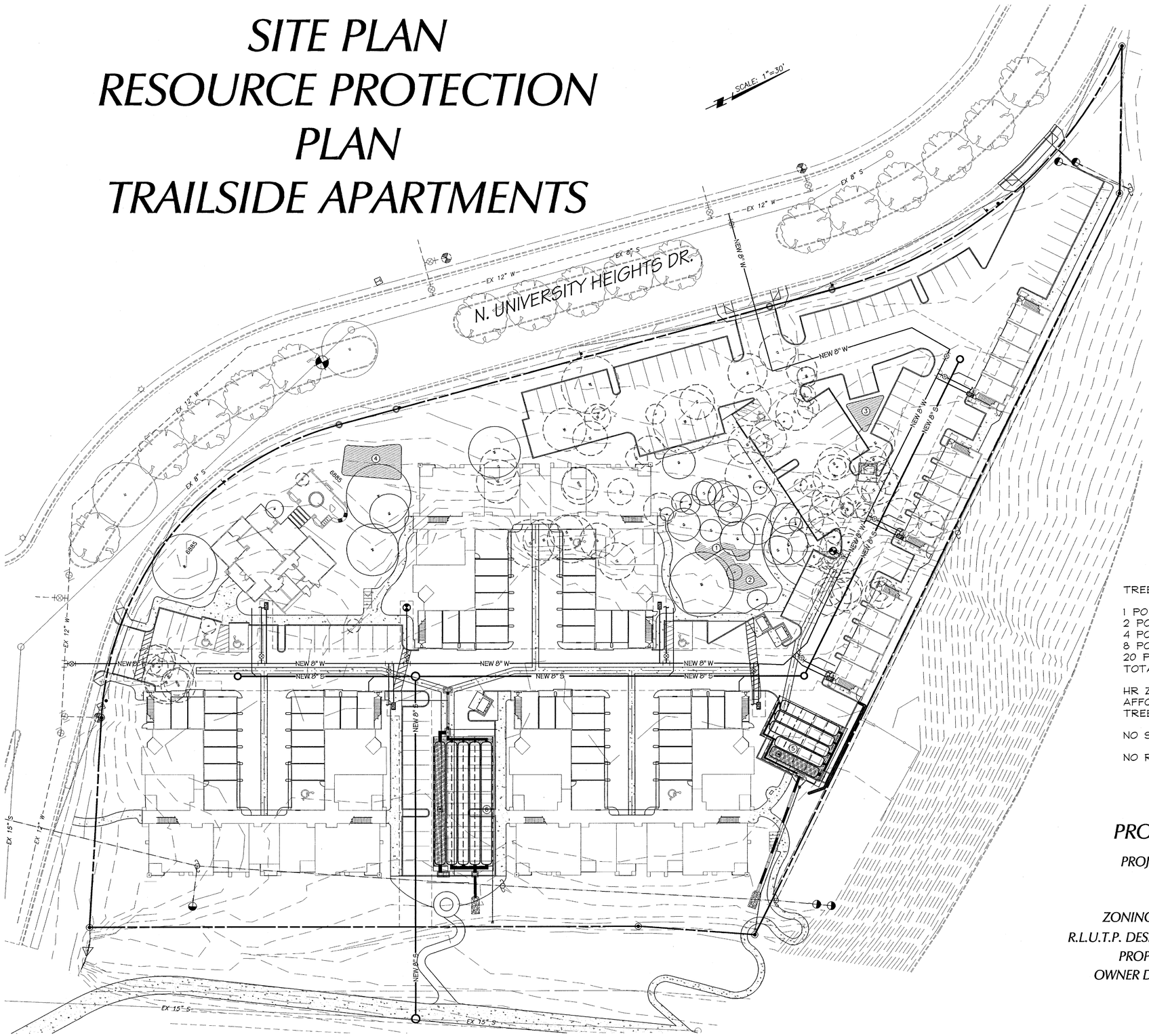
DESIGNED BY PV/SH
DRAWN BY BH / SH
CHECKED BY PV / MD
DATE January 28, 2013
REVISIONS August 14, 2013 2nd City Review

Trailside Apartments Landscape Concept

LS-1

1 of 1

SITE PLAN
RESOURCE PROTECTION PLAN
TRAILSIDE APARTMENTS



1 POINT TREE
1 POINT TREE SAVE
2 POINT TREE
2 POINT TREE SAVE
4 POINT TREE
4 POINT TREE SAVE
8 POINT TREE
8 POINT TREE SAVE
20 POINT TREE
20 POINT TREE SAVE

TREE RESOURCE CALCULATIONS

1 POINT TREES 25 TOTAL= 25 POINTS SAVE 5= 5 POINTS
2 POINT TREES 28 TOTAL= 56 POINTS SAVE 7= 14 POINTS
4 POINT TREES 35 TOTAL= 140 POINTS SAVE 8= 32 POINTS
8 POINT TREES 21 TOTAL= 168 POINTS SAVE 3= 24 POINTS
20 POINT TREES 5 TOTAL= 100 POINTS SAVE 3= 60 POINTS
TOTAL POINTS = 489 TOTAL SAVE POINTS = 135 (27.61%)

HR ZONE REQUIRES 50% TREE RESOURCE PROTECTION
AFFORDABLE HOUSING INCENTIVE IS 45% REDUCTION = 27.5% TREE RESOURCE PROTECTION

NO SLOPE RESOURCES LOCATED ON SITE

NO RURAL OR URBAN FLOODPLAIN RESOOURCES ON SITE

PROJECT INFORMATION

PROJECT NAME: TRAILSIDE APARTMENTS
ADDRESS: 600, 700, & 800 W. UNIVERSITY HEIGHTS DR.
APN: 112-20-013A, 014B, & 015B
ZONING DISTRICT: HR
R.L.U.T.P. DESIGNATION: HIGH DENSITY RESIDENTIAL
PROPOSED USE: APARTMENTS
OWNER DEVELOPER: CHASON DEVELOPMENT
105 AFFINITY LANE
BUFFALO, NY 14215
(716) 833-1000

SHEET NO. 1 OF 1

COF PROJECT #

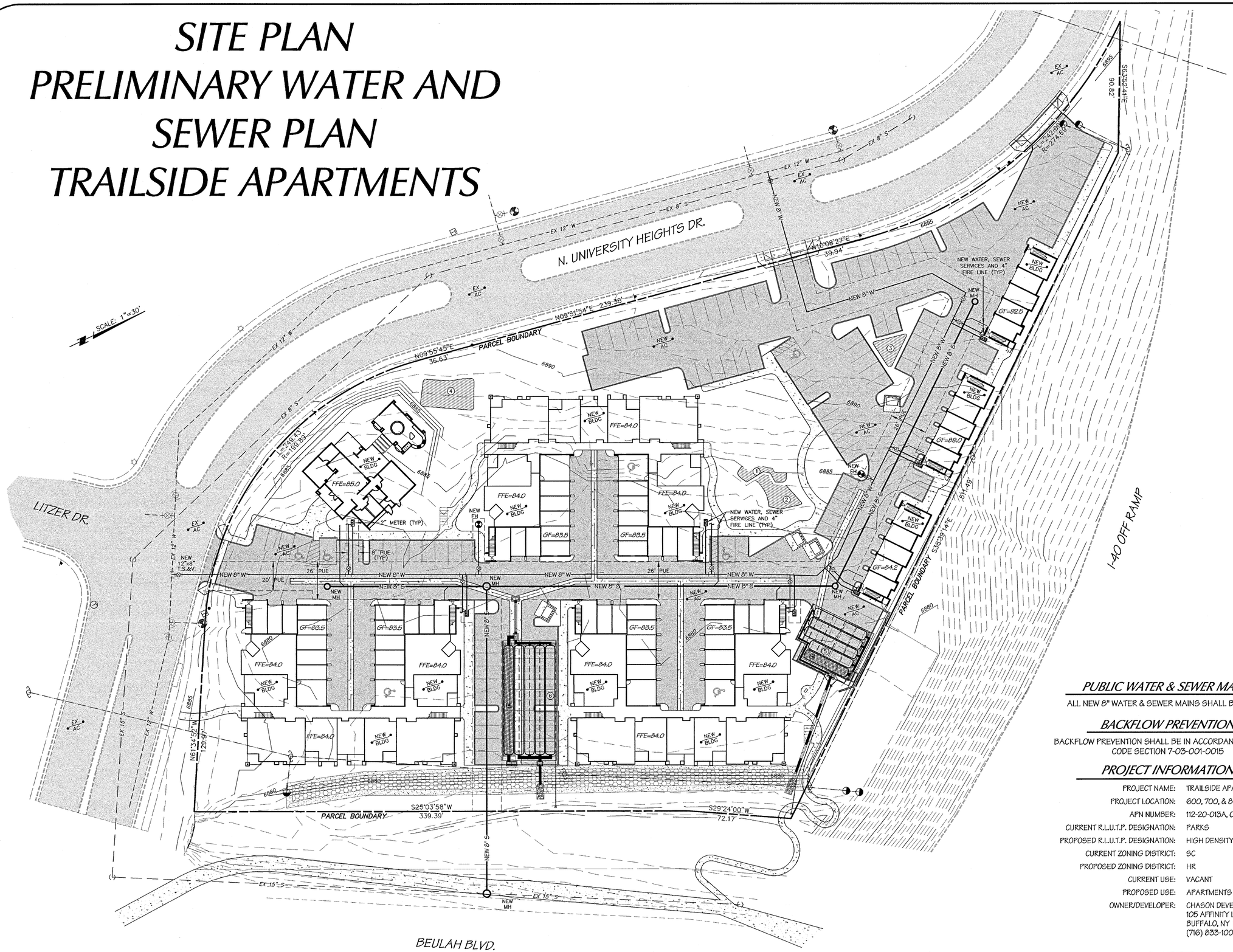
Mogollon Inc
ENGINEERING & SURVEYING
411 W Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1852, Flagstaff, Az. 86002
Phone: 928-214-0214 • Fax: 928-913-0015

23950 NEW MEXICO LICENSED PROFESSIONAL ENGINEER Eric Mogollon 8/15/13 Expires on 3/31/15

TRAILSIDE APARTMENTS
NATURAL RESOURCE PROTECTION PLAN
8/15/13
MES#12965

DATE: 8/15/13
DESIGNED BY:
DRAWN BY:
CHECKED BY:
PROJECT NO. 12965
FN: TREE-RESOURSE.DWG
VERT SCALE: N/A
HOR SCALE: 1"=30'
REVISIONS: COF comments 8/15/13

SITE PLAN
PRELIMINARY WATER AND SEWER PLAN
TRAILSIDE APARTMENTS



PUBLIC WATER & SEWER MAINS

ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC.

BACKFLOW PREVENTION

BACKFLOW PREVENTION SHALL BE IN ACCORDANCE WITH CITY CODE SECTION 7-03-001-0015

PROJECT INFORMATION

PROJECT NAME:	TRAILSIDE APARTMENTS
PROJECT LOCATION:	600, 700, & 800 W. UNIVERSITY HEIGHTS DR.
APN NUMBER:	112-20-013A, 014B, & 015B
CURRENT R.L.U.T.P. DESIGNATION:	PARKS
PROPOSED R.L.U.T.P. DESIGNATION:	HIGH DENSITY RESIDENTIAL
CURRENT ZONING DISTRICT:	SC
PROPOSED ZONING DISTRICT:	HR
CURRENT USE:	VACANT
PROPOSED USE:	APARTMENTS
OWNER/DEVELOPER:	CHASON DEVELOPMENT 105 AFFINITY LANE BUFFALO, NY 14215 (716) 833-1000

SHEET NO. 1 OF 1

COF PROJECT #

TRAILSIDE APARTMENTS
PRELIMINARY
UNDERGROUND UTILITIES

8/14/13
MES# 12965

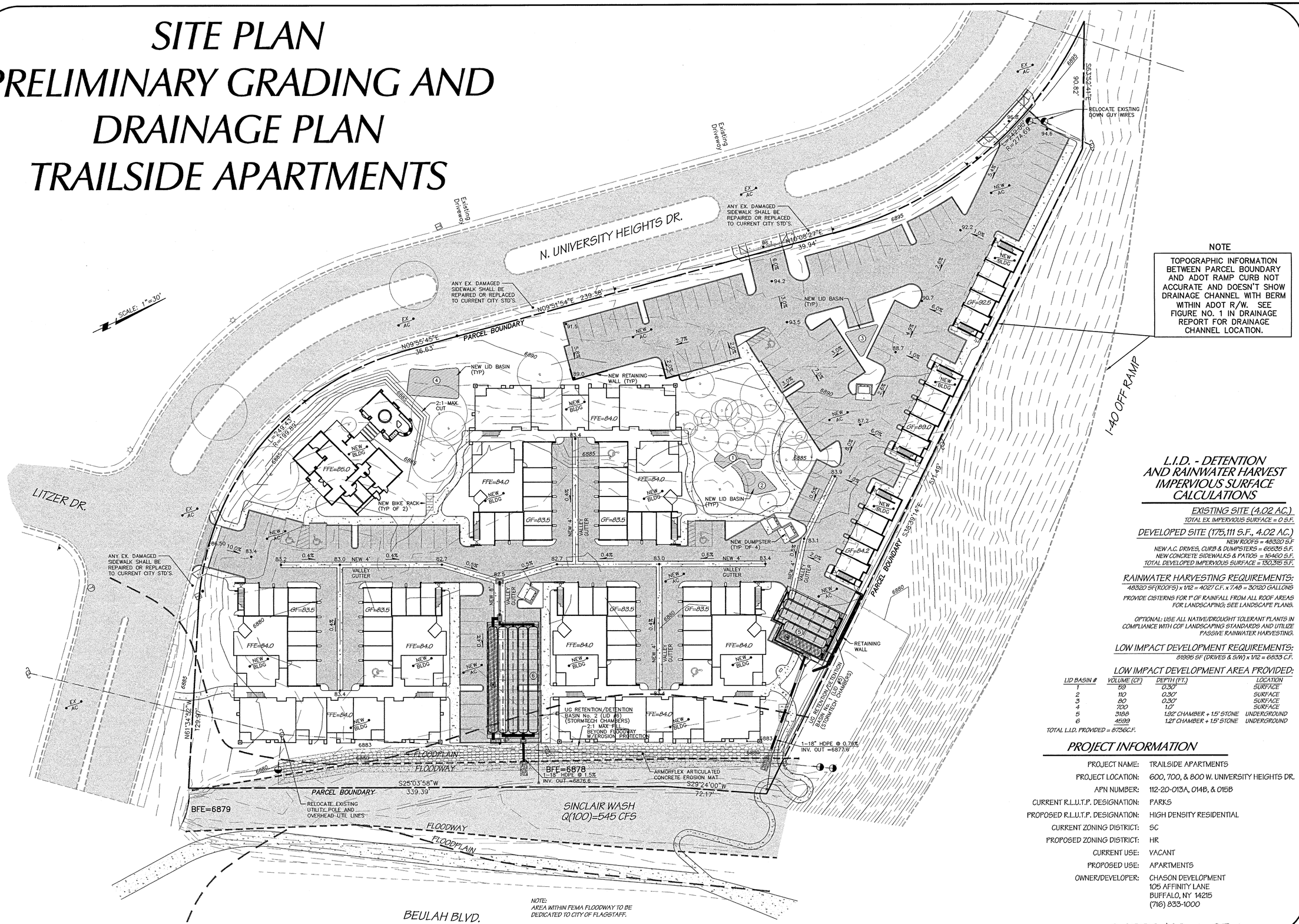
Mogollon Inc
ENGINEERING & SURVEYING
411 N Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1952, Flagstaff, Az. 86002
Phone: 928-214-0214 • Fax: 928-913-0015

REGISTERED LAND SURVEYOR
23950
KENT V. HOTSENPILLER
Date Signed 8/14/13
ARIZONA U.S.A.
Expires on 3/31/12

REVISIONS: PER C.O.F. COMMENTS DATED 5/20/13

DATE: 8/14/13	PROJECT NO. 12965
DESIGNED BY: RCI/MWE	FN: WATER&SEWER.DWG
DRAWN BY: MWE	VERT SCALE: N/A
CHECKED BY: RCI/MWE	HOR SCALE: 1"=30'

SITE PLAN
PRELIMINARY GRADING AND DRAINAGE PLAN
TRAILSIDE APARTMENTS



NOTE

TOPOGRAPHIC INFORMATION BETWEEN PARCEL BOUNDARY AND ADOT RAMP CURB NOT ACCURATE AND DOESN'T SHOW DRAINAGE CHANNEL WITH BERM WITHIN ADOT R/W. SEE FIGURE NO. 1 IN DRAINAGE REPORT FOR DRAINAGE CHANNEL LOCATION.

L.I.D. - DETENTION AND RAINWATER HARVEST IMPERVIOUS SURFACE CALCULATIONS

EXISTING SITE (4.02 AC.)

TOTAL EX. IMPERVIOUS SURFACE = 0 S.F.

DEVELOPED SITE (175,111 S.F., 4.02 AC.)

NEW ROOFS = 48320 S.F
NEW A.C. DRIVES, CURB & DUMPSTERS = 65535 S.F.
NEW CONCRETE SIDEWALKS & PATIOS = 16460 S.F.
TOTAL DEVELOPED IMPERVIOUS SURFACE = 130,315 S.F.

RAINWATER HARVESTING REQUIREMENTS:

48320 SF(ROOFS) x 1/12 = 4027 C.F. x 7.48 = 30120 GALLONS

PROVIDE CISTERNS FOR 1" OF RAINFALL FROM ALL ROOF AREAS FOR LANDSCAPING; SEE LANDSCAPE PLANS.

OPTIONAL: USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS AND UTILIZE PASSIVE RAINWATER HARVESTING.

LOW IMPACT DEVELOPMENT REQUIREMENTS:

81995 SF (DRIVES & S/W) x 1/12 = 6833 C.F.

LOW IMPACT DEVELOPMENT AREA PROVIDED:

LID BASIN #	VOLUME (CF)	DEPTH (FT.)	LOCATION
1	59	0.30'	SURFACE
2	110	0.30'	SURFACE
3	80	0.30'	SURFACE
4	720	1.0'	SURFACE
5	3188	1.92' CHAMBER + 1.5' STONE	UNDERGROUND
6	4599	1.21' CHAMBER + 1.5' STONE	UNDERGROUND

TOTAL L.I.D. PROVIDED = 8736C.F.

PROJECT INFORMATION

PROJECT NAME:	TRAILSIDE APARTMENTS
PROJECT LOCATION:	600, 700, & 800 W. UNIVERSITY HEIGHTS DR.
APN NUMBER:	112-20-013A, 014B, & 015B
CURRENT R.L.U.T.P. DESIGNATION:	PARKS
PROPOSED R.L.U.T.P. DESIGNATION:	HIGH DENSITY RESIDENTIAL
CURRENT ZONING DISTRICT:	SC
PROPOSED ZONING DISTRICT:	HR
CURRENT USE:	VACANT
PROPOSED USE:	APARTMENTS
OWNER/DEVELOPER:	CHASON DEVELOPMENT 105 AFFINITY LANE BUFFALO, NY 14215 (716) 833-1000

SHEET NO. 1 OF 1

COF PROJECT #

TRAILSIDE APARTMENTS
PERLIMINARY
GRADING & DRAINAGE

8/14/13
MES# 12965

Mogollon Inc
ENGINEERING & SURVEYING
411 W Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1162, Flagstaff, Az. 86002
Phone: 928-214-0214 • Fax: 928-913-2015

REGISTERED LAND SURVEYOR
CERTIFICATE OF AUTHORITY FOR
23350
RICHARD C. HOTSENPILLER
Date Signed 8/14/13
ARIZONA, U.S.A.
Expires on 3/31/15

DATE: 8/14/13	REVISIONS: PER C.O.F. COMMENTS DATED 5/20/13
DESIGNED BY: RCI/MHE	PROJECT NO. 12965
DRAWN BY: MHE	FN: GRADING.DWG
CHECKED BY: RCI/MHE	VERT SCALE: N/A
	HOR SCALE: 1"=30'

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
	SP1	15	VISIONAIRE SUN-1 T4 55 3 1 PPM BZ SF120. BRONZE FINISH.	24"L. X 15"W. X 9"H. FULL CUTOFF POLE LUMINAIRE, TYPE 4. POLE MOUNT AT +20 FT. A.F.G.	(1) 55W LPS	7800	0.90
	SW1	20	LIGHTWAY WPRW-18 A L18 T Z99 CEG CBB 01. BRONZE FINISH.	TRAPEZOID AREA WALL LUMINAIRE W/ FLAT CLEAR GLASS LENS AT +12' A.F.G.	(1) 18W LPS	1800	0.90
	SW2	4	VISIONAIRE SUN-1 T3 55 3 1 WM BZ SF120. BRONZE FINISH.	24"L. X 15"W. X 9"H. FULL CUTOFF WALL LUMINAIRE, TYPE 3. WALL MOUNT AT +15 FT. A.F.G.	(1) 55W LPS	7800	0.90
	SW3	12	LIGHTWAY MERW-612 A A 1Q13 3 Z3 WSA. TEXTURED BRONZE FINISH.	WALL SCONCE WITH WHITE SMOOTH ACRYLIC DIFFUSER LENS. WALL MOUNT AT +6 FT. A.F.F.	(1) 13W CFL	900	0.75

ELECTRICAL SITE LIGHTING PLAN

–

SCALE: 1" = 40' – 0"

OUTDOOR LUMENS CALCULATION TABLE

Project Name : Trailside Apartments
Subject : Calculations per Flagstaff Lumen Cap

Lamp Type:
LPS - Low Pressure Sodium
HPS - High Pressure Sodium
MH - Metal Halide
CMH - Ceramic Metal Halide
FL - Linear Fluorescent

Lamp Type:
CFL - Compact Fluorescent
LED - Light Emitting Diode
INC - Incandescent
HAL - Halogen

Shielding Type:
F - Fully Shielded
U - Unshielded

Project Zone ---------- **II**
Lighting Class ---------- **2**
Site Net Acre ---------- **4.02**

Total Outdoor Lumens Allowed per Site Net Acre ----------	50,000	X 4.02	=	**201,000**
Total Outdoor Lumens Allowed for Unshielded Lights ----------	5,500	X 4.02	=	**22,110**
Total Outdoor Lumens Allowed for Non-LPS Lights----------	5,000	X 4.02	=	**20,100**

Fixture Label & Description		Lamp Description Qty	Watts	Type	Initial Lumens & Shielding		Unit Qty	Sub-Total Lumens Shielded	Unshielded	Total Lumens
SITE										
PS1	20' Pole Light	1	55	LPS	7,800	F	15	117,000		117,000
SW1	Wall Pack	1	18	LPS	1,800	F	20	36,000		36,000
SW2	Wall Pack	1	55	LPS	7,800	F	4	31,200		31,200
SW3	Wall Sconce	1	13	CFL	900	F	12		10,800	10,800
								184,200	10,800	195,000

Lumens Used for New Shielded Lights	**184,200**
Lumens Used for New Unshielded Lights	**10,800**
Total Lumes Allowed for Unshielded Lights	**22,110**
Lumens Used for Non-LPS Lights	**10,800**
Total Lumes Allowed for Non-LPS Lights	**20,100**
Total Lumens Used for New Lights	**195,000**
Total Lumes Allowed per Site Net Acre	**201,000**
Total Lumens Used / Lumens Allowed Ratio for New Lights	**97%**

Rev.	Date:	Description:
△ -		
△ -		
△ -		
△ -		
△ -		

TRAILSIDE APARTMENTS

FLAGSTAFF, ARIZONA

ELECTRICAL SITE LIGHTING PLAN

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 10807
ANDREW C. PANOPIO
Date Signed 07-17-13
ARIZONA, U.S.A.
EXPIRES 12/31/15

NP ENGINEERING INC.
4115 N. 15TH AVE.
PHOENIX, AZ 85015
PH: (602) 265-1559 FAX: (602) 265-1605

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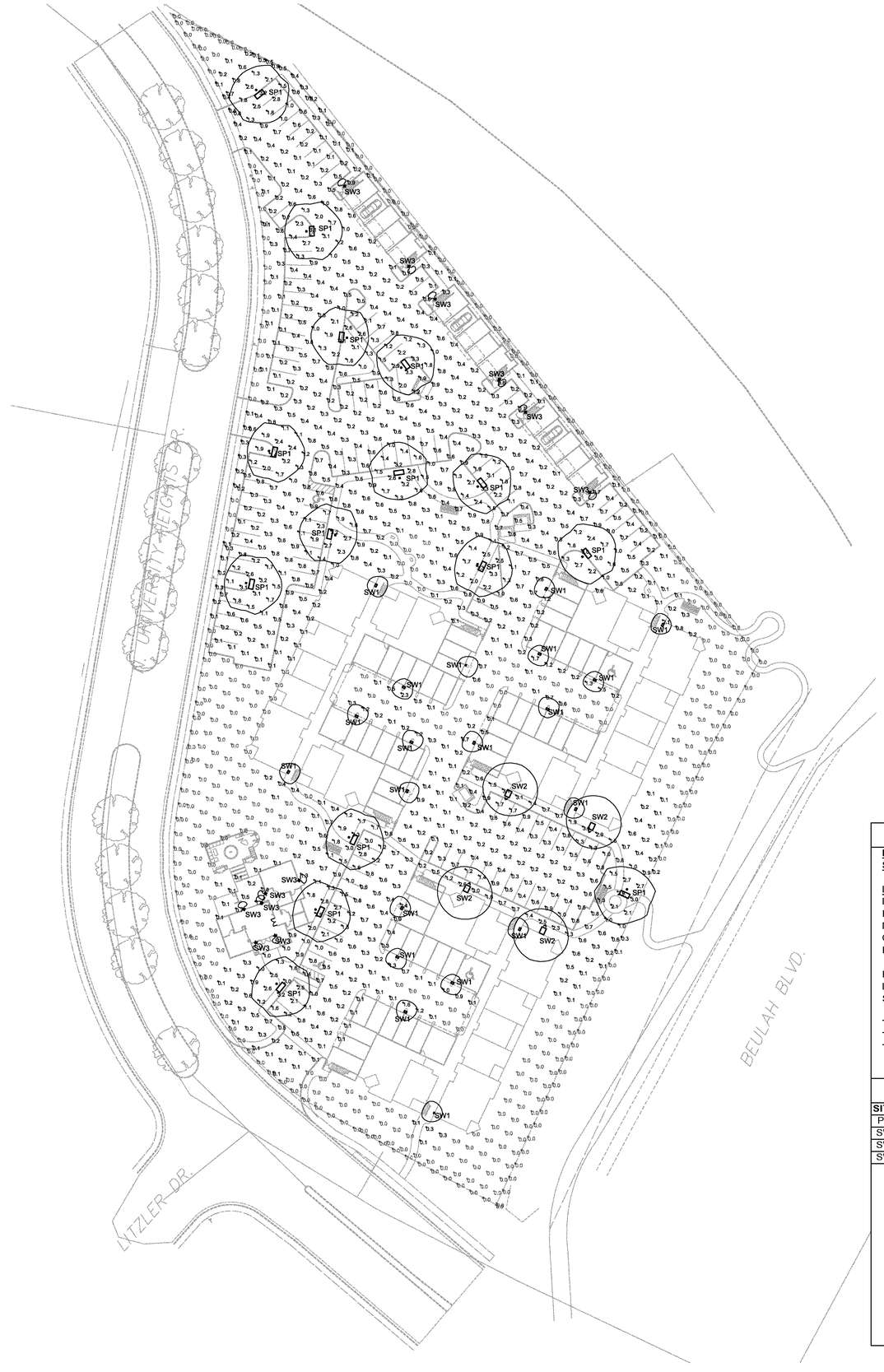
NP Proj. No: **13-015**
Project Manager: **RP**
Drawn by: **NPE**
Date: **07-17-2013**

E1

Sheet of



LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
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	SW1	20	LIGHTWAY WPRW-18 A L18 T Z99 CEG CBB 01. BRONZE FINISH.	TRAPEZOID AREA WALL LUMINAIRE W/ FLAT CLEAR GLASS LENS AT +12' A.F.G.	(1) 18W LPS	1800	0.90
	SW2	4	VISIONAIRE SUN-1 T3 55 3 1 WM BZ SF120. BRONZE FINISH.	24"L. X 15"W. X 9"H. FULL CUTOFF WALL LUMINAIRE, TYPE 3. WALL MOUNT AT +15 FT. A.F.G.	(1) 55W LPS	7800	0.90
	SW3	12	LIGHTWAY MERW-612 A A 1Q13 3 Z3 WSA. TEXTURED BRONZE FINISH.	WALL SCONCE WITH WHITE SMOOTH ACRYLIC DIFFUSER LENS. WALL MOUNT AT +6 FT. A.F.F.	(1) 13W CFL	900	0.75

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. Site Calcs	+	0.6 fc	3.5 fc	0.0 fc	N / A	N / A
2. Spill Light at Property Line at +6' A.F.G.	✳	0.0 fc	0.5 fc	0.0 fc	N / A	N / A

ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 40' – 0"

OUTDOOR LUMENS CALCULATION TABLE

Project Name : Trailside Apartments
Subject : Calculations per Flagstaff Lumen Cap

Lamp Type:
LPS - Low Pressure Sodium
HPS - High Pressure Sodium
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CMH - Ceramic Metal Halide
FL - Linear Fluorescent

Lamp Type:
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LED - Light Emitting Diode
INC - Incandescent
HAL - Halogen

Shielding Type:
F - Fully Shielded
U - Unshielded

Project Zone ---------- **II**
Lighting Class ---------- **2**
Site Net Acre ---------- **4.02**

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Total Outdoor Lumens Allowed for Unshielded Lights ---------- 5,500 X 4.02 = **22,110**
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Fixture Label & Description		Lamp Description Qty	Watts	Type	Initial Lumens & Shielding		Unit Qty	Sub-Total Lumens Shielded	Unshielded	Total Lumens
SITE										
PS1	20' Pole Light	1	55	LPS	7,800	F	15	117,000		117,000
SW1	Wall Pack	1	18	LPS	1,800	F	20	36,000		36,000
SW2	Wall Pack	1	55	LPS	7,800	F	4	31,200		31,200
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								184,200	10,800	195,000

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Total Lumens Used for New Lights	**195,000**
Total Lumes Allowed per Site Net Acre	**201,000**
Total Lumens Used / Lumens Allowed Ratio for New Lights	**97%**

Rev.	Date:	Description:
1	-	
2	-	
3	-	
4	-	
5	-	

TRAILSIDE APARTMENTS

FLAGSTAFF, ARIZONA

ELECTRICAL SITE PHOTOMETRIC PLAN

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 10807
ANDREW C. PANOPIO
Date Signed 07-17-13
ARIZONA, U.S.A.
EXPIRES 12/31/15

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NP Proj. No: **13-015**
Project Manager: **RP**
Drawn by: **NPE**
Date: **07-17-2013**

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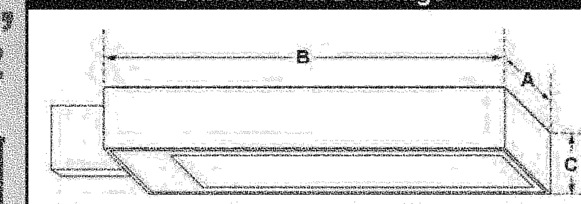
Area

LPS - Sunset
HID / FLUORESCENT

Project Name	Type
Catalog Number	

TYPE: SP1, SW2

Dimensional Drawings



Fixture	A	B	C	Max. Watts	Lbs
SUN-1	15"	24"	9"	55 W	45
SUN-2	15"	29"	9"	90 W	50
SUN-3	20"	29"	9"	2 × 90 W	60
SUN-4	15"	52"	9"	180 W	70
SUN-6	15"	57"	6"	216 W	44

The **LPS Sunset** family of Low Pressure Sodium luminaires is designed to maximize the benefits of Low Pressure Sodium light sources with unmatched lumens per watt while eliminating glare with IES full cutoff optics. The instant on off control and the high CRI rating make fluorescent lamps a popular choice for many applications.

The **LPS Sunset** family is available in five sizes of housings with arm or yoke mount options. Two reflector options are available with a Type III providing an asymmetrical distribution, and a Type IV providing a forward throw distribution pattern. A durable polyester powder coat finish is available in a variety of architectural colors.

Lamp wattages range from 55 watts to 180 watts of Low Pressure Sodium lighting; or 64–216 watts of Fluorescent lighting. A popular version of the **LPS Sunset** fixture is the twin-90 watt luminaire which utilizes two-90 watt lamps mounted side-by-side, enabling the use of a standard shoebox design which coordinates well with most architectural applications.

Low Pressure Sodium lighting is the community standard for a number of areas where observatories are located. The International Dark-Sky community favors the use of this light source for all types of outdoor lighting. Street lighting, roadways, bridges and general area lighting are ideal applications for the **LPS Sunset** family of fixtures.

Model	Optics	Wattage	Source	Voltage	Mounting	Finish	Options
SUN-1	Type III *For BOA only (T3)	55 (55)	LPS (L)	120 (1)	Bolt-On Arm (BOA)	Bronze (BZ)	Photocell & Receptacle *Specify voltage (PC120) (PC208) (PC240) (PC277) (PC480)**
				208 (2)	Parallel Pole Mount (PPM)	Black (BK)	Photo Receptacle *With shorting cap (PER)
SUN-2	Type IV *With parallel pole or wall mount only (T4)	90 (90)		240 (3)	Yoke Mount (YM)	White (WH)	Fusing *Specify voltage Single in-line fuse
SUN-3		2 × 90 (2×90)		277 (4)	Wall Mount *Cast Wall Plate (BAWP) to be ordered separately. Standard length for WM bolt-on arm is 6". (WM)	Forest Green (FG)	(SF120) (SF277) Double in-line fuse (DF208) (DF240) (DF480)**
				480 (5)		Grey (GY)	Terminal Block (TB)
SUN-4		135 (135)		M-Tap *Multi-Tap ballast wired at 277 V unless specified (6)		Silver Metallic (SL)	Cast Wall Plate (BAWP)
		180 (180)	LPS-Low Pressure Sodium	347 (8)		Custom Color (CC)	Internal Light Shield (ILS)
							Dual Circuit *Fluorescent only. Requires two ballasts. (DS)
SUN-6	Type III *With BOA or yoke mount only (T3FL) Type IV *With parallel pole mount only (T4FL)	(2)F32T8HO835 (2f32) (4)F32T8HO835 (4F32) (2)F54T5HO835 (2F54) (4F54T5HO835 (4F54)	Fluorescent *120v-277 V universal voltage (F)	120-277 *Univeral voltage (UNV)	*Sun-6 comes with 2x4 BOA		Emergency Battery Pack *Fluorescent only. Provides a minimum of 90 minutes of illumination during power outages (EBP)
							**not available for fluorescent sources.

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

VISIONAIRE LIGHTING
Performance In A Whole New Light

19645 Rancho Way • Rancho Dominguez, CA • 90220
Tel (310) 512-6480 • Fax (310) 512-6486
www.visionairelighting.com

WPRW

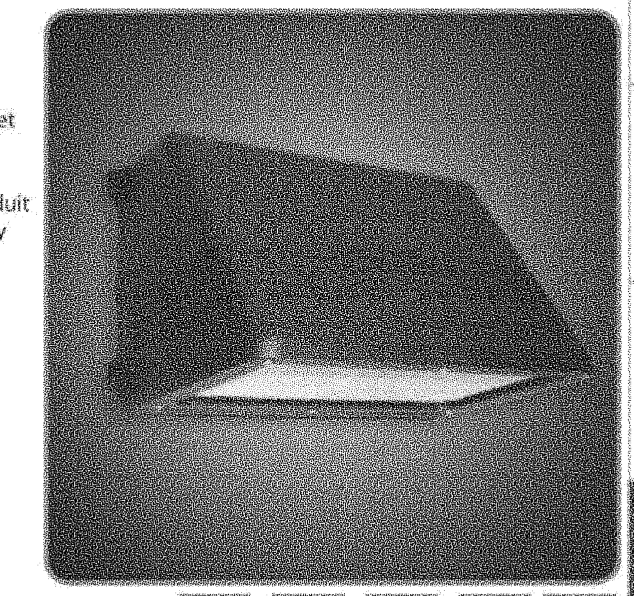
Type:	
Job Name:	

Construction:
- Cast aluminum housing
- Aluminum reflector
- Clear tempered glass lens

Lamps:
- Lamps **INCLUDED**

Notes:
- Wall mounting bracket attaches to 4" recessed outlet box
- Pulse start magnetic ballast and lamp with (MH)
- 1/2" coin plugs for photocell or surface mount conduit
- MR lamp comes with 12' of wire (12v transformer by others)
- Photocell (21) - specify voltage 120v or 277v
- Battery backup (WPRW-9); one (1) CFL lamp only
- Battery backup (WPRW-18); two (2) CFL lamps only
- Photocell (21) - specify voltage 120v or 277v
- Dark Sky compliant
- CSA listed WET location

WALL · CEILING · PENDANT · OUTDOOR



TYPE: SW1

WPRW-9	WPRW-18
Height - 9 ⅛"	Height - 9 ⅛"
Width - 14 ¼"	Width - 18 ¼"
Depth - 11 ⅜"	Depth - 13 ¾"

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ORDERING INFORMATION

Example: WPRW-18-U-2T42-3-Z99-CEG-CBB-02-12

Model	Cage	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
WPRW-9		A 120v NPF (Elec)	1Q26 (1) 26w Elec	2 2700K	Z99 Bronze	CEG Clear Tempered Glass	14 Quartz Restrike
		U 277v HPF (Elec)	2Q26 (2) 26w Elec	3 3500K			21 Photocell -Specify Voltage
			1T32 (1) 32w Elec	4 4100K	Optional (See Price List)		MR 20w, MR16 Lamp
			2T32 (2) 32w Elec		W1 Yolk		(BB option - See Notes)
			1T42 (1) 42w Elec		W2 Gloss White		BB - Battery Backup
			2T42 (2) 42w Elec		W3 Text White		CBB - Cold Weather BB
		7 Quad-tap (Mag)	1M70 (1) 70w MH Mag	T (MH)	B1 Satin Black		01 120v
			1M100 100w MH Mag		B2 Text Black		02 277v
			1M150 150w MH Mag		T4 Shimmer Gray		06 650 Lumen (nominal)
WPRW-18			2T32 (2) 32w Elec		M13 Anod Silver		12 1250 Lumen (nominal)
			2T42 (2) 42w Elec		T6 Pewter		
			1M150 150w MH Mag		W13 Pearl Beige		
			1M250 250w MH Mag				
			L18 18w LPS				

28435 Industry Drive., Valencia, California 91355
West Coast Sales: 800-325-4448 /661-257-0286 • fax 800-323-2346 /661-257-0201
East Coast Sales: 866-350-0991 • fax 866-490-5754
www.lightwayind.com • sales@lightwayind.com

Lightway

MERW-612

Type:	
Job Name:	

Construction:
- Steel housing and chassis
- Diffuser is .10 extruded white acrylic
- Accent bars and rings are extruded aluminum

Lamps:
- Lamps **INCLUDED**

Notes:
- Integral mounting plate; keyhole slots left and right
- Top and bottom white acrylic lens - standard
- ADA compliant cage styles A, B and D only
- Not all material and accent styles are available – consult factory
- Dimming ballast may be limited with some lamps
- Photocell (21) increases fixture depth 1 ½"
- Photocell (21)- specify voltage 120v or 277v
- Aluminum lens cover (ALC) eliminates up/down light
- UL and CUL listed WET location

WALL · CEILING · PENDANT · OUTDOOR

TYPE: SW3

Height - 12"
Width - 6 ½"
Depth - 4" (cage styles A,B and D)
Depth - 4 ⅞" (cage style E, F, G and H)
MC - 6

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ORDERING INFORMATION

Example: MERW-612-H-U-1Q18-3-Z3-WSA

Model	Cage	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
MERW-612	A	A 120v NPF (Elec)	1Q13 (1) Q13w	2 2700K	B1 Satin Black	WSA White Smooth Acrylic	(Dimming option - See Notes)
	B		1Q18 (1) Q18w	3 3500K	Z1 Satin Bronze	Optional Cage Accents (See Page 2)	DIM10 - Mark 10 Dimming Ballast
	D	U 277V HPF (Elec)		4 4100K	Z3 Text Bronze		DIM7 - Mark 7 Dimming Ballast
	E				Optional (See Price List)	Material	01 120v
	F					F Filigree	02 277v
	G					P Perforated Screen	
	H				W1 Yolk	M Wire Mesh	21 Photocell - *See Notes*
	X				W2 Gloss White	W Waffle Pattern	ALC Aluminum Lens Cover - See Notes
					W3 Text White	Style	
					B2 Text Black	SC Screen Complete	
					T4 Shimmer Gray	CC Center Complete	
					M13 Anod Silver	EC Ends Complete	
					T6 Pewter	CH Center Half	
					W13 Pearl Beige	OX Custom	
					P2 Brushed Alum		
					P9 Brushed Nickel		
					M16 Antique Brass		

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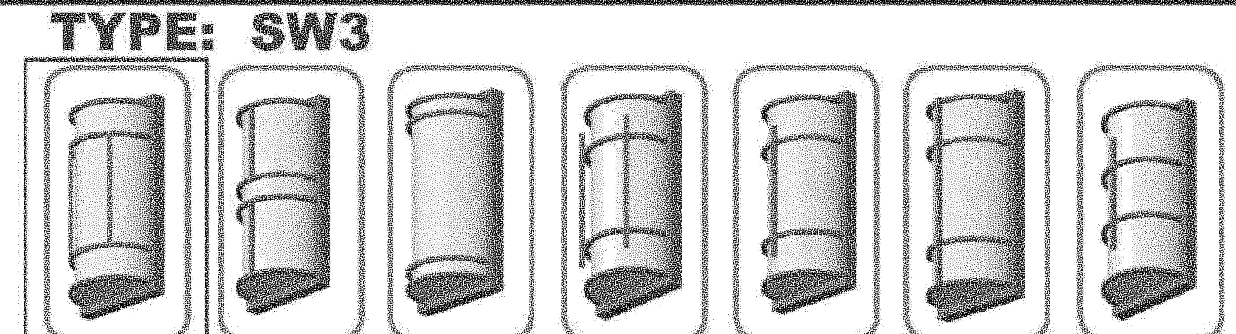
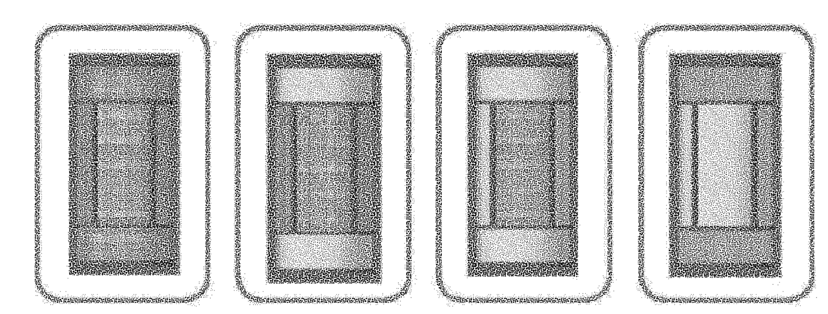
www.lightwayind.com • sales@lightwayind.com

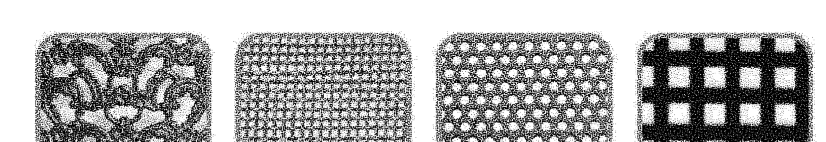
Lightway

MERW Series
Cage Styles and Accents

TYPE: SW3







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West Coast Sales: 800-325-4448 /661-257-0286 • fax 800-323-2346 /661-257-0201
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Lightway

Rev.	Date:	Description:
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TRAILSIDE APARTMENTS
FLAGSTAFF, ARIZONA
ELECTRICAL SITE LIGHTING CUT SHEETS

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 10807
ANDREW C. PANOPIO
Date Signed 07-17-13
ARIZONA, U.S.A.
EXPIRES 12/31/15

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NP Proj. No: 13-015
Project Manager: RP
Drawn by: NPE
Date: 07-17-2013

E3

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