



DESIGN REVIEW

Permit info: _____ DSRFY2025-0004 _____

Application Date: _____ 01/30/2025 _____ Rec'd by: _____ MA _____

FOR OFFICE USE ONLY

6015 Glenwood Street • Garden City, ID 83714 • 208.472.2921

▪ www.gardencityidaho.org • building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Jennifer Mohr	Name: HTM LLC
Company: erstad Architects	Company: HTM LLC
Address: 310 N 5th Street	Address: 270 E 50th Street
City: Boise	City: Garden City
State: ID	State: ID
Zip: 83702	Zip: 83714
Tel.: 208-246-8986	Tel.: 208-246-8986
E-mail: jmohr@erstadarchitects.com	E-mail: jmohr@erstadarchitects.com

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision

Site Address:	270 E 50th Street, Garden City, ID 83714		
Subdivision Name:	Bradley Park Sub No 01	Lot:	10
Tax Parcel Number:	R1055420160	Zoning:	C-2
Proposed Use:	Warehouse/Storage	Floodplain:	<input checked="" type="radio"/> Yes <input type="radio"/> No

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

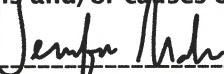
Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

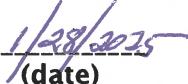


Signature of the Applicant

1/22/2025
(date)



Signature of the Owner



(date)

APPLICATION INFORMATION REQUIRED

Note:

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

<input type="checkbox"/> Compliance Statement and Statement of Intent	<input type="checkbox"/> Affidavit of Legal Interest
<input type="checkbox"/> Neighborhood Map	<input type="checkbox"/> Sustainability Checklist *if applicable
<input type="checkbox"/> Site Plan	
<input type="checkbox"/> Landscape Plan	
<input type="checkbox"/> Schematic Drawing	
<input type="checkbox"/> Lighting Plan	
<input type="checkbox"/> Topographic Survey	
<input type="checkbox"/> Grading Plan	
<input type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request	
<input type="checkbox"/> Ada County Approved Addresses	
<input type="checkbox"/> Waiver Request of Application Materials	



PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

INFORMATION REQUIRED ON LANDSCAPE PLAN:

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

expansion is <20%
existing building area - no
new landscaping required

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filling
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

staff, please let us know if
samples are needed

INFORMATION REQUIRED ON LIGHTING PLAN:

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY:

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION REQUIRED ON GRADING PLAN:

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

proposal is to utilize existing
paved areas only

existing to remain

INFORMATION REQUIRED MASTER SIGN PLAN:

***Required for developments of two or more buildings:**

- Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

***Required if irrigation canal/irrigation ditch runs through property or along property lines:**

- Letter from company indicating approval

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request.



different is good

January 24, 2025

Planning Division
Garden City
6015 Glenwood Street
Garden City, ID 83714

RE: Compliance Statement and Statement of Intent
Administrative Design Review with Notice for Expansion to Existing Use
Mariposa Labs, 270 E 50th Street, Garden City, ID 83714

To whom it may concern,

The below compliance statement and statement of intent is submitted to accompany an Administrative Design Review Application with notice for expansion to an existing use.

Statement of Intent

Purpose, scope, and intent of the project

The attached project is an application for minor expansion to an existing warehouse and manufacturing facility located at 270 E 50th Street. The expansion, which will be located at the rear of the property and provide additional warehouse/storage and receiving for the current tenant, is proposed to be less than 3,000 square feet and less than 10% of the existing floor area for a total of approximately 32,640 square feet. Associated site improvements including a new trash enclosure and empty barrel enclosure are also proposed, however no updates to the existing landscaping and site/building improvements are required as the additional area is less than 25% of the existing building floor area.

Expansion of the use is permitted by the existing approval (CUP #96-08-03, Condition 4) through a separate application. While the project will increase the warehouse and storage area, the overall property is anticipated to operate in much the same way as it has for many years. No variances to setbacks, height, or parking are proposed and the building design, which will be reviewed as part of a design review application, is intended to be complimentary to the existing building in materials and scale.

In compliance with the existing conditions of approval, the following parking is proposed:

- Total parking: 25 spaces required, 32 spaces provided.
 - Accessible parking: of the total spaces, where parking provided is between 26-50, 2 accessible spaces are required (2018 IBC T1106.1): 2 accessible spaces required, 2 accessible spaces provided.
 - Office Space (1 space/300 sf): 13 spaces required, 13 spaces provided
 - Logic: no change in the amount of office space is proposed. Currently, the second level is utilized for storage, but architect proposes to calculate parking for this area based on the more restrictive office use to allow more flexibility in the future.
 - Warehouse/Manufacturing (1 space/2 employees on the largest shift + 1 space for every vehicle used in the business): 12 spaces required, 17 spaces provided.

- Logic: including the expansion area, the tenant anticipates a maximum of 24 employees on the largest shift and no company vehicles.
- Loading spaces: 4 spaces permitted, existing to remain/no change proposed.

Compliance Statement

Statement explaining how the proposed structure is compliant with the standards of review for the proposed application.

The proposed addition is compliant with the standards of review in the following ways per 8-4C:

1. *How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?*

The existing use was approved in 1996 as part of a Conditional Use Permit (Permit #96-08-03). Based on Staff Findings and conditions of approval, the project was determined to be appropriate to the location and adjacent existing uses at that time. The adjacent properties appear to be industrial uses to the north, south, and west, with the Garden City Police Department across 50th Street to the east. Most neighboring properties include loading and warehousing uses and about half include outdoor storage. Based on historic imagery, the neighboring uses, except for the police station built around 2003, have not materially changed, therefore the use still meets the staff's findings.

The proposed use for the expansion area – warehouse and storage, wholesale – is a conditionally allowed use in the C-2 zone. Because the adjacent properties are primarily industrial in nature, the use would be appropriate on the subject site.

By utilizing existing paved areas as opposed to undeveloped land, the design promotes a more compact development with less paved space and no significant change to landscape areas. Siting the addition toward the rear of the property shields adjacent properties from activity in the parking and loading area and leaves the pedestrian environment fundamentally unchanged.

2. *How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?*

As detailed in the Statement of Intent, the site is not required to be updated to current development code standards because the increase to floor area is under the required 25% of the existing building area. The proposed storage expansion is intended for use with forklifts and other equipment. In locating the expansion toward the rear of the property, well away from sidewalks and the main building entry, separation between equipment and pedestrians will be maintained for site safety. The proposed door in the new east elevation is intended to be used by employees and for emergency egress from the addition. No sidewalk connections to this door are encouraged or required as it would encourage an unsafe condition where the public access is not appropriate.

3. *What are the building materials?*

The proposed expansion will utilize materials complementary to the existing building including metal panel, split face and fluted CMU, green metal trim, and glazing fields to meet the minimum 15% fenestration requirement for elevations visible from the right of way.

4. *What are the existing notable site features and how does the design respect them?*

By utilizing existing paved areas to the greatest extent possible, the design will maintain existing landscaping and site features and result in a reduction to on site paving.

5. Is the building consistent with the adopted streetscape?

The addition is proposed to be located toward the rear of the property and, while visible from the right-of-way, will not alter the existing streetscape from the current conditions.

Questions from Design Review Application

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there a sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

See item #2 above. All existing bike and pedestrian circulation at the main entrance is intended to remain. Access to transit facilities in the area will not be altered or reduced in safety or comfort.

Parking and Parking Lot Standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

As detailed in the Statement of Intent, the site is not required to be updated to current development code standards because the increase to floor area is under the required 25% of the existing building area. While the parking area will be re-striped where needed, no additional upgrades to the landscaping in the parking area are required or proposed.

Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt from 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

The property lies within the 50th and Bradley Streets area that is encouraged by Comprehensive Plan Objective 12.2, which suggests the creation of the "Bradley Technology District" to exclude non-commercial uses and support the area as both a center for industry and technology and node for industrial development. By utilizing primarily existing paved space, the project will not significantly reduce landscape, which supports the City's goals for sustainability and emphasizing the "Garden" in Garden City and exempts the project from GCC 8-4G sustainability requirements. The expansion supports a growing business as encouraged by Comprehensive Plan Goal 12.3. Finally, utilizing materials complementary to the existing building in the expansion will create a harmonious site that is consistent with the surrounding neighborhood.

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

As detailed in the Statement of Intent, the site is not required to be updated to current development code standards because the increase to floor area is under the required 25% of the existing building area. The expansion is proposed to utilize existing paved area to the greatest extent possible. No removal/reduction of existing trees or landscaping is proposed.

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and/or rooflines greater than 50'? What are the setbacks? How are

the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts incorporated into the project?

The proposed building meets the City's minimum 15% glazing area requirement through a combination of large and clerestory windows that provide a modest sense of scale. A half-height CMU wainscot to match the existing building reinforces the scale and visually grounds the building to the site with durable materials. The floor area ratio is 0.39 (33,126 square foot total building area / 1.810 acre lot) and proposed expansion is an addition to an existing building that will increase the floor area ratio for the site. The roofline of the addition differs in height and style from the existing building, creating horizontal relief across the whole building composition. No variances to setbacks are requested as noted on the plans. Due to site circulation for deliveries and the existing building's orientation, the addition has been located at the rear setback for overall site safety and business operation. Programmatically, the addition is to be in close proximity to the existing building's storage and racking area as noted on the plans.

Outdoor service and equipment areas are generally intended to remain much the same as they have for many years. As previously outlined, due to the limited increase in building area, no updates to the existing site are required or proposed outside of those included in the plans. However, the addition will help to screen parking and loading areas for some neighboring properties. The new trash enclosure will provide screening for the larger dumpsters now used. Due to the size of the enclosure, doors have been omitted for overall safety as the opening is oriented perpendicular to the street and screening to that side is not necessary.

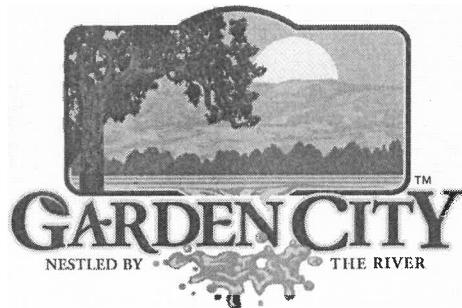
By utilizing existing paved areas to the greatest extent possible, the expansion's impact on the landscape is intended to be very minor. There is intended to be no increase to paving, resulting in no increase to the urban heat island effect. In fact, the reduction of asphalt area may even help to lower the heat island effect.

Please reach out to the design team with any questions or concerns.

Thank you,



Jennifer Mohr, AIA, LEED AP BD+C
Architect Project Manager, erstad Architects



6015 Glenwood Street • Garden City, Idaho 83714
Phone 208 - 472-2921 • Fax 208 - 472-2926 •
www.gardencityidaho.org

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, HTM LLC, 270 E 50th Street
Name Address of Owner
(must be primary owner as noted in Ada County Assessor's records.
If the primary owner is a business write the business name)

Garden City, ID 83714
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to erstad Architects,
Name of Applicant
to submit the accompanying application pertaining to 270 E 50th Street,
Garden City Idaho, 83714 property. Address of Property Subject to this Affidavit
2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.
4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 18 day of January, 2025

Signature Printed Name _____
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

WILL HUNTER
Notary Public - State of Idaho
Commission Number 20180065
My Commission Expires Feb 20, 2030

Notary Public for Idaho

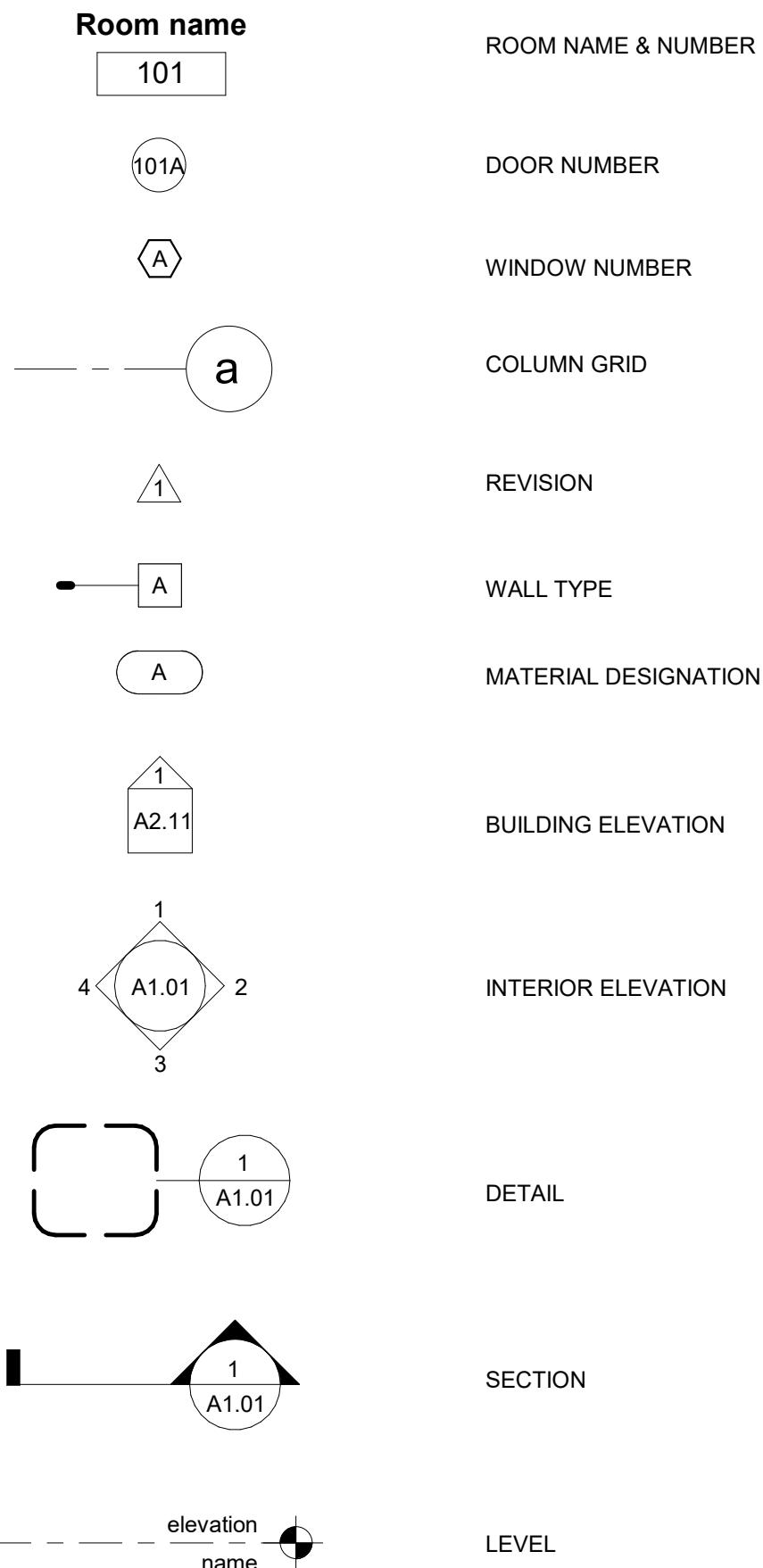
Residing at: Boise Idaho

My Commission expires 02/20/2030

mariposa labs expansion

270 e 50th st garden city, id 83714

symbols



project narrative

AN ADDITION TO AN EXISTING METAL BUILDING, NEW EMPTY BARREL ENCLOSURE, AND TRASH ENCLOSURE. POSSIBLE DEMOLITION OF PARTITIONED ROOM AT MEZZANINE STORAGE AREA. NO CHANGE IN USE IS INCLUDED OR PROPOSED.

zoning data

PROJECT ADDRESS: 270 E 50TH ST GARDEN CITY, ID 83714
OWNER: HTM LLC
PARCEL: R1055420160
SIZE: 1.810 ACRES
ZONE: C-2

SETBACKS (SEE SITE PLAN FOR COMPLIANCE)

FRONT: 5'-0" MIN
SIDE INTERIOR: 5'-0" MIN
REAR: 5'-0" MIN

PARKING

REQUIRED (EXISTING CUP)

- OFFICE SPACE; 1 SPACE/300 SF = 13 SPACES
- WAREHOUSE/MANUFACTURING; 1 SPACE/2 EMPLOYEES ON LARGEST SHIFT + 1 SPACE FOR EVERY VEHICLE USED IN THE BUSINESS = 12 SPACES (24 EMPLOYEES ON LARGEST SHIFT, NO COMPANY VEHICLES)
- TOTAL = 25 SPACES (1 ACCESSIBLE)**

PROVIDED

- OFFICE SPACE = 13 SPACES (NO CHANGE)
- WAREHOUSE/MANUFACTURING = 18 SPACES

TOTAL = 33 SPACES (2 ACCESSIBLE)

drawing schedule

architectural

a0.01	cover sheet
a0.03	site images
a1.11	architectural site plan
a2.11	first floor plan
a2.12	second floor plan
a3.11	exterior elevations
a6.11	enlarged floor plan



site map

1" = 100'-0"

owner

mariposa labs
270 e 50th st.
garden city, id 83714

architect

erstad architects
andrew erstad
jennifer mohr
310 n 5th street
boise, id. 83702
ph. (208) 331-9031
fax. (208) 331 9035
jmohr@erstadarchitects.com

civil engineer

ackerman-estvold
antonio conti
brandon wolski
7661 w riverside drive, ste 102
garden city, id. 83714
ph. (208) 853-2678
antonio.conti@ackerman-estvold.com
brandon.wolski@ackerman-estvold.com

electrical engineer

amp engineering
keith adams
po box 226
kuna, id. 83634
ph. (208) 830-5370
keith@amp-eng.com

NOT FOR
CONSTRUCTION

erstad

This document is the
property of erstad
ARCHITECTS and is
protected by U.S. and
international laws. Use,
reproduction, or
modification of this
document without first
obtaining written
permission of erstad
ARCHITECTS is prohibited.
This document may not be
used in an unauthorized
manner. ©2023

mariposa labs expansion
270 e 50th st garden city, id 83714

revision:
no. desc. date

project: 241004
date: 1/30/2025
drawn: —
checked: —

design
review

cover sheet

a0.01



PROJECT SITE



270 E 50th STREET



50TH STREET LOOKING EAST



50TH STREET LOOKING WEST



50TH STREET LOOKING SOUTH



50TH STREET LOOKING NORTH



NEIGHBOR TO THE NORTH



NEIGHBOR TO THE SOUTH

NOT FOR CONSTRUCTION

erstad

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in an unauthorized manner. ©2023

mariposa labs expansion

270 e 50th st garden city, id 83714

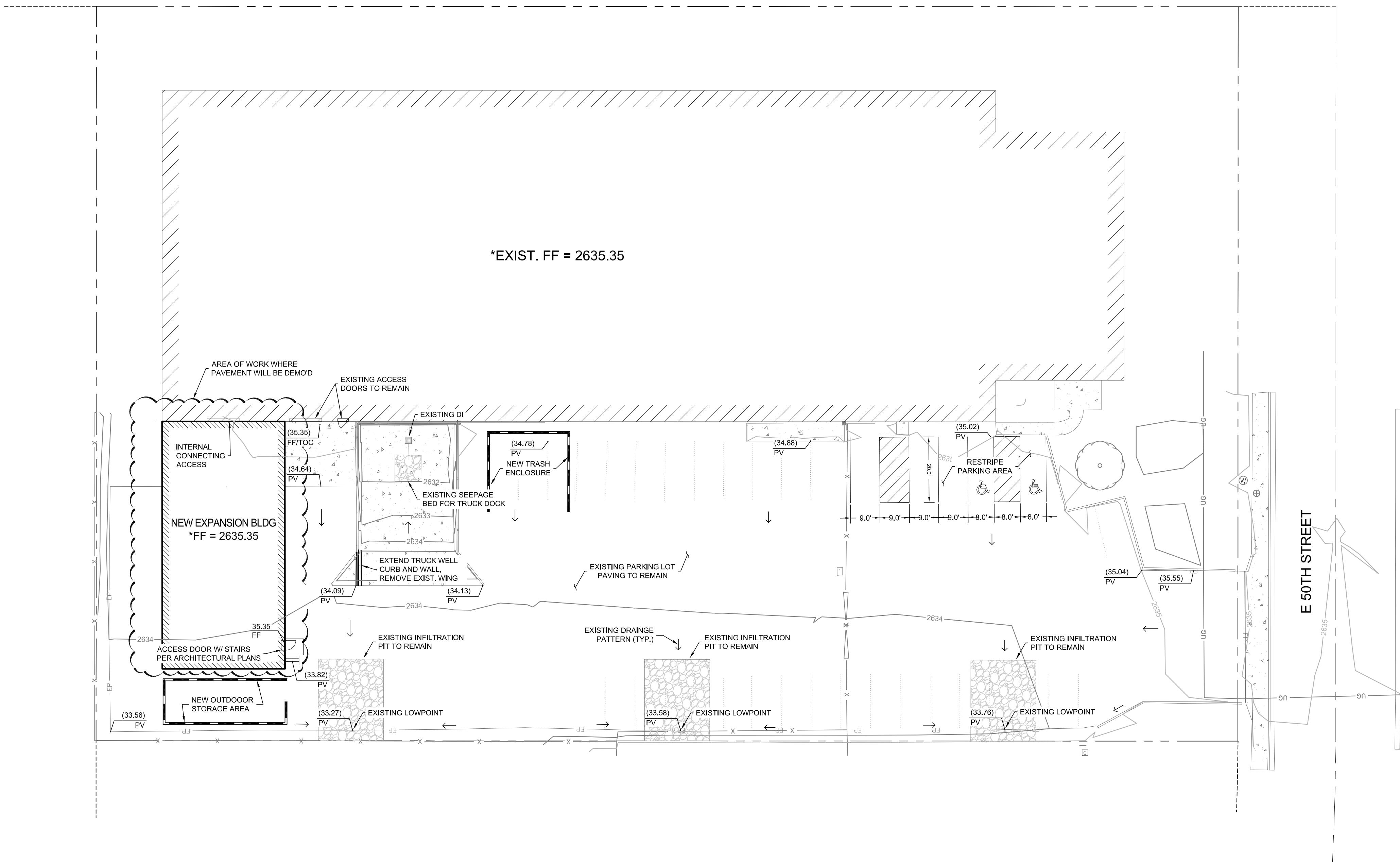
revision:
no. desc. date

project: 241004
date: 1/30/2025
drawn: —
checked: —

design
review

site images

a0.03



*EXIST. FF = 2635.3

SITE & UTILITY NOTES

PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS
OTHERWISE NOTED ON THIS PLAN
ALL EXISTING DRAINAGE AND STORMWATER
FACILITIES ARE TO BE PROTECTED-IN-PLACE.
CONTRACTOR TO PRESERVE AS MUCH ASPHALT
PARKING LOT AS POSSIBLE. ANY PAVEMENT
NEEDING REPAIR WILL BE DONE BY GRINDING AND
SEALING THE REPAIR AREA. EXISTING SECTION OF
PAVEMENT TO BE PRESERVED AND MAINTAINED.

***FIRM-FIS BASE FLOOD ELEVATIONS**

03 FIRM ELEVATION = 2633.5
ELEVATION = 2634.5

LOOD ELEVATIONS ARE BASED ON FLOOD INSURANCE
PS ADOPTED WITH REOLUSION NO. 1083-20

MARIPOSA LAB EXPANSION

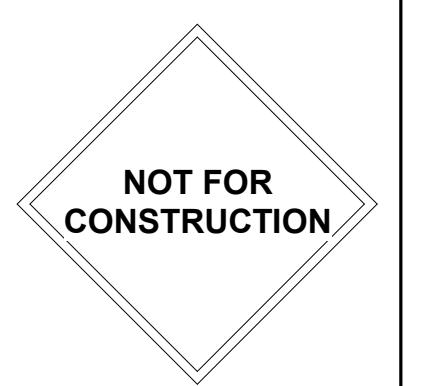
270 E 50TH STREET, Garden City, ID 83421

PROJECT NO.
R24223

GRADING PLATE

DR-C1.0

10 of 10



der erste

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2023

mariposa labs expansion

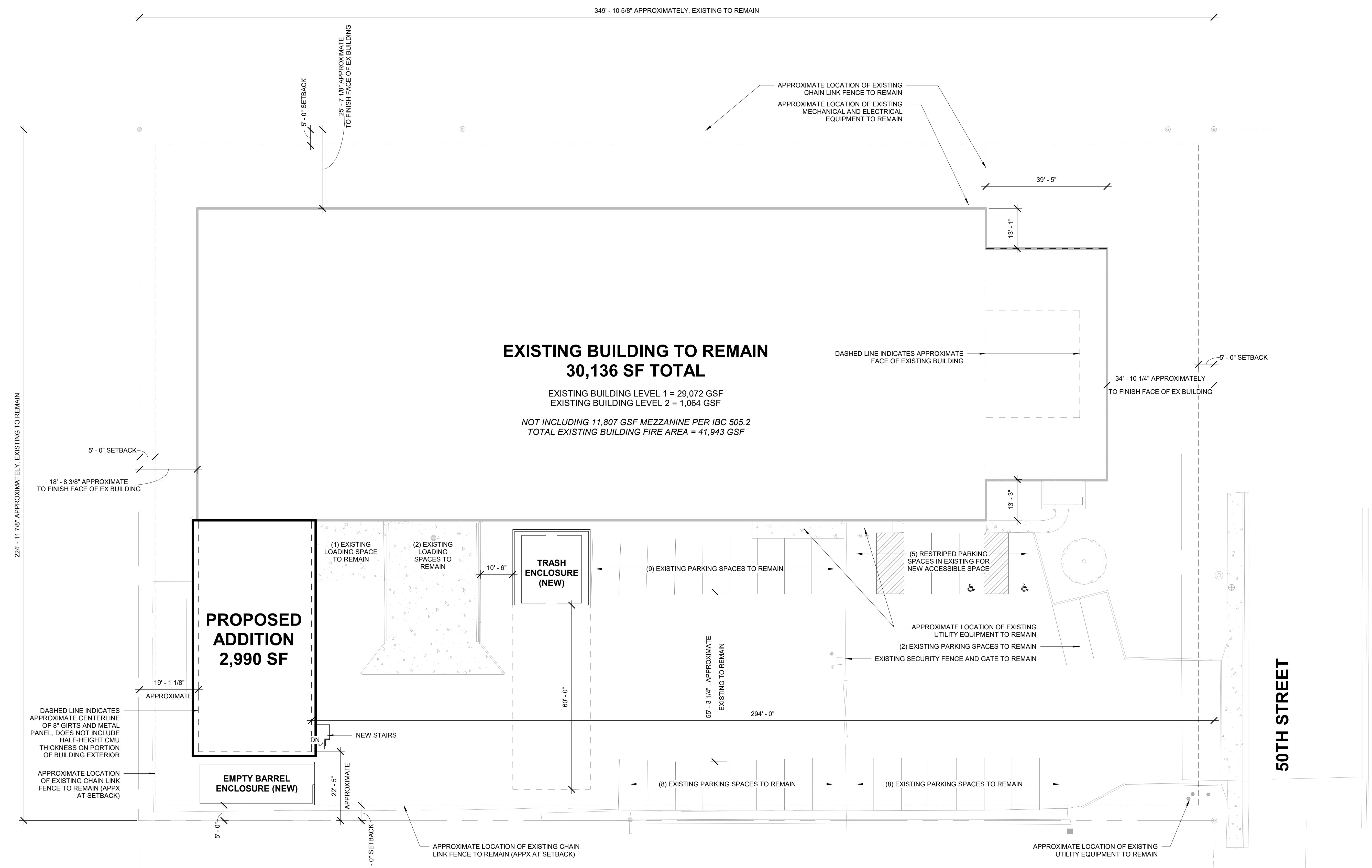
270 e 50th st garden city, id 83714

revision:
no. desc. date

ect: 241004
: 1/30/2025
n: Author
ked: Checker

architectural site plan

1.1



1/16" = 1'-0"

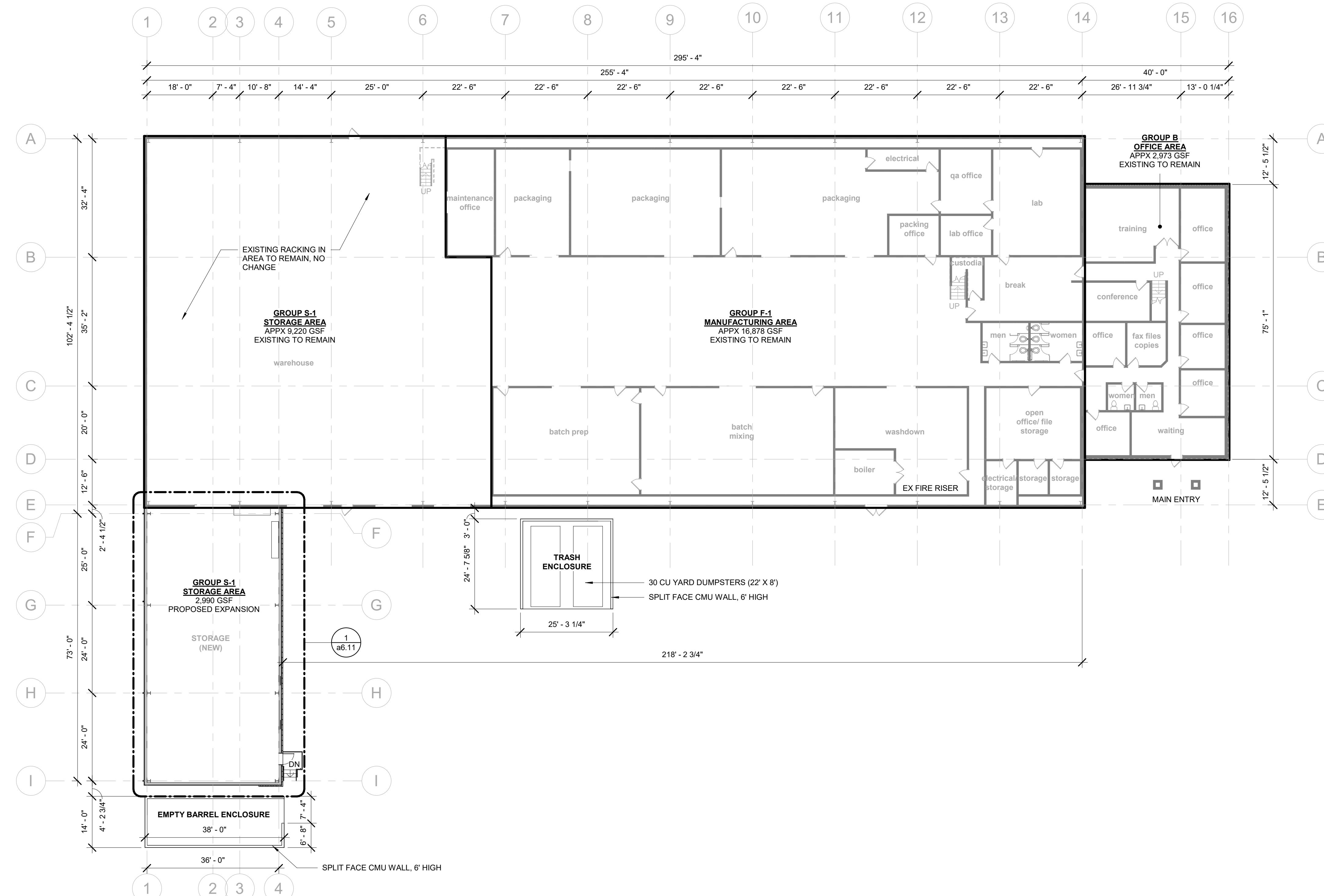
000 keynote

general notes:

- A. THIS SITE PLAN IS PROVIDED FOR GENERAL COORDINATION PURPOSES. REFER TO AND COORDINATE WITH RESPECTIVE CIVIL, LANDSCAPE, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SPECIFIC INFORMATION.
- B. COORDINATE WITH CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS, FINAL GRADING & DRAINAGE.
- C. CONTRACTOR TO VERIFY ALL LOCATIONS AND DIMENSIONS IN THE FIELD.
- D. RE: GEOTECH ENGINEERING REPORT FOR SOIL BEARING PRESSURES, EXISTING SOIL CONDITIONS, AND CONSTRUCTION CONSIDERATIONS.
- E. RE: LANDSCAPE DRAWINGS FOR PLANTINGS.
- F. RE: ELECTRICAL AND BUILDING ELEVATIONS FOR BUILDING MOUNTED EXTERIOR LIGHTING.



keynote



PRELIMINARY CODE ANALYSIS

IBC CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE
GROUP B: BUSINESS
GROUP S-1: MODERATE-HAZARD STORAGE
GROUP F-1: MODERATE-HAZARD FACTORY INDUSTRIAL
NON-SEPARATED USES OK PER IBC T508.4

IBC CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
ASSUMED TYPE VB CONSTRUCTION, FULLY SPRINKLERED NFPA 13

T504.3 MAXIMUM HEIGHT = 60'0"
EXISTING HEIGHT = APPROXIMATELY 36'-3" AFF (NO CHANGE)
PROPOSED ADDITION HEIGHT = 19'-4" AFF

T504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE = 2
STORIES (F-1 AND S-1 MOST RESTRICTIVE)
EXISTING NUMBER OF STORIES = 2 STORIES (NO CHANGE)
NUMBER OF STORIES IN ADDITION = 1 STORY

T506.2 ALLOWABLE AREA FACTOR = 27,000 SF (GROUP B MOST RESTRICTIVE)
506.3 FRONTAGE INCREASE = 4% ALLOWED
ASSUMED BARREL ENCLOSURE BLOCKS ACCESS TO
ADJACENT SIDE AND REAR OF BUILDING IS LESS THAN 20'
WIDTH, ALL OTHER SIDES QUALIFY
ALLOWED TOTAL WITH INCREASE = 40,230 SF

PROPOSED
EXISTING = 30,136 GSF (NOT INCLUDING 11,807 MEZZANINE)
• LEVEL 1 = 29,072 GSF
• LEVEL 2 = 1,064 GSF
NEW = 2,990 GSF
TOTAL = 33,126 GSF (NOT INCLUDING MEZZANINE PER IBC 505.2)

This document is the property of **erstad ARCHITECTS** and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of **erstad ARCHITECTS** is prohibited. This document may not be used in an unauthorized manner. ©2023

mariposa labs expansion
270 e 50th st garden city, id 83714

revision:
no. desc. date

project: 241004
date: 1/30/2025
drawn: Author
checked: Checker

design review

first floor plan

a2.11

keynote

general notes

A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
B. GYPSUM WALLBOARD APPLICATION & FINISHING AT ALL EXPOSED SURFACES, EXCEPT CONCRETE CONSTRUCTIONS.
C. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS ARE DIMENSIONED TO FACE OF FOUNDATION / GRID LINE.
D. UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE DIMENSIONED TO FACE OF CONCRETE WALL.
E. UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS SHALL BE LOCATED 4" FROM ADJACENT PARTITION.

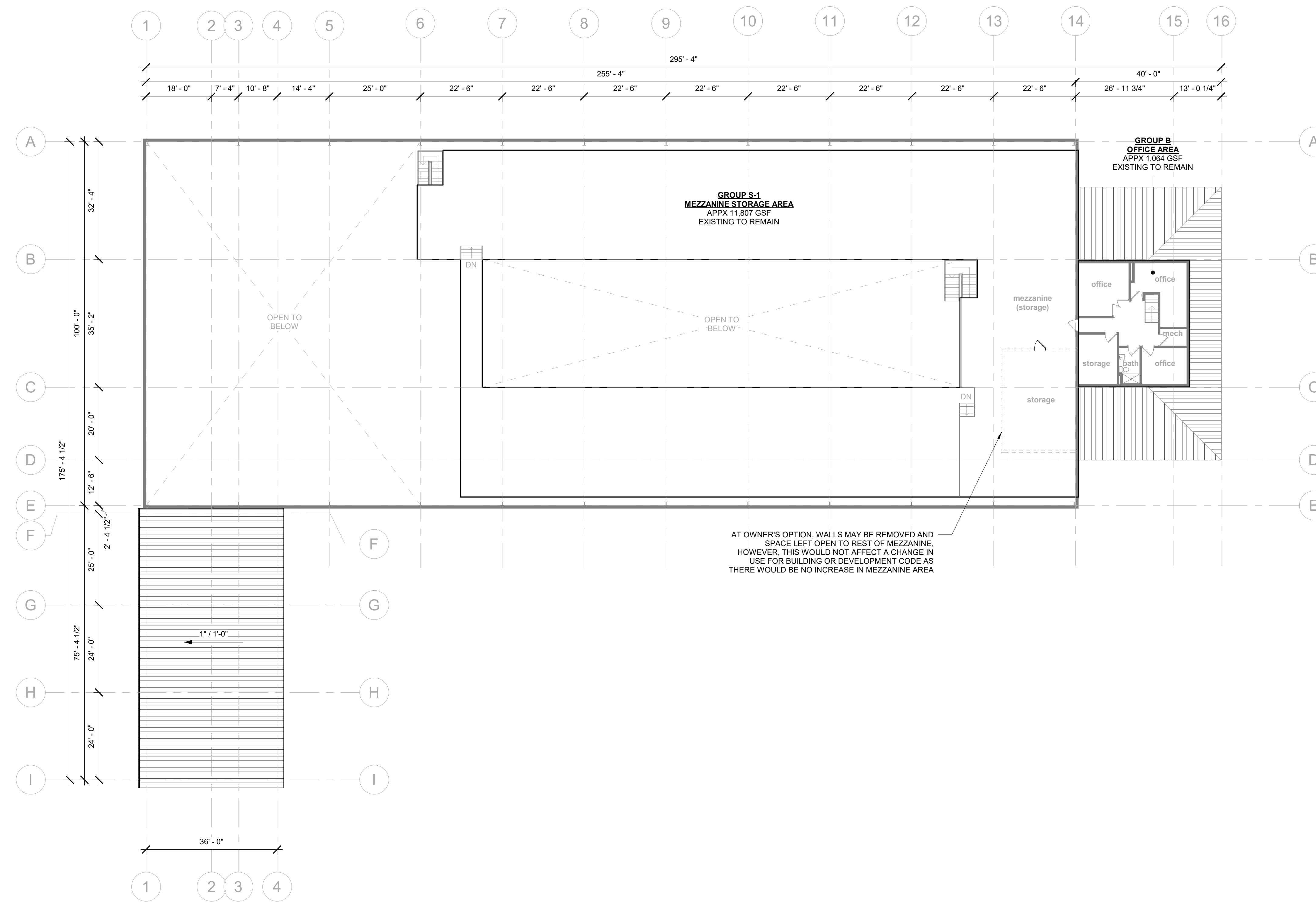
NOT FOR
CONSTRUCTION

erstad

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in an unauthorized manner. ©2023

mariposa labs expansion

270 e 50th st garden city, id 83714



second floor
1/16" = 1'-0"

keynote

general notes

- A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
- B. GYPSUM WALLBOARD APPLICATION & FINISHING AT ALL EXPOSED SURFACES. INCLUDE ALL CONCEALED CONSTRUCTIONS.
- C. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS ARE DIMENSIONED TO FACE OF FOUNDATION/GRID LINE.
- D. UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE DIMENSIONED TO FACE OF ADJACENT PARTITION.
- E. UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS SHALL BE LOCATED 4" FROM ADJACENT PARTITION.

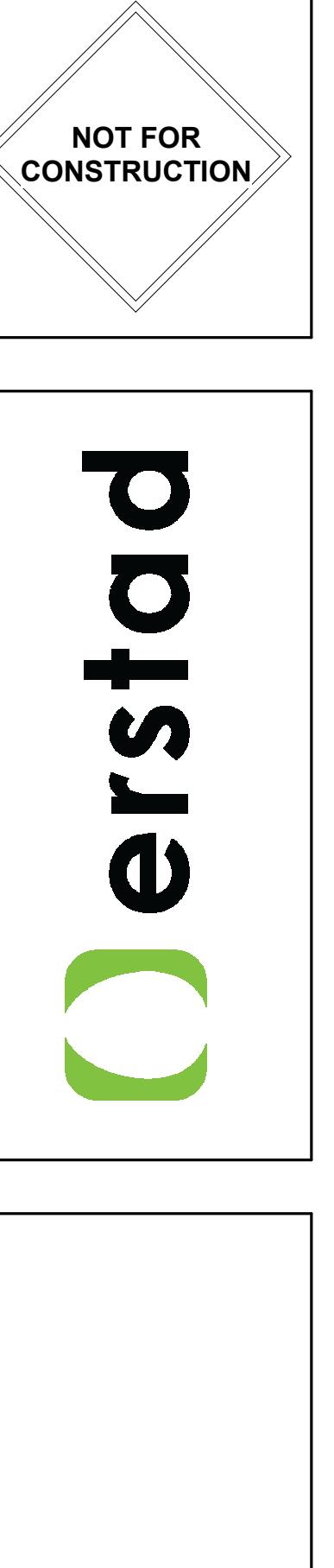
revision:
no. desc. date

project: 241004
date: 1/30/2025
drawn: Author
checked: Checker

design
review

second
floor plan

a2.12



mariposa labs expansion

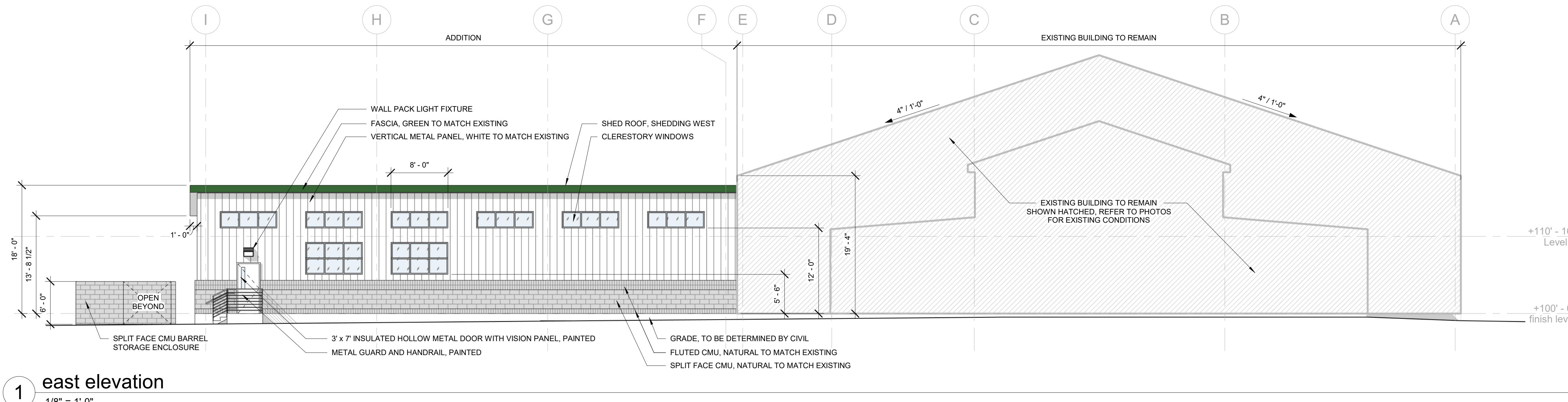
270 e 50th st garden city, id 83714

revision:	no.	desc.	date

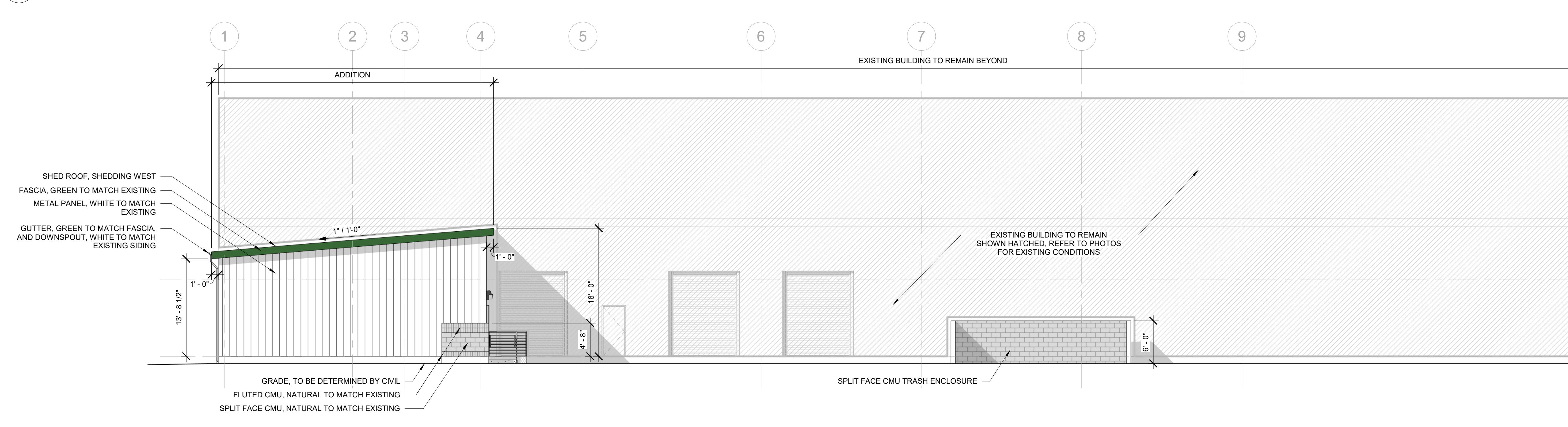
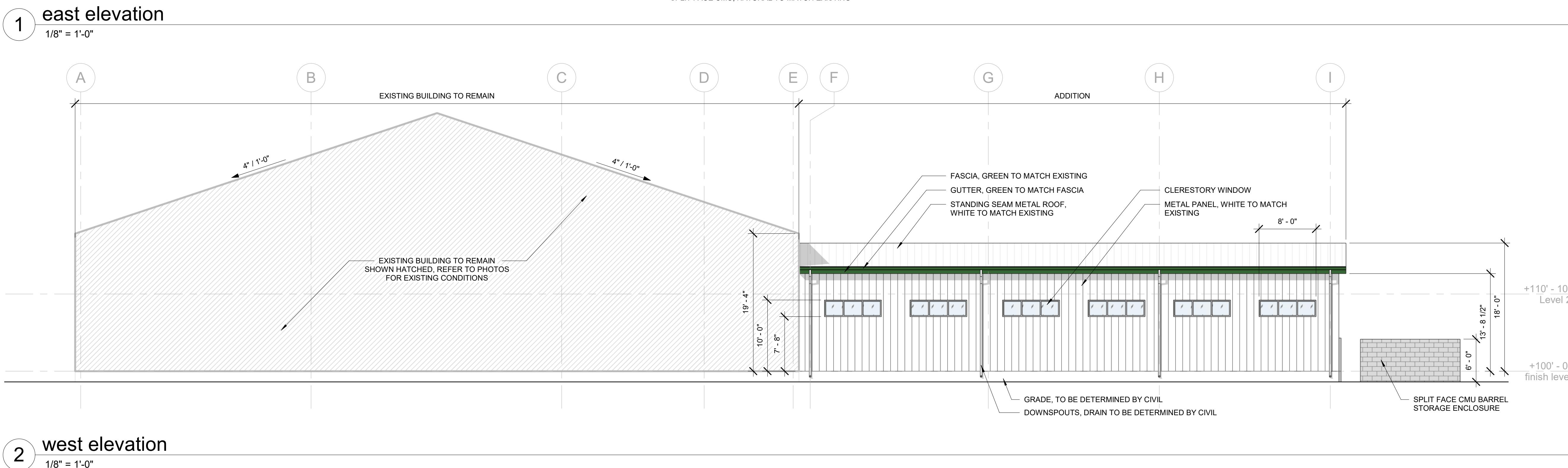
project: 241004
date: 1/30/2025
drawn: Author
checked: Checker

design review

exterior elevations
a3.11



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in an unauthorized manner. ©2023



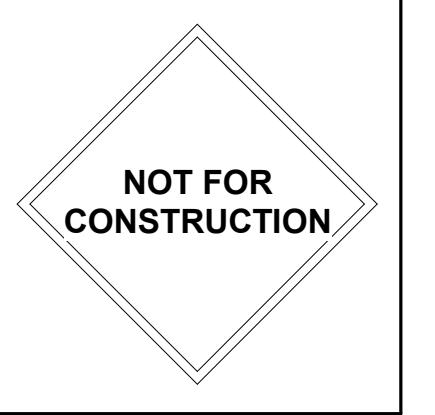
keynote

general notes

- A. DO NOT SCALE HATCH PATTERNS. FOR MATERIAL REPRESENTATION ONLY.
- B. PAINT ALL EXPOSED ROOF PENETRATIONS TO MATCH ROOF.
- C. INTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, AND OTHER SUCH OPENINGS THROUGH WALLS, FLOORS, AND ROOFS, AND ALL OTHER SUCH OPENINGS IN EXTERIOR WALLS, BE SEALED, CALKED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN CLOSED POSITION.

exterior elevations

a3.11



der + erst e

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2023

mariposa labs expansion
270 e 50th st garden city, id 83714

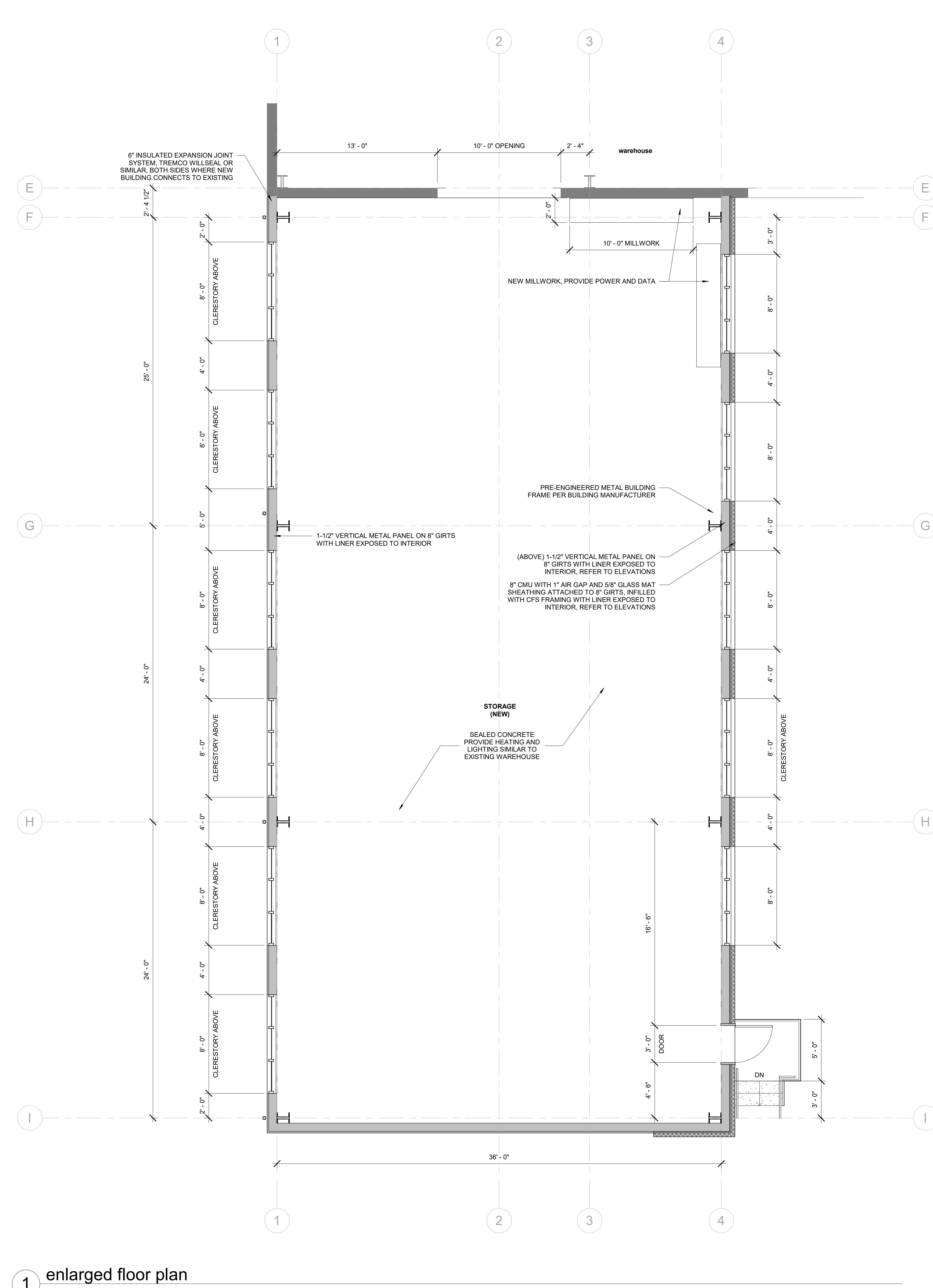
revision:
no. desc. date

project: 241004
date: 1/30/2025
drawn: Author
checked: Checker

design review

enlarged floor plan

a6.1

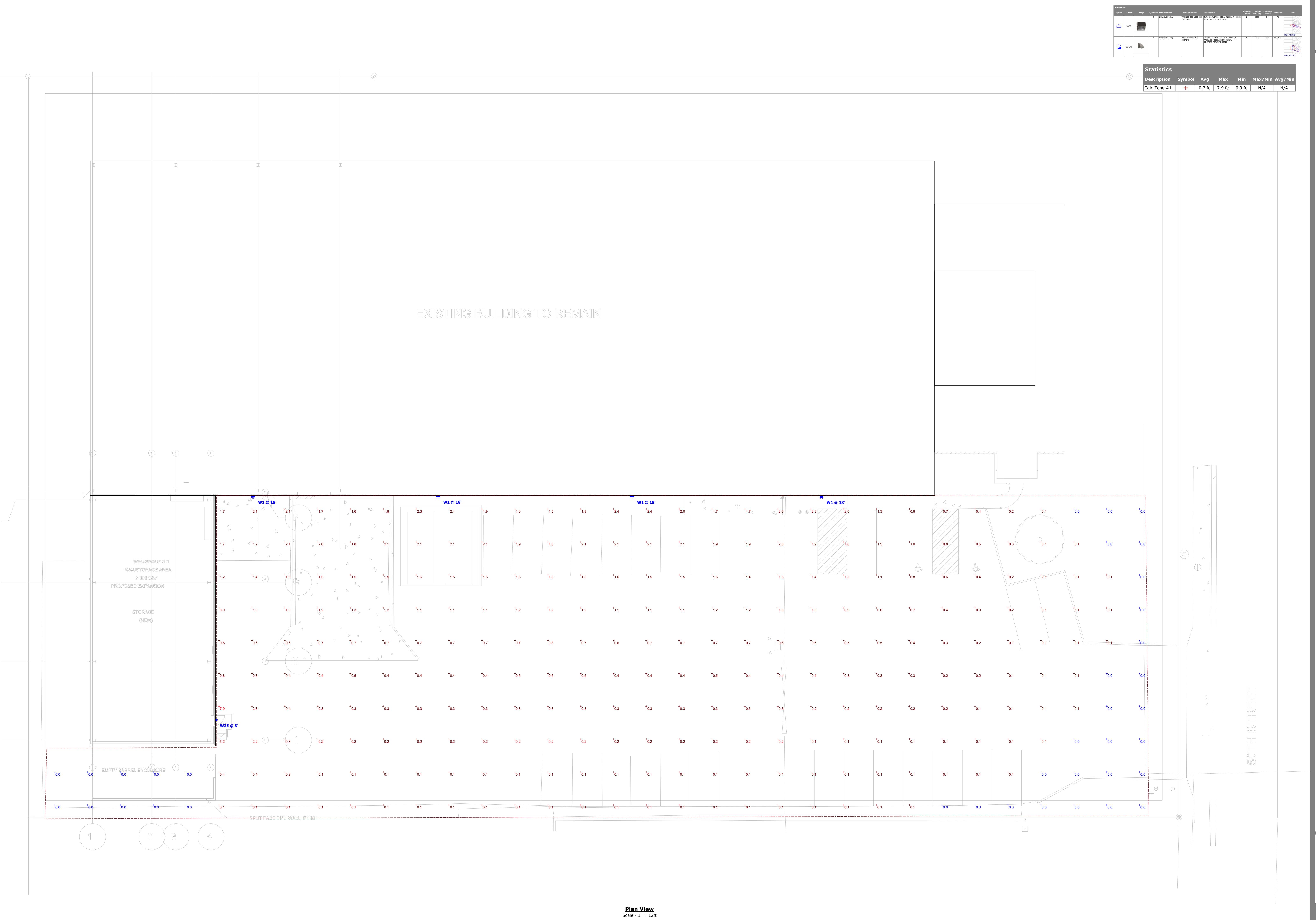


enlarged floor plan

000 keynote

general notes

- A. VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
- B. GYPSUM WALLBOARD APPLICATION & FINISHING AT ALL EXPOSED SURFACES TO COMPLY WITH AWCI STANDARDS, LEVEL 4 FINISH.
- C. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS ARE DIMENSIONED TO FACE OF FOUNDATION / GRID LINE.
- D. UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE DIMENSIONED TO FACE OF STUD.
- E. UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS SHALL BE LOCATED 4" FROM ADJACENT PARTITION.
- F. ALL FURNITURE & EQUIPMENT BY OWNER; SHOWN FOR COORDINATION ONLY.
- G. CONTRACTOR TO PATCH & REPAIR ALL WALLS AND SURFACES WHERE DEMO OCCURRED.
- H. SEE ADA PLUMBING FIXTURES + ACCESSORIES GUIDE DETAIL **XXX** FOR ALL NEW FIXTURES + ACCESSORIES.





CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

January 13, 2025

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 270 E 50th St

Fire hydrant serving this address: Hydrant # 3142

Fire flow Garden City is able to provide is 2000 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 2000 gpm

For questions, please contact the Garden City permitting desk at 472-2921.

Sincerely,

Chad Vaughn

Garden City Public Works Water Division

cc:
Applicant
File



different is good

January 24, 2025

Mariposa Labs
270 E 50th Street
Garden City, ID 83714

**RE: Neighborhood Meeting Notice for Project in your Neighborhood
Design Review Application, Administrative with Notice**

To whom it may concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

File Number: to be determined, please contact erstad below for more information.

Meeting Date: Tuesday, February 4, 2025

Meeting Time: 5:30 pm

Meeting Location: on site, 270 E 50th Street, Garden City, ID 83714

Project Summary: The application is for: X (see below) remodel of existing site/structure, X (see below) new construction, subdivision, sign.

Project scope: design review application with notice for a minor expansion to a legal non-conforming use. The addition, which is proposed to be less than 3,000 square feet oriented to the rear of the property, will expand the existing warehouse space and include a new trash enclosure and new empty barrel enclosure. No change in use is proposed or included and the addition is intended to be complimentary to the existing building in materials and style.

The proposal is intended to be: residential, mixed-use, multi-family, X commercial use, X (industrial) other.

The project includes 0 residential units and/ or <3,000 new (appx. 33,126 total new and existing) square feet of commercial.

If you would like to contact us ahead of the meeting, please feel free to reach us at 208-246-8986 or jmohr@erstadarchitects.com. We look forward to hearing from you.

If you provide written comments to the city seven days or more prior to the applicant's consultation with the design consultants, your comments will be reviewed as part of the application. This application's review with the City may take place as soon as 15 days after the neighborhood meeting.

Please note, that if you wish to be an interested party or have the ability to appeal you must notify the city in writing. The city will inform interested parties of any revised materials that are submitted. You cannot appeal the application unless you have standing as prescribed in Idaho Code and provide written comment to the city seven days prior to the application's formal review with the City.

Thank you,

A handwritten signature in black ink, appearing to read "Jennifer Mohr".

Jennifer Mohr, AIA, LEED AP BD+C
Architect Project Manager, erstad Architects

Those who have standing may appeal the decision, **provided that written comment is received by the city at least seven days prior to the consultation.** Those who have not provided written comments seven days or more in advance of the consultation will not be permitted to appeal.

If you wish to be an interested party or may wish to appeal the city's decision please provide the city with the following information to the city via email planning@gardencityidaho.org or mail to Attn: Design Review 6015 Glenwood, Garden City, Idaho, 83714.

File:

I wish to be an interested party Yes No

I wish to have the ability to appeal Yes No

Name:

Email :

Physical Address:

Which design elements are of concern:

Massing

Architectural elements

Connectivity

Landscaping

Water features

Site layout

Other

Please elaborate:

Signature

Date





Catalog Number	
Notes	
Type	

Contractor Select™

TWH/TWP LED

Wall Pack

Cast in a traditional dayform, the TWH LED wall pack luminaires come standard with adjustable light output allowing the distributors to reduce inventory, adjust to customers' needs and save energy compared to traditional light sources. The TWH LED luminaire provide two choices in wall pack construction. The TWH's glass refractor provides a long-life solution with great optical control.



FEATURES:

- Replaces up to 400W MH for TWH and 250W for TWP, saves 83% energy
- Traditional form factor, and payback within two years
- Available with glass for TWH or polycarbonate lens for TWP



Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet qty.
TWH LED ALO 40K	191848355251	WALL PACKS	70W - 400W METAL HALIDE	2,076 - 9,214	16 - 78W	4000K	120-277V	TEXTURED DARK BRONZE	30
TWH LED ALO 50K	191848355329	WALL PACKS	70W - 400W METAL HALIDE	2,076 - 9,214	16 - 78W	5000K	120-277V	TEXTURED DARK BRONZE	30
TWP LED ALO 50K	191848355312	WALL PACKS	70W - 250W METAL HALIDE	1,166 - 5,174	11 - 48W	5000K	120-277V	TEXTURED DARK BRONZE	30

More configurations are available. [Click here](#) or visit www.acuitybrands.com and search for TWH LED or TWP LED.

Accessories: Order as separate catalog number.	
TWHVG U	Vandal guard accessory
TWHWG U	Wire guard accessory

TWH LED					TWP LED					
ALO Setting	System Watts	40K / 50K (4000K / 5000K, 70 CRI)		Replaces (Metal Halide)	ALO Setting	System Watts	40K / 50K (4000K / 5000K, 70 CRI)		Replaces (Metal Halide)	
Step 8 (default)	78	9,214	118	400W	250W	Step 8 (default)	48	5,174	108	250W
Step 7	73	8,704	119			Step 7	45	4,888	109	
Step 6	63	7,659	122			Step 6	39	4,301	110	
Step 5	54	6,590	122			Step 5	34	3,701	111	
Step 4	44	5,498	125			Step 4	28	3,087	111	
Step 3	34	4,381	129			Step 3	22	2,460	112	
Step 2	25	3,241	130			Step 2	16	1,820	112	
Step 1	16	2,076	130			Step 1	11	1,166	112	
									CFL	



Specifications

INTENDED USE:

The energy savings, long life and easy-to-install design of the TWH LED make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION:

Die-cast aluminum housing has an impact-resistant, tempered glass lens for TWH, polycarbonate for TWP that is fully gasketed. Modular design allows for ease of maintenance. The LED driver is mounted to the front casting to thermally isolate it from the light engine for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants.

ELECTRICAL:

Light engine(s) consist of 72 high-efficacy LEDs mounted to a metal-core circuit board and integral aluminum heat sink to maximize heat dissipation and promote long life (L93/100,000 hrs at 25°C). The electronic driver has a power factor of >90%, THD <20%, and a minimum 6 KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2)

INSTALLATION

Back housing is separated from front housing, eliminating ballast weight and promoting easy handling. Top 3/4" threaded wiring access. Back access through removable 3/4" knockout. Feed-thru wiring can be achieved by using a conduit tee. Mount on any vertical surface. Not recommended in applications where a sprayed stream of water can come in direct contact with glass lens.

LISTINGS:

UL listed for use in the US and Canada. Suitable for use in wet locations. Rated for -40°C minimum operating temperature.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY:

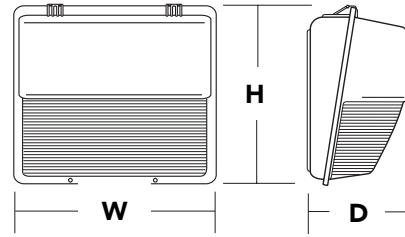
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Dimensions

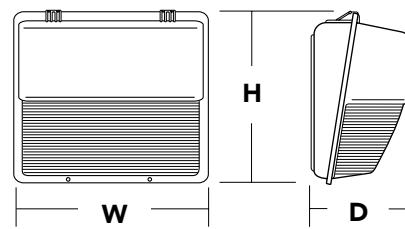
TWH:

Width: 16-1/4" (41.3 cm)
Height: 15-3/4" (40.0 cm)
Depth: 8" (20.6 cm)
Weight: 28lbs (12.7kg)



TWP:

Width: 16-1/8" (41.0 cm)
Height: 15-1/2" (39.4 cm)
Depth: 7-3/4" (19.7 cm)
Weight: 15lbs (6.8kg)



All dimensions are inches (centimeters) unless otherwise indicated.



WDGE1 LED

Architectural Wall Sconce



Catalog Number

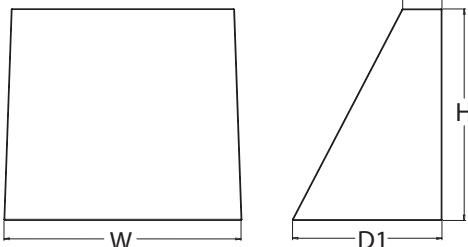
Notes

Type

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

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K ¹ 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347 ²	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ³ Shipped separately AWS 3/8inch Architectural wall spacer ⁴ PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available. ⁴

Options	Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) ⁵	DDBXD Dark bronze
PE Photocell, Button Type ⁶	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) ⁷	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
DSLE Dual Switching (1 Driver, 2 Light Engines)	DDBTXD Textured dark bronze
CCE Coastal Construction ⁴	DBLBXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

© 2019-2024 Acuity Brands Lighting, Inc. All rights reserved.

WDGE1 LED
Rev. 08/07/24

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

- 1 50K not available in 90CRI.
- 2 347V not available with E4WH, DS, DSLE or PE.
- 3 Not qualified for DLC. Not available with E4WH.
- 4 For PBBW and AWS with CCE option, require an RFA.
- 5 E4WH not available with PE or DS.
- 6 PE not available with DS.
- 7 DS is not available with P0.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier	
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

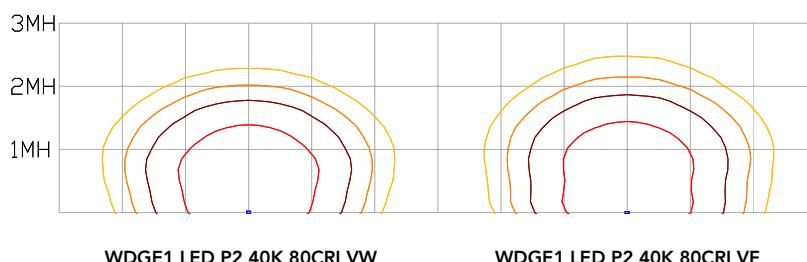
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



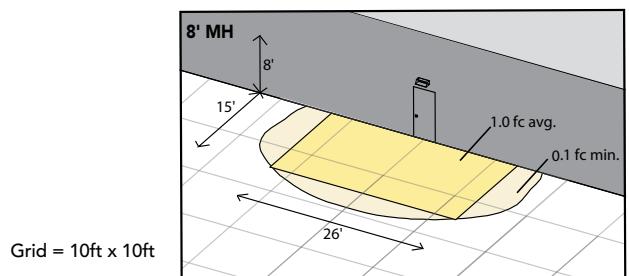
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

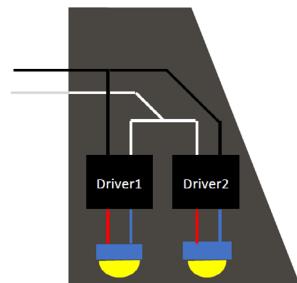


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

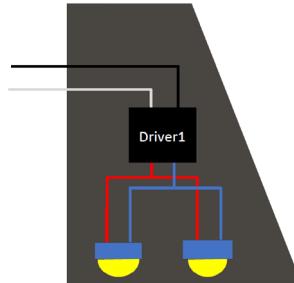
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.