



# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Sanders Pace Architecture

Applicant

05/27/2020

June 17, 2020

6-D-20-DT

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

John L. Sanders

Sanders Pace Architecture

Name

Company

514 W Jackson Ave, Suite 102

Knoxville

TN

37902

Address

City

State

Zip

(865) 329-0316

jsanders@sanderspace.com

Phone

Email

## CURRENT PROPERTY INFO

State Properties, LLC

702 E Jackson Ave, Knoxville, TN 37915

(865) 389-6111

Owner Name (if different from applicant)

Owner Address

Owner Phone

808 State Street, Knoxville, TN 37902

095ID021

Property Address

Parcel ID

DK-G

Neighborhood

Zoning

## AUTHORIZATION

Staff Signature

Michael Reynolds

Please Print

5/29/2020

Date

Applicant Signature

John L. Sanders

Please Print

05/27/2020

Date

# REQUEST

DOWNTOWN DESIGN

**Level 1:**

- Signs     Alteration of an existing building/structure

**Level 2:**

- Addition to an existing building/structure

**Level 3:**

- Construction of new building/structure     Site design, parking, plazas, landscape

**See required Downtown Design attachment for more details.**

- Brief description of work: See attached page 3.
- 
- 

HISTORIC ZONING

**Level 1:**

- Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

- Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**

- Construction of a new primary building

**Level 4:**

- Relocation of a contributing structure     Demolition of a contributing structure

**See required Historic Zoning attachment for more details.**

- Brief description of work: \_\_\_\_\_
- 
- 

INFILL HOUSING

**Level 1:**

- Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**

- Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**

- New primary structure  
 Site built     Modular     Multi-Sectional

**See required Infill Housing attachment for more details.**

- Brief description of work: \_\_\_\_\_
- 
- 

STAFF USE ONLY

**ATTACHMENTS**

- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

<b>FEE 1:</b>		<b>TOTAL:</b>
0510	Level 2	
<b>FEE 2:</b>		
<b>FEE 3:</b>		\$100

The adaptive reuse of 808 State Street will consist of the renovation of an existing 1940's terracotta block 1 story + a basement structure with a new 1,420 SF + basement proposed addition on the north side of the existing building. The existing building's stone veneer and mansard roof will be removed to expose the original brick façade. The 3 other existing elevations will receive a treatment to remove the paint to expose the existing terracotta block to expose its natural and intended color. New steel framed glass transoms with clear insulated glazing and aluminum storefront doors will be added along with a new canopy on the front façade that resembles the original canopy. A new deck will be added to the rear of the existing building that will be accessed from the upper level. The upper level of the new addition will house the main entry vestibule, bathroom core and bar area. The materials of the new addition will include architectural metal panels with fire district approved wood accents. The base of the new addition is proposed to be board-formed concrete for the new foundation and retaining walls. New clear glazed insulated collapsible doors will be added to the east and west facades of the new addition to access the new entry and event court.



1940-THE 808 | EVENT SPACE

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29 MAY 2020

Revised: 6/9/2020







WEST ELEVATION



NORTH & EAST ELEVATION



SOUTH ELEVATION



SOUTH & EAST ELEVATION

## 1940-THE 808 | EVENT SPACE

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29 MAY 2020

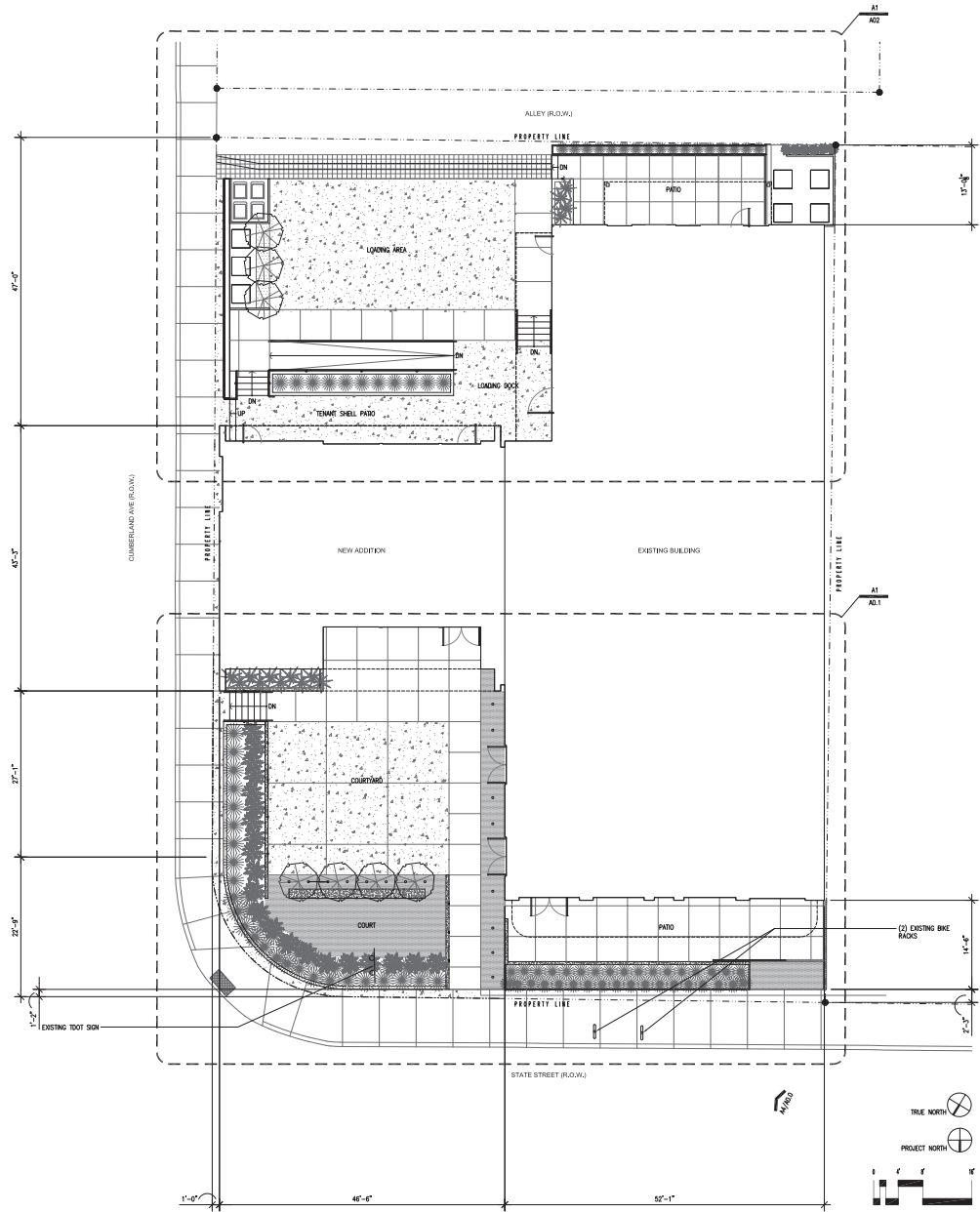
EXISTING CONDITIONS

DK-G ZONE DIMENSIONAL & DESIGN STANDARDS		
	REQUIRED	AS PROPOSED
TABLE 5-3: DK-G SUBDISTRICTS DIMENSIONAL STANDARDS		
D&F		
MAXIMUM BUILDING HEIGHT	UNLIMITED	---
MINIMUM BUILDING HEIGHT	2'	1#-2 1/2' (EXISTING BUILDING, STATE STREET) 2#-2 1/2' (NEW BUILD, CUMBERLAND AVENUE)
SETBACKS		
MINIMUM SETBACK FROM STREET LOT LINE BUILD ZONE	0'-0"	2'-0" (STATE STREET)/1'-0" (CUMBERLAND AVE)
MINIMUM BUILD TO PERCENTAGE	0'-0"	12.00(BUILD)/13.50(DIST)-MAX
INTERIOR SIDE SETBACK	NONE	---
REAR SETBACK	NONE	---
TABLE 5-4: DK-G SUBDISTRICTS DESIGN STANDARD (ITEMS NOT APPLICABLE TO DK-G NOT SHOWN)		
FAÇADE DESIGN		
BUILDING FAÇADES THAT ADJACENT A PUBLIC RIGHT-OF-WAY, EXCLUDING ALLEYS, MUST INCORPORATE NO LESS THAN ONE EVERY 50'-0"	50'-0"	44'-10"
BUILDING FAÇADES THAT ADJACENT A PUBLIC RIGHT-OF-WAY, EXCLUDING ALLEYS, MUST NOT CONTAIN BLANK WALL AREAS THAT EXCEED 20 LINEAR FEET, MEASURED PARALLEL TO THE STREET	20'-0"	5'-0"
FENESTRATION DESIGN		
THE GROUND FLOOR OF THE FRONT FAÇADE MUST MAINTAIN A MINIMUM TRANSPARENCY OF 30%, MEASURED BETWEEN TWO AND TEN FEET IN HEIGHT	30%	3179/416.6-76.3%
THE UPPER FLOORS OF THE FRONT FAÇADE MUST MAINTAIN A MINIMUM TRANSPARENCY OF 20%, OF THE WALL AREA OF THE STORY	20%	NA

L1	DK-G ZONING REQUIREMENTS
1940_DK-G_REQ.	N.T.S.



A4	ELEVATION PHOTO
1940_EX_PHOTO	N.T.S.



A9	OVERALL ARCHITECTURAL SITE PLAN
1940_XPS1	1/8"=1'-0"

THE ADAPTIVE REUSE FOR THE 808  
808 STATE STREET  
KNOXVILLE, TENNESSEE 37902  
SPA PROJECT #: 1940



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OWNER:  
STATE PROPERTIES, LLC  
702 E. JACKSON AVENUE  
KNOXVILLE, TENNESSEE 37915  
T: (865) 389-4111  
E: bcruse@hccofmanco.com  
CONTACT: BUDDY CRUZE

CIVIL ENGINEER:  
WILL ROBINSON & ASSOCIATES  
1248 N. SHOREWOOD LN.  
CARYVILLE, TENNESSEE 37714  
T: (865) 389-4200  
E: wrobinson@bbsouth.net  
CONTACT: WILL ROBINSON, P.E.

STRUCTURAL ENGINEER:  
MALLIA ENGINEERING CO.  
1827 WHITE AVENUE  
KNOXVILLE, TENNESSEE 37916  
T: 865.637.3224  
E: mmallia@maliabeng.biz  
CONTACT: MAURICE MALLIA, P.E.

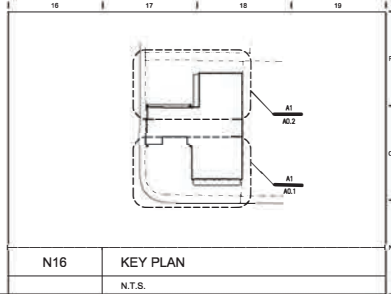
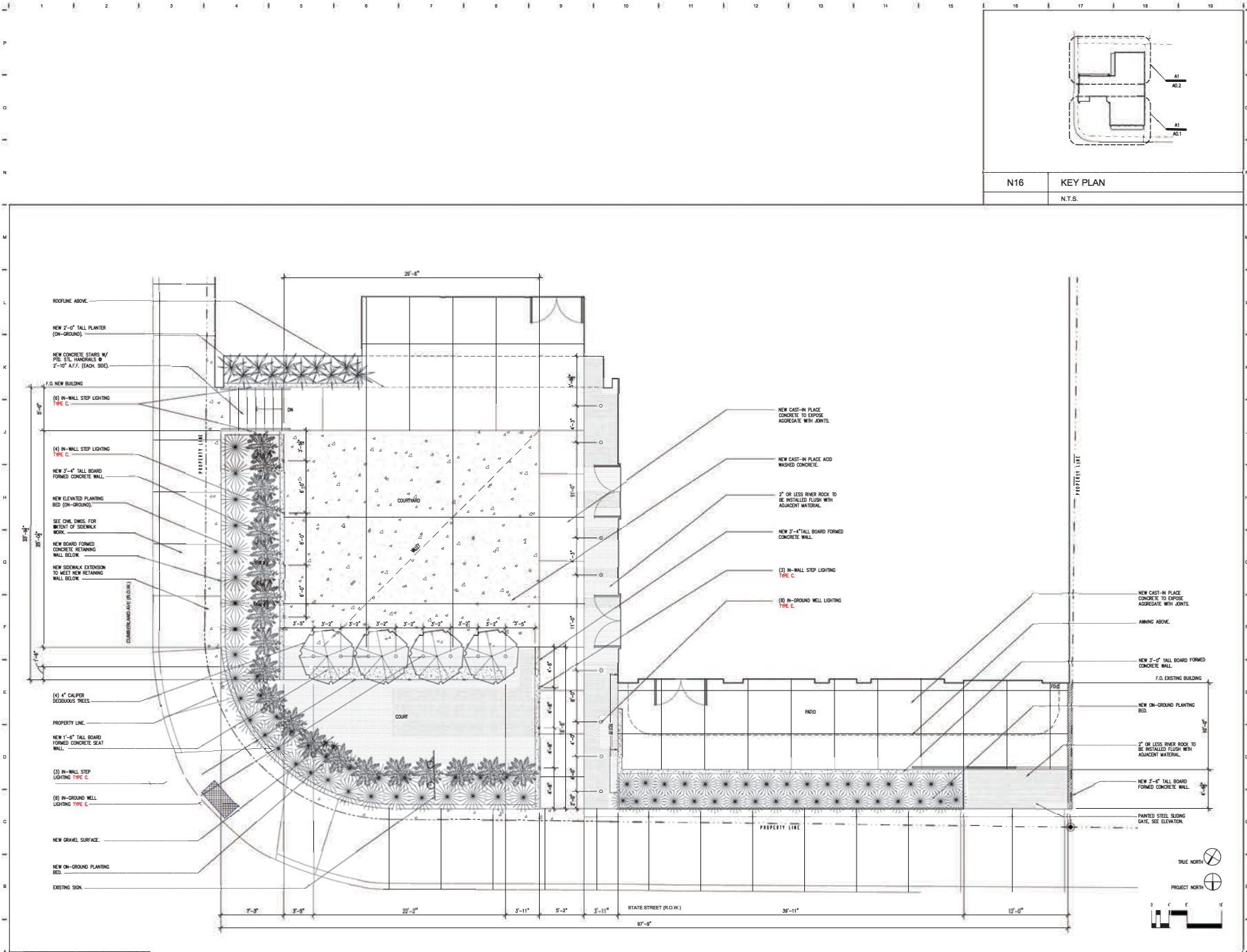
ARCHITECT:  
SANDERS PACE ARCHITECTURE  
514 W. JACKSON AVE, SUITE 102  
KNOXVILLE, TENNESSEE 37902  
T: (865) 328-0316  
E: jsanders@sanderspace.com  
CONTACT: JOHN SANDERS, FAIA

MECHANICAL ENGINEER:  
ENGINEERING SERVICES GROUP, INC.  
900 EAST HILL AVE, STE 350  
KNOXVILLE, TENNESSEE 37915  
T: (865) 522-0393  
E: mvalukas@esg1989.com  
CONTACT: NATE VALUKAS, P.E.

ELECTRICAL ENGINEER:  
ENGINEERING SERVICES GROUP, INC.  
900 EAST HILL AVE, STE 350  
KNOXVILLE, TENNESSEE 37915  
T: (865) 522-0393  
E: edhenderson@esg1989.com  
CONTACT: ED HENDERSON, P.E.

SCHEMATIC DESIGN 01 APRIL 2020  
DESIGN DEVELOPMENT 15 MAY 2020

OVERALL ARCHITECTURAL SITE PLAN  
**A0.0**  
1940\_A0\_0\_P01.DWG



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OWNER:  
STATE PROPERTIES, LLC  
702 E. JACKSON AVENUE  
KNOXVILLE, TENNESSEE 37915  
T (865) 388-6111  
E bchuzar@stateproperties.com  
CONTACT: BUDDY CRUZE

CIVIL ENGINEER:  
WILL ROBINSON & ASSOCIATES  
1248 N. SHOREWOOD LN.  
CARYVILLE, TENNESSEE 37714  
T (865) 386-4200  
E wrobinson@willrobinson.net  
CONTACT: WILL ROBINSON, P.E.

STRUCTURAL ENGINEER:  
MALLIA ENGINEERING CO.  
1827 WHITE AVENUE  
KNOXVILLE, TENNESSEE 37916  
T 865.637.3224  
E mmallia@malliaeng.biz  
CONTACT: MAURICE MALLIA, P.E.

ARCHITECT:  
SANDERS PACE ARCHITECTURE  
514 W. JACKSON AVE, SUITE 102  
KNOXVILLE, TENNESSEE 37902  
T (865) 329-0316  
E jsanders@sanderspace.com  
CONTACT: JOHN SANDERS, FAIA

MECHANICAL ENGINEER:  
ENGINEERING SERVICES GROUP, INC.  
900 EAST HILL AVE, STE 350  
KNOXVILLE, TENNESSEE 37915  
T (865) 522-0300  
E nvallukas@esg1989.com  
CONTACT: NATE VALLUKAS, P.E.

ELECTRICAL ENGINEER:  
ENGINEERING SERVICES GROUP, INC.  
900 EAST HILL AVE, STE 350  
KNOXVILLE, TENNESSEE 37915  
T (865) 522-0300  
E edhenderson@esg1989.com  
CONTACT: ED HENDERSON, P.E.

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ARCHITECTURAL SITE PLAN

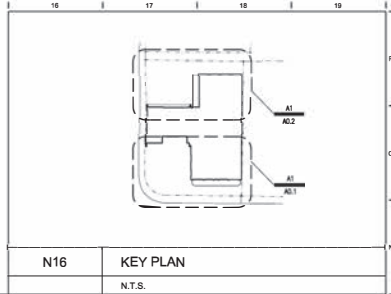
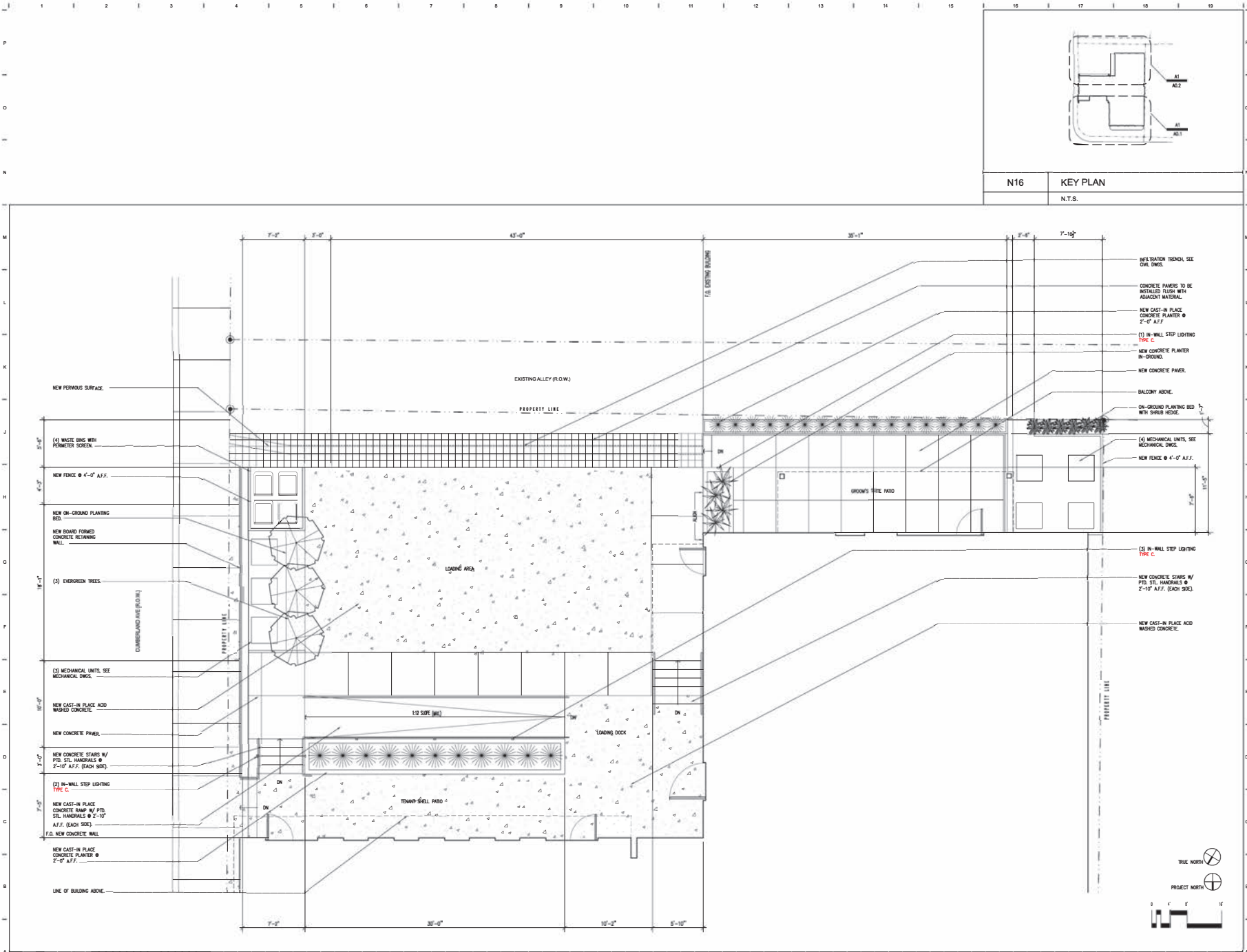
A0.1

1940\_XPS | 1/4"=1'-0"

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A1 ARCHITECTURAL SITE PLAN  
1940\_XPS | 1/4"=1'-0"





N16 KEY PLAN  
N.T.S.

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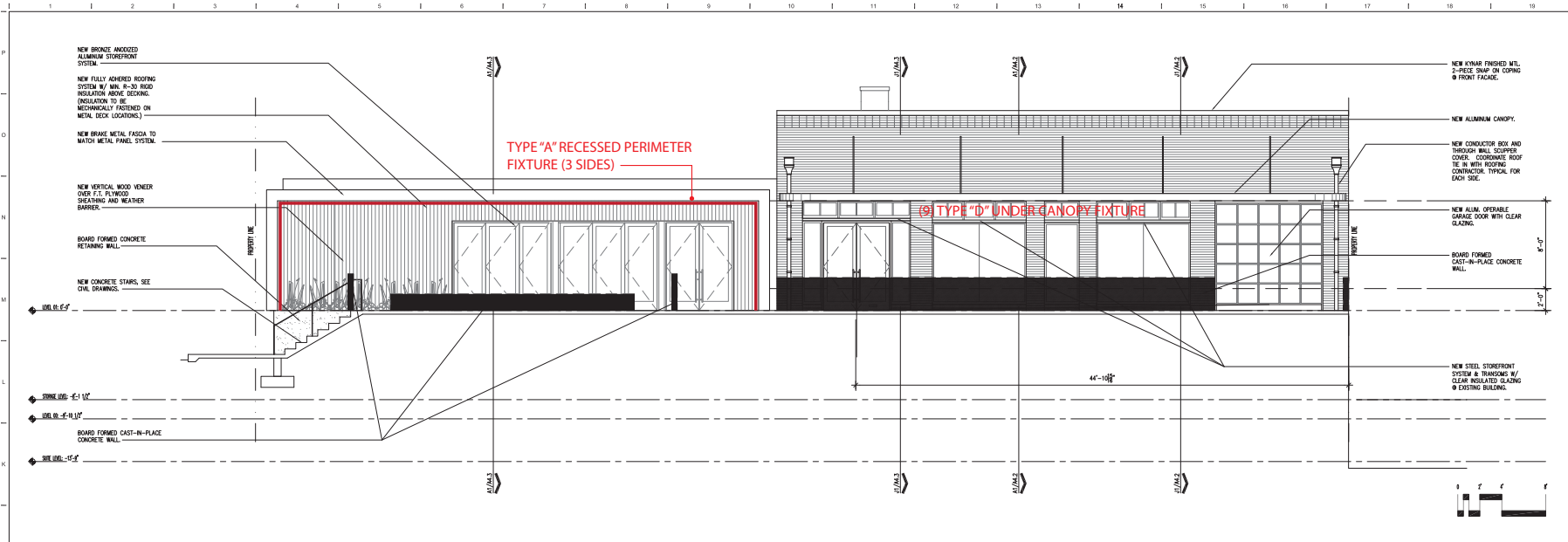
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STATE PROPERTIES, LLC  
702 E JACKSON AVENUE  
KNOXVILLE, TENNESSEE 37915  
T (865) 388-6111  
E [info@stateproperties.com](mailto:info@stateproperties.com)  
CONTACT: BUDDY CRUZE
- CIVIL ENGINEER:  
WILL ROBINSON & ASSOCIATES  
1248 N. SHOREWOOD LN.  
CARYVILLE, TENNESSEE 37714  
T (865) 386-4200  
E [wrobinson@bellsouth.net](mailto:wrobinson@bellsouth.net)  
CONTACT: WILL ROBINSON, P.E.
- STRUCTURAL ENGINEER:  
MALLIA ENGINEERING CO.  
1827 WHITE AVENUE  
KNOXVILLE, TENNESSEE 37916  
T 865.637.3224  
E [mwallia@mallaeng.biz](mailto:mwallia@mallaeng.biz)  
CONTACT: MAURICE MALLIA, P.E.
- ARCHITECT:  
SANDERS PACE ARCHITECTURE  
514 W. JACKSON AVE, SUITE 102  
KNOXVILLE, TENNESSEE 37902  
T (865) 329-0316  
E [jsanders@sanderspace.com](mailto:jsanders@sanderspace.com)  
CONTACT: JOHN SANDERS, FAIA
- MECHANICAL ENGINEER:  
ENGINEERING SERVICES GROUP, INC.  
900 EAST HILL AVE, STE 350  
KNOXVILLE, TENNESSEE 37915  
T (865) 522-0350  
E [nvalukas@esg1989.com](mailto:nvalukas@esg1989.com)  
CONTACT: NATE VALUKAS, P.E.
- ELECTRICAL ENGINEER:  
ENGINEERING SERVICES GROUP, INC.  
900 EAST HILL AVE, STE 350  
KNOXVILLE, TENNESSEE 37915  
T (865) 522-0350  
E [edhenderson@esg1989.com](mailto:edhenderson@esg1989.com)  
CONTACT: ED HENDERSON, P.E.

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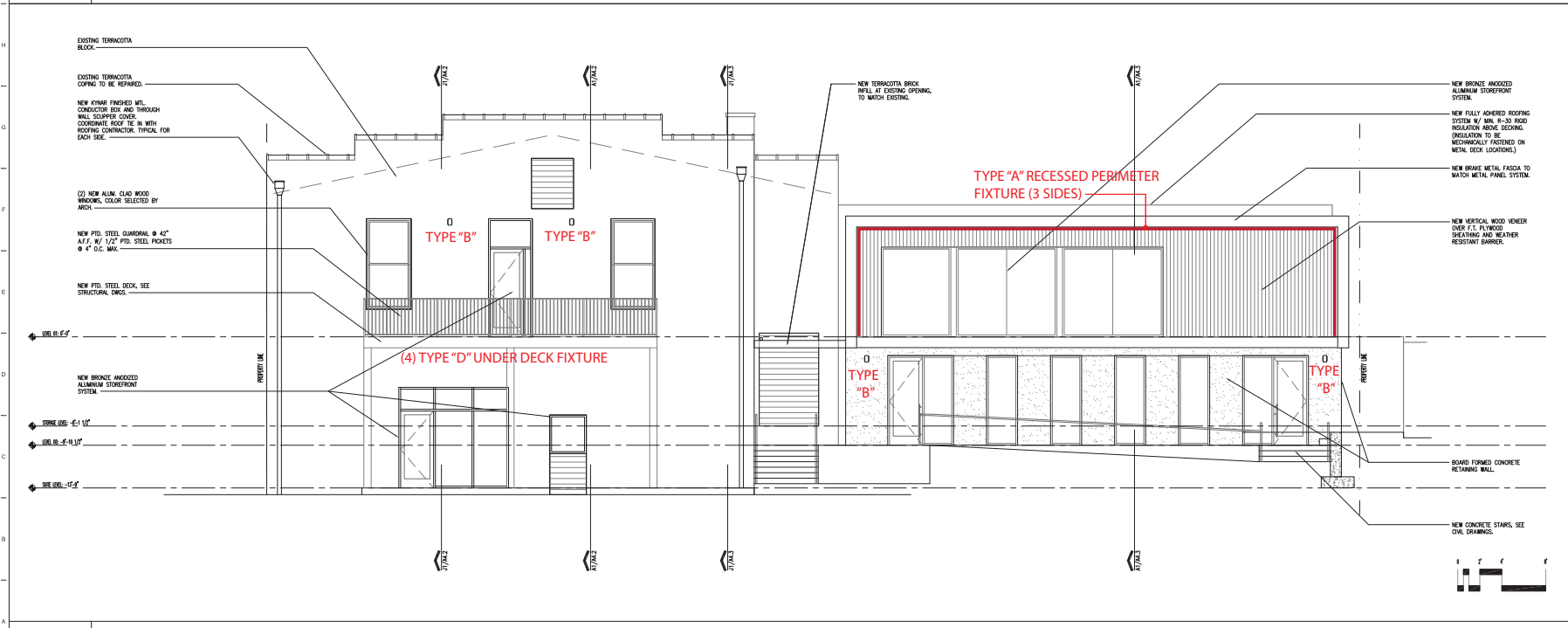
ARCHITECTURAL SITE PLAN  
**A0.2**  
1940\_A02.DWG  
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A1 ARCHITECTURAL SITE PLAN  
1940\_XPS1 1/4"=1'-0"





J1 WEST ELEVATION  
1/4"=1'-0"



A1 EAST ELEVATION  
1/4"=1'-0"

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OWNER:  
STATE PROPERTIES, LLC  
702 E. JACKSON AVENUE  
KNOXVILLE, TENNESSEE 37915  
T: (865) 399-4111  
E: bcrucer@tholemanco.com  
CONTACT: BUDDY CRUZE

CIVIL ENGINEER:  
WILL ROBINSON & ASSOCIATES  
1248 N. SHOREWOOD LN.  
CARYVILLE, TENNESSEE 37714  
T: (865) 398-4200  
E: wrobinson@wrbill.com  
CONTACT: WILL ROBINSON, P.E.

STRUCTURAL ENGINEER:  
MALLIA ENGINEERING CO.  
1827 WHITE AVENUE  
KNOXVILLE, TENNESSEE 37916  
T: (865) 837-3224  
E: emallia@mallinging.biz  
CONTACT: MAURICE MALLIA, P.E.

ARCHITECT:  
SANDERS PACE ARCHITECTURE  
514 W. JACKSON AVE., SUITE 102  
KNOXVILLE, TENNESSEE 37902  
T: (865) 323-0316  
E: jsanders@sanderspace.com  
CONTACT: JOHN SANDERS, FAIA

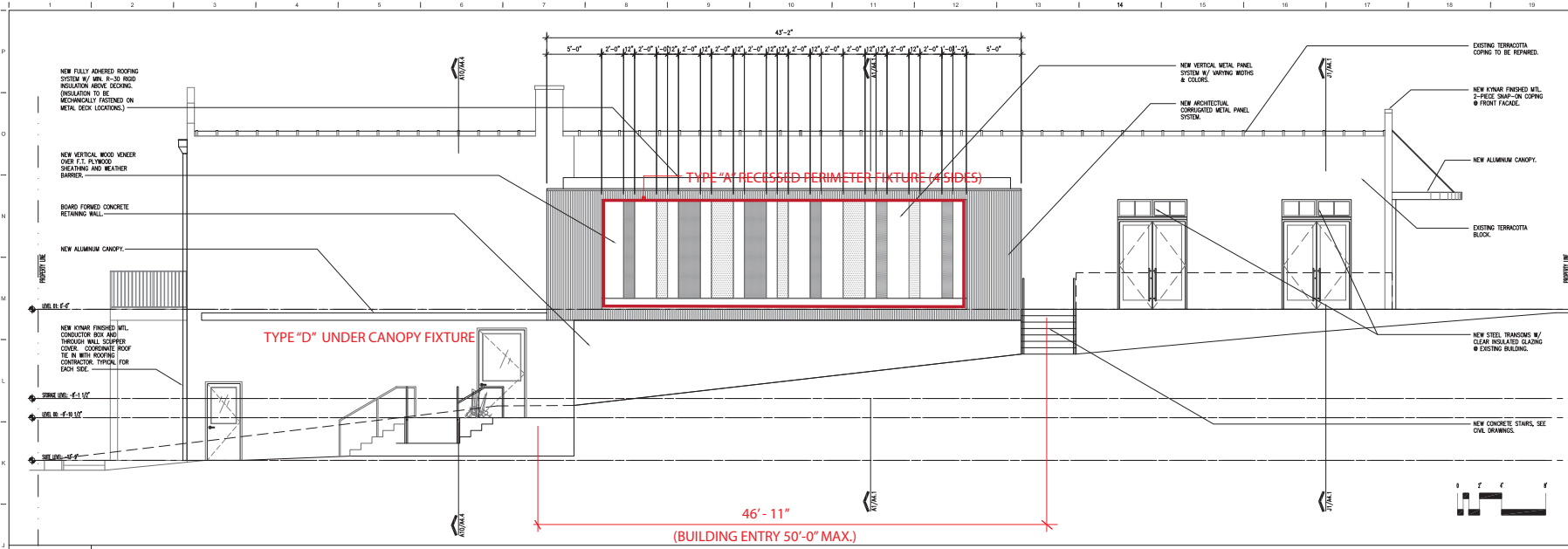
MECHANICAL ENGINEER:  
ENGINEERING SERVICES GROUP, INC.  
900 EAST HILL AVE., STE 350  
KNOXVILLE, TENNESSEE 37915  
T: (865) 522-0393  
E: nvalukas@esg1989.com  
CONTACT: NATE VALUKAS, P.E.

ELECTRICAL ENGINEER:  
ENGINEERING SERVICES GROUP, INC.  
900 EAST HILL AVE., STE 350  
KNOXVILLE, TENNESSEE 37915  
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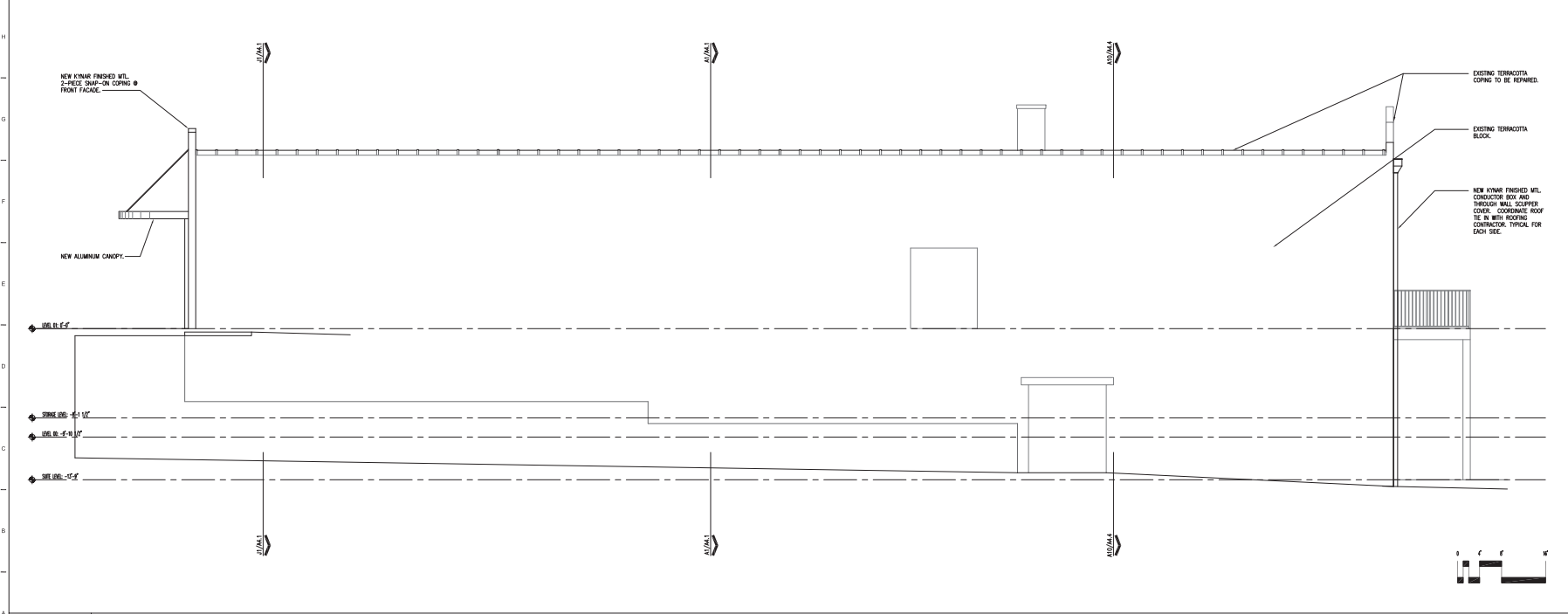
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ELEVATIONS  
A3.1  
1940\_A31.DWG

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J1 NORTH ELEVATION  
1940\_XELEV 1/4"=1'-0"



A1 SOUTH ELEVATION  
1940\_XELEV 1/4"=1'-0"

THE ADAPTIVE REUSE FOR  
**THE 808**

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OWNER:  
**STATE PROPERTIES, LLC**  
702 E. JACKSON AVENUE  
KNOXVILLE, TENNESSEE 37915  
T (865) 384-6111  
E [info@stateproperties.com](mailto:info@stateproperties.com)

CONTACT: BUDDY CRUZE

CIVIL ENGINEER:  
**WILL ROBINSON & ASSOCIATES**  
1248 N. SHOREWOOD LN.  
CARYVILLE, TENNESSEE 37714  
T (865) 396-4200  
E [wrobinson@willrobinson.com](mailto:wrobinson@willrobinson.com)  
CONTACT: WILL ROBINSON, P.E.

STRUCTURAL ENGINEER:  
**MALLIA ENGINEERING CO.**  
1827 WHITE AVENUE  
KNOXVILLE, TENNESSEE 37916  
T 865.637.3224  
E [mwallia@mallaeng.biz](mailto:mwallia@mallaeng.biz)  
CONTACT: MAURICE MALLIA, P.E.

ARCHITECT:  
**SANDERS PACE ARCHITECTURE**  
514 W. JACKSON AVE. SUITE 102  
KNOXVILLE, TENNESSEE 37902  
T (865) 329-0316  
E [sp@sparch.com](mailto:sp@sparch.com)  
CONTACT: JOHN SANDERS, FAIA

MECHANICAL ENGINEER:  
**ENGINEERING SERVICES GROUP, INC.**  
900 EAST HILL AVE, STE 350  
KNOXVILLE, TENNESSEE 37915  
T (865) 522-0393  
E [nvalukas@esg1989.com](mailto:nvalukas@esg1989.com)  
CONTACT: NATE VALUKAS, P.E.

ELECTRICAL ENGINEER:  
**ENGINEERING SERVICES GROUP, INC.**  
900 EAST HILL AVE, STE 350  
KNOXVILLE, TENNESSEE 37915  
T (865) 522-0393  
E [edhenderson@esg1989.com](mailto:edhenderson@esg1989.com)  
CONTACT: ED HENDERSON, P.E.

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ELEVATIONS  
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**1940-THE 808 | EVENT SPACE**

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29 MAY 2020

**OVERHEAD VIEW**  
SCALE: NTS





**1940-THE 808 | EVENT SPACE**

**STATE STREET VIEW**

SCALE: NTS

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29 MAY 2020



EXISTING TERRACOTTA COPING TO REMAIN.

NEW ALUMINUM CANOPY.

NEW ALUMINUM CLAD WINDOWS.

NEW PAINTED STEEL BALCONY

EXISTING BLOCK.

BRAKE METAL FASCIA PANEL TO MATCH METAL PANEL SYSTEM.

NEW VERTICAL IPE WOOD VENEER.

NEW CORRUGATED ARCHITECTURAL METAL PANEL SYSTEM.

See the Cumberland Ave (North) elevations for final design.

BOARD FORMED CONCRETE WALL.

NEW PTD. STEEL C-CHANNEL TO MATCH METAL PANEL SYSTEM.

NEW BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM

### 1940-THE 808 | EVENT SPACE

### CUMBERLAND AVENUE VIEW

SCALE: NTS

EXISTING TERRACOTTA COPING TO REMAIN.

NEW ALUMINUM CANOPY.

NEW ALUMINUM CLAD WINDOWS.

BRASS METAL FASCIA PANEL TO MATCH METAL PANEL SYSTEM.

NEW VERTICAL IPE WOOD VENEER.

NEW CORRUGATED ARCHITECTURAL METAL PANEL SYSTEM.

NEW PAINTED STEEL BALCONY

EXISTING TERRACOTTA BLOCK.

NEW VERTICAL ARCHITECTURAL METAL PANELS W/ VARYING WIDTHS & COLORS

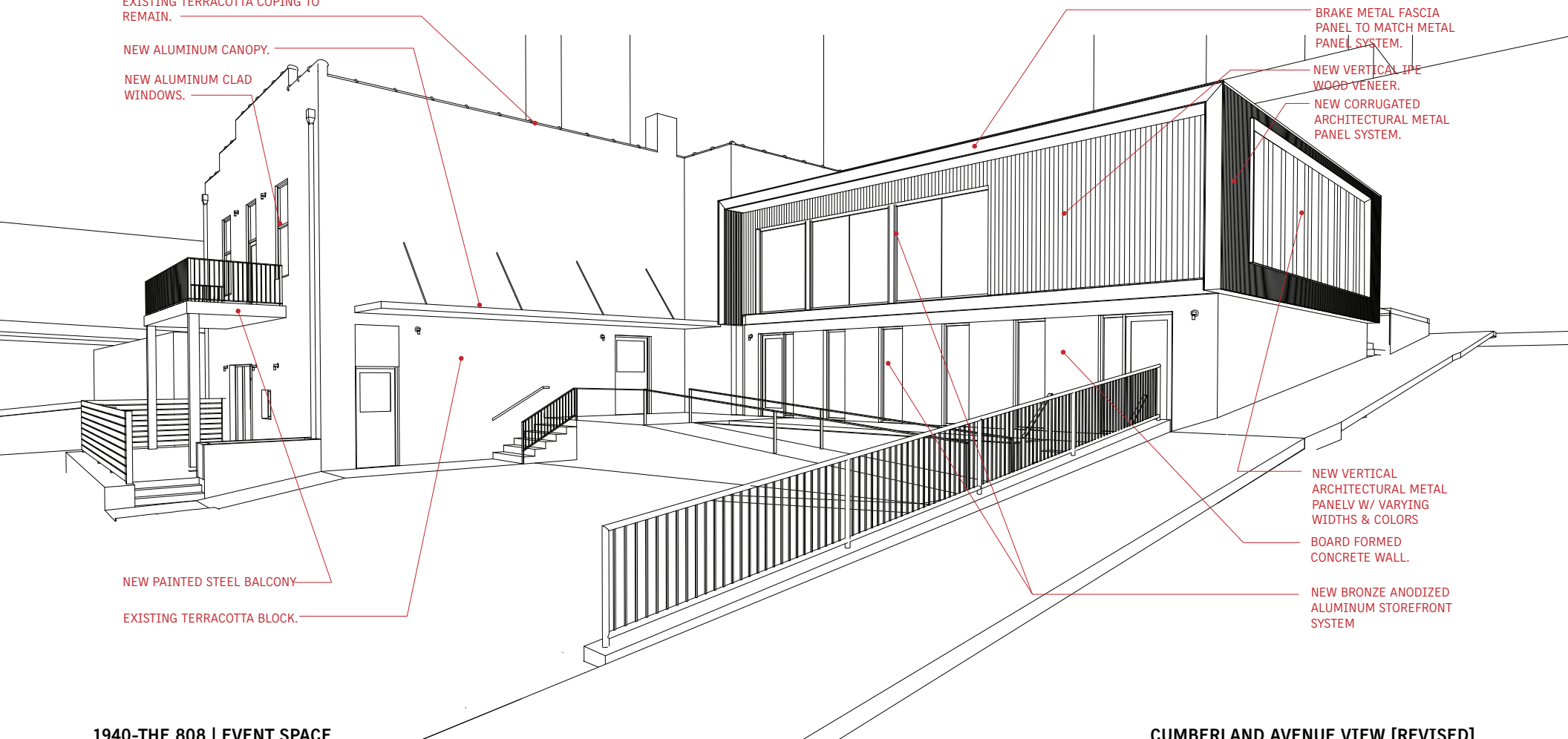
BOARD FORMED CONCRETE WALL.

NEW BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM

1940-THE 808 | EVENT SPACE

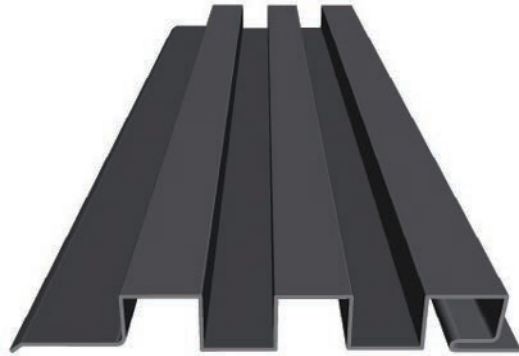
CUMBERLAND AVENUE VIEW [REVISED]

SCALE: NTS





ARCHITECTURAL METAL PANEL



METAL SALES "SLATE GREY" (W38)

IPE WOOD SIDING



EXISTING TERRACOTTA BLOCK



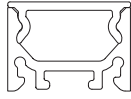
BOARD FORMED CONCRETE



**1940-THE 808 | EVENT SPACE**

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**MATERIAL PALETTE**



# VERS-PROUD (01) FIXTURES - LINEAR

## TYPE "A"



The VERS Proud is a finished aluminum fixture utilizing an extruded lens that sits proud of the fixture for maximum variations of LED sources. The high quality, proud lens provides a delicate glow at the edges of the fixture, creating a slim line of light. Integrated metal endcaps combined with an extruded aluminum housing give this fixture a polished modern look suitable for dry, damp and wet locations.

### Static White



PRODUCT	W/FT	CCT	RATED	LENS	INPUT/ OUTPUT	CONNECTOR/ WIRE IN	CONNECTOR/ WIRE OUT	WIRE COLOR	WIRE TYPE	MOUNTING	FINISH	LENGTH* (IN)
<b>VERS-01-SW</b>												
Voltage: 24VDC												
	1.5 3.0 4.0 5.0 6.0 7.5	20 22 24 27 30 35 40	<b>DRY</b> IP20	<b>FR</b> <b>PR</b> <b>DF</b>	Single (Closed exit) S1 S2	<sup>1</sup> BW CON6 CON24	CLS	WH BK	CL2 <sup>2</sup> CL2P	CC MG	ST BK BZ	
	1.5 3.0 4.0 5.0	24 27 30 35 40	<b>DMP</b> IP54		Pass through P1 P2	<sup>1</sup> BW CON6 CON24	<sup>1</sup> BW CON6 CON24	WH BK	CL2 <sup>2</sup> CL2P			
	1.5 3.0 4.0 5.0	20 22 24 27 30 35 40	<b>WET</b> IP67									

\*Available in 1" (or 2") increments to 96", plus end caps. See fixture detail on page 2. Minimum fixture length 6".

### High Efficacy



PRODUCT	W/FT	CCT	RATED	LENS	INPUT/ OUTPUT	CONNECTOR/ WIRE IN	CONNECTOR/ WIRE OUT	WIRE COLOR	WIRE TYPE	MOUNTING	FINISH	LENGTH* (IN)
<b>VERS-01-SW</b>			<b>DRY</b>									
Voltage: 24VDC												
	6.0HE 9.0HE	27 30 35 40	<b>DRY</b> IP20	<b>FR</b> <b>PR</b> <b>DF</b>	Single (Closed exit) S1 S2	<sup>1</sup> BW CON6 CON24	CLS	WH BK	CL2 <sup>2</sup> CL2P	CC MG	ST BK BZ	
					Pass through P1 P2	<sup>1</sup> BW CON6 CON24	<sup>1</sup> BW CON6 CON24	WH BK	CL2 <sup>2</sup> CL2P			

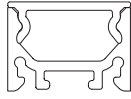
\*Available in 2" increments to 96", plus end caps. See fixture detail on page 2. Minimum fixture length 6".

### Dynamic White

PRODUCT	W/FT	CCT	RATED	LENS	INPUT/ OUTPUT	CONNECTOR/ WIRE IN	CONNECTOR/ WIRE OUT	WIRE COLOR	WIRE TYPE	MOUNTING	FINISH	LENGTH* (IN)
<b>VERS-01-DW</b>	6.0											
Voltage: 24VDC												
	6.0	20/27 20/30	<b>DRY</b> IP20	<b>FR</b> <b>PR</b> <b>DF</b>	Single (Closed exit) S1 S2	<sup>1</sup> BW CON6 CON24	CLS	WH BK	CL2 <sup>2</sup> CL2P	CC MG	ST BK BZ	
		24/30	<b>DMP</b> IP54		Pass through P1 P2	<sup>1</sup> BW CON6 CON24	<sup>1</sup> BW CON6 CON24	WH BK	CL2 <sup>2</sup> CL2P			
		20/27 20/30	<b>WET</b> IP67									

\*Available in 2" increments to 96", plus end caps. See fixture detail on page 2. Minimum fixture length 6".

- NOTES:**
- Field modifications void warranty
  - Data subject to change, all data has +/- 5% tolerance
  - Contact Q-Tran for compatible power supplies
  - <sup>1</sup> BW comes in standard 36"- request custom length (Max 120") by writing it in inches next to "BW" in the order code box (ex. BW48)
  - Connector/Wire In or Out not needed to specify product. Standard configuration is Type S1, Connector/Wire In: BW & Connector/Wire Out: CLS
  - <sup>2</sup> Specify CL2P for plenum rated wire
  - <sup>3</sup> Based on SW/ft



# VERS-PROUD (01)

## FIXTURES - LINEAR



### TECHNICAL INFORMATION [CALCULATED L70 (6K) = 70000 HRS]

#### STATIC WHITE

Tested with VERS-01-SW-\*\*-30-DRY-\*\*

	1.5W/FT		3.0W/FT		4.0W/FT		5.0W/FT		6.0W/FT		7.5W/FT	
	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI
FR	147	98	258	98	326	98	387	98	486	98	518	98
PR	142	98	251	98	315	98	374	98	467	98	498	98
DF	125	98	220	98	276	98	329	98	411	98	436	98

#### DYNAMIC WHITE

Tested with VERS-01-DW-6.0-\*\*-DRY-\*\*

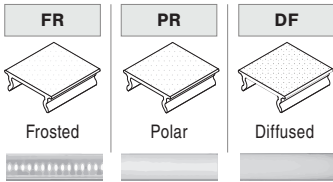
	2000K		2700K		3000K	
	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI
FR	206	94	221	97	238	98
PR	200	94	212	97	227	98
DF	175	94	186	97	199	98

#### HIGH EFFICACY

Tested with VERS-01-SW-\*\*-30-DRY-\*\*

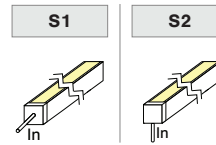
	6.0HE W/FT		9.0HE W/FT	
	LM/FT	CRI	LM/FT	CRI
FR	645	98	973	98
PR	629	98	931	98
DF	555	98	826	98

#### LENS with LED visibility

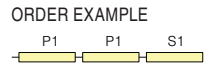
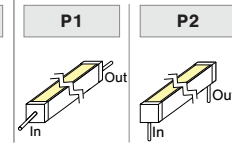


#### INPUT/OUTPUT

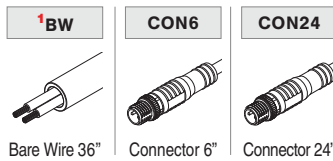
SINGLE (Input only)



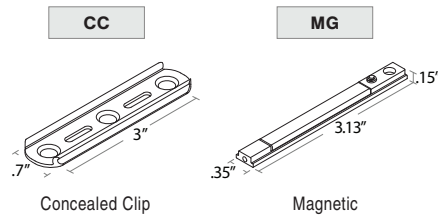
PASS THROUGH (Input/Output)



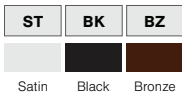
#### CONNECTOR/WIRE IN/WIRE OUT



**MOUNTING** NOTE: 2 pieces of hardware provided for 4' or less;  
4 pieces of hardware provided for greater than 4'

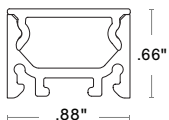


#### FINISH

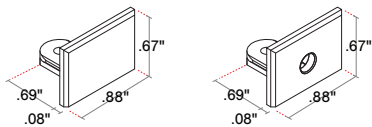


#### FIXTURE DIMENSION DETAILS

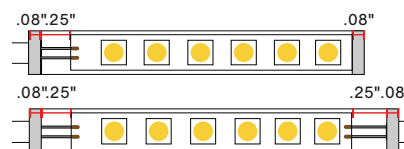
##### DIMENSIONS



##### END CAPS

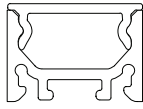


**LED LENGTH (IN)** : Add to nominal LED length for fixture length



$$\begin{aligned} &\text{Endcap\#1} \\ &\text{Endcap\#2} \\ &\text{Space to solder wire} \\ \text{S1 } & .08" + .08" + .25" = .41" \\ \text{P1 } & .08" + .08" + 2(.25") = .66" \end{aligned}$$





# VERS-PROUD (01) FIXTURES - LINEAR



## FINISH

### SATIN



SATIN ANODIZED  
MATTE FINISH  
METAL ENDCAPS

### BLACK



BLACK ANODIZED  
MATTE FINISH  
METAL ENDCAPS

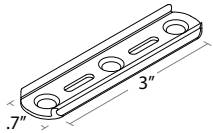
### BRONZE



BRONZE ANODIZED  
MATTE FINISH  
METAL ENDCAPS

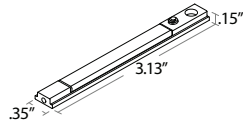
## MOUNTING - HARDWARE

### Concealed Clip



2 pieces of hardware provided for 4' or less;  
4 pieces of hardware provided for  
greater than 4'

### Magnetic

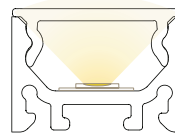


2 pieces of hardware provided for 4' or less;  
4 pieces of hardware provided for  
greater than 4'

## LENS: with LED visibility



## LIGHT ORIENTATION



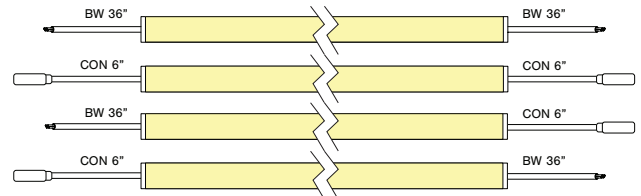
SYMMETRICAL

## INPUT/OUTPUT

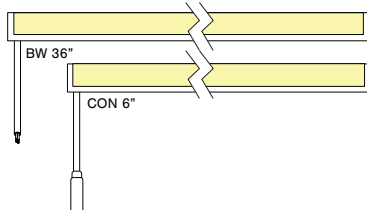
### S1 - Input only



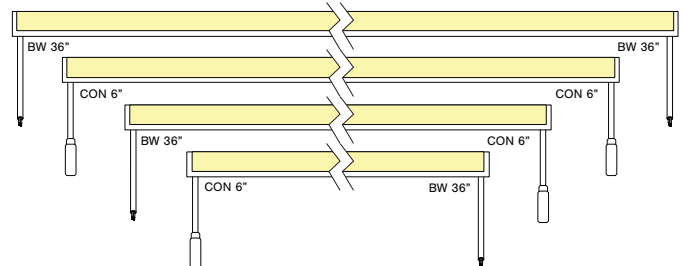
### P1 - Input/Output



### S2 - Input only



### P2 - Input/Output



# Dorado Square

## 4" Square LED Wall Mount Cylinder

# TYPE "B"

Project \_\_\_\_\_

Catalog \_\_\_\_\_

Type \_\_\_\_\_

Date \_\_\_\_\_

### Product Description

The Dorado Square 4" LED Wall Mount Cylinder delivers optimal performance up to 118 lumens per watt in an attractive, contemporary design. Ideal for porches, walls, columns, office spaces, restaurants, clubs, walkways and other residential or commercial applications where ambient illumination is desired, the Dorado Square uses tempered, clear prismatic glass to create uniform down or up/down light distribution free of hot spots or glare. The fixture features a detachable mounting plate for easy mounting to J-Boxes and has a knockout for through-wiring.

#### Construction

- Die-cast aluminum housing
- Detachable mounting plate
- Easy to use mounting bracket allows for quick mounting to J-Boxes
- ½" knockout for conduit wiring

#### Optical System

- Tempered, clear prismatic glass creates uniform distribution while maximizing lumen output
- Offered in single and up/down configurations
- Utilizes advanced LED technology with CCT of 3000K, 4000K, and 5000K
- CRI 80+

#### Electrical

- Thermally-protected, high-efficiency driver
- Operating temperature rating of -4° to 104°F (-20°C to 40°C)
- Input voltage of 120-277VAC
- Available in 22 and 33 watt

#### Finish

- Fine-textured, bronze or white UV-stabilized powder coat finish

#### Mounting and installation

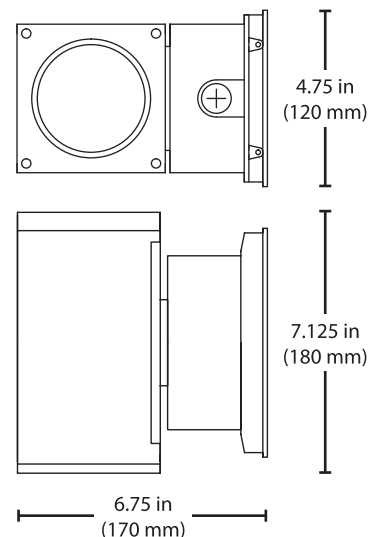
- Easy installation on a recessed junction box
- Fixture mounts directly to J-Boxes with screws
- For installations where power surge may be possible, NICOR recommends installing additional surge protection at the electrical distribution panel

#### Listings

- LM-79, LM-80 testing performed in accordance with IESNA standards
- UL and CUL Listed for wet locations
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- TM-21 Reported L70(10k) life >60,000 hours
- TM-21 Projected L70(10k) life =108,000 hours

#### Warranty

- 5-year limited system warranty standard
- Warranty does not cover product failure due to an overvoltage event (power surge)



\*Only available on OWCQ4D

# Photometric Data

## OWCQ4D 5000K

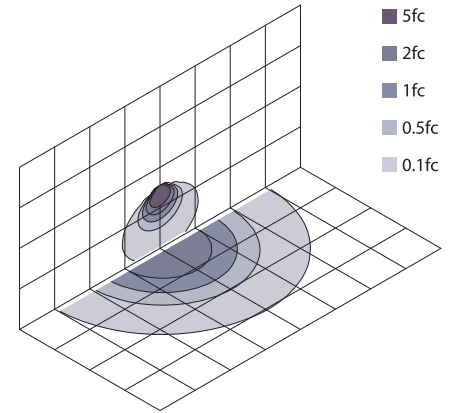
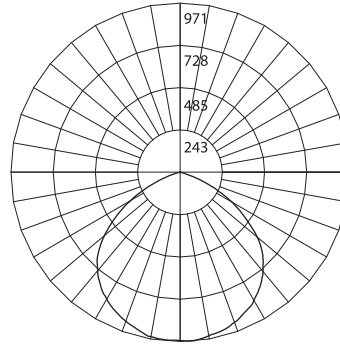
Input Voltage (VAC)	120-277
System Level Power (W)	21.1
120V Current (A)	0.18
277V Current (A)	0.08
Delivered Lumens (Lm)	2497
System Efficacy (Lm/W)	118.4
Correlated Color Temp (K)	5000
Power Factor	0.901
THD	14.11%
Color Rendering Index (CRI)	83
Beam Angle	107.6°
Spacing Criteria	1.31

### Intensity Summary (Candle Power)

Angle	Mean CP
0	966
5	964
15	937
25	882
35	796
45	666
55	457
65	215
75	31
85	0
90	0

### CCT Data Multiplier

OWCQ4D1022MV30	0.855
OWCQ4D1022MV40	0.917



Each square represents 100 square feet.

### Zonal Lumen Summary

Zone	Lumens	% of Luminaire
0-30	781	31.3%
0-40	1291	51.7%
0-60	2233	89.4%
0-90	2497	100.0%
90-180	0	0.0%
0-180	2497	100.0%

## OWCQ4U 5000K

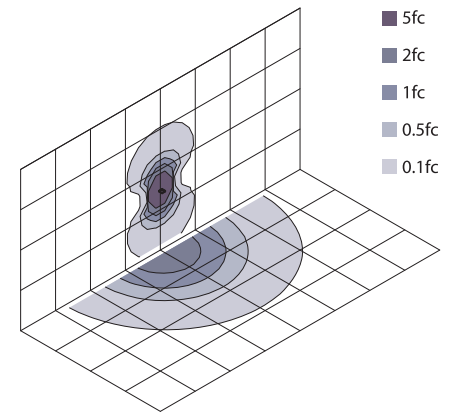
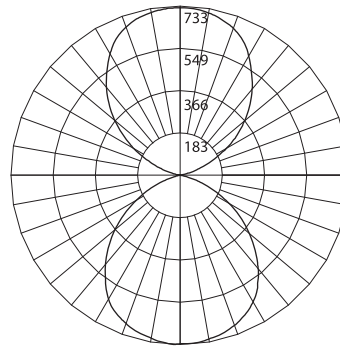
Input Voltage (VAC)	120-277
System Level Power (W)	33.7
120V Current (A)	0.29
277V Current (A)	0.13
Delivered Lumens (Lm)	3489
System Efficacy (Lm/W)	103.4
Correlated Color Temp (K)	5000
Power Factor	> 0.9
THD	< 20%
Color Rendering Index (CRI)	83
Beam Angle	102.5°
Spacing Criteria	1.31

### Intensity Summary (Candle Power)

Angle	Mean CP
0	730
15	706
30	629
45	458
60	237
75	34
90	0
105	40
120	232
135	434
150	607
165	701
180	725

### CCT Data Multiplier

OWCQ4D1033MV30	0.886
OWCQ4D1033MV40	0.917



Each square represents 100 square feet.

### Zonal Lumen Summary

Zone	Lumens	% of Luminaire
0-30	574	16.4%
0-40	938	26.9%
0-60	1569	45.0%
0-90	1768	50.7%
90-180	1721	49.3%
0-180	3489	100.0%

Fixture tested per LM-79-08. Photometric data is of the performance of a representative fixture. Results may vary in the field.

### Performance Data

Model Number	Lumens	Watts	Lumens/Watt	BUG Rating
OWCQ4D1022MV30	2134	21.1	101.2	B1-U1-G0
OWCQ4D1022MV40	2290	21.1	108.6	B1-U1-G0
OWCQ4D1022MV50	2497	21.1	118.4	B1-U1-G0
OWCQ4U1033MV30	3091	33.7	91.6	B1-U5-G0
OWCQ4U1033MV40	3200	33.7	94.9	B1-U5-G0
OWCQ4U1033MV50	3489	33.7	103.4	B1-U5-G0

# INSERT+ ZERO



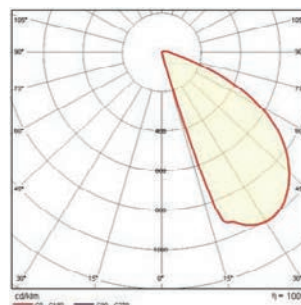
<b>Part number</b>	070596
<b>Lampholder:</b>	LED
<b>Wattage:</b>	6 W
<b>Finish:</b>	GR-94 / Aluminum metallic / Textured
<b>Degree of protection:</b>	IP65
<b>CRI:</b>	80
<b>Kelvin:</b>	3000
<b>Luminaire lumen output:</b>	188 lm
<b>L:</b>	L80
<b>B:</b>	B10
<b>Lifetime:</b>	60000 h
<b>cULus:</b>	✓
<b>Voltage:</b>	120-277 V



## Description

- Recessed wall steplight series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
  - Copper-free precision die-cast aluminum housing and ring/faceplate.
  - Frosted, flat, tempered silk-screened soda-lime glass diffuser.
  - Custom molded, anti-aging gasket(s).
  - Stainless steel external hardware.
  - Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
  - IESNA Type II light distribution.
  - Input voltage: 120-277 V (50 / 60 Hz), integral driver.
  - Mud Ring included for INSERT+ ZERO / ZERO CLIPS (rough-in kit provided by others).
  - Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
  - Product meets Buy American Act requirements within ARRA.
  - 5-year warranty.

## Photometric data



## Technical drawings

