

SUP Modification Narrative – Mountain Shadows Resort Accent Lighting

03.10.2017

Attention: George Burton
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

The request is to allow the use of a building accent light at a mounting height of 24'-0" above finished floor. The light is a directional up light that is completely concealed behind an opaque metal panel housing. The light output itself is behind a translucent panel that will 'lightly glow' as the beam diffuses upward. At no time is the upward facing light or light beam visible to the bare eye as it is surrounded on three sides by a metal column. The second part of the fixture is a directional downlight which provides accent inside of a three-sided enclosure. The light emits downward lighting a vertical white beam, providing soft light to the patio and area below. The fixture itself is completely shielded from vision.

These fixtures occur at the 3rd level of the eastern most guestroom wing and help provide design differentiation at that level. There are 16 locations (reference attached floor plan) in which these fixtures occur and all instances are located within the resort's pool and wedding courtyards and are therefore completely shielded from most vantage points by the resort itself and the condo building to the east.

Illumination is not measurable (below 0.01 foot-candles) at the property line. The illumination is limited to the width of the I-beam which is less than one foot wide. The amount of illumination is less than the illumination from within the guest rooms. There are no patio lights on any of the guestroom patios which would have provided even more illumination and would have been compliant with the code. The Type 'DL' fixture is mounted under a canopy which limits up light into the night sky. An acrylic panel covers the front of the I-beam and blocks approximately 20% of the light and limits the color spectrum.

Sincerely,



Matthew Kosednar, Partner

product specifications

LED MINI spot adjustable

LED spotlights: MSA-100

Input Voltage: 9-15V AC/DC | 120VAC

Operating Voltage Range: 9-15V AC/DC | 90-130VAC

Max Voltage: 16V AC | 130 VAC

4 internally adjustable brightness options offered based on 2700K output and wattage:

MSA-100 @ 10.6W | 13.25va | 870+ lm

[equivalent to 25W | 50W | 75W | 100W halogen];

All models dimmable (not all 12V transformers will allow dimming)

Self-contained driver - no external driver required

Kelvin: 2700K [standard] | 3000K [special order]

Optics: Standard: 35° | Also included: 10°, 60°

Suitable for wet or dry location [not submersible] | Waterproof Class Rating: IP65

Suitable for indoor and outdoor use

Innovative LED Life Span: lumen maintenance is not less than 70% after 40K hours

8" durable plastic landscape spike

U-bracket with 1/2" NPSM threads provides maximum range of angle [replaceable]

standard powder coated finishes: (E) espresso | (W) white | (SV) silver | (S) sand

standard natural finishes: (SS) stainless steel | (AB) antique brass [custom colors available]

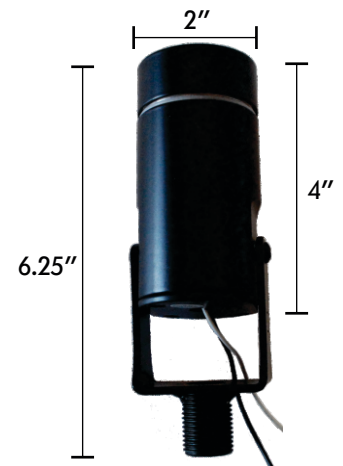
Built to ensure the day-to-day abuse

Bracket without nipple available for mounting applications

illumiROCK kit available

Warranty: 5-year limited manufacturer warranty

quick specs



MSA-100 (stainless)

part numbers

MSA-100-12V

MSA-100-12V (E) espresso | (W) white | (SV) silver | (S) sand | (SS) stainless steel | (AB) brass

MSA-100-120V

MSA-100-120V (E) espresso | (W) white | (SV) silver | (S) sand | (SS) stainless steel | (AB) brass

Color Option: add COLOR indicator to PRODUCT NUMBER (MSA-100-12V-E for espresso)

standard finish options

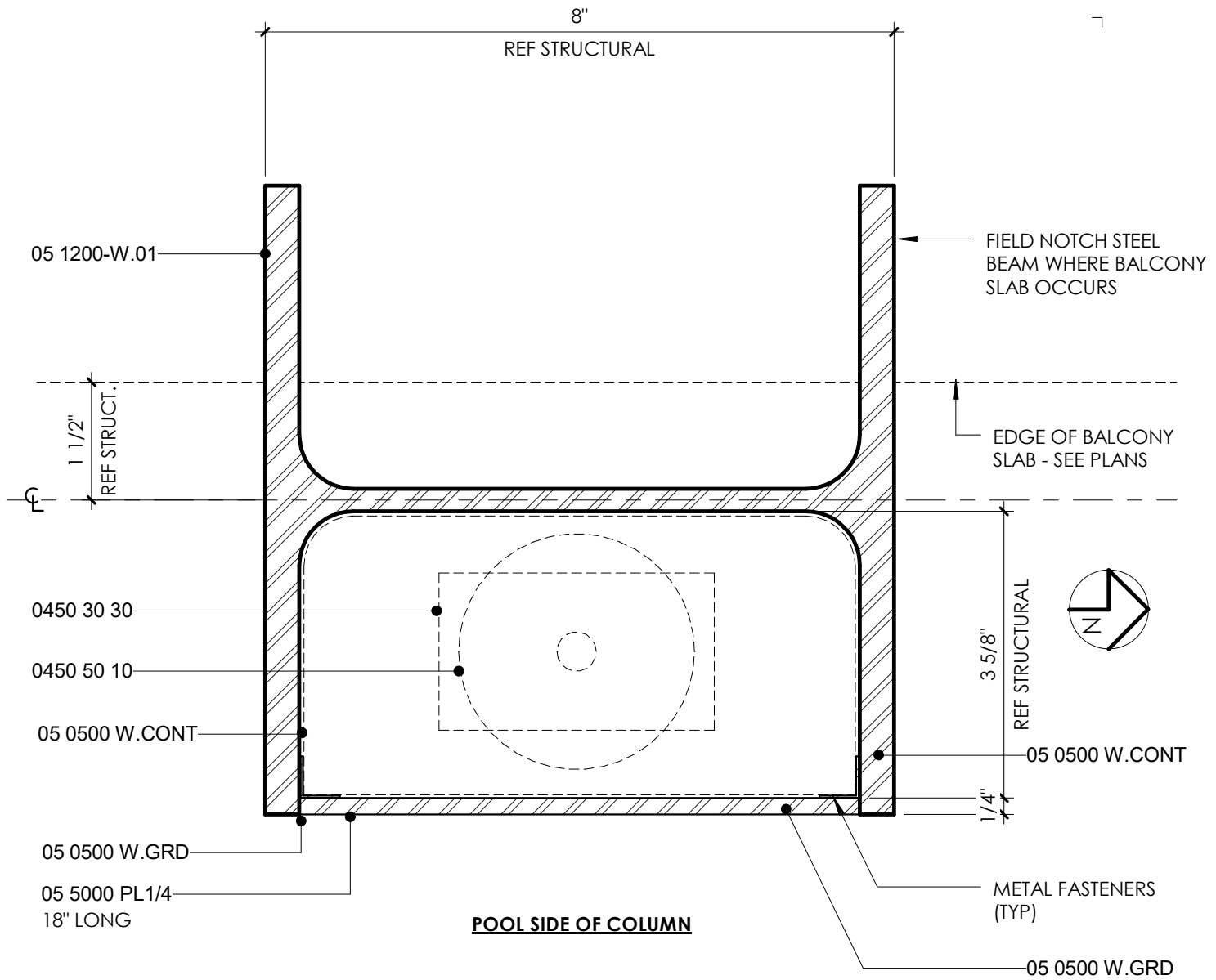


(PC) powder coat
(NF) natural finish



(all items meet UL-8750 specifications)

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Key Value Keynote Text

05 0500 W.CONT	WELD CONNECTION; CONTINUOUS FILLET
05 0500 W.GRD	WELD CONNECTION; GRIND SMOOTH FOR NEAT APPEARANCE
05 1200-W.01	STRUCTURAL STEEL W SHAPE - (HEIGHT X WEIGHT)
05 0500 W.GRD	WELD CONNECTION; GRIND SMOOTH FOR NEAT APPEARANCE
0450 30 30	ELECTRICAL JUNCTION BOX
0450 50 10	LIGHTING FIXTURE - EXTERIOR

6" = 1'-0"

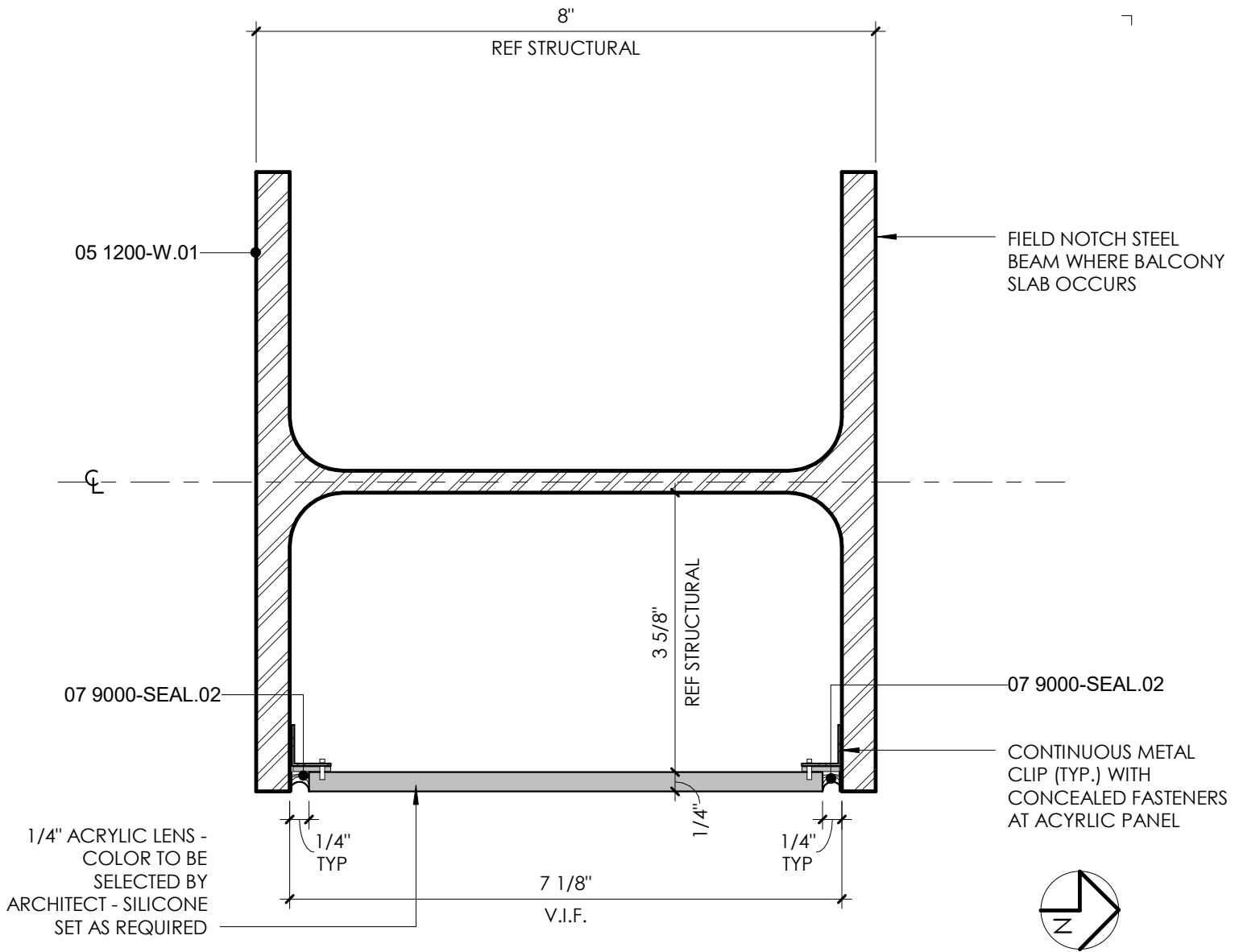
Project Number: AP1310
Drawn By: JSC
Checked By: Checker
Sheet Issue Date: 2016-02-19



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 DOWNLIGHTING AT STEEL COLUMN

0450.300

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POOL SIDE OF COLUMN

Key Value	Keynote Text
05 1200-W.01	STRUCTURAL STEEL W SHAPE - (HEIGHT X WEIGHT)
07 9000-SEAL.02	SEALANT BEAD; CONTINUOUS

6" = 1'-0"

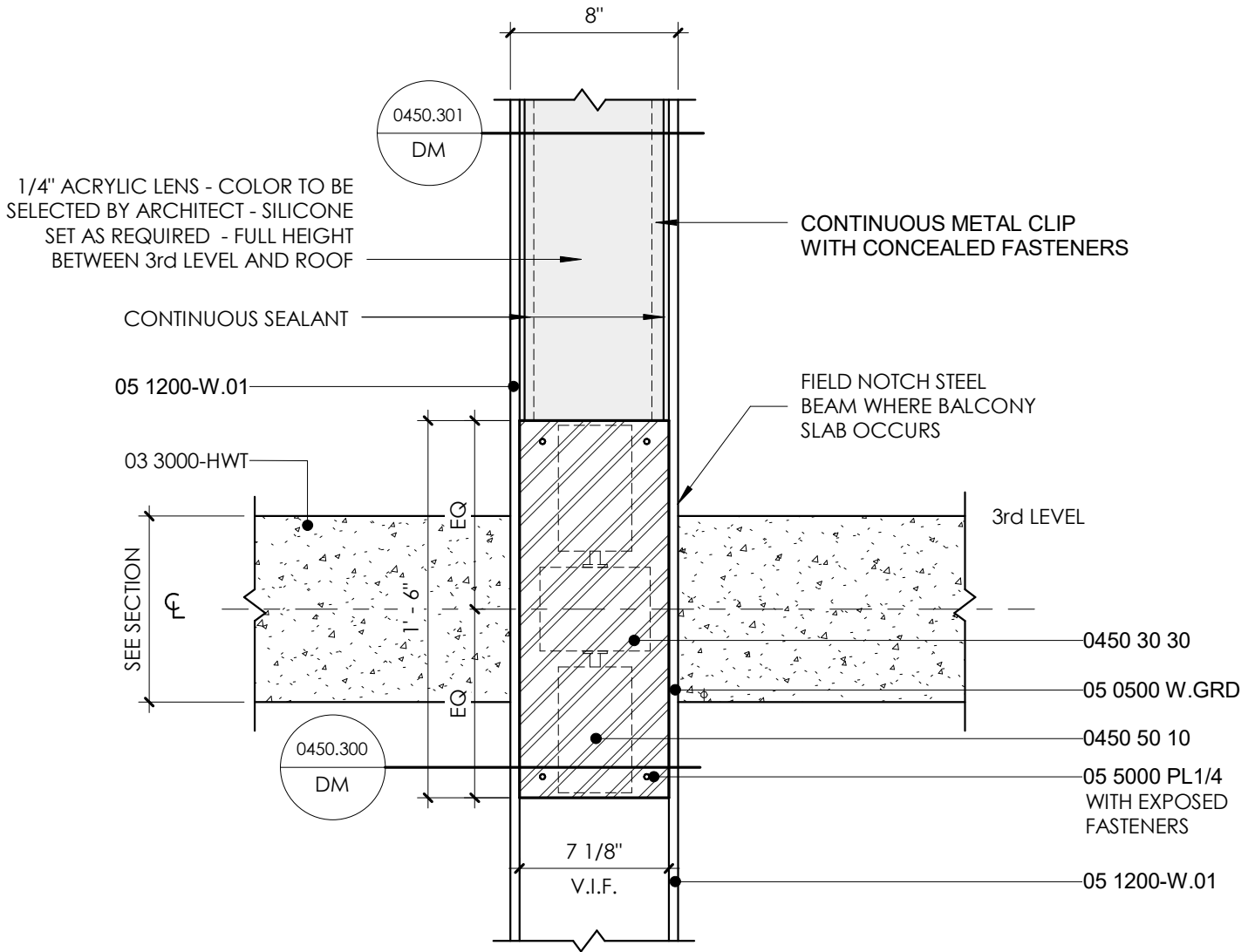
Project Number: AP1310
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 LED LIGHTING AT STEEL COLUMN

0450.301

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Key Value	Keynote Text
03 3000-HWT	HEAVYWEIGHT STRUCTURAL CONCRETE
05 0500 W.GRD	WELD CONNECTION; GRIND SMOOTH FOR NEAT APPEARANCE
05 1200-W.01	STRUCTURAL STEEL W SHAPE - (HEIGHT X WEIGHT)
05 5000 PL1/4	STEEL PLATE - 1/4" THICK
0450 30 30	ELECTRICAL JUNCTION BOX
0450 50 10	LIGHTING FIXTURE - EXTERIOR

1 1/2" = 1'-0"

Project Number: AP1310
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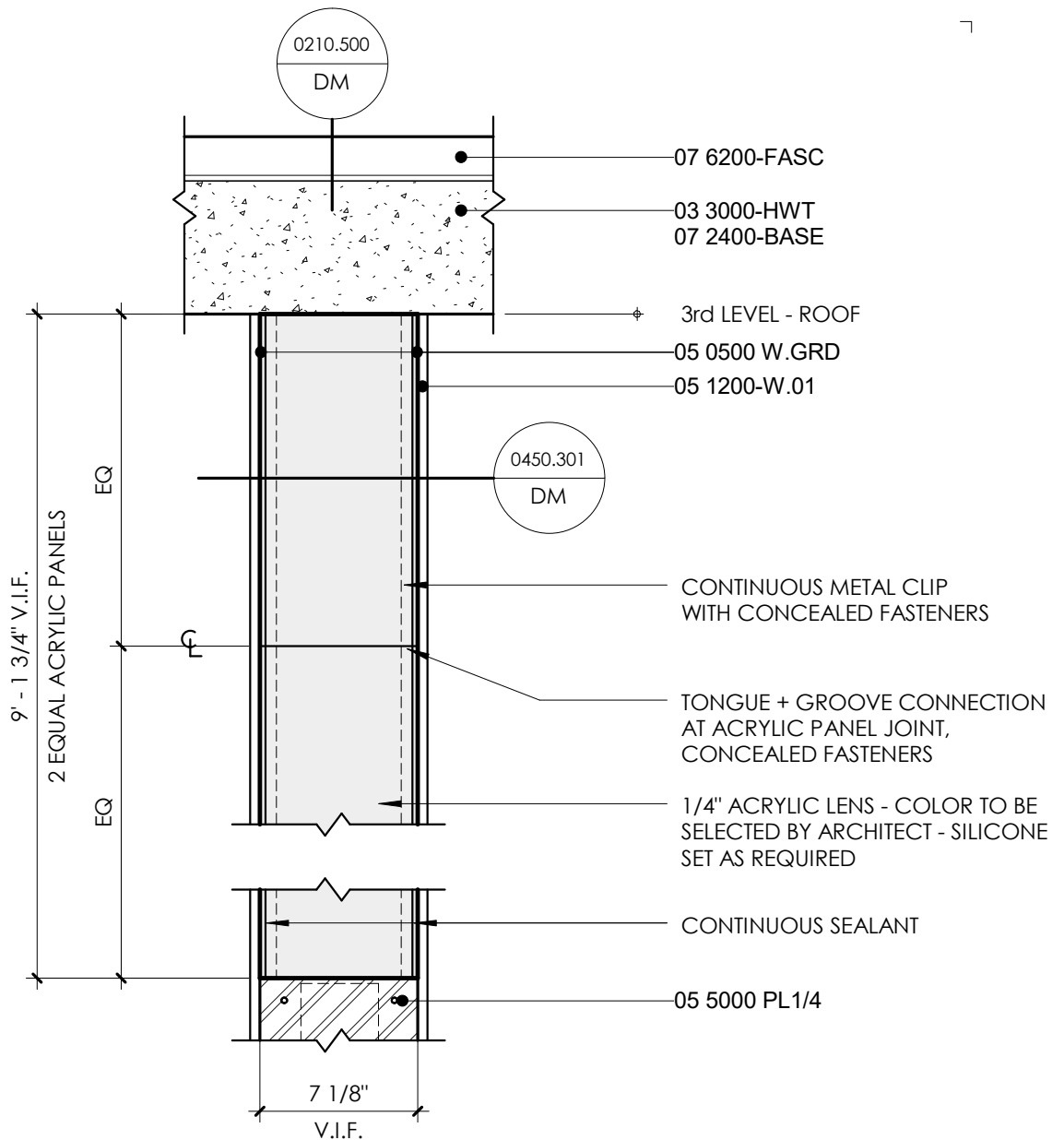


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COLUMN LIGHTING ELEVATION - 3rd LEVEL

0450.302

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Key Value	Keynote Text
03 3000-HWT	HEAVYWEIGHT STRUCTURAL CONCRETE
05 0500 W.GRD	WELD CONNECTION; GRIND SMOOTH FOR NEAT APPEARANCE
05 1200-W.01	STRUCTURAL STEEL W SHAPE - (HEIGHT X WEIGHT)
05 5000 PL1/4	STEEL PLATE - 1/4" THICK
07 2400-BASE	BASE COAT: FULL-POLYMER; EMBEDDED REINFORCING MESH
07 6200-FASC	SHEET METAL FASCIA - 24 GAUGE CONTINUOUS; BUTT JOINTS

1 1/2" = 1'-0"

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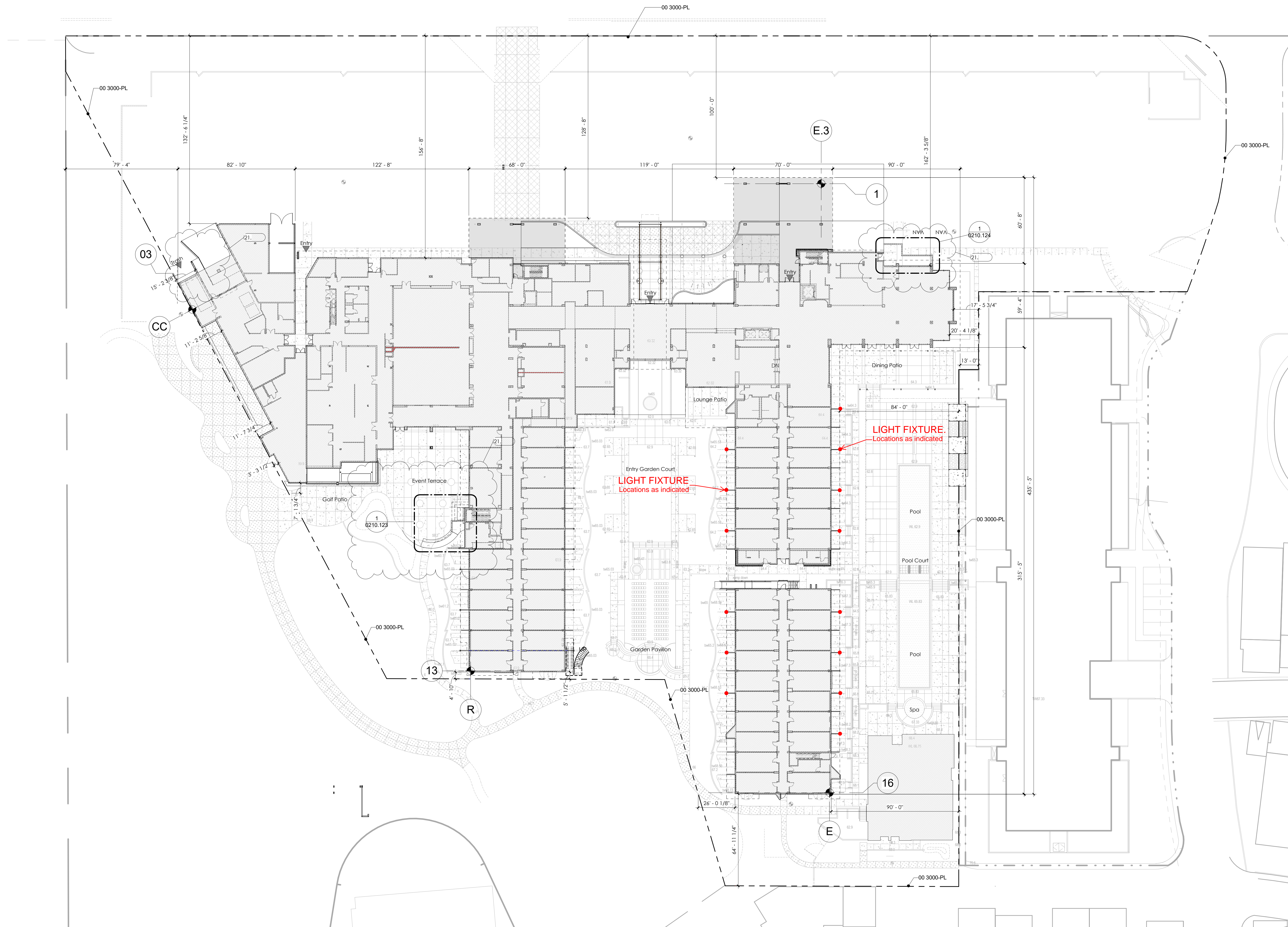
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COLUMN LIGHTING ELEVATION - ROOF LEVEL

0450.303

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Key Value	Keynote Text
00 3000-PL	SURVEY DATA BY OWNER - PROPERTY LINE



General Notes - Guestrooms

Total Number of Hotel Keys	183
Minimum Size of Hotel Key	395 sf
Average Size of Hotel Key	435 sf

General Notes - Site Plan

- Items in halftone are excluded from architectural scope. Refer to Civil and Landscape for information and dimensions.
- Refer to Approved Civil Drawings for building location points. Dimensions shown on Architectural Site Plan are for setback requirements and build-to-building locations only.
- Selected Zoning Improvement Stipulations within Town of Paradise Valley Special Use Permit (SUP-12-5), Exhibit B of Ordinance number 653.
- Stipulation 4b: Incorporated guidelines in the design of any structure in excess of 28'-0" above 'Original Natural Grade'. Modifications to these guidelines, in response to proposed architectural character, are subject to review by the Town Manager at the request of Owner.
 - No building shall have an uninterrupted length greater than one hundred fifty (150) feet without an architectural feature to break the massing. Such feature may include any one of a change in color, orientation, material or offset. The portion of any single building which lies within two hundred (200) feet of Lincoln Drive shall not have an east-west dimension in excess of three hundred (300) feet and there shall be a physical separation between such building and the buildings adjacent to such building of not less than one-tenth (1/10) of one (1) foot of separation for each foot of east-west dimension.
 - The east-west dimension of the portions of all buildings taller than twenty-eight (28) feet measured as provided in Stipulations 25-28 herein, the portions of which are within the buildings closest to Lincoln Drive and which lie within three hundred (300) feet of Lincoln Drive, shall not exceed four hundred fifty (450) lineal feet. The north-south dimension of the portions of all buildings taller than twenty-eight (28) feet measured as provided in Stipulations 25-28 herein, the portions of which are within the buildings closest to 56th Street and which lie within two hundred (200) feet of 56th Street, shall not exceed three hundred fifty (350) lineal feet.

Parking Calculation

Standard Space	204
Accessible Space	211
Total Spaces Provided	415
Spaces Required	Reference approved Parking Study

Total Gross Building Area per IBC Section 202

Level	Name	Area
Level 1	Conditioned Space	79439 SF
Level 1	Exterior Covered	19410 SF
		99049 SF
Level 2	Conditioned Space	51529 SF
Level 2	Exterior Covered	5056 SF
		56585 SF
Level 3	Conditioned Space	27727 SF
Level 3	Exterior Covered	2366 SF
		30093 SF
Grand Total:		186727 SF

NUM	ISSUE TITLE	DATE
5	ASI 1	2016-02-19
6	ASI 2	2016-03-16
21	ASI 20	2017-01-17

Site Plan

Sheet Issue Date:	2017-01-17
Project Number:	AP1310
Checked By:	Checker
Drawn By:	



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