TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
VIRTUAL WORK SESSION AGENDA
DECEMBER 2, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR NEW CONSTRUCTION, ARB #20-026,** to consider an application to approve construction of a new commercial building and various site improvements located at 365 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Post Drive and the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0171-02-0007A. The property is zoned CS, Commercial Services and consists of 64,259 square feet of land. Owner/Applicant: SRPF A Herndon DP, LLC c/o Kyle Luby, Stream Realty. Applicant's Representative/Agent: Ross Stevens, Kimley-Horn and Associates, Inc.

3. **APPLICATION FOR A MASTER SIGN PLAN, ARB #20-027,** to consider an application to approve a master sign plan for the multi-tenant commercial building and accessory low rise commercial buildings located at 1025 Herndon Parkway, Herndon, Virginia, located at the southwest corner of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0161-02-0015E. The property is zoned CS, Commercial Services, and consists of 325,968 square feet of land. Owner/Applicant: Elden, LLC c/o Ryan Lorey, EDENS. Applicant's Representative/Agent: Gary Brent, MG Permits.

4. **APPLICATION FOR A FREESTANDING SIGN, ARB #20-028,** to consider an application to approve removal an existing freestanding sign and construction of a new freestanding sign on the commercial property located at 1025 Herndon Parkway, Herndon, Virginia, located at the southwest corner of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0161-02-0015E. The property is zoned CS, Commercial Services, and consists of 325,968 square feet of land. Owner/Applicant: Elden, LLC c/o Ryan Lorey, EDENS. Applicant's Representative/Agent: Gary Brent, MG Permits.

5. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-029,** to consider an application to approve removal an existing wall sign and construction of a new wall sign on the main multi-tenant commercial building located at 1025 Herndon Parkway, Herndon, Virginia, located at the southwest corner of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0161-02-0015E. The property is zoned CS, Commercial Services, and consists of 325,968 square feet of land. Owner/Applicant: Elden, LLC c/o Ryan Lorey, EDENS. Applicant's Representative/Agent: Gary Brent, MG Permits.

COMMENTS

6. Comments from the Staff Members
7. Comments from the Board Members

ADJOURNMENT

TOWN OF Herndon VIRGINIA

STAFF REPORT
Architectural Review Board
December 2, 2020

Case Number & Type: ARB #20-026; New Construction
Case Summary: Construct new single tenant commercial building on a vacant site
Case Location: 365 Elden Street, Outback Steakhouse

Location Map

Property Information

Owner / Applicant:	SRPF A. Herndon DP LLC c/o Stream Realty		
Representative:	Ross Stevens, Kimley-Horn and Associates, Inc.		
Business/Organization:	Outback Steakhouse, Bloomin' Brands		
Property Use:	Commercial		
Zoning District:	CS – Commercial Services		
Adjacent Zoning:	**North:** CS – Commercial Services / PD-B – Planned Development - Business **South:** CO – Commercial Office	**East:** CS – Commercial Services **West:** CO – Commercial Office	
Associated Cases:	TP #18-12		
Building Type(s):	One-story, multi-tenant commercial	**Date of Construction:**	N/A
Architectural Style(s):	Post-modern, typical suburban corporate commercial		
Exterior Material(s):	Composite – EIFS, stone wainscot veneer, cementitious fiber board, flat parapet roof, metal/glass window and door systems		

Neighborhood Design Profile:	Existing commercial retail and office uses

Case Details

Case Description:

The applicant, Kimley-Horn acting as a designated representative, has submitted building and site designs for a new Outback Steakhouse restaurant to be located at 365 Elden Street. This new 6,525 square foot commercial structure on 1.46-acre undeveloped site currently zoned as CS – Commercial Services zoning district and will include the new single-story commercial building, approximately 82 vehicle parking spaces with site circulation, new outdoor service/dumpster enclosure area, pedestrian circulation, an outdoor seating patio and new landscaping.

The new building will be clad in a two-tone EIFS wall finishes (*Colony Buff* color above and *Well Bred Brown* below) which is broken up by an aluminum canopy structure and ivory and beige split face stone veneer at the corners of the north and west elevations, as well as a horizontally oriented Nichiha ® panel system in a *Vintage Wood Cedar* finish color on all elevations. In addition, an ivory and beige split face stone veneer wainscot has been wrapped around the entire base of the building. The design includes a prominent entry vestibule on the northwest corner of the building which is faced with a metal frame and glazing system from the ground level to an upper clerestory with an upper story metal canopy extension and EIFS surrounds painted in a *Rustic Red* color. On the north, east and west elevations, three windows are place together with the north and east elevation window apertures shaded with individual canvas awnings made by Sunbrella® over each window in a *Tresco Brick* colored fabric. Various Hardieplank ® accents are placed along the fascia of canopy structure(s) throughout the design. An outdoor seating patio on the northwest corner of the building will be framed by the entry overhang/canopy and two supporting columns to serve as an outdoor patron waiting area. Extensive exterior building and site lighting has been proposed in this design submission.

Signage is included in this design, which includes the *Outback Steakhouse* corporate name / logo design on the north and south elevations of the building which will be considered under a separate ARB application (Attachment 1#, #2, #3, and #4). The approved site plan also includes a propose freestanding sign, which will also be considered by the Board under a separate application.

Case Background:

The Architectural Review Board provided this applicant with preliminary design (Attachment #5) review comments through a Board discussion item during its regularly schedule work session on February 6, 2020. The property was also the subject of a typical major site plan review process for which the submitted site plan was approved through TP #18-12.

Applicable Design Guidelines & Standards:

- Town Code of Ordinances, Section 58-96 Design criteria

Staff Analysis

1. In the preliminary design review for the noted Board discussion item, staff found that the proposed design was visually interesting with a variety of materials and colors that are consistently used to avoid long expanses of blank walls. While there were numerous design qualities and features in this design, staff had concerns and comments that should be addressed prior to submission of a formal application for review by the Board:

   a. *The overall design composition is interesting and has a variety of architectural materials and treatments, however the roof line of this building is very flat and monotonous, despite the prominent northwest corner entry features. The building lacks a formal architectural expression of a building base, middle, and top or cap. The design should consider as strong architectural base and designing an articulated roof line to break up an otherwise flat, uninteresting roof line.*

   b. *While the design has a variety of materials and attempts to break up masses of EIFS, the rear section of the west and east elevations and the rear (south) elevation are essentially large expanses painted EIFS. The design should consider the patron experience of the building from the south as significant portions of the parking is located at the south end of the property, behind the building. (Attachment #5)*

   In these two instances, the applicant's design team has taken steps to mitigate these design issues by adding the ivory and beige split face stone veneer wainscot across the base of the building and using additional a horizontally oriented Nichiha ® panel system to further break up the large expanses of EIFS. In addition, variation of the color scheme of the EIFS on the west elevation was also employed to help break up the EIFS which is prominent on that elevation as well as the south and east elevations.

   Staff is recommending that Board and applicant discuss design options to address this persistent use of EIFS as primary exterior material. Staff further recommends discussing other EIFS textures, a well-defined reveal or border feature at various EIFS color demising lines or other alternative cladding materials to further reduce the use of this material. Staff is also cognizant of introducing different textures and materials may result in a very busy visual composition, however, staff believes the Board should explore appropriate design options to the extensive use of EIFS.

   Notwithstanding, staff is supportive of the noted design revisions that have responded to staff's initial design concerns with the preliminary design.

3. The proposed building and site design generally comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). Staff finds that the proposed design will provide a visually interesting architectural composition while providing a building design in keeping with the business' corporate image along with a desirable experience for patrons of the business.

However, the Board should consider discussion of minor design modification to maximize design and aesthetic qualities of this proposed commercial building fronting a major thoroughfare in Herndon.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Staff is withholding its recommendation until the Board and applicant can further discuss the exterior materials selections discussed with the Staff Analysis section of this staff report.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Elevations & Photos, Details and Product Information
4.	ARB Discussion Item Staff Memo and Preliminary Design (dated February 6, 2019)
5.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	**Christopher J. Garcia, Community Design Planner**
Phone/Email:	**(703)787-7380; christopher.garcia@herndon-va.gov**

Christopher J. Garcia
Community Design Planner

Bryce A. Perry
Deputy Director

SITE LOCATION – AERIAL PHOTO

Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2020

Kimley»Horn

November 5, 2020

Chris Garcia
Department of Community Development
777 Lynn Street
Herndon, VA 20170

RE: Outback Herndon
Elden Street
Fairfax County Tax Map Number: 0171-02-007A

Dear Mr. Garcia:

Kimley-Horn, Agent for the Tenant and Property Owner, Bloomin' Brands and SRFP A Herndon DP LLC, hereby requests that the architectural design of the proposed Outback Steakhouse be reviewed at the December meeting. This project meets all requirements for site plan approval so it is assumed that the approval will be issued prior to the December meeting. A material board was submitted previously in support of a work session and it is understood that the Town is still in possession of this. Given that no revisions to the materials were made as a result of the work session, we request that the same board be utilized for the December meeting.

Feel free to contact me with any questions or concerns at 703-674-1317.

Sincerely,

Chris Howell
Project Manager

Photo along the Northern Property Line (facing Southeast)

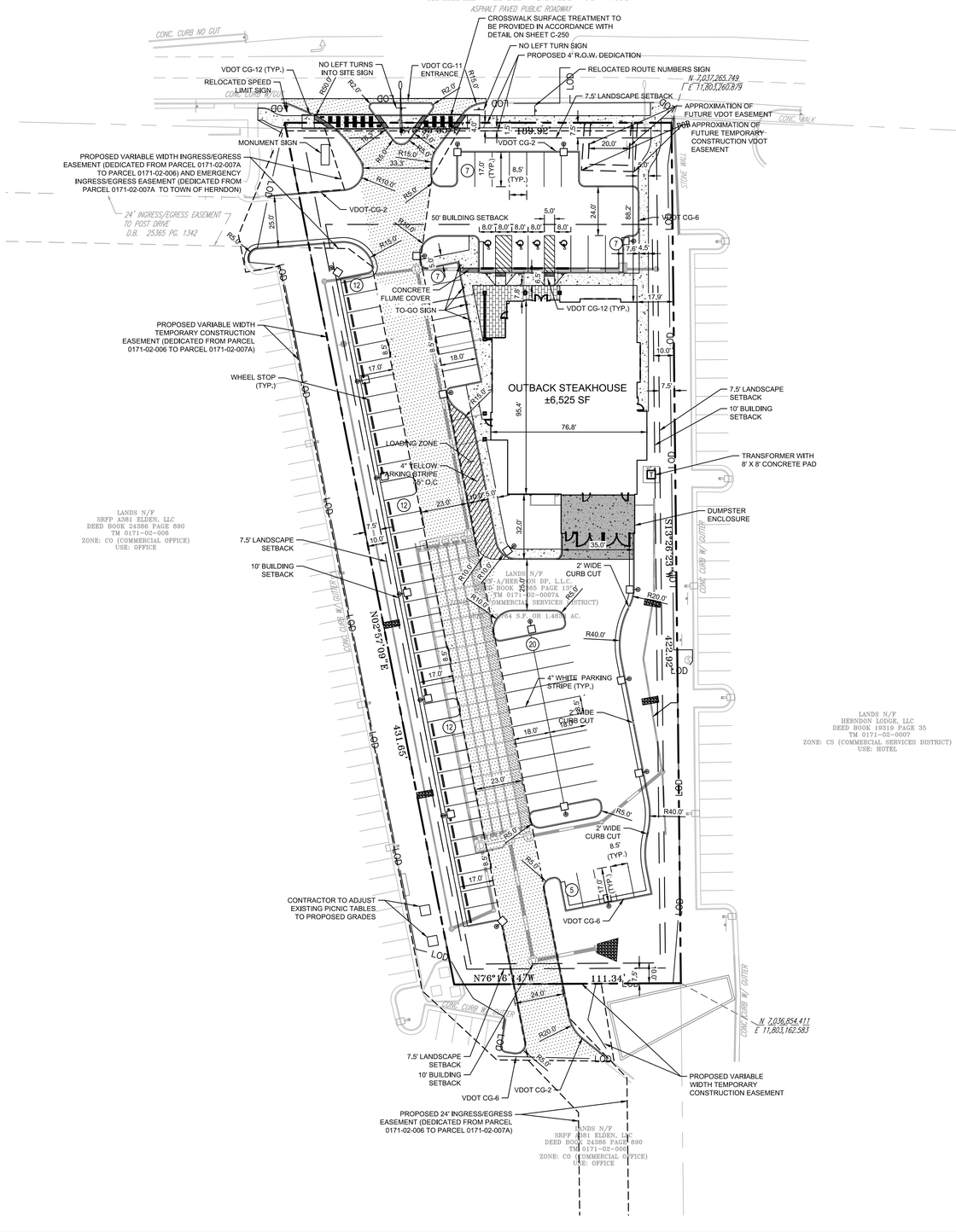
Photo along the Eastern Property Line (facing South)

Photo along the Southern Property Line (facing Northwest)

Photo along the Eastern Property Line (facing North)

ELDEN STREET VA RTE 606

VARIABLE WIDTH RIGHT-OF-WAY



LEGEND

- PROPERTY LINE/LEGAL ROW
- SETBACK
- LIMITS OF DISTURBANCE (1.69 AC)
- STANDARD CURB CG-2
- CURB AND GUTTER CG-6
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- BRICK PAVERS
- HEAVY DUTY ASPHALT

GENERAL NOTES

1. THE PROPERTY SHOWN HEREIN IS TAX MAP NUMBER 0171-02-0007A AND HAS NOT YET BEEN ASSIGNED AN ADDRESS.
2. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON AN BOUNDARY AND TOPOGRAPHIC SURVEY BY GRS, LLC, DATED JULY 6, 2018. THE VERTICAL DATUM IS BASED ON NAVD83.
3. THIS SITE IS ZONED CS (COMMERCIAL SERVICES DISTRICT)
4. NO GRAVE SITES OR HISTORIC SITES ARE LOCATED ON THE SUBJECT PROPERTY.
5. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, PANEL 130 OF 450," MAP NUMBER 51059C 0130 E, MAP REVISED SEPTEMBER 17, 2010.
6. THE PROJECT DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF HERNDON REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING EROSION/SILTATION CONTROLS AND ANY ADDITIONAL CONTROLS DESIGNED ON THIS PLAN AND ANY ADDITIONAL CONTROLS AS REQUESTED AND DIRECTED BY THE SITE INSPECTOR.
9. CONTRACTOR SHALL ADJUST ALL EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINAL GRADE.
10. ALL CURB RADII ARE 3.0FT UNLESS OTHERWISE NOTED.
11. VDOT EASEMENTS AND R/W DEDICATION IS ACCORDING TO THE LATEST VDOT PLANS WHICH ARE CURRENTLY UNDER REVIEW. VDOT'S PLANS ARE UNFINSIHED AND UNAPPROVED AND MAY NOT BE USED FOR RIGHT OF WAY OR CONSTRUCTION

BUILDER/DEVELOPER: BLOOMIN BRANDS
2202 N. WEST SHORE BLVD, SUITE 500
TAMPA, FL 33607

ZONING TABULATION

ZONING:	CS
EXISTING USE:	VACANT LOT
PROPOSED USE:	RESTAURANT
SETBACKS:	
FRONT YARD:	50 FT
SIDE YARD:	10 FT
REAR YARD:	10 FT
LOT AREA:	1.46± ACRES
LOT WIDTH:	111.34'
LOT FRONTAGE:	302 FEET
PROPOSED IMPERVIOUS AREA:	1.00± ACRES (69%)
PROPOSED OPEN SPACE AREA:	0.46± ACRES (31%)
PROPOSED BUILDING AREA:	6,525 SF
PROPOSED BUILDING COVERAGE:	10.3%
FLOOR AREA RATIO:	0.10
NUMBER OF FLOORS:	1 FLOOR
BUILDING HEIGHT:	26'-3"
PROPOSED PARKING SPACES:	82 SPACES (4 ADA)

PARKING TABLE

TOTAL REQUIRED (OUTBACK)	72 SPACES[1]
TOTAL PROPOSED (STANDARD)	78 SPACES
TOTAL PROPOSED (TAKEAWAY)	4 SPACES[2]
TOTAL PROPOSED (OUTBACK)	81 SPACES
TOTAL REQUIRED (OFFICE)	516 SPACES[3]
TOTAL REMOVED FROM OFFICE	-6 SPACES
TOTAL PROPOSED (OFFICE)	510 SPACES
TOTAL REQUIRED (OUTBACK AND OFFICE)	588 SPACES
TOTAL PROPOSED (OUTBACK AND OFFICE)	588 SPACES

[1] PARKING REQUIREMENT = 1 SPACE PER 4 SEATS + 1 SPACE PER 2 EMPLOYEES DURING PEAK SHIFT
= 248 SEATS/4 + 20 EMPLOYEES/2 = 72 SPACES

[2] TAKEAWAY SPACES CAN NOT BE COUNTED TOWARDS PARKING TOTAL BASED ON CONVERSATION WITH TOWN STAFF

[3] PARKING REQUIREMENT = 1 SPACE/300 SF OF GFA
= 184,600 SF/300 = 616 SPACES

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
ROSS STEVENS
Lic. No. 047498
09/25/2019
PROFESSIONAL ENGINEER

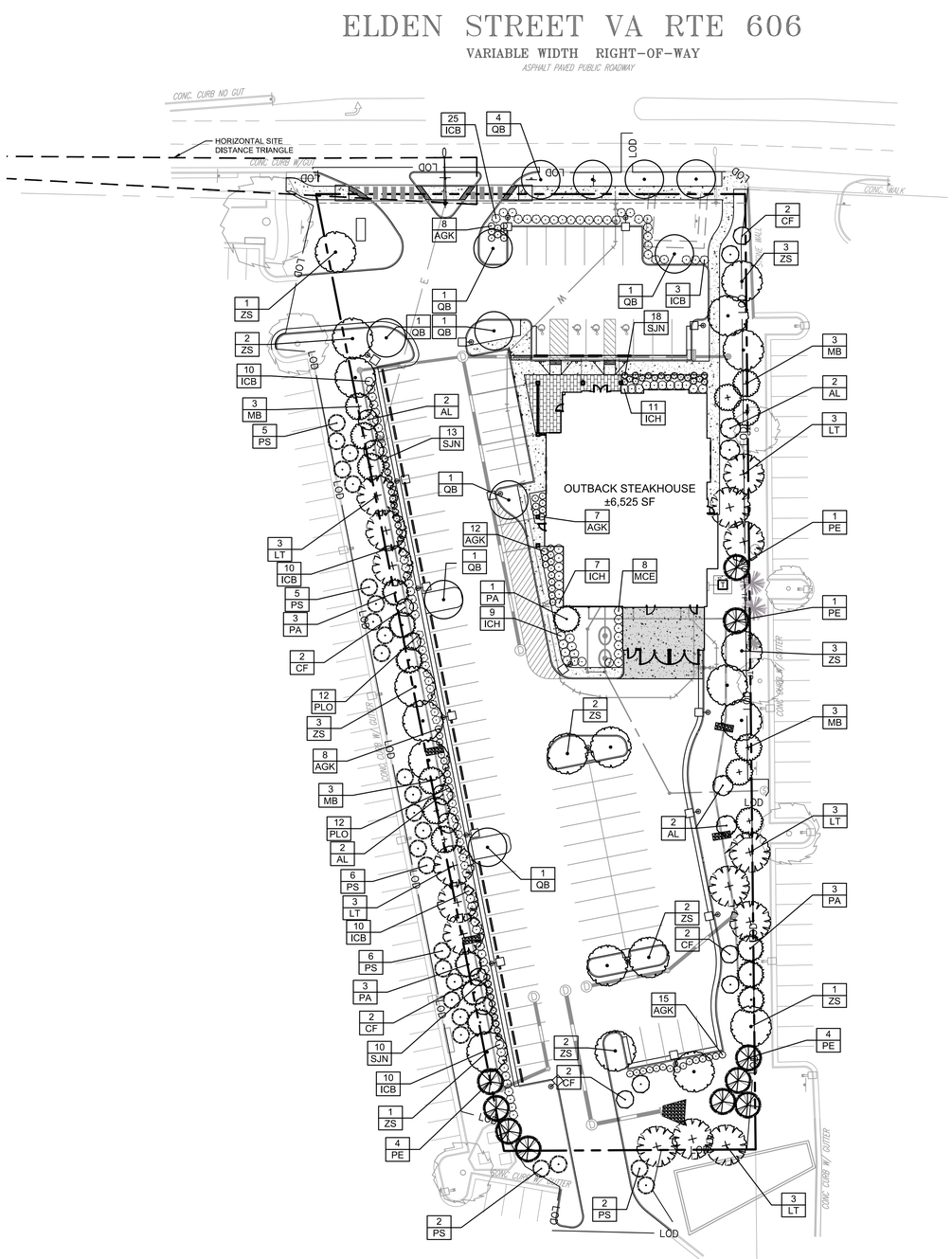
KHA PROJECT 110549002
DATE 09/25/2019
SCALE AS SHOWN
DESIGNED BY CAH
DRAWN BY CAH
CHECKED BY RSS

SITE PLAN

OUTBACK STEAKHOUSE HERNDON
PREPARED FOR
BLOOMIN BRANDS
TOWN OF HERNDON VA

SHEET NUMBER
C-200

Plotted By:Howell, Chris Sheet Set:OUTBACK STEAKHOUSE - HERNDON Layout:C-200 SITE PLAN November 05, 2020 08:52:42am K:\NVA_CVI\110549-Bloomin\002 Herndon VA\CAD\Plot\Sheets\C-200 SITE PLAN.dwg



LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- TP — TP — TREE PROTECTION FENCE
  **SEE DETAIL 4 ON SHEET L-250*
- X / XxX — PLANT QUANTITY / PLANT KEY
- XX — EXISTING VEGETATION TO REMAIN
  REFER TO EXISTING TREE SURVEY ON L-100 FOR ADDITIONAL INFORMATION

NOTE:
DISTURBANCE INSIDE THE TREE PROTECTION AREAS IS PROHIBITED, INCLUDING, BUT IS NOT LIMITED TO: GRADING, CLEARING, STORAGE OF MATERIALS, DUMPING OF MATERIALS, AND PARKING OR TRANSPORTING OF VEHICLES AND EQUIPMENT

Table A
Landscaping Requirements

Landscape Plan Component	*Requirement*	*Tabulation Location*	*Compliant? Yes/No*
Buffer Strip	Sec 78-110.3	Table E	Yes
Vehicular Use Area	Sec 78-110.4	Table B	Yes
Principle Structure Landscaping	Sec 78-110.5.B.4	Table C	Yes
Required Site Plantings	Sec 78-110.5.A.2	Table D	Yes

Table B
Vehicular Use Area

Parking Spaces Provided		82
Interior Parking Lot Trees Required	(1 per 8 spaces)	11
Interior Parking Lot Trees Provided		
Existing Trees To Remain		0
Proposed Trees		12
	TOTAL	**12**

Notes:
1. All landscape islands for interior parking lot trees shall contain a minimum of 120 sf of soil.

Table C
Principle Structure Landscaping

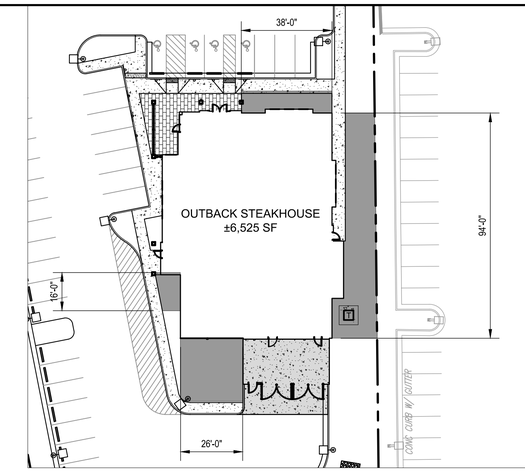
Linear Feet of Building Façade	*North*	71 L.F.
	East	94 L.F.
	South	64 L.F.
	West	94 L.F.
	Total Façade	**323 L.F.**
Length of Landscape Strip Required	(50% of Building Facade)	162 L.F.
Length of Landscape Strip Provided		174 L.F.

Table D
Required Site Landscape Plantings

	Site Area = ***1.46 Acres***
Landscaping Required	
16 Canopy Trees per Acre =	24 Canopy Trees
10 Evergreen Trees per Acre =	15 Evergreen Trees
Landscaping Provided	
Proposed Canopy Trees	***45***
Proposed Evergreen Trees	**32**

Table E
Buffer Strip Requirement

	On-site Use	*Adjacent Use*	*Length*	*Width/ Type*		*Buffer Required*		*Buffer Provided*
North Buffer	CS	Right of Way	132 LF	8.0 FT		Pg. 69 Town of Herndon Streetscape Manual	1 Canopy Tree per 35 LF = 4 Canopy Trees	4 Canopy Trees
East Buffer	CS	CS	422 LF	7.5 FT	D	Sec. 78-110.4.E	1 Canopy Tree per 30 LF = 14 Canopy Trees 1 Evergreen Tree per 30 LF = 14 Evergreen Trees 1 Understory Tree per 50 LF = 8 Understory Trees	14 Canopy Trees 14 Evergreen Trees 8 Understory Trees
South Buffer	CS	CO	85 LF	7.5 FT	D	Sec. 78-110.4.E	1 Canopy Tree per 30 LF = 3 Canopy Trees 1 Evergreen Tree per 30 LF = 3 Evergreen Trees 1 Understory Tree per 50 LF = 2 Understory Trees	4 Canopy Trees 4 Evergreen Trees 2 Understory Trees
West Buffer	CS	CO	405 LF	7.5 FT	D	Sec. 78-110.4.E	1 Canopy Tree per 30 LF = 14 Canopy Trees 1 Evergreen Tree per 30 LF = 14 Evergreen Trees 1 Understory Tree per 50 LF = 8 Understory Trees	14 Canopy Trees 14 Evergreen Trees 9 Understory Trees



PRINCIPLE STRUCTURE LANDSCAPING AREA KEY PLAN
SCALE: 1"=30'-0"

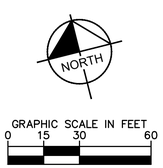
PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
MB	13	Magnolia grandiflora `Brackens`	Bracken's Southern Magnolia	B & B	8` HT. MIN
PA	10	Picea abies	Norway Spruce	B & B	8` HT. MIN
PE	10	Pinus echinata	Short Leaf Pine	B & B	8` HT. MIN
PS	26	Pinus strobus `Fastigiata`	Pyramidal White Pine	B & B	8` HT. MIN

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
LT	15	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal
QB	11	Quercus bicolor	Swamp White Oak	B & B	2"Cal
ZS	20	Zelkova serrata	Sawleaf Zelkova	B & B	2"Cal

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AL	8	Amelanchier laevis	Allegheny Serviceberry	B & B	1.5"Cal
CF	10	Cercis canadensis `Forest Pansy` TM	Forest Pansy Redbud	B & B	1.5"Cal

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AGK	50	Abelia x grandiflora `Kaleidoscope`	Kaleidoscope Abelia	Cont.	36" HT. MIN.
ICB	68	Ilex cornuta `Burfordii Nana`	Dwarf Burford Holly	Cont.	36" HT. MIN.
ICH	27	Ilex crenata `Helerii`	Helerii Holly	Cont.	36" HT. MIN.
MCE	8	Myrica cerifera	Wax Myrtle	Cont.	36" HT. MIN.
PLO	24	Prunus laurocerasus `Otto Luyken`	Luykens Laurel	Cont.	30" HT MIN.
SJN	41	Spiraea japonica `Neon Flash`	Neon Flash Spirea	Cont.	24" HT MIN.



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
W. Davis Walker
Lic. No. 0406001891
09/25/2019
LANDSCAPE ARCHITECT

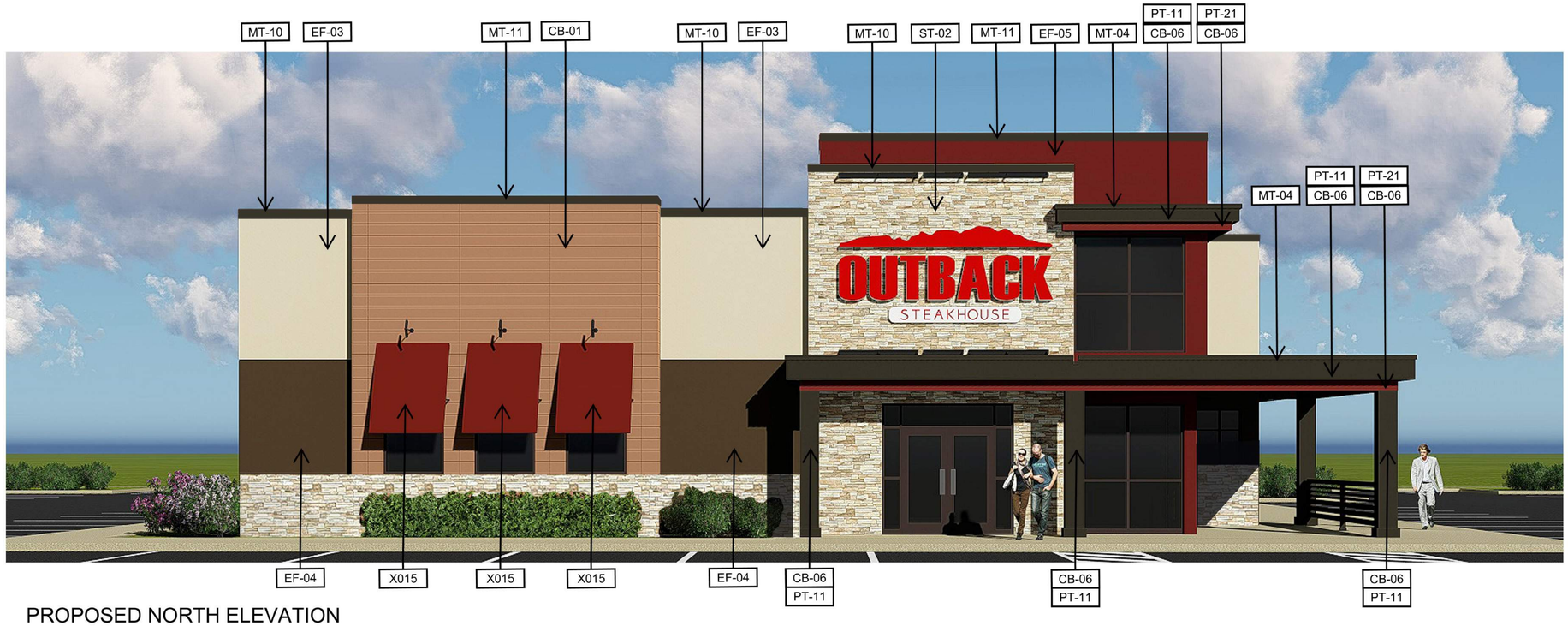
KHA PROJECT 110549002
DATE 09/25/2019
SCALE AS SHOWN
DESIGNED BY WDW
DRAWN BY WDW
CHECKED BY WDW

LANDSCAPE PLAN

OUTBACK STEAKHOUSE
HERNDON
PREPARED FOR
BLOOMIN BRANDS
TOWN OF HERNDON VA

SHEET NUMBER
L-200

Plotted By:Howell, Chris Sheet Set:OUTBACK STEAKHOUSE - HERNDON Layout:L-200 LANDSCAPE PLAN November 05, 2020 09:10:35am K:\NVA_CIV\110549-Bloomin\002_herndon, va\CAD\plansheets\L-200 LANDSCAPE PLAN.dwg



PROPOSED NORTH ELEVATION

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

EXTERIOR FINISH SCHEDULE

EXTERIOR EIFS

TYPE	REMARKS
EF-03	INTEGRAL COLOR EIFS: STOTHERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-01 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-10
EF-04	INTEGRAL COLOR EIFS: STOTHERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-22 IN STOLIT 1.0 DARK AND GLOSSY MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH
EF-05	INTEGRAL COLOR EIFS: STO THERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-21 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-05

CONTACT: WGREENE@STTOCORP.COM WEBSITE: WWW.STOCORP.COM

STONE

TYPE	REMARKS
ST-02	STONE VENEER COLOR: DRY CREEK STACKED STONE MANUFACTURER: EL DORADO STONE NO SUBSTITUTIONS

WEBSITE: WWW.ELDORADOSTONE.COM

EXTERIOR PAINT

TYPE	COLOR NAME	COLOR NUMBER	PRODUCT NAME	FINISH
PT-01	COLONY BUFF	SW7723	SHERWIN WILLIAMS	SATIN
PT-11	TURKISH COFFEE	SW6076	SHERWIN WILLIAMS	SATIN
PT-02	WELL-BRED BROWN	SW7027	SHERWIN WILLIAMS	SATIN
PT-21	RUSTIC RED	SW7593	SHERWIN WILLIAMS	SATIN
PT-54	POWDER COATING	RAL8025	SHERWIN WILLIAMS	SATIN

ALUMINUM BRAKE METAL

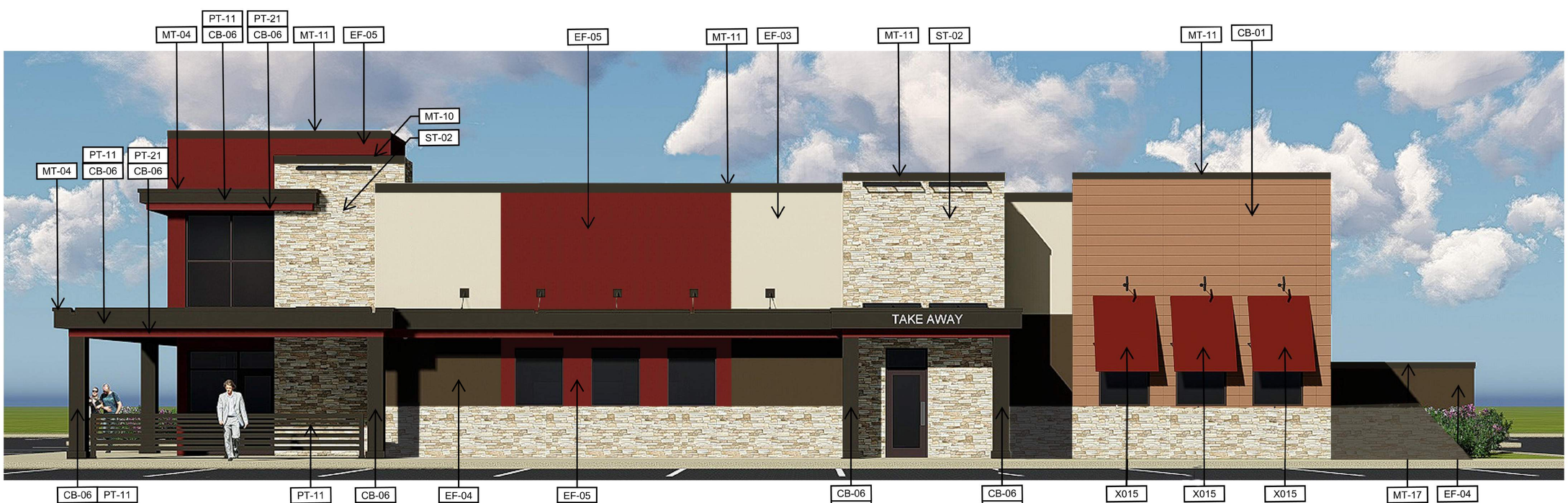
MT-04	ALUMINUM BRAKE METAL COLOR: DARK BRONZE MANUFACTURER: BERRIDGE
MT-05	ALUMINUM BRAKE METAL COLOR: COLONIAL RED MANUFACTURER: BERRIDGE
MT-10	ALUMINUM BRAKE METAL COLOR: SIERRA TAN MANUFACTURER: BERRIDGE
MT-11	ALUMINUM BRAKE METAL COLOR: PT-54 PALE BROWN POWDER COAT (RA 8025)
MT-17	ALUMINUM BRAKE METAL COLOR: AGED BRONZE MANUFACTURER: BERRIDGE

AWNING

X015	CANVAS AWNING COLOR: TRESCO BRICK #4699-0000 MANUFACTURER: SUNBRELLA

CEMENT BOARD SIDING

CB-01	CEMENT BOARD SIDING COLOR: VINTAGE WOOD PANEL - CEDAR (HORIZONTAL) MANUFACTURER: NICHIHA USA, INC CONTACT: (770) 805-9466
CB-06	CEMENT BOARD SIDING COLOR: PRIMED FOR PAINTING HARDIEPANEL SELECT CEDARMILL MANUFACTURER: JAMES HARDIE



PROPOSED WEST ELEVATION

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

OUTBACK STEAKHOUSE®

ARCVISION INCORPORATED
ARCHITECTURE • ENGINEERING • STORE PLANNING
SAINT LOUIS / ORLANDO / DALLAS / LAS VEGAS

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE #4710
Prototype Base: OBS PRIRR WOOD 2018.3
150 ELDEN ST.
HERNDON, VA 20171

SHEET ISSUE:

PRINCIPAL IN CHARGE:	FJG
PROJECT ARCHITECT:	KJL
DRAWN BY:	KJL

SHEET TITLE:

PROPOSED RENDERINGS

SHEET NO. PRE-1

PROJ. NO. 180822

PROPOSED SOUTH ELEVATION

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

PROPOSED EAST ELEVATION

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

EXTERIOR FINISH SCHEDULE

EXTERIOR EIFS

TYPE	REMARKS
EF-03	INTEGRAL COLOR EIFS: STOTHERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-01 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-10
EF-04	INTEGRAL COLOR EIFS: STOTHERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-22 IN STOLIT 1.0 DARK AND GLOSSY MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH
EF-05	INTEGRAL COLOR EIFS: STO THERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-21 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-05

CONTACT: WGREENE@STOCORP.COM WEBSITE: WWW.STOCORP.COM

STONE

TYPE	REMARKS
ST-02	STONE VENEER COLOR: DRY CREEK STACKED STONE MANUFACTURER: EL DORADO STONE NO SUBSTITUTIONS

WEBSITE: WWW.ELDORADOSTONE.COM

EXTERIOR PAINT

TYPE	COLOR NAME	COLOR NUMBER	PRODUCT NAME	FINISH
PT-01	COLONY BUFF	SW7723	SHERWIN WILLIAMS	SATIN
PT-11	TURKISH COFFEE	SW6076	SHERWIN WILLIAMS	SATIN
PT-02	WELL-BRED BROWN	SW7027	SHERWIN WILLIAMS	SATIN
PT-21	RUSTIC RED	SW7593	SHERWIN WILLIAMS	SATIN
PT-64	POWDER COATING	RAL8025	SHERWIN WILLIAMS	SATIN

ALUMINUM BRAKE METAL

MT-04	ALUMINUM BRAKE METAL COLOR: DARK BRONZE MANUFACTURER: BERRIDGE
MT-05	ALUMINUM BRAKE METAL COLOR: COLONIAL RED MANUFACTURER: BERRIDGE
MT-10	ALUMINUM BRAKE METAL COLOR: SIERRA TAN MANUFACTURER: BERRIDGE
MT-11	ALUMINUM BRAKE METAL COLOR: PT-64 PALE BROWN POWDER COAT (RA 8025)
MT-17	ALUMINUM BRAKE METAL COLOR: AGED BRONZE MANUFACTURER: BERRIDGE

AWNING

X015	CANVAS AWNING COLOR: TRESCO BRICK #4699-0000 MANUFACTURER: SUNBRELLA

CEMENT BOARD SIDING

CB-01	CEMENT BOARD SIDING COLOR: VINTAGE WOOD PANEL - CEDAR (HORIZONTAL) MANUFACTURER: NICHIHA USA, INC CONTACT: (770) 805-9466
CB-06	CEMENT BOARD SIDING COLOR: PRIMED FOR PAINTING HARDIEPANEL SELECT CEDARMILL MANUFACTURER: JAMES HARDIE

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OUTBACK STEAKHOUSE #4710
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150 ELDEN ST.
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SHEET ISSUE:

PRINCIPAL IN CHARGE: FJG
PROJECT ARCHITECT: KJL
DRAWN BY: KJL

SHEET TITLE:

PROPOSED RENDERINGS

SHEET NO. PRE-2

PROJ. NO. 180622

SECTION 08 11 13
HOLLOW METAL DOORS AND FRAMES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Non-fire-rated hollow metal doors and frames.

B. Hollow metal frames for wood doors.

C. Thermally insulated hollow metal doors with frames.

D. Accessories, including glazing.

1.02 RELATED REQUIREMENTS

A. Section 08 71 00 - Door Hardware.

B. Section 08 80 00 - Glazing: Glass for doors and borrowed lites.

1.03 REFERENCE STANDARDS

A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.

B. ANSI/SDI A250.8 - Specifications for Standard Steel Doors and Frames (SDI-100); 2014.

C. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames; 2011.

D. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2015.

E. ASTM A1008/A1008M - Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, Solution Hardened, and Bake Hardenable; 2016.

F. ASTM A1011/A1011M - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength; 2015.

G. BHMA A156.115 - American National Standard for Hardware Preparation in Steel Doors and Steel Frames; 2014.

H. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2009.

I. NAAMM HMMA 830 - Hardware Selection for Hollow Metal Doors and Frames; 2002.

J. NAAMM HMMA 831 - Hardware Locations for Hollow Metal Doors and Frames; 2011.

K. NAAMM HMMA 840 - Guide Specifications for Installation and Storage of Hollow Metal Doors and Frames; 2007.

1.04 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.

B. Maintain at project site copies of reference standards relating to installation of products specified.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Comply with NAAMM HMMA 840 or ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.

B. Protect with resilient packaging; avoid humidity build-up under coverings; prevent corrosion and adverse effects on factory applied painted finish.

PART 2 PRODUCTS

2.01 DESIGN CRITERIA

A. Requirements for Hollow Metal Doors and Frames:
   1. Steel used for fabrication of door and frames shall comply with one or more of the following requirements; Galvannealed steel conforming to ASTM A653/A653M, cold-rolled steel conforming to ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel conforming to ASTM A1011/A1011M, Commercial Steel (CS) Type B for each.
   2. Accessibility: Comply with ICC A117.1 and ADA Standards.
   3. Exterior Door Top Closures: Flush end closure channel, with top and door faces aligned.
   4. Door Edge Profile: Manufacturers standard for application indicated.
   5. Typical Door Face Sheets: Flush.
   6. Glazed Lights: Non-removable stops on non-secure side; sizes and configurations as indicated on drawings. Style: Manufacturers standard.
   7. Hardware Preparations, Selections and Locations: Comply with NAAMM HMMA 830 and NAAMM HMMA 831 or BHMA A156.115 and ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.
   8. Zinc Coating for Exterior Locations: Provide metal components zinc-coated (galvanized) and/or zinc-iron alloy-coated (galvannealed) by the hot-dip process in accordance with ASTM A653/A653M, with manufacturer's standard coating thickness, unless noted otherwise for specific hollow metal doors and frames.
      a. Based on SDI Standards: Provide A60/ZF180 (galvannealed) minimum, for exterior locations.

B. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.

2.02 HOLLOW METAL DOORS

A. Exterior Doors: Thermally insulated.
   1. Grade and Level: ANSI/SDI A250.8 (SDI-100); Level 3 - Extra Heavy-Duty, Physical Performance Level A, Model 1 - Full Flush.
   2. Core: Polystyrene.
   3. Door Thermal Resistance: R-Value of 6.0 minimum, for installed thickness of polystyrene.
   4. Door Thickness: 1-3/4 inch, nominal.
   5. Weatherstripping: Refer to Section 08 71 00.
   6. Door Finish: Factory primed and field finished.

B. Interior Doors, Non-Fire Rated:
   1. Grade: ANSI/SDI A250.8 (SDI-100); Level 2 - Heavy-Duty, Physical Performance Level B, Model 2 - Seamless.
   2. Core Material: Manufacturers standard core material/construction and in compliance with requirements.
   3. Door Thickness: 1-3/4 inch, nominal.
   4. Door Finish: Factory primed and field finished.

2.03 HOLLOW METAL FRAMES

A. Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.

B. Exterior Door Frames: Fully welded.
   1. Galvanizing: Components hot-dipped zinc-iron alloy-coated (galvannealed) in accordance with ASTM A653/A653M, with A40/ZF120 coating.
   2. Frame Metal Thickness: 14 gage, 0.067 inch, minimum.
   3. Frame Finish: Factory primed and field finished.
   4. Weatherstripping: Separate, see Section 08 71 00.

C. Interior Door Frames, Non-Fire-Rated: Fully welded type.
   1. Frame Metal Thickness: 16 gage, 0.053 inch, minimum.
   2. Frame Finish: Factory primed and field finished.

D. Frames for Wood Doors: Comply with frame requirements in accordance with corresponding door.

2.04 FINISHES

A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.

B. Bituminous Coating: Asphalt emulsion or other high-build, water-resistant, resilient coating.

2.05 ACCESSORIES

A. Louvers: Roll formed steel with overlapping frame; finish same as door components; factory-installed.
   1. Style: Standard straight slat blade.
   2. Louver free area: 50 Percent.
   3. Fasteners: Exposed or concealed fasteners.

B. Glazing: As specified in Section 08 80 00, factory installed.

C. Removable Stops: Formed sheet steel, shape as indicated on drawings, mitered or butted corners; prepared for countersink style tamper proof screws.

D. Mechanical Fasteners for Concealed Metal-to-Metal Connections: Self-drilling, self-tapping, steel with electroplated zinc finish.

E. Silencers: Resilient rubber, fitted into drilled hole; 3 on strike side of single door, 3 on center mullion of pairs, and 2 on head of pairs without center mullions.

F. Temporary Frame Spreaders: Provide for factory- or shop-assembled frames.

END OF SECTION

SECTION 08 43 13
ALUMINUM-FRAMED STOREFRONTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Aluminum-framed storefront, with vision glass.

B. Infill panels of metal.

C. Aluminum doors and frames.

D. Weatherstripping.

1.02 RELATED REQUIREMENTS

A. Section 08 71 00 - Door Hardware: Hardware items for aluminum doors and frames not specified in this section.

B. Section 08 80 00 - Glazing: Glass and glazing accessories.

1.03 REFERENCE STANDARDS

A. AAMA CW-10 - Care and Handling of Architectural Aluminum From Shop to Site; 2015.

B. AAMA 501.2 - Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefronts, Curtain Walls, and Sloped Glazing Systems; 2015.

C. AAMA 609 & 610 - Cleaning and Maintenance Guide for Architecturally Finished Aluminum (Combined Document); 2015.

D. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum; 2014 (2015 Errata).

E. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.

F. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2014.

G. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2015.

H. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2014.

I. ASTM B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate (Metric); 2014.

J. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2014.

K. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric); 2013.

L. ASTM E283 - Standard Test Method for Determining the Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen; 2004 (Reapproved 2012).

M. ASTM E330/E330M - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2014.

N. ASTM E331 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference; 2000 (Reapproved 2016).

O. SSPC-Paint 20 - Zinc-Rich Primers (Type I, "Inorganic," and Type II, "Organic"); 2002 (Ed. 2004).

1.04 ADMINISTRATIVE REQUIREMENTS

A. Coordinate with installation of other components that comprise the exterior enclosure.

1.05 SUBMITTALS

A. Product Data: Provide component dimensions, describe components within assembly, anchorage and fasteners, glass, internal drainage details, and certain door hardware.

B. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related work, expansion and contraction joint location and details, and field welding required.

C. Samples: Submit two samples 4 by 4 inches minimum in size illustrating aluminum finish.

D. Manufacturer's Certificate: Certify that the products supplied meet or exceed specified performance requirements.

E. Design Data: Provide framing member structural and physical characteristics, engineering calculations, and dimensional limitations.

F. Hardware Schedule: Complete itemization of each item of hardware to be provided for each door, cross-referenced to door numbers identified in the drawings.

G. Installer Qualifications Statement.

H. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

1.06 QUALITY ASSURANCE

A. Designer Qualifications: Design structural support framing components under direct supervision of a Professional Structural Engineer experienced in design of this Work and licensed in the State in which the Project is located.

B. Installer Qualifications: Company specializing in performing work of type specified and with at least five years of documented experience and approved by manufacturer.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Handle products of this section in accordance with AAMA CW-10.

B. Protect finished aluminum surfaces with wrapping. Do not use adhesive papers or sprayed coatings that bond to aluminum when exposed to sunlight or weather.

1.08 FIELD CONDITIONS

A. Do not install sealants when ambient temperature is less than 40 degrees F. Maintain this minimum temperature during and 48 hours after installation.

1.09 WARRANTY

A. Correct defective Work within a two year period after Date of Substantial Completion.

B. Provide five year manufacturer warranty against failure of glass seal on insulating glass units, including interpane dusting or misting. Include provision for replacement of failed units.

C. Provide ten year manufacturer warranty against excessive degradation of exterior finish. Include provision for replacement of units with excessive fading, chalking, or flaking.

PART 2 PRODUCTS

2.01 BASIS OF DESIGN - FRAMING FOR INSULATING GLAZING

A. Center-Set Style, Thermally-Broken: Architectural aluminum storefront system, including perimeter trims, stools, accessories, shims and anchors, and perimeter sealing of storefront units.
   1. Basis-of-Design: Kawneer, an Arconic Company; Trifab VG 451T; http://www.kawneer.com.
   2. Vertical Mullion Dimensions: 2 inches wide by 4-1/2 inches deep.

B. Other Manufacturers: Subject to compliance with requirements, other manufacturers with products of this section that will be considered as a substitute are identified below:
   1. Coral Architectural Products, a division of Coral Industries, Inc: www.coralap.com/#sle.
   2. EFCO, a Pella Company.
   3. Oldcastle Building Envelope; www.obe.com
   4. Trulite Glass & Aluminum Solutions, LLC: www.trulite.com.
   5. YKK AP America Inc: www.ykkap.com.

C. For any product not identified as "Basis of Design", submit information as specified for substitutions.

2.02 BASIS OF DESIGN - FRAMING FOR MONOLITHIC GLAZING

A. Center-Set Style:
   1. Basis-of-Design: Kawneer, an Arconic Company; Trifab VG 451 (Not thermally broken); http://www.kawneer.com.

B. Substitutions: See Section 01 60 00 - Product Requirements and Substitution Procedures.
   1. For any product not identified as "Basis of Design", submit information as specified for substitutions.

2.03 BASIS OF DESIGN - SWINGING DOORS

A. Medium Stile, Insulating Glazing, Thermally-Broken: Including weather seal.
   1. Basis-of-Design: Kawneer, An Arconic Company; AA250 Thermal Entrances; www.kawneer,com.
   2. Thickness of Door: 2-1/4 inches.

2.04 STOREFRONT

A. Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
   1. Glazing Rabbet for Insulating Glazing: For 1 inch insulating glazing.
   2. Finish Color: Anodized Dark bronze.
   3. Fabrication: Joints and corners flush, hairline, and weatherproof, accurately fitted and secured; prepared to receive anchors and hardware; fasteners and attachments concealed from view; reinforced as required for imposed loads.
   4. Construction: Eliminate noises caused by wind and thermal movement, prevent vibration harmonics, and prevent "stack effect" in internal spaces.
   5. System Internal Drainage: Drain to the exterior by means of a weep drainage network any water entering joints, condensation occurring in glazing channel, and migrating moisture occurring within system.
   6. Expansion/Contraction: Provide for expansion and contraction within system components caused by cycling temperature range of 170 degrees F over a 12 hour period without causing detrimental effect to system components, anchorages, and other building elements.
   7. Movement: Allow for movement between storefront and adjacent construction, without damage to components or deterioration of seals.
   8. Perimeter Clearance: Minimize space between framing members and adjacent construction while allowing expected movement.

B. Performance Requirements for Exterior Systems:
   1. Wind Loads: Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E330/E330M, using loads 1.5 times the design wind loads and 10 second duration of maximum load.
      a. Components include storefront, aluminum entrance doors, door hardware and associated glazing.
      b. Member Deflection: Limit member deflection to flexure limit of glass in any direction, with full recovery of glazing materials.
   2. Water Penetration Resistance on Manufactured Assembly: No uncontrolled water on interior face, when tested in accordance with ASTM E331 at pressure differential of 8 psf.
   3. Air Leakage Laboratory Test: Maximum of 0.06 cu ft/min sq ft of wall area, when tested in accordance with ASTM E283 at 6.27 psf pressure differential across assembly.

2.05 COMPONENTS

A. Aluminum Framing Members: Tubular aluminum sections, drainage holes and internal weep drainage system.
   1. Glazing Stops: Flush.
   2. Structurally Reinforced Members: Extruded aluminum with internal reinforcement of structural steel member.

B. Glazing: As specified in Section 08 80 00.

C. Swing Doors: Glazed aluminum.
   1. Thickness: 2-1/4 inches.

2. Top Rail: 2-1/2 inches wide.
3. Vertical Stiles: 2-1/2 inches wide.
4. Bottom Rail: 3-7/8 inches wide.
5. Glazing Stops: Square.
6. Finish: Same as storefront.

2.06 MATERIALS

A. Extruded Aluminum: ASTM B221 (ASTM B221M).

B. Sheet Aluminum: ASTM B209 (ASTM B209M).

C. Structural Steel Sections: ASTM A36/A36M; galvanized in accordance with requirements of ASTM A123/A123M.

D. Fasteners: Stainless steel.

E. Exposed Flashings: Aluminum sheet, 20 gage, 0.032 inch minimum thickness; finish to match framing members.

F. Concealed Flashings: Stainless steel, 26 gage, 0.0187 inch minimum thickness.

G. Sill Flashing Sealant: Elastomeric, silicone or polyurethane, compatible with flashing material.

H. Sealant for Setting Thresholds: Non-curing butyl type.

I. Glazing Gaskets: Type to suit application to achieve weather, moisture, and air infiltration requirements.

J. Glazing Accessories: As specified in Section 08 80 00.

K. Touch-Up Primer for Galvanized Steel Surfaces: SSPC-Paint 20, zinc rich.

2.07 FINISHES

A. Class I Color Anodized Finish: AAMA 611 AA-M12C22A42 Integrally colored anodic coating not less than 0.7 mils thick.

B. Touch-Up Materials: As recommended by coating manufacturer for field application.

2.08 HARDWARE

A. For each door, include weatherstripping and sill sweep strip.

B. Other Door Hardware: As specified in Section 08 71 00; includes:
   1. Pivots: Center type; top and bottom.
   2. Push / Pull Set: Standard configuration push / pull handles.
   3. Door Closers: Concealed overhead.
   4. Locks: Dead latch with turn handle inside; provide for doors as scheduled.

C. Weatherstripping: Wool pile, continuous and replaceable; provide on all doors.

D. Sill Sweep Strips: Resilient seal type, retracting, of neoprene; provide on all doors.

E. Threshold: Extruded aluminum, one piece per door opening, ribbed surface; provide on all doors.

F. Refer to Drawings for Door Hardware Schedule.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify dimensions, tolerances, and method of attachment with other work.

B. Verify that wall openings and adjoining air and vapor seal materials are ready to receive work of this section.

3.02 INSTALLATION

A. Install wall system in accordance with manufacturer's instructions .

B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.

C. Provide alignment attachments and shims to permanently fasten system to building structure.

D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.

E. Install sill flashings. Turn up ends and edges; seal to adjacent work to form water tight dam.

F. Where fasteners penetrate sill flashings, make watertight by seating and sealing fastener heads to sill flashing.

G. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.

H. Install Door Hardware:
   1. Mounting heights in compliance with ADA Standards:
      a. Locksets: 40-5/16 inch.
      b. Push Plates/Pull Bars: 42 inch.
      c. Deadlocks (Deadbolts): 48 inch.
      d. Exit Devices: 40-5/16 inch.

I. Set thresholds in bed of sealant and secure.

J. Install glass and infill panels in accordance with Section 08 80 00, using glazing method required to achieve performance criteria.

K. Touch-up minor damage to factory applied finish; replace components that cannot be satisfactorily repaired.

3.03 TOLERANCES

A. Maximum Variation from Plumb: 0.06 inches every 3 ft non-cumulative or 1/16 inches per 10 ft, whichever is less.

B. Maximum Misalignment of Two Adjoining Members Abutting in Plane: 1/32 inch.

3.04 FIELD QUALITY CONTROL

A. See Section 01 40 00 - Quality Requirements, for independent testing and inspection requirements. Inspection will monitor quality of installation and glazing.

B. Test installed storefront for water leakage in accordance with AAMA 501.2 hose test.

3.05 ADJUSTING

A. Adjust operating hardware for smooth operation.

3.06 CLEANING

A. Remove protective material from pre-finished aluminum surfaces.

B. Upon completion of installation, thoroughly clean aluminum surfaces in accordance with AAMA 609 & 610.

3.07 PROTECTION

A. Protect installed products from damage until Date of Substantial Completion.

END OF SECTION

SECTION 08 71 00
DOOR HARDWARE

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Hardware for wood and hollow metal doors and lock cylinders for aluminum entrance doors.

B. Thresholds.

C. Weatherstripping and gasketing.

1.02 RELATED REQUIREMENTS

A. Section 08 11 13 - Hollow Metal Doors and Frames.

B. Section 08 43 13 - Aluminum-Framed Storefronts: Door hardware for aluminum entrance doors, except as noted in section specified in this section.

1.03 REFERENCE STANDARDS

A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.

B. BHMA (CPD) - Certified Products Directory; 2016.

C. BHMA A156.16 - American National Standard for Auxiliary Hardware; 2013.

D. BHMA A156.28 - American National Standard for Recommended Practices for Mechanical Keying Systems; 2013.

E. BHMA A156.115 - American National Standard for Hardware Preparation in Steel Doors and Steel Frames; 2014.

F. BHMA A156.115W - Hardware Preparation in Wood Doors with Wood or Steel Frames; 2006.

G. DHI (KSN) - Keying Systems and Nomenclature; 1989.

H. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2009.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Coordinate the manufacture, fabrication, and installation of products that door hardware is installed on.

B. Preinstallation Meeting: Convene a preinstallation meeting two weeks prior to commencing work of this section; attendance is required by affected installers and the following:
   1. Owner
   2. Installer's Architectural Hardware Consultant (AHC).
   3. Hardware Installer.
   4. Owner's Security Consultant.
   5. Contractor.

C. Furnish templates for door and frame preparation to manufacturers and fabricators of products requiring internal reinforcement for door hardware.

D. Keying Requirements Meeting:
   1. Schedule meeting at project site prior to Owner occupancy.
   2. Attendance Required:
      a. Contractor.

b. Owner.
c. Installer's Architectural Hardware Consultant (AHC).
d. Hardware Installer.

3. Agenda:
   a. Establish keying requirements.
   b. Verify locksets and locking hardware are functionally correct for project requirements.
   c. Verify that keying and programming complies with project requirements.
   d. Establish keying submittal schedule and update requirements.
4. Incorporate "Keying Requirements Meeting" decisions into keying submittal upon review of door hardware keying system including, but not limited to, the following:
   a. Access control requirements.
   b. Key control system requirements.
   c. Schematic diagram of preliminary key system.
   d. Flow of traffic and extent of security required.
5. Record minutes and distribute copies within two days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.
6. Deliver established keying requirements to manufacturers.

1.05 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing work of the type specified for commercial door hardware with at least three years of documented experience.

B. Supplier Qualifications: Company with certified Architectural Hardware Consultant (AHC) and Electrified Hardware Consultant (EHC) to assist in work of this section.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Package hardware items individually; label and identify each package with door opening code to match door hardware schedule.

1.07 WARRANTY

A. Warranty against defects in material and workmanship for period indicated, from Date of Substantial Completion.
   1. Closers: Five years, minimum.
   2. Locksets and Cylinders: Three years, minimum.
   3. Other Hardware: Two years, minimum.

PART 2 PRODUCTS

2.01 DESIGN AND PERFORMANCE CRITERIA

A. Provide specified door hardware as required to make doors fully functional, compliant with applicable codes, and secure to extent indicated.

B. Provide individual items of single type, of same model, and by same manufacturer.

C. Provide door hardware products that comply with the following requirements:
   1. Applicable provisions of federal, state, and local codes.
   2. Accessibility: ADA Standards and ICC A117.1.
   3. Listed and certified compliant with specified standards by BHMA (CPD).
   4. Auxiliary Hardware: BHMA A156.16.

5. Hardware Preparation for Steel Doors and Steel Frames: BHMA A156.115.
6. Hardware Preparation for Wood Doors with Wood or Steel Frames: BHMA A156.115W.

D. Lock Function: Provide lock and latch function numbers and descriptions of manufacturer's series. Refer to Door Hardware Schedule.

E. Fasteners:
1. Provide fasteners of proper type, size, quantity, and finish that comply with commercially recognized standards for proposed applications.
   a. Aluminum fasteners are not permitted.
   b. Provide phillips flat-head screws with heads finished to match door surface hardware unless otherwise indicated.
2. Provide machine screws for attachment to reinforced hollow metal and aluminum frames.
   a. Self-drilling (Tek) type screws are not permitted.
3. Provide stainless steel machine screws and lead expansion shields for concrete and masonry substrates.
4. Provide spacers or sex bolts with sleeves for through bolting of hollow metal doors and frames.

2.02 KEY CONTROL SYSTEMS

A. Key Control Systems: Complying with guidelines of BHMA A156.28.
1. Provide keying information in compliance with DHI (KSN) standards.
2. Keying: Master keyed.
3. Include construction keying and control keying with removable core cylinders.
4. Supply keys in following quantities:
   a. 4 each Master keys.
   b. 6 each Construction Master keys.
   c. 2 each Extra Cylinder cores.
   d. 2 each Change keys for each keyed core.
5. Key Management System: For each keyed lock on project, provide one set of consecutively numbered duplicate key tags with hanging hole and snap catch.
6. Security Key Tags: For each keyed lock on project, provide one set of matching key tags for permanent attachment to one key of each set.
7. Provide key collection envelopes, receipt cards, and index cards in quantity suitable to manage number of keys.
8. Deliver keys with identifying tags to Owner by security shipment direct from hardware supplier.
9. Permanent Keys and Cores: Stamped with applicable key marking for identification. Do not include actual key cuts within visual key control marks or codes. Stamp permanent keys "Do Not Duplicate."

2.03 FINISHES

A. Finishes: Identified in Door Hardware Schedule.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that doors and frames are ready to receive this work; labeled, fire-rated doors and frames are properly installed, and dimensions are as indicated on shop drawings.

3.02 INSTALLATION

A. Install hardware in accordance with manufacturer's instructions and applicable codes.

B. Use templates provided by hardware item manufacturer.

C. Do not install surface mounted items until application of finishes to substrate are fully completed.

D. Door Hardware Mounting Heights: Distance from finished floor to center line of hardware item. As indicated in following list; unless noted otherwise in Door Hardware Schedule or on drawings.
   1. For Steel Doors and Frames: Refer to Section 08 11 13.
   2. Mounting heights in compliance with ADA Standards:
      a. Locksets: 40-5/16 inch.
      b. Push Plates/Pull Bars: 42 inch.
      c. Deadlocks (Deadbolts): 48 inch.
      d. Exit Devices: 40-5/16 inch.

E. Set exterior door thresholds with full-width bead of elastomeric sealant at each point of contact with floor providing a continuous weather seal; anchor thresholds with stainless steel countersunk screws.

3.03 FIELD QUALITY CONTROL

A. Provide an Architectural Hardware Consultant (AHC) to inspect installation and certify that hardware and installation has been furnished and installed in accordance with manufacturer's instructions and as specified.

3.04 ADJUSTING

A. Adjust work under provisions of Section 01 70 00 - Execution and Closeout Requirements.

B. Adjust hardware for smooth operation.

C. Adjust gasketing for complete, continuous seal; replace if unable to make complete seal.

3.05 CLEANING

A. Clean finished hardware in accordance with manufacturer's written instructions after final adjustments have been made.

3.06 PROTECTION

A. Protect finished Work under provisions of Section 01 70 00 - Execution and Closeout Requirements.

B. Do not permit adjacent work to damage hardware or finish.

END OF SECTION

SECTION 08 80 00
GLAZING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Insulating glass units.

B. Glazing units.

C. Glazing accessories.

1.02 RELATED REQUIREMENTS

A. Section 08 43 13 - Aluminum-Framed Storefronts: Glazing furnished as part of storefront assembly and aluminum entrance doors.

1.03 REFERENCE STANDARDS

A. 10 CFR 431, Subpart K - Energy Efficiency Program for Certain Commercial and Industrial Equipment - Distribution Transformers; Current Edition.

B. ANSI Z97.1 - American National Standard for Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test; 2015.

C. ASCE 7 - Minimum Design Loads for Buildings and Other Structures; 2010, with 2013 Supplements and Errata.

D. ASTM C864 - Standard Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers; 2005 (Reapproved 2015).

E. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2014a.

F. ASTM C1036 - Standard Specification for Flat Glass; 2016.

G. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2012.

H. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016.

I. ASTM C1376 - Standard Specification for Pyrolytic and Vacuum Deposition Coatings on Flat Glass; 2015.

J. ASTM E1300 - Standard Practice for Determining Load Resistance of Glass in Buildings; 2016.

K. ASTM E2190 - Standard Specification for Insulating Glass Unit Performance and Evaluation; 2010.

L. CPSC 16 CFR Part 1201 - Safety Standard for Architectural Glazing Material; 2002.

M. GANA (GM) - GANA Glazing Manual; 2009.

N. GANA (SM) - GANA Sealant Manual; 2008.

O. GANA (LGRM) - Laminated Glazing Reference Manual; 2009.

P. IGMA TM-3000 - North American Glazing Guidelines for Sealed Insulating Glass Units for Commercial & Residential Use; 1990 (2004).

Q. NFRC 100 - Procedure for Determining Fenestration Product U-factors; 2014.

R. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence; 2014.

S. NFRC 300 - Test Method for Determining the Solar Optical Properties of Glazing Materials and Systems; 2014.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Meeting: Convene a preinstallation meeting one week before starting work of this section; require attendance by each of the affected installers.

1.05 QUALITY ASSURANCE

A. Perform Work in accordance with GANA (GM), GANA (SM), GANA (LGRM), and IGMA TM-3000 for glazing installation methods. Maintain one copy on site.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.

C. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years documented experience.

D. Testing Agency Qualifications: Independent firm specializing in performing testing and inspections of the type specified in this section.

1.06 MOCK-UPS

A. See Section 01 40 00 - Quality Requirements, for additional mock-up requirements.

B. Provide on-site glazing mock-up with the specified glazing components.

C. Locate where directed.

D. Mock-ups may remain as part of the Work.

1.07 FIELD CONDITIONS

A. Do not install glazing when ambient temperature is less than 40 degrees F.

1.08 WARRANTY

A. Insulating Glass Units: Provide a five (5) year manufacturer warranty to include coverage for seal failure, interpane dusting or misting, including replacement of failed units.

B. Laminated Glass: Provide a five year manufacturer warranty to include coverage for delamination, including replacement of failed units.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Float Glass Manufacturers:
   1. Vitro Architectural Glass (formerly PPG Glass): www.vitroglazings.com/#sle.

B. Wired Glass Manufacturers:
   1. GGI - General Glass International; Wire Glass: www.generalglass.com/#sle.

2.02 PERFORMANCE REQUIREMENTS - EXTERIOR GLAZING ASSEMBLIES

A. Provide type and thickness of exterior glazing assemblies to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of glass.
   1. Design Pressure: Calculated in accordance with ASCE 7.
   2. Design performance criteria: Provide exterior glazing meeting design performance requirements of wind pressures and wind borne debris impact resistance.

3. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.
4. Seismic Loads: Design and size glazing components to withstand seismic loads and sway displacement in accordance with the requirements of ASCE 7.
   a. Refer to Section 01 40 00 - Quality Requirements for project specific seismic design performance criteria.
5. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths under specified design load.
6. Glass thicknesses listed are minimum. Provide greater thickness as required for exterior wind load design including wind-borne debris region requirements.

B. Vapor Retarder and Air Barrier Seals: Provide completed assemblies that maintain continuity of building enclosure vapor retarder and air barrier.
   1. In conjunction with vapor retarder and joint sealer materials described in other sections.

C. Thermal and Optical Performance: Provide glass products with performance properties as indicated. Performance properties are in accordance with manufacturer's published data as determined with the following procedures and/or test methods:
   1. Center of Glass U-Value: Comply with NFRC 100 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
   2. Center of Glass Solar Heat Gain Coefficient (SHGC): Comply with NFRC 200 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
   3. Solar Optical Properties: Comply with NFRC 300 test method.

2.03 GLASS MATERIALS

A. Float Glass: Provide float glass based glazing unless noted otherwise.
   1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality-Q3.
   2. Heat-Strengthened and Fully Tempered Types: ASTM C1048, Kind HS and FT.
   3. Fully Tempered Safety Glass: Complies with ANSI Z97.1 and CPSC 16 CFR Part 1201 criteria.
   4. Impact Resistant Safety Glass: Complies with ANSI Z97.1 and CPSC 16 CFR Part 1201 criteria; Class B/Category I.
   5. Tinted Type: ASTM C1036, Class 2 - Tinted, Quality-Q3, color and performance characteristics as indicated.
   6. Wired Glass Type: ASTM C1036, Type II - Wired Flat Glass, Quality-Q5, color and performance characteristics as indicated.
   7. Thicknesses: Glass thicknesses indicated are minimum; provide greater thickness as required for exterior glazing wind load design.

2.04 INSULATING GLASS UNITS

A. Manufacturers:
   1. Any of the manufacturers specified for float glass.
   2. Fabricator certified by glass manufacturer for type of glass, coating, and treatment involved and capable of providing specified warranty.
   3. AGC Glass North America, Inc: www.agc-yourglass.com/#sle.

4. Cardinal Glass Industries: www.cardinalcorp.com.
5. Guardian Industries Corp: www.sunguardglass.com.
6. Pilkington North America Inc: www.pilkington.com/na.
7. Viracon, Apogee Enterprises, Inc: www.viracon.com.
8. Vitro Architectural Glass: http://www.vitroglazings.com.
9. Substitutions: Refer to Section 01 25 00 - Substitution Procedures.

B. Insulating Glass Units: Types as indicated.
1. Durability: Certified by an independent testing agency to comply with ASTM E2190.
2. Coated Glass: Comply with requirements of ASTM C1376 for pyrolytic (hard-coat) or magnetic sputter vapor deposition (soft-coat) type coatings on flat glass; coated vision glass, Kind CV; coated overhead glass, Kind CO; or coated spandrel glass, Kind CS.
3. Metal Edge Spacers: Aluminum, bent and soldered corners.
4. Spacer Color: Black.
5. Edge Seal:
   a. Dual-Sealed System: Provide polyisobutylene sealant as primary seal applied between spacer and glass panes, and silicone, polysulfide, or polyurethane sealant as secondary seal applied around perimeter.
6. Color: Black.
7. Purge interpane space with dry air, hermetically sealed.

C. Type GL-1 - Insulating Glass Units: Vision glass, double glazed.
1. Applications: Exterior glazing where scheduled.
2. Double Glazed Tinted Solar Control Insulating Glass Unit Solarbronze® 6mm Air 1/2 inch (12.7mm), Solarban® 72 on Starphire® 1/4 inch (6mm) (3)
   a. Conformance: ASTM E2190.
   b. Outdoor lite: Solarbronze 6mm tinted float glass, as manufactured by Vitro Architectural Glass.
      1) Conformance: ASTM C1036, Type 1, Class 2, Quality Q3.
      2) Heat Treatment:
         (a) For glazing installed in doors and adjacent to doors: Tempered; ASTM C1048, Kind FT; Safety Glazing meets ANSI Z97.1 and CPSC 16 CFR Part 1201.
         (b) For glazing installed in locations other than doors and adjacent to doors: Heat-strengthened, ASTM C1048, Kind HS.
      3) Glass thickness: 1/4 inch (6mm)
   c. Interspace Content: Air 1/2 inch (12.7 mm).
   d. Indoor lite: Starphire Float Glass, as manufactured by Vitro Architectural Glass
      1) Conformance: ASTM C1036, Type1, Class 1, Quality Q3.
      2) Glass thickness: 1/4 inch (6mm).
      3) Magnetic Sputter Vacuum Deposition Coating (MSVD): ASTM C1376.
      4) Coating: Solarban 72 on Surface # 3
      5) Heat Treatment:
         (a) For glazing installed in doors and adjacent to doors: Tempered; ASTM C1048, Kind FT; Safety Glazing meets ANSI Z97.1 and CPSC 16 CFR Part 1201.

(b) For glazing installed in locations other than doors and adjacent to doors: Heat-strengthened, ASTM C1048, Kind HS

e. Performance Requirements:
   1) Visible Light Transmittance: 41 percent, minimum.
   2) Winter nighttime U-Factor: 0.29 (BTU/hour per square foot per degree Fahrenheit), maximum.
   3) Summer Daytime U-Factor: 0.27 (BTU/hour per square foot per degree Fahrenheit) maximum.
   4) Shading Coefficient: 0.30 maximum.
   5) Solar Heat Gain Coefficient: 0.26 maximum.
   6) Outdoor Visible Light Reflectance: 8 percent maximum.

3. Space between lites filled with air.

D. Type GL-2 - Insulating Glass Units: Vision glass, double glazed.
1. Applications: Exterior glazing where scheduled.
2. Double Glazed Tinted Solar Control Insulating Glass Unit Solarbronze® 1/4 inch (6mm); Air 1/2 inch (12.7mm); Solarban® 72 on Starphire® 1/4 inch (6mm) (3)
   a. Conformance: ASTM E2190.
   b. Outdoor Lite: Solarbronze 6mm tinted float glass, as manufactured by Vitro Architectural Glass.
      1) Glass Type: Annealed, ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality-Q3.
      2) Glass thickness: 1/4 inch (6mm)
3. Indoor Lite: Starphire Float Glass, as manufactured by Vitro Architectural Glass
   a. Conformance: ASTM C1036, Type1, Class 1, Quality Q3.
   b. Glass thickness: 1/4 inch (6mm).
   c. Magnetic Sputter Vacuum Deposition Coating (MSVD): ASTM C1376.
   d. Coating: Solarban 72 on Surface # 3
   e. Glass Type: Annealed, ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality-Q3.
4. Performance Requirements:
   a. Visible Light Transmittance: 41 percent, minimum.
   b. Winter nighttime U-Factor: 0.29 (BTU/hour per square foot per degree Fahrenheit), maximum.
   c. Summer Daytime U-Factor: 0.27 (BTU/hour per square foot per degree Fahrenheit) maximum.
   d. Shading Coefficient: 0.30 maximum.
   e. Solar Heat Gain Coefficient: 0.26 maximum.
   f. Outdoor Visible Light Reflectance: 8 percent maximum.

E. Type GL-5 - Insulating Glass Units: Spandrel glazing.
1. Applications: Exterior spandrel glass where indicated on the drawings.
2. Space between lites filled with air.
3. Outboard Lite: Annealed float glass, 1/4 inch thick, minimum.
   a. Tint: Clear.
   b. Coating: Same as on vision units, on #2 surface.
4. Inboard Lite: Heat-strengthened float glass, 1/4 inch thick.

a. Tint: Clear.
b. Opacifier: Ceramic frit, on #4 surface.
c. Opacifier Color: Bronze.

5. Total Thickness: As required to meet performance requirements.
6. Thermal Transmittance (U-Value), Winter - Center of Glass: 0.29 (BTU/hour per square foot per degree Fahrenheit), maximum.
7. Performance Requirements: Same performance requirements as insulated vision glazing this specified in this section.
8. Glazing Method: Dry glazing method, gasket glazing.

2.05 MONOLTHIC GLAZING UNITS

A. Type GL-4 - Monolithic Interior Vision Glazing:
1. Applications: Interior glazing unless otherwise indicated.
2. Glass Type: Annealed float glass.
3. Tint: Clear.
4. Thickness: 1/4 inch, nominal.

B. Type GL-3 - Monolithic Safety Glazing:
1. Applications:
a. Glazed lites in doors.
b. Glazed sidelights to doors.
c. Other locations required by applicable federal, state, and local codes and regulations.
d. Other locations indicated on drawings.
2. Glass Type: Fully tempered safety glass as specified.
3. Tint: Clear.
4. Thickness: 1/4 inch, nominal.

C. Type GL-6 - Wired Glass: Flat glass with embedded wire mesh.
1. Applications: Locations as indicated on drawings.
2. Form: Form 1 - Wired glass, polished both sides; ASTM C1036.
3. Mesh: M1 - Diamond; ASTM C1036.
4. Tint: Clear, Class 1.
5. Glass Type: Annealed.
6. Thickness: 1/4 inch, nominal.
7. Glazing Method: Wet glazing method, compound and compound.

2.06 GLAZING COMPOUNDS

A. Silicone Sealant: Single component;neutral curing; capable of water immersion without loss of properties; ASTM C920, Type S, Grade NS, Class 25, Uses NT, G, A, and O; non-bleeding, non-staining with cured Shore A hardness range of 15 to 25; clear color.

2.07 ACCESSORIES

A. Setting Blocks: Storefront manufacturer's standard elastomeric type. If not provided by manufacturer, provide elastomeric type, with 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot of glazing or minimum 4 inch x width of glazing rabbet space minus 1/16 inch x height to suit glazing method and pane weight and area.

B. Spacer Shims: Storefront manufacturer's standard elastomeric type. If not provided by storefront manufacturer, provide Neoprene, 50 to 60 Shore A durometer hardness; ASTM C864 Option II. Minimum 3 inch long x one half the height of the glazing stop x thickness to suit application, self adhesive on one face.

C. Bond-Breaker Tape: Manufacturer's standard TFE-fluorocarbon or polyethylene material to which sealants will not develop adhesion.

D. Glazing Gaskets: Resilient EPDM extruded shape to suit glazing channel retaining slot; ASTM C864 Option II; color black. Storefront manufacturer's standard compression types; replaceable.

E. Glazing Clips: Manufacturer's standard type.

PART 3 EXECUTION

3.01 VERIFICATION OF CONDITIONS

A. Verify that openings for glazing are correctly sized and within tolerances, including those for size, squareness, and offsets at corners.

B. Verify that the minimum required face and edge clearances are being provided.

C. Verify that surfaces of glazing channels or recesses are clean, free of obstructions that may impede moisture movement, weeps are clear, and support framing is ready to receive glazing system.

D. Verify that sealing between joints of glass framing members has been completed effectively.

E. Proceed with glazing system installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Clean contact surfaces with appropriate solvent and wipe dry within maximum of 24 hours before glazing. Remove coatings that are not tightly bonded to substrates.

B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.

C. Prime surfaces scheduled to receive sealant where required for proper sealant adhesion.

3.03 INSTALLATION, GENERAL

A. Install glazing in compliance with written instructions of glass, gaskets, and other glazing material manufacturers, unless more stringent requirements are indicated, including those in referenced glazing standards.

B. Install glazing sealants in accordance with ASTM C1193, GANA (SM), and manufacturer's instructions.

C. Do not exceed edge pressures around perimeter of glass lites as stipulated by glass manufacturer.

D. Set glass lites of system with uniform pattern, draw, bow, and similar characteristics.

3.04 INSTALLATION - DRY GLAZING METHOD (GASKET GLAZING)

A. Application - Exterior and/or Interior Glazed: Set glazing infills from either the exterior or the interior of the building.

B. Place setting blocks at 1/4 points with edge block no more than 6 inch from corners.

C. Rest glazing on setting blocks and push against fixed stop with sufficient pressure on gasket to attain full contact.

D. Install removable stops without displacing glazing gasket; exert pressure for full continuous contact.

3.05 INSTALLATION - DRY GLAZING METHOD (TAPE AND TAPE)

A. Application - Interior Glazed: Set glazing infills from the interior of the building.

B. Cut glazing tape to length and set against permanent stops, projecting 1/16 inch above sight line.

C. Place setting blocks at 1/4 points with edge block no more than 6 inch from corners.

D. Rest glazing on setting blocks and push against tape for full contact at perimeter of pane or unit.

E. Place glazing tape on free perimeter of glazing in same manner described above.

F. Install removable stop without displacement of tape. Exert pressure on tape for full continuous contact.

G. Carefully trim protruding tape with knife.

3.06 INSTALLATION - WET GLAZING METHOD (COMPOUND AND COMPOUND)

A. Application - Interior Glazed: Set glazing infills from the interior of the building.

B. Install glazing resting on setting blocks. Install applied stop and center pane by use of spacer shims at 24 inch centers, kept 1/4 inch below sight line.

C. Locate and secure glazing pane using glazers' clips.

D. Fill gaps between glazing and stops with glazing compound until flush with sight line. Tool surface to straight line.

3.07 FIELD QUALITY CONTROL

A. See Section 01 40 00 - Quality Requirements, for additional requirements.

B. Glass and Glazing product manufacturers to provide field surveillance of the installation of their products.

C. Monitor and report installation procedures and unacceptable conditions.

3.08 CLEANING

A. Remove excess glazing materials from finish surfaces immediately after application using solvents or cleaners recommended by manufacturers.

B. Remove non-permanent labels immediately after glazing installation is complete.

C. Clean glass and adjacent surfaces after sealants are fully cured.

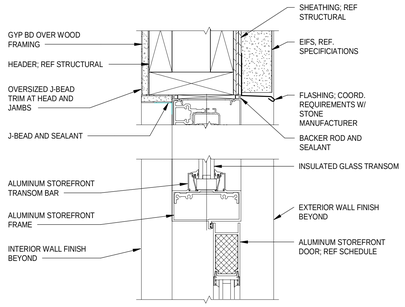
D. Clean glass on both exposed surfaces not more than 4 days prior to Date of Substantial Completion in accordance with glass manufacturer's written recommendations.

3.09 PROTECTION

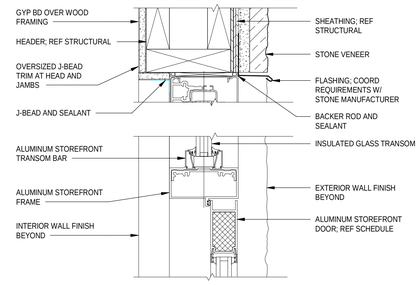
A. After installation, mark pane with an 'X' by using removable plastic tape or paste; do not mark heat absorbing or reflective glass units.

B. Remove and replace glass that is damaged during construction period prior to Date of Substantial Completion.

END OF SECTION



D1 A800 **EXTERIOR DOOR HEAD W/ EIFS AT CUSTOMER WAITING**
3" = 1'-0"



D2 A800 **EXTERIOR DOOR HEAD W/ STONE AT VESTIBULE**
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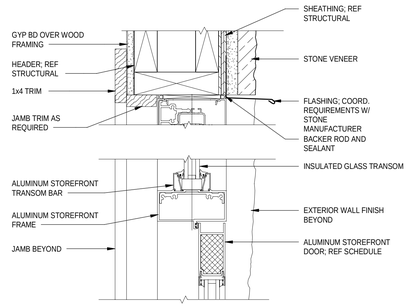
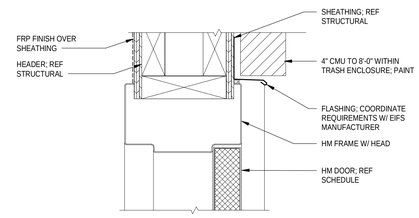
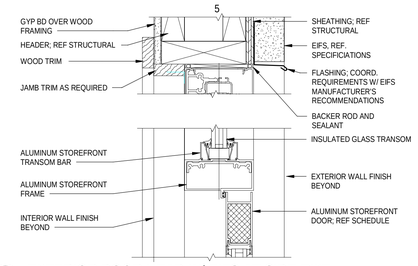


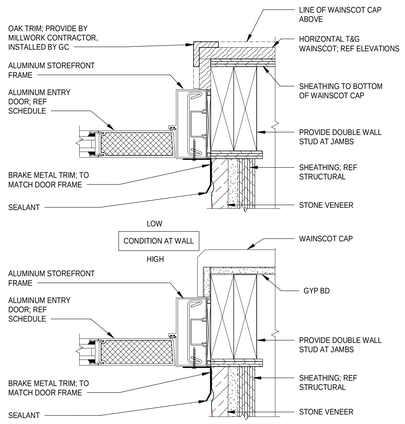
D3 A800 **EXTERIOR DOOR HEAD W/ STONE AT TAKE-AWAY**
3" = 1'-0"



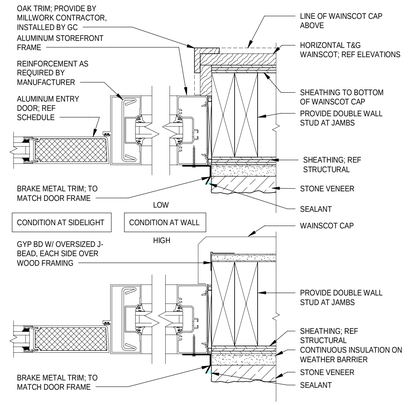
D4 A800 **DOOR HEAD W/ CMU AT RECEIVING AND MECHANICAL ROOM**
3" = 1'-0"



D5 A800 **EXTERIOR DOOR HEAD W/ EIFS AT SIDE EXIT**
3" = 1'-0"



C1 A800 **EXTERIOR DOOR JAMB W/ STONE AT CUSTOMER WAITING**
3" = 1'-0"



C2 A800 **EXTERIOR DOOR JAMB W/ STONE AT VESTIBULE**
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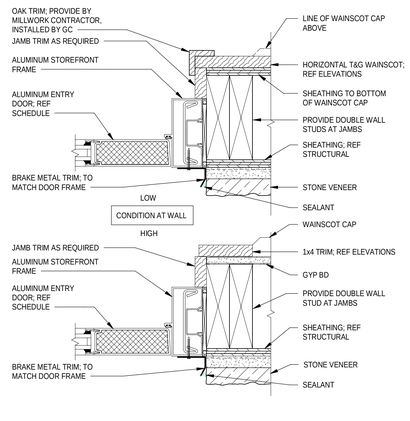
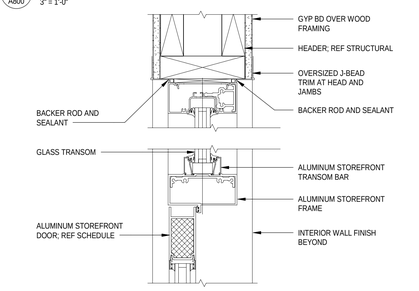
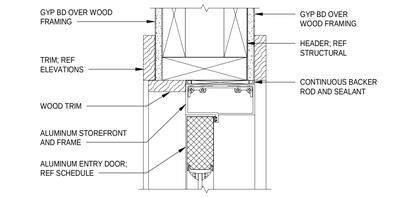


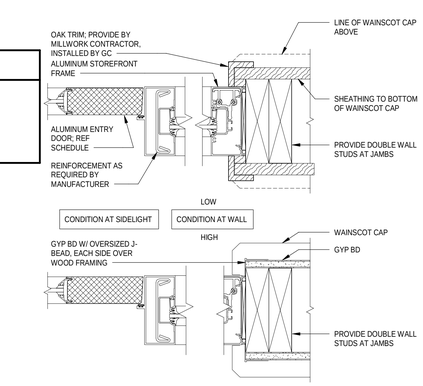
C3 A800 **EXTERIOR DOOR JAMB W/ STONE AT TAKE-AWAY**
3" = 1'-0"



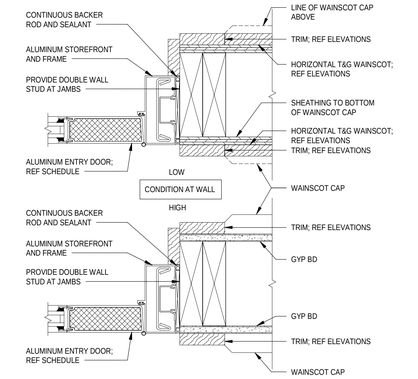
C4 A800 **DOOR JAMB W/ CMU AT RECEIVING AND MECHANICAL ROOM**
3" = 1'-0"



C5 A800 **EXTERIOR DOOR JAMB W/ EIFS AT SIDE EXIT**
3" = 1'-0"



A4 A800 **INTERIOR JAMB AT VESTIBULE**
3" = 1'-0"



A5 A800 **INTERIOR DOOR JAMB AT TAKE AWAY**
3" = 1'-0"

DOOR SCHEDULE

DOOR NO.	LOCATION	DOOR WIDTH	DOOR HEIGHT	DOOR THK.	DOOR TYPE	DOOR FINISH	DOOR MATERIAL	DOOR HARDWARE TYPE	FRAME FINISH	FRAME MATERIAL	DETAILS HEAD	DETAILS JAMB	REMARKS
100	VESTIBULE	6' - 0"	7' - 0"	0' - 1 3/4"	A	SF-01	STOREFRONT	HW40	SF-01	ALUM	D2/A800	C2/A800	
101	RECEPTION AREA	6' - 0"	7' - 0"	0' - 1 3/4"	B	SF-01	STOREFRONT	HW53	SF-01	ALUM	B4/A800	A4/A800	
103	TAKE AWAY	3' - 0"	7' - 0"	0' - 1 3/4"	C	SF-01	STOREFRONT	HW54	SF-01	ALUM	D3/A800	C3/A800	
104	DINING	3' - 0"	7' - 0"	0' - 1 3/4"	C	SF-01	STOREFRONT	HW54	SF-01	ALUM	D5/A800	C5/A800	
105	WOMEN'S RESTROOM	3' - 0"	7' - 0"	0' - 1 3/4"	H	S-06	RED OAK	HW03	PT-11	HM	D4/A801	C4/A801	WOOD TRIM S-06 OUTSIDE THE FRAME ON VESTIBULE SIDE; REF INTERIOR ELEVATION. UNDERCUT DOOR 1"
106	MEN'S RESTROOM	3' - 0"	7' - 0"	0' - 1 3/4"	H	S-06	RED OAK	HW03	PT-11	HM	D4/A801	C4/A801	WOOD TRIM S-06 OUTSIDE THE FRAME ON VESTIBULE SIDE; REF INTERIOR ELEVATION. UNDERCUT DOOR 1"
107	RECEIVING AREA	3' - 6"	7' - 0"	0' - 1 3/4"	F	PT-53 / PT-22	HM	HW44	PT-53 / PT-22	HM	D4/A800	C4/A800	VISION HOLE; HOSE PORT; REF DOOR NOTE "H"; INTERIOR PT-53; EXTERIOR PT-22
108	EMPLOYEE RESTROOM	3' - 0"	7' - 0"	0' - 1 3/4"	D	PT-53	HM	HW04	PT-53	HM	D5/A801	C5/A801	
109	SECURED STOR.	3' - 0"	7' - 0"	0' - 1 3/4"	D	PT-53	HM	HW05.1	PT-53	HM	D5/A801	C5/A801	24" X 24" VISION LITE
110	OFFICE	3' - 0"	7' - 0"	0' - 1 3/4"	G	PT-53	HM	HW05	PT-53	HM	D5/A801	C5/A801	
111	MECH. ROOM	3' - 0"	7' - 0"	0' - 1 3/4"	J	PT-22	HM	HW43	PT-22	HM	D4/A800	C4/A800	12" X 12" VISION LITE
112	DUMPSTER ENCLOSURE	3' - 6"	7' - 0"	0' - 1 3/4"	E	PT-22	HM	HW57	PT-22	HM	A4/A801	A5/A801	
113	TAKE AWAY	3' - 0"	7' - 0"	0' - 1 3/4"	C	SF-01	STOREFRONT	HW53.1	SF-01	ALUM	A5/A800	B5/A800	WOOD TRIM S-06 OUTSIDE THE FRAME ON THE BAR DINING SIDE; REF INTERIOR ELEVATION.
114	CUSTOMER WAITING	3' - 0"	7' - 0"	0' - 1 3/4"	C	SF-01	STOREFRONT	HW45	SF-01	ALUM	D1/A800	B3/A802	

GLAZING NOTES

GL-1	1" INSULATED BRONZE LOW-E TEMPERED GLASS
GL-2	1" INSULATED BRONZE LOW-E ANNEALED GLASS
GL-3	1/4" CLEAR TEMPERED AT INTERIOR STOREFRONT
GL-4	1/4" CLEAR ANNEALED AT INTERIOR STOREFRONT
GL-5	1" INSULATED BRONZE SPANDREL GLASS
GL-6	1/4" CLEAR ANNEALED W/ SECURITY WIRE

DOOR HARDWARE SCHEDULE

HARDWARE SET HW03
SINGLE 3'-0" X 7'-0" WOOD DOOR/HOLLOW METAL FRAME
PUBLIC RESTROOM

(3) HEAVY DUTY HINGES	BB1168 4 1/2" X 4 1/2"	US10A/641	HAGER
(1) PUSH PLATE	54 4" X 16"	613	BURNS
(1) PULL X PLATE	5426C 4" X 16" PLATE X 10" CTC PULL	613	BURNS
(1) CLOSER	4040XP RW/PA X TB-SRT	695	LCN
(3) SILENCERS	1229A	BLACK	TRIMCO
(1) KICK PLATE	8" X 34"	613	BURNS
(1) WALL STOP	WS 407 CVX	613	IVES
(1) DOOR STOP	FS455	US26D	IVES

HARDWARE SET HW04
SINGLE 3'-0" X 7'-0" HOLLOW METAL DOOR/HOLLOW METAL FRAME
EMPLOYEE RESTROOM

(3) HEAVY DUTY HINGES	BB1168 4 1/2" X 4 1/2"	652	HAGER
(1) PRIVACY SET	AL40S SAT	626	SCHLAGE
(1) CLOSER X STOP	4040XP CUSH X TB-SRT	689	LCN
(3) SILENCERS	1229A	BLACK	TRIMCO
(1) SIGN (M-W-H/C)	HS-9090-32 6" X 9"	BLACK	DON-JO

HARDWARE SET HW05
SINGLE 3'-0" X 7'-0" HOLLOW METAL DOOR/HOLLOW METAL FRAME
OFFICE

(3) HEAVY DUTY HINGES	BB1168 4 1/2" X 4 1/2"	652	HAGER
(1) STOREROOM LOCK X 1C	AL80RD SAT (S123 KEYWAY)	626	SCHLAGE
(1) CLOSER	4040XP RW/PA X TB-SRT	689	LCN
(1) SWEEP	315CN-36"	628	PEMKO
(3) SILENCERS	1229A	BLACK	TRIMCO
(1) THRESHOLD	BY FLOORING CONTRACTOR	-	-
(1) WALL STOP	WS 407 CCV	630	IVES

HARDWARE SET HW05.1
SINGLE 3'-0" X 7'-0" HOLLOW METAL DOOR/HOLLOW METAL FRAME
SECURED STORAGE

(3) HEAVY DUTY HINGES	BB1168 4 1/2" X 4 1/2" X NRP	US10A/641	HAGER
(1) STOREROOM LOCK X 1C	AL80RD SAT (S123 KEYWAY)	626	SCHLAGE
(1) CLOSER X STOP	4040XP CUSH X TB-SRT	689	LCN
(1) SWEEP	315CN-36"	628	PEMKO
(3) SILENCERS	1229A	BLACK	TRIMCO
(1) THRESHOLD	BY FLOORING CONTRACTOR		

HARDWARE SET HW11

DELETED

HARDWARE SET HW40
PAIR 3'-0" X 7'-0" ALUMINUM DOORS/ALUMINUM FRAME
VESTIBULE

(6) FULL MORTISE HINGES	BB1199 4 1/2" X 4 1/2" X NRP	US10B/613	HAGER
(1) EXIT DEVICE	3547A-NL-OP	313	VON DUPRIN
(1) RIM CYLINDER	20-022 (S123 KEYWAY)	613	SCHLAGE
(1) EXIT DEVICE	3547AEO	313	VON DUPRIN
(2) PULL X PLATE	BY DOOR SUPPLIER	DRK BRZ	-
(2) CLOSER X SPRING STOP	4040XP S-CUSH X TB-SRT	695	LCN
(2) CUSH SHOE SUPPORT	4040XP-30 (AS REQ'D FOR FRAME)	695	LCN
(2) BLADE STOP SPACER	4040XP-61 (AS REQ'D FOR FRAME)	695	LCN
(2) DROP PLATE	4040XP-18PA (AS REQ'D FOR DOOR)	695	LCN
(2) ASTRAGAL	18041DNB-84"	DBZ	PEMKO
(1) THRESHOLD	271D-72"	DBZ	PEMKO
(2) SWEEP	18062DNB-36"	DBZ	PEMKO
(1) WEATHERSTRIP	BY DOOR MANUFACTURER	-	-

HARDWARE SET HW43
SINGLE 3'-0" X 7'-0" HOLLOW METAL DOOR/HOLLOW METAL FRAME
MECHANICAL ROOM

(3) HEAVY DUTY HINGES	BB1168 4 1/2" X 4 1/2"	US10A/641	HAGER
(1) STOREROOM LOCK X 1C	ND86PD RHO (S123 KEYWAY)	626	SCHLAGE
(1) OVERHEAD STOP	904S	SP28	GLYNN JOHNSON
(1) SWEEP	315CN-36"	628	PEMKO
(1) WEATHERSTRIP	303 AV 1/36" - 2/84"	AL	PEMKO
(1) THRESHOLD	271D-36"	DRK BRZ	PEMKO

HARDWARE SET HW44
SINGLE 3'-0" X 7'-0" HOLLOW METAL DOOR/HOLLOW METAL FRAME
RECEIVING AREA

(1) VIEWER	698-716 WIDE ANGLE	AGED BRONZE	SCHLAGE
(1) CONTINOUS HINGES	112HD X 83" (180 DEG)	US28	IVES
(1) EXIT DEVICE	99L-LONG	626	VON DUPRIN
(1) RIM CYLINDER	20-022 (S123)	626	SCHLAGE
(1) CLOSER X H.O. & STOP	4040XP H-CUSH X TB-SRT	689	LCN
(1) SWEEP	315CN-42"	628	PEMKO
(1) DOOR ALARM	MONITOR 4000	-	SECURITY PRODUCTS
(1) WEATHERSTRIP	303AV 1/42" - 2/84"	AL	PEMKO
(1) THRESHOLD	229D-42"	AL	PEMKO
(1) KICK PLATE (EXTERIOR)	8" X 40"	613	BURNS
(1) ARMOR PLATE (INTERIOR)	36" X 40"	630	BURNS

HARDWARE SET HW45
SINGLE 3'-0" X 7'-0" ALUMINUM DOOR/ALUMINUM FRAME
CUSTOMER WAITING

(3) FULL MORTISE HINGES	BB1199 4 1/2" X 4 1/2" X NRP	US10B/613	HAGER
(1) EXIT DEVICE	3547AEO	313	VON DUPRIN
(1) PULL X PLATE	BY DOOR SUPPLIER	DRK BRZ	-
(1) CLOSER X SPRING STOP	4040XP S-CUSH X TB-SRT	695	LCN
(1) CUSH SHOE SUPPORT	4040XP-30 (AS REQ'D FOR FRAME)	695	LCN
(1) BLADE STOP SPACER	4040XP-61 (AS REQ'D FOR FRAME)	695	LCN
(1) DROP PLATE	4040XP-18PA (AS REQ'D FOR DOOR)	695	LCN
(1) THRESHOLD	271D-36"	DBZ	PEMKO
(1) SWEEP	18062DNB-36"	DBZ	PEMKO
(1) WEATHERSTRIP	BY DOOR MANUFACTURER	-	-

HARDWARE SET HW53
PAIR 3'-0" X 7'-0" ALUMINUM DOORS/ALUMINUM FRAME
RECEPTION

(6) HEAVY DUTY HINGES	BB1168 4 1/2" X 4 1/2" X NRP	US10A/641	HAGER
(2) PULL	9" 'D' HANDLE		KAWNEER
(2) CLOSER X SPRING STOP	4040XP S-CUSH X TB-SRT	695	LCN
(2) CUSH SHOE SUPPORT	4040XP-30 (AS REQ'D FOR FRAME)	695	LCN
(2) BLADE STOP SPACER	4040XP-61 (AS REQ'D FOR FRAME)	695	LCN
(2) DROP PLATE	4040XP-18PA (AS REQ'D FOR DOOR)	695	LCN

HARDWARE SET HW53.1
SINGLE 3'-0" X 7'-0" ALUMINUM DOORS/ALUMINUM FRAME
TAKE AWAY - INTERIOR

(3) HEAVY DUTY HINGES	BB1168 4 1/2" X 4 1/2" X NRP	US10A/641	HAGER
(1) PULL	9" 'D' HANDLE		KAWNEER
(1) CLOSER X SPRING STOP	4040XP S-CUSH X TB-SRT	695	LCN
(1) CUSH SHOE SUPPORT	4040XP-30 (AS REQ'D FOR FRAME)	695	LCN
(1) BLADE STOP SPACER	4040XP-61 (AS REQ'D FOR FRAME)	695	LCN
(1) DROP PLATE	4040XP-18PA (AS REQ'D FOR DOOR)	695	LCN

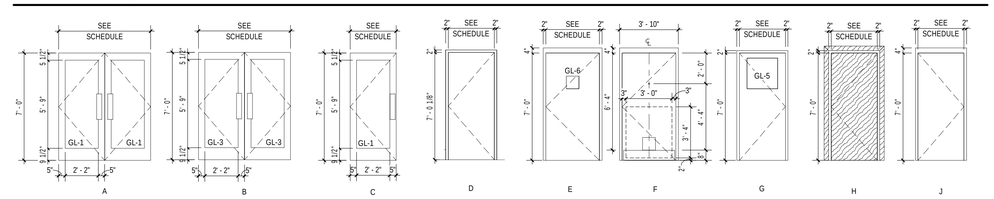
HARDWARE SET HW54
SINGLE 3'-0" X 7'-0" ALUMINUM DOORS/ALUMINUM FRAME
TAKE AWAY AND DINING EXIT

(3) FULL MORTISE HINGES	BB1199 4 1/2" X 4 1/2" X NRP	US10B/613	HAGER
(1) EXIT DEVICE	3547AEO	313	VON DUPRIN
(1) EXIT ALARM			DETEX
(1) PULL X PLATE	BY DOOR SUPPLIER	DRK BRZ	-
(1) CLOSER X SPRING STOP	4040XP S-CUSH X TB-SRT	695	LCN
(1) CUSH SHOE SUPPORT	4040XP-30 (AS REQ'D FOR FRAME)	695	LCN
(1) BLADE STOP SPACER	4040XP-61 (AS REQ'D FOR FRAME)	695	LCN
(1) DROP PLATE	4040XP-18PA (AS REQ'D FOR DOOR)	695	LCN
(1) THRESHOLD	271D-36"	DBZ	PEMKO
(1) SWEEP	18062DNB-36"	DBZ	PEMKO
(1) WEATHERSTRIP	BY DOOR MANUFACTURER	-	-

HARDWARE SET HW57
SINGLE 3'-6" X 7'-0" HOLLOW METAL DOOR/HOLLOW METAL FRAME
DUMPSTER ENCLOSURE

(1) CONTINUOUS HINGE	112HD X 83" (180 DEG)	DKB	IVES
(1) EXIT DEVICE	98-DT	315	VON DUPRIN
(1) PULL	9900T	315	VON DUPRIN
(3) SILENCERS	1229A	BLACK	TRIMCO

DOOR TYPES



DOOR NOTES

A. ALL DECORATIVE WOOD DOORS AND DOOR HARDWARE FROM THE PANEL CENTER; CONTACT: MARK GAINER (614) 274-6000.
B. PROVIDE DOOR STOPS AT ALL DOORS AND WALL BUMPERS WHERE REQUIRED AGAINST ADJACENT WALL.
C. ALL INTERIOR HM DOOR FRAMES TO BE 16 GA GAVL, UNO.
D. ALL HM DOORS TO BE 18 GA GALV FLUSH-INSULATED UNO.
E. REF FINISH SCHEDULES FOR PAINT AND STAIN COLORS AND BRANDS.
F. ALL DOOR CLOSERS SHALL BE THRU-BOLTED.
G. ALL SPACERS IN ALUMINUM STOREFRONT GLASS SHALL BE BLACK COLOR.
H. GC TO INSTALL "HOSE PORT DOOR" IN RECEIVING DOOR; SUPPLIED BY FSF MANUFACTURING, INC.
CONTACT: INFO@FSFMFG.COM

OUTBACK STEAKHOUSE®

FREDRICK J. GOGLIA
ARCHITECT, NCARB, RDI
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-2400 FAX (314) 415-2300 www.arcv.com

CONSULTANT LOGO

SEAL

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE (4710)

Prototype Issue: OBS PBRR WOOD 2018.3

150 Elden St.
Herndon, VA 20171

NOT FOR CONSTRUCTION

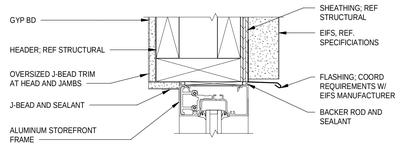
SHEET ISSUE:

PRINCIPAL IN CHARGE:	FJG
PROJECT ARCHITECT:	KJL
DRAWN BY:	BES

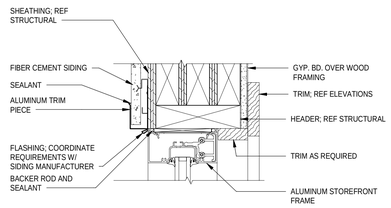
SHEET TITLE:
DOOR / WINDOW SCHEDULE AND DETAILS

SHEET NO. A800

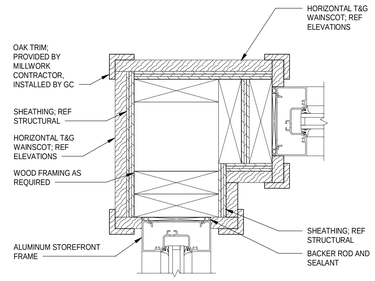
PROJ. NO. 180622



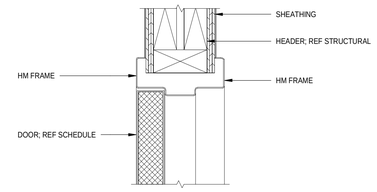
D1 A801 **EIFS WINDOW HEAD**
3" = 1'-0"



D2 A801 **WINDOW HEAD AT DINING**
3" = 1'-0"

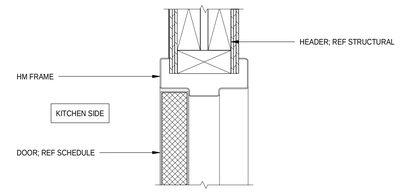


D3 A801 **WINDOW JAMB AT VESTIBULE - WAINSCOT**
3" = 1'-0"



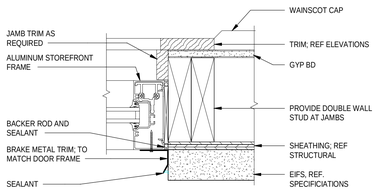
NOTE:
1. ALL KITCHEN AND BACK OF HOUSE WALLS SHALL HAVE FRP FINISH OVER SHEATHING IN LIEU OF GYP DB.
2. PROVIDE SOUND BATT INSULATION IN EMPLOYEE RESTROOM AND OFFICE WALLS.

D4 A801 **TYP. DOOR HEAD - INTERIOR**
3" = 1'-0"

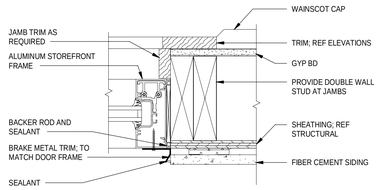


NOTE:
1. ALL KITCHEN AND BACK OF HOUSE WALLS SHALL HAVE FRP FINISH OVER SHEATHING IN LIEU OF GYP DB.
2. PROVIDE SOUND BATT INSULATION IN EMPLOYEE RESTROOM AND OFFICE WALLS.

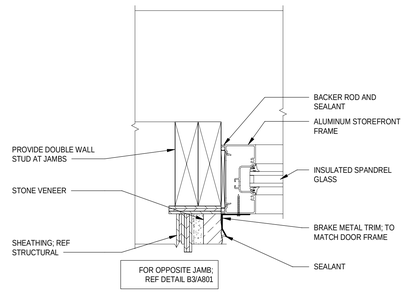
D5 A801 **DOOR HEAD - EMPLOYEE RR / OFFICE / SECURE STOR.**
3" = 1'-0"



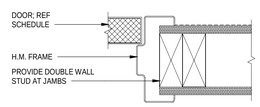
C1 A801 **WINDOW JAMB AT BAR DINING**
3" = 1'-0"



C2 A801 **WINDOW JAMB AT DINING**
3" = 1'-0"

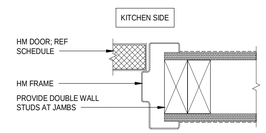


C3 A801 **WINDOW JAMB AT CUSTOMER WAITING HIGH**
3" = 1'-0"

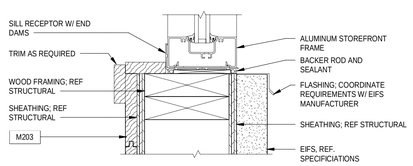


NOTE:
1. PROVIDE SOUND BATT INSULATION IN EMPLOYEE RESTROOM WALLS

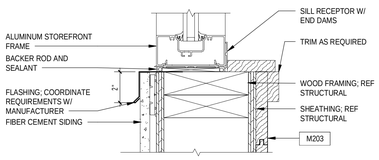
C4 A801 **TYP. DOOR JAMB - INTERIOR**
3" = 1'-0"



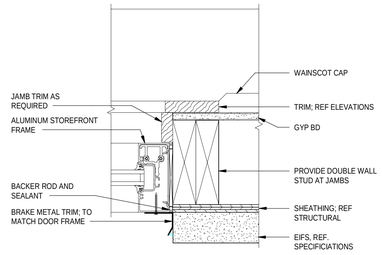
C5 A801 **DOOR JAMB - EMPLOYEE RR / OFFICE / SECURE STOR.**
3" = 1'-0"



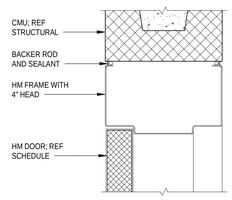
B1 A801 **EIFS WINDOW SILL**
3" = 1'-0"



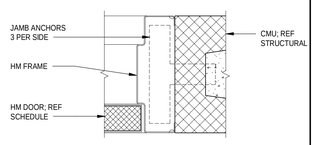
B2 A801 **WINDOW SILL AT DINING**
3" = 1'-0"



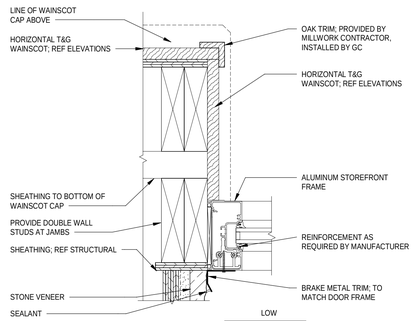
B3 A801 **WINDOW JAMB AT CUSTOMER WAITING HIGH**
3" = 1'-0"

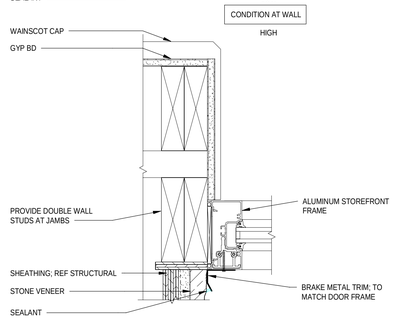


B4 A801 **DOOR HEAD AT DUMPSTER ENCLOSURE**
3" = 1'-0"

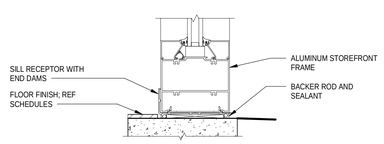


B5 A801 **DOOR JAMB AT DUMPSTER ENCLOSURE**
3" = 1'-0"





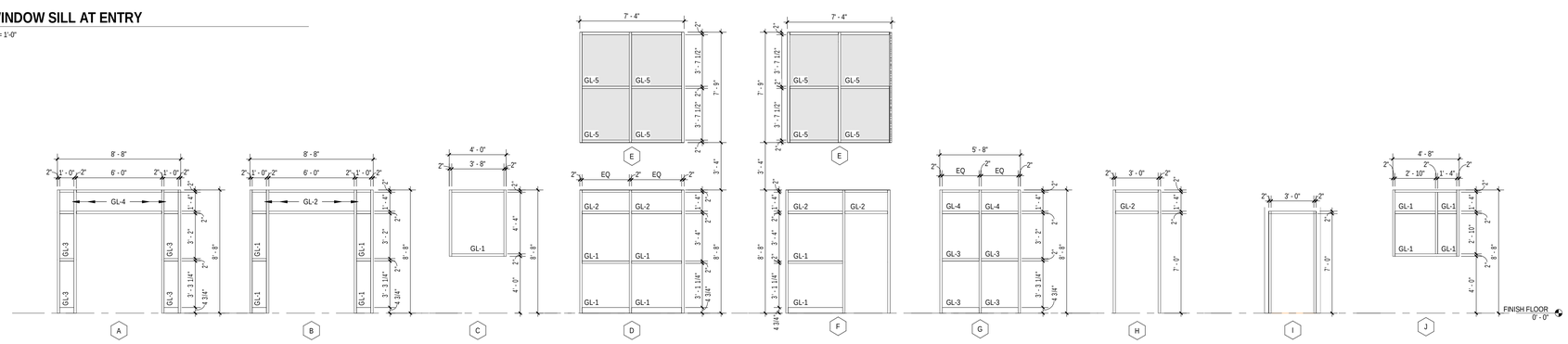
A1 A801 **WINDOW JAMB AT CUSTOMER WAITING**
3" = 1'-0"



A2 A801 **WINDOW SILL AT ENTRY**
3" = 1'-0"

GLAZING NOTES

GL-1	1" INSULATED BRONZE LOW-E TEMPERED GLASS
GL-2	1" INSULATED BRONZE LOW-E ANNEALED GLASS
GL-3	1/4" CLEAR TEMPERED AT INTERIOR STOREFRONT
GL-4	1/4" CLEAR ANNEALED AT INTERIOR STOREFRONT
GL-5	1" INSULATED BRONZE SPANDREL GLASS
GL-6	1/4" CLEAR ANNEALED W/ SECURITY WIRE



STOREFRONT FRAME TYPES

FREDRICK J. GOGLIA
ARCHITECT, NCARB, RDI
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-2400 FAX (314) 415-2300 www.arcv.com

CONSULTANT LOGO

SEAL

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE (4710)
Prototype Issue: OBS P6SRR-WOOD 2018.3
150 Elden St.
Herndon, VA 20171

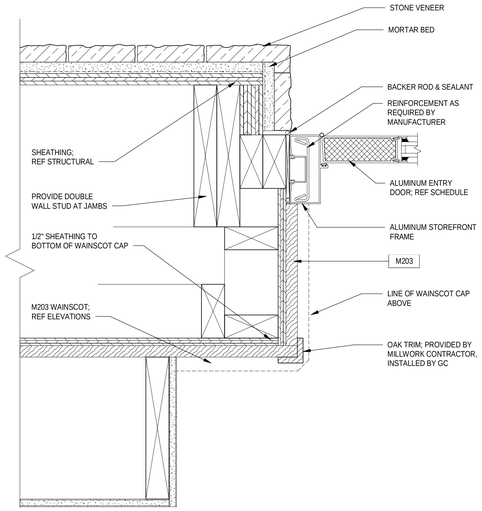
SHEET ISSUE:

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE:	FJG
PROJECT ARCHITECT:	KJL
DRAWN BY:	BES

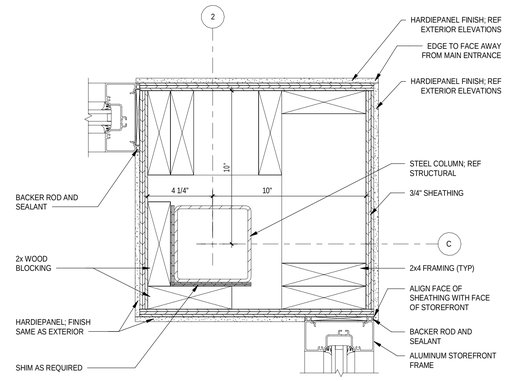
SHEET TITLE:
DOOR / WINDOW / STOREFRONT DETAILS

SHEET NO. A801
PROJ. NO. 180622



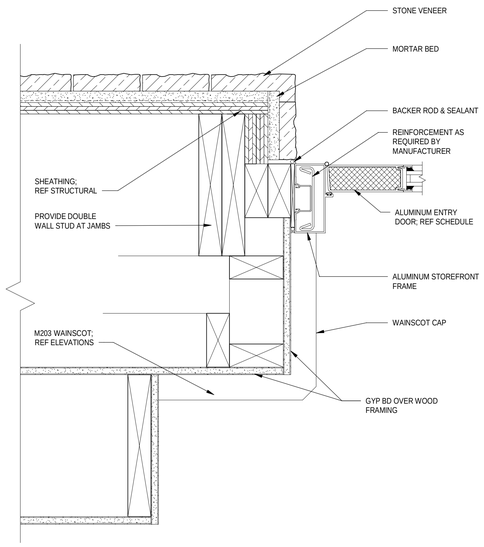
B3 / A802 **EXTERIOR DOOR JAMB WITH STONE AT CUSTOMER WAITING - LOW**

3" = 1'-0"



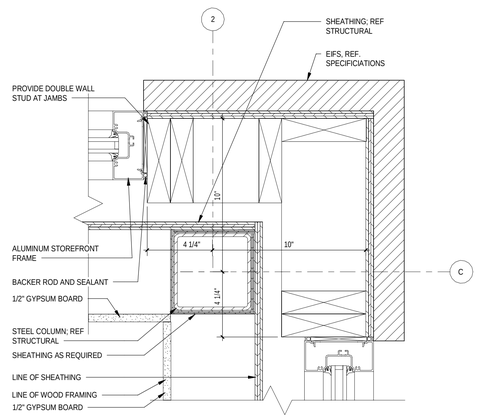
B5 / A802 **PLAN DETAIL AT STOREFRONT JAMBCOLUMN - LOW**

3" = 1'-0"



A3 / A802 **EXTERIOR DOOR JAMB WITH STONE AT CUSTOMER WAITING - HIGH**

3" = 1'-0"



A5 / A802 **PLAN DETAIL AT STOREFRONT JAMB COLUMN - HIGH**

3" = 1'-0"

CONSULTANT LOGO

FREDRICK J. GOGLIA

ARCHITECT, NCARB, RDI
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-2400 FAX (314) 415-2300 www.arcv.com

SEAL

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE (4710)

Prototype Issue: OBS PIERR-WOOD 2018.3

150 Elden St.
Herndon, VA 20171

SHEET ISSUE:

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE:	FJG
PROJECT ARCHITECT:	KJL
DRAWN BY:	BES

SHEET TITLE:

DOOR / WINDOW DETAILS

SHEET NO. A802

PROJ. NO. 180622

1/28/2019 9:52:05 AM BIM 360://OBS 4710/Herndon, VA/Arch_OBS_4710_Herndon/Arch_PIERR-Wood 2018.3_R18.rvt

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium

Rev. Date: V25 03/31/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

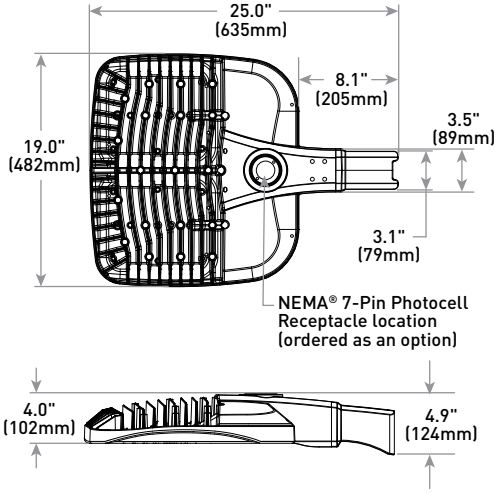
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

† See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Weight
28.9 lbs. (13.1kg)

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-M-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver, **BZ** Bronze, **BK** Black, **WH** White

* Reference EPA and pole configuration suitability data beginning on page 9

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	**A**	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **4ME*** Type IV Medium **3ME*** Type III Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **WSN** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood	**B** 86W **K** 130W **Z** 53W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V - Available with B & K Input Power Designators only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**PML Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 11-12 for power and lumen values - Available with B & K Input Power Designators only - Not available with PML or PML2 options **R NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 13 for optic directionality **RR Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 13 for optic directionality

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180˚ in 15˚ degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Includes 18" (340mm) 18/5 or 16/5 cord exiting the luminaire. When ordered with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** OSQ-DA: 28.9 lbs. (13.1kg); OSQ-B-AA: 28.4 lbs. (12.9kg); OSQ-M-TSP: 42 lbs. (19.1kg); OSQ-TM: 32.6 lbs. (14.8kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Consult factory if in-luminaire fusing is required
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.0mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards with AA, DA, TM, and TSP mounts
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available with 70 CRI. Some exceptions apply. Please refer to https://www.designlights.org/search/ for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
B	86	0.73	0.43	0.37	0.32	0.25	0.19
K	130	1.09	0.65	0.56	0.49	0.38	0.28
Z	53**	0.46	0.26	0.22	0.19	N/A	N/A

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V+/-10%
** Available with UL voltage only

OSQ Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Optic	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5˚C (41˚F)	Asymmetric	1.04	1.03	1.01	0.99	0.97
	Symmetric	1.05	1.04	1.03	1.03	1.02
10˚C (50˚F)	Asymmetric	1.03	1.02	1.00	0.98	0.96
	Symmetric	1.04	1.03	1.02	1.01	1.00
15˚C (59˚F)	Asymmetric	1.02	1.01	0.99	0.97	0.95
	Symmetric	1.02	1.02	1.01	1.00	0.99
20˚C (68˚F)	Asymmetric	1.01	1.00	0.98	0.96	0.94
	Symmetric	1.01	1.01	1.00	0.99	0.98
25˚C (77˚F)	Asymmetric	1.00	0.99	0.97	0.95	0.93
	Symmetric	1.00	0.99	0.98	0.98	0.97

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

Accessories

Field-Installed

Backlight Shield
OSQ-BLSMF
– Front facing optics OSQ-BLSMR
– Rotated optics

Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Bird Spikes
OSQ-MED-BRDSPK

Shorting Cap
XA-XSLSHRT

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-B2
- Suitable for 120-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or Q options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaires
- Refer to TL7-B2 spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket
KIT-ANT360
- Kit includes antenna, 30' cable and bracket
KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

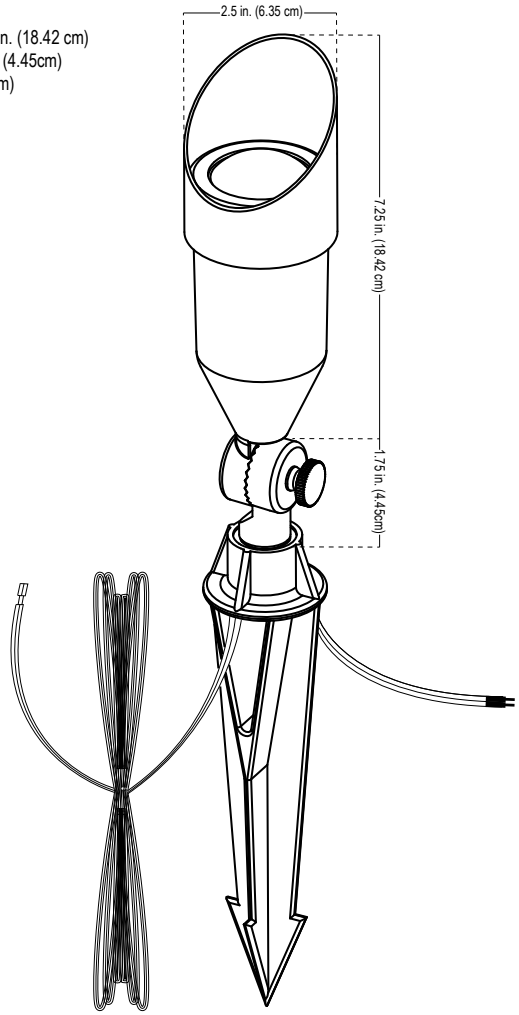
Submitting Agency:	Description: BL200 LMR16 LED 5W F Project: Outback Steakhouse Notes:	Type:
FSG lighting > electrical > energy technology > signs 214-351-6266		L410

ALLIANCE
Specification Sheet

Project:
Type:

Model: BL200 (MR16 Bullet Light)

Fixture Length: 7.25 in. (18.42 cm)
Base Height: 1.75 in. (4.45cm)
Width: 2.5 in. (6.35 cm)



Specifications and Features:

Body: Solid brass with an aged brass finish
Knuckle: Solid brass with dial adjustment for easy adjustments
Shroud: Brass with a clear glass convex lens and double o-ring gasket
Socket: Spring loaded ceramic bi-pin socket with dual contact and lamp clips
Wire: Industry First, double wire lead pre-connected to the fixture, 16 awg *(UL listed)*, brown
-25 foot wire lead, pre-stripped for easy wire connection
-18 inch wire lead, LED connection ready
Stake: Plastic ground stake, attached to the fixture (8.5 in; 21.6 cm length)
Warranty: Lifetime warranty on fixture housing
Certification: Complies with the requirements of UL-1838 and CAN/CSA-C22.2 No. 250.7. Identified with the ETL and cETL Listed Mark.

Intertek

Lamp Options

Model #	Base Type	Angle	Wattage	Lumen Output
LMR16-LED-4W-NS	MR16	15°	4w	250lm
LMR16-LED-4W-F	MR16	45°	4w	250lm
LMR16-LED-4W-WF	MR16	60°	4w	250lm
LMR16-LED-5W-NS	MR16	15°	5w	310lm
LMR16-LED-5W-F	MR16	45°	5w	310lm
LMR16-LED-5W-WF	MR16	60°	5w	310lm
LMR16-LED-6W-F	MR16	45°	6w	400lm
LMR16-35-36 (Halogen)	MR16	45°	35w	310lm

LED Ordering Guide: Model-Lamp Wattage-Lamp Angle
Example:BL200-LED-5W-F

Accessories Available:

Mounting Accessories:	MR16 Accessories:
RISER6 - 6" brass riser, aged brass finish	Linear Lens
RISER12 - 12" brass riser, aged brass finish	Frosted Lens
RISER18 - 18" brass riser, aged brass finish	Spread Lens
RISERADJ - Adjustable plastic riser, aged brass cap	Blue Lens
RMB - Round Mounting Base	Hex Louver
GUTTERMOUNT	

Notes:

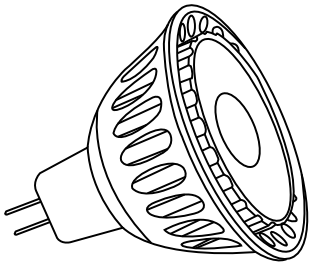
Submitting Agency:	Description: BL200 LMR16 LED 5W F Project: Outback Steakhouse Notes:	Type:
FSG lighting > electrical > energy technology > signs 214-351-6266		L410

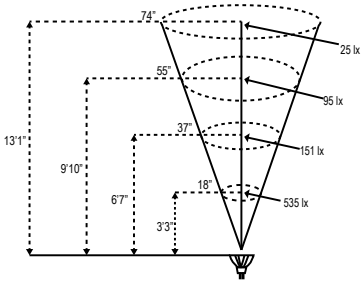
ALLIANCE
Specification Sheet

Project:
Type:

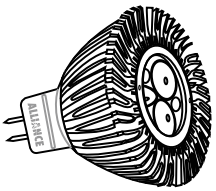
MR16 LED Photometric Comparisons

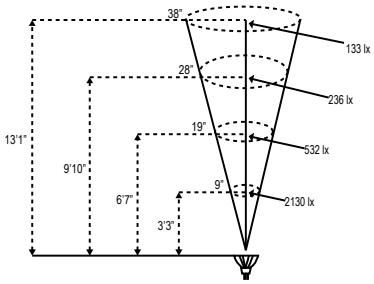
LMR16-LED-6W-F



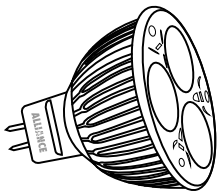


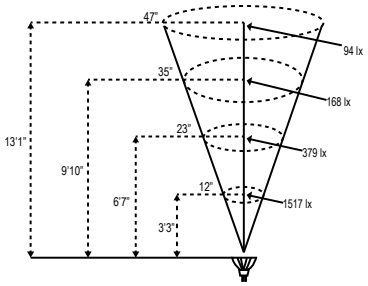
LMR16-LED-5W-NS



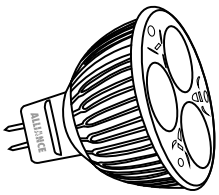


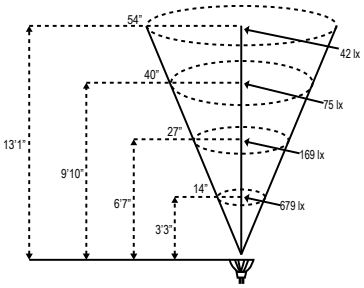
LMR16-LED-5W-F
(also available in Blue, Red, Green and Amber)



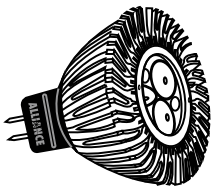


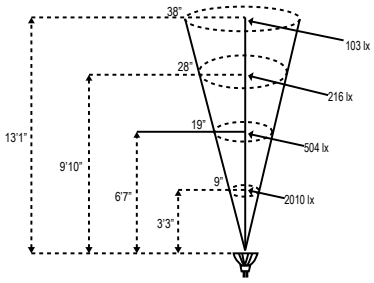
LMR16-LED-5W-WF





LMR16-LED-4W-NS





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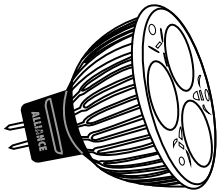
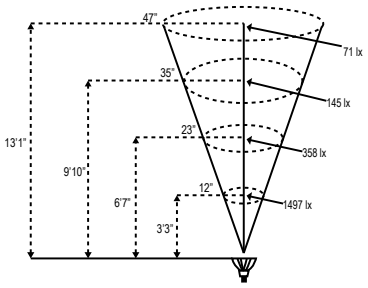
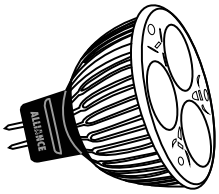
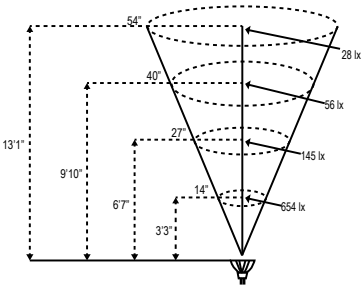




LMR16-LED-4W-WF





Submitting Agency:	Description:	Type:
lighting > electrical > energy technology > signs 214-351-6266	**XF 300, MECHANICAL TIMER, PC PHOTOCELL** Project: **Outback Steakhouse** Notes:	**L410 Transformer**

ALLIANCE
Specification Sheet

Project:
Type:

Model: XF300 (300 Watt Transformer)

Description: Low voltage power supply suitable for indoor or outdoor use

Specifications:

Max Amperage (Load):	2.5 amps
Max Input (Primary Voltage):	120 volts
Secondary Voltage:	12 volts*
Available Voltage Taps:	12,13,14,15
Exterior Construction:	Stainless Steel
Warranty:	Lifetime Warranty
Certification:	UL Listed to U.S. and Canadian safety standards for low voltage landscape lighting (UL 2108)

Intertek

*You may use any combination of output terminal lugs (12-15 volt). However you may not exceed 300 watts on any single terminal lug.

Features:

- Fully potted, insulated, single core transformer
- Inline surge protection
- Easy on/off, secondary breaker switches on each common tap
- Stainless steel cabinet with removable and lockable latched door
- Multiple voltage taps ranging from 12 to 15 volts
- Two common lug terminals
- Tilted lug bar where the secondary lugs will be easier to access and install. The adjusted lug bar eliminates the blind spots that occur when trying to install low voltage wire to the terminal lug.
- Relay installed to bring the amperage delivered to the timer and photocells down to a lower level thus improving the longevity of life to those accessories and eliminating failures.
- Amp loop that provides contractors with one easy point of reference to check the primary amperage on the transformer
- Snap-In photocell ready receptacles
- Removable bottom panel allowing for easy access to lug terminal, more room for wiring, and the ability to attach conduits through the five knockouts.

Notes:

Accessories Available:

Transformer Accessories:
ITIMER - Phone App Driven Astronomical Timer
TIMER - Mechanical Timer
PC - Photocell

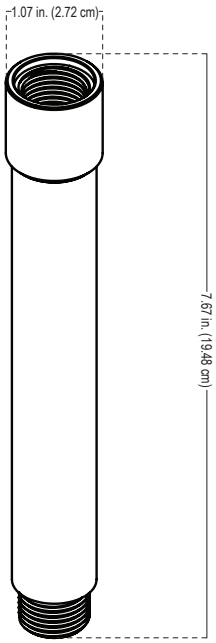
Submitting Agency:	Description: RISER6 Project: Outback Steakhouse Notes:	Type:
lighting > electrical > energy technology > signs 214-351-6266		L410B

ALLIANCE
Specification Sheet

Project:
Type:

Model: RISER6 (6" Riser Accessory)

Fixture Length: 7.67 in. (19.48 cm)
Fixture Width: 1.07 in. (2.72 cm)



Specifications/Features:

- Brass Stem, aged brass finish
- Female threaded top sized to fit ALLIANCE fixtures
- Male threaded bottom to fit ALLIANCE ground stakes
- Lifetime warranty on fixture housing

Application:

- CGBL01 - Commercial Grade Directional Up Light
- BL50 - Directional Up Light
- BL100 - Directional Up Light
- BL200 - Directional Up Light
- BL300 - Directional Up Light
- BL350 - Directional Up Light
- FL100 - Flood Light
- FL50 - Flood Light

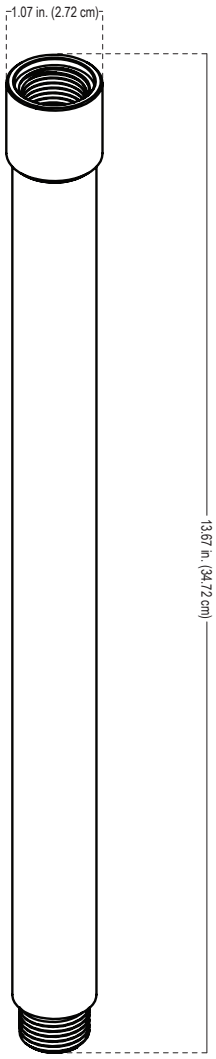
Submitting Agency:	Description: RISER12 Project: Outback Steakhouse Notes:	Type:
lighting > electrical > energy technology > signs 214-351-6266		L410C

ALLIANCE
Specification Sheet

Project:
Type:

Model: RISER12 (12" Riser Accessory)

Fixture Length: 13.67 in. (34.72 cm)
Fixture Width: 1.07 in. (2.72 cm)



Specifications/Features:

- Brass Stem, aged brass finish
- Female threaded top sized to fit ALLIANCE fixtures
- Male threaded bottom to fit ALLIANCE ground stakes
- Lifetime warranty on fixture housing

Application:

- CGBL01 - Commercial Grade Directional Up Light
- BL50 - Directional Up Light
- BL100 - Directional Up Light
- BL200 - Directional Up Light
- BL300 - Directional Up Light
- BL350 - Directional Up Light
- FL100 - Flood Light
- FL50 - Flood Light

Submitting Agency:	Description: RISERADJ-BRASS Project: Outback Steakhouse Notes:	Type:
lighting > electrical > energy technology > signs 214-351-6266		L410D

ALLIANCE

Specification Sheet

Project:
Type:

Model: RISERADJ-BRASS (Brass Adjustable Riser)

Fixture Length: 16 in. (40.6 cm) to 28.75 in. (73 cm)
Fixture Width: 1.6 in. (4.1 cm)

Specifications/Features:

- Adjustable brass stem 16in. to 28.75in. aged brass finish
- Brass locking nut to lock adjustments
- Female threaded top sized to fit ALLIANCE fixtures
- Male threaded bottom sized to fit ALLIANCE stakes
- Lifetime warranty on fixture housing

Application:

- CGBL01 - Commercial Grade Directional Up Light
- BL50 - Directional Up Light
- BL100 - Directional Up Light
- BL200 - Directional Up Light
- BL300 - Directional Up Light
- BL350 - Directional Up Light
- FL100 - Flood Light
- FL50 - Flood Light

Submitting Agency:	Description:	Type:
lighting > electrical > energy technology > signs 214-351-6266	**SLT SAF FLOOD 30K MVOLT BZ** Project: **Outback Steakhouse** Notes:	**L415**

H11.2.4

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SIGN LIGHTER LED

SLT SERIES / STRAIGHT ARM

INDOOR/OUTDOOR

DOMED AND FLAT CANOPY HOUSINGS

Type: _____

Catalog No.: _____

Project: _____

Notes: _____

PRODUCT DESCRIPTION

LED sign lighter that is adjustable to fit most sign lighting applications. Each complete Sign Lighter Kit includes: 18" fixture, 12" extension, 6" extension, integral driver, mounting hardware and instructions.

Sealed assembly for indoor or outdoor use • Easy to assemble, modular extensions • Each head will accept one lens accessory • Available in black or bronze powder painted finishes.

Canopy Diameter: 6-1/2"

PRODUCT SPECIFICATIONS

LED

Lamp: High Performance LEDs provide outstanding reliability, performance and color quality/consistency • 2700K, 3000K or 4000K white phospor high performance LED • 80 CRI minimum
Power Source: Electronic driver 120-277VAC, 50/60Hz
• Overcurrent and short circuit protection • FCC Part 15 Class B rated

OPTICS

Field interchangeable optics • Available in four beam spreads – 12˚ Spot, 23˚ Narrow Flood, 34˚ Flood and 53˚ Wide Flood

MECHANICAL

All Aluminum Construction
Tubular Construction: 1" Diameter inter-connected tubes, Kit includes lengths of 18"/24"/30"/36"
Lamp Housing and Tube Support: Available in Black or Bronze powder coated finish
Adjustability: 180° vertical aiming and 360° horizontal rotation
Weather Resistant: "O"-Ring weather resistant seals
Mounting: Wall mounting on surface over J-box

AGENCY APPROVAL

UL1598/CSA C22.2 250 wet location • Union made • Assembled in the USA • ENERGY STAR® Compliant

Warranty 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Specifications subject to change without notice.

SAD - Straight Arm
Domed Canopy Sign Lighter

SADD - Straight Arm
Domed Canopy Sign Lighter Dual

SAF - Straight Arm
Flat Canopy Sign Lighter

SAFD - Straight Arm
Flat Canopy Sign Lighter Dual

Shade Accessory

Submitting Agency:	Description: SLT SAF FLOOD 30K MVOLT BZ Project: Outback Steakhouse Notes:	Type: L415
FSG lighting > electrical > energy technology > signs 214-351-6266		

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SIGN LIGHTER LED

SLT SERIES / STRAIGHT ARM

INDOOR/OUTDOOR

DOMED AND FLAT CANOPY HOUSINGS

ORDERING INFORMATION

Ordering Example: SLT SAD SPOT 30K MVOLT BZ

Series	Housing	Distribution	Color Tempertaure	Voltage	Finish
SLT	**SAD** Straight Arm - Domed Canopy Sign Lighter **SADD** Straight Arm - Domed Canopy Sign Lighter Dual **SAF** Straight Arm - Flat Canopy Sign Lighter **SAFD** Straight Arm - Flat Canopy Sign Lighter Dual	**SPOT** Spot **NFLOOD** Narrow Flood **FLOOD** Flood **WFLOOD** Wide Flood	**27K** 2700K **30K** 3000K **40K** 4000K	**MVOLT** Multi-Volt (120V - 277 Volt)	**BL** Black **BZ** Bronze

Accessories: Order as separate catalog number.

Shade Accessory		Optical Accessories[1]			
SHADBL	RLM Shade, Black	**TIR1 SPT**	TIR Optic – Spot	**CGF 200 DLTBLUE**	Daylight Blue Color Filter
SHADBZ	RLM Shade, Bronze	**TIR1 NFLD**	TIR Optic - Narrow Flood	**CGF 200 MBLU**	Medium Blue Color Filter
		TIR1 FLD	TIR Optic – Flood	**CGF 200 MAMB**	Medium Amber Color Filter
		TIR1 WFLD	TIR Optic - Wide Flood	**CGF 200 MGRN**	Medium Green Color Filter
		CGF 200 MPINK	Medium Pink Color Filter	**DCCF 200 HAL2700**[2]	Color Correction Filter
		CGF 200 WRED	Warm Red Color Filter		

Notes:
1 Fixtures accept up to one accessory filter.
2 Corrects 3000K color to approximately 2700K, and 4000K to approximately 3400K.

Submitting Agency:	Description:	Type:
lighting > electrical > energy technology > signs 214-351-6266	**SLT SAF FLOOD 30K MVOLT BZ** Project: **Outback Steakhouse** Notes:	**L415**

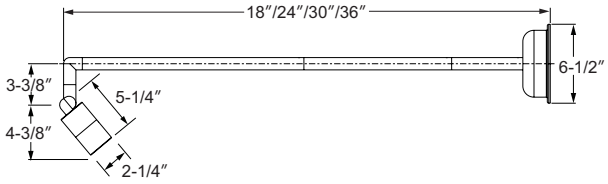
SIGN LIGHTER LED

SLT SERIES / STRAIGHT ARM

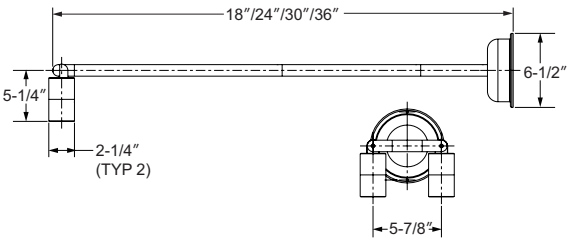
INDOOR/OUTDOOR

DOMED AND FLAT CANOPY HOUSINGS

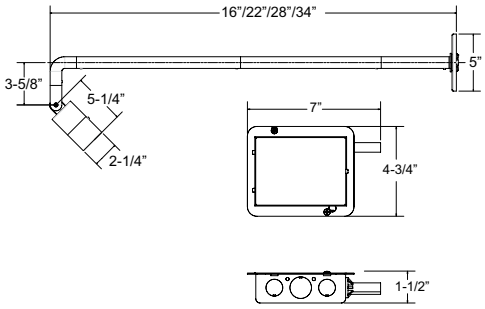
DIMENSIONS



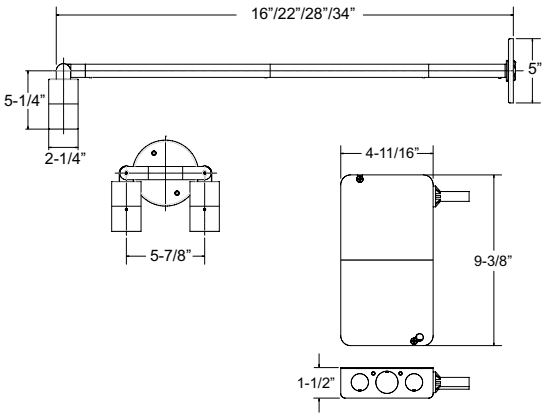
SAD - Straight Arm
Domed Canopy Sign Lighter



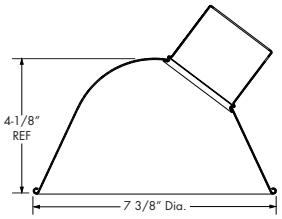
SADD - Straight Arm
Domed Canopy Sign Lighter Dual



SAF - Straight Arm
Flat Canopy Sign Lighter



SAFD - Straight Arm
Flat Canopy Sign Lighter Dual



SHADBL / SHADBZ
Shade Accessory

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SIGN LIGHTER LED

SLT SERIES / STRAIGHT ARM

INDOOR/OUTDOOR

DOMED AND FLAT CANOPY HOUSINGS

PERFORMANCE DATA[1]

Catalog Number	Input Voltage	Input Watts (Typical)	CCT	Lumens	Efficacy (LPW)	Rated Life (Hours)
SLT SAD SPOT 27K MVOLT SLT SADD SPOT 27K MVOLT SLT SAF SPOT 27K MVOLT SLT SAFD SPOT 27K MVOLT	120V	10W	2700K	885	89	50,000
SLT SAD NFLOOD 27K MVOLT SLT SADD NFLOOD 27K MVOLT SLT SAF NFLOOD 27K MVOLT SLT SAFD NFLOOD 27K MVOLT	120V	10W	2700K	840	85	50,000
SLT SAD FLOOD 27K MVOLT SLT SADD FLOOD 27K MVOLT SLT SAF FLOOD 27K MVOLT SLT SAFD FLOOD 27K MVOLT	120V	10W	2700K	881	89	50,000
SLT SAD WFLOOD 27K MVOLT SLT SADD WFLOOD 27K MVOLT SLT SAF WFLOOD 27K MVOLT SLT SAFD WFLOOD 27K MVOLT	120V	10W	2700K	777	79	50,000
SLT SAD SPOT 30K MVOLT SLT SADD SPOT 30K MVOLT SLT SAF SPOT 30K MVOLT SLT SAFD SPOT 30K MVOLT	120V	10W	3000K	984	98	50,000
SLT SAD NFLOOD 30K MVOLT SLT SADD NFLOOD 30K MVOLT SLT SAF NFLOOD 30K MVOLT SLT SAFD NFLOOD 30K MVOLT	120V	10W	3000K	933	93	50,000
SLT SAD FLOOD 30K MVOLT SLT SADD FLOOD 30K MVOLT SLT SAF FLOOD 30K MVOLT SLT SAFD FLOOD 30K MVOLT	120V	10W	3000K	979	98	50,000
SLT SAD WFLOOD 30K MVOLT SLT SADD WFLOOD 30K MVOLT SLT SAF WFLOOD 30K MVOLT SLT SAFD WFLOOD 30K MVOLT	120V	10W	3000K	863	86	50,000
SLT SAD SPOT 40K MVOLT SLT SADD SPOT 40K MVOLT SLT SAF SPOT 40K MVOLT SLT SAFD SPOT 40K MVOLT	120V	10W	4000K	1023	102	50,000
SLT SAD NFLOOD 40K MVOLT SLT SADD NFLOOD 40K MVOLT SLT SAF NFLOOD 40K MVOLT SLT SAFD NFLOOD 40K MVOLT	120V	10W	4000K	971	97	50,000
SLT SAD FLOOD 40K MVOLT SLT SADD FLOOD 40K MVOLT SLT SAF FLOOD 40K MVOLT SLT SAFD FLOOD 40K MVOLT	120V	10W	4000K	1018	102	50,000
SLT SAD WFLOOD 40K MVOLT SLT SADD WFLOOD 40K MVOLT SLT SAF WFLOOD 40K MVOLT SLT SAFD WFLOOD 40K MVOLT	120V	10W	4000K	897	90	50,000

Notes:
1 Performance data, including Rated Life, is based on measurements of an individual fixture operating in a 25°C ambient.

ELECTRICAL DATA

Input Voltage	MVOLT
Input Current (max.)	0.185A
Power Factor	>0.92
T.H.D.	<20%

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Submitting Agency:	Description: SLT SAF FLOOD 30K MVOLT BZ Project: Outback Steakhouse Notes:	Type:
FSG lighting > electrical > energy technology > signs 214-351-6266		L415

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SIGN LIGHTER LED

SLT SERIES / STRAIGHT ARM

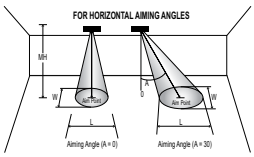
INDOOR/OUTDOOR

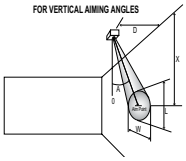
DOMED AND FLAT CANOPY HOUSINGS

PHOTOMETRICS

CBCP • Centerbeam candlepower
FC • Footcandles at beam center (aim point)

In vertical aiming applications, aim point (X) is determined by dividing distance from the wall (D) by the tangent of the desired aim angle (A) (0.5774 for 30˚, 1.0 for 45˚,1.732 for 60˚).





Horizontal Aiming Angles

Vertical Aiming Angles

Fixture	Beam Type	Beam Spread	Rated Life	CBCP	0°				30°			30°					45°				60°				
					MH	FC	L	W	FC	L	W	D	FC	X	L	W	FC	X	L	W	D	FC	X	L	W
SLT 3000K Spot	SPOT	12°	50000	10769	6	299	1.6	1.6	194	2.2	1.9	3	150	5.2	3.4	1.6	423	3.0	1.7	1.1	6	194	3.5	2.2	1.9
					8	168	2.2	2.2	109	2.9	2.5	4	84	6.9	4.6	2.2	238	4.0	2.2	1.5	8	109	4.6	2.9	2.5
					10	108	2.7	2.7	70	3.6	3.1	5	54	8.7	5.7	2.7	152	5.0	2.8	1.9	10	70	5.8	3.6	3.1
					12	75	3.2	3.2	49	4.4	3.7	6	37	10.4	6.9	3.2	106	6.0	3.3	2.3	12	49	6.9	4.4	3.7
					14	55	3.8	3.8	36	5.1	4.4	7	27	12.1	8.0	3.8	78	7.0	3.9	2.7	14	36	8.1	5.1	4.4
SLT 3000K Narrow Flood	NFLOOD	23°	50000	4434	4	277	1.8	1.8	180	2.5	2.1	2.0	139	3.5	4.4	1.8	392	2.0	1.9	1.3	4	180	2.3	2.5	2.1
					6	123	2.8	2.8	80	3.7	3.2	2.5	89	4.3	5.5	2.3	251	2.5	2.4	1.6	6	80	3.5	3.7	3.2
					8	69	3.7	3.7	45	5.0	4.2	3.0	62	5.2	6.6	2.8	174	3.0	2.9	2.0	8	45	4.6	5.0	4.2
					10	44	4.6	4.6	29	6.2	5.3	3.5	45	6.1	7.7	3.2	128	3.5	3.4	2.3	10	29	5.8	6.2	5.3
					12	31	5.5	5.5	20	7.5	6.4	4.0	35	6.9	8.7	3.7	98	4.0	3.9	2.6	12	20	6.9	7.5	6.4
SLT 3000K Flood	FLOOD	34°	50000	2481	4	155	2.7	2.7	101	3.8	3.1	1.0	310	1.7	4.1	1.4	877	1.0	1.5	1.0	3	179	1.7	2.8	2.3
					5	99	3.4	3.4	64	4.7	3.9	1.5	138	2.6	6.2	2.0	390	1.5	2.3	1.4	4	101	2.3	3.8	3.1
					6	69	4.1	4.1	45	5.6	4.7	2.0	78	3.5	8.3	2.7	219	2.0	3.1	1.9	5	64	2.9	4.7	3.9
					7	51	4.7	4.7	33	6.6	5.5	2.5	50	4.3	10.3	3.4	140	2.5	3.8	2.4	6	45	3.5	5.6	4.7
					8	39	5.4	5.4	25	7.5	6.3	3.0	34	5.2	12.4	4.1	97	3.0	4.6	2.9	7	33	4.0	6.6	5.5
SLT 3000K Wide Flood	WFLOOD	53°	50000	1071	2	268	2.0	2.0	174	2.9	2.3	1.0	134	1.7	15.0	2.0	379	1.0	2.6	1.4	2	174	1.2	2.9	2.3
					3	119	3.0	3.0	77	4.3	3.4	1.5	60	2.6	22.5	3.0	168	1.5	3.9	2.1	3	77	1.7	4.3	3.4
					4	67	4.0	4.0	43	5.8	4.6	2.0	33	3.5	**	4.0	95	2.0	5.3	2.8	4	43	2.3	5.8	4.6
					5	43	5.0	5.0	28	7.2	5.7	2.5	21	4.3	**	5.0	61	2.5	6.6	3.5	5	28	2.9	7.2	5.7
					6	30	5.9	5.9	19	8.6	6.9	3.0	15	5.2	**	5.9	42	3.0	7.9	4.2	6	19	3.5	8.6	6.9

For 2700K fixtures, use 0.90 multiplier.
For 4000K fixtures, use 1.04 multiplier.

**Due to steep aiming angle, length of beam extends beyond 25′.

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Submitting Agency:	Description:	Type:
lighting > electrical > energy technology > signs 214-351-6266	**0.05V.E.3KVHO.5.102.1.36.1** Project: **Outback Steakhouse** Notes:	**L419**

5-year warranty

IP 65 LM 79 LM 80

line™ 2.0

INTERIOR/EXTERIOR APPLICATIONS

SYMMETRIC

Application

io Lighting's **line series 2.0** is approximately 2"x 2" in cross section, which allows for luminous accents to be delivered from "tight" architectural details. This low voltage linear luminaire may be specified for interior or exterior applications. Nominal lengths include 18", 36", 54" and 72". Precise beam spreads of 5˚, 10˚, 30˚, 60˚ and 90˚ along the perpendicular axis of the fixture are well suited for accent or general illumination. **io**'s proprietary "grazing" allows the luminaire to be placed right next to a vertical surface and wash it uniformly. Individual units may be placed end to end to create continuous rows without obvious shadows between fixtures. **series 2.0**'s patented optical assembly is designed to practically eliminate stray light, making it perfect for applications where light pollution and/or light trespass are important design considerations.

Projected average rated life is 50,000 hours at 70% of lamp lumen output. Ambient temperature surrounding the fixture shall not exceed 122˚F *(50˚C)*.

Light Output

series 2.0 is available with four lumen outputs for white light only. Refer to light output tables for footcandle values at various distances. All values below represent the initial raw lumens of the LED. IES format photometry of Lighting Facts labels represent actual light output measured in lumens and candle power. Light Output losses include optical, thermal and power supply inefficiencies. IES LM-79 format files may be obtained from the factory or downloaded from **www.iolighting.com.** All products have a CRI greater than 80. Results are typical measurements.

>> 2-step MacAdam Binning.

	Standard Output	Mid Output	Very High Output	V2HO
INITIAL LUMENS				
2700K White:	267 lms/ft	445 lms/ft	534 lms/ft	785 lms/ft
3000K White:	280 lms/ft	466 lms/ft	560 lms/ft	823 lms/ft
3500K White:	287 lms/ft	479 lms/ft	575 lms/ft	845 lms/ft
4000K White:	290 lms/ft	488 lms/ft	585 lms/ft	860 lms/ft
POWER CONSUMPTION*				
	3.39 w/ft	5.09 w/ft	7.12 w/ft	10.52 w/ft

Non-standard color temperatures available as a custom offering for a modest additional cost and lead-time.
** Power Consumption does not include power supply losses.*

Construction

Heavy-duty aluminum housing provides required thermal management. Precision optics are composed of a customized acrylic material offering excellent light transmission and UV stability. High strength adhesive bonds the housing and patented optical assembly. Fabrication methods differ for each application. Exterior rated fixtures are sealed for life while interior rated fixtures are designed with a quick disconnect to enable the printed circuit board to be changed in the field. Interior fixtures may be sent back to the factory to change printed circuit board.

Mounting Options

series 2.0 may be surface mounted, side surface mounted or surface mounted with field adjustability and lockable aiming. Alternate mounting brackets available upon request. Consult factory for details.

Electrical

4'-0", 14 AWG UV rated electrical feed is side mounted to enable continuous row mounting. For detailed information regarding remote distance limitations, power supply options, and dimming options consult the **io** website (**www.iolighting.com)** or an **io** representative.

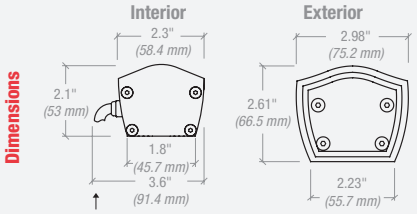
DRIVER REMOTE DISTANCE

46'-0" (14.0m) w/14AWG
71'-0" (21.6m) w/12AWG
120'-0" (36.6m) w/10AWG

Finish

Anodized aluminum finish is standard. Custom finishes may be available upon request.

Dimensions



Dimension includes electrical feed and wire bending radius.

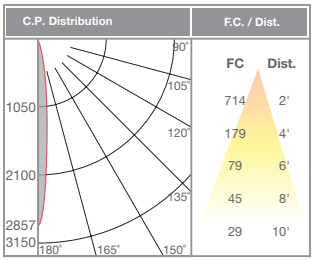
Label references 36" **line 2.0** symmetric fixture with a 5° beam spread in V2HO 3000K. Lighting Facts for additional beam spreads and light output levels may be obtained from **io** Lighting.

Submitting Agency:	Description: 0.05V.E.3KVHO.5.102.1.36.1 Project: Outback Steakhouse Notes:	Type:
FSG FACILITY SOLUTIONS GROUP — lighting > electrical > energy technology > signs 214-351-6266		L419

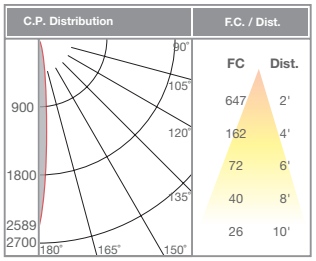
line™ 2.0
SYMMETRIC

Light Output / Distributions

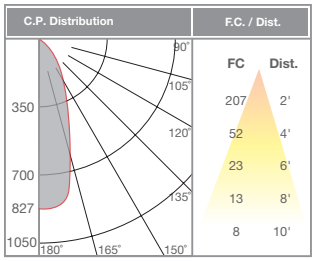
36" 3KV2HO 5 DEGREE*



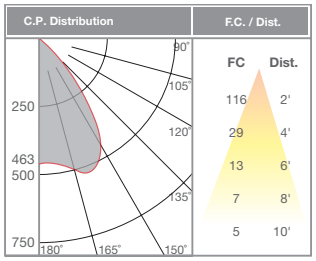
36" 3KV2HO 10 DEGREE*



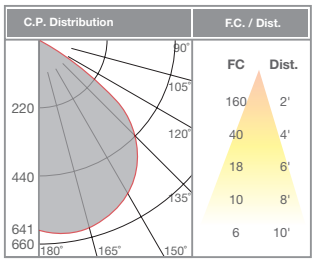
36" 3KV2HO 30 DEGREE*



36" 3KV2HO 60 DEGREE*



36" 3KV2HO 90 DEGREE*



** Note: Light output / distributions based on IES file*

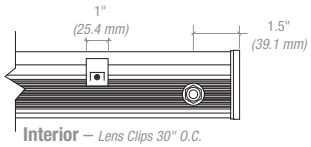
line series 2.0 is UL listed for wet locations. It is not rated for submersible applications. **line 2.0** should not be mounted in conditions where there is any standing water whatsoever.

LIGHT OUTPUT CONVERSION TABLE

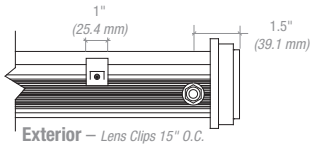
White	Standard Output	High Output	Very High Output	V2HO
2700K	0.44(1)	0.72(1)	0.95(1)	1.40(1)
3000K	0.47(1)	0.75(1)	1.00(1)	1.47(1)
3500K	0.48(1)	0.77(1)	1.03(1)	1.51(1)
4000K	0.47(1)	0.75(1)	1.00(1)	1.47(1)

*Visit **www.iolighting.com** or contact an **io** representative for IES format photometrics.*

End Cap Detail

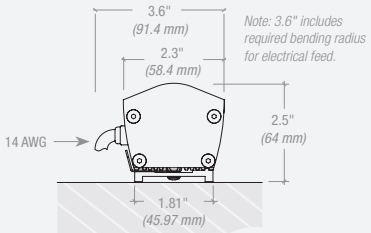


Interior – *Lens Clips 30" O.C.*

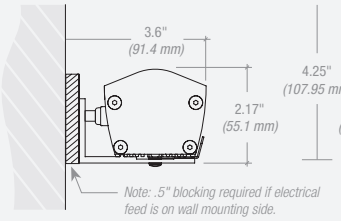


Exterior – *Lens Clips 15" O.C.*

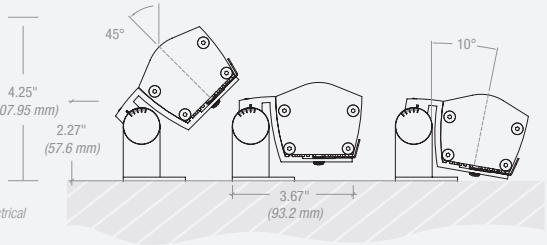
Mounting Options



100 Surface (**io** part #: LA.BK.SURFMT)



101 Side surface (**io** part #: LA.BK.WALLMT)



102 Field adjustable with lockable aiming (**io** part #: LA.BK.ADJMT)

Order Code

0	.		.		.		.		.		.		.		.	
io		1		2		3		4		5		6		7		8		9		10

1. LIGHT OUTPUT
- 04 2.0 SO
- 05 2.0 HO
- 05V 2.0 VHO
- 05V2 2.0 V2HO

2. LOCATION
- I Interior
- E Exterior

3. COLOR
- 27K White 2700K(1)
- 3K White 3000K(1)
- 35K White 3500K(1)
- 4K White 4000K(1)
- CC Custom Color(2)

4. DISTRIBUTION
- 5 5°
- 10 10°
- 30 30°
- 60 60°
- 90SYM 90° SYM

Note: Grazing already included in optics

5. MOUNTING
- 100 Surface
- 101 Side surface
- 102 Field adjustable

6. FINISH
- 1 Anodized aluminum
- 2 Custom color

7. LENGTH
ACTUAL (in/mm)
- 18 18" *(17.71"/449.83mm)*
- 36 36" *(34.71"/881.63mm)*
- 54 54" *(51.71"/1313.43mm)*
- 72 72" *(68.71"/1745.23mm)*

8. VOLTAGE / DIMMING
SIDE FEED STANDARD
- 1 120v
- 2 277v
- 3 120v w/dim
- 4 277v w/dim
- 5 Other (International voltage)

9. SPECIFY DRIVER / DIMMING
*Note: If not specified otherwise, **io** will supply 100 watt drivers. Download Power Supply specification sheet from **www.iolighting.com**.*

10.
- CE Available upon request.

Footnotes

Consult factory for other CCT options.
1. White light variance between LEDs is equal to or better than 3-step MacAdam Binning.
2. Non-standard color temperature and CRI are available. Consult factory for availability.

YouTube
line 2.0 applications
youtube.com/iolighting

io Lighting reserves the right to modify the design or performance of our products at any time.

io Lighting 1100 Busch Pkwy Buffalo Grove, IL 60089 T 847.777.3900 F 847.777.3901 E info@iolighting.com W iolighting.com V: 02_02_15

Submitting Agency:	Description:	Type:
lighting > electrical > energy technology > signs 214-351-6266	**0.05V.E.3KVHO.5.102.1.54.1** Project: **Outback Steakhouse** Notes:	**L421**

5-year warranty

IP 65 LM 79 LM 80

line™ 2.0

INTERIOR/EXTERIOR APPLICATIONS

SYMMETRIC

Application

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Projected average rated life is 50,000 hours at 70% of lamp lumen output. Ambient temperature surrounding the fixture shall not exceed 122˚F *(50˚C)*.

Light Output

series 2.0 is available with four lumen outputs for white light only. Refer to light output tables for footcandle values at various distances. All values below represent the initial raw lumens of the LED. IES format photometry of Lighting Facts labels represent actual light output measured in lumens and candle power. Light Output losses include optical, thermal and power supply inefficiencies. IES LM-79 format files may be obtained from the factory or downloaded from **www.iolighting.com.** All products have a CRI greater than 80. Results are typical measurements.

>> 2-step MacAdam Binning.

	Standard Output	Mid Output	Very High Output	V2HO
INITIAL LUMENS				
2700K White:	267 lms/ft	445 lms/ft	534 lms/ft	785 lms/ft
3000K White:	280 lms/ft	466 lms/ft	560 lms/ft	823 lms/ft
3500K White:	287 lms/ft	479 lms/ft	575 lms/ft	845 lms/ft
4000K White:	290 lms/ft	488 lms/ft	585 lms/ft	860 lms/ft
POWER CONSUMPTION*				
	3.39 w/ft	5.09 w/ft	7.12 w/ft	10.52 w/ft

Non-standard color temperatures available as a custom offering for a modest additional cost and lead-time.
** Power Consumption does not include power supply losses.*

Construction

Heavy-duty aluminum housing provides required thermal management. Precision optics are composed of a customized acrylic material offering excellent light transmission and UV stability. High strength adhesive bonds the housing and patented optical assembly. Fabrication methods differ for each application. Exterior rated fixtures are sealed for life while interior rated fixtures are designed with a quick disconnect to enable the printed circuit board to be changed in the field. Interior fixtures may be sent back to the factory to change printed circuit board.

Mounting Options

series 2.0 may be surface mounted, side surface mounted or surface mounted with field adjustability and lockable aiming. Alternate mounting brackets available upon request. Consult factory for details.

Electrical

4'-0", 14 AWG UV rated electrical feed is side mounted to enable continuous row mounting. For detailed information regarding remote distance limitations, power supply options, and dimming options consult the **io** website (**www.iolighting.com)** or an **io** representative.

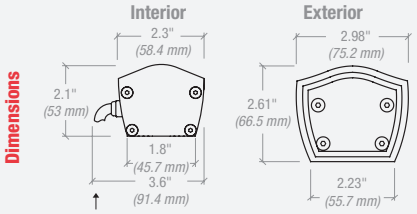
DRIVER REMOTE DISTANCE

46'-0" (14.0m) w/14AWG
71'-0" (21.6m) w/12AWG
120'-0" (36.6m) w/10AWG

Finish

Anodized aluminum finish is standard. Custom finishes may be available upon request.

Dimensions



Dimension includes electrical feed and wire bending radius.

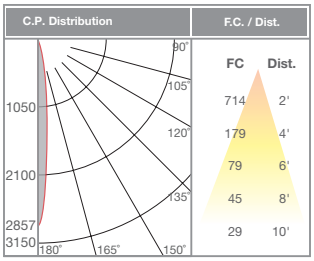
Label references 36" **line 2.0** symmetric fixture with a 5° beam spread in V2HO 3000K. Lighting Facts for additional beam spreads and light output levels may be obtained from **io** Lighting.

Submitting Agency:	Description: 0.05V.E.3KVHO.5.102.1.54.1 Project: Outback Steakhouse Notes:	Type:
FSG FACILITY SOLUTIONS GROUP — lighting > electrical > energy technology > signs 214-351-6266		L421

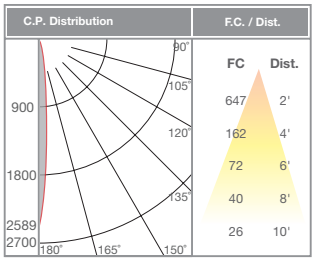
line™ 2.0
SYMMETRIC

Light Output / Distributions

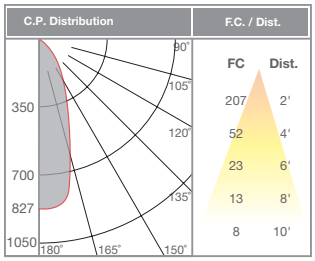
36" 3KV2HO 5 DEGREE*



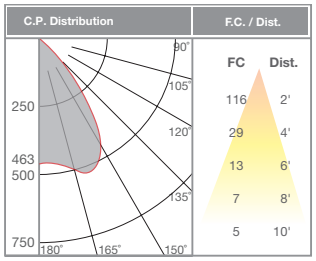
36" 3KV2HO 10 DEGREE*



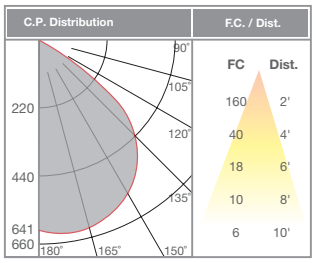
36" 3KV2HO 30 DEGREE*



36" 3KV2HO 60 DEGREE*



36" 3KV2HO 90 DEGREE*



** Note: Light output / distributions based on IES file*

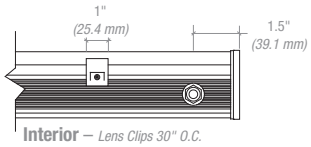
line series 2.0 is UL listed for wet locations. It is not rated for submersible applications. **line 2.0** should not be mounted in conditions where there is any standing water whatsoever.

LIGHT OUTPUT CONVERSION TABLE

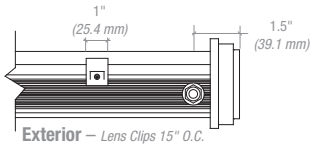
White	Standard Output	High Output	Very High Output	V2HO
2700K	0.44(1)	0.72(1)	0.95(1)	1.40(1)
3000K	0.47(1)	0.75(1)	1.00(1)	1.47(1)
3500K	0.48(1)	0.77(1)	1.03(1)	1.51(1)
4000K	0.47(1)	0.75(1)	1.00(1)	1.47(1)

*Visit **www.iolighting.com** or contact an **io** representative for IES format photometrics.*

End Cap Detail

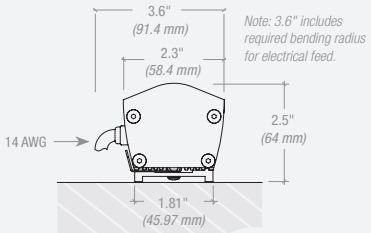


Interior – *Lens Clips 30" O.C.*

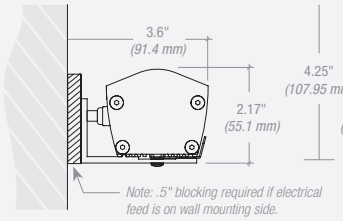


Exterior – *Lens Clips 15" O.C.*

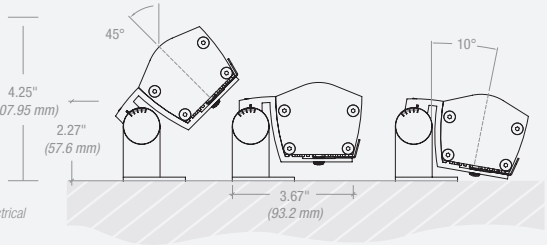
Mounting Options



100 Surface (**io** part #: LA.BK.SURFMT)



101 Side surface (**io** part #: LA.BK.WALLMT)



102 Field adjustable with lockable aiming (**io** part #: LA.BK.ADJMT)

Order Code

io	1	2	3	4	5	6	7	8	9	10
0										

1. LIGHT OUTPUT

- 04 2.0 SO
- 05 2.0 HO
- 05V 2.0 VHO
- 05V2 2.0 V2HO

2. LOCATION

- I Interior
- E Exterior

3. COLOR

- 27K White 2700K(1)
- 3K White 3000K(1)
- 35K White 3500K(1)
- 4K White 4000K(1)
- CC Custom Color(2)

4. DISTRIBUTION

- 5 5°
- 10 10°
- 30 30°
- 60 60°
- 90SYM 90° SYM

Note: Grazing already included in optics

5. MOUNTING

- 100 Surface
- 101 Side surface
- 102 Field adjustable

6. FINISH

- 1 Anodized aluminum
- 2 Custom color

7. LENGTH

ACTUAL (in/mm)

- 18 18" *(17.71"/449.83mm)*
- 36 36" *(34.71"/881.63mm)*
- 54 54" *(51.71"/1313.43mm)*
- 72 72" *(68.71"/1745.23mm)*

8. VOLTAGE / DIMMING

SIDE FEED STANDARD

- 1 120v
- 2 277v
- 3 120v w/dim
- 4 277v w/dim
- 5 Other (International voltage)

9. SPECIFY DRIVER / DIMMING

*Note: If not specified otherwise, **io** will supply 100 watt drivers. Download Power Supply specification sheet from **www.iolighting.com**.*

10. _____

- CE Available upon request.

Footnotes

Consult factory for other CCT options.

1. White light variance between LEDs is equal to or better than 3-step MacAdam Binning.

2. Non-standard color temperature and CRI are available. Consult factory for availability.

YouTube
line 2.0 applications
youtube.com/iolighting

io Lighting reserves the right to modify the design or performance of our products at any time.

io Lighting 1100 Busch Pkwy Buffalo Grove, IL 60089 T 847.777.3900 F 847.777.3901 E info@iolighting.com W iolighting.com V: 02_02_15

Submitting Agency:	Description:	Type:
lighting > electrical > energy technology > signs 214-351-6266	**0.05V.E.3KVHO.5.102.1.72.1** Project: **Outback Steakhouse** Notes:	**L423**

5-year warranty

IP 65 LM 79 LM 80

line™ 2.0

INTERIOR/EXTERIOR APPLICATIONS

SYMMETRIC

Application

io Lighting's **line series 2.0** is approximately 2"x 2" in cross section, which allows for luminous accents to be delivered from "tight" architectural details. This low voltage linear luminaire may be specified for interior or exterior applications. Nominal lengths include 18", 36", 54" and 72". Precise beam spreads of 5˚, 10˚, 30˚, 60˚ and 90˚ along the perpendicular axis of the fixture are well suited for accent or general illumination. **io**'s proprietary "grazing" allows the luminaire to be placed right next to a vertical surface and wash it uniformly. Individual units may be placed end to end to create continuous rows without obvious shadows between fixtures. **series 2.0**'s patented optical assembly is designed to practically eliminate stray light, making it perfect for applications where light pollution and/or light trespass are important design considerations.

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>> 2-step MacAdam Binning.

	Standard Output	Mid Output	Very High Output	V2HO
INITIAL LUMENS				
2700K White:	267 lms/ft	445 lms/ft	534 lms/ft	785 lms/ft
3000K White:	280 lms/ft	466 lms/ft	560 lms/ft	823 lms/ft
3500K White:	287 lms/ft	479 lms/ft	575 lms/ft	845 lms/ft
4000K White:	290 lms/ft	488 lms/ft	585 lms/ft	860 lms/ft
POWER CONSUMPTION*				
	3.39 w/ft	5.09 w/ft	7.12 w/ft	10.52 w/ft

Non-standard color temperatures available as a custom offering for a modest additional cost and lead-time.
** Power Consumption does not include power supply losses.*

Construction

Heavy-duty aluminum housing provides required thermal management. Precision optics are composed of a customized acrylic material offering excellent light transmission and UV stability. High strength adhesive bonds the housing and patented optical assembly. Fabrication methods differ for each application. Exterior rated fixtures are sealed for life while interior rated fixtures are designed with a quick disconnect to enable the printed circuit board to be changed in the field. Interior fixtures may be sent back to the factory to change printed circuit board.

Mounting Options

series 2.0 may be surface mounted, side surface mounted or surface mounted with field adjustability and lockable aiming. Alternate mounting brackets available upon request. Consult factory for details.

Electrical

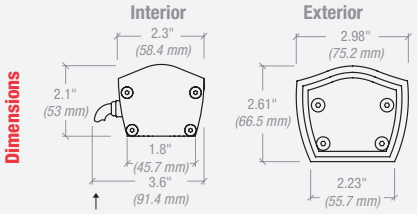
4'-0", 14 AWG UV rated electrical feed is side mounted to enable continuous row mounting. For detailed information regarding remote distance limitations, power supply options, and dimming options consult the **io** website (**www.iolighting.com)** or an **io** representative.

DRIVER REMOTE DISTANCE
46'-0" (14.0m) w/14AWG
71'-0" (21.6m) w/12AWG
120'-0" (36.6m) w/10AWG

Finish

Anodized aluminum finish is standard. Custom finishes may be available upon request.

Dimensions



Dimension includes electrical feed and wire bending radius.

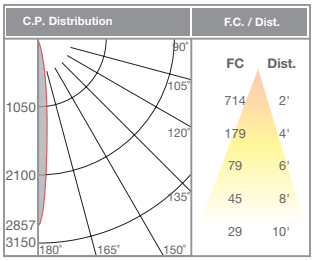
Label references 36" **line 2.0** symmetric fixture with a 5° beam spread in V2HO 3000K. Lighting Facts for additional beam spreads and light output levels may be obtained from **io** Lighting.

Submitting Agency:	Description: 0.05V.E.3KVHO.5.102.1.72.1 Project: Outback Steakhouse Notes:	Type:
FSG lighting > electrical > energy technology > signs 214-351-6266		L423

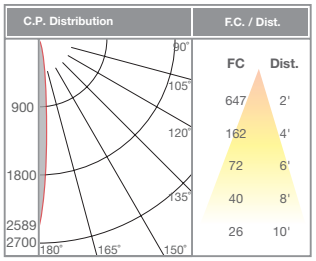
line™ 2.0
SYMMETRIC

Light Output / Distributions

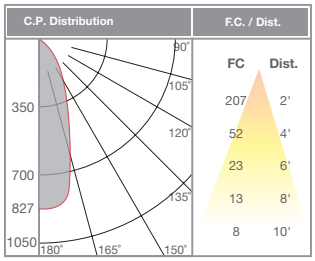
36" 3KV2HO 5 DEGREE*



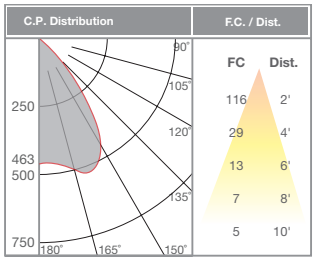
36" 3KV2HO 10 DEGREE*



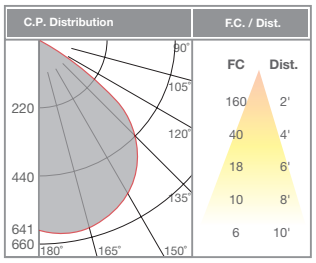
36" 3KV2HO 30 DEGREE*



36" 3KV2HO 60 DEGREE*



36" 3KV2HO 90 DEGREE*



** Note: Light output / distributions based on IES file*

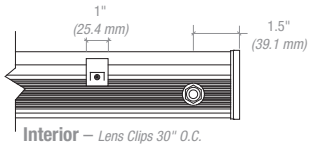
line series 2.0 is UL listed for wet locations. It is not rated for submersible applications. **line 2.0** should not be mounted in conditions where there is any standing water whatsoever.

LIGHT OUTPUT CONVERSION TABLE

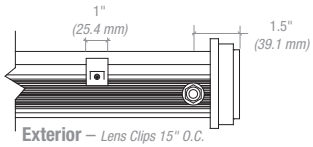
White	Standard Output	High Output	Very High Output	V2HO
2700K	0.44(1)	0.72(1)	0.95(1)	1.40(1)
3000K	0.47(1)	0.75(1)	1.00(1)	1.47(1)
3500K	0.48(1)	0.77(1)	1.03(1)	1.51(1)
4000K	0.47(1)	0.75(1)	1.00(1)	1.47(1)

*Visit **www.iolighting.com** or contact an **io** representative for IES format photometrics.*

End Cap Detail

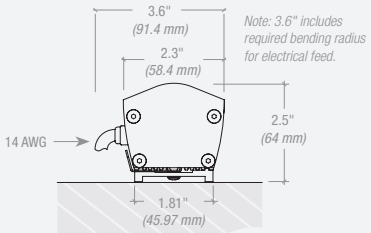


Interior – *Lens Clips 30" O.C.*

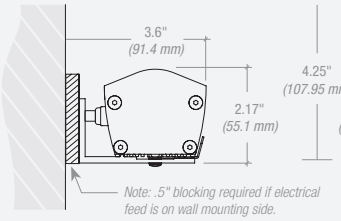


Exterior – *Lens Clips 15" O.C.*

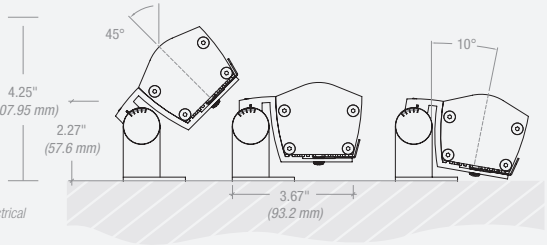
Mounting Options



100 Surface (**io** part #: LA.BK.SURFMT)



101 Side surface (**io** part #: LA.BK.WALLMT)



102 Field adjustable with lockable aiming (**io** part #: LA.BK.ADJMT)

Order Code

io	1	2	3	4	5	6	7	8	9	10
0										

1. LIGHT OUTPUT
- 04 2.0 SO
- 05 2.0 HO
- 05V 2.0 VHO
- 05V2 2.0 V2HO

2. LOCATION
- I Interior
- E Exterior

3. COLOR
- 27K White 2700K(1)
- 3K White 3000K(1)
- 35K White 3500K(1)
- 4K White 4000K(1)
- CC Custom Color(2)

4. DISTRIBUTION
- 5 5°
- 10 10°
- 30 30°
- 60 60°
- 90SYM 90° SYM

Note: Grazing already included in optics

5. MOUNTING
- 100 Surface
- 101 Side surface
- 102 Field adjustable

6. FINISH
- 1 Anodized aluminum
- 2 Custom color

7. LENGTH
ACTUAL (in/mm)
- 18 18" *(17.71"/449.83mm)*
- 36 36" *(34.71"/881.63mm)*
- 54 54" *(51.71"/1313.43mm)*
- 72 72" *(68.71"/1745.23mm)*

8. VOLTAGE / DIMMING
SIDE FEED STANDARD
- 1 120v
- 2 277v
- 3 120v w/dim
- 4 277v w/dim
- 5 Other (International voltage)

9. SPECIFY DRIVER / DIMMING
*Note: If not specified otherwise, **io** will supply 100 watt drivers. Download Power Supply specification sheet from **www.iolighting.com**.*

10.
- CE Available upon request.

Footnotes

Consult factory for other CCT options.
1. White light variance between LEDs is equal to or better than 3-step MacAdam Binning.
2. Non-standard color temperature and CRI are available. Consult factory for availability.

YouTube
line 2.0 applications
youtube.com/iolighting

io Lighting reserves the right to modify the design or performance of our products at any time.

io Lighting 1100 Busch Pkwy Buffalo Grove, IL 60089 T 847.777.3900 F 847.777.3901 E info@iolighting.com W iolighting.com V: 02_02_15

Submitting Agency:	Description: MD1LG2 RD 03LM 30K 80CRI NFL BL Project: Outback Steakhouse Notes:	Type: L431 Housing
lighting > electrical > energy technology > signs 214-351-6266		

G5.7.3

JUNO

MINI LED DOWNLIGHT

MD1LG2 (RD) RECESSED HOUSING AND TRIM

LOW VOLTAGE

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

PRODUCT DESCRIPTION

The round MD1LG2 Mini LED recessed downlight is IC rated for insulated or non-insulated applications • Sleek, compact form factor provides direct accent lighting with low glare optic system that approximates the light output and distribution of 20W halogen lamps • Ideal for both residential and commercial limited space applications including niches, bookshelves, displays and cabinets • Remote mount Class 2 120V to 12V AC electronic or magnetic transformer required • Designed to provide 50,000 hours of life • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 20W MR11 halogen lamps while consuming 5W

PRODUCT SPECIFICATIONS

LED Light Engine High performance, low power LEDs provide outstanding reliability, performance and color quality/consistency
- 2700K, 3000K, 3500K or 4000K color temperatures available
- 80 or 90 CRI minimum.

Optical System Fixtures are offered with a choice of spot, narrow flood or flood beam patterns • LED source concealed with lensed optic is deeply regressed into an internal reflector to produce a low glare system
- Reflectors finished to match trim ring color for uniform appearance
- Field replacement of optical lenses is NOT recommended.

Transformer Requires remote mount Class 2, 120V to 12V AC electronic or magnetic transformer for operation • Juno TL602E electronic transformer and MAGXFMR magnetic transformer are designed specifically for use with these fixtures.

Dimming May be dimmed with dimmers tested and qualified by Juno for use with TL602E and MAGXFMR – see transformer specifications for compatible dimmers • Color temperature remains constant over dimming range • Consult factory for additional information.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL Listed for indoor damp locations and daisy chaining • Union made • UL and cUL listed • RoHS compliant.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance. Specifications subject to change without notice.

HOUSING FEATURES

Housing Designed for use in IC (insulated ceiling) or non-IC construction • Die cast aluminum housing.

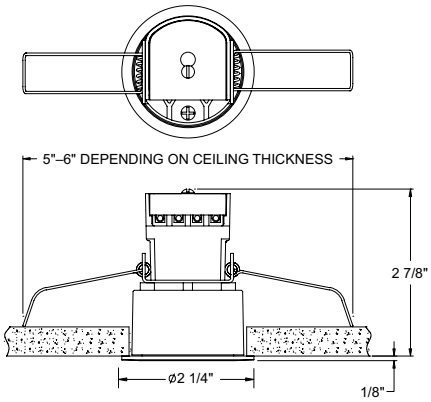
Wiring Compartment Provided with removable access plate • Four pole terminal block allows for quick, secure connection • UL /cUL listed for daisy chaining • Easy to wire with commonly available low voltage cable (Type CL2 or NEC equivalent, 18-12 AWG). Consult local codes for compliant wiring methods.

Mounting Tempered spring steel torsion clips are provided fully assembled to housing • Springs allow for fast, secure installation or removal in mounting surfaces from 1/8" to 1" thick material • 2" Cutout dimension corresponds to common hole saw size.

ELECTRICAL DATA

Input Voltage	**12VAC**
Input Power	4.8W
Input Current	0.42A
Frequency	Varies with Transformer

DIMENSIONS



2" CUTOUT

ORDERING INFORMATION

Example: MD1LG2 RD 03LM 27K 80CRI FL WH

Series	Fixture Form	Lumens	Color Temperature
MD1LG2	**RD** Round	**03LM** 300 Nominal Lumens	**27K** 2700K
			30K 3000K
			35K 3500K
			40K 4000K

CRI	Distribution	Trim Finish
80CRI 80+ CRI	**FL** Flood	**BL** Black
90CRI 90+ CRI	**NFL** Narrow Flood	**BZ** Bronze
	SP Spot	**SN** Satin Nickel
		WH White

Transformers

Catalog Number	Finish	Description
TL602E 10W 120 12AC WH	White	10W 12V AC Electronic Transformer
TL602E 25W 120 12AC WH	White	25W 12V AC Electronic Transformer
TL602E 60W 120 12AC WH	White	60W 12V AC Electronic Transformer
MAGXFMR 1C 10W 120 12AC BL	Black	10W 12V AC Magnetic Transformer
MAGXFMR 1C 25W 120 12AC BL	Black	25W 12V AC Magnetic Transformer
MAGXFMR 1C 60W 120 12AC BL	Black	60W 12V AC Magnetic Transformer

To order, specify catalog number.

G5.7.3

MINI LED DOWNLIGHT

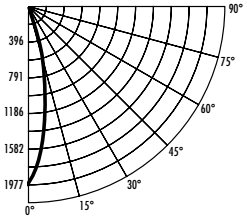
MD1LG2 (RD) RECESSED HOUSING AND TRIM

LOW VOLTAGE

PHOTOMETRICS

PHOTOMETRIC REPORT

Test Report #: PT10130702R
Catalog No: MD1LG2 RD 03LM 35K 80CRI SP WH
Luminaire Spacing Criterion: 0.34
Luminaire LPW: 64



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	1977
5	1648
15	421
25	80
35	17
45	6
55	3
65	1
75	1
85	0
90	0

Multiplier:	80CRI	90CRI
	27K - 0.91	27K - 0.67
	30K - 0.95	27K - 0.72
	35K - 1.00	35K - 0.77
	40K - 1.01	40K - 0.80

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60′ x 60′ room)
Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR4	RCR8
4′	23	21	19
5′	14	13	12
6′	10	9	9
7′	8	7	7
8′	6	6	5
9′	5	4	4
10′	4	3	3

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0 - 30°	297	N/A	93.3
0 - 40°	309	N/A	96.9
0 - 60°	316	N/A	99.2
0 - 90°	319	N/A	100.0

INITIAL FOOTCANDLES

One Unit, 5W, 19.4° Beam

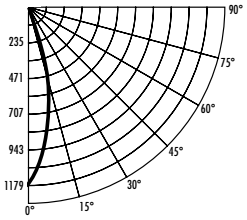
Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	123.6	1.4′
6	54.9	2.1′
8	30.9	2.7′
10	19.8	3.4′

LUMINANCE (Average cd/m²)

Degrees	Average 0° Luminance
45	12095
55	6710
65	4720
75	4407
85	1634

PHOTOMETRIC REPORT

Test Report #: PT10130703R
Catalog No: MD1LG2 RD 03LM 35K 80CRI NFL WH
Luminaire Spacing Criterion: 0.42
Luminaire LPW: 61



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	1179
5	1044
15	436
25	122
35	30
45	9
55	3
65	2
75	1
85	0
90	0

Multiplier:	80CRI	90CRI
	27K - 0.91	27K - 0.67
	30K - 0.95	30K - 0.72
	35K - 1.00	35K - 0.77
	40K - 1.01	40K - 0.80

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60′ x 60′ room)
Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR4	RCR8
4′	21	19	17
5′	14	12	11
6′	9	9	8
7′	8	7	6
8′	6	5	5
9′	5	4	4
10′	3	3	3

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0 - 30°	270	N/A	88.9
0 - 40°	290	N/A	95.5
0 - 60°	300	N/A	98.9
0 - 90°	304	N/A	100.0

INITIAL FOOTCANDLES

One Unit, 5W, 24.6° Beam

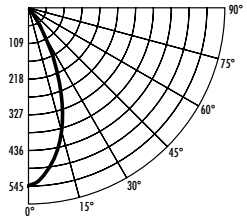
Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	73.7	1.7′
6	32.8	2.6′
8	18.4	3.5′
10	11.8	4.4′

LUMINANCE (Average cd/m²)

Degrees	Average 0° Luminance
45	17336
55	7952
65	6071
75	5507
85	3268

PHOTOMETRIC REPORT

Test Report #: PT10130704R
Catalog No: MD1LG2 RD 03LM 35K 80CRI FL WH
Luminaire Spacing Criterion: 0.64
Luminaire LPW: 55



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	545
5	527
15	366
25	158
35	44
45	14
55	6
65	3
75	2
85	0
90	0

Multiplier:	80CRI	90CRI
	27K - 0.91	27K - 0.67
	30K - 0.95	30K - 0.72
	35K - 1.00	35K - 0.77
	40K - 1.01	40K - 0.80

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60′ x 60′ room)
Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR4	RCR8
4′	19	17	15
5′	12	11	10
6′	8	7	7
7′	7	6	5
8′	5	5	4
9′	4	4	3
10′	3	3	2

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0 - 30°	221	N/A	81.2
0 - 40°	251	N/A	91.9
0 - 60°	267	N/A	98.0
0 - 90°	273	N/A	100.0

INITIAL FOOTCANDLES

One Unit, 5W, 38.3° Beam

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	34.1	2.8′
6	15.1	4.2′
8	8.5	5.6′
10	5.5	6.9′

LUMINANCE (Average cd/m²)

Degrees	Average 0° Luminance
45	26205
55	13917
65	10455
75	9364
85	4902

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit at 12VAC in a 25°C ambient represents a baseline of performance for the fixture. Results may vary in the field and when multiple fixtures are used in a system.

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Submitting Agency:	Description: TL602E 60W 120 12AC WH Project: Outback Steakhouse Notes:	Type: L431 Transformer
lighting > electrical > energy technology > signs 214-351-6266		

JUNO

MINI LED DOWNLIGHT

MD1LG2 (RD) RECESSED HOUSING AND TRIM

LOW VOLTAGE

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

PRODUCT DESCRIPTION

The round MD1LG2 Mini LED recessed downlight is IC rated for insulated or non-insulated applications • Sleek, compact form factor provides direct accent lighting with low glare optic system that approximates the light output and distribution of 20W halogen lamps • Ideal for both residential and commercial limited space applications including niches, bookshelves, displays and cabinets • Remote mount Class 2 120V to 12V AC electronic or magnetic transformer required • Designed to provide 50,000 hours of life • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 20W MR11 halogen lamps while consuming 5W

PRODUCT SPECIFICATIONS

LED Light Engine High performance, low power LEDs provide outstanding reliability, performance and color quality/consistency
- 2700K, 3000K, 3500K or 4000K color temperatures available
- 80 or 90 CRI minimum.

Optical System Fixtures are offered with a choice of spot, narrow flood or flood beam patterns • LED source concealed with lensed optic is deeply regressed into an internal reflector to produce a low glare system
- Reflectors finished to match trim ring color for uniform appearance
- Field replacement of optical lenses is NOT recommended.

Transformer Requires remote mount Class 2, 120V to 12V AC electronic or magnetic transformer for operation • Juno TL602E electronic transformer and MAGXFMR magnetic transformer are designed specifically for use with these fixtures.

Dimming May be dimmed with dimmers tested and qualified by Juno for use with TL602E and MAGXFMR – see transformer specifications for compatible dimmers • Color temperature remains constant over dimming range • Consult factory for additional information.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL Listed for indoor damp locations and daisy chaining
- Union made • UL and cUL listed • RoHS compliant.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Specifications subject to change without notice.

HOUSING FEATURES

Housing Designed for use in IC (insulated ceiling) or non-IC construction
- Die cast aluminum housing.

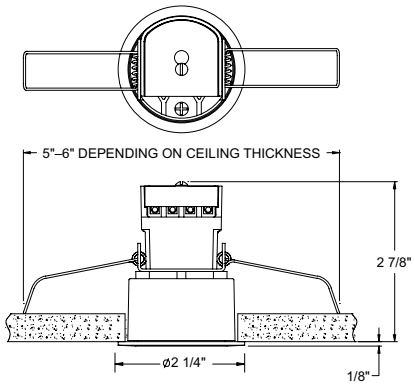
Wiring Compartment Provided with removable access plate • Four pole terminal block allows for quick, secure connection • UL /cUL listed for daisy chaining • Easy to wire with commonly available low voltage cable (Type CL2 or NEC equivalent, 18-12 AWG). Consult local codes for compliant wiring methods.

Mounting Tempered spring steel torsion clips are provided fully assembled to housing • Springs allow for fast, secure installation or removal in mounting surfaces from 1/8" to 1" thick material • 2" Cutout dimension corresponds to common hole saw size.

ELECTRICAL DATA

Input Voltage	**12VAC**
Input Power	4.8W
Input Current	0.42A
Frequency	Varies with Transformer

DIMENSIONS



2" CUTOUT

ORDERING INFORMATION

Example: MD1LG2 RD 03LM 27K 80CRI FL WH

Series	Fixture Form	Lumens	Color Temperature
MD1LG2	**RD** Round	**03LM** 300 Nominal Lumens	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K

CRI	Distribution	Trim Finish
80CRI 80+ CRI	**FL** Flood	**BL** Black
90CRI 90+ CRI	**NFL** Narrow Flood	**BZ** Bronze
	SP Spot	**SN** Satin Nickel
		WH White

Transformers

Catalog Number	Finish	Description
TL602E 10W 120 12AC WH	White	10W 12V AC Electronic Transformer
TL602E 25W 120 12AC WH	White	25W 12V AC Electronic Transformer
TL602E 60W 120 12AC WH	White	60W 12V AC Electronic Transformer
MAGXFMR 1C 10W 120 12AC BL	Black	10W 12V AC Magnetic Transformer
MAGXFMR 1C 25W 120 12AC BL	Black	25W 12V AC Magnetic Transformer
MAGXFMR 1C 60W 120 12AC BL	Black	60W 12V AC Magnetic Transformer

To order, specify catalog number.

Submitting Agency:	Description: SLIM26Y Project: Outback Steakhouse Notes:	Type:
lighting > electrical > energy technology > signs 214-351-6266		L432

SLIM26

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze Weight: 4.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	26W
120V:	0.27A	Color Temp:	5100K (Cool)
208V:	0.17A	Color Accuracy:	67 CRI
240V:	0.15A	L70 Lifespan:	100,000
277V:	0.13A	Lumens:	2,849
Input Watts:	29W	Efficacy:	97 LPW
Efficiency:	88%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 22 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 6KV surge protection, 720mA, 100-277VAC 0.4 Amps, Power Factor 99%.

THD:

13% at 120VOther

HID Replacement Range:

The SLIM26 can be used to replace 175W MH based on delivered lumens.

California Title 24:

See SLIM26/D10 for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

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Submitting Agency:	Description: SLIM26Y Project: Outback Steakhouse Notes:	Type:
lighting > electrical > energy technology > signs 214-351-6266		L432

SLIM26

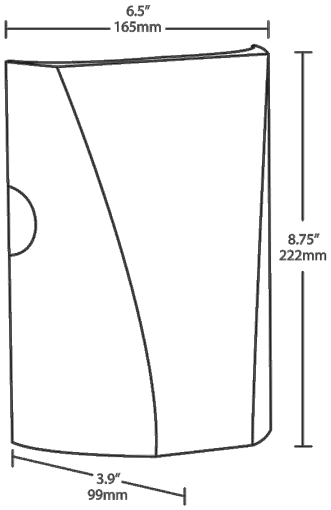
Technical Specifications (continued)

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM					
	26 = 26W **18** = 18W **12** = 12W	= Cool **Y** = Warm **N** = Neutral	= Bronze **W** = White	= No Photocell **/PC** = 120V Button **/PC2** = 277V Button	= No Dimming **/D10** = Dimmable

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Submitting Agency:	Description: SLW212 20FT 30K 80CRI Project: Outback Steakhouse Notes:	Type:
FSG lighting > electrical > energy technology > signs 214-351-6266		L433

E6.1.3

JUNO

JUNO® TASK LINEAR ACCENT

FlexConnect™

TITLE 24

Architectural Linear Lighting System

SLW212 and SLW412 Series, Wet Location (IP67)

Indoor/Outdoor

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

PRODUCT DESCRIPTION

Juno FlexConnect linear lighting is a flexible architectural luminaire system featuring onboard current regulation for consistent light output from start to end of run. Delivering up to 400 lumens per foot, this system is ideal for coves, cabinetry, accent lighting, and other indoor architectural applications. Juno FlexConnect luminaires feature silicone encapsulation for durability, reliability, and ease of installation. Patent-pending optical pigment provides industry leading color quality.

PRODUCT SPECIFICATIONS

Construction Flexible, silicone encapsulated LED Light engine is equipped with 3M adhesive • Twelve (12) LEDs per foot • LEDs are evenly spaced every 1″ • Onboard current regulation maintains consistent light output from start to end of run • Rated for indoor or outdoor use when used with appropriate accessories.

Field-Cuttable Features integrated connectors every six (6) inches, allowing luminaire to be field cut and reconnected in six (6) inch increments. NOTE: MUST USE SLWCUTTER FOR CUTTING LUMINAIRE - see instructions.

Color Quality Features patent-pending optical pigment resulting in industry leading color consistency within 3 SDCM • Available in 2200K, 2700K, 3000K, 3500K, and 4000K in 80 CRI • 2700K and 3000K are also available in 95 CRI • Pigmented silicone is UV resistant for excellent color consistency over life.

Drivers Compatible with Juno Class 2, 24VDC remote mount drivers (ordered separately) • Dimmable drivers are available in 60W or 96W, 120-277V input, and are compatible with 0-10V, ELV, or Triac dimmers • Lutron Hi-Lume A-series 24VDC, 2-wire and 3-wire/EcoSystem compatible drivers are also available •For a list of compatible dimmers, refer to JUNOLINEARLED-DIM

Run Length Supplied in 20′ spools • Beginning of spool features 12″ of 22AWG wire which can be removed if longer starter cable is required • Minimum run length of 1′ • Maximum run length of 40′ for SLW212 series and 20′ for SLW412 series.

Operating Environment -30°C to 50°C, 95% humidity (non-condensing)

Life Rated for L70 50,000 hours.

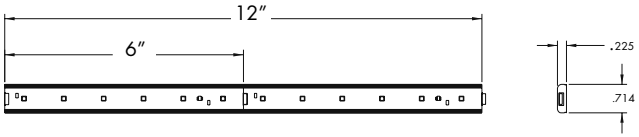
Labels ETL/cETL listed for wet locations • IP67 Rated • CE certified.

Product specifications subject to change without notice.

Warranty 5-year limited warranty. Complete warranty terms located at:

http://www.acuitybrands.com/CustomerResources/Terms_and_Conditions.aspx

DIMENSIONS



PRODUCT CODES

24V Standard Output Flexible LED Strips - IP67 Wet Location

Cat. #	CCT	CRI Min	R9	Watts per Foot	Lumens per Foot
SLW212 20FT 27K 80CRI	2700K	80	35	2.2	175
SLW212 20FT 30K 80CRI	3000K	80	34	2.2	175
SLW212 20FT 35K 80CRI	3500K	80	20	2.2	205
SLW212 20FT 40K 80CRI	4000K	80	20	2.2	205
SLW212 20FT 27K 95CRI	2700K	95	78	2.2	140
SLW212 20FT 30K 95CRI	3000K	95	75	2.2	140
24V High Output Flexible LED Strips - IP67 Wet Location					
SLW412 20FT 27K 80CRI	2700K	80	32	4.4	340
SLW412 20FT 30K 80CRI	3000K	80	28	4.4	340
SLW412 20FT 35K 80CRI	3500K	80	18	4.4	400
SLW412 20FT 40K 80CRI	4000K	80	16	4.4	400
SLW412 20FT 27K 95CRI	2700K	95	77	4.4	270
SLW412 20FT 30K 95CRI	3000K	95	74	4.4	270

Order in 20′ spools.

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Submitting Agency:	Description: SM5 48IN FR BL Project: Outback Steakhouse Notes:	Type: L433 Channel
lighting > electrical > energy technology > signs 214-351-6266		

JUNO® TASK LINEAR ACCENT

FlexConnect™

Architectural Linear Lighting System

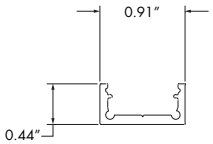
SLW212 and SLW412 Series, Wet Location (IP67)

Indoor/Outdoor

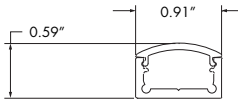
Cutting Tool

Mounting Clips

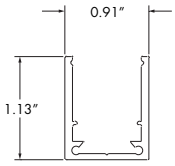
Mounting Accessories	Catalog #	Description
Cutting Tool	**SLWCUTTER**	SLW Series Cutting Tool - **REQUIRED TO FIELD CUT LUMINAIRE**
Mounting Clips	**SLWCLIP**	SLW Series Mounting Clips, Qty: 20



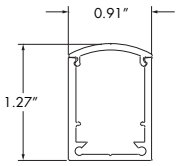
SM6
Low Profile Surface Mount without Lens



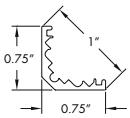
SM6
Low Profile Surface Mount with Lens



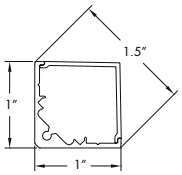
SM2
Deep Surface Mount without Lens



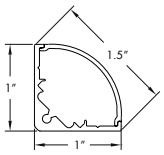
SM2
Deep Surface Mount with Lens



SM3
45 Deg. Low Profile



SM4
45 Deg. Square



SM5
45 Deg. Round

Aluminum Channels

Ordering Example: **SM6 48IN FR SA**

Channel Type	*Length*	*Lens*	*Finish*
SM6 Low Profile Surface Mount	**48IN**	**NL** No Lens	**SA** Satin Aluminum
SM2 Deep Surface Mount		**CL** Clear Lens	**BL** Black
SM3* 45 Degree Low Profile		**FR** Frosted Lens	**WH** White
SM4 45 Degree Square			
SM5 45 Degree Round			

* Only available with 'NL' lens option

Endcaps included with lensed options

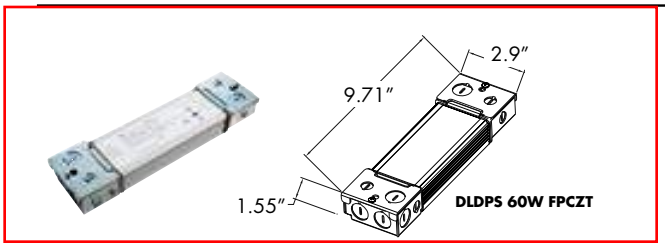
Submitting Agency:	Description:	Type:
lighting > electrical > energy technology > signs 214-351-6266	**DLDPS 60W FPCZT** Project: Outback Steakhouse Notes:	**L433 Driver**

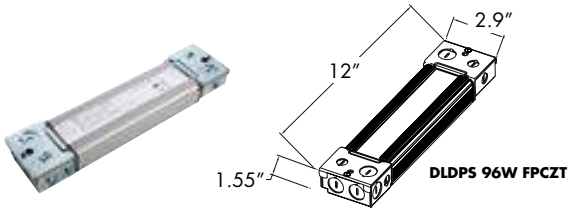
JUNO® TASK LINEAR ACCENT

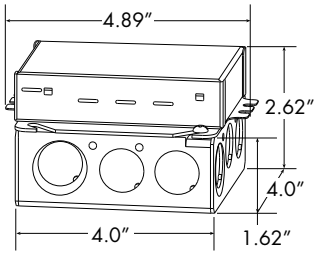
FlexConnect™
Architectural Linear Lighting System

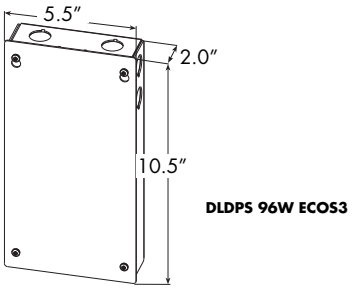
SLW212 and SLW412 Series, Wet Location (IP67)

Indoor/Outdoor









Class 2 Remote LED Driver	Catalog #	Input Voltage	Output Voltage	Max Voltage	Dimming	Min. Dim %
Remote 24VDC Driver	**DLDPS 60W FPCZT**	120-277 VAC	24VDC	60W	0-10V, ELV, Triac	5%
	DLDPS 96W FPCZT	120-277 VAC	24VDC	96W	0-10V, ELV, Triac	5%
Lutron Hi-Lume, A-series, 3-wire	**DLDPS 40W ECOS3**	120-277 VAC	24VDC	40W	3-wire & EcoSystem	1%
	DLDPS 96W ECOS3	120-277 VAC	24VDC	96W	3-wire & EcoSystem	0.1%
Lutron Hi-Lume, A-series, 2-wire	**DLDPS 40W ECOS2**	120 VAC	24VDC	40W	2-wire Forward Phase	1%

Starter Cable

Terminal Block

Straight Joiner Cable

End to End Connector

4 Way Connector

End Cap

Electrical Feeds	Catalog #	Description	Length
Starter Cable	**SL101P 36IN**	22 AWG, CL2 rated starter cable, rated for in-wall use	36″
	SL101P 144IN	22 AWG, CL2 rated starter cable, rated for in-wall use	144″
Terminal Block, IP67	**SLW101TB**	One end connects to strip. Accepts 14 to 20 AWG solid/stranded wire, including non-metallic sheathed cable. IP67 Rated.	
Straight Joiner Cables	**SL102FLX 2IN**	22 AWG cable, 2″	2″
	SL102FLX 6IN	22 AWG, CL2 rated cable, rated for in-wall use	6″
	SL102FLX 12IN	22 AWG, CL2 rated cable, rated for in-wall use	12″
	SL102FLX 36IN	22 AWG, CL2 rated cable, rated for in-wall use	36″
	SL102FLX 72IN	22 AWG, CL2 rated cable, rated for in-wall use	72″
End to End Connector, IP67	**SLW102EE**	End to End Connector for continous lit run, IP67	
4-way Connector, IP67	**SLW102X**	4-way connector, accepts up to 4 strips or 1 feed and 3 strips, IP67	
End Cap, IP67	**SLW101EC**	End Cap for sealing field cut end of luminaire, IP67	

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Submitting Agency:	Description: DLDPS 96W FPCZT Project: Outback Steakhouse Notes:	Type: L433 Driver
lighting > electrical > energy technology > signs 214-351-6266		

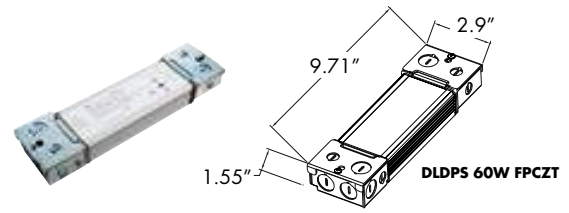
JUNO® TASK LINEAR ACCENT

FlexConnect™

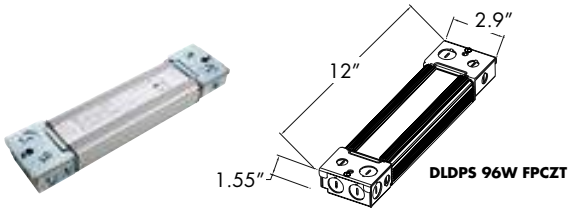
Architectural Linear Lighting System

SLW212 and SLW412 Series, Wet Location (IP67)

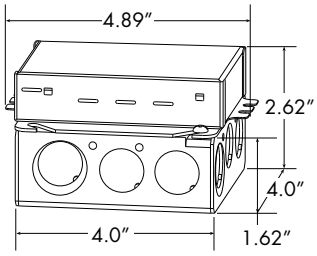
Indoor/Outdoor



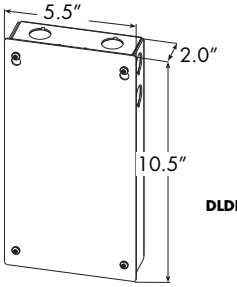
DLDPS 60W FPCZT



DLDPS 96W FPCZT



DLDPS 40W ECOS3
DLDPS 40W ECOS2



DLDPS 96W ECOS3

Class 2 Remote LED Driver	Catalog #	Input Voltage	Output Voltage	Max Voltage	Dimming	Min. Dim %
Remote 24VDC Driver	**DLDPS 60W FPCZT**	120-277 VAC	24VDC	60W	0-10V, ELV, Triac	5%
	DLDPS 96W FPCZT	120-277 VAC	24VDC	96W	0-10V, ELV, Triac	5%
Lutron Hi-Lume, A-series, 3-wire	**DLDPS 40W ECOS3**	120-277 VAC	24VDC	40W	3-wire & EcoSystem	1%
	DLDPS 96W ECOS3	120-277 VAC	24VDC	96W	3-wire & EcoSystem	0.1%
Lutron Hi-Lume, A-series, 2-wire	**DLDPS 40W ECOS2**	120 VAC	24VDC	40W	2-wire Forward Phase	1%

Starter Cable

Terminal Block

Straight Joiner Cable

End to End Connector

4 Way Connector

End Cap

Electrical Feeds	Catalog #	Description	Length
Starter Cable	**SL101P 36IN**	22 AWG, CL2 rated starter cable, rated for in-wall use	36″
	SL101P 144IN	22 AWG, CL2 rated starter cable, rated for in-wall use	144″
Terminal Block, IP67	**SLW101TB**	One end connects to strip. Accepts 14 to 20 AWG solid/stranded wire, including non-metallic sheathed cable. IP67 Rated.	
Straight Joiner Cables	**SL102FLX 2IN**	22 AWG cable, 2″	2″
	SL102FLX 6IN	22 AWG, CL2 rated cable, rated for in-wall use	6″
	SL102FLX 12IN	22 AWG, CL2 rated cable, rated for in-wall use	12″
	SL102FLX 36IN	22 AWG, CL2 rated cable, rated for in-wall use	36″
	SL102FLX 72IN	22 AWG, CL2 rated cable, rated for in-wall use	72″
End to End Connector, IP67	**SLW102EE**	End to End Connector for continous lit run, IP67	
4-way Connector, IP67	**SLW102X**	4-way connector, accepts up to 4 strips or 1 feed and 3 strips, IP67	
End Cap, IP67	**SLW101EC**	End Cap for sealing field cut end of luminaire, IP67	

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Submitting Agency:	Description: SLW101TB Project: Outback Steakhouse Notes:	Type: L433 Terminal Block
FSG lighting > electrical > energy technology > signs 214-351-6266		

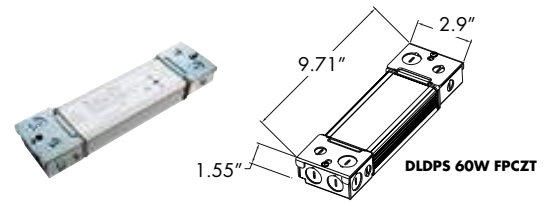
E6.1.3

JUNO® TASK LINEAR ACCENT

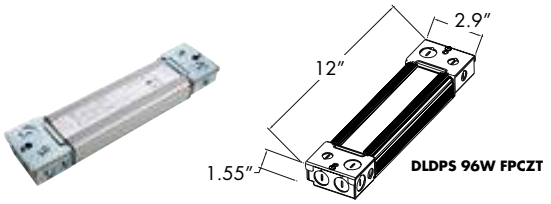
FlexConnect™
Architectural Linear Lighting System

SLW212 and SLW412 Series, Wet Location (IP67)

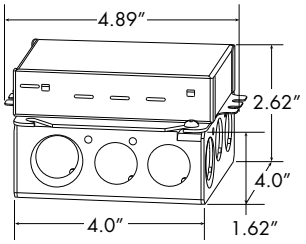
Indoor/Outdoor



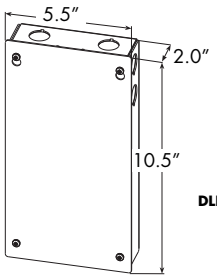
DLDPS 60W FPCZT



DLDPS 96W FPCZT



DLDPS 40W ECOS3
DLDPS 40W ECOS2



DLDPS 96W ECOS3

Class 2 Remote LED Driver	Catalog #	Input Voltage	Output Voltage	Max Voltage	Dimming	Min. Dim %
Remote 24VDC Driver	**DLDPS 60W FPCZT**	120-277 VAC	24VDC	60W	0-10V, ELV, Triac	5%
	DLDPS 96W FPCZT	120-277 VAC	24VDC	96W	0-10V, ELV, Triac	5%
Lutron Hi-Lume, A-series, 3-wire	**DLDPS 40W ECOS3**	120-277 VAC	24VDC	40W	3-wire & EcoSystem	1%
	DLDPS 96W ECOS3	120-277 VAC	24VDC	96W	3-wire & EcoSystem	0.1%
Lutron Hi-Lume, A-series, 2-wire	**DLDPS 40W ECOS2**	120 VAC	24VDC	40W	2-wire Forward Phase	1%

Starter Cable

Terminal Block

Straight Joiner Cable

End to End Connector

4 Way Connector

End Cap

Electrical Feeds	Catalog #	Description	Length
Starter Cable	**SL101P 36IN**	22 AWG, CL2 rated starter cable, rated for in-wall use	36″
	SL101P 144IN	22 AWG, CL2 rated starter cable, rated for in-wall use	144″
Terminal Block, IP67	**SLW101TB**	One end connects to strip. Accepts 14 to 20 AWG solid/stranded wire, including non-metallic sheathed cable. IP67 Rated.	
Straight Joiner Cables	**SL102FLX 2IN**	22 AWG cable, 2″	2″
	SL102FLX 6IN	22 AWG, CL2 rated cable, rated for in-wall use	6″
	SL102FLX 12IN	22 AWG, CL2 rated cable, rated for in-wall use	12″
	SL102FLX 36IN	22 AWG, CL2 rated cable, rated for in-wall use	36″
	SL102FLX 72IN	22 AWG, CL2 rated cable, rated for in-wall use	72″
End to End Connector, IP67	**SLW102EE**	End to End Connector for continous lit run, IP67	
4-way Connector, IP67	**SLW102X**	4-way connector, accepts up to 4 strips or 1 feed and 3 strips, IP67	
End Cap, IP67	**SLW101EC**	End Cap for sealing field cut end of luminaire, IP67	

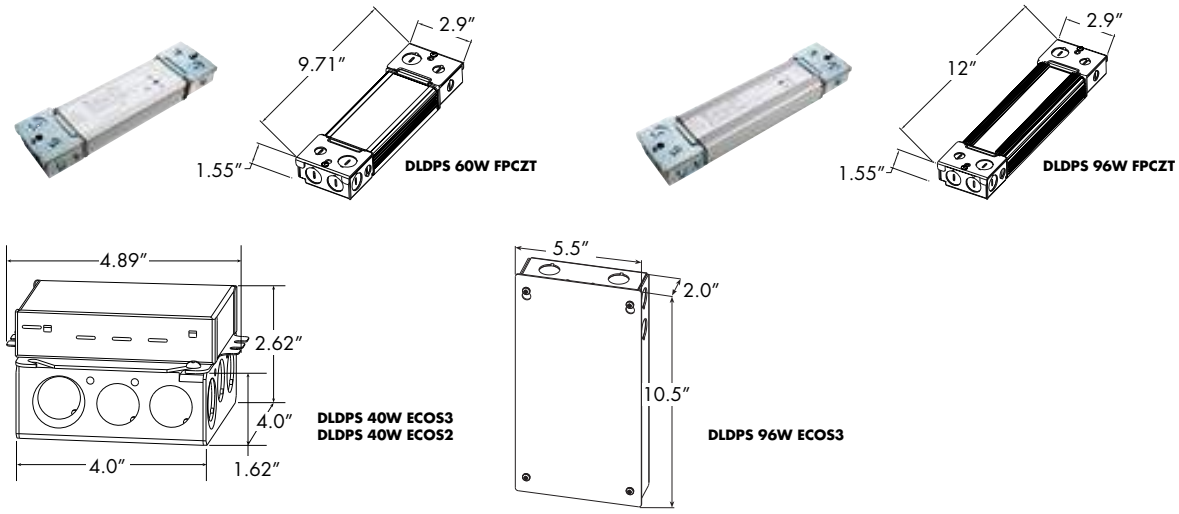
Submitting Agency:	Description: SL101P 144IN Project: Outback Steakhouse Notes:	Type: L433 Starter Cable
lighting > electrical > energy technology > signs 214-351-6266		

JUNO® TASK LINEAR ACCENT

FlexConnect™
Architectural Linear Lighting System

SLW212 and SLW412 Series, Wet Location (IP67)

Indoor/Outdoor



Class 2 Remote LED Driver	Catalog #	Input Voltage	Output Voltage	Max Voltage	Dimming	Min. Dim %
Remote 24VDC Driver	**DLDPS 60W FPCZT**	120-277 VAC	24VDC	60W	0-10V, ELV, Triac	5%
	DLDPS 96W FPCZT	120-277 VAC	24VDC	96W	0-10V, ELV, Triac	5%
Lutron Hi-Lume, A-series, 3-wire	**DLDPS 40W ECOS3**	120-277 VAC	24VDC	40W	3-wire & EcoSystem	1%
	DLDPS 96W ECOS3	120-277 VAC	24VDC	96W	3-wire & EcoSystem	0.1%
Lutron Hi-Lume, A-series, 2-wire	**DLDPS 40W ECOS2**	120 VAC	24VDC	40W	2-wire Forward Phase	1%

Starter Cable

Terminal Block

Straight Joiner Cable

End to End Connector

4 Way Connector

End Cap

Electrical Feeds	Catalog #	Description	Length
Starter Cable	**SL101P 36IN**	22 AWG, CL2 rated starter cable, rated for in-wall use	36″
	SL101P 144IN	22 AWG, CL2 rated starter cable, rated for in-wall use	144″
Terminal Block, IP67	**SLW101TB**	One end connects to strip. Accepts 14 to 20 AWG solid/stranded wire, including non-metallic sheathed cable. IP67 Rated.	
Straight Joiner Cables	**SL102FLX 2IN**	22 AWG cable, 2″	2″
	SL102FLX 6IN	22 AWG, CL2 rated cable, rated for in-wall use	6″
	SL102FLX 12IN	22 AWG, CL2 rated cable, rated for in-wall use	12″
	SL102FLX 36IN	22 AWG, CL2 rated cable, rated for in-wall use	36″
	SL102FLX 72IN	22 AWG, CL2 rated cable, rated for in-wall use	72″
End to End Connector, IP67	**SLW102EE**	End to End Connector for continous lit run, IP67	
4-way Connector, IP67	**SLW102X**	4-way connector, accepts up to 4 strips or 1 feed and 3 strips, IP67	
End Cap, IP67	**SLW101EC**	End Cap for sealing field cut end of luminaire, IP67	

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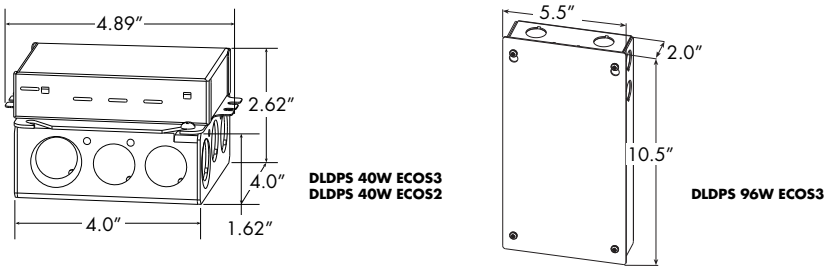
Submitting Agency:	Description: SLW102EE Project: Outback Steakhouse Notes:	Type: L433 End To End Connector
lighting > electrical > energy technology > signs 214-351-6266		

JUNO® TASK LINEAR ACCENT

FlexConnect™
Architectural Linear Lighting System

SLW212 and SLW412 Series, Wet Location (IP67)

Indoor/Outdoor



Class 2 Remote LED Driver	Catalog #	Input Voltage	Output Voltage	Max Voltage	Dimming	Min. Dim %
Remote 24VDC Driver	**DLDPS 60W FPCZT**	120-277 VAC	24VDC	60W	0-10V, ELV, Triac	5%
	DLDPS 96W FPCZT	120-277 VAC	24VDC	96W	0-10V, ELV, Triac	5%
Lutron Hi-Lume, A-series, 3-wire	**DLDPS 40W ECOS3**	120-277 VAC	24VDC	40W	3-wire & EcoSystem	1%
	DLDPS 96W ECOS3	120-277 VAC	24VDC	96W	3-wire & EcoSystem	0.1%
Lutron Hi-Lume, A-series, 2-wire	**DLDPS 40W ECOS2**	120 VAC	24VDC	40W	2-wire Forward Phase	1%

Starter Cable | **Terminal Block** | **Straight Joiner Cable** | **End to End Connector** | **4 Way Connector** | **End Cap**

Electrical Feeds	Catalog #	Description	Length
Starter Cable	**SL101P 36IN**	22 AWG, CL2 rated starter cable, rated for in-wall use	36″
	SL101P 144IN	22 AWG, CL2 rated starter cable, rated for in-wall use	144″
Terminal Block, IP67	**SLW101TB**	One end connects to strip. Accepts 14 to 20 AWG solid/stranded wire, including non-metallic sheathed cable. IP67 Rated.	
Straight Joiner Cables	**SL102FLX 2IN**	22 AWG cable, 2″	2″
	SL102FLX 6IN	22 AWG, CL2 rated cable, rated for in-wall use	6″
	SL102FLX 12IN	22 AWG, CL2 rated cable, rated for in-wall use	12″
	SL102FLX 36IN	22 AWG, CL2 rated cable, rated for in-wall use	36″
	SL102FLX 72IN	22 AWG, CL2 rated cable, rated for in-wall use	72″
End to End Connector, IP67	**SLW102EE**	End to End Connector for continous lit run, IP67	
4-way Connector, IP67	**SLW102X**	4-way connector, accepts up to 4 strips or 1 feed and 3 strips, IP67	
End Cap, IP67	**SLW101EC**	End Cap for sealing field cut end of luminaire, IP67	

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Submitting Agency:	Description: SLW101EC Project: Outback Steakhouse Notes:	Type: L433 End-Cap
lighting > electrical > energy technology > signs 214-351-6266		

E6.1.3

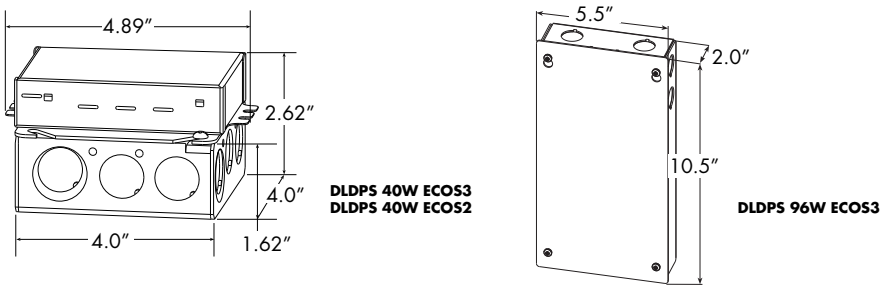
JUNO® TASK LINEAR ACCENT

FlexConnect™

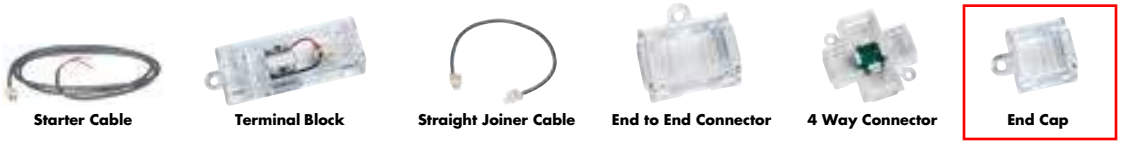
Architectural Linear Lighting System

SLW212 and SLW412 Series, Wet Location (IP67)

Indoor/Outdoor



Class 2 Remote LED Driver	Catalog #	Input Voltage	Output Voltage	Max Voltage	Dimming	Min. Dim %
Remote 24VDC Driver	**DLDPS 60W FPCZT**	120-277 VAC	24VDC	60W	0-10V, ELV, Triac	5%
	DLDPS 96W FPCZT	120-277 VAC	24VDC	96W	0-10V, ELV, Triac	5%
Lutron Hi-Lume, A-series, 3-wire	**DLDPS 40W ECOS3**	120-277 VAC	24VDC	40W	3-wire & EcoSystem	1%
	DLDPS 96W ECOS3	120-277 VAC	24VDC	96W	3-wire & EcoSystem	0.1%
Lutron Hi-Lume, A-series, 2-wire	**DLDPS 40W ECOS2**	120 VAC	24VDC	40W	2-wire Forward Phase	1%



Electrical Feeds	Catalog #	Description	Length
Starter Cable	**SL101P 36IN**	22 AWG, CL2 rated starter cable, rated for in-wall use	36″
	SL101P 144IN	22 AWG, CL2 rated starter cable, rated for in-wall use	144″
Terminal Block, IP67	**SLW101TB**	One end connects to strip. Accepts 14 to 20 AWG solid/stranded wire, including non-metallic sheathed cable. IP67 Rated.	
Straight Joiner Cables	**SL102FLX 2IN**	22 AWG cable, 2″	2″
	SL102FLX 6IN	22 AWG, CL2 rated cable, rated for in-wall use	6″
	SL102FLX 12IN	22 AWG, CL2 rated cable, rated for in-wall use	12″
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	SL102FLX 72IN	22 AWG, CL2 rated cable, rated for in-wall use	72″
End to End Connector, IP67	**SLW102EE**	End to End Connector for continous lit run, IP67	
4-way Connector, IP67	**SLW102X**	4-way connector, accepts up to 4 strips or 1 feed and 3 strips, IP67	
End Cap, IP67	**SLW101EC**	End Cap for sealing field cut end of luminaire, IP67	

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Submitting Agency:	Description: SLWCUTTER Project: Outback Steakhouse Notes:	Type: L433 Cutter
FSG lighting > electrical > energy technology > signs 214-351-6266		

JUNO® TASK LINEAR ACCENT

FlexConnect™
Architectural Linear Lighting System

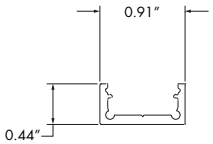
SLW212 and SLW412 Series, Wet Location (IP67)

Indoor/Outdoor

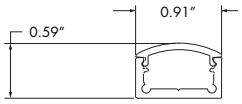
Cutting Tool

Mounting Clips

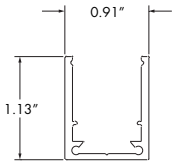
Mounting Accessories	Catalog #	Description
Cutting Tool	**SLWCUTTER**	SLW Series Cutting Tool - **REQUIRED TO FIELD CUT LUMINAIRE**
Mounting Clips	**SLWCLIP**	SLW Series Mounting Clips, Qty: 20



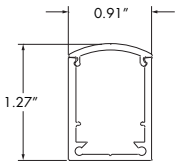
SM6
Low Profile Surface Mount without Lens



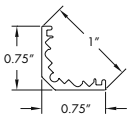
SM6
Low Profile Surface Mount with Lens



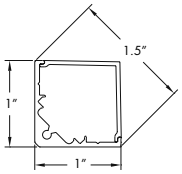
SM2
Deep Surface Mount without Lens



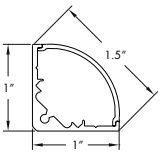
SM2
Deep Surface Mount with Lens



SM3
45 Deg. Low Profile



SM4
45 Deg. Square



SM5
45 Deg. Round

Aluminum Channels Ordering Example: **SM6 48IN FR SA**

Channel Type	*Length*	*Lens*	*Finish*
SM6 Low Profile Surface Mount	**48IN**	**NL** No Lens	**SA** Satin Aluminum
SM2 Deep Surface Mount		**CL** Clear Lens	**BL** Black
SM3* 45 Degree Low Profile		**FR** Frosted Lens	**WH** White
SM4 45 Degree Square			
SM5 45 Degree Round			

* Only available with 'NL' lens option
Endcaps included with lensed options

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Submitting Agency:	Description: RL530-12 Project: Outback Steakhouse Notes:	Type: L434 Housing
lighting > electrical > energy technology > signs 214-351-6266		

RL530

5" PAR30 Incandescent
New Construction Recessed Downlight

Catalog No. _____

Type _____

Project _____

Specifications/Features

Housing/Mounting

For standard or suspended ceiling installations.
May be used in an insulated ceiling by maintaining a minimum spacing of 3" between the housing and insulation or combustible material.
White painted steel housing, thermally protected.
Adjustable hanger bars offer no-sag suspension in 14" - 24" mounting applications. Locking screw for bar hangers included.
Hangers bars are notched to rest upon, and lock into, inverted T-bar grid.

Lamp/Electrical

Input Voltage: 120V AC, 60Hz.
(1) 75W PAR30, 65W BR30, 75W A19, 60W MB19, 50W PAR20 or 50W R20
Large capacity junction box for (8) #12AWG branch circuit wiring (4 in/4 out).
Junction box has (4) 1/2" knock-outs and (1) concentric knock-out (1/2" – 3/4"). (4) Romex pryout ports with UL listed cable grips.
Spring locking snap-off J-box covers minimize tool use in the electrical connections.

Trims

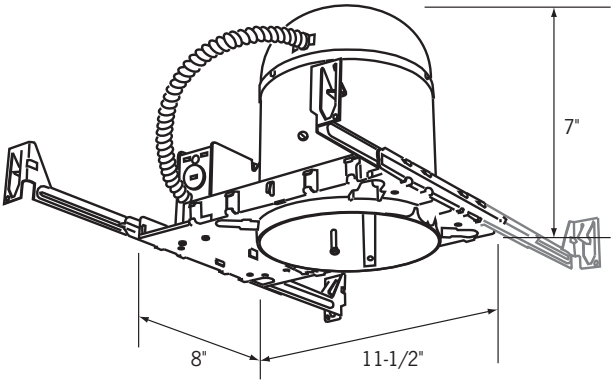
Baffle, multiplier, and adjustable accent trim options available to suit a broad range of applications. Innovative two stage lamp holder assembly. See attached "Trims for 5" Incandescent Recessed Housings" spec sheet for details.

Warranty

This fixture is covered by ConTech's full one year replacement guarantee after date of purchase.

Listing

cULus listed. Suitable for damp locations.



Ceiling Opening: 5-3/4"

Ordering Information

Example Order: RL530 CTR53002-WHT

Housing	Trims
RL530	
RL530	**See "Trims for 5" Incandescent Recessed Housings" Spec Sheet for Trim Information and Details**

Submitting Agency:	Description: CTR53001B Project: Outback Steakhouse Notes:	Type: L434 Trim
FSG lighting > electrical > energy technology > signs 214-351-6266		

CONTECH LIGHTING

Trims for 5" Incandescent Recessed Housings

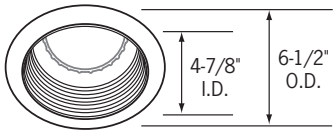
Catalog No. _____

Type _____

Project _____

Specifications/Features

- All trims are compatable with 5 Inch Line Voltage Incandescent Recessed Housings: RL530, RL530-ICSA, RL530-R and RL530-ICSA-R
- All trims have white trim finish unless specified.
- All trims are cULus listed.
- All trims are suitable for damp locations; only shower trims are listed for wet locations.
- Select trims have a unique Two Stage lamp holder assembly.



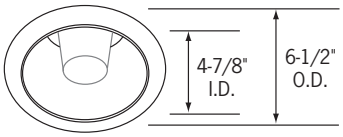
CTR51901-B
Black Baffle, Clear Reflector, Black Trim

CTR51901-P
Black Baffle, Clear Reflector, White Trim

CTR51901-WHT
White Baffle, White Reflector, White Trim

Black or white steel tapered baffle, white sculptured steel trim rings. Specular aluminum reflector. (2) Heat treated steel mounting springs.

Maximum Lamp:
IC Housings: 40W A19, 65W BR30, 75W PAR30
Non-IC Housings: 60W MB19, 65W BR30, 75W PAR30, 75W A19

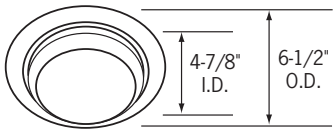


CTR51902-CLR
Multiplier, Clear Reflector

CTR51902-WHT
Multiplier, White Reflector

White or clear specular aluminum reflector with white sculptured steel trim rings. (2) Heat treated steel mounting springs.

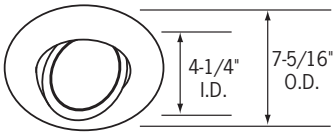
Maximum Lamp:
IC Housings: 40W A19, 65W BR30, 75W PAR30
Non-IC Housings: 60W MB19, 65W BR30, 75W PAR30, 75W A19



CTR51912-P
Convex Glass Shower Light Trim

Full specular aluminum reflector with sculptured opal drop glass that is removeable without taking down trim. Beveled white steel trim ring. Heavy-duty neoprene gasket. (2) Heat treated steel butterfly spring clips. Wet location listed.

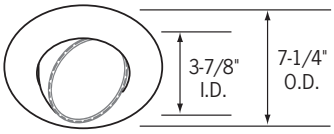
Maximum Lamp:
IC Housings: 40W A19, 50W PAR30
Non-IC Housings: 75W A19



CTR53007-P
Surface Adjustable

All steel construction white gimbal lamp holder with beveled white steel trim ring. 50° Vertical adjustment, 358° horizontal positioning. Special dual arm lamp retaining steel spring. (2) Heat tested steel butterfly spring clips. (2) Heat treated steel mounting springs.

Maximum Lamp:
IC Housings: 50W PAR30
Non-IC Housings: 75W PAR30



CTR53008-B
Black Eyeball, Black Trim

CTR53008-P
White Eyeball, White Trim

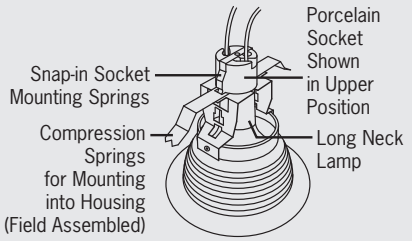
Beveled steel trim ring. 35° Vertical adjustment, 358° horizontal positioning. All steel construction. (2) Heat tested steel butterfly spring clips.

Maximum Lamp:
IC Housings: 75W PAR30
Non-IC Housings: 75W PAR30

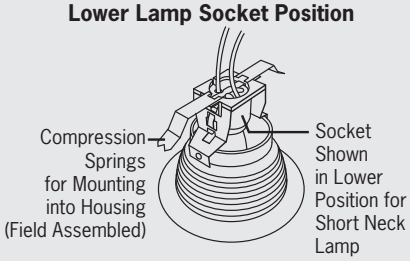
2-Stage Lampholder Assembly

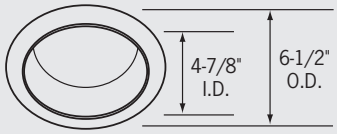
Innovative, exciting design allows simple snap-in lampholder assembly for PAR30 and BR30 lamps in the baffle, multiplier and open trim models. The upper position accommodates the long neck PAR30LN and BR30 lamps. Shifting the porcelain lamp socket to the lower snap-in slots perfectly positions the short neck PAR30 lamps. In either case, the lamp is optimally placed to give maximum light distribution with minimum glare.

Upper Lamp Socket Position



Lower Lamp Socket Position



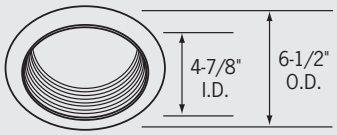


CTR53002-CLR
Multiplier, Clear Specular Reflector, White Trim

CTR53002-WHT
White Multiplier, White Reflector, White Trim

Specular aluminum reflector with 2-stage yolk for short and long neck lamps. Sculptured steel trim ring, steel tapered baffle. (2) Heat treated steel mounting springs.

Maximum Lamp:
IC Housings: 65W BR30, 75W PAR30
Non-IC Housings: 65W BR30, 75W PAR30



CTR53001-B
Black Baffle, Black Trim

CTR53001-P
Black Baffle, White Trim

CTR53001-WHT
White Baffle, White Trim

Baffle trim with 2-stage yolk for short and long neck PAR30 and BR30 lamps. Sculptured steel trim ring, steel tapered baffle. (2) Heat treated steel mounting springs.

Maximum Wattage:
IC Housings: 65W BR30, 75W PAR30
Non-IC Housings: 65W BR30, 75W PAR30

Submitting Agency:	Description:	Type:
lighting > electrical > energy technology > signs 214-351-6266	**435339 - 12PAR30S/F35 3000 DIM AF** Project: **Outback Steakhouse** Notes:	**L434 Lamp**

PHILIPS

LED

Single Optic PAR30S

airflux TECHNOLOGY

A smooth **design solution** for a seamless look

Philips LED Single Optic PAR30S Lamps with AirFlux Technology provide superior lighting aesthetics and optimal thermal efficiency in a sleek, lightweight design.

High efficacy LED reflector lamp

- Single Optic reduces glare to improve shopper experience
- 25,000-hour rated average life for Energy Star® Qualified lamps*
- 50,000-hour design life**
- 12.5W PAR30S saves 62.5 watts when compared to a 75W halogen PAR30S†
- 83 CRI for excellent color rendering
- Virtually UV/IR free in the beam
- Contains no mercury
- Select lamps available in black finish
- Available color temperatures include 2700K, 3000K and 4000K

Easy to experience

- Will not fade colors, avoids inventory spoilage
- Lowers maintenance costs by reducing re-lamp frequency
- 5-year limited warranty‡

(See back page for footnotes)

Submitting Agency:	Description: 435339 - 12.5PAR30S/F35 3000 DIM AF Project: Outback Steakhouse Notes:	Type: **L434 Lamp**
FSG lighting > electrical > energy technology > signs 214-351-6266		

Ordering, Electrical and Technical Data (Subject to change without notice)

Product Number	Model Number	Ordering Code	Nom. Watts	Energy Star® Rated Avg Life (Hrs)[1]	Rated Avg Life (yrs)[2]	Approx. Lumens	Beam Angle	MBCP[3]	CRI	Est Energy Cost[2,4]	Color Temp (K)
43526-3	9290011122	12.5PAR30S/S15/827 DIM AF SO	12.5	25000	22.7	850	15	7400	80	$1.45	2700
43527-1	9290011123	12.5PAR30S/S15/830 DIM AF SO	12.5	25000	22.7	900	15	7900	80	$1.45	3000
43529-7	9290011125	12.5PAR30S/F25/827 DIM AF SO	12.5	25000	22.7	850	25	5000	80	$1.45	2700
43530-5	9290011126	12.5PAR30S/F25/830 DIM AF SO	12.5	25000	22.7	900	25	5300	80	$1.45	3000
43531-3	9290011127	12.5PAR30S/F25/840 DIM AF SO	12.5	25000	22.7	950	25	5500	80	$1.45	4000
43532-1	9290011128	12.5PAR30S/F35/827 DIM AF SO	12.5	25000	22.7	850	35	2400	80	$1.45	2700
43533-9	9290011129	12.5PAR30S/F35/830 DIM AF SO	12.5	25000	22.7	900	35	2500	80	$1.45	3000
43534-7	9290011130	12.5PAR30S/F35/840 DIM AF SO	12.5	25000	22.7	950	35	2700	80	$1.45	4000

1. Early initial qualification for Energy Star allows for directional lamp life claims of 25,000 hours (L70) with 3,000 hour actual test data, LM80 data and in-situ temperature measurements. As the lamps pass Energy Star requirements, manufacturers may increase the lifetime of a product as dictated by Energy Star guidelines. See http://www.energystar.gov/index.cfm?fuseaction=products_for_partners.showLightbulbs for further details.
2. Based on average usage of 3 hrs/day, 7 days/week.
3. Based on photometric testing consistent with IES LM-79. Maximum Beam Candlepower.
4. Based on 3 hrs/day, 11¢/kWh. Cost depends on rates and use.

■ This lamp is ENERGY STAR® Certified.

Footnotes from front:

* Early initial qualification for Energy Star allows for directional lamp life claims of 25,000 hours (L70) with 3,000 hour actual test data, LM80 data and in-situ temperature measurements. As the lamps pass Energy Star requirements, manufacturers may increase the lifetime of a product as dictated by Energy Star guidelines. See http://www.energystar.gov/index.cfm?fuseaction=products_for_partners.showLightbulbs for further details.

** Design life is based on engineering testing and probability analysis

‡ For details, please visit http://www.usa.lighting.philips.com/connect/tools_literature/warranties.wpd

† Light output comparison based upon the ENERGY STAR® Integral LED Lamp Center Beam Intensity Benchmark tool which can be found at EnergyStar.gov/LEDbulbs, LED

Shipping Data (Subject to change without notice)

Product Number	SKU UPC (0-46677)	Outer Bar Code (5-00-46677)	Case Qty.	Case Weight (lbs.)	Case Cube (cu. Ft.)	Pallet Qty	SKUs per Layer	Layers High	SKU Dimensions (W x D x H) (In.)	Case Dimensions (W x D x H) (In.)	Pallet Dimensions (W x D x H) (In.)
43526-3	435264	435269	6	3.67	0.361	1080	120	9	3.6 x 3.6 x 4	11.4 x 11.4 x 4.8	48 x 40 x 43.6
43527-1	435271	435276	6	3.67	0.361	1080	120	9	3.6 x 3.6 x 4	11.4 x 11.4 x 4.8	48 x 40 x 43.6
43529-7	435295	435290	6	3.67	0.361	1080	120	9	3.6 x 3.6 x 4	11.4 x 11.4 x 4.8	48 x 40 x 43.6
43530-5	435301	435306	6	3.67	0.361	1080	120	9	3.6 x 3.6 x 4	11.4 x 11.4 x 4.8	48 x 40 x 43.6
43531-3	435318	435313	6	3.67	0.361	1080	120	9	3.6 x 3.6 x 4	11.4 x 11.4 x 4.8	48 x 40 x 43.6
43532-1	435325	435320	6	3.67	0.361	1080	120	9	3.6 x 3.6 x 4	11.4 x 11.4 x 4.8	48 x 40 x 43.6
43533-9	435332	435337	6	3.67	0.361	1080	120	9	3.6 x 3.6 x 4	11.4 x 11.4 x 4.8	48 x 40 x 43.6
43534-7	435349	435344	6	3.67	0.361	1080	120	9	3.6 x 3.6 x 4	11.4 x 11.4 x 4.8	48 x 40 x 43.6

WARNINGS AND CAUTIONS

- Suitable for use in damp locations.
- Not for use in totally enclosed luminaires.
- Before replacing, turn off power and let lamp cool to avoid electrical shock or burn.

CAUTION: Risk of electric shock— do not use where directly exposed to water

NOTES: This device complies with Part 15 of the FCC rule. Operation is subject to the following two conditions: (1) this device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation. This Class B digital apparatus complies with Canadian ICES-003.

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PLt-1476BN 01/15 philips.com/luminaires

Philips Lighting, North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

Submitting Agency:	Description: 2PRLED WL Project: Outback Steakhouse Notes:	Type:
lighting > electrical > energy technology > signs 214-351-6266		L512

REMOTE HEADS

PRLED - REMOTE LAMPS FOR LPRX & LSWL LED COMBO UNIT

FEATURES

- Available for use with LPRX combo unit only
- Each lamp head contains 12 long lasting, efficient, ultra-bright white LEDs
- Rugged, injection-molded UL94 V-0 flame retardant, high-temperature thermoplastic housing
- Low cost - easy installation
- Single and double head configurations available
- Optional Self Test/Self Diagnostics (SD2) available
- Suitable for damp location
- Optional wet location rating (WL) available

ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **PRLED SD2**

Prefix	Options
PRLED - Single Remote Lamp 2PRLED - Double Remote Lamp	SD2-Self Test / Self Diagnostics[1] WI- Wet Location

1 - Remote Lamps with SD2 option are compatible with LED units with SD2 option only

Single Lamp with
Weatherproof (WP) Option

Double Lamp with
No Options

LISTED
damp location

TMLED - REMOTE LAMPS FOR LTEM EMERGENCY LIGHTING UNIT

FEATURES

- Available for use with LTEM emergency unit only
- Each lamp head contains 12 long lasting, efficient, ultra-bright white LEDs
- Rugged, injection-molded UL94 V-0 flame retardant, high-temperature thermoplastic housing
- Low cost - easy installation
- Single and double head configurations available
- Optional Self Test/Self Diagnostics (SD2) available
- Suitable for damp location
- Optional wet location rating (WL) available

ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **TMLED SD2**

Prefix	Options
TMLED - Single Remote Lamp 2TMLED - Double Remote Lamp	SD2-Self Test / Self Diagnostics[1] WI- Wet Location

1 - Remote Lamps with SD2 option are compatible with LED units with SD2 option only

CONFORMANCE TO CODES & STANDARDS

U.L. listed and meets or exceeds the following: U.L. 924, N.E.C. requirements and N.F.P.A. 101.

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LSI INDUSTRIES INC.

1 ELECTRICAL LIGHTING PLAN
E101 1/4" = 1'-0"

GENERAL NOTES

A. REFER TO ARCHITECTURAL CEILING PLAN AND E101A FOR EXACT FIXTURE LOCATIONS.
B. REFER TO SHEET E301 FOR LIGHT FIXTURE SCHEDULE, TIME CLOCK / CONTACTOR, AND LIGHTING DETAILS.
C. REFER TO SHEET E202 FOR DIMMING PANEL SCHEDULE.
D. REFER TO SHEET E401 FOR GENERAL NOTES.
E. REFER TO SHEET E200 FOR BLDG. SIGN CIRCUITS.
F. DAY LIGHT CONTROL DESCRIBED IN THE IECC SECTION 405.2.3 HAS NOT BEEN DESIGNED INTO THIS PROJECT DUE TO THE OPERATIONAL PROCEDURES OF THIS RESTAURANT. IN THE DINING AREA IT IS THE RESTAURANT'S INTENT TO OPERATE THEIR LIGHTS AT HALF BRIGHT DURING DAYTIME HOURS. HOWEVER AT NIGHTTIME OR LATE EVENING THE INTERIOR LIGHTS ARE DIMMED TO LOWER LIGHT LEVELS. SINCE THE DINING AREA LIGHTS ARE INTENDED TO OPERATE CONTINUOUSLY DURING OPERATING HOURS DAY LIGHT CONTROLS WERE NOT DESIGNED. PER EXCEPTION 405.2.2 (4), ADDITIONAL CONTROLS NEED NOT BE PROVIDED IN SPACES WHERE LIGHTING IS INTENDED FOR CONTINUOUS OPERATION. EVEN THOUGH DAY LIGHT CONTROL WAS NOT PROVIDED IN THIS DESIGN, THE INTERIOR LIGHTING IS STILL CONTROLLED AUTOMATICALLY, SO THAT DURING NON-OPERATIONAL HOURS THE LIGHTS WILL BE AUTOMATICALLY SHUT OFF.
G. ALL CONDUITS IN THE EXPOSED CEILING AREAS SHALL BE IN METAL CONDUIT AND RAN PERPENDICULAR AND PARALLEL TO OVERHEAD STRUCTURE IN OPEN CEILING AREAS. "NO MC" ALLOWED.

EMERGENCY LIGHT NOTE

DIMMER CIRCUIT IN FRONT OF HOUSE ARE USED TO POWER EMERGENCY / EXIT LIGHTS. THE OUTPUT OF THE DIMMER MODULE HAS (4) THAT DIM AND (1) THAT IS CONSTANT HOT ON CIRCUITS THAT HAVE EMERGENCY / EXIT LIGHTS. RUN THIS CONSTANT HOT TO THE EMERGENCY / EXIT DEVICES.

PRIORITY OF CONSTRUCTION

A. FIRST: DUCTWORK
B. SECOND: FIRE PROTECTION PIPING
C. THIRD: ANY PIPING WITH SLOPE REQUIREMENTS.
D. FOURTH: OTHER PIPING
E. FIFTH: CONDUIT

ADDITIONAL LIGHT NOTES

- REFER TO SHEET E200 FOR UPPER LEVEL EXTERIOR LIGHT LOCATIONS.
- FIXTURES L433, L234, AND L107 WILL REQUIRE LED DRIVER(S). PLANS CALLOUT THESE WITH KEY NOTES WHICH INDICATES THE ALLOWABLE DISTANCES. REVIEW AND CONTACT DESIGNER OR 'FSG' WITH QUESTIONS.

SHEET KEYNOTES

1. SECURITY/NIGHT LIGHT. FIXTURE REMAIN ON 24hr/ 7 DAYS A WEEK. CONNECTION TO UN-SWITCHED CONDUCTORS.
2. CONNECT DIRECTIONAL SIGN TO UN-SWITCHED CONDUCTORS.
3. CONNECT EMERGENCY FIXTURE TO UNSWITCHED CONDUCTORS.
4. RESTROOM LIGHT CONTROLLED THRU PANEL 'DH' AND DUAL-TECHNOLOGY OCCUPANCY SENSOR. SEE SWITCH DETAIL SHEET E301.
5. ROUTE THROUGH LIGHTING CONTACTOR & TIME SWITCH. REFER TO LIGHTING CONTROL DIAGRAMS.
6. DIMMER PANEL 'DH'. LUTRON WALL STATIONS MOUNTED IN PANEL "DH". REFER TO PANEL SCHEDULE ON SHEET E202.
7. CONNECT TO CEILING EXHAUST FAN. REFER TO POWER PLAN ON SHEET E102. INTERLOCK EXHAUST FAN WITH EMPLOYEE RESTROOM LIGHT FIXTURE CONTROL FOR SIMULTANEOUS OPERATION.
8. REFER TO EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT OF EXTERIOR WALL LIGHTS.
9. SWITCHES FOR PATIO FANS & LIGHTS. LIGHTS AND FANS TO BE ON SEPARATE SWITCH. MOUNT ABOVE WAINSCOT.
10. LOCATION OF KITCHEN AND KITCHEN PREP AREA LIGHT SWITCHES WITH Bi-LEVEL SWITCHING AS SHOWN. PROVIDE DOUBLE SWITCHING AT SWITCH 'a' FOR KITCHEN AREA LIGHTING AND RESTROOM EXHAUST FAN CONTROL. REFER TO SHEET E301 SWITCH DETAIL. KITCHEN LIGHTING AND RESTROOM EXHAUST FAN CONTROL DIAGRAM.
11. USE SPOT LIGHT IN THESE FIXTURES.
12. ALL LIGHTING FIXTURES SHOWN AND REQUIRED IN THE BAR SOFFIT, UNDER BAR, AND WAITING AREA STACK WALL WILL BE PROVIDED BY THE MILLWORK VENDOR. INSTALLATION AND FINAL CONNECTIONS BY THE ELECTRICAL CONTRACTOR.
13. PROVIDE TIME SWITCHES AND CONTACTORS ON WALL. REFER TO DETAIL LIGHTING CONTROL DIAGRAM.
14. LIGHT WITH BATTERY PACK, CONNECT BATTERY PACK TO UN-SWITCHED CONDUCTORS.
15. TO PATIO FAN/LIGHT SWITCH LOCATION ADJACENT TO PANEL 'DH'.
16. J-BOX FOR CONNECTION TO OWNER FURNISHED LIGHTING FIXTURE. VERIFY WITH SUPPLIER PRIOR TO INSTALLATION.
17. CONNECTION POINT FOR LED COVE LIGHT L433 IN BOTTOM OF CANOPY.
18. THIS AREA IS CONTROLLED w/ Bi - LEVEL SWITCHING.
19. FIXTURE LOCATION AS INDICATED ON ARCHITECTURAL EXTERIOR ELEVATIONS.
20. LED DRIVER MOUNTED INSIDE IN ACCESSIBLE LOCATION WITH CONNECTION TO LIGHTING SYSTEM PER MANUFACTURERS' REQUIREMENTS.
21. PROVIDE UN-SWITCHED CONDUCTOR FOR EXIT & EMERGENCY LIGHTS.
22. ALLIANCE OUTDOOR LIGHTING LANDSCAPE LIGHTING TRANSFORMER MODEL #XF-300 . TRANSFORMER IS 120V TO 12V WITH POWER DRAW 2.4AMP. LOW VOLTAGE LANDSCAPE LIGHTING WIRE SHALL BE OUTDOOR RATED FOR DIRECT BURIAL (10 AWG). RUN WIRE IN LANDSCAPE PLANTERS. UNDER PAVEMENT INSTALL 2" SLEEVES FOR WIRES. WIRE RUNS SHOWN ARE FOR VOLTAGE DROP.
23. J-BOX AND DRIVER MOUNTED IN COVE AREA FOR COVE FIXTURE L234. EACH DRIVER CAN RUN ONLY 20' OF LED LIGHT. THIS RUN OF L234 REQUIRES MULTIPLE DRIVERS. COORDINATE DRIVER LOCATION WITH ARCHITECTURAL DETAILS.
24. ALL LIGHTING FIXTURES SHOWN AND REQUIRED IN THE BAR LIQUOR STEPS, BACK BAR 12 LIQUOR DISPLAY SHELVES, AND BACK SIDE LIQUOR STORAGE CABINETS WILL BE PROVIDED BY THE MILLWORK VENDOR. INSTALLATION AND FINAL CONNECTIONS BY THE ELECTRICAL CONTRACTOR. SEE SHEET E102 FOR CIRCUITS.
25. J-BOX AND DRIVER FOR EXTERIOR FIXTURE L433 . EACH DRIVER CAN RUN ONLY 40' OF LED LIGHT AND SHALL BE MOUNTED IN ACCESSIBLE CEILING. RUN CONDUIT AND CABLING FROM J-BOX TO EACH LED DRIVER TO LED COVE LIGHT. PROVIDE ALL DRIVERS REQUIRED FOR LENGTH L433 INDICATED ON PLANS. COORDINATE WITH OWNER FOR ANY QUESTIONS.
26. IF STEM IS REQUIRED FOR FIXTURE L410 BASED ON SITE CONDITIONS. COORDINATE WITH OBS CONSTRUCTION MANAGER STEM HEIGHT B, C OR D, AS SHOWN IN LEGEND ON SHEET E301.
27. J-BOX AND LED DRIVER FOR FIXTURE L431. EACH DRIVER CAN HANDLE UP TO (6) L431. MOUNT AT TRUSS SPACE AND ROUTE CONDUIT AND CABLING OUT TO EXTERIOR CANOPY AND TO EACH FIXTURE.
28. E.C. SHALL MOUNT J-BOX AND TRANSFORMER FOR LIGHT FIXTURES HIGH ON THIS WALL AND ROUTE CONDUIT AND CABLING TO FIXTURES IN LOBBY AREA.
29. CONNECT TO ROOF EXHAUST FAN, REFER TO ROOF PLAN ON SHEET E200 AND SWITCHING DETAILS ON SHEET E301. INTER-LOCK EXHAUST FAN WITH KITCHEN PREP AREA LIGHT FIXTURE CONTROLS FOR SIMULTANEOUS OPERATION.
30. REFER TO ELECTRICAL POWER PLAN SHEET E102, KEYED NOTE 23 AND FOOD SERVICE ELECTRICAL REQUIREMENTS SHEET FS301 FOR LIGHTING INFORMATION OF THE COOLER/FREEZERS. EC SHALL MAKE CERTAIN LIGHT FIXTURES AND LIGHTING CONTROLS COMPLY WITH STATE ENERGY CODES AND SHALL PROVIDE ALL NECESSARY DEVICES, WIRING, AND CONNECTIONS TO MEET CODE REQUIREMENTS.

ROBERT L. QUEATHEM
ENGINEER
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-2400 FAX (314) 415-2300 www.arcv.com

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SEAL

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE (4710)

Prototype Issue: OBS PIERR-W OOD 2018.3

150 Elden St.
Herndon, VA 20171

SHEET ISSUE:

NOT FOR CONSTRUCTION

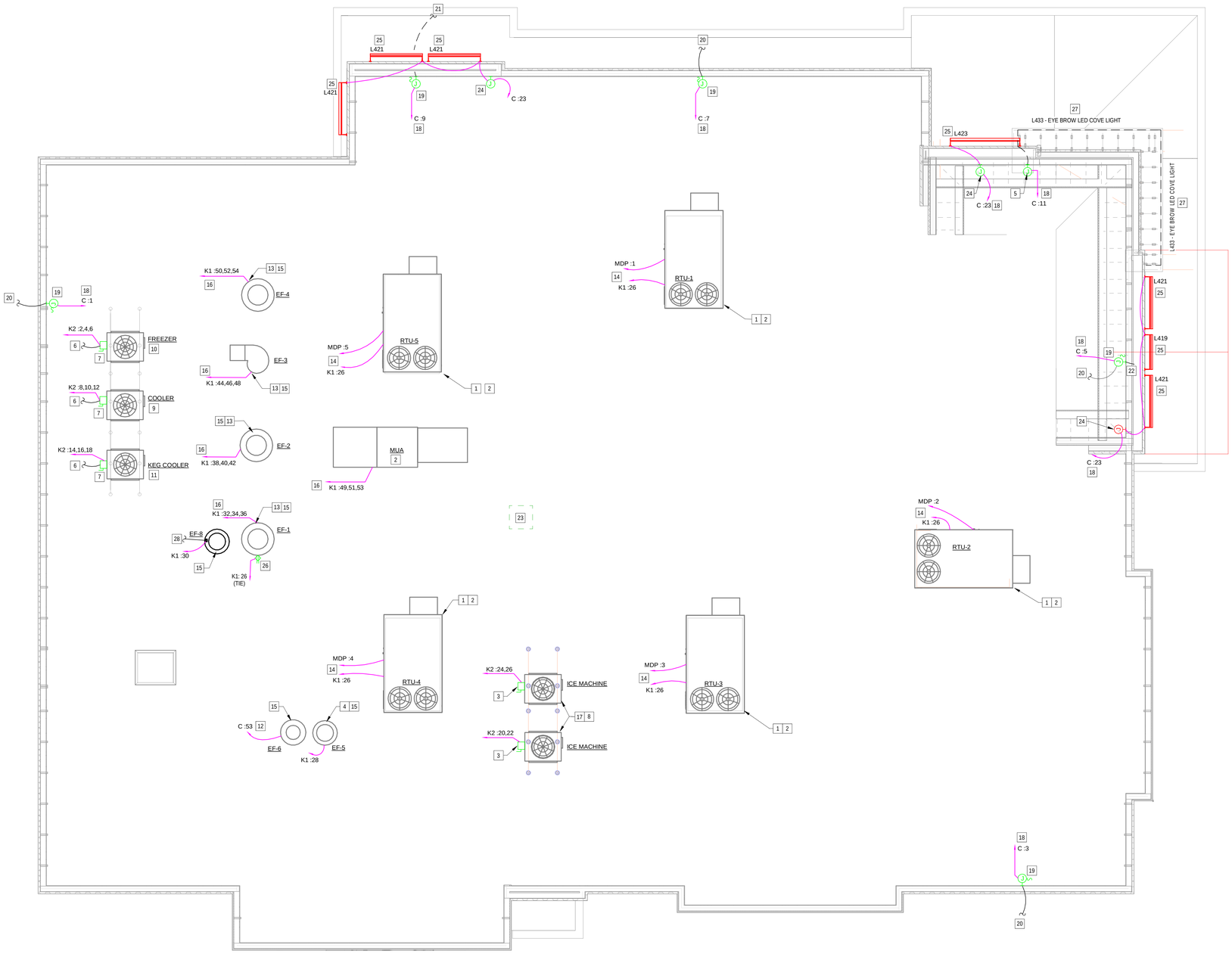
PRINCIPAL IN CHARGE: FJG
PROJECT ARCHITECT: KJL
DRAWN BY: DJC

SHEET TITLE:
ELECTRICAL LIGHTING PLAN

SHEET NO. E101

PROJ. NO. 180622

12/05/2018 12:28:35 PM BIM 360:OBS-E101Herndon_NAMEP_OBS_4710_HerndonVA_PIERR-Wood 2018.3_R18.rvt



1 E200 **ELECTRICAL ROOF PLAN**
1/4" = 1'-0"

PRIORITY OF CONSTRUCTION

A. FIRST: DUCTWORK
B. SECOND: FIRE PROTECTION PIPING
C. THIRD: ANY PIPING WITH SLOPE REQUIREMENTS.
D. FOURTH: OTHER PIPING
E. FIFTH: CONDUIT

SHEET KEYNOTES

1. WEATHERPROOF, GFCI RECEPTACLE PROVIDED WITH RTU AND WIRED BY ELECTRICAL CONTRACTOR.
2. DISCONNECT SWITCH IS FACTORY INSTALLED ON UNIT, ELECTRICAL CONTRACTOR SHALL WIRE TO UNIT. IF NAMEPLATE REQUIRES FUSES, CONTRACTOR SHALL SUPPLY FUSIBLE DISCONNECT SWITCH (W.P.) SIZED AND FUSED AS PER MANUFACTURER'S RECOMMENDATIONS.
3. 208V, 1ø, NEMA 3R WATERPROOF/ DISCONNECT SWITCH ON ROOF FOR ICE CUBE CONDENSER. INTERCONNECT W/ ICE MACHINE PER MANUFACTURER'S REQUIREMENTS.
4. ELECTRICAL CONTRACTOR TO SUPPLY AND INSTALL CONTROLS WIRING BETWEEN CONDENSER HOOD FAN AND DISHWASHER CONTROL PANEL TO TURN FAN 'ON' WHEN DISHWASHER IS 'ON' AND TURN FAN 'OFF' 5 MINUTES AFTER DISHWASHER TURNS 'OFF'. FAN SHALL ALSO RUN WHENEVER BOOSTER HEATER IS OPERATING. VERIFY ELECTRICAL REQUIREMENTS WITH MFG.
5. LED DRIVER MOUNTED INSIDE IN ACCESSIBLE LOCATION WITH CONNECTION TO LIGHTING SYSTEM PER MANUFACTURERS' REQUIREMENTS.
6. PROVIDE POWER AND CONTROL WIRING IN 'EMT' FROM WALK-IN COOLER, KEG COOLER & WALK-IN FREEZER CONDENSERS TO RESPECTIVE EVAPORATORS BELOW.
7. FUSED SAFETY SWITCH, NEMA 3R, W/GROUDING KIT, FUSED PER MFG. REQUIREMENTS.
8. ICE MACHINE REMOTE CONDENSER.
9. WALK IN COOLER CONDENSER.
10. WALK IN FREEZER CONDENSER.
11. KEG COOLER CONDENSER.
12. INTERLOCKED WITH KITCHEN LIGHTS, REFER TO LIGHTING PLAN ON SHEET E101 AND SWITCHING DETAIL ON SHEET E301.
13. ELECTRICAL FEED TO BE ON HINGED SIDE OF FAN TO PERMIT OPENING TO CLEAN. FIELD COORDINATE.
14. ROUTE CONDUIT & WIRING BELOW ROOF & THRU EQUIPMENT CURBS.
15. DISCONNECT IS FURNISHED WITH FAN, INSTALLED BY ELECTRICAL CONTRACTOR. REFER TO SCHEDULE ON SHEET M301.
16. WIRED THRU HOOD WIRING CABINET
17. PROVIDE WIRE PER MANUFACTURERS' RECOMMENDATIONS IN EMT DOWN TO ICE MACHINE BELOW REFER TO FOOD SERVICE DRAWINGS FOR ADDITIONAL INFORMATION.
18. ROUTE THROUGH LIGHTING CONTACTOR & TIME SWITCH. REFER TO LIGHTING CONTROL DIAGRAMS, SHEET E301.
19. WEATHER PROOF J-BOX AND DISCONNECT FOR BUILDING SIGNAGE, VERIFY LOCATION WITH SIGN SUPPLIER PRIOR TO INSTALLING.
20. TO BUILDING SIGNAGE, REFER TO SHEET A300 AND A301 FOR LOCATIONS.
21. TO TAKE-AWAY SIGN IN CANOPY, REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS.
22. EXTEND CONDUIT AND WIRING TO OUTBACK AND STEAKHOUSE SIGN.
23. LOCATION OF DIRECT TV ON ROOF.
24. LED DRIVER MOUNTED INSIDE IN ACCESSIBLE LOCATION WITH CONNECTION TO LIGHTING SYSTEM PER MANUFACTURERS' REQUIREMENTS.
25. FIXTURE LOCATION AS INDICATED ON ARCHITECTURAL EXTERIOR ELEVATIONS A300 AND A301.
26. WEATHERPROOF, GFCI RECEPTACLE MOUNTED ON HINGED SIDE OF EXHAUST FAN.
27. EYEBROW LED L433. REFER TO DETAIL A5/A600 FOR MOUNTING LOCATION.
28. DOWN TO WALL SWITCH IN KITCHEN/PREP AREA, SEE SHEET E102.

ROBERT L. QUEATHEM
CONSULTANT LOGO
ENGINEER
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH. (314) 415-2400 FAX (314) 415-2300 www.arcv.com

SEAL3

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE (4710)

Prototype Issue: OBS PIERR-W/OOD 2018.3

150 Elden St.
Herndon, VA 20171

SHEET ISSUE:

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: FJG
PROJECT ARCHITECT: KJL
DRAWN BY: DJC

SHEET TITLE:
ELECTRICAL ROOF PLAN

SHEET NO. E200

PROJ. NO. 180622

F912

Furniture - Patio Seating - Exterior Seating (F900 Series)

Project:	OBS Exterior Remodel	Issue Date:	20 NOV 2017
Project #:		Revision Date:	

Mfr: Woodard
650 South Royal Lane
Coppell, Texas 75019, United States
P: 800-486-4892 (Customer Service) F: 877-304-1728

Rep:

Contact: Marc Zamore
C: 407-256-6228
admin@factoryrep.net

Contact:

- [ ] Finish Sample
- [ ] Strike-Off
- [ ] Cutting
- [ ] Shop Dwgs
- [ ] Prototype
- [ ] Seaming Diag
- [ ] CAD Drawing
- [x] Cut Sheet
- [ ] Flame Certification

Item Name	Patio Lounge Chair - Upholstered - Sunbrella Canvas Chestnut
Application	Patio Lounge
Model #	3Z0406
Dimensions	26 1/2" W x 25 1/2" H x 28 1/4" D overall
Color	Espresso
Fabric	UP-58 Sunbrella Canvas Chestnut
Seat Height	17 1/2" H
Notes	

SPECIAL INSTRUCTIONS:

1. Contractor to assume responsibility for preparing all surfaces, appropriate techniques and installation methods as required by manufacturer prior to installation.
2. Image is provided for reference only. Model number and/or shop drawings should be used to indicate exact colors, textures, and scale.
3. WARRANTY: See attached warranty.

UP-58 Sunbrella Canvas Chestnut

AREAS

WOODARD & LANDGRAVE WROUGHT IRON & ALUMINUM LIMITED WARRANTY

What is Covered We warrant to you, the original purchaser, that with the exceptions stated below, the furniture you have selected is free from defects in material and workmanship. Straps, slings, and cushions are warranted based on quality of workmanship, not fading, discoloration, mildew resistance or stretching.

How Long Does Coverage Last This limited warranty lasts for a period of fifteen (15) years from the date of delivery of the furniture to you ("Warranty Period"). Coverage terminates if you sell or otherwise transfer the furniture. Products approved for use in commercial applications will be covered under the current Hospitality Warranty Period of five years from the date of delivery.

What Woodard Will Do If within the Warranty Period, your furniture fails structurally or if the finish cracks, peels, or blisters Woodard will, at our option, repair or replace the frame in the original color and style. If the strap breaks or pulls out of the frame within three (3) years from date of delivery,Woodard will send a replacement strap(s) directly to you upon receipt of the defective item(s). If the sling breaks or pulls out of the frame within one (1) year from date of delivery,Woodard will send a replacement sling(s) directly to you upon receipt of the defective item(s). In the event that a frame color, style or fabric has been discontinued, we reserve the right to substitute the defective frame, sling or cushion in a similar style or color at our option. Please note, because wrought iron is made from steel, small amounts of rust seepage may appear when used outdoors, mainly in the joints and crevices. This seepage is normal and is not covered under warranty. Regular maintenance (e.g., washing the furniture, touching up nicks and scrapes) must be exercised.

To Obtain Service Any claim under this warranty should be initiated within the Warranty Period by contacting one of the following: any authorized Woodard dealer; or Woodard Customer Service online at www.woodard-furniture.com. Freight charges will be paid by Woodard for three (3) years from purchase for warranty claims - proof of purchase is required. Customer will be responsible for freight charges after the first three (3) years of the Warranty Period. Woodard reserves the right to examine all merchandise claimed to be defective. Upon approval of the claim,Woodard will authorize either repair or replacement of the defective furniture, strap or sling. No returns shall be accepted without a return authorization from Woodard.

What Is Not Covered This warranty does not cover and is void if damage is a result of freight/shipping, a failure caused by unreasonable or abusive use, acts of God, improper care, freeze damage, mildew, normal wear, fading or stretching of fabrics and vinyl straps, glass breakage, glides, if the furniture is used for commercial purposes or if the customer fails to provide reasonable and necessary care as outlined in the product information brochures.

Disclaimer This warranty is valid only in the 50 United States and Canada. This warranty is in lieu of any implied or other expressed warranties. **Implied warranties, including any warranty of merchantability imposed on the sale of this furniture under State law, are limited to a fifteen (15) year duration for the frame and finish, a three (3) year duration for the strap, and a one (1) year duration for the fabric. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you.**

Woodard shall not be responsible for loss of use, time, inconvenience, packaging, travel, personal injury, or other consequential or incidental damages resulting from any defect in the product. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation exclusion may not apply to you. No person, firm, or corporation is authorized to make any other warranty or assume any other obligation for the manufacturer in connection with the sale of these goods. Woodard reserves the right to make design, color, or fabric changes and/or discontinue any item(s) without notice.

This warranty gives you specific legal rights, and you may also have other rights that vary from state to state.

Project: OBS Exterior Remodel

Issue Date: 20 NOV 2017

Project #:

Revision Date:

Woodard

WOODARD TECHNICAL SPECIFICATION		
Salena Cushion Lounge Chair	AUTHOR	DATE
3Z8406	L. Starkweather	12/2/14

KEY DIMENSIONS		
A	Square	37-1/2"
B	Seat Height From Floor w/ Cushion	17-1/2"
C	Inside Frame Width (Seat Front)	23-34"
D	Seat To Back Pitch	81 Degrees
E	Overall Height From Floor	25-1/2"
F	Center Arm Height From Floor	25-3/4"
G	Overall Frame Width	26-1/2"
H	Overall Frame Depth	28-1/4"

Parts	Material
Top Back & Arms	1-1/4" x 1-1/4" Sq. 6063 T6 Double ribbed extruded aluminum tube
Front & Rear Legs	1-1/4" x 1-1/4" Sq. 6063 T6 Double ribbed extruded aluminum tube
Back Seat Support	1-1/4" x 1-1/4" Sq. 6063 T6 Double ribbed extruded aluminum tube
Front Seat Support	1" x 1" Sq. 6063 T6 Double ribbed extruded aluminum tube
Front To Back Seat Supports	1" x 1" Sq. 6063 T6 Double ribbed extruded aluminum tube
Back Side Supports	1/2" x 1" Rectangular 6063 T6 single ribbed extruded aluminum tube
Back & Seat Cross Brace Straps	1/8" x 1-3/4" Solid 6063 T6 aluminum strip
Foot glides	Low density polyethylene

The parts for this frame are constructed with hydraulic benders, by hand forming and presses. Then this frame is TIG welded with 3/32" aluminum fill rod. Then a TGIC polyester powder paint is electrostatically applied at a thickness of 3 to 6 mils. These finishes are tested quarterly in a salt spray test for 1500 hours and show less than 3 mil of creep on a scribe wear test.

The information contained in this document may be privileged, confidential and protected from disclosure.

F912

Furniture - Patio Seating - Exterior Seating (F900 Series)

Project:	OBS Exterior Remodel	Issue Date:	20 NOV 2017
Project #:		Revision Date:	

Upholstery - | Refer to UP-58, Sunbrella: Canvas Chestnut - Outdoor Fabric

Mfr:	Sunbrella	Qty:	0
Pattern:	Canvas 57001-0000		
Color:	Chestnut		

INSTRUCTIONS:

F913

Furniture - Patio Seating - Exterior Seating (F900 Series)

Project: OBS Exterior Remodel

Issue Date: 20 NOV 2017

Project #:

Revision Date:

Mfr: Woodard
650 South Royal Lane
Coppell, Texas 75019, United States
P: 800-486-4892 (Customer Service) F: 877-304-1728

Rep:

Contact: Marc Zamore
C: 407-256-6228
admin@factoryrep.net

Contact:

- [ ] Finish Sample
- [ ] Strike-Off
- [ ] Cutting
- [ ] Shop Dwgs
- [ ] Prototype
- [ ] Seaming Diag
- [ ] CAD Drawing
- [x] Cut Sheet
- [ ] Flame Certification

Item Name	Patio Lounge Loveseat - Upholstered - Sunbrella Chestnut
Application	Patio Lounge
Model #	3Z0419
Dimensions	50 1/2" W x 25 3/4" H x 28 1/4" D overall
Color	Espresso
Fabric	UP-58 Sunbrella Canvas Chestnut
Seat Height	17 1/2" H
Notes	

SPECIAL INSTRUCTIONS:

1. Contractor to assume responsibility for preparing all surfaces, appropriate techniques and installation methods as required by manufacturer prior to installation.
2. Image is provided for reference only. Model number and/or shop drawings should be used to indicate exact colors, textures, and scale.
3. WARRANTY: See attached warranty.

UP-58 Sunbrella Canvas Chestnut

AREAS

WOODARD & LANDGRAVE WROUGHT IRON & ALUMINUM LIMITED WARRANTY

What is Covered We warrant to you, the original purchaser, that with the exceptions stated below, the furniture you have selected is free from defects in material and workmanship. Straps, slings, and cushions are warranted based on quality of workmanship, not fading, discoloration, mildew resistance or stretching.

How Long Does Coverage Last This limited warranty lasts for a period of fifteen (15) years from the date of delivery of the furniture to you ("Warranty Period"). Coverage terminates if you sell or otherwise transfer the furniture. Products approved for use in commercial applications will be covered under the current Hospitality Warranty Period of five years from the date of delivery.

What Woodard Will Do If within the Warranty Period, your furniture fails structurally or if the finish cracks, peels, or blisters Woodard will, at our option, repair or replace the frame in the original color and style. If the strap breaks or pulls out of the frame within three (3) years from date of delivery,Woodard will send a replacement strap(s) directly to you upon receipt of the defective item(s). If the sling breaks or pulls out of the frame within one (1) year from date of delivery,Woodard will send a replacement sling(s) directly to you upon receipt of the defective item(s). In the event that a frame color, style or fabric has been discontinued, we reserve the right to substitute the defective frame, sling or cushion in a similar style or color at our option. Please note, because wrought iron is made from steel, small amounts of rust seepage may appear when used outdoors, mainly in the joints and crevices. This seepage is normal and is not covered under warranty. Regular maintenance (e.g., washing the furniture, touching up nicks and scrapes) must be exercised.

To Obtain Service Any claim under this warranty should be initiated within the Warranty Period by contacting one of the following: any authorized Woodard dealer; or Woodard Customer Service online at www.woodard-furniture.com. Freight charges will be paid by Woodard for three (3) years from purchase for warranty claims - proof of purchase is required. Customer will be responsible for freight charges after the first three (3) years of the Warranty Period. Woodard reserves the right to examine all merchandise claimed to be defective. Upon approval of the claim,Woodard will authorize either repair or replacement of the defective furniture, strap or sling. No returns shall be accepted without a return authorization from Woodard.

What Is Not Covered This warranty does not cover and is void if damage is a result of freight/shipping, a failure caused by unreasonable or abusive use, acts of God, improper care, freeze damage, mildew, normal wear, fading or stretching of fabrics and vinyl straps, glass breakage, glides, if the furniture is used for commercial purposes or if the customer fails to provide reasonable and necessary care as outlined in the product information brochures.

Disclaimer This warranty is valid only in the 50 United States and Canada. This warranty is in lieu of any implied or other expressed warranties. **Implied warranties, including any warranty of merchantability imposed on the sale of this furniture under State law, are limited to a fifteen (15) year duration for the frame and finish, a three (3) year duration for the strap, and a one (1) year duration for the fabric. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you.**

Woodard shall not be responsible for loss of use, time, inconvenience, packaging, travel, personal injury, or other consequential or incidental damages resulting from any defect in the product. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation exclusion may not apply to you. No person, firm, or corporation is authorized to make any other warranty or assume any other obligation for the manufacturer in connection with the sale of these goods. Woodard reserves the right to make design, color, or fabric changes and/or discontinue any item(s) without notice.

This warranty gives you specific legal rights, and you may also have other rights that vary from state to state.

Project: OBS Exterior Remodel

Issue Date: 20 NOV 2017

Project #:

Revision Date:

Woodard

WOODARD TECHNICAL SPECIFICATION		
Salona Cushion Loveseat	AUTHOR	DATE
3Z0419	L. Starkweather	12/2/14

KEY DIMENSIONS		
A	Square	57-1/2"
B	Seat Height From Floor w/ Cushion	17-1/2"
C	Inside Frame Width (Seat Front)	47-34"
D	Seat To Back Pitch	81 Degrees
E	Overall Height From Floor	25-3/4"
F	Center Arm Height From Floor	25-3/4"
G	Overall Frame Width	50-1/2"
H	Overall Frame Depth	28-1/4"

Parts	Material
Top Back & Arms	1-1/4" x 1-1/4" Sq. 6063 T6 Double ribbed extruded aluminum tube
Front, Rear & Center Legs	1-1/4" x 1-1/4" Sq. 6063 T6 Double ribbed extruded aluminum tube
Back Seat Support	1-1/4" x 1-1/4" Sq. 6063 T6 Double ribbed extruded aluminum tube
Front Seat Support	1" x 1" Sq. 6063 T6 Double ribbed extruded aluminum tube
Front To Back Seat Supports	1" x 1" Sq. 6063 T6 Double ribbed extruded aluminum tube
Back Side & Center Supports	1/2" x 1" Rectangular 6063 T6 single ribbed extruded aluminum tube
Back & Seat Cross Brace Straps	1/8" x 1-3/4" Solid 6063 T6 aluminum strip
Foot glides	Low density polyethylene

The parts for this frame are constructed with hydraulic benders, by hand forming and presses. Then this frame is TIG welded with 3/32" aluminum fill rod. Then a TGIC polyester powder paint is electrostatically applied at a thickness of 3 to 6 mils. These finishes are tested quarterly in a salt spray test for 1500 hours and show less than 3 mil of creep on a scribe weartest.

The information contained in this document may be privileged, confidential and protected from disclosure.

F913

Furniture - Patio Seating - Exterior Seating (F900 Series)

Project:	OBS Exterior Remodel	Issue Date:	20 NOV 2017
Project #:		Revision Date:	

Upholstery - | Refer to UP-58, Sunbrella: Canvas Chestnut - Outdoor Fabric

Mfr:	Sunbrella	Qty:	0
Pattern:	Canvas 57001-0000		
Color:	Chestnut		

INSTRUCTIONS:

F705

Furniture - Patio Table Tops - Exterior (F700 Series)

Project:	OBS P65 (Formerly P64)	Issue Date:	29 SEP 2017
Project #:		Revision Date:	

Mfr: Woodard
650 South Royal Lane
Coppell, Texas 75019, United States
P: 800-486-4892 (Customer Service) F: 877-304-1728

Rep:

Contact: Marc Zamore
C: 407-256-6228
admin@factoryrep.net

Contact:

Total Qty:	0	Area Qty:	0	Bulk Qty:	0	Lead Time: (weeks)	2
Item Cost:	$0.00	Total Cost:	$0.00				

☐ Finish Sample ☐ Strike-Off ☐ Cutting ☐ Shop Dwgs ☐ Prototype ☐ Seaming Diag ☐ CAD Drawing ☐ Cut Sheet ☐ Flame Certification

Item Name	Patio End Table Slat Top - Espresso
Application	Patio Dining
Model	2622
Dimensions	22" diameter x 2" H
Shape	Circular
Finish	Extruded aluminum, Color: Espresso
Edge	
Notes	
Old Tag #	

SPECIAL INSTRUCTIONS:

1. Contractor to assume responsibility for preparing all surfaces, appropriate techniques and installation methods as required by manufacturer prior to installation.
2. Image is provided for reference only. Model number and/or shop drawings should be used to indicate exact colors, textures, and scale.
3. Installer/fabricator to verify all site conditions and dimensions prior to purchasing and installation.
4. Table base required
5. Site assembly required
6. WARRANTY: limited 15 year warranty from date of delivery to customer

Finish: Espresso

Table Top Only

AREAS

EXTERIOR

Patio (1)	0

Project: OBS P65 (Formerly P64)

Issue Date: 29 SEP 2017

Project #:

Revision Date:

WOODARD TECHNICAL SPECIFICATION		
22" Round Tri-slat Top	AUTHOR	DATE
02622	L. Starkweather	12/1/14

KEY DIMENSIONS		
A	Top Width	22" Round
B	Top Height	2"

Parts	Material
Rim	2" x 7/8" Rectangular 6063 T6 double ribbed extruded aluminum tube
Small Slat	1-1/16" x 3/4" 6063 T6 extruded aluminum
Medium Slat	2-1/8" x 3/4" 6063 T6 extruded aluminum
Large Slat	4-5/16" x 3/4" 6063 T6 extruded aluminum
Mounting Pads	1" Rd. x 1/2" tall 6063 T6 aluminum rod with 1/4-20 threaded hole

The parts for this frame are constructed with hydraulic benders, by hand forming and presses. Then this frame is TIG welded with 3/32" aluminum fill rod. Then a TGIC polyester powder paint is electrostatically applied at a thickness of 3 to 6 mils. These finishes are tested quarterly in a salt spray test for 1500 hours and show less than 3 mil of creep on a scribe wear test.

The information contained in this document may be privileged, confidential and protected from disclosure.

2202 N West Shore Blvd, Tampa FL 33607 USA (P) 813-282-1224

WOODARD & LANDGRAVE WROUGHT IRON & ALUMINUM LIMITED WARRANTY

What is Covered

We warrant to you, the original purchaser, that with the exceptions stated below, the furniture you have selected is free from defects in material and workmanship. Straps, slings, and cushions are warranted based on quality of workmanship, not fading, discoloration, mildew resistance or stretching.

How Long Does Coverage Last

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What Woodard Will Do

If within the Warranty Period, your furniture fails structurally or if the finish cracks, peels, or blisters Woodard will, at our option, repair or replace the frame in the original color and style. If the strap breaks or pulls out of the frame within three (3) years from date of delivery,Woodard will send a replacement strap(s) directly to you upon receipt of the defective item(s). If the sling breaks or pulls out of the frame within one (1) year from date of delivery,Woodard will send a replacement sling(s) directly to you upon receipt of the defective item(s). In the event that a frame color, style or fabric has been discontinued, we reserve the right to substitute the defective frame, sling or cushion in a similar style or color at our option. Please note, because wrought iron is made from steel, small amounts of rust seepage may appear when used outdoors, mainly in the joints and crevices. This seepage is normal and is not covered under warranty. Regular maintenance (e.g., washing the furniture, touching up nicks and scrapes) must be exercised.

To Obtain Service

Any claim under this warranty should be initiated within the Warranty Period by contacting one of the following: any authorized Woodard dealer; or Woodard Customer Service online at www.woodard-furniture.com. Freight charges will be paid by Woodard for three (3) years from purchase for warranty claims - proof of purchase is required. Customer will be responsible for freight charges after the first three (3) years of the Warranty Period. Woodard reserves the right to examine all merchandise claimed to be defective. Upon approval of the claim,Woodard will authorize either repair or replacement of the defective furniture, strap or sling. No returns shall be accepted without a return authorization from Woodard.

What Is Not Covered

This warranty does not cover and is void if damage is a result of freight/shipping, a failure caused by unreasonable or abusive use, acts of God, improper care, freeze damage, mildew, normal wear, fading or stretching of fabrics and vinyl straps, glass breakage, glides, if the furniture is used for commercial purposes or if the customer fails to provide reasonable and necessary care as outlined in the product information brochures.

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This warranty gives you specific legal rights, and you may also have other rights that vary from state to state.

F806

Furniture - Patio Table Bases - Exterior Seating (F800 Series)

Project:	OBS P65 (Formerly P64)	Issue Date:	29 SEP 2017
Project #:		Revision Date:	

Mfr: Woodard
650 South Royal Lane
Coppell, Texas 75019, United States
P: 800-486-4892 (Customer Service) F: 877-304-1728

Rep:

Contact: Marc Zamore
C: 407-256-6228
admin@factoryrep.net

Contact:

Total Qty:	0	Area Qty:	0	Bulk Qty:	0	Lead Time: (weeks)
Item Cost:	$0.00	Total Cost:	$0.00			

- [ ] Finish Sample
- [ ] Strike-Off
- [ ] Cutting
- [ ] Shop Dwgs
- [ ] Prototype
- [ ] Seaming Diag
- [ ] CAD Drawing
- [x] Cut Sheet
- [ ] Flame Certification

Item Name	Patio End Table Base - Espresso
Application	Patio Dining
Model #	4V3900
Dimensions	17" diameter x 17.25" H
Material	Espresso
Color / Finish	Extruded aluminum
Base Spread	
Glides	1/4 - 20 stainless steel threaded insert molded into nylon glide
Old Tag #	

SPECIAL INSTRUCTIONS:

1. Contractor to assume responsibility for preparing all surfaces, appropriate techniques and installation methods as required by manufacturer prior to installation.
2. Image is provided for reference only. Model number and/or shop drawings should be used to indicate exact colors, textures, and scale.
3. Installer/fabricator to verify all site conditions and dimensions prior to purchasing and installation.
4. Table Top required
5. Site assembly required
6. WARRANTY: See attached.

Table Base Only

AREAS

EXTERIOR

Patio (1)	0

WOODARD & LANDGRAVE WROUGHT IRON & ALUMINUM LIMITED WARRANTY

What is Covered

We warrant to you, the original purchaser, that with the exceptions stated below, the furniture you have selected is free from defects in material and workmanship. Straps, slings, and cushions are warranted based on quality of workmanship, not fading, discoloration, mildew resistance or stretching.

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To Obtain Service

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What Is Not Covered

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This warranty gives you specific legal rights, and you may also have other rights that vary from state to state.

Project: OBS P65 (Formerly P64)

Issue Date: 29 SEP 2017

Project #:

Revision Date:

Woodard

WOODARD TECHNICAL SPECIFICATION		
Elite End Table Base	AUTHOR	DATE
4V3980	L. Starkweather	12/1/14

KEY DIMENSIONS		
A	Top Width	17"
B	Height From Floor	17.25"
C	Height From Floor To Bottom Of Top	16.75"

Parts	Material
Rim	1/2" x 1" Rectangular 6063 T6 single ribbed extruded aluminum tube
Top Cross Brace	1/2" x 1-3/4" 6063 T6 extruded aluminum
Top Cross Brace End Caps	Hi Density Polyethylene
Top Cross Brace Table Clip	1-1/2" x 3/4" x 1/8" 6063 T6 extruded aluminum with 3/16" hole
Top Cross Brace Table Clip Screw	410-5/8" Stainless steel screw
Bottom Leg Braces	1/2" x 1-3/8" 6063 T6 single ribbed extruded aluminum tube
Bottom Cross Braces	3/8" Rd. 6063 T6 aluminum rod
Legs	1-1/2" x 1-1/2" Sq. 6063 T6 single ribbed extruded aluminum tube
Leg Caps	1-1/8" x 1-1/8" x 1/8" thick 6063 T6 aluminum plate with 3/8" center hole
Adjustable Feet Glides	1/4 - 20 Stainless steel threaded insert molded into nylon glide
Threaded Insert For Glide	ABS threaded plastic
Glass	46-3/4" Rd. obscure glass

The parts for this frame are constructed with hydraulic benders, by handforming and presses. Then this frame is TIG welded with 3/32" aluminum fill rod. Then a TGIC polyester powder paint is electrostatically applied at a thickness of 3 to 6 mils. These finishes are tested quarterly in a salt spray test for 1500 hours and show less than 3 mil of creep on a scribe weartest.

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F806

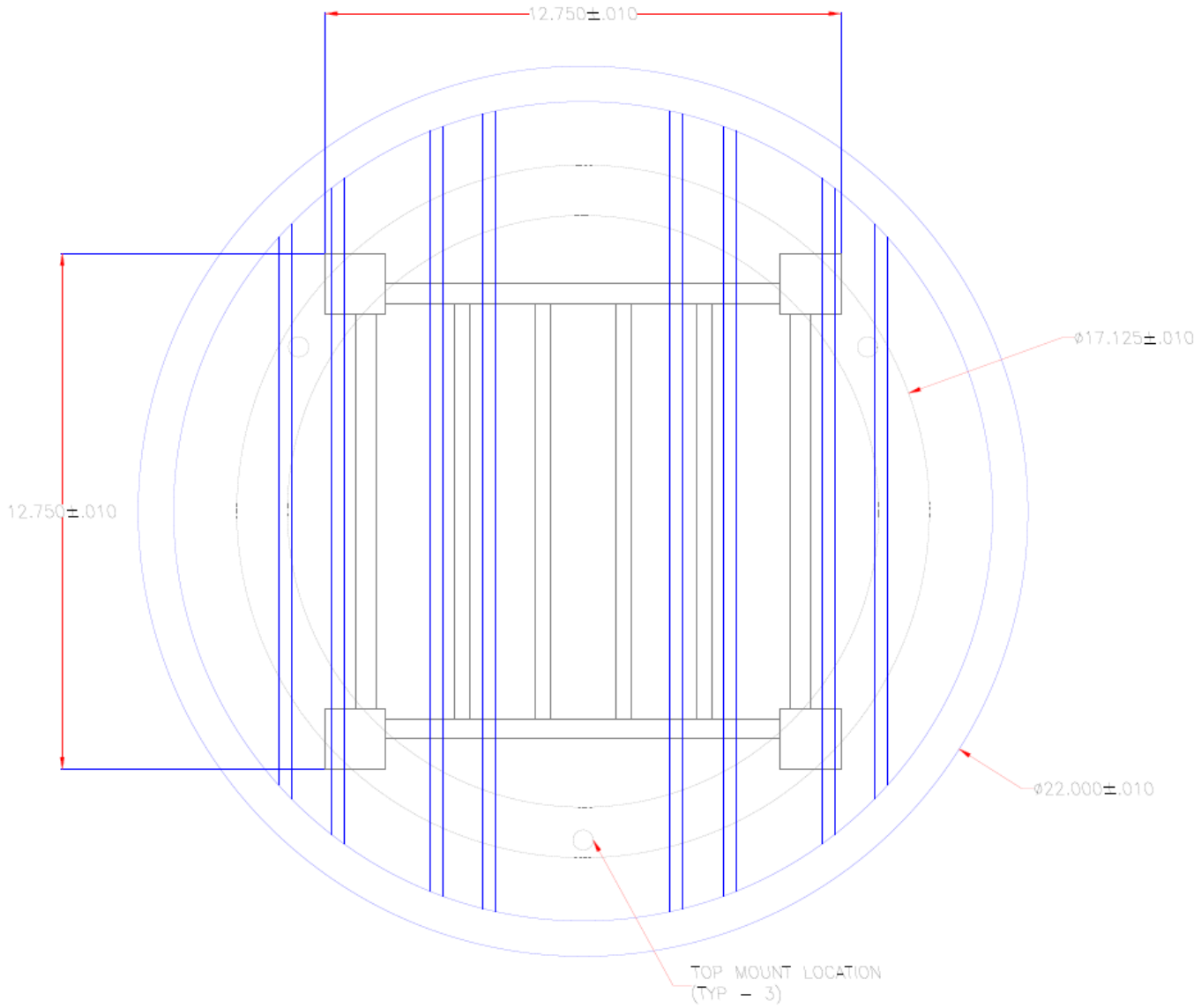
Furniture - Patio Table Bases - Exterior Seating (F800 Series)

Project: OBS P65 (Formerly P64)

Issue Date: 29 SEP 2017

Project #:

Revision Date:



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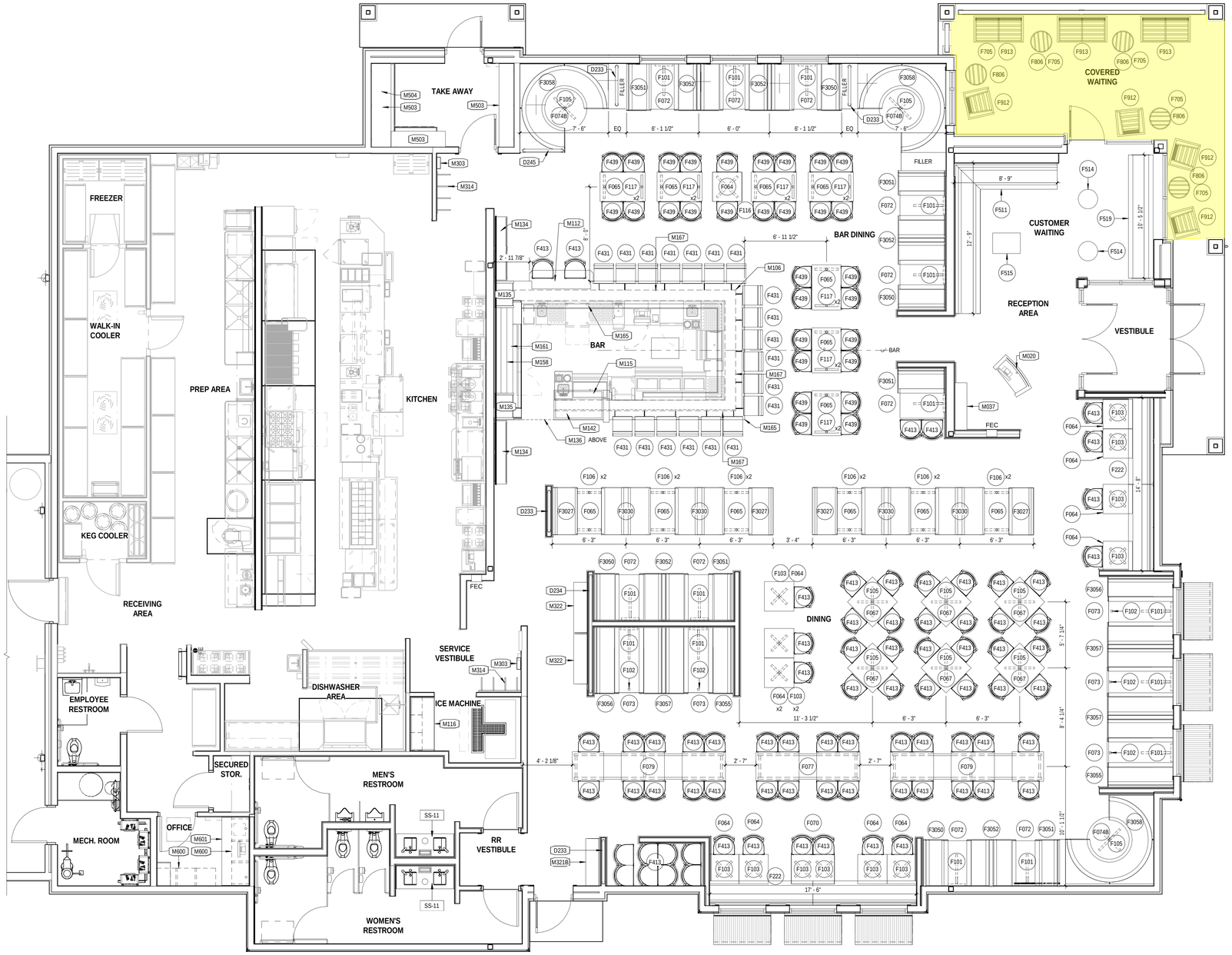


A1 ID100 **FURNITURE AND MILLWORK PLAN**

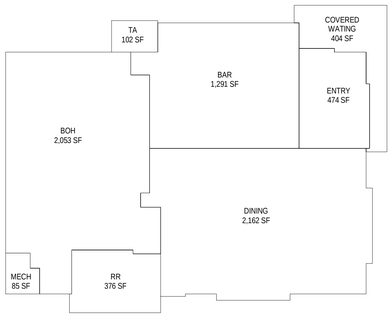
1/4" = 1'-0"

RESTAURANT SEATING

BAR	TABLES	SEATS
BARSTOOLS	N/A	21
2 TOP TABLES	1	2
4 TOP TABLES	13	52
5 TOP TABLES	2	10
6 TOP TABLES	0	0
SUBTOTAL:	16	85
DINING	**TABLES**	**SEATS**
2 TOP TABLES	5	10
4 TOP TABLES	27	108
5 TOP TABLES	1	5
6 TOP TABLES	5	30
ADDITIONAL TABLE LEAVES	N/A	10
SUBTOTAL:	38	163
COVERED WATING	**TABLES**	**SEATS**
2 TOP TABLES	0	0
4 TOP TABLES	0	0
SUBTOTAL:	0	0
TOTALS	**TABLES**	**SEATS**
INTERIOR	54	248
EXTERIOR / PATIO	0	0

SQUARE FOOTAGE CALCULATION

BUILDING SQUARE FOOTAGE	SIZE	%
ENTRY / TAKE-AWAY	576	9
BOH	2,053	31
RESTROOMS	376	6
BAR	1,291	20
DINING	2,162	33
MECHANICAL ROOM	85	1
TOTAL	6,543	100
PATIO SQUARE FOOTAGE	**SIZE**	
PATIO-DINING	0	
PATIO-WAITING	404	



FURNITURE AND MILLWORK GENERAL NOTES

A. GC TO COORDINATE WITH BLOOMIN' BRANDS CONSTRUCTION PROJECT MANAGER FOR ALL CRITICAL CONSTRUCTION DATES PERTAINING TO THE PROJECT.
B. GC TO COORDINATE WITH BLOOMIN' BRANDS CONSTRUCTION PROJECT MANAGERS FOR DELIVERY AND INSTALLATION OF ALL MILLWORK ITEMS; MILLWORK ITEMS TO BE FURNISHED BY MILLWORK CONTRACTOR AND INSTALLED BY GC.
C. GC TO HAVE PARKING LOT SUB-BASE COMPLETE AT START OF CONSTRUCTION TO ALLOW FOR LARGE TRUCK EQUIPMENT DELIVERIES AT THE REAR OF THE BUILDING.
D. GC TO COORDINATE WITH EQUIPMENT SUPPLIERS ON ACCESS OF LARGE EQUIPMENT INTO THE KITCHEN AREA.
E. ALL DINING BOOTHS ARE 6'-0" ON CENTER UNLESS OTHERWISE NOTED ON THIS DRAWING.
F. LABELED FF&E ITEMS ARE SUPPLIED BY BBI AND INSTALLED BY GC.

FURNITURE SCHEDULE

	DESCRIPTION	BY	QTY
F064	TABLE TOP 30X30	FBO	12
F065	TABLE TOP 30X46	FBO	13
F067	TABLE TOP 36X36	FBO	6
F070	TABLE TOP 30X46X64 W/FLIP	FBO	1
F072	BOOTH TOP 30X46	FBO	10
F073	BOOTH TOP 30X66	FBO	5
F074B	46" DIAMETER TABLE TOP	FBO	3
F077	TRACK TABLE ASSEMBLY 8'-10"	FBO	1
F079	TRACK TABLE ASSEMBLY 13'-0"	FBO	2
F101	TABLE BASE LARGE CANTILEVER-48" BOOTH	FBO	15
F102	TABLE BASE PIN LEG-6 TOPS	FBO	5
F103	TABLE BASE 2222	FBO	13
F105	TABLE BASE 3030	FBO	9
F106	TABLE BASE 522	FBO	12
F116	TABLE BASE 2222 HIGH TOP	FBO	1
F117	TABLE BASE 522 HIGH TOP	FBO	14
F222	BANQUETTE BETWEEN WALLS	FBO	2
F413	CHAIR-STANDARD FRAME	FBO	77
F431	ACCENT BAR STOOL	FBO	19
F439	BAR STOOL-STANDARD FRAME	FBO	30
F511	WAIT AREA BENCH - 2K EDGE	FBO	1
F514	ROUND COCKTAIL TABLES-2K EDGE	FBO	2
F515	SQUARE COCKTAIL TABLES-2K EDGE	FBO	1
F519	WAIT AREA BENCH - NO BACK - 2K EDGE	FBO	1
F705	PATIO END TABLE SLAT TOP	FBO	5
F806	PATIO END TABLE BASE	FBO	5
F912	PATIO LOUNGE CHAIR - CANVAS CHESTNUT	FBO	4
F913	PATIO LOUNGE SOFA - CANVAS CHESTNUT	FBO	3
F3027	48" OAL SINGLE 2 PE FOSB	FBO	4
F3030	48" OAL DOUBLE 2 PE	FBO	4
F3050	48" BOOTH SINGLE FINISHED LEFT	FBO	4
F3051	48" BOOTH SINGLE FINISHED RIGHT	FBO	5
F3052	48" DOUBLE BOOTH	FBO	5
F3055	68" BOOTH SINGLE FINISHED LEFT	FBO	2
F3056	68" BOOTH SINGLE FINISHED RIGHT	FBO	2
F3057	68" BOOTH DOUBLE	FBO	3
F3058	90" x 90" CIRCULAR CORNER BOOTH	FBO	3

MILLWORK SCHEDULE

MILLWORK VENDOR: MINNESOTA MILLWORK & FIXTURES
CONTACT: AUDREY@MINNESOTAMILLWORK.COM
PHONE: (507) 744-2318

	DESCRIPTION	BY	QTY
A200	SMOKING RECEPTACLE		1
D233	LOW WALL SCREEN (3' - 6")		4
D234	LOW WALL SCREEN (10' - 0")		1
D245	LOW WALL SCREEN (3' - 6") OPAQUE - NO SEE		1
M020	HOSTESS STAND		1
M037	HOSTESS SUPPORT CABINET - SS-13 TOP		1
M106	BAR FOOT RAIL (LOT)		1
M112	BAR ACCESSIBLE COUNTER-65"		1
M115	SERVICE BAR PICK UP		1
M116	SECURE STORAGE (LOT)		1
M134	SIDE BAR CABINETS		2
M135	BACK BAR MILLWORK CABINETS (LOT)		1
M136	BAR SOFFIT (LOT)		1
M142	GLASS STORAGE CABINET AT BAR SERVICE		1
M158	BOTTLE STEP		2
M161	BACK BAR CABINET		1
M165	SS-10 SOLID SURFACE BAR TOP; WELLINGTON, SUPPLIED AND INSTALLED BY CAMBRIA		1
M167	BAR DIE WALL PANELS (LOT)		1
M302	MENU HOLDER-INTERIOR		2
M314	TRAY JACKS		2
M321B	POS CABINET - TABLE LEAF STORAGE. SS-13 TOP		1
M322	POS CABINET - SS-13 TOP		2
M503	TAKE AWAY ROOM SHELVES (LOT)		1
M504	TAKE AWAY ROOM CABINETS (LOT)		1
M600	OFFICE UPPER CABINETS (LOT)		1
M601	OFFICE COUNTERTOP (LOT)		1

COUNTERTOPS

TYPE	COLOR NAME
SS-10	CAMBRIA: WELLINGTON BARTOP
SS-11	CAMBRIA: HALSTED VANITY TOP
SS-13	CAMBRIA: OAKHAMPTON MILLWORK TOPS

OUTBACK STEAKHOUSE®

CONSULTANT LOGO
FREDRICK J. GOGLIA
ARCHITECT, NCARB, RDI
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-2400 FAX (314) 415-2300 www.arcv.com

SEAL3

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE (4710)

Prototype Issue: OBS PIERR-WOOD 2018.3

150 Elden St.
Herndon, VA 20171

SHEET ISSUE:

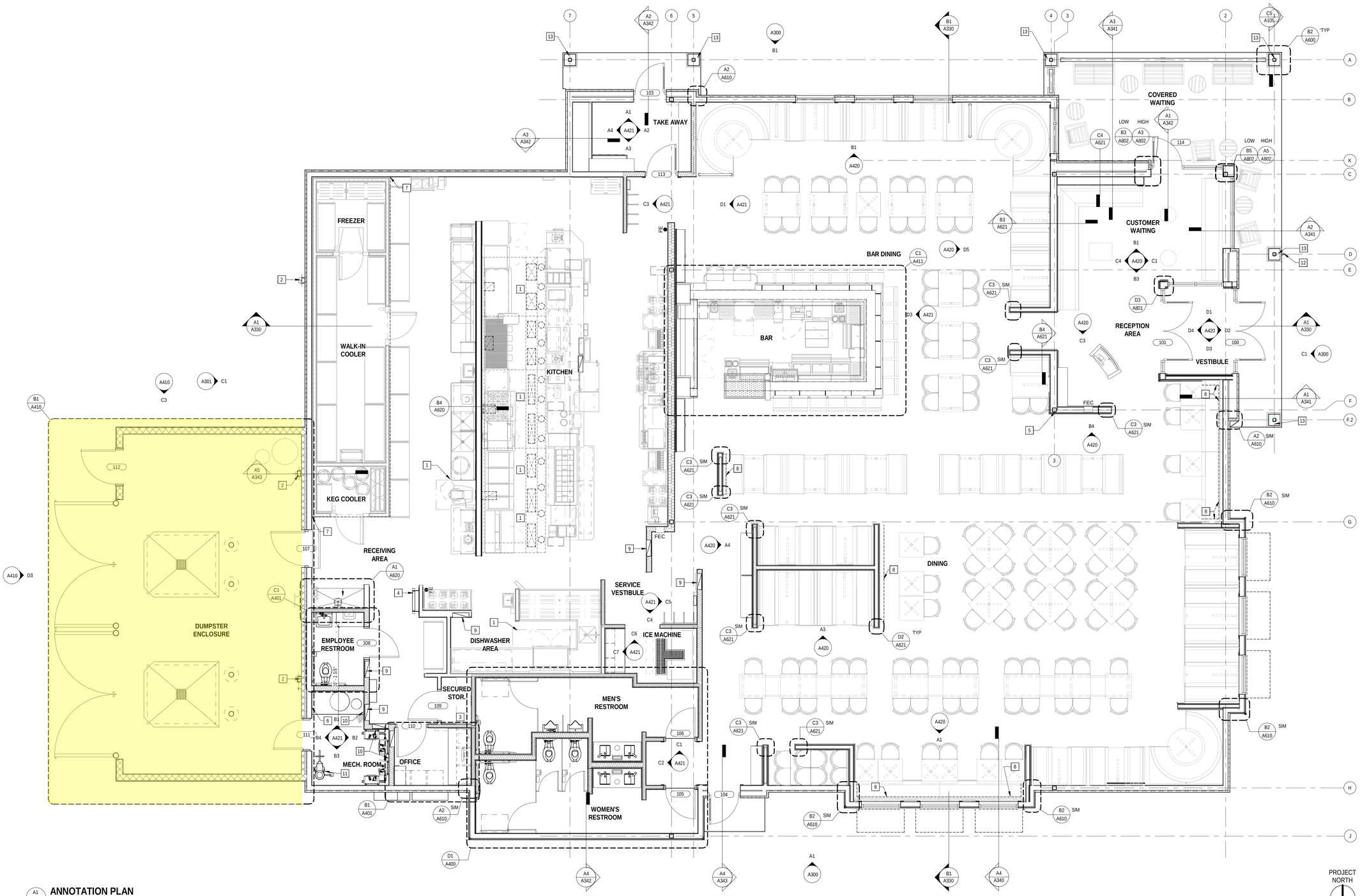
NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: FJG
PROJECT ARCHITECT: KJL
DRAWN BY: BES

SHEET TITLE:
FURNITURE AND MILLWORK PLAN

SHEET NO. ID100

PROJ. NO. 180622



A1 / A101 **ANNOTATION PLAN**

1/4" = 1'-0"

ANNOTATION PLAN GENERAL NOTES

A. ALL WALL MOUNTED EQUIPMENT SHALL BE SEALED AT WALL AND FLOOR IF APPLICABLE.
B. REF ID100 AND FOOD SERVICE PLANS FOR ALL FF&E LABELED ITEMS THAT ARE PROVIDED BY BBI VENDORS AND INSTALLED BY GC. .

SHEET KEYNOTES

1 KITCHEN EXHAUST HOOD (ABOVE): REF MECHANICAL.
2 DOWNSPOUTS; CONNECT TO UNDERGROUND STORM DRAIN; REF PLUMBING.
3 SECURED STORAGE SHELVING; PROVIDED BY GC; REF DETAIL D5/A620.
4 ALUMINUM ROOF ACCESS LADDER & ROOF HATCH; REF DETAIL A5/A620.
5 PAINT EXPOSED STEEL COLUMN(S); REF INTERIOR ELEVATIONS.
6 PLYWOOD PHONE BACKBOARD. REF ELECTRICAL.
7 PROVIDE STAINLESS STEEL CLOSURE STRIP AT 1 1/2" AIR GAP OPENING PERIMETER. FOR DETAIL; REF FOOD SERVICE.
8 DASHED LINES REPRESENT EXTENT OF FLUSH WALL BASE; REF DETAIL A1/A621.
9 RECESSED ELECTRICAL PANEL. REF ELECTRICAL.
10 MOUNTING BOARD FOR WATER HEATER, WATER SOFTENER AND BACKFLOW PREVENTOR; REF PLUMBING
11 COORDINATE VERTICAL FIRE RISER WITH FIRE PROTECTION PLAN.
12 OVERFLOW DRAIN COW'S TONGUE C5/A105
13 CONNECT INTERNAL DOWNSPOUTS TO UNDERGROUND STORM DRAIN; REF PLUMBING.

LEGEND

SOUND BATT INSULATION

FREDRICK J. GOGLIA
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ARCHITECT, NCARB, RDI
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-2400 FAX (314) 415-2300 www.arcv.com

SEAL

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE (4710)

Prototype Issue: OBS P6SRR.W OOD 2018.3

150 Elden St.
Herndon, VA 20171

SHEET ISSUE:

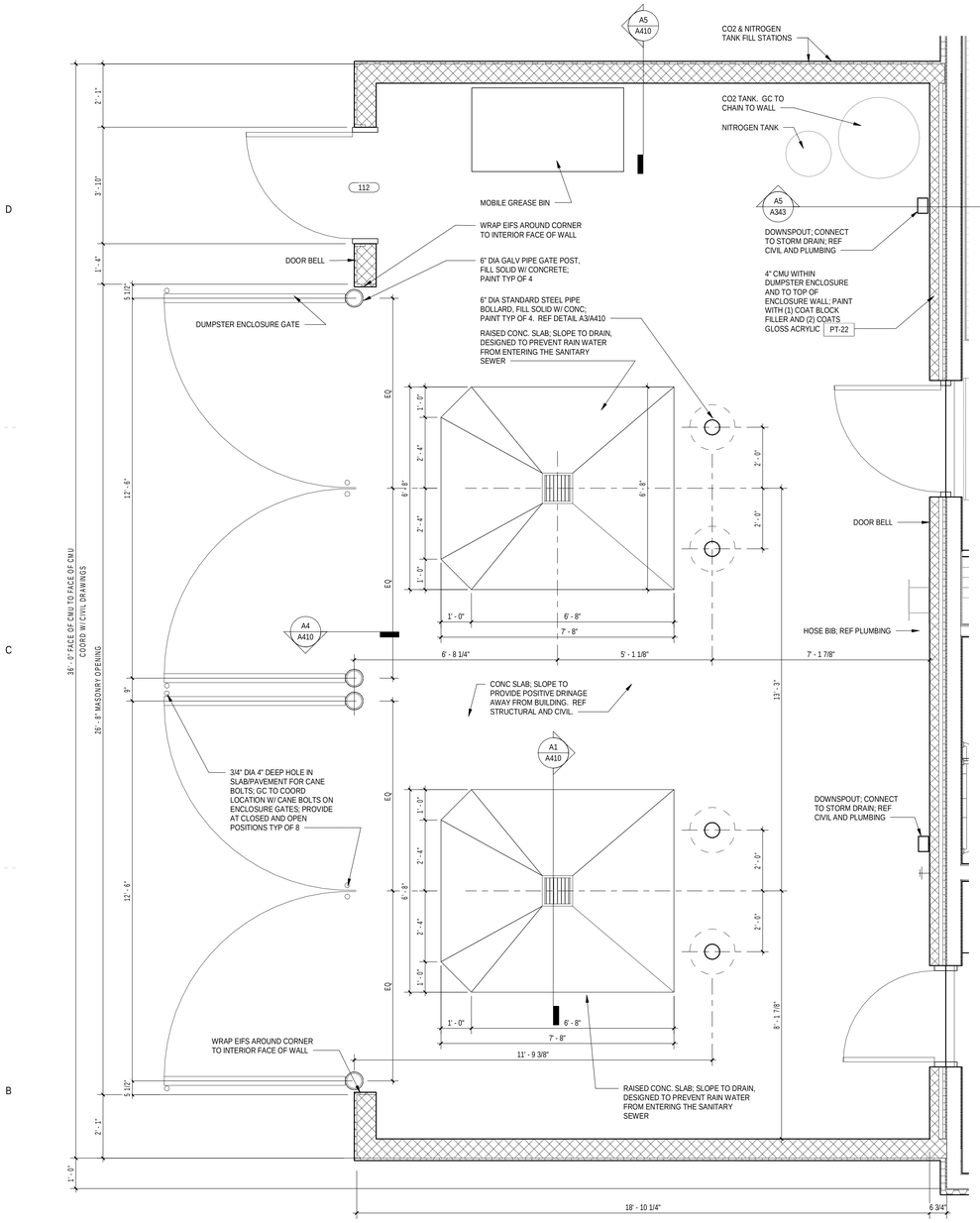
NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: FJG
PROJECT ARCHITECT: KJL
DRAWN BY: BES

SHEET TITLE:
ANNOTATION PLAN

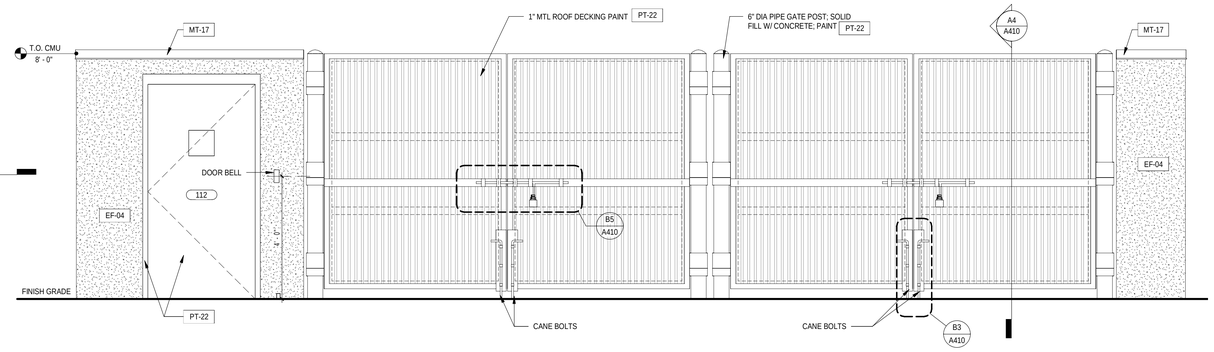
SHEET NO. A101

PROJ. NO. 180622



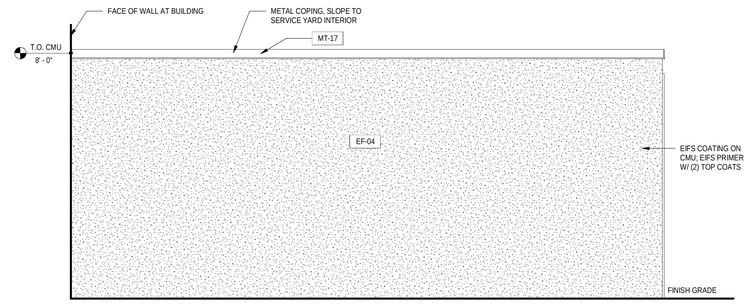
B1 / A410 ENLARGED DUMPSTER ENCLOSURE PLAN

1/2" = 1'-0"



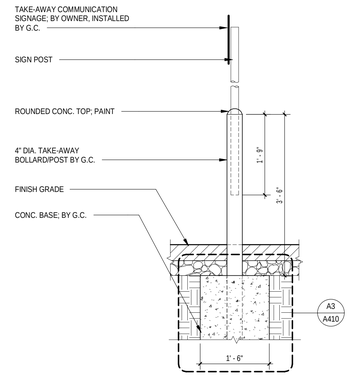
D3 / A410 DUMPSTER ENCLOSURE GATE ELEVATION

1/2" = 1'-0"



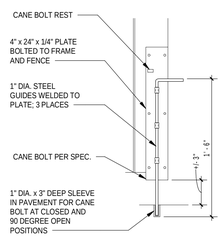
C3 / A410 DUMPSTER ENCLOSURE WALL ELEVATION

1/2" = 1'-0"



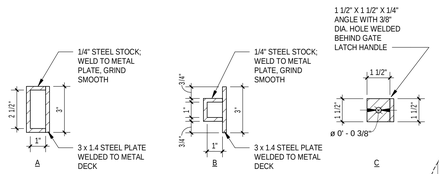
C5 / A410 TAKE AWAY POST DETAIL AT PARKING LOT

3/4" = 1'-0"



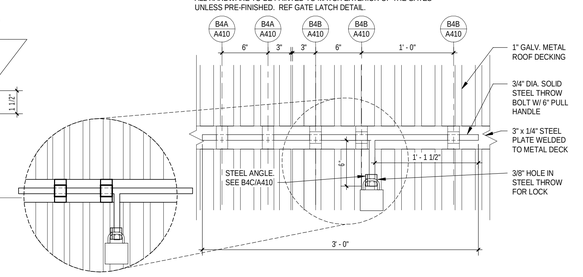
B3 / A410 CANE BOLT DETAIL

1 1/2" = 1'-0"



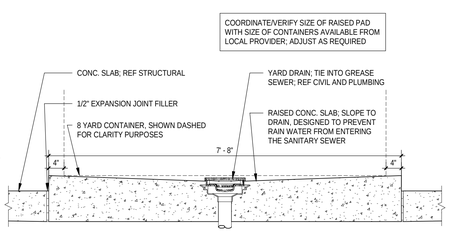
B4 / A410 GATE LATCH DETAIL

3" = 1'-0"



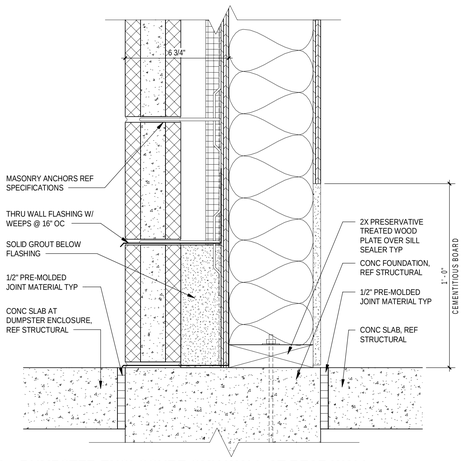
B5 / A410 TYPICAL GATE LATCH ELEVATION AT DUMPSTER GATE

1 1/2" = 1'-0"



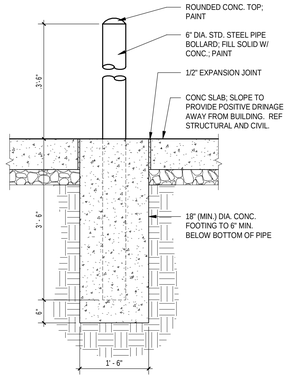
A1 / A410 RAISED DUMPSTER SLAB SECTION

3/4" = 1'-0"



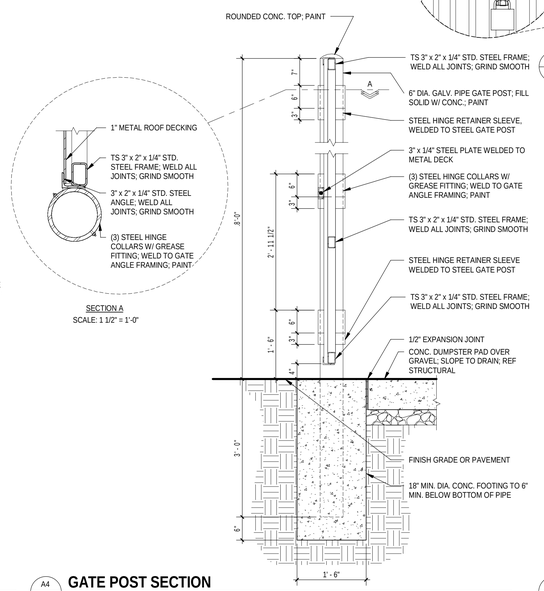
A2 / A410 DUMPSTER ENCLOSURE CMU WALL AT REAR WALL

3" = 1'-0"



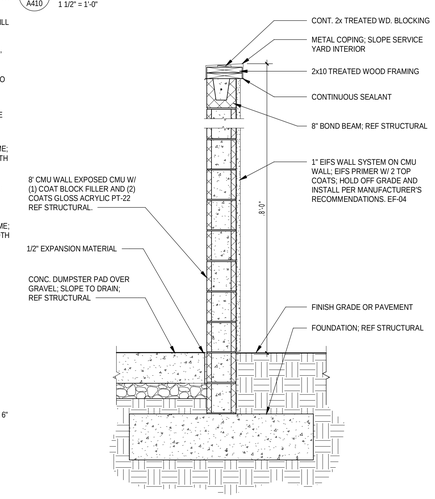
A3 / A410 BOLLARD DETAIL

3/4" = 1'-0"



A4 / A410 GATE POST SECTION

3/4" = 1'-0"



A5 / A410 DUMPSTER ENCLOSURE WALL SECTION

3/4" = 1'-0"

OUTBACK STEAKHOUSE®

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CONSULTANT LOGO

SEAL

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE (4710)

Prototype Issue: OBS P6SRR WOOD 2018.3

150 Ellen St.
Herndon, VA 20171

SHEET ISSUE:

NOT FOR CONSTRUCTION

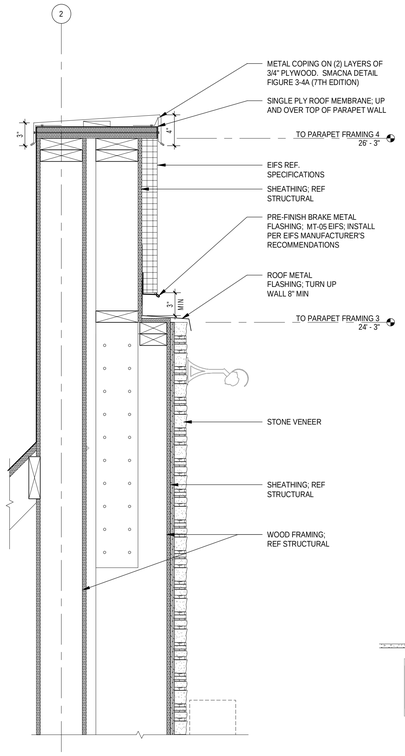
PRINCIPAL IN CHARGE:	FJG
PROJECT ARCHITECT:	KJL
DRAWN BY:	BES

SHEET TITLE:

ENLARGED DUMPSTER ENCLOSURE PLAN & DETAILS

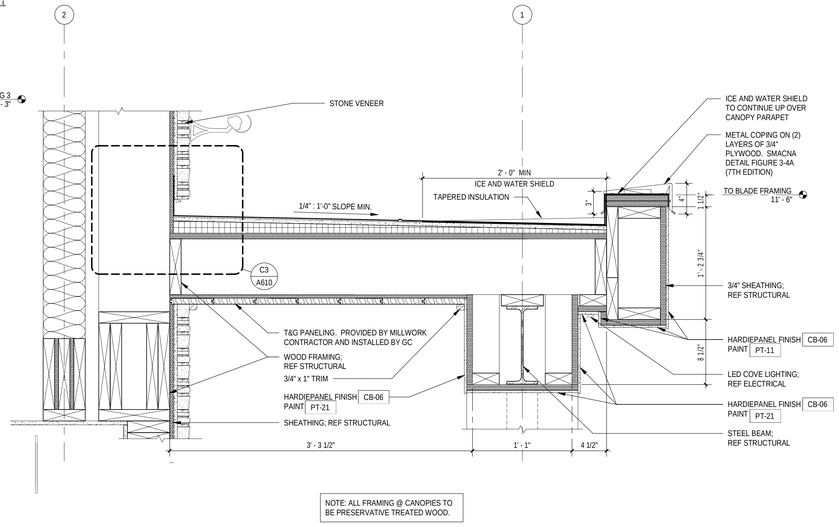
SHEET NO. A410

PROJ. NO. 180622



C1 / A600 PARAPET STONE STEP TO EIFS

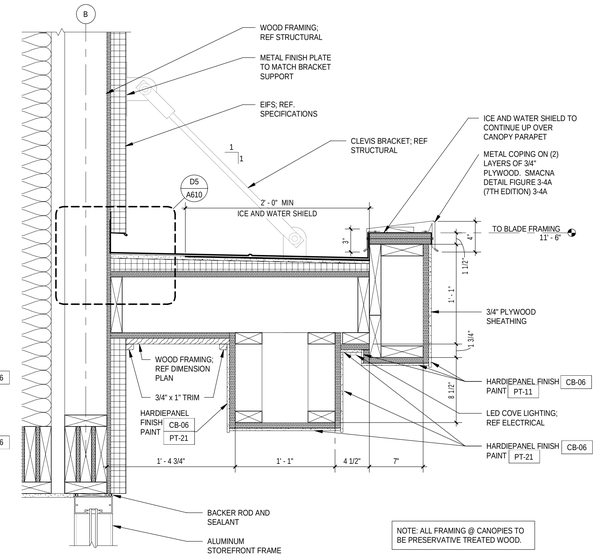
1 1/2" = 1'-0"



NOTE: ALL FRAMING @ CANOPIES TO BE PRESERVATIVE TREATED WOOD.

C2 / A600 BLADE CANOPY DETAIL

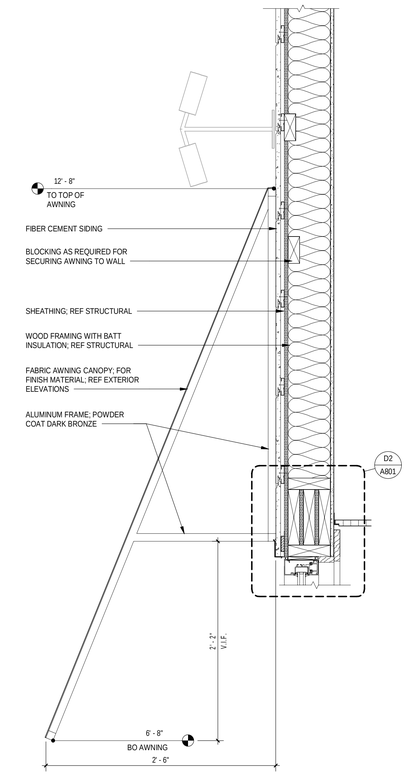
1 1/2" = 1'-0"



NOTE: ALL FRAMING @ CANOPIES TO BE PRESERVATIVE TREATED WOOD.

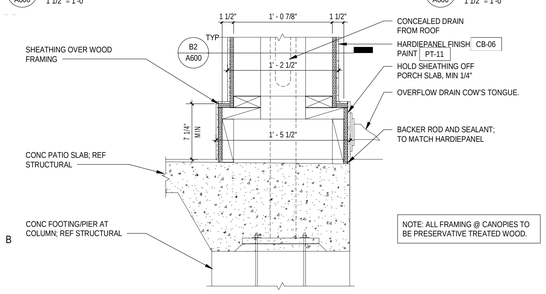
C4 / A600 SIDE BLADE ROOF DETAIL

1 1/2" = 1'-0"



C5 / A600 AWNING DETAIL

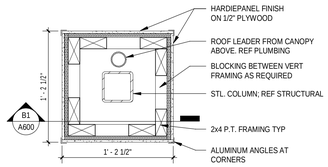
1 1/2" = 1'-0"



NOTE: ALL FRAMING @ CANOPIES TO BE PRESERVATIVE TREATED WOOD.

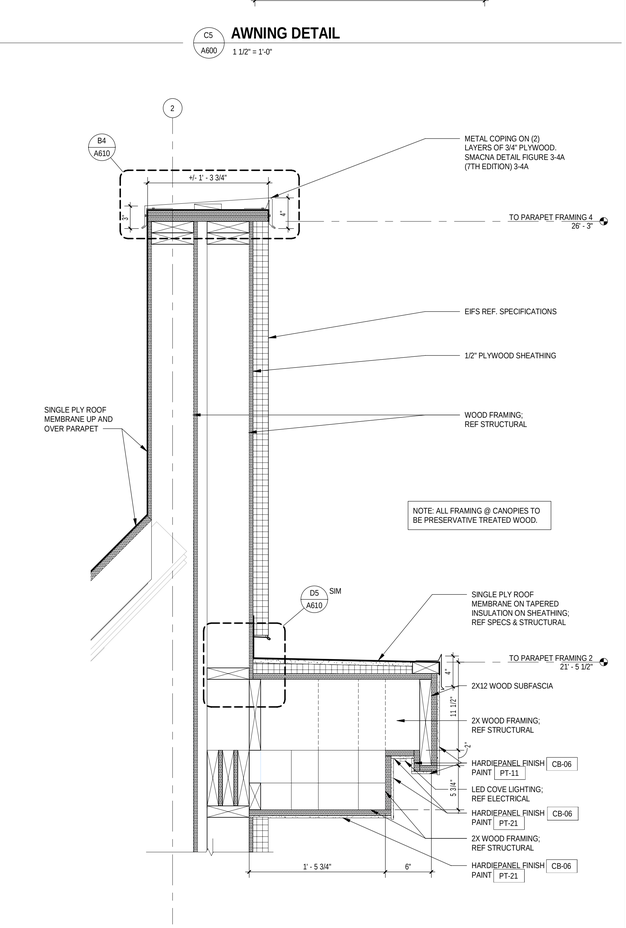
B1 / A600 BLADE CANOPY COLUMN DETAIL

1 1/2" = 1'-0"



B2 / A600 TYP COLUMN SECTION PLAN DETAIL

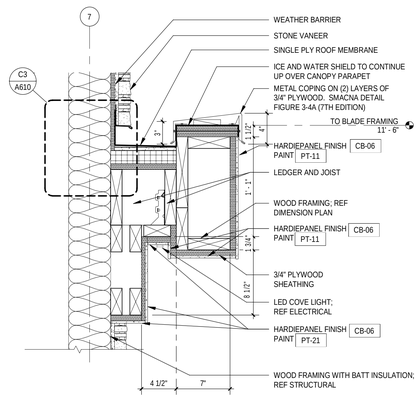
1 1/2" = 1'-0"



NOTE: ALL FRAMING @ CANOPIES TO BE PRESERVATIVE TREATED WOOD.

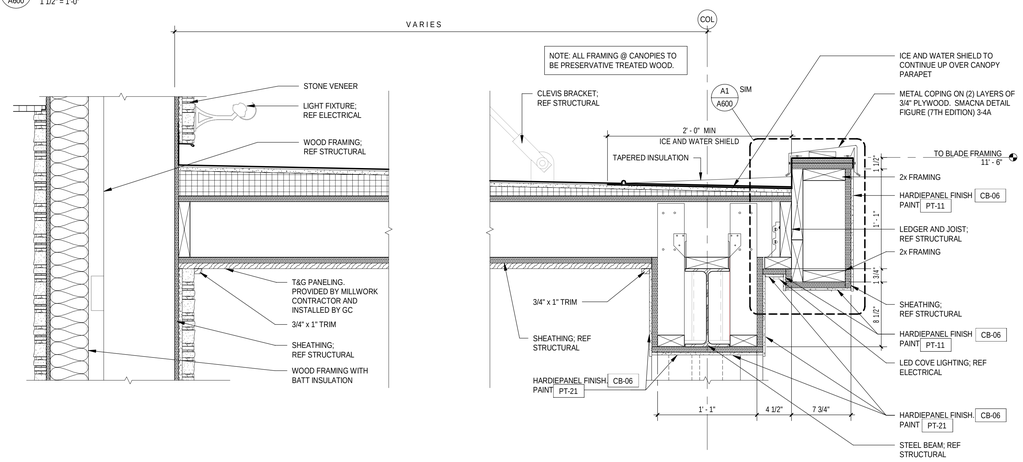
A5 / A600 EYEBROW ROOF

1 1/2" = 1'-0"



A1 / A600 BLADE CANOPY DETAIL

1 1/2" = 1'-0"



A2 / A600 BLADE CANOPY DETAIL

1 1/2" = 1'-0"

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ARCHITECT, NCARB, RDI
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
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CONSULTANT LOGO

SEAL

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE (4710)

Prototype Issue: OBS P6SPR-WOOD 2018.3

150 Elden St.
Herndon, VA 20171

SHEET ISSUE:

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE:	FJG
PROJECT ARCHITECT:	KJL
DRAWN BY:	BES

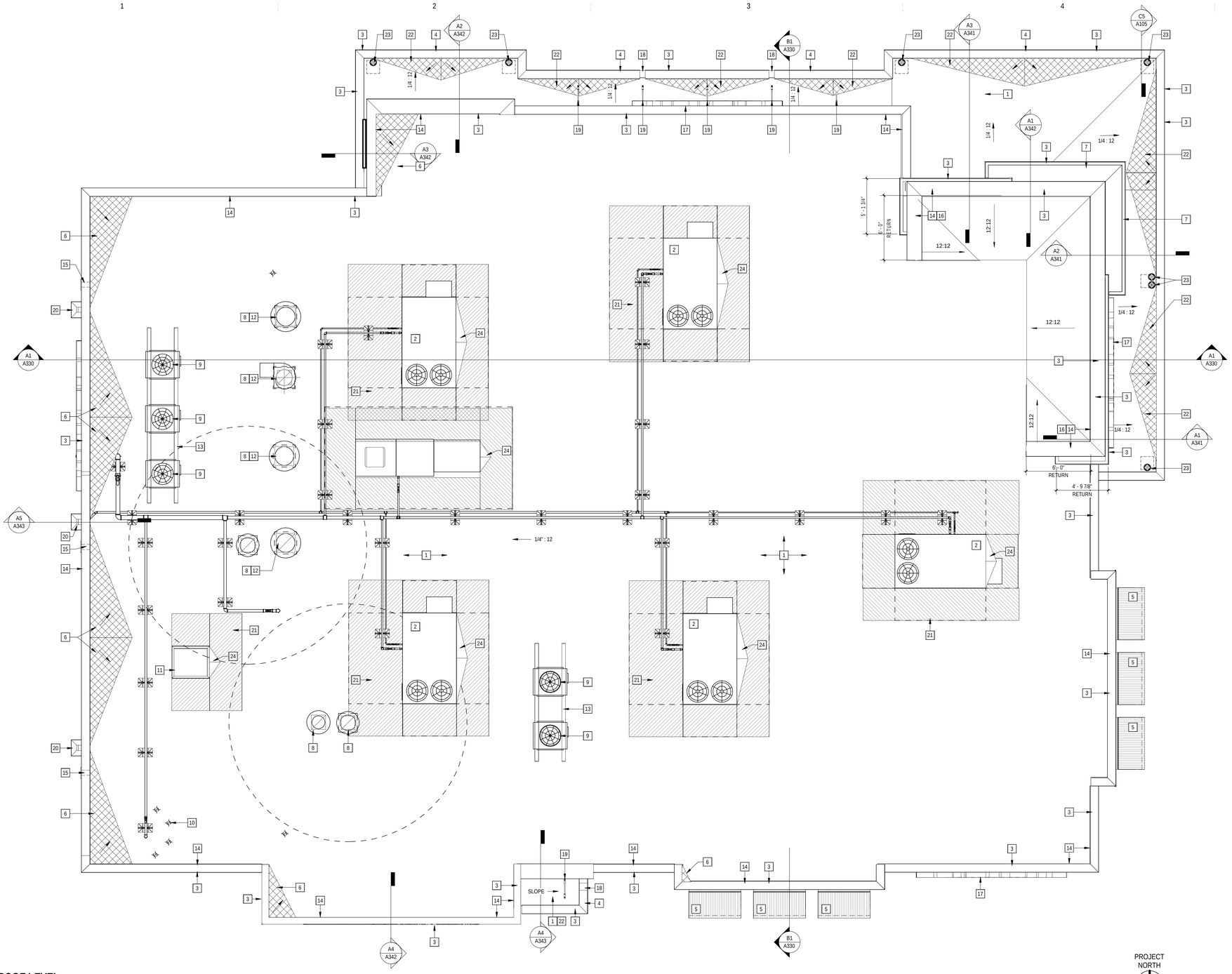
SHEET TITLE:

SECTION DETAILS

SHEET NO. A600

PROJ. NO. 180622

10/8/2019 9:51:39 AM BIM 360:OBS 4710 Herndon, VA\Arch_OBS_4710_Herndon\Arch_P6SPR-Wood 2018.3_R18.rvt



B1 A105 ROOF LEVEL

1/4" = 1'-0"

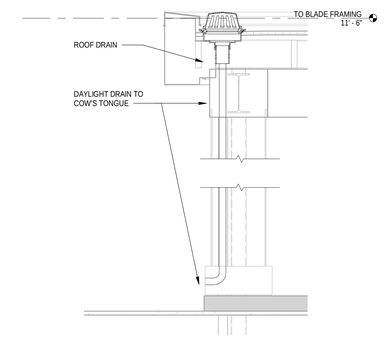
PROJECT NORTH

ROOF PLAN GENERAL NOTES

A. HOLE IN MEMBRANE SHOULD EXTEND A MINIMUM OF 1/2" BEYOND CLAMPING RING AND SHOULD NOT BE SMALLER THAN THE DIAMETER OF THE LEADER PIPE.
B. INSULATION ADJACENT TO DRAIN TO BE ROOF MANUFACTURER'S ACCEPTABLE INSULATION WITH APPROPRIATE BONDING SURFACE.
C. WATERBLOCK MIN. OF 1/2 OF 10 OZ TUBE PER 4" DRAIN; USE ADDITIONAL WATERBLOCK FOR LARGER DRAINS.
D. MEMBRANE SLOPE LIMITS:
   a. MAXIMUM SLOPE FOR STANDARD MEMBRANE SHALL BE 6":1'-0".
E. SUMP AREA FIELD SEAM REQUIREMENTS:
   a. IF FIELD SEAM EDGE IS WITHIN 9" OF DRAIN COMPRESSION RING, EPDM TARGET PATCH REQUIRED.
   b. IF FIELD SEAM EDGE IS WITHIN 9" TO 18" OF DRAIN COMPRESSION RING, INSTALL A LAYER OF 5" SEAM FLASHING CENTERED OVER SEAM EDGE - 5" SEAM FLASHING MUST EXTEND 3" MIN. BEYOND EDGE OF SUMP.

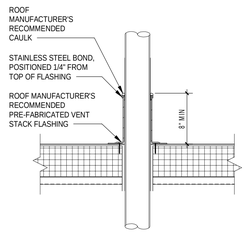
SHEET KEYNOTES

1 SINGLE PLY MEMBRANE ROOF SYSTEM; REF SPECIFICATIONS.
2 HVAC ROOF TOP UNIT; REF MECHANICAL.
3 METAL COPING; REF EXTERIOR ELEVATIONS FOR EXTERIOR FINISH SCHEDULE
4 CANOPY; REF EXTERIOR ELEVATIONS FOR EXTERIOR FINISH SCHEDULE, SECTIONS AND DETAILS.
5 FABRIC AWNING; REF C5/A600
6 TAPERED INSULATION CRICKET SLOPE 1/8" PER FOOT MINIMUM TOWARD DRAIN.
7 "EYEBROW" CANOPY; HARDIPANEL FASCIA; REF EXTERIOR ELEVATIONS, SECTIONS AND DETAILS.
8 EXHAUST FAN; REF MECHANICAL.
9 ROOF TOP CONDENSER UNITS; REF MECHANICAL
10 EXHAUST VENTS FOR WATER HEATERS; REF B5/A105 AND PLUMBING.
11 ROOF HATCH; REF A5/A620 AND SPECIFICATIONS.
12 GREASE ABSORPTION UNIT MANUFACTURED BY GREASE GUARD XD; CONTACT: (800) 913-7034.
13 CONDENSER UNIT SUPPORT FRAME. REF STRUCTURAL.
14 SINGLE PLY ROOF MEMBRANE; TURN UP AND OVER TOP OF PARAPET WALLS; SEE SECTIONS AND DETAILS.
15 OVERFLOW SCUPPER; REF A1/A105.
16 PROVIDE TAN SINGLE PLY ROOF MEMBRANE ON VERTICAL PARAPET WALLS AT ENTRY TOWER ABOVE 19'-6" AFF.
17 SIGNAGE SUPPLIED AND INSTALLED BY OTHERS; FOR APPROXIMATE HEIGHT; REF EXTERIOR ELEVATIONS; GC SHALL PROVIDE POWER STUB-OUT; SUPPLY BLOCKING AS REQUIRED FOR SIGNAGE ATTACHMENT. REF ELECTRICAL
18 CANOPY OVERFLOW SCUPPER; REF A2/A105.
19 STEEL SUPPORT FRAME; REF STRUCTURAL; PAINT: DARK BRONZE.
20 SCUPPER AND DOWNSPOUT; REF A3/A105 AND EXTERIOR ELEVATIONS.
21 ROOF WALK PAD. SAME MANUFACTURER AS ROOF SYSTEM.
22 TAPERED INSULATION USED AT CANOPY TO ACHIEVE ROOF SLOPE. 1/4" PER 1'-0" MIN. SLOPE
23 ROOF DRAIN AND INTERNAL DOWNSPOUT. TIE INTO STORM WATER SYSTEM. REF DETAIL C5/A105. SYSTEM INCLUDES EMERGENCY OVERFLOW SYSTEM DESIGN. REF ZURN RD2130-NH2. EMERGENCY OVERFLOW TO TIE TO COW'S TONGUE DRAIN OUTLET. REF C5/A105 AND PLUMBING
24 CRICKET AT MECHANICAL ROOF TOP EQUIPMENT OR ROOF LADDER



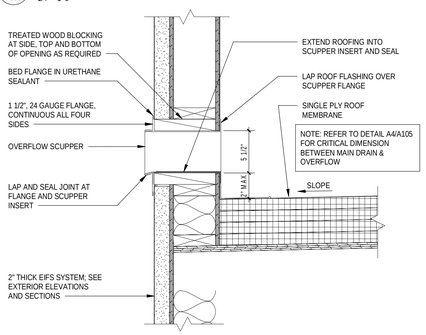
C5 A105 WALL SECTION AT ROOF CANOPY DRAIN

3/4" = 1'-0"



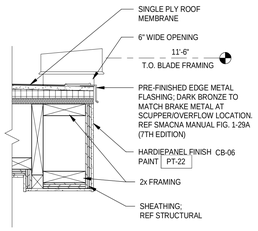
B5 A105 ROOF PENETRATION

1 1/2" = 1'-0"



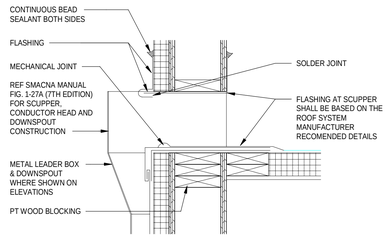
A1 A105 REAR OVERFLOW SCUPPER DETAIL

1 1/2" = 1'-0"



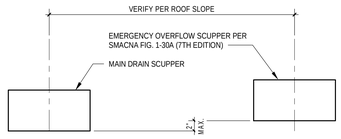
A2 A105 ROOF DRAIN AT CANOPY DETAIL

1 1/2" = 1'-0"



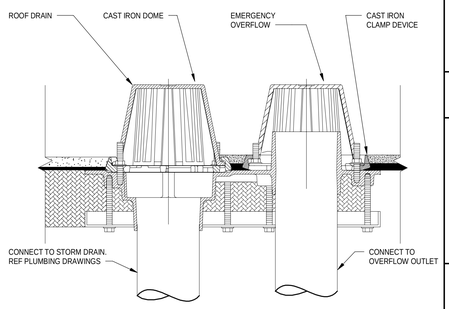
A3 A105 ROOF SCUPPER DETAIL

1 1/2" = 1'-0"



A4 A105 SCUPPER / OVERFLOW DETAIL

1" = 1'-0"



A5 A105 ROOF DRAIN

6" = 1'-0"

FREDRICK J. GOGLIA
ARCHITECT, NCARB, RDI
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-2400 FAX (314) 415-2300 www.arcv.com

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE (4710)

Prototype Issue: OBS P6SRR.WOOD 2018.3

150 Elden St.
Herndon, VA 20171

SHEET ISSUE:

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE:	FJG
PROJECT ARCHITECT:	KJL
DRAWN BY:	BES

SHEET TITLE:

ROOF PLAN

SHEET NO. A105

PROJ. NO. 180622

TOWN OF Herndon VIRGINIA

Elizabeth M. Gilleran, AICP
Director of Community Development
T (703) 787-7380
F (703) 481-5280
community.development@herndon-va.gov

TOWN COUNCIL
Lisa C. Merkel, Mayor
Sheila A. Olem, Vice Mayor
Jennifer K. Baker
Cesar del Aguila
Pradip Dhakal
Signe Friedrichs
Bill McKenna

MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator; and
Bryce A. Perry, Deputy Director of Community Development

Date: February 6, 2019

Subject: Discussion Item – Proposed Outback Steakhouse at 150 Elden St.

Please consider the following memo as a report on the above referenced discussion item.

The applicant, Kimley-Horn acting as a designated representative, has submitted preliminary designs for a new Outback Steakhouse restaurant to be located at 150 Elden Street. This new 6,525 square foot commercial structure on 1.46-acre undeveloped site currently zoned as CS – Commercial Services zoning district and will include the new single-story commercial building, approximately 82 vehicle parking spaces with site circulation, new outdoor service / dumpster enclosure area, pedestrian circulation, an outdoor seating patio and new landscaping.

The new building will be clad in a two-tone EIFS wall finishes (*Colony Buff* color above and *Well Bred Brown* below) which is broken up by an aluminum canopy structure and ivory and beige split face stone veneer at the corners of the north and west elevations, as well as a vertically oriented Nichiha ® panel system in a *Vintage Wood Cedar* finish color on the north and east elevations. The design includes a prominent entry vestibule on the northwest corner of the building which is faced with a frame and glazing system from the ground level to an upper clerestory with an upper story metal canopy extension and EIFS surrounds painted in a *Rustic Red* color. On the north, east and west elevations, three windows are place together with the north and east elevation window apertures shaded with individual canvas awnings over each window in a *Tresco Brick* colored fabric. Various Hardieplank ® accents are placed along the fascia of canopy structure(s) throughout the design. An outdoor seating patio on the northwest corner of the building will be framed by the entry overhang/canopy and two supporting columns to serve as an outdoor patron waiting area. Extensive exterior building and site lighting has been proposed in this design submission.

Signage is included in this preliminary design, which includes the *Outback Steakhouse* corporate name / logo design on all four sides of the building, as well as a large shape of Australia with words depicted on the east elevation, which will be considered signage in accordance with the Town's Zoning Ordinance (Attachment 1).

Based on staff's initial review, the proposed design is visually interesting with a variety of materials and color that are consistently used to avoid long expanses of blank walls. While there are numerous design qualities and features in this design, staff has the following concerns and comments that should be addressed prior to submission of a formal application for review by the Board:

1) The overall design composition is interesting and has a variety of architectural materials and treatments, however the roof line of this building is very flat and monotonous, despite the prominent northwest corner entry features. The building lacks a formal architectural expression of a building base, middle, and top or cap. The design should consider as strong architectural base and designing an articulated roof line to break up an otherwise flat, uninteresting roof line.

2) While the design has a variety of materials and attempts to break up masses of EIFS, the rear section of the west and east elevations and the rear (south) elevation are essentially large expanses painted EIFS. The design should consider the patron experience of the building from the south as significant portions of the parking is located at the south end of the property, behind the building.

3) The proposed signage is presented on all four sides of the building and will likely exceed allowable signage area and placement as provided in Section 78-140. – Signs of the Town's Zoning Ordinance. Staff will need to work closely with the applicant to ensure compliance with the referenced zoning ordinance section prior to acceptance of a formal ARB application for review. In addition, this signage will be submitted in a separate application from a future application for new constriction.

4) The applicants submitted materials contain a variety of lighting fixtures and features that are currently detailed as to the location, function, and performance of the various exterior lights to be included in the design. Staff has not thoroughly reviewed this portion of the design. Staff will have to perform a more in-depth review of these items to ensure compliance with the Town's Zoning Ordinance Section 78-130.9. - Exterior Lighting as well as conformance with the future approved site plan still in review.

This proposed development in currently in the Town's site plan administrative review process, which must be completed, in total, prior to acceptance of any ARB applications, which may also reveal additional design considerations in the future for this Board. Staff will reserve any additional comments and / or recommendations until completion of the site plan review process. The ARB is asked to assess the design based on the information that has been provided and provide the applicant and / or staff with any feedback or comments related to the staff initial review and any other design elements of interest.

Thank you.

Attachments:

1. Architectural Drawings (Elevations, Site Plan(s), Materials Information)

Attachment 1

ARCVISION
INCORPORATED
ARCHITECTURE • ENGINEERING • STORE PLANNING

SAINT LOUIS
ORLANDO
DALLAS
LAS VEGAS

December 12, 2018

Town of Herndon
Department of Community Development
777 Lynn St.
Herndon, VA 20170-4602

RE: Proposed Outback Steakhouse – Proposed Scope of Work
150 Elden St.
Herndon, VA 20171

To whom it may concern,
This letter is to outline the proposed scope of work for Outback Steakhouse, as outlined in the Architectural Review Board requirements for new construction.

The overall building is clad in a two tone EIFS finish system with various patterns of stone and Nichiha siding to break up the EIFS material. It features a highly articulated entry vestibule on the northwest corner of the building that is clad in walls of stone which frame a unique EIFS accent. Low-E Solarbronze glass, occupies the corner of this feature running from an upper level clerestory with coping, down to the concrete walk of the entry. An overhang with support columns covered in dark brown Hardie Plank paneling also wraps this corner of the building, providing shelter to the concrete patio, take away pick-up, and main entry areas. The north and east sides of the building contain two framed façade extrusions, each consisting of three windows with individual canvas awnings over every aperture. A large, Nichiha wood-panel wrapped extrusion on the east elevation features an art piece depicting words that form the shape of Australia. The variety and position of the architectural elements across each elevation, in differing but consistently applied materials, create visual interest, emphasize human scale, and exhibit dynamic variation of light, shadow, and texture on all sides of the building. The building materials are: EIFS in “Colony Buff” (above) and “Well Bred Brown” (below) with “Rustic Red” as a corner entry accent color, Eldorado Stone in Dry Creek Stacked stone veneer (beige and ivory palate) with splitface finish in running bond pattern, Nichiha panel in Vintage Wood-Cedar (wood tone and finish), Hardie Plank panel in “Rustic Red” (burgundy), Hardie Plank panel in Turkish Coffee (dark brown), doors painted in “Turkish Brown” to match, Berridge metal screens and finishes in Dark Bronze (dark grey), and Solarbronze glass windows and door systems in frames of dark brown aluminum. The outdoor seating patio on the northwest corner of the building features a dark brown metal fence, set between two columns that support a portion of the entry overhang, and the patio seating will only function as a guest waiting area.

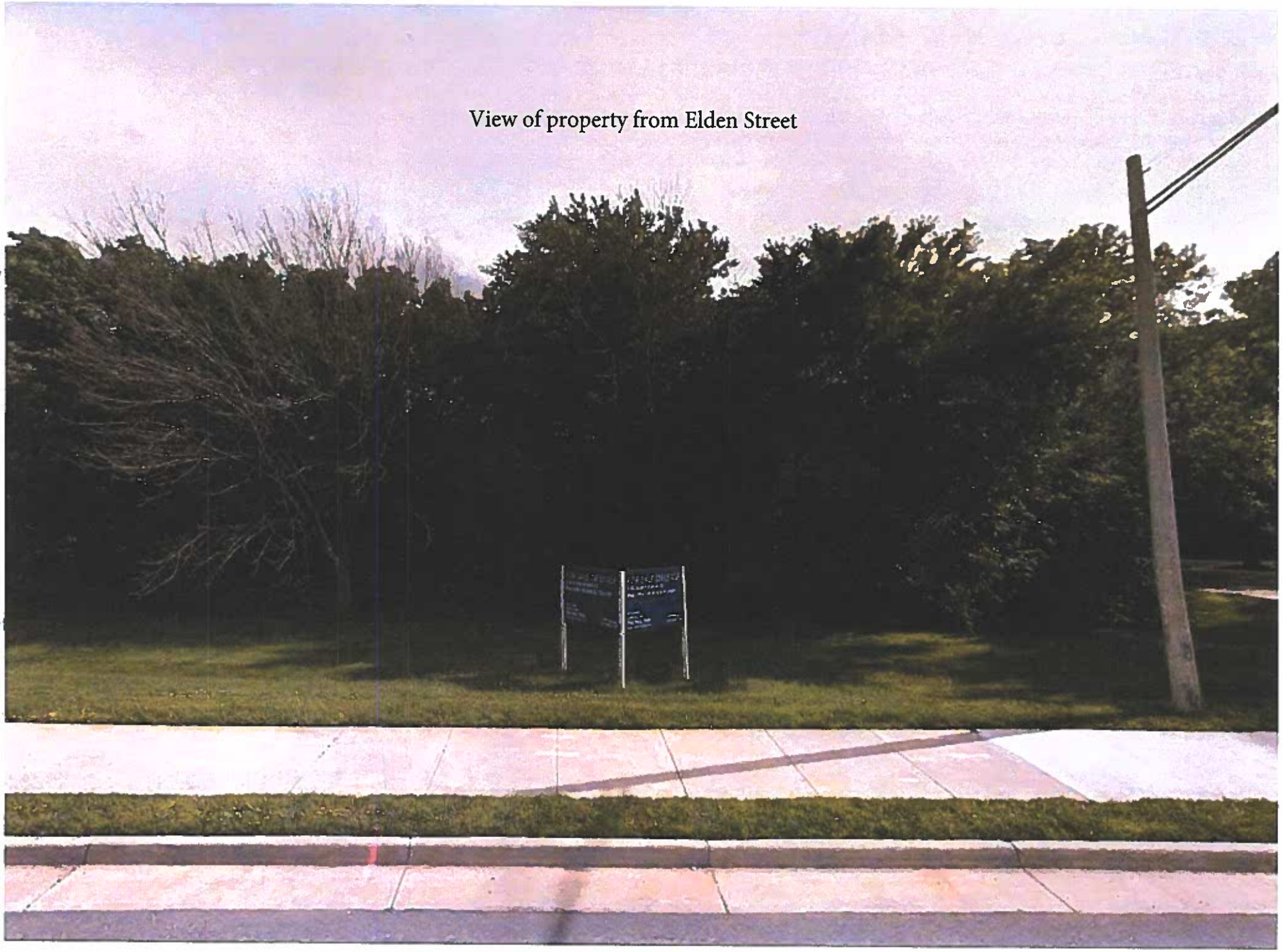
If you have any questions, comments or need any additional information regarding this letter, please feel free to contact me at ArcVision Inc. 800-489-2233. I greatly appreciate your assistance in this matter.

Sincerely,

Josh Liberti

Josh Liberti
Project Manager
ArcVision, Inc.

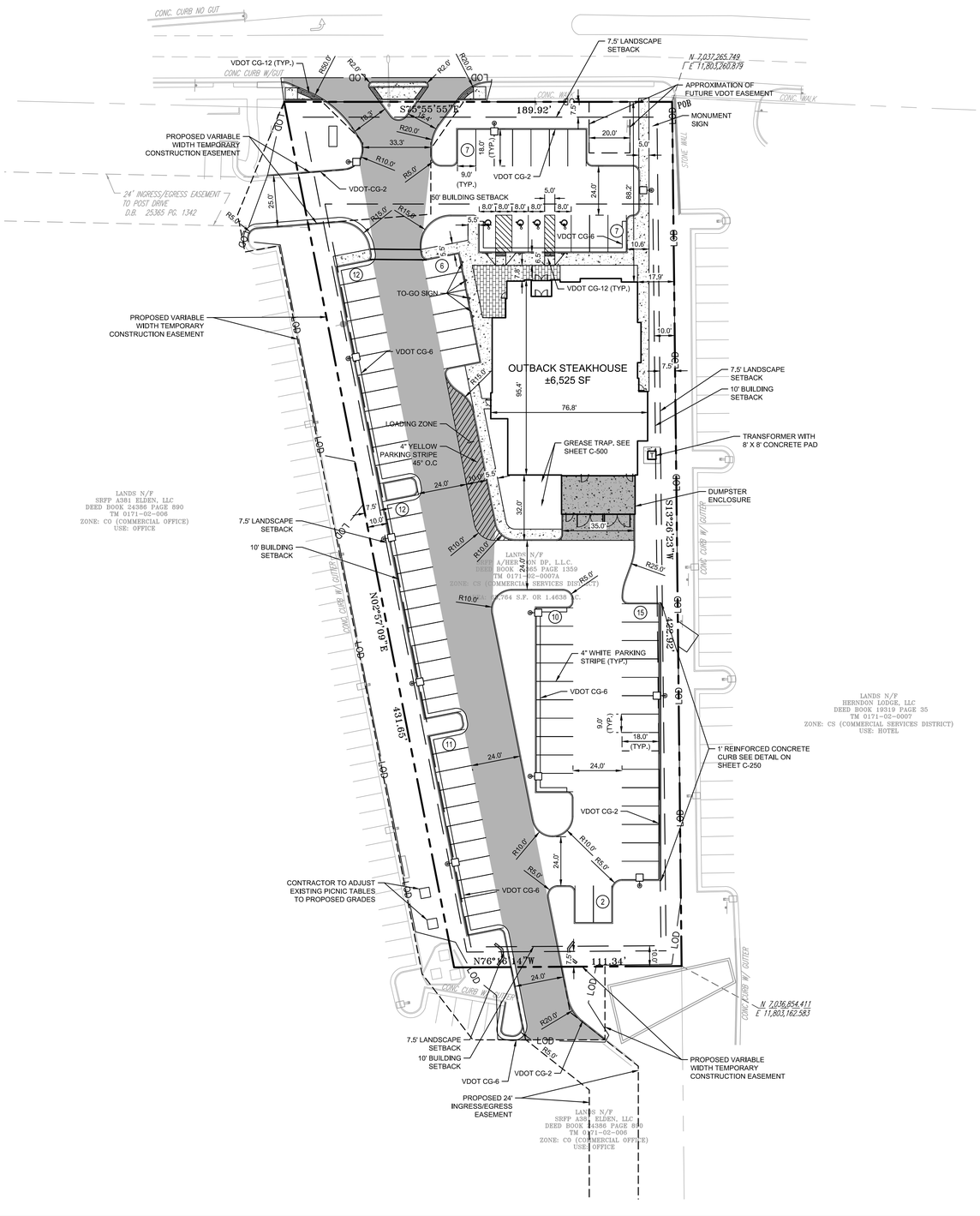
View of property from Elden Street



ELDEN STREET VA RTE 606

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY



LEGEND

- PROPERTY LINE/LEGAL ROW
- SETBACK
- LIMITS OF DISTURBANCE (1.67 AC)
- STANDARD CURB CG-2
- CURB AND GUTTER CG-6
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- BRICK PAVERS
- HEAVY DUTY ASPHALT

GENERAL NOTES

1. THE PROPERTY SHOWN HEREIN IS TAX MAP NUMBER 0171-02-0007A AND HAS NOT YET BEEN ASSIGNED AN ADDRESS.
2. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON AN BOUNDARY AND TOPOGRAPHIC SURVEY BY GRS, LLC, DATED JULY 6, 2018. THE VERTICAL DATUM IS BASED ON NAVD83.
3. THIS SITE IS ZONED CS (COMMERCIAL SERVICES DISTRICT)
4. NO GRAVE SITES OR HISTORIC SITES ARE LOCATED ON THE SUBJECT PROPERTY.
5. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, PANEL 130 OF 450," MAP NUMBER 51059C 0113O E, MAP REVISED SEPTEMBER 17, 2010.
6. THE PROJECT DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF HERNDON REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING EROSION/SILTATION CONTROLS AND ANY ADDITIONAL CONTROLS DESIGNED ON THIS PLAN AND ANY ADDITIONAL CONTROLS AS REQUESTED AND DIRECTED BY THE SITE INSPECTOR.
9. CONTRACTOR SHALL ADJUST ALL EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINAL GRADE.
10. ALL CURB RADII ARE 3.0FT UNLESS OTHERWISE NOTED.
11. VDOT EASEMENTS AND R/W DEDICATION IS ACCORDING TO THE LATEST VDOT PLANS WHICH ARE CURRENTLY UNDER REVIEW. VDOT'S PLANS ARE UNFINSIHED AND UNAPPROVED AND MAY NOT BE USED FOR RIGHT OF WAY OR CONSTRUCTION

BUILDER/DEVELOPER: BLOOMIN BRANDS
2202 N. WEST SHORE BLVD, SUITE 500
TAMPA, FL 33607

ZONING TABULATION

ZONING:	CS
EXISTING USE:	VACANT LOT
PROPOSED USE:	RESTAURANT
SETBACKS:	
FRONT YARD:	50 FT
SIDE YARD:	10 FT
REAR YARD:	10 FT
LOT AREA:	1.46± ACRES
LOT WIDTH:	111.34'
LOT FRONTAGE:	302 FEET
PROPOSED IMPERVIOUS AREA:	1.13± ACRES (69%)
PROPOSED OPEN SPACE AREA:	0.51± ACRES (31%)
PROPOSED BUILDING AREA:	6,525 SF
PROPOSED BUILDING COVERAGE:	10.3%
FLOOR AREA RATIO:	0.10
NUMBER OF FLOORS:	1 FLOOR
BUILDING HEIGHT:	26'-3"
PROPOSED PARKING SPACES:	82 SPACES (4 ADA)

PARKING TABLE

TOTAL REQUIRED (OUTBACK)	72 SPACES[1]
TOTAL PROPOSED (STANDARD)	78 SPACES
TOTAL PROPOSED (TAKEAWAY)	4 SPACES[2]
TOTAL PROPOSED (OUTBACK)	82 SPACES
TOTAL REQUIRED (OFFICE)	516 SPACES[3]
TOTAL REMOVED FROM OFFICE	-6 SPACES
TOTAL PROPOSED (OFFICE)	510 SPACES
TOTAL REQUIRED (OUTBACK AND OFFICE)	588 SPACES
TOTAL PROPOSED (OUTBACK AND OFFICE)	588 SPACES

[1] PARKING REQUIREMENT = 1 SPACE PER 4 SEATS + 1 SPACE PER 2 EMPLOYEES DURING PEAK SHIFT
= 248 SEATS/4 + 20 EMPLOYEES/2 = 72 SPACES

[2] TAKEAWAY SPACES CAN NOT BE COUNTED TOWARDS PARKING TOTAL BASED ON CONVERSATION WITH TOWN STAFF

[3] PARKING REQUIREMENT = 1 SPACE/300 SF OF GFA
= 184,600 SF/300 = 616 SPACES

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
ROSS STEVENS
Lic. No. 047498
09/25/2018
PROFESSIONAL ENGINEER

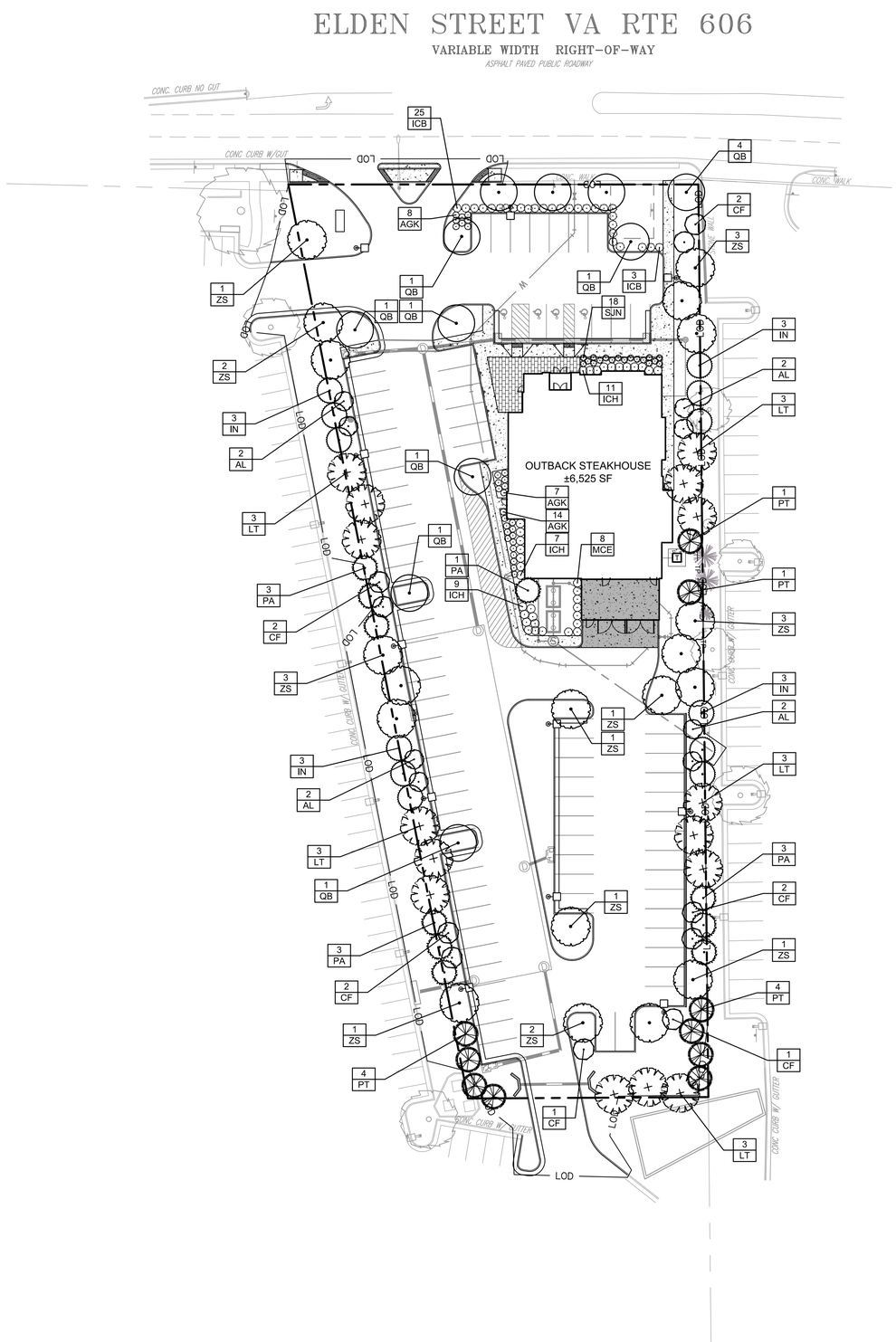
KHA PROJECT 110549002
DATE 09/25/2018
SCALE AS SHOWN
DESIGNED BY CAH
DRAWN BY CAH
CHECKED BY RSS

SITE PLAN

OUTBACK STEAKHOUSE HERNDON
PREPARED FOR
BLOOMIN BRANDS
TOWN OF HERNDON VA

SHEET NUMBER
C-200

Plotted By:Howell, Chris Sheet Set:OUTBACK STEAKHOUSE - HERNDON Layout:C-200 SITE PLAN December 21, 2018 08:20:52am K:\NVA_CIV\110549-bloomin\002-herndon_va\CAD\plansheets\C-200 SITE PLAN.dwg



LEGEND

	PROPERTY LINE
LOD	LIMITS OF DISTURBANCE
TP TP	TREE PROTECTION FENCE ***SEE DETAIL 4 ON SHEET L-250*
X	PLANT QUANTITY
XxX	PLANT KEY
XX	EXISTING VEGETATION TO REMAIN ***REFER TO EXISTING TREE SURVEY ON L-100 FOR ADDITIONAL INFORMATION***

NOTE:
DISTURBANCE INSIDE THE TREE PROTECTION AREAS IS PROHIBITED, INCLUDING, BUT IS NOT LIMITED TO: GRADING, CLEARING, STORAGE OF MATERIALS, DUMPING OF MATERIALS, AND PARKING OR TRANSPORTING OF VEHICLES AND EQUIPMENT

Table A
Landscaping Requirements

Landscape Plan Component	*Requirement*	*Tabulation Location*	*Compliant? Yes/No*
Buffer Strip	Sec 78-110.3	Table E	Yes
Vehicular Use Area	Sec 78-110.4	Table B	Yes
Principle Structure Landscaping	Sec 78-110.5.B.4	Table C	Yes
Required Site Plantings	Sec 78-110.5.A.2	Table D	Yes

Table B
Vehicular Use Area

Parking Spaces Provided		82
Interior Parking Lot Trees Required	(1 per 8 spaces)	11
Interior Parking Lot Trees Provided		
Existing Trees To Remain		0
Proposed Trees		12
	TOTAL	**12**

Notes:
1. All landscape islands for interior parking lot trees shall contain a minimum of 120 sf of soil.

Table C
Principle Structure Landscaping

Linear Feet of Building Façade	*North*	71 L.F.
	East	94 L.F.
	South	64 L.F.
	West	94 L.F.
	Total Façade	**323 L.F.**
Length of Landscape Strip Required	(50% of Building Facade)	162 L.F.
Length of Landscape Strip Provided		174 L.F.

Table D
Required Site Landscape Plantings

	Site Area = ***1.46 Acres***
Landscaping Required	
16 Canopy Trees per Acre =	24 Canopy Trees
10 Evergreen Trees per Acre =	15 Evergreen Trees
Landscaping Provided	
Proposed Canopy Trees	***45***
Proposed Evergreen Trees	**32**

Table E
Buffer Strip Requirement

	On-site Use	*Adjacent Use*	*Length*	*Width/ Type*		*Buffer Required*			*Buffer Provided*
North Buffer	CS	Right of Way	132 LF	8.0 FT		Pg. 69 Town of Herndon Streetscape Manual	1 Canopy Tree per 35 LF	= 4 Canopy Trees	4 Canopy Trees
East Buffer	CS	CS	422 LF	7.5 FT	D	Sec. 78-110.4.E	1 Canopy Tree per 30 LF 1 Evergreen Tree per 30 LF 1 Understory Tree per 50 LF	= 14 Canopy Trees = 14 Evergreen Trees = 8 Understory Trees	14 Canopy Trees 14 Evergreen Trees 8 Understory Trees
South Buffer	CS	CO	85 LF	7.5 FT	D	Sec. 78-110.4.E	1 Canopy Tree per 30 LF 1 Evergreen Tree per 30 LF 1 Understory Tree per 50 LF	= 3 Canopy Trees = 3 Evergreen Trees = 2 Understory Trees	4 Canopy Trees 4 Evergreen Trees 2 Understory Trees
West Buffer	CS	CO	405 LF	7.5 FT	D	Sec. 78-110.4.E	1 Canopy Tree per 30 LF 1 Evergreen Tree per 30 LF 1 Understory Tree per 50 LF	= 14 Canopy Trees = 14 Evergreen Trees = 8 Understory Trees	14 Canopy Trees 14 Evergreen Trees 9 Understory Trees

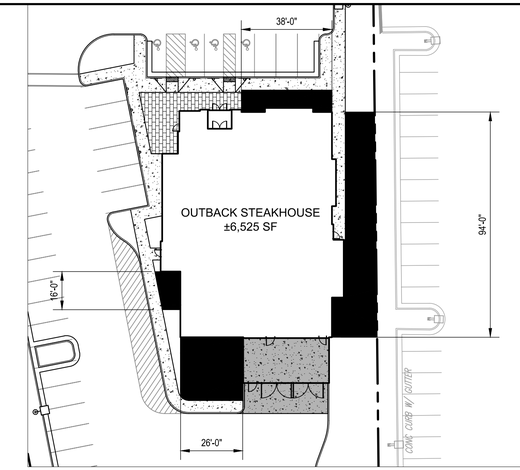
PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
IN	12	Ilex x `Nellie R Stevens`	Nellie Stevens Holly	B & B	8` HT. MIN
PA	10	Picea abies	Norway Spruce	B & B	8` HT. MIN
PT	10	Pinus taeda	Loblolly Pine	B & B	8` HT. MIN

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AL	8	Amelanchier laevis	Allegheny Serviceberry	B & B	1.5"Cal
CF	10	Cercis canadensis `Forest Pansy` TM	Forest Pansy Redbud	B & B	1.5"Cal

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
LT	15	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal
QB	11	Quercus bicolor	Swamp White Oak	B & B	2"Cal
ZS	19	Zelkova serrata	Sawleaf Zelkova	B & B	2"Cal

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AGK	29	Abelia x grandiflora `Kaleidoscope`	Kaleidoscope Abelia	Cont.	36" HT. MIN.
ICB	28	Ilex cornuta `Burfordii Nana`	Dwarf Burford Holly	Cont.	36" HT. MIN.
ICH	27	Ilex crenata `Helerii`	Helerii Holly	Cont.	36" HT. MIN.
MCE	8	Myrica cerifera	Wax Myrtle	Cont.	36" HT. MIN.
SJN	18	Spiraea japonica `Neon Flash`	Neon Flash Spirea	Cont.	24" HT MIN.



PRINCIPLE STRUCTURE LANDSCAPING AREA KEY PLAN
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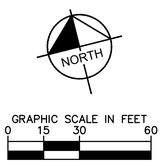


No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
W. Davis Walker
Lic. No. 0406001891
09/25/2018
LANDSCAPE ARCHITECT

KHA PROJECT 110549002
DATE 09/25/2018
SCALE AS SHOWN
DESIGNED BY WDW
DRAWN BY WDW
CHECKED BY WDW

LANDSCAPE PLAN

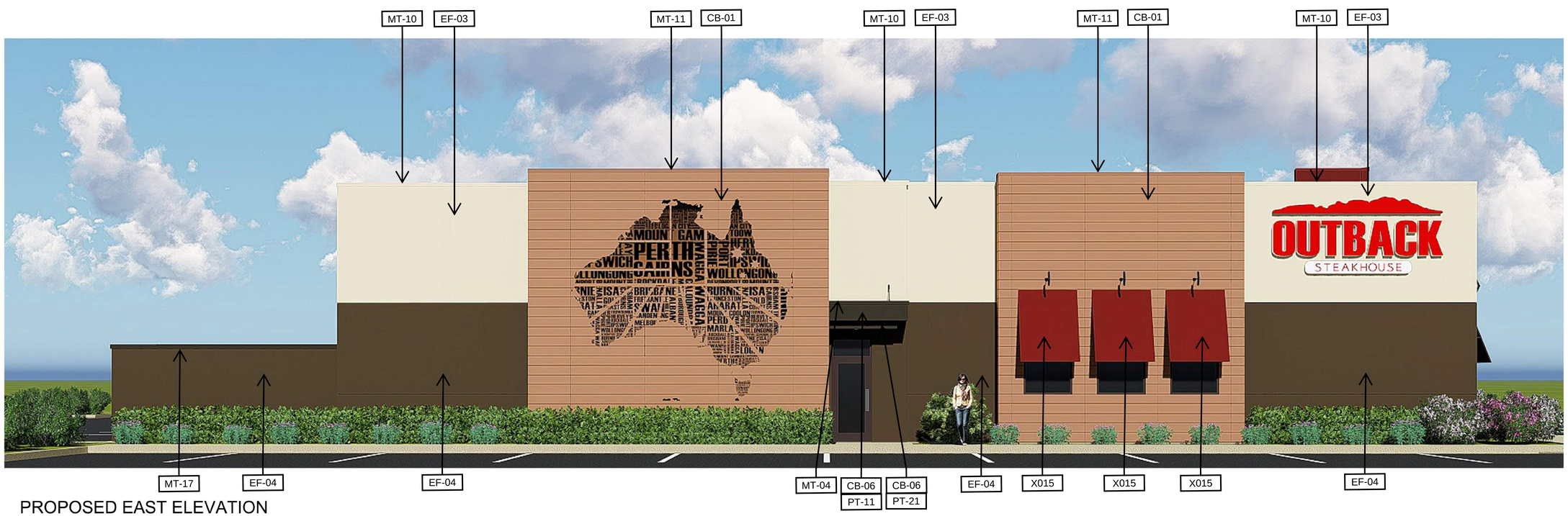
OUTBACK STEAKHOUSE
HERNDON
PREPARED FOR
BLOOMIN BRANDS
TOWN OF HERNDON VA

SHEET NUMBER
L-200

Plotted By:Howell, Chris Sheet Set:OUTBACK STEAKHOUSE HERNDON Layout:L-200 LANDSCAPE PLAN December 21, 2018 08:21:13am K:\VVA_OVA\110549-bloomin\002_herndon, va\CAD\plansheets\L-200 LANDSCAPE PLAN.dwg

PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

EXTERIOR FINISH SCHEDULE

EXTERIOR EIFS

TYPE	REMARKS
EF-03	INTEGRAL COLOR EIFS: STOTHERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-01 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-10
EF-04	INTEGRAL COLOR EIFS: STOTHERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-22 IN STOLIT 1.0 DARK AND GLOSSY MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH
EF-05	INTEGRAL COLOR EIFS: STO THERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-21 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-05

CONTACT: WGREENE@STTOCORP.COM WEBSITE: WWW.STOCORP.COM

STONE

TYPE	REMARKS
ST-02	STONE VENEER COLOR: DRY CREEK STACKED STONE MANUFACTURER: EL DORADO STONE NO SUBSTITUTIONS

WEBSITE: WWW.ELDORADOSTONE.COM

EXTERIOR PAINT

TYPE	COLOR NAME	COLOR NUMBER	PRODUCT NAME	FINISH
PT-01	COLONY BUFF	SW7723	SHERWIN WILLIAMS	SATIN
PT-11	TURKISH COFFEE	SW6076	SHERWIN WILLIAMS	SATIN
PT-02	WELL-BRED BROWN	SW7027	SHERWIN WILLIAMS	SATIN
PT-21	RUSTIC RED	SW7593	SHERWIN WILLIAMS	SATIN
PT-54	POWDER COATING	RAL8025	SHERWIN WILLIAMS	SATIN

ALUMINUM BRAKE METAL

MT-04	ALUMINUM BRAKE METAL COLOR: DARK BRONZE MANUFACTURER: BERRIDGE
MT-05	ALUMINUM BRAKE METAL COLOR: COLONIAL RED MANUFACTURER: BERRIDGE
MT-10	ALUMINUM BRAKE METAL COLOR: SIERRA TAN MANUFACTURER: BERRIDGE
MT-11	ALUMINUM BRAKE METAL COLOR: PT-54 PALE BROWN POWDER COAT (RA 8025)
MT-17	ALUMINUM BRAKE METAL COLOR: AGED BRONZE MANUFACTURER: BERRIDGE

AWNING

X015	CANVAS AWNING COLOR: TRESCO BRICK #4699-0000 MANUFACTURER: SUNBRELLA

CEMENT BOARD SIDING

CB-01	CEMENT BOARD SIDING COLOR: VINTAGE WOOD PANEL - CEDAR (HORIZONTAL) MANUFACTURER: NICHIHA USA, INC CONTACT: (770) 805-9466
CB-06	CEMENT BOARD SIDING COLOR: PRIMED FOR PAINTING HARDIEPANEL SELECT CEDARMILL MANUFACTURER: JAMES HARDIE

OUTBACK STEAKHOUSE®

ARCVISION INCORPORATED
ARCHITECTURE • ENGINEERING • STORE PLANNING
SAINT LOUIS / ORLANDO / DALLAS / LAS VEGAS

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE #4710
Prototype Base: OBS PRIRR WOOD 2016.3

150 ELDEN ST.
HERNDON, VA 20171

SHEET ISSUE:

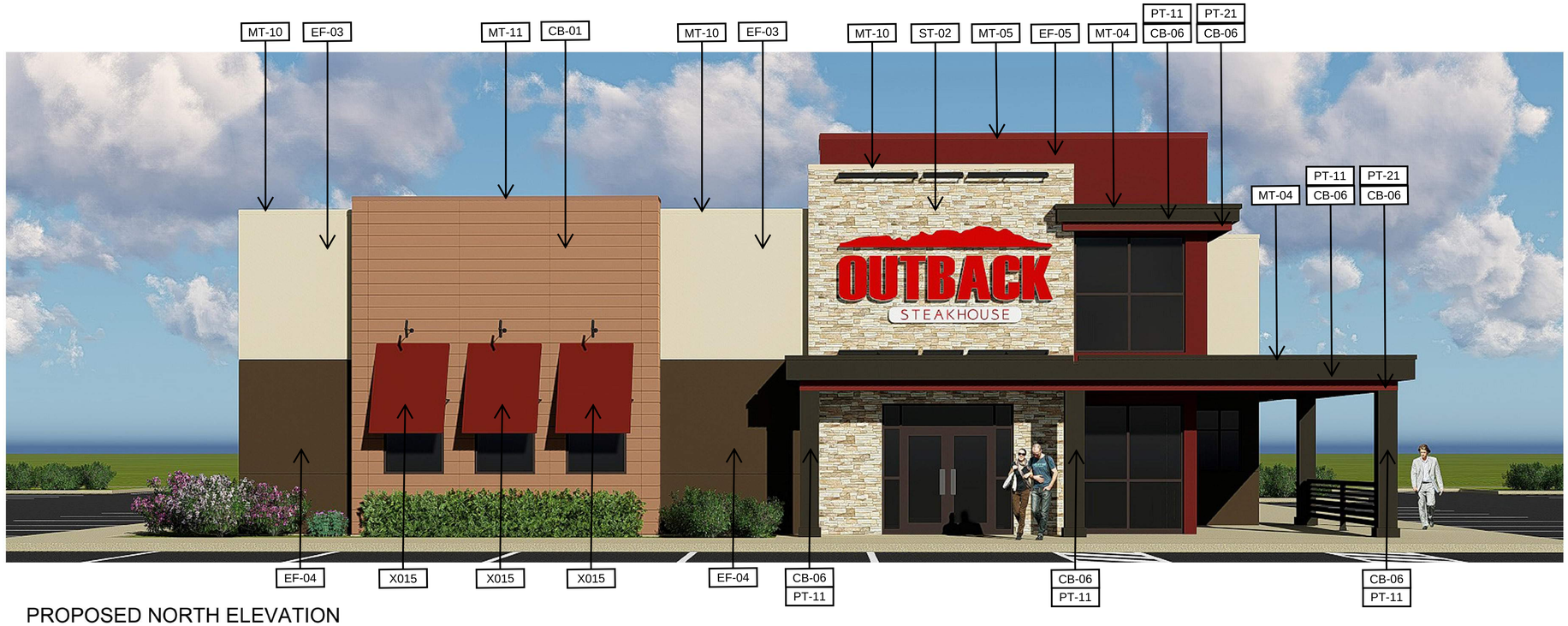
PRINCIPAL IN CHARGE:	FJG
PROJECT ARCHITECT:	KJL
DRAWN BY:	KJL

SHEET TITLE:

PROPOSED RENDERINGS

SHEET NO. PRE-2

PROJ. NO. 180822



PROPOSED NORTH ELEVATION

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

EXTERIOR FINISH SCHEDULE

EXTERIOR EIFS

TYPE	REMARKS
EF-03	INTEGRAL COLOR EIFS: STOTHERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-01 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-10
EF-04	INTEGRAL COLOR EIFS: STOTHERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-22 IN STOLIT 1.0 DARK AND GLOSSY MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH
EF-05	INTEGRAL COLOR EIFS: STO THERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-21 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-05

CONTACT: WGREENE@STTOCORP.COM WEBSITE: WWW.STOCORP.COM

STONE

TYPE	REMARKS
ST-02	STONE VENEER COLOR: DRY CREEK STACKED STONE MANUFACTURER: EL DORADO STONE NO SUBSTITUTIONS

WEBSITE: WWW.ELDORADOSTONE.COM

EXTERIOR PAINT

TYPE	COLOR NAME	COLOR NUMBER	PRODUCT NAME	FINISH
PT-01	COLONY BUFF	SW7723	SHERWIN WILLIAMS	SATIN
PT-11	TURKISH COFFEE	SW6076	SHERWIN WILLIAMS	SATIN
PT-02	WELL-BRED BROWN	SW7027	SHERWIN WILLIAMS	SATIN
PT-21	RUSTIC RED	SW7593	SHERWIN WILLIAMS	SATIN
PT-54	POWDER COATING	RAL8025	SHERWIN WILLIAMS	SATIN

ALUMINUM BRAKE METAL

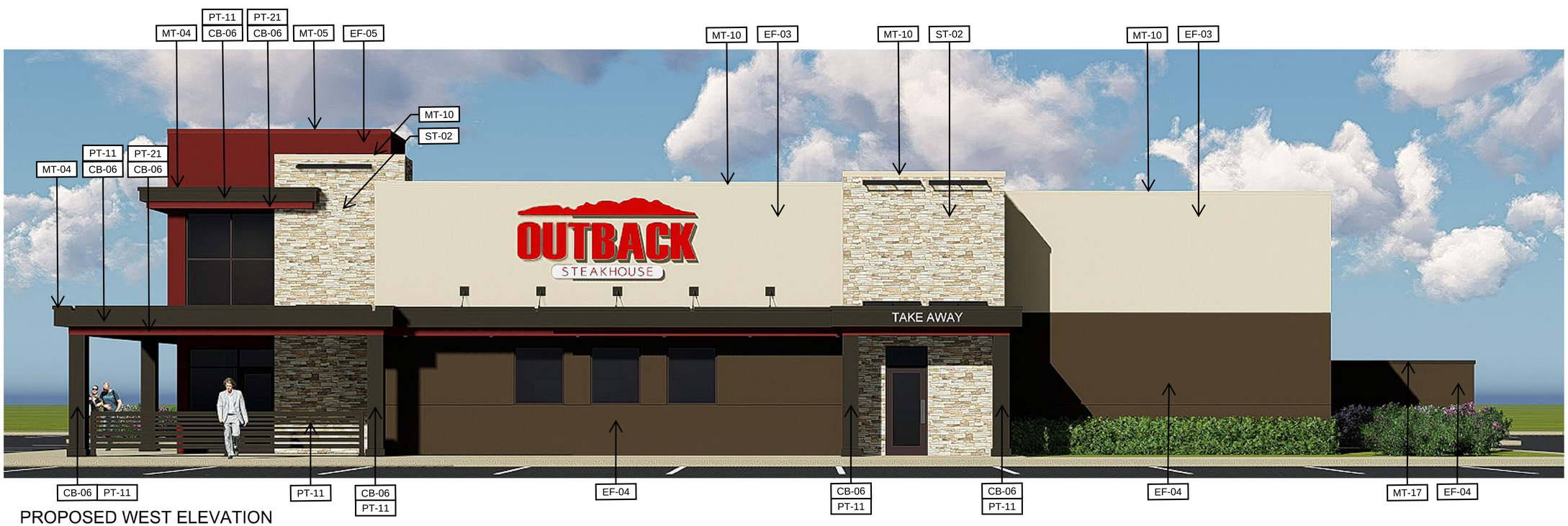
MT-04	ALUMINUM BRAKE METAL COLOR: DARK BRONZE MANUFACTURER: BERRIDGE
MT-05	ALUMINUM BRAKE METAL COLOR: COLONIAL RED MANUFACTURER: BERRIDGE
MT-10	ALUMINUM BRAKE METAL COLOR: SIERRA TAN MANUFACTURER: BERRIDGE
MT-11	ALUMINUM BRAKE METAL COLOR: PT-54 PALE BROWN POWDER COAT (RA 8025)
MT-17	ALUMINUM BRAKE METAL COLOR: AGED BRONZE MANUFACTURER: BERRIDGE

AWNING

X015	CANVAS AWNING COLOR: TRESCO BRICK #4699-0000 MANUFACTURER: SUNBRELLA

CEMENT BOARD SIDING

CB-01	CEMENT BOARD SIDING COLOR: VINTAGE WOOD PANEL - CEDAR (HORIZONTAL) MANUFACTURER: NICHIHA USA, INC CONTACT: (770) 805-9466
CB-06	CEMENT BOARD SIDING COLOR: PRIMED FOR PAINTING HARDIEPANEL SELECT CEDARMILL MANUFACTURER: JAMES HARDIE



PROPOSED WEST ELEVATION

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

OUTBACK STEAKHOUSE®

ARCVISION INCORPORATED
ARCHITECTURE • ENGINEERING • STORE PLANNING
SAINT LOUIS / ORLANDO / DALLAS / LAS VEGAS

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE #4710
Prototype Base: OBS PRIRR WOOD 2016.3
150 ELDEN ST.
HERNDON, VA 20171

SHEET ISSUE:

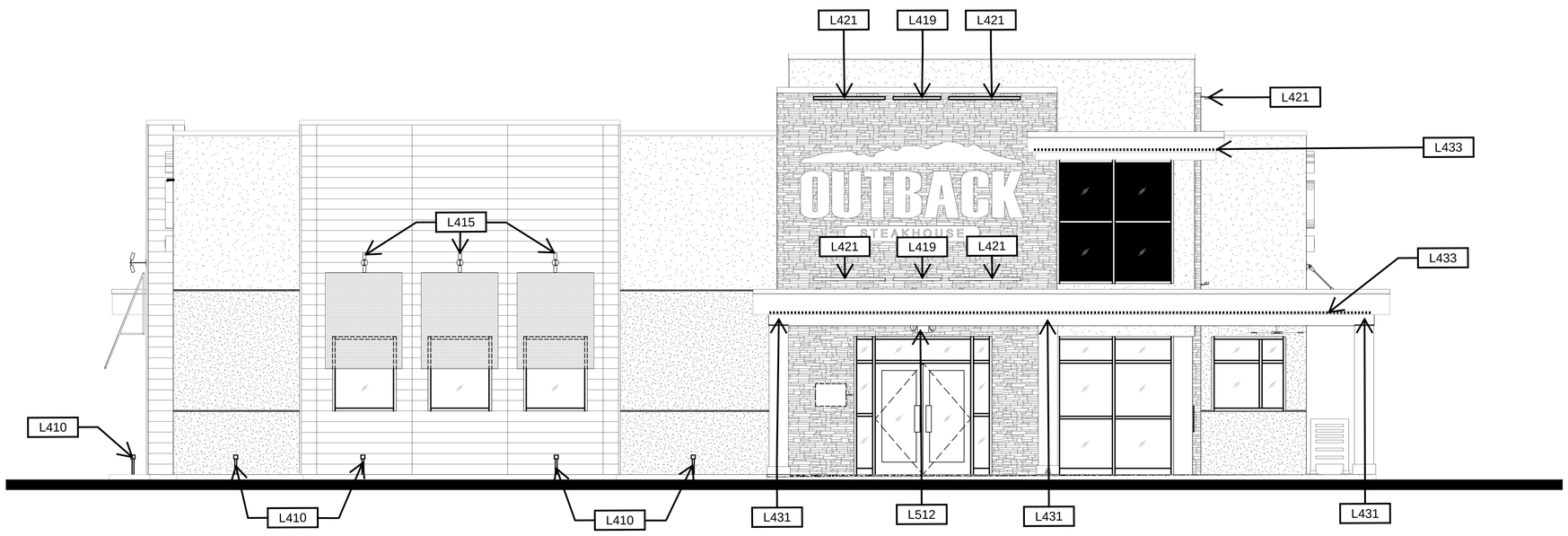
PRINCIPAL IN CHARGE: FJG
PROJECT ARCHITECT: KJL
DRAWN BY: KJL

SHEET TITLE:

PROPOSED RENDERINGS

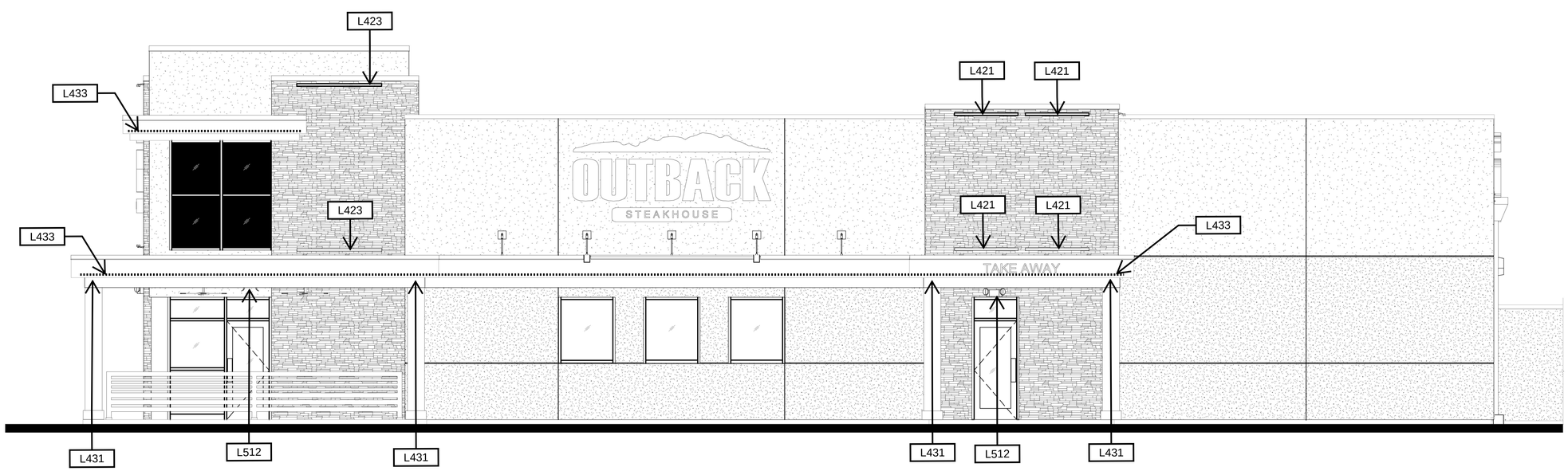
SHEET NO. PRE-1

PROJ. NO. 180822



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

OUTBACK STEAKHOUSE®

ARCVISION INCORPORATED
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SAINT LOUIS / ORLANDO / DALLAS / LAS VEGAS

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE #4710
Prototype Issue: OBS PB35R-WOOD-2016.3

150 ELDEN ST.
HERNDON, VA 20171

SHEET ISSUE:

PRINCIPAL IN CHARGE: FJG
PROJECT ARCHITECT: KJL
DRAWN BY: KJL

SHEET TITLE:

PROPOSED LIGHTING

SHEET NO. LTG-1

PROJ. NO. 180822

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW
Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____
***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

(1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.

(2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.

(3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.

(4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.

(5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.

(6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

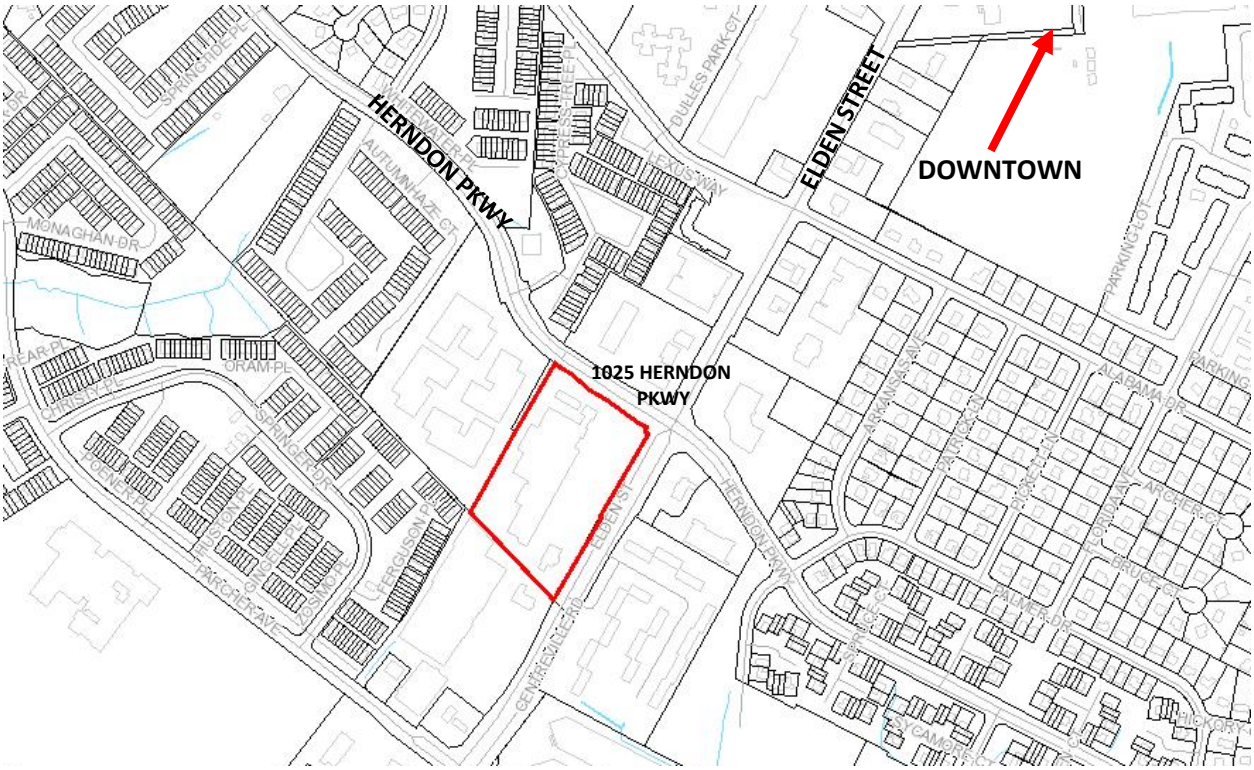
(Code 1992, § 4-16)

TOWN OF Herndon VIRGINIA

STAFF REPORT
Architectural Review Board
December 2, 2020

Case Number & Type: ARB #20-027; Master Sign Plan
Case Summary: Master Sign Plan for existing multi-tenant commercial building
Case Location: 1025 Herndon Parkway, Elden Street Market Place Shopping Center

Location Map



Property Information

Owner / Applicant:	Elden LLC c/o Ryan Lorey, EDENS		
Representative:	Gary Brent, MG Permits		
Business/Organization:	N/A		
Property Use:	Single -story, multi-tenant commercial building		
Zoning District:	CS, Commercial Services		
Adjacent Zoning:	**North:** CS, Commercial Services **South:** N/A, Outside town jurisdiction /boundary	**East:** CS, Commercial Services/ CO, Commercial Office **West:** CO, Commercial Office	
Associated Cases:	ARB #13-11, ARB #13-12, ARB #19-10, ARB #20-028, ARB #20-029		
Building Type(s):	Single-story CMU structure with composite exterior materials	**Date of Construction:**	Circa 1985

Architectural Style(s):	Post-modern, typical modern suburban multi-use, multi-tenant commercial
Exterior Material(s):	Composite – Concrete masonry unit (CMU), stucco, metal frame and glass storefront and windows, flat parapet roof forms
Neighborhood Design Profile:	Developed commercial site adjacent to existing commercial uses and office uses

Case Details

Case Description:

This application proposes to implement new sign standards on the subject property in order to ensure consistency in sign designs and increase efficiency of designing and installing new signage on this existing multi-tenant commercial building as new tenants occupy the spaces. The applicant is proposing signage design standards to allow for new wall signs that will consist of new halo-lit (presumably) 3" deep reverse channel letters with stud spacers clear Lexan® acrylic backings with internal clip attachments to connect the channel letters/returns to the acrylic backing. There is no thickness of the Lexan® backing provided in the application materials. Eleven tenant spaces, for which signage would be provided for under the proposed Master Sign Plan, are shown in the application. The sign standards apply to both the small tenant spaces and the large anchor tenant space, currently occupied by H-Mart grocery store.

The applicant has attempted to uniformly locate the walls signs in two different ways on the multi-bay structure. The wall signs on the left-side bays (the smaller tenant bays) fronting Elden Street and to the left of the H-Mart grocery store, are to be centered on a (presumably) designed sign band and within the respective tenant space lease lines depicted in the applicant's submission materials. For the right-hand bays, also fronting Elden, the anchor tenant signs are to be centered over entrance bay and placed the exterior façade face above the arcade with other signage area permitted but not exceeding the tenant space frontage allotment. On the northern portion of the site fronting Herndon Parkway, a freestanding accessory building with approximately four (4) tenant space will have the same small tenant sign standards applied, however this is no sign band or space designed for the specific purpose of containing signage. In this case the signs are to be place on the stucco wall above tenant spaces. Another connected building housing a TD Bank will not have the sign standards applied to it. The applicant's signage allotments per tenant space are generally limited to 1 square foot of sign area per each linear foot of tenant space frontage and not exceeding the maximum allowable square footage of all signs for each façade fronting Elden Street or Herndon Parkway. The applicant also seeks to allow business logos but does not establish any design standards for these signage features.

In addition, the applicant has sought to regulate the other sign components:

1) Aluminum as the primary material for reverse channel letters
2) Internal white LED light modules for halo illumination
3) Colors of reverse channel letter returns are limited for anchor tenant signs
4) Sign lettering heights for small tenant signs

The applicant has stipulated several owner-approved design components which will fall outside the Town's ability to regulate unless non-compliant with the Town's Zoning Ordinance or a requirement for review by the ARB (Attachments #1, #2, and #3).

Resource Background:

This ARB case represents a step the property owner is taking to update the visual qualities of a dated suburban shopping center along Elden Street and Herndon Parkway. The building is a Post-modern architectural style with forms, details and materials typical of suburban type development in the Town. ARB #13-11 was approved by the Board and established the existing Master Sign Plan design standards for this location and have been implemented accordingly. More recently, the Board considered and approved ARB #19-10 in which the current anchor tenant, H-Mart, received approval of their wall signs.

ARB #13-12 also approved the existing freestanding sign currently on the site along Elden Street. As noted, the applicant is seeking to update the existing freestanding sign through ARB #20-028 and main shopping center identity wall sign though ARB #20-029. Over time, staff has administratively approved several small tenant wall signs that complied with the current MSP standards.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section 78-140.4. - Prohibited signs
- Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs
- Town Zoning Ordinance Section 78-141.4. - Sign standards for commercial districts
- Town Code of Ordinances, Section 58-96 Design criteria (Attachment #4)

Staff Analysis

1. The application as submitted complies with the Town's Zoning Ordinance, Section 78-140.4. - *Prohibited signs* and does not propose any sign types or features currently prohibited in this section.

2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs* regarding, the sign types, design, illumination and placement. Staff has determined that halo illumination is permitted and appropriate in the condition proposed and shall be required to adhere to the illumination standard in the referenced zoning ordinance section.

3. The proposed sign plan standards generally comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). Staff finds that the proposed sign will clearly serve the purpose of identifying the new tenant businesses occupying this existing commercial building and attempts to create some uniformity in sign placement and design.

   Staff has also noted several design standards that are either not clear, incomplete or incongruent to the accompanying drawings, details and diagrams. These

discrepancies and misalignments need to be resolved and revised prior to Board action.

As such, staff recommends that the Board, staff and applicant discuss the following, but not limited to, issues:

- Resolve the lack of definitive horizontal and vertical sign placement for tenants. More than one locational configuration exists on the buildings. The existing standards does not account for the variations of the conditions.
    - Staff recommends very specific locational requirements for each façade condition and developing a standard for non-standards tenant space arrangements such as a standard for tenants that occupy more than one tenant bay/space.
- Revise the proposed sign materials standard. "Exposed acrylic" is very vague in its description of sign types and materials where this would be permitted. In addition, the standards also vaguely authorize Landlord approval of other materials that may be permitted.
    - Staff recommends specific materials allowances or prohibitions within the sign standards. The proposed standards will generally allow any material not prohibited by the Town's Zoning Ordinance and does not effectively achieve the intent of developing a sense of uniformity or thematic design of signs throughout the shopping center.
- Resolve the permitted color design standard for small tenant spaces to be specific allowing any color or specific limitations/ prohibitions. "Discouraging red" is not an enforceable standard.
    - Staff recommends color allowances or prohibitions within the sign standards. The proposed standards will generally allow any sign color and does not effectively achieve the intent of developing a sense of uniformity or thematic design of signs throughout the shopping center.
- Clarify design specifications for sign text lettering such as the reverse channel letter depth (whether uniform or a range), spacing between the wall plane, and the sign backing and coloring or returns.
    - Staff recommends defining / developing written standards that match the graphic representations;
- Determine an appropriate standard for window signs as no standard is proposed but is shown to exist with some exceeding window sign area maximums established by the Town's zoning ordinance.
    - Staff recommends provision of window sign standards to reduce sign clutter and irregularity on the ordered storefront system which is a character defining feature of this commercial building;
- Determine standards for required or permissible sign assemblies, sizes, placement, and illumination for logos as none is specified in the proposed standards;
- Consider other sign types, such as projecting signs or freestanding signs that may be desired in the future as a part of the Master Sign Plan; and
- Revise the proposed standards with uniform terms and standard language so ensure readability and understanding of the proposed sign requirements.

Staff acknowledges that the applicant has provided a substantive set of draft standards and accompanying graphic depictions that are generally heading in the right direction. However, staff is of the opinion that additional work by the applicant with close coordination and collaboration with Town staff will be required to complete a comprehensive set of design standards that can be implemented by staff, are complimentary to the building's architecture, and are in keeping with typical sign standard language common to the Town's zoning ordinance. Any additional revisions to the proposed sign standards should also respond to any additional Board comments or concerns while meeting the applicant and property owner's business needs.

Staff Recommendation:

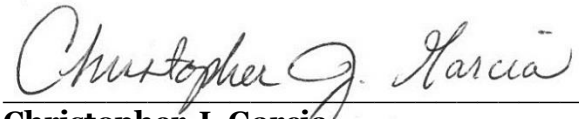
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for continuance of ARB #20-027, in accordance with Alternative #4, to allow the applicant to address the following design issues and sign plan standards issues: 1. Sign design regulations that are not clear or contradictory, provide little or no standard for critical design features, and developing consistent and understandable design standard language as noted in the Analysis section of the staff report.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Sign Elevations, Details, and Proposed Master Sign Plan Standards
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	**Christopher J. Garcia, Community Design Planner**
Phone/Email:	**(703)787.7380; christopher.garcia@herndon-va.gov**



Christopher J. Garcia
Community Design Planner

Bryce A. Perry
Deputy Director

SITE LOCATION – AERIAL PHOTO

N

Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2020

Attachment #2

October 29, 2020

Department of Community Development
Architectural Review Board
777 Lynn Street
Herndon, VA 20170

Re: ARB Application for a Master Sign Plan Permit
Elden Street Marketplace, 1025 Herndon Parkway, Herndon, VA 20170

Dear Sir or Madam,

Please find enclosed a submission for a Master Sign Plan Permit at Elden Street Marketplace, 1025 Herndon Parkway, Herndon, VA 20170, a commercial shopping center.

Through this application, the applicant intends to update the current Master Sign Plan so that any future new signs at the property comply with the updated requirements. There is no intention to immediately update existing signs at the property.

The proposed Master Sign Plan does not apply to the outparcel bank that is operated by TD Bank.

Existing signage is primarily aluminum channel letters with colored acrylic faces. Lighting is internal, resulting in primarily red and orange glowing faces. Signs are typically attached to surface-mounted raceways.

The proposed Master Sign Plan requires a more attractive aesthetic. Signs must include individually pin-mounted, metal channel letters with internal lighting, employed either as halo-lighting or face-lighting. All face-lit signs must have white faces. LED color temperature must be between 3000K and 3500K for consistency. Visible electrical raceways are not permitted.

The proposed Master Sign Plan also guides sign placement and size. All aspects of signage are intended to comply with Town of Herndon Code of Ordinances.

Included with this submission are:

1. This letter describing the proposed sign and a list of all materials submitted;
2. Application
3. Application Fee
4. Color photographs of the entire building storefront including all existing tenant signs.
5. Drawings of the building storefront indicating frontage lengths and permitted sign area.
6. Detailed color drawings of the target sign aesthetic.
7. The sign location detail.
8. Material samples.
9. Electronic copy of submission.

Please let me know of any questions or comments.

Regards

Ryan Lorey
EDENS
rlorey@edens.com
cell 201-602-7816

cc: Mr. Jim Dinen, Jack Stone Signs

Part 4 - Photographs

Photos along entire building storefront

A

B

C

D

Part 4 - Photographs

Photos along entire building storefront

E

F

G

H

EDENS.

Elden Street Marketplace
ARB Application for
Master Sign Plan Permit

Part 4 - Photographs

Photos along entire building storefront

I

J

K

L

EDENS

Elden Street Marketplace
ARB Application for
Master Sign Plan Permit

Part 4 - Photographs

Photos along entire building storefront

M

N

Calculation of Permitted Sign Area

ELDEN STREET FACADE PERMITTED SIGN AREA

Unit	Frontage		Permitted Sign Area		Notes
Unit 10	33.00	Feet	33.00	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 20	25.58	Feet	25.58	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 30	14.50	Feet	14.50	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 40	19.83	Feet	19.83	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 50	20.08	Feet	20.08	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 60	15.25	Feet	15.25	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 70	29.25	Feet	29.25	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 80	40.17	Feet	40.17	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 90	31.00	Feet	31.00	Square Feet	1 SF of sign area per 1 LF of frontage
Elden St Wall Sign	0.00	Feet	121.40	Square Feet	**
Grocer	286.17	Feet	203.44	Square Feet	Max 203.44 SF of sign area permitted
Unaffiliated Frontage	38.67	Feet	0.00	Square Feet	No business signs permitted here
Unit 100	37.00	Feet	37.00	Square Feet	1 SF of sign area per 1 LF of frontage
Total	**590.5**		**590.5**	**Square Feet**	**1 SF of sign area per 1 LF of frontage**

**The Elden Street Wall Sign is not associated with any particular tenant or frontage. To determine its perrmitted sign area, a portion of the Grocer's frontage is used as is the "Unaffiliated Frontage" of the drive through fascia located between the Grocer and Unit 100.

Allocating sign area in this manner ensures the total sign area on the Elden Street Facade does not exceed 1 Square Foot per 1 Linear Foot of frontage.

MASTER SIGN PLAN GUIDELINES

MSP Name	Elden Street Marketplace
MSP Address	1228-1258 Elden Street, Herndon, VA
Historic Preservation Review Board	N/A
Sign Locations	Signs shall be placed within the bounding boxes shown on the attached elevations. Signs shall be offset a minimum of 3-inches from adjacent changes in wall plane or material. Signs shall be centered within storefront frontages unless otherwise approved by Landlord.
Material	The permitted primary material includes aluminum with powder-coat-applied paint. Exposed acrylic is permitted for characters 12-inches tall or smaller. Other materials may be considered but must be approved by Landlord. All signs shall have standoffs and be offset from the facade 2-inches.
Permitted Sign Area	Permitted Sign Area is related to the tenant's storefront frontage. See the table on this page.
Sign Size - Anchor Tenants*	Character height is not limited. Stacked height is not limited. Two rows of characters are permitted.
Sign Size - All Other Tenants	Max character height is 20-inches. Max stacked height is 32-inches. Two rows of characters are permitted.
Color - Anchor Tenants*	Signs may be white, black, gray, and one other color. If a logo is part of the sign, the logo may include one additional color.
Color - All Other Tenants	No limitations on colors but red is discouraged.
Lighting	All signs shall be Internal, halo-illumination. Color temperature shall be 3000 to 3500 degrees kelvin.
Logos	Logos are permitted.

*Anchor Tenants are 15,000 SF or greater in leasable area.

South Facade

Herndon Parkway (North) Facade

Elden Street (East) Facade

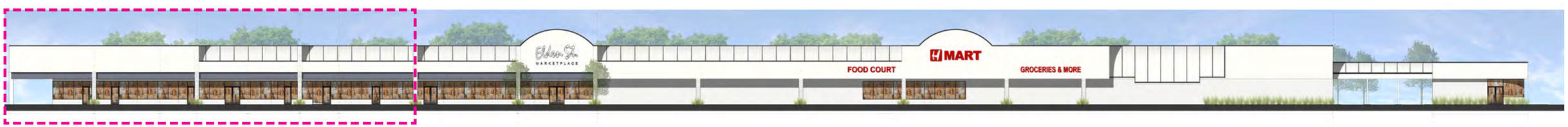
Elden Street
Wall Sign

Building Elevations, 1:10 Scale

= Permitted wall sign mounting area

Lease Line | Unit 10 | 33'-0" frontage | 33 SF sign area | Lease Line | Unit 20 | 25'-7" frontage | 25.58 SF sign area | Lease Line | Unit 30 | 14'-6" frontage | 14.5 SF sign area | Lease Line | Unit 40 | 19-10" frontage | 19.83 SF sign area | Lease Line | Unit 50 | 20'-1" frontage | 20.08 SF sign area | Lease Line | Unit 60 | 15'-3" frontage | 15.25 SF sign area | Lease Line | Unit 70 | 29'-3" frontage | 29.25 SF sign area | Lease Line

Elden Street (East) Elevation)

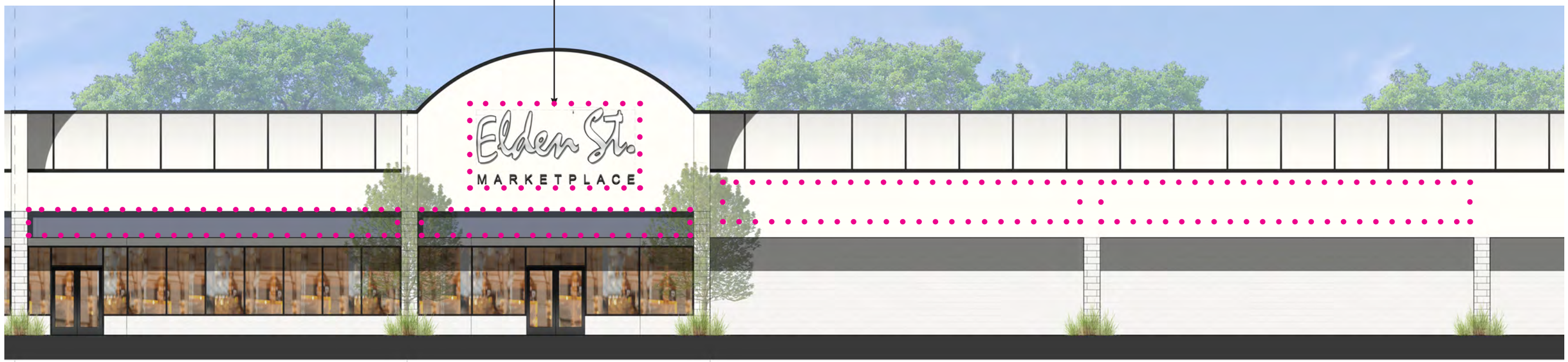


Building Elevation Key

Building Elevations, 1:10 Scale

= Permitted wall sign mounting area

Elden Street
Wall Sign



Lease Line

Unit 80 | 40'-2" frontage
40.17 SF sign area

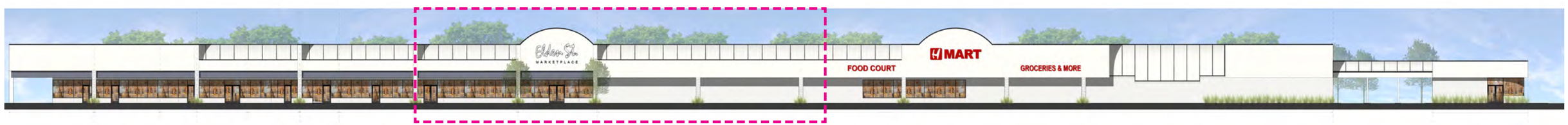
Elden Street (East) Elevation)

Lease Line

Unit 90
31'-0" frontage
31 SF sign area

Lease Line

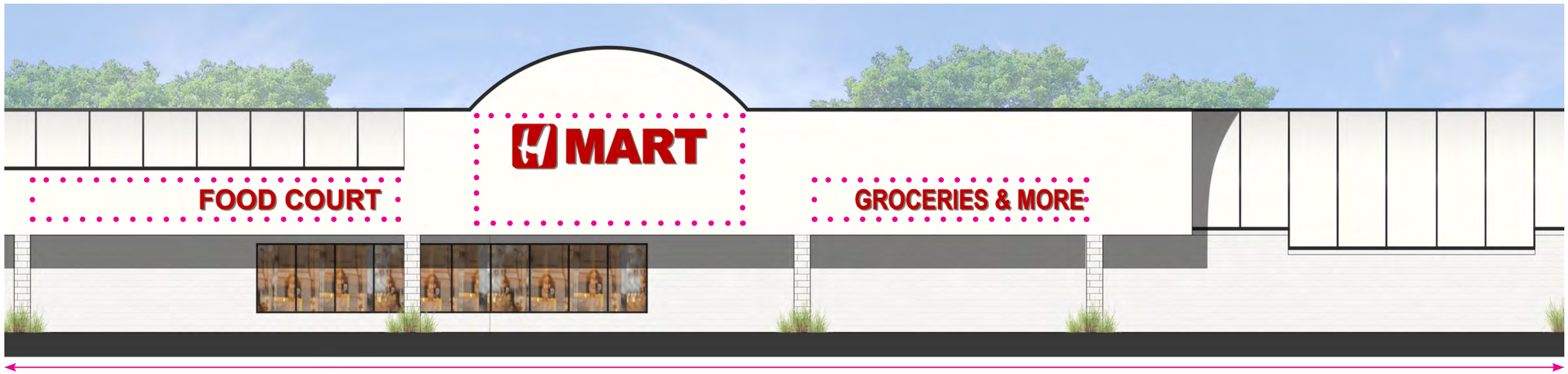
Grocer
286'-2" frontage
203.44 SF sign area



Building Elevation Key

Building Elevations, 1:10 Scale

= Permitted wall sign mounting area



Elden Street (East) Elevation)

Grocer
286'-2" frontage
203.44 SF sign area

Building Elevation Key

Building Elevations, 1:10 Scale

= Permitted wall sign mounting area

Elden Street (East) Elevation)

Grocer
286'-2" frontage
203.44 SF sign area

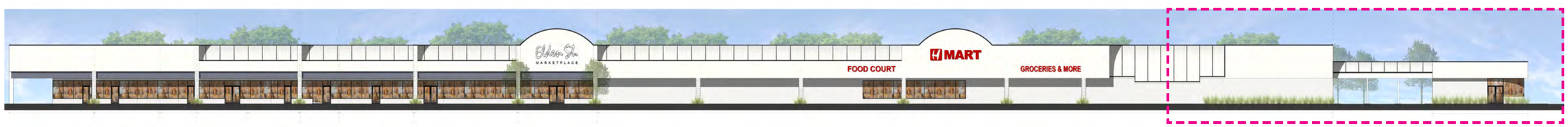
Lease Line

Unaffiliated frontage
38'-8" frontage
0 SF sign area

Lease Line

Unit 100
37'-0" frontage
37.00 SF sign area

Lease Line



Building Elevation Key

Building Elevations, 1:10 Scale

= Permitted wall sign mounting area

Lease Line

Unit 100
50’-6” frontage
50.5 SF sign area

Lease Line

Lease Line

Unit 110
102’-0” frontage
102.0 SF sign area

Lease Line

Herndon Parkway (North) Elevations

Lease Line

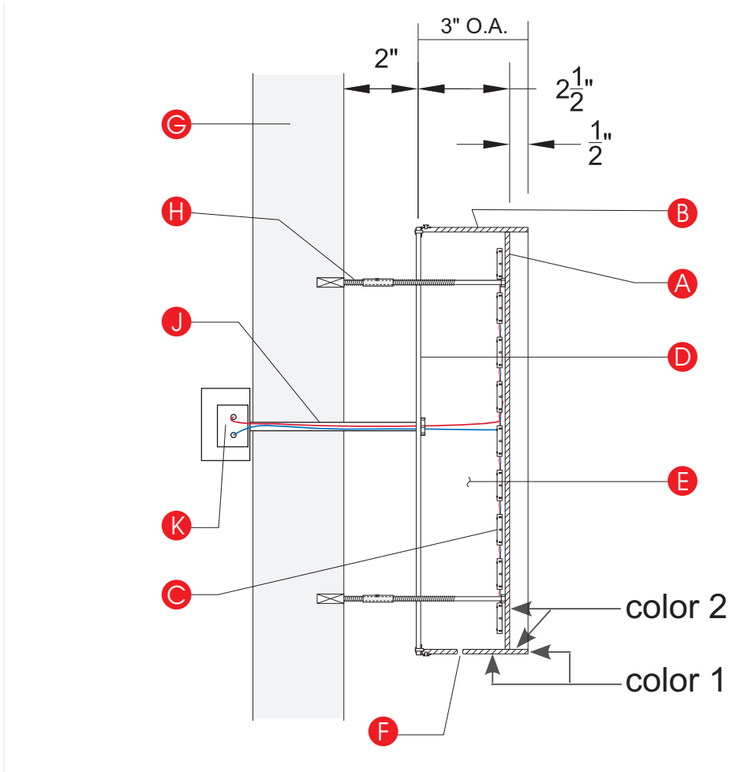
South Elevation

Unit 10
91’-0” frontage
50.0 SF sign area

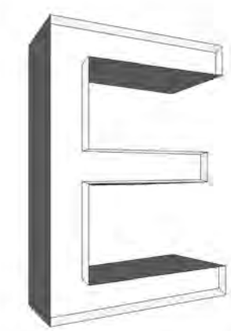
Lease Line

EDENS.

Elden Street Marketplace
ARB Application for
Master Sign Plan Permit



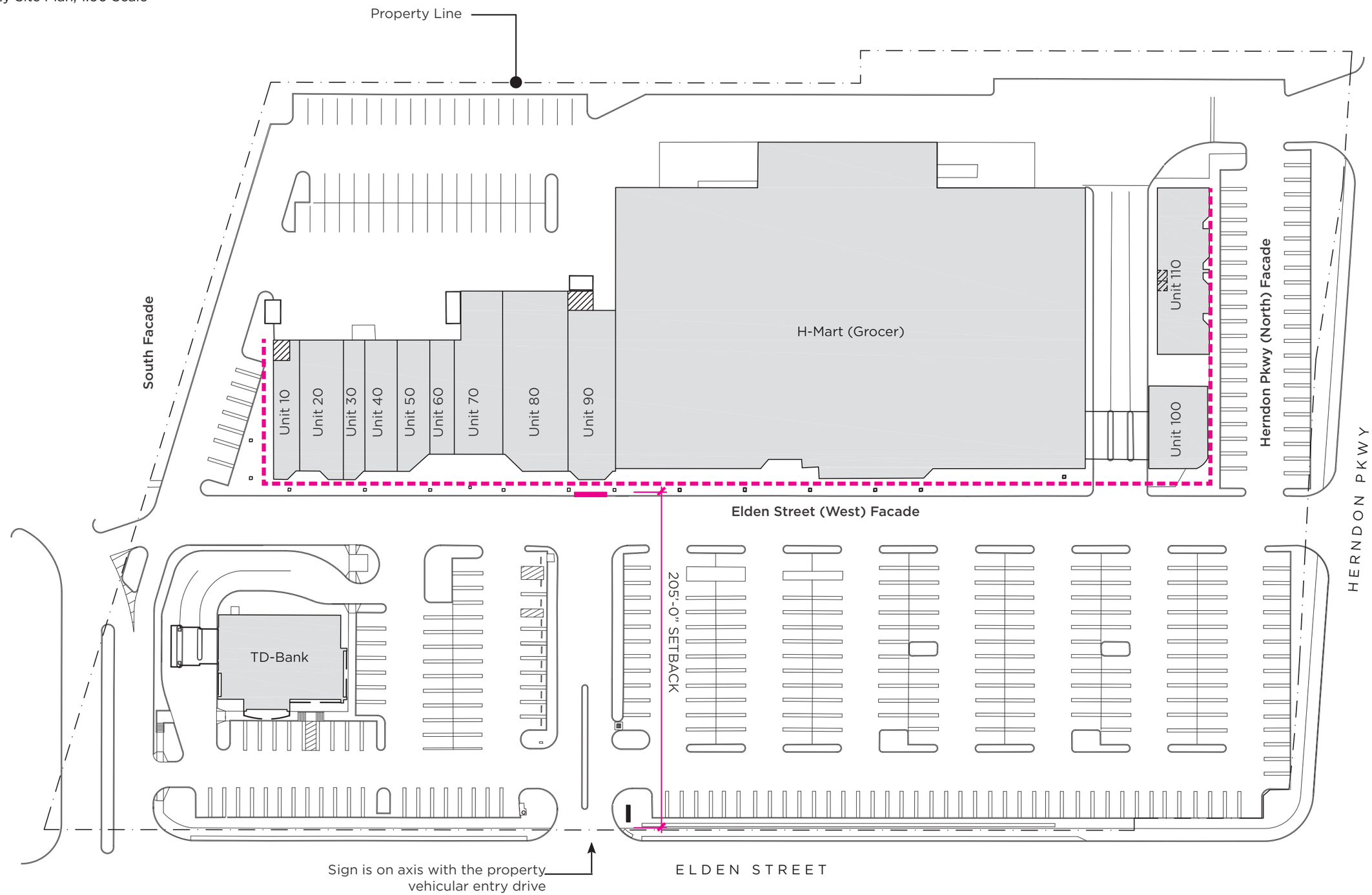
A. .125 ALUM. FACE
B. .063 WELDED ALUM. RETURNS
C. WHITE LX-ECO3S 6500k NC LED'S
D. CLEAR LEXAN LETTERBACKS
E. LETTER INTERIOR PTD. W/ WHITE LIGHT ENHANCING PAINT
F. WEEP HOLES AS REQ'D
G. BLDG. FACADE
H. 1/4" ALL-THREAD INTO DBL. EXP. ANCHORS
J. WIRING IN LIQUATITE TO ELEC. CIRCUIT
K. REMOTE POWER SOURCE IN METAL BOX



ISOMETRIC VIEW NTS

Signs shall be reverse channel letters. Faces may be flush or recessed.
A sample sign design is shown here with a recessed face.

Property Site Plan, 1:60 Scale



EDENS

Elden Street Marketplace
ARB Application for
Master Sign Plan Permit

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW
Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____
***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

(1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.

(2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.

(3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.

(4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.

(5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.

(6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

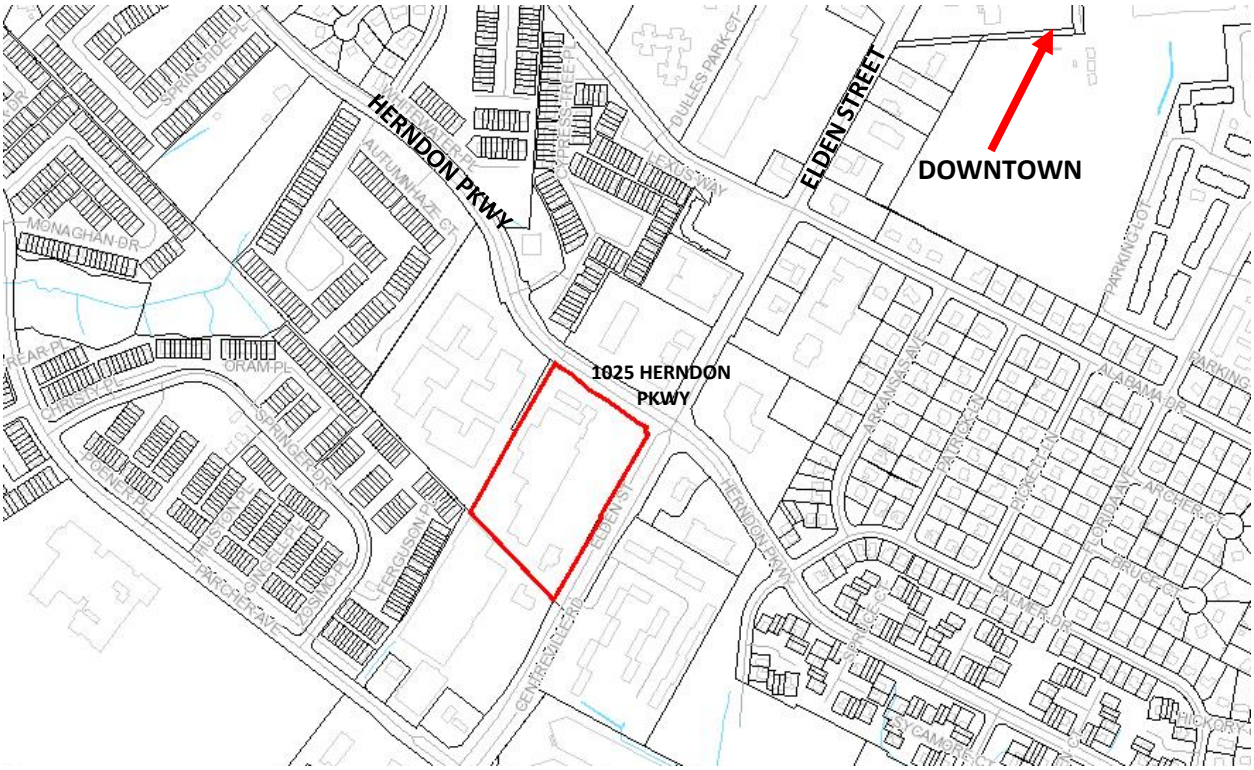
(Code 1992, § 4-16)

TOWN OF Herndon VIRGINIA

STAFF REPORT
Architectural Review Board
December 2, 2020

Case Number & Type: ARB #20-028; Freestanding sign
Case Summary: Modify an existing freestanding sign with new sign forms and design on top of an existing masonry sign base
Case Location: 1025 Herndon Parkway, Elden Street Marketplace Shopping Center

Location Map



Property Information

Owner / Applicant:	Elden LLC c/o Ryan Lorey, EDENS		
Representative:	Gary Brent, MG Permits		
Business/Organization:	N/A		
Property Use:	Single -story, multi-tenant commercial building		
Zoning District:	CS, Commercial Services		
Adjacent Zoning:	**North:** CS, Commercial Services **South:** N/A, Outside town jurisdiction /boundary	**East:** CS, Commercial Services/ CO, Commercial Office **West:** CO, Commercial Office	
Associated Cases:	ARB #13-11, ARB #13-12, ARB #19-10, ARB #20-027, ARB #20-029		
Building Type(s):	Single-story CMU structure with composite exterior materials	**Date of Construction:**	Circa 1985

Architectural Style(s):	Post-modern, typical modern suburban multi-use, multi-tenant commercial
Exterior Material(s):	Composite – Concrete masonry unit (CMU), stucco, metal frame and glass storefront and windows, flat parapet roof forms
Neighborhood Design Profile:	Developed commercial site adjacent to existing commercial uses and office uses

Case Details

Case Description:

This application proposes to construct and install new sign forms on top of an existing freestanding masonry sign base at a primary entrance to the shopping center along Elden Street. The existing sign base is a comprised of a cast-in-place reinforced concrete footing, white colored split-face CMU base with a presumably, pre-cast concrete cap. The new sign will consist of two interlocking rectangular aluminum forms. The base metal form will be a 10' long x 4'-10" tall X 1'-6" wide and 0.08" thick aluminum form powder-coated in a dark grey metal color and will contain the shopping center identity name, Elden Street Marketplace. The text in various fonts and sizes will be routed into the metal sign face with white acrylic push-through letters so that the letters are appear white during the day and illuminate white at night. The smaller interlocking metal form will be a 9'-2" long X 3'-2" tall X 2'-0" wide and 0.08" thick aluminum form powder-coated in a white color. This metal form will contain the anchor tenant name, H-Mart Groceries & More, and smaller tenant space names on removable/interchangeable aluminum panels with the tenant names routed out of each metal panel with white acrylic push-through letters. The acrylic push through letters will have a black perforated vinyl film so that the letters appear black during the day and illuminate white at night. Both sign forms will be internally illuminated with white LED lights. The freestanding sign will be a total of 7'-4" high and have a sign area of 50 square feet. The applicant has indicated that existing landscape area around the sign will be retained in accordance with the Town's Zoning Ordinance (Attachments #1, #2, and #3).

Resource Background:

This ARB case represents a step the property owner is taking to update the visual qualities of a dated suburban shopping center along Elden Street and Herndon Parkway. The building is a Post-modern architectural style with forms, details and materials typical of suburban type development in the Town. ARB #13-11 was approved by the Board and established the existing Master Sign Plan design standards for this location and have been implemented accordingly. ARB #13-12 approved the existing freestanding sign design currently on site. More recently, the Board considered and approved ARB #19-10 in which the current anchor tenant, H-Mart, received approval of their wall signs.

As noted, the applicant is seeking to update the existing Master Sign Plan through ARB #20-027 and main shopping center identity wall sign though ARB #20-029. Over time, staff has administratively approved several small tenant wall signs that complied with the current MSP standards.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section 78-140.4. - Prohibited signs
- Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs
- Town Zoning Ordinance Section 78-141.4. - Sign standards for commercial districts
- Town Code of Ordinances, Section 58-96 Design criteria (Attachment #4)

Staff Analysis

1. The application as submitted complies with the Town's Zoning Ordinance, Section 78-140.4. - *Prohibited signs* and does not propose any sign types or features currently prohibited in this section.

2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs* and Town Zoning Ordinance Section 78-141.4. - *Sign standards for commercial districts* regarding, the sign types, design, illumination and placement. Staff has determined that the freestanding sign design is generally permitted and appropriate in the condition proposed. However, the sign does contain some text/lettering that is less than 6" in height and will need revision to comply with the Town's Zoning Ordinance Section 78-141.4.

3. The proposed freestanding sign design generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). Staff finds that the proposed sign will clearly serve the purpose of identifying the shopping center with an updated sign design and with a more modern sign design that will complement the site and building architecture. The proposed design compatibility with the primary building architecture is very similar to the Board's recent approval of ARB #20-019 which approved a similar freestanding sign assembly at 1051 Elden Street. However, the sign letter heights will need to be resolved / revised prior to Board action on this case as noted in Staff Analysis Comment #2.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Staff is withholding its recommendation until the proposed sign design becomes compliant with Zoning Ordinance Section 78-141.4. - *Sign standards for commercial districts*, specifically related to the minimum lettering heights required for freestanding signs in this zoning district.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Sign Elevations, Location, Details, and Materials Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	**Christopher J. Garcia, Community Design Planner**
Phone/Email:	**(703)787.7380; christopher.garcia@herndon-va.gov**

Christopher J. Garcia
Community Design Planner

Bryce A. Perry
Deputy Director

SITE LOCATION – AERIAL PHOTO

Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2020

October 29, 2020

Department of Community Development
Architectural Review Board
777 Lynn Street
Herndon, VA 20170

Re: ARB Application for Freestanding Sign Permit
Elden Street Marketplace, 1025 Herndon Parkway, Herndon, VA 20170

Dear Sir or Madam,

Please find enclosed a submission for Freestanding Sign Permit at Elden Street Marketplace, 1025 Herndon Parkway, Herndon, VA 20170, a commercial shopping center.

This application involves the removal of an existing freestanding sign at the vehicular entrance to the property from Elden Street that displays the shopping center name and some of the tenant names occupying the center. The existing sign cabinet is proposed to be demolished, leaving the masonry base and footing in place for reuse. A new sign cabinet is proposed to be mounted to the existing masonry base and footing. The new sign cabinet is proposed to be constructed of powder-coated aluminum with push-through acrylic tenant names and logos with internal white lighting.

With the proposed freestanding sign, the applicant aims to provide a simplified, contemporary aesthetic that meshes with the recently repainted shopping center.

Included with this submission are:

1. This letter describing the proposed sign and a list of all materials submitted;
2. Application
3. Application Fee
4. Color photographs of the proposed sign location, the nearest structures and nearest public streets.
5. The sign location detail.
6. Detailed color drawings of the proposed sign.
7. Material samples
8. Electronic copy of submission.

Please let me know of any questions or comments.

Regards

Ryan Lorey
EDENS
rlorey@edens.com
cell 201-602-7816

cc: Mr. Jim Dinen, Jack Stone Signs

Part 4 - Photographs

Photo 1

Proposed sign location

EDENS

Elden Street Marketplace
ARB Application for
Freestanding Sign Permit

Photo 2

Proposed sign location

Part 4 - Photographs

Photo 3

Proposed sign location

Part 4 - Photographs

Photo 4

Proposed sign location

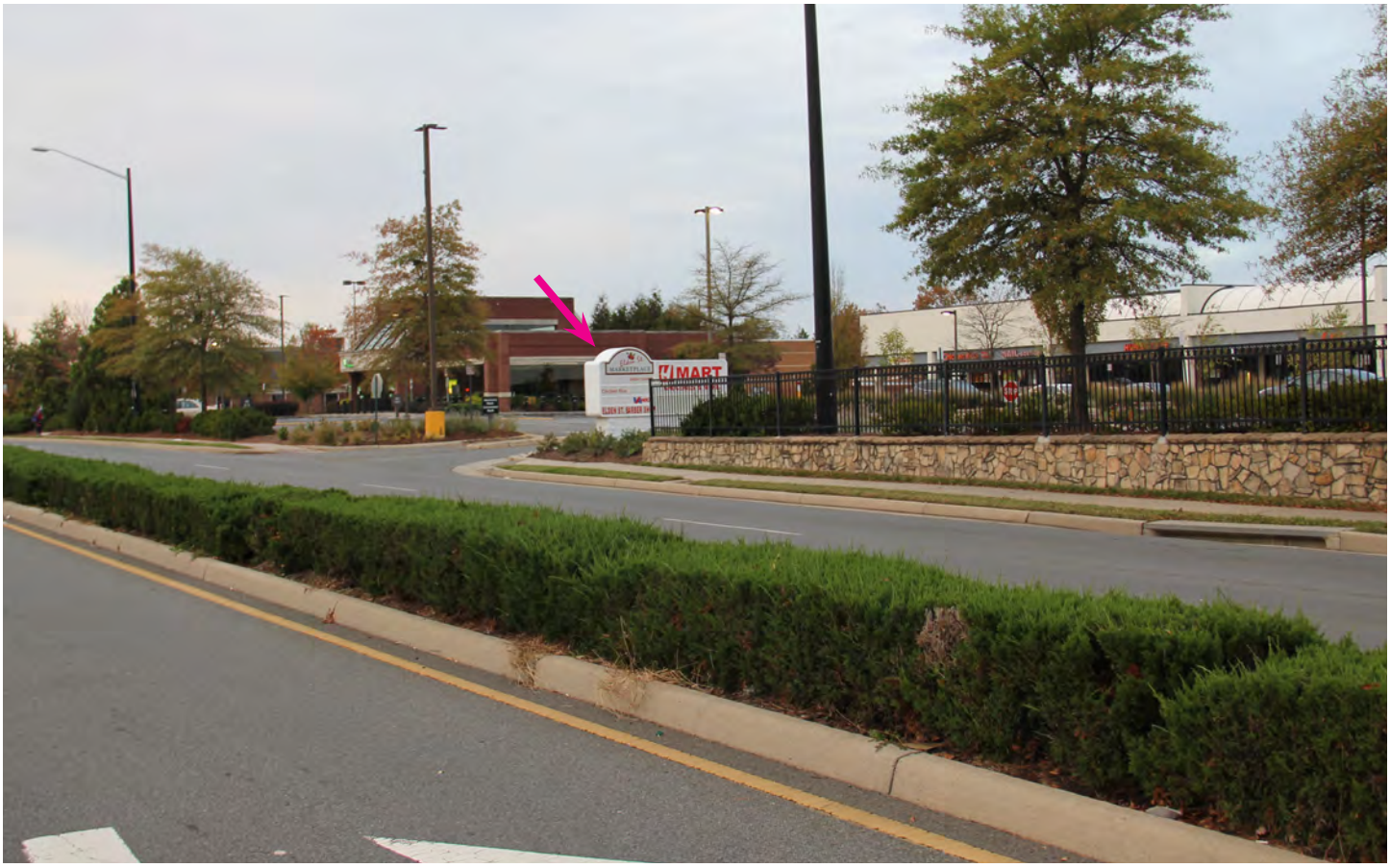
EDENS

Elden Street Marketplace
ARB Application for
Freestanding Sign Permit

Photo 5

Proposed sign location

Photo 6



Proposed sign location

Photo 7

Proposed sign location

Photo 8

Property across Elden Street, proposed sign is not visible in this view

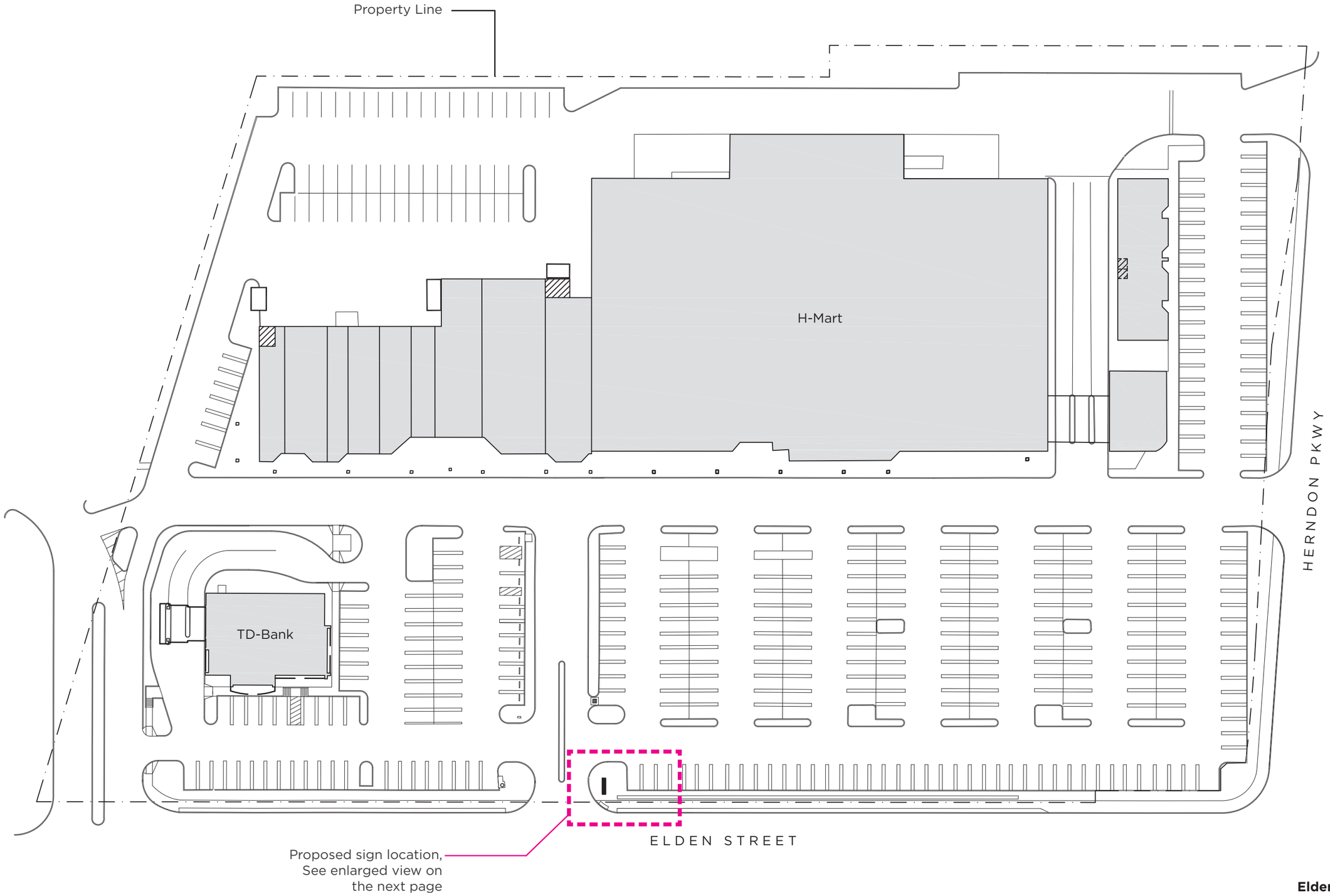
Proposed sign location

Photo 9

Property across Elden Street, proposed sign is not visible in this view

Proposed sign location

Property Site Plan, 1:60 Scale

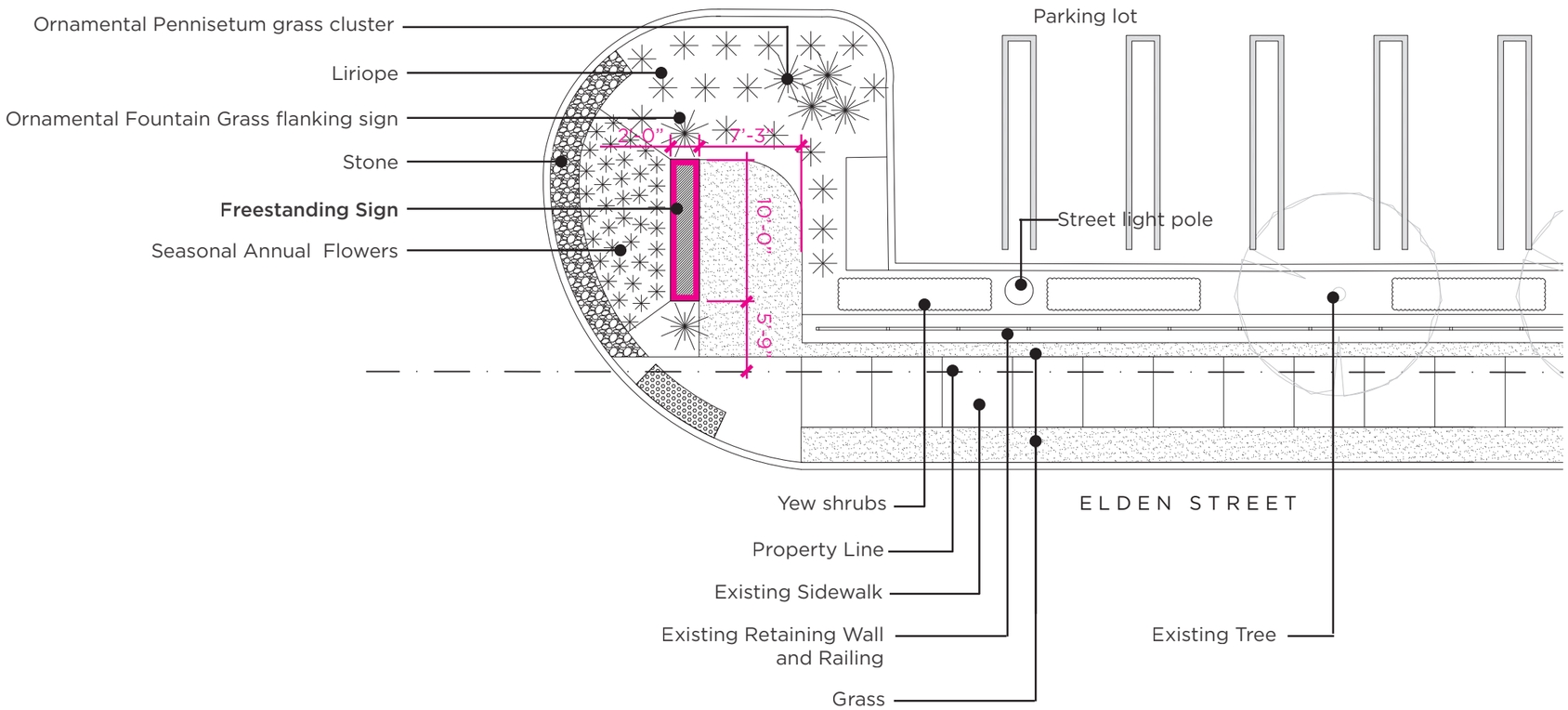


EDENS

Elden Street Marketplace
ARB Application for
Freestanding Sign Permit

Part 5 - Sign Location Detail

Enlarged Site Plan, 1:10 Scale



Proposed new freestanding sign will be in the same location as the existing sign.

Landscape plan is existing and to-remain at proposed new freestanding sign.

Seasonal Annual Flowers

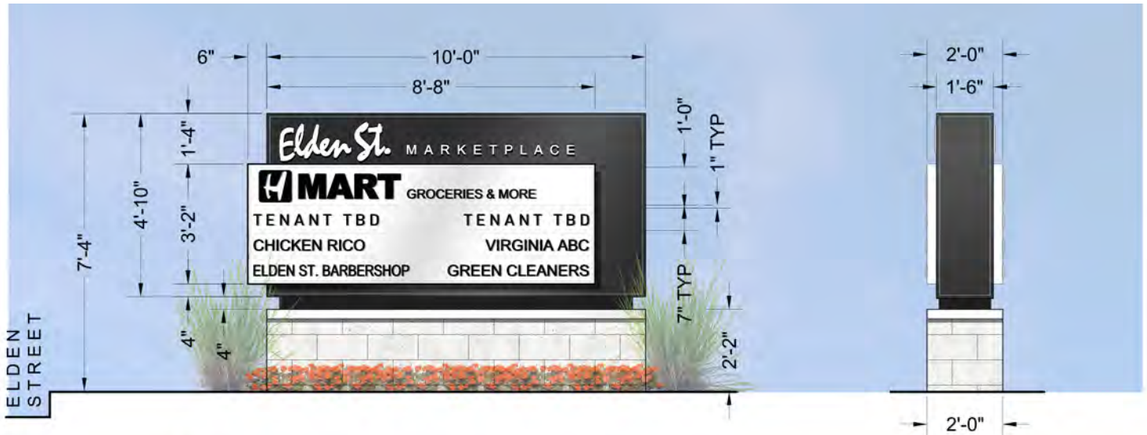
Ornamental Fountain Grass

Ornamental Pennisetum

Liriope

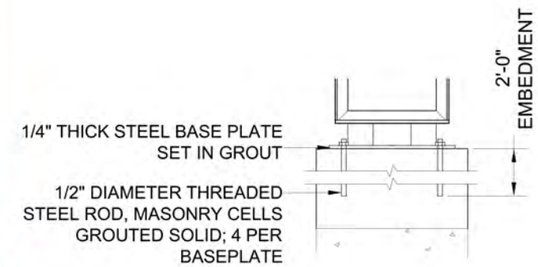
Yew shrub

Technical Drawings

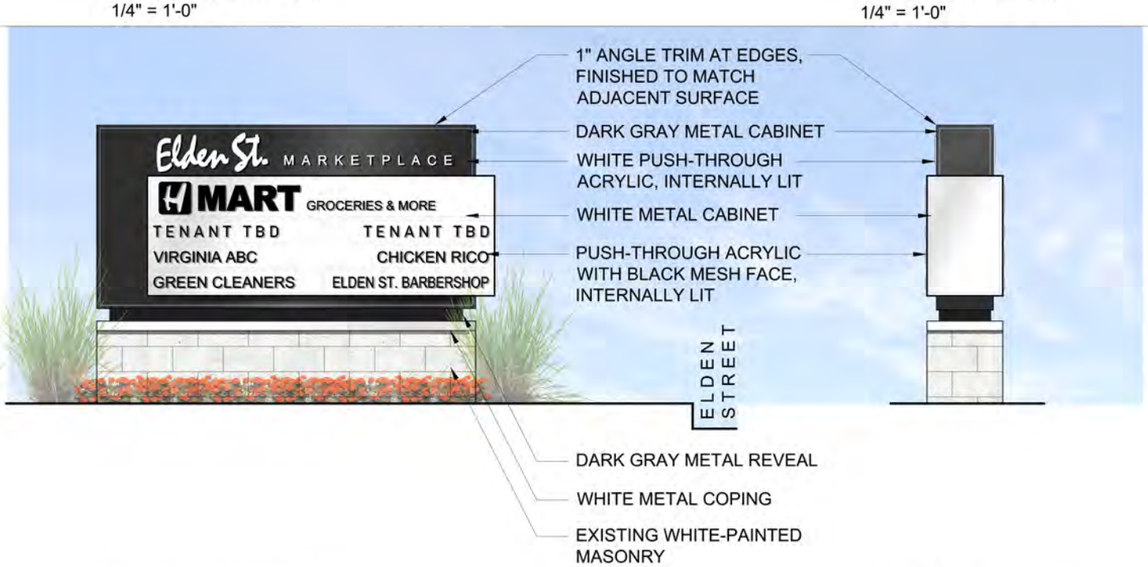


SIDE 1 ELEVATION
1/4" = 1'-0"

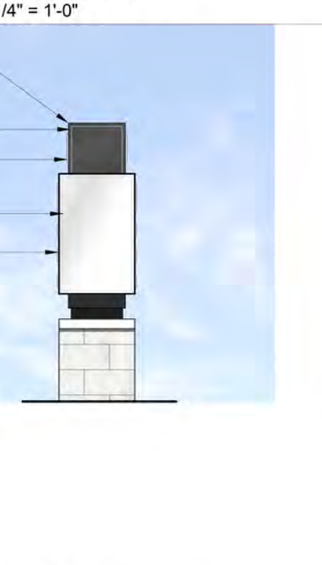
SIDE 3 ELEVATION
1/4" = 1'-0"



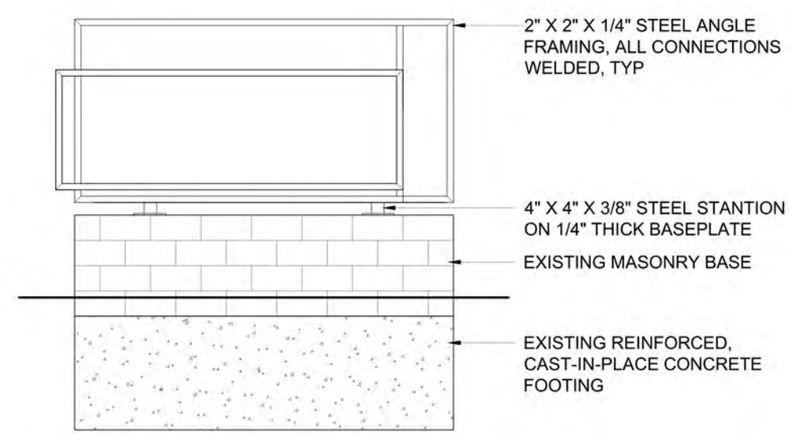
ENLARGED ANCHORAGE DETAIL
1/2" = 1'-0"



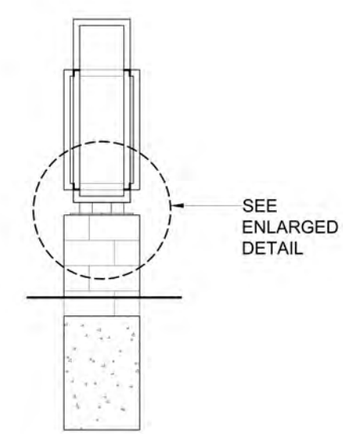
SIDE 2 ELEVATION
1/4" = 1'-0"



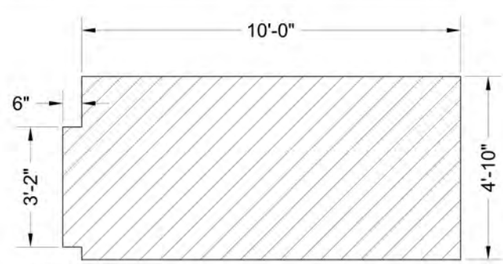
SIDE 4 ELEVATION
1/4" = 1'-0"



FRAMING ELEVATION, FRONT
1/4" = 1'-0"



FRAMING ELEVATION, SIDE
1/4" = 1'-0"



SIGN AREA
(10 x 4.84) + (0.5 x 3.17) = 50 SF
2-SIDED

NOTES
1. METAL CABINET SHALL BE FACED WITH POWDER-COATED ALUMINUM 0.08-INCH THICK
2. INTERNAL ILLUMINATION SHALL BE BY 3500K COLOR TEMPERATURE LED.
3. TENANT NAMES AND LOGOS WILL BE MADE OF WHITE ARYLIC WITH BLACK MESH FACE FOR "Day-BLACK, NIGHT-WHITE" EFFECT.
4. PROPERTY NAME AND TENANT NAMES AND LOGOS SHALL BE ROUTED FROM ALUMINUM CABINET. ACRYLIC WILL BE PUSH-THROUGH" WITH 1/2-INCH PROJECTION.
5. TENANT PANELS SHALL BE ABLE TO BE REMOVED AND REPLACED WITH A NEW TENANT PANEL OR A BLANK.

DARK GRAY METAL
RAL 7016
ANTHRACITE GRAY

WHITE METAL
RAL 9010
PURE WHITE

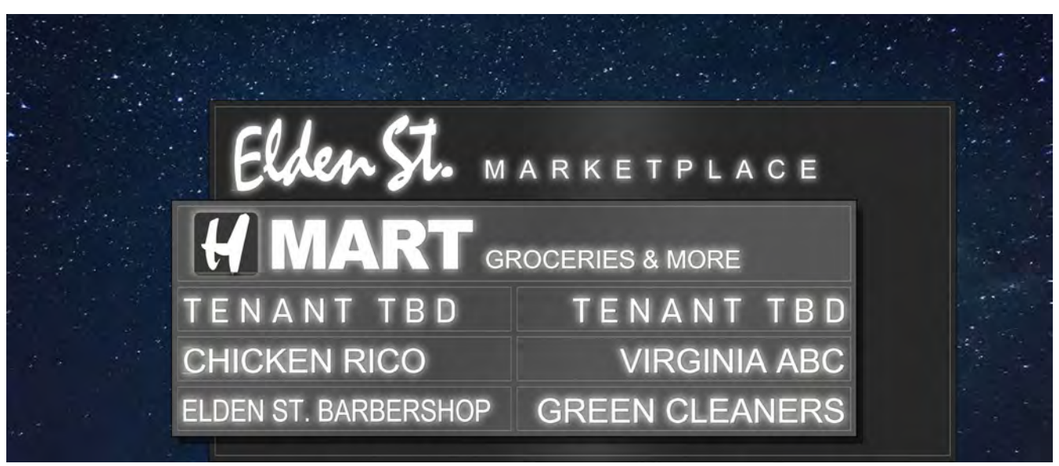
EDENS.

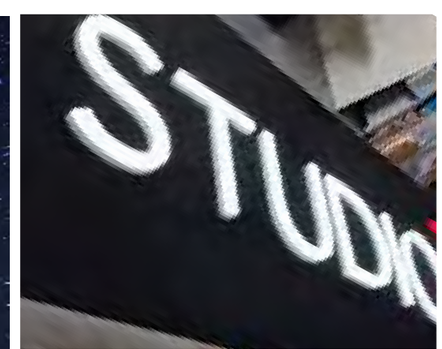
Elden Street Marketplace
ARB Application for
Freestanding Sign Permit

Enlarged Sign Panel
1” = 1’-0”

Tenant Panels that are “TBD” will comply with the character, color, size, and construction conveyed here.

Renderings
(not to scale)





Night (illuminated) rendering and sample of push-through acrylic text.

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW
Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____
***Charter references:** Standards and purpose, § 7.4:1(c). _____

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(2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.

(3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.

(4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.

(5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.

(6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

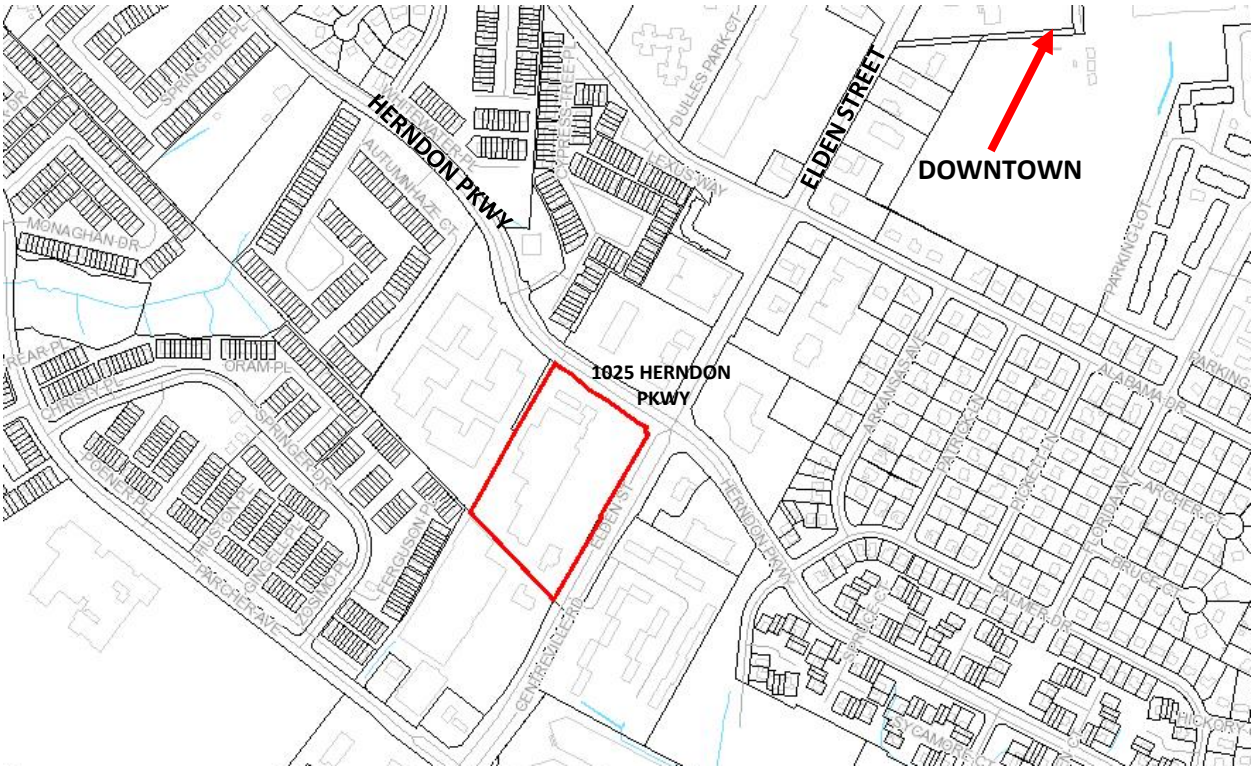
(Code 1992, § 4-16)

TOWN OF Herndon VIRGINIA

STAFF REPORT
Architectural Review Board
December 2, 2020

Case Number & Type: ARB #20-029; Wall sign
Case Summary: Replace an existing shopping center identity wall sign with a new shopping center identity wall sign
Case Location: 1025 Herndon Parkway, Elden Street Marketplace Shopping Center

Location Map



Property Information

Owner / Applicant:	Elden LLC c/o Ryan Lorey, EDENS		
Representative:	Gary Brent, MG Permits		
Business/Organization:	N/A		
Property Use:	Single -story, multi-tenant commercial building		
Zoning District:	CS, Commercial Services		
Adjacent Zoning:	**North:** CS, Commercial Services **South:** N/A, Outside town jurisdiction /boundary	**East:** CS, Commercial Services/ CO, Commercial Office **West:** CO, Commercial Office	
Associated Cases:	ARB #13-11, ARB #13-12, ARB #19-10, ARB #20-027, ARB #20-028		
Building Type(s):	Single-story CMU structure with composite exterior materials	**Date of Construction:**	Circa 1985

Architectural Style(s):	Post-modern, typical modern suburban multi-use, multi-tenant commercial
Exterior Material(s):	Composite – Concrete masonry unit (CMU), stucco, metal frame and glass storefront and windows, flat parapet roof forms
Neighborhood Design Profile:	Developed commercial site adjacent to existing commercial uses and office uses

Case Details

Case Description:

This application proposes to construct and install a new shopping center identity sign for Elden Street Marketplace. The new sign will be in two lines of text. The first line of text will be the *Elden Street* text in 4'-10" tall script lettering and made of reverse channel letters with 6" deep, 0.063" thick aluminum returns and 0.125" thick aluminum channel letter faces and a clear Lexan® letter backing. The reverse channel letters with be halo lit with internal white LED lights and the sign backing offset 2" from the existing wall plane to create the halo-lit effect at night. The reverse channel letters faces will be finished in a *Pure White* color with the returns finished in an *Anthracite Gray* (dark gray metal) color. The second line of text will be the *Marketplace* text in all capital block letters approximately 11" in height. The second line of text letters are to be made of acrylic letters with returns finished in an Anthracite Gray (dark gray metal) color and mounted with an offset from the 2" from the façade, identical the first line of text. However, this line of text will not be illuminated. The new sign will be smaller in size than the existing wall sign and will occupy approximately 121 square feet of area on the parapet wall of the building. The sign will also be located lower on the parapet wall than the existing sign such that the highest point of the sign will be 23'-3" above grade, as permitted by the Town's Zoning Ordinance (Attachments #1, #2, and #3).

Resource Background:

This ARB case represents a step the property owner is taking to update the visual qualities of a dated suburban shopping center along Elden Street and Herndon Parkway. The building is a Post-modern architectural style with forms, details and materials typical of suburban type development in the Town. ARB #13-11 was approved by the Board and established the existing Master Sign Plan design standards for this location and have been implemented accordingly. ARB #13-12 approved the existing freestanding sign design currently on site. More recently, the Board considered and approved ARB #19-10 in which the current anchor tenant, H-Mart, received approval of their wall signs.

The applicant is seeking to update the existing Master Sign Plan through ARB #20-027 and main shopping center identity freestanding sign though ARB #20-028. Over time, staff has administratively approved several small tenant wall signs that complied with the current MSP standards.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section 78-140.4. - Prohibited signs
- Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs

- Town Zoning Ordinance Section 78-141.4. - Sign standards for commercial districts
- Town Code of Ordinances, Section 58-96 Design criteria (Attachment #4)

Staff Analysis

1. The application as submitted complies with the Town's Zoning Ordinance, Section 78-140.4. - *Prohibited signs* and does not propose any sign types or features currently prohibited in this section.

2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs* and Town Zoning Ordinance Section 78-141.4. - *Sign standards for commercial districts* regarding, the sign types, design, illumination and placement. Staff has determined that the wall sign design is generally permitted and appropriate in the condition proposed.

3. The proposed wall sign design generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). Staff finds that the proposed sign will clearly serve the purpose of identifying the shopping center with an updated wall sign and with a more modern sign design that will complement the site and building architecture. The proposed design is compatible with the primary building architecture, as well as the proposed freestanding sign design being considered through ARB #20-028. However, staff recommends that the *Marketplace* lettering be made of a higher quality material, metal to be specific, and be finished in the same manner as the illuminated reverse channel letters of the *Elden Street* sign component. Staff has determined that a higher quality material for this portion of the wall sign will be in keeping with the thematic designs of other proposed signs for this commercial development being considered through ARB #20-027 (new Master Sign Plan) and ARB #20-028 (new freestanding sign).

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #20-029, in accordance with Alternative #3, with the following conditions: 1. The wall sign's *Marketplace* text/lettering shall be made of metal reverse channel forms or similar form made of metal and finished to match the returns of the *Elden Street* sign text; and 2. Prior to issuance of a building permit, the applicant shall revise and submit the sign design materials to reflect the Condition #1 for inclusion in the ARB case file; and

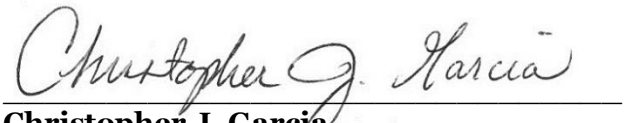
	3. The wall sign shall be constructed and installed in substantial conformance with the original application submitted on November 3, 2020 and any updates required as conditions of approval.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Sign Elevation, Location, Details, and Materials Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	**Christopher J. Garcia, Community Design Planner**
Phone/Email:	**(703)787.7380; christopher.garcia@herndon-va.gov**



Christopher J. Garcia
Community Design Planner

Bryce A. Perry
Deputy Director

SITE LOCATION – AERIAL PHOTO

N

Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2020

October 29, 2020

Department of Community Development
Architectural Review Board
777 Lynn Street
Herndon, VA 20170

Re: ARB Application for Wall Sign Permit
Elden Street Marketplace, 1025 Herndon Parkway, Herndon, VA 20170

Dear Sir or Madam,

Please find enclosed a submission for Wall Sign Permit at Elden Street Marketplace, 1025 Herndon Parkway, Herndon, VA 20170, a commercial shopping center.

This application involves the removal of an existing wall sign and the replacement with a new wall sign. The existing and proposed signs are unrelated to any tenant of the shopping center and display the name of the property “Elden St. Marketplace” in a stylized manner.

The existing sign is internally face-lit (glowing acrylic face) and includes a fruit graphic stacked above two levels of text.

The proposed new sign design derives some of its character from the original logo and sign including the recognizable script format, however, includes various aesthetic updates in effort to simplify and enhance the quality of its presentation. The proposed new sign omits the fruit graphic, decreases the incline of the scripted “Elden St” and reduces the proportion of “MARKETPLACE” such that its extents are aligned with those of “Elden St” for a more pleasing overall composition. The proposed “Elden St” portion of the sign is to be constructed of powder-coated aluminum channel letters individually mounted to and offset from the facade and includes internal halo-lighting provided by 3500K color-temperature LEDs. The “MARKETPLACE” portion of the sign is to be constructed of simple, pin-mounted acrylic letters that are not illuminated. The proposed is in lieu of the existing colored, glowing, acrylic faced letters and logo. Finally, the proposed sign is reduced in scale and lower in placement than the existing.

The Elden Street Wall Sign is not associated with any particular tenant or frontage. To determine its permitted sign area, a portion of the Grocer's unused frontage is utilized, as is the "Unaffiliated Frontage" of the drive through fascia located between the Grocer and Unit 100. This is illustrated in Section 5 of the enclosed package. Allocating sign area in this manner ensures the total sign area on the Elden Street Facade does not exceed 1 Square Foot per 1 Linear Foot of frontage.

Included with this submission are:

1. This letter describing the proposed sign and a list of all materials submitted;
2. Application
3. Application Fee
4. Color photographs of the proposed sign location, the nearest structures and nearest public streets.
5. Drawings of the building storefront.
6. Detailed color drawings of the proposed sign.
7. The sign location detail.
8. Material samples
9. Electronic copy of submission.

Please let me know of any questions or comments.

Regards

Ryan Lorey
EDENS
rlorey@edens.com
cell 201-602-7816

cc: Mr. Jim Dinen, Jack Stone Signs

Part 4 - Photographs

Photo 1

Photo of existing sign with new proposed sign location dashed in magenta

Proposed wall sign location

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Elden Street Marketplace
ARB Application for
Wall Sign Permit

Part 4 - Photographs

Photo 2

Photo of existing sign with new proposed sign location dashed in magenta

Proposed wall sign location

Part 4 - Photographs

Photo 3

Photo of existing sign with new proposed sign location dashed in magenta

Proposed wall sign location

Part 4 - Photographs

Photos along entire building storefront

A

B

C

D

Part 4 - Photographs

Photos along entire building storefront

E

F

G

H

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Part 4 - Photographs

Photos along entire building storefront

I

J

K

L

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Wall Sign Permit

Part 4 - Photographs

Photos along entire building storefront

M

N

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Calculation of Permitted Sign Area

ELDEN STREET FACADE PERMITTED SIGN AREA

Unit	Frontage		Permitted Sign Area		Notes
Unit 10	33.00	Feet	33.00	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 20	25.58	Feet	25.58	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 30	14.50	Feet	14.50	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 40	19.83	Feet	19.83	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 50	20.08	Feet	20.08	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 60	15.25	Feet	15.25	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 70	29.25	Feet	29.25	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 80	40.17	Feet	40.17	Square Feet	1 SF of sign area per 1 LF of frontage
Unit 90	31.00	Feet	31.00	Square Feet	1 SF of sign area per 1 LF of frontage
Elden St Wall Sign	0.00	Feet	121.40	Square Feet	**
Grocer	286.17	Feet	203.44	Square Feet	Max 203.44 SF of sign area permitted
Unaffiliated Frontage	38.67	Feet	0.00	Square Feet	No business signs permitted here
Unit 100	37.00	Feet	37.00	Square Feet	1 SF of sign area per 1 LF of frontage
Total	**590.5**		**590.5**	**Square Feet**	1 SF of sign area per 1 LF of frontage

**The Elden Street Wall Sign is not associated with any particular tenant or frontage. To determine its perrmitted sign area, a portion of the Grocer's frontage is used as is the "Unaffiliated Frontage" of the drive through fascia located between the Grocer and Unit 100.

Allocating sign area in this manner ensures the total sign area on the Elden Street Facade does not exceed 1 Square Foot per 1 Linear Foot of frontage.

South Facade

Herndon Parkway (North) Facade

Elden Street (East) Facade

Proposed Elden Street Wall Sign

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Elden Street Marketplace
ARB Application for
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Building Elevations, 1:10 Scale

Lease Line | Unit 10 | 33'-0" frontage 33 SF sign area | Lease Line | Unit 20 25'-7" frontage 25.58 SF sign area | Lease Line | Unit 30 14'-6" frontage 14.5 SF sign area | Lease Line | Unit 40 19-10" frontage 19.83 SF sign area | Lease Line | Unit 50 20'-1" frontage 20.08 SF sign area | Lease Line | Unit 60 15'-3" frontage 15.25 SF sign area | Lease Line | Unit 70 29'-3" frontage 29.25 SF sign area | Lease Line

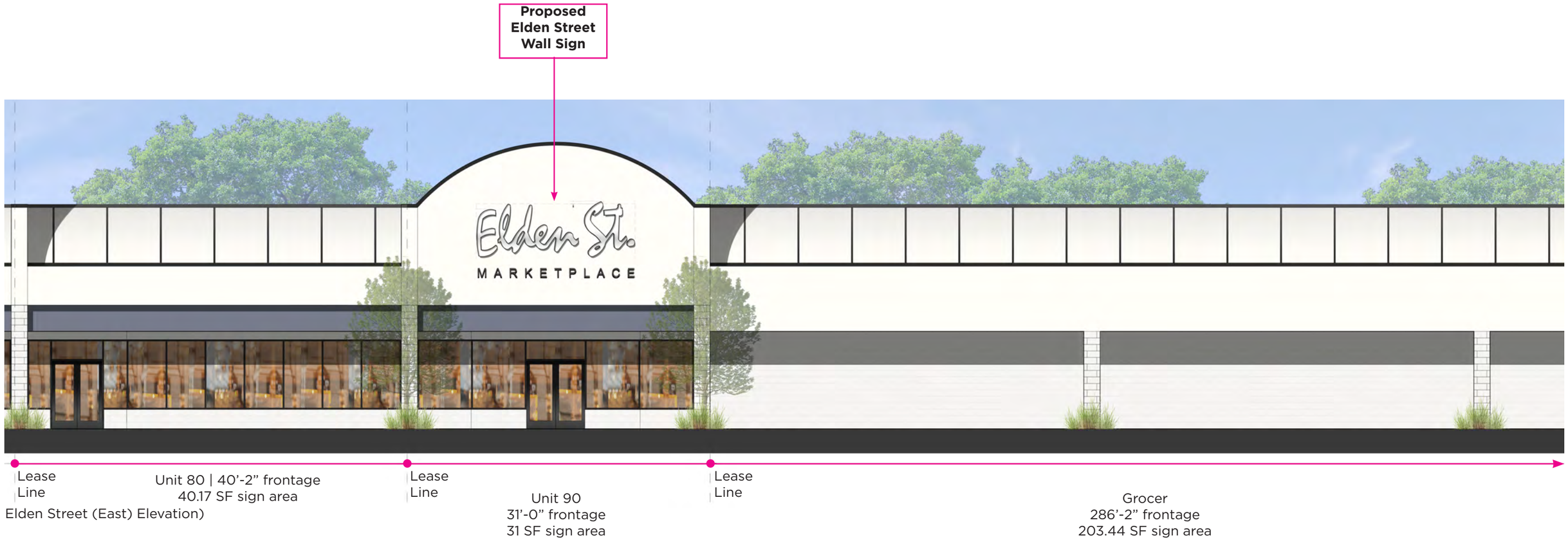
Elden Street (East) Elevation)

Building Elevation Key

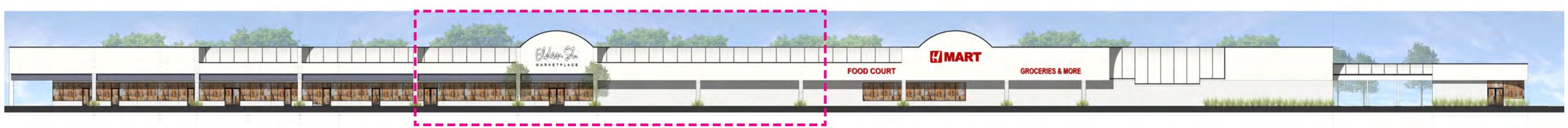
EDENS.

Elden Street Marketplace
ARB Application for
Wall Sign Permit

Building Elevations, 1:10 Scale



Elden Street (East) Elevation)



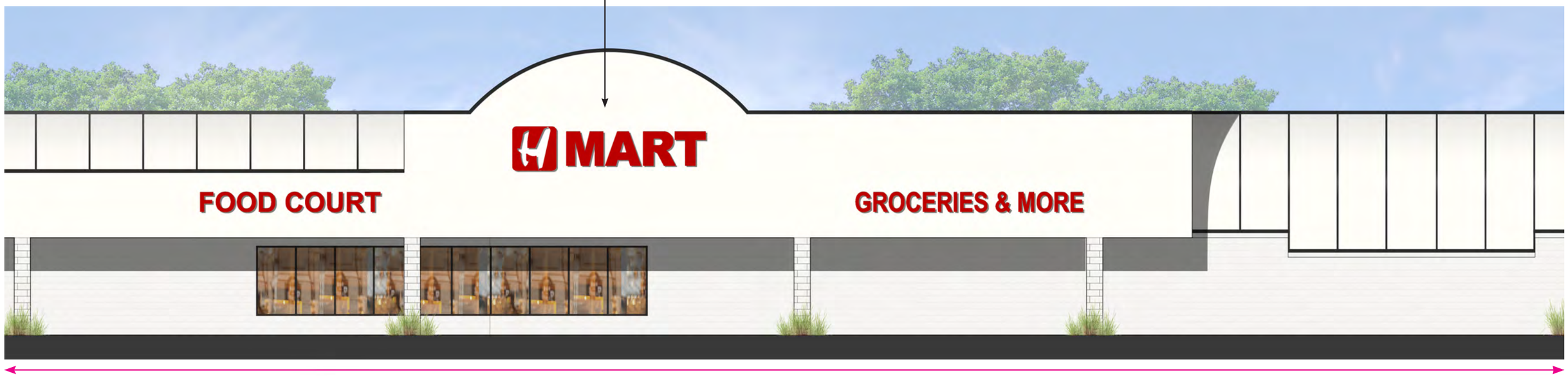
Building Elevation Key

EDENS.

Elden Street Marketplace
ARB Application for
Wall Sign Permit

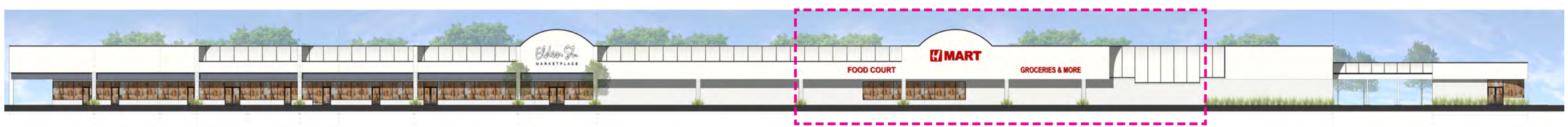
Building Elevations, 1:10 Scale

Existing Grocer signs
shown for context



Elden Street (East) Elevation)

Grocer
286'-2" frontage
203.44 SF sign area



Building Elevation Key

Building Elevations, 1:10 Scale

Elden Street (East) Elevation)

Grocer
286'-2" frontage
203.44 SF sign area

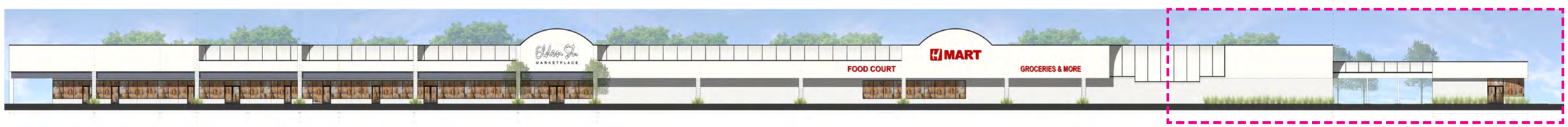
Lease Line

Unaffiliated frontage
38'-8" frontage
0 SF sign area

Lease Line

Unit 100
37'-0" frontage
37.00 SF sign area

Lease Line



Building Elevation Key

Building Elevations, 1:10 Scale

Lease Line

Unit 100
50’-6” frontage
50.5 SF sign area

Lease Line

Lease Line

Unit 110
102’-0” frontage
102.0 SF sign area

Lease Line

Herndon Parkway (North) Elevations

Lease Line

South Elevation

Unit 10
91’-0” frontage
50.0 SF sign area

Lease Line

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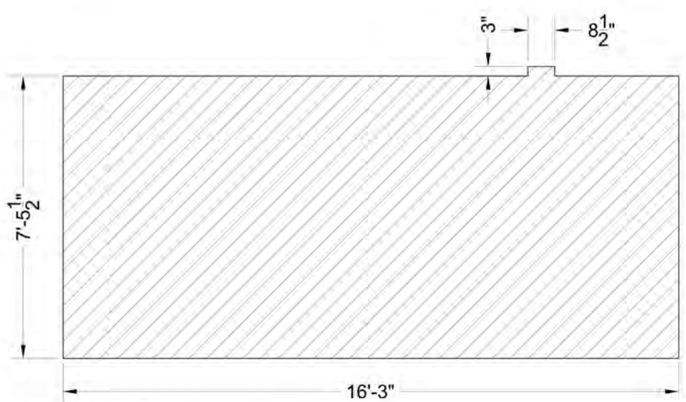
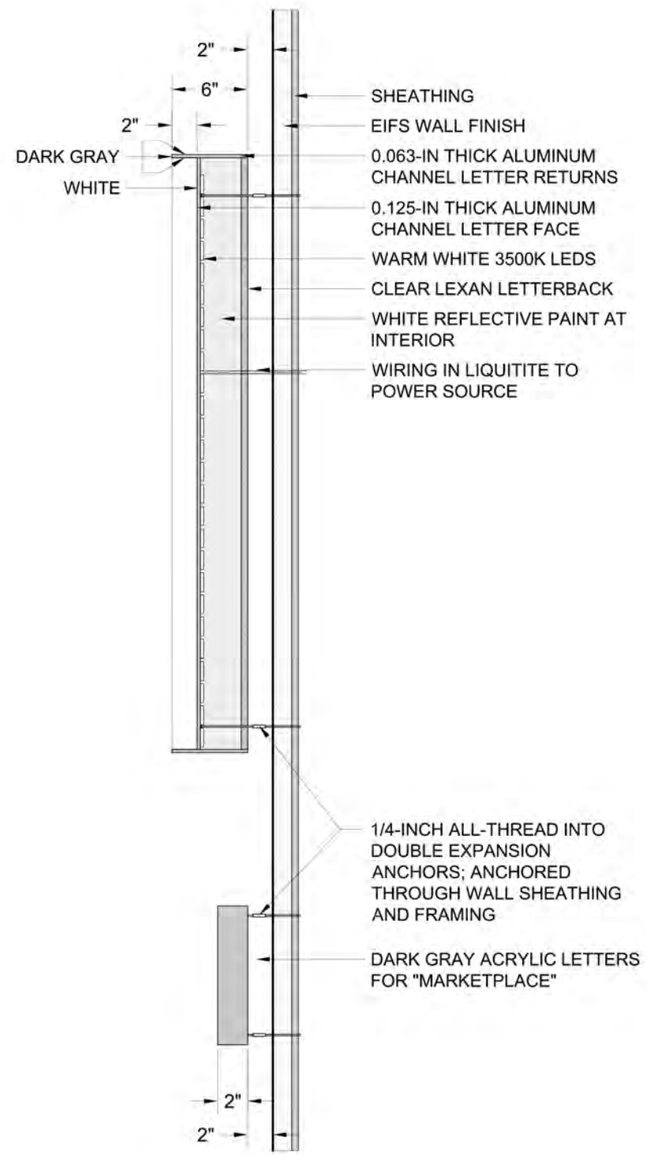
Wall Sign Permit

ELEVATION
1/4" = 1'-0"



SIGN AREA
(16.25 x 7.46) + (0.71 x 0.25) = 121.4 SF



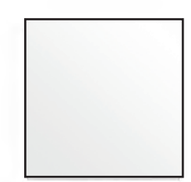
SECTION
1" = 1'-0"

MOUNTING ELEVATION
1/8" = 1'-0"

NOTES

1. SETBACK OF BUILDING WALL IS 205-FEET FROM RIGHT OF WAY. MOUNTING HEIGHT IS PERMITTED TO BE INCREASED 1-FOOT FOR EVERY 5-FEET OF DISTANCE BEYOND 100-FEET FROM RIGHT OF WAY, NOT TO EXCEED 30-FEET MOUNTING HEIGHT. MOUNTING HEIGHT SHOWN HERE IS 23'-3".
2. THIS SIGN IS PROPOSED TO REPLACE AN EXISTING SIGN.

DARK GRAY METAL
RAL 7016
ANTHRACITE GRAY



WHITE METAL
RAL 9010
PURE WHITE

Renderings
(not to scale)

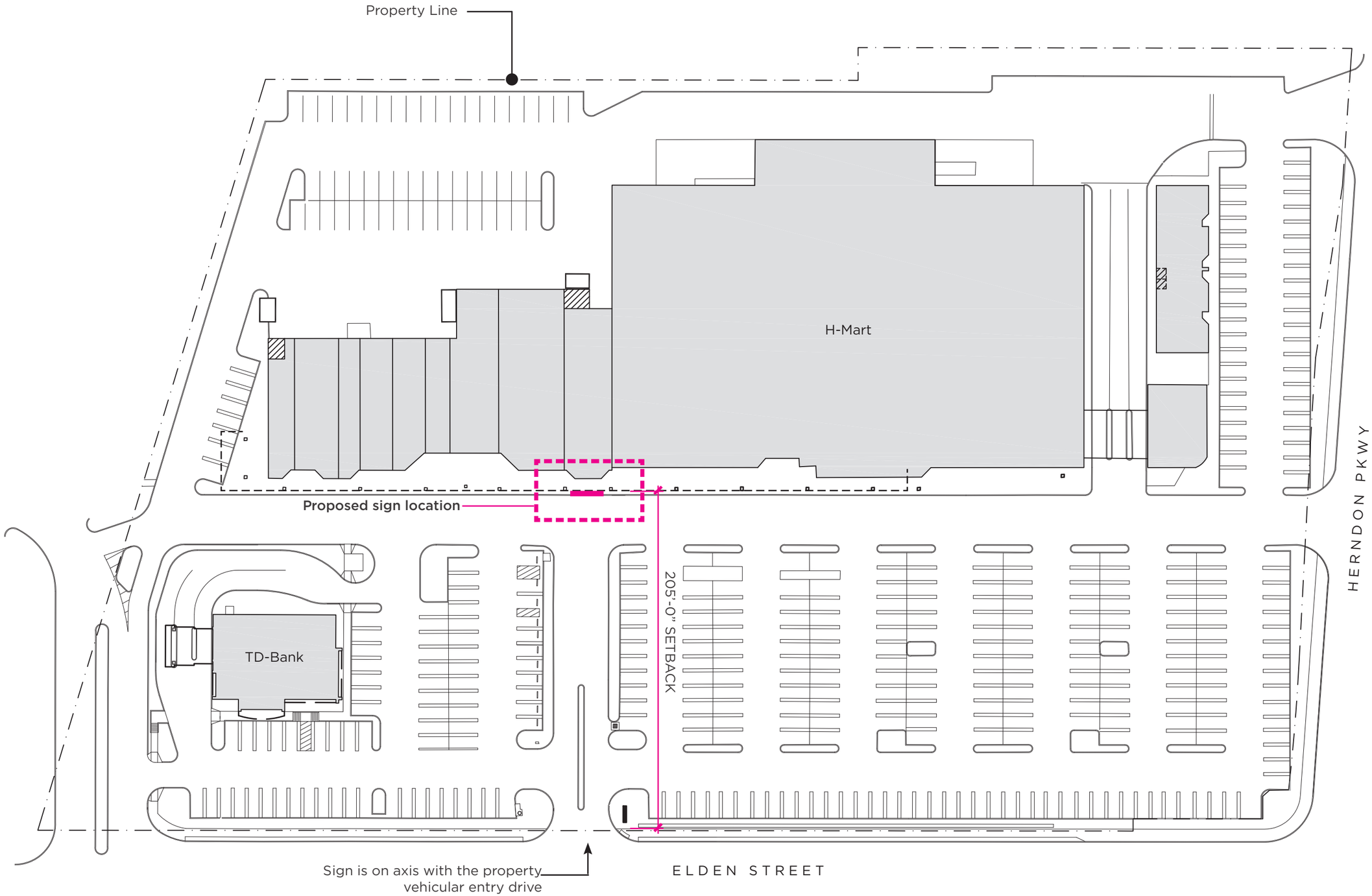
This rendering also shows a hypothetical tenant sign below the proposed wall sign that would serve the tenant space.

Renderings
(not to scale)

This rendering also shows a hypothetical tenant sign below the proposed wall sign that would serve the tenant space.

Part 7 - Sign Location Detail

Property Site Plan, 1:60 Scale



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Elden Street Marketplace
ARB Application for
Wall Sign Permit

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW
Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____
***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

(1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.

(2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.

(3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.

(4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.

(5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.

(6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)