



Application for Use Permit

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

OFFICE USE ONLY
Date Received:

MARCH 29, 2023

Case Number: UP 23 - 00024

1. PROPERTY INFORMATION

Address or Location **Peninsula Town Center - Cunningham at Hartford**

LRSN **13002016**

Zoning District **C-2, O-CC**

Current Land Use **Parking lot / unimproved**

Proposed Land Use **Multifamily Dwellings (Rental Townhomes)**

The proposed use will be in: an existing building a new addition a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name **T PENINSULA NORTH PARKING VA LLC**

Address **16600 North Dallas Parkway, 3rd Floor** City **Dallas** State **TX** Zip **75248** Phone **972-428-5835**

Email **peyton@aztcorporation.com**

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity **T PENINSULA NORTH PARKING VA LLC**

Signed by:

Name (printed) Zaffar S. Tabani, Its (title) Manager

Signature  Date 4/21/2023

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

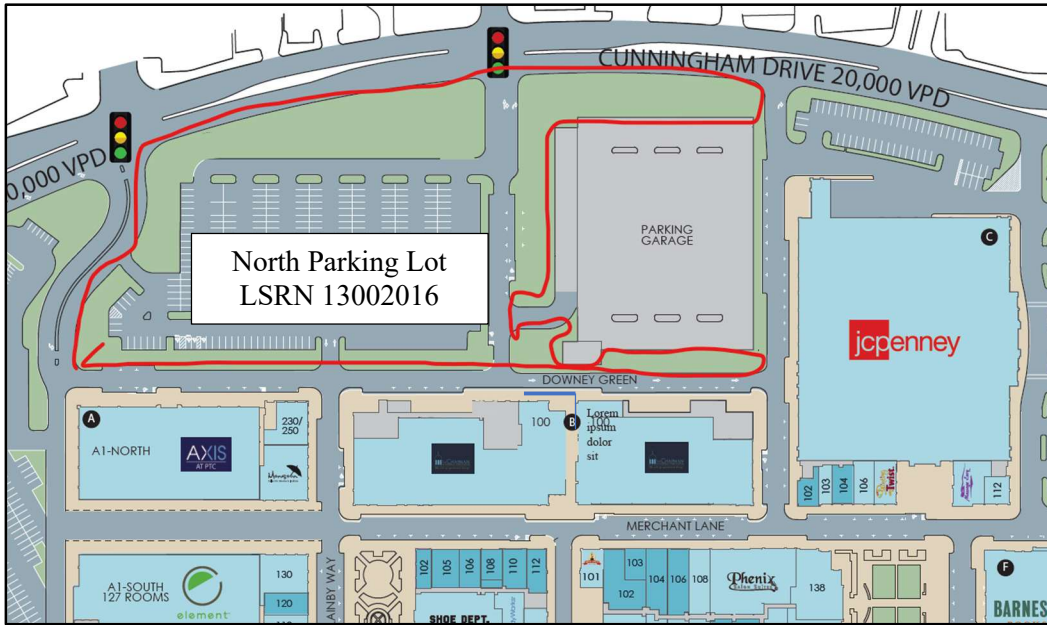
<i>OFFICE USE ONLY</i>		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Supplemental Form (if required)
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)

Request for Special Use Permit

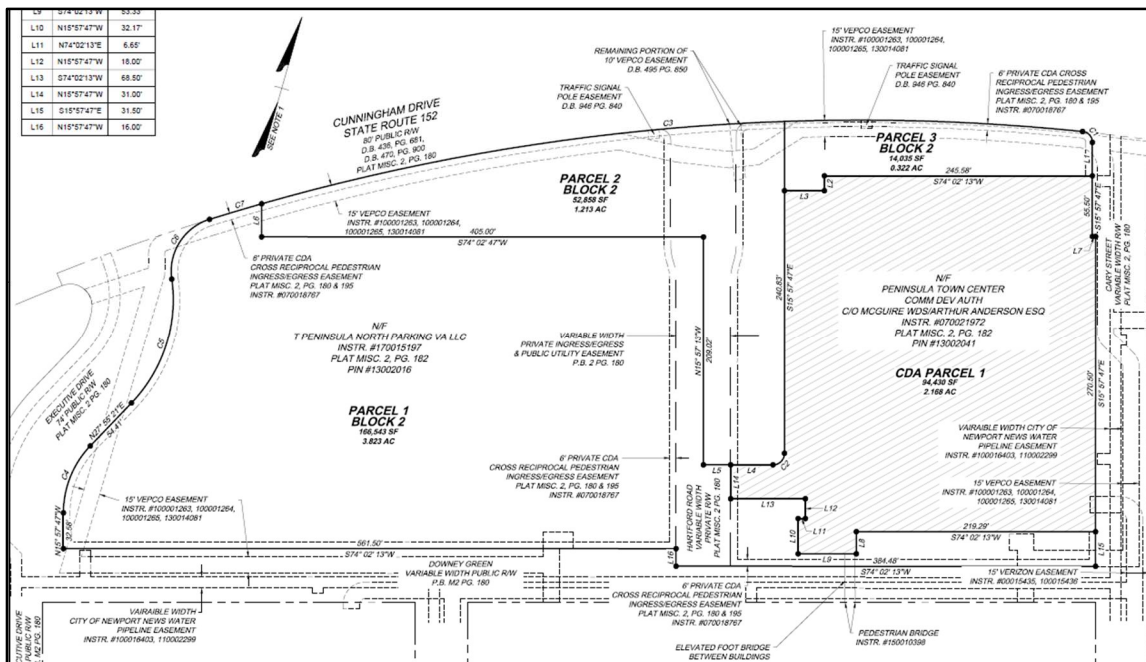
A Special Use Permit is being requested in conjunction with the development of up to 21 rental townhome dwelling units (the “Townhomes”) on 1.21 acres of a parcel commonly referred to as the “North Parking Lot” within Peninsula Town Center (“PTC”). The current North Parking Lot parcel (5.25 acres) is identified by Hampton’s LSRN 13002016. The entirety of this LSRN is currently comprised of unimproved green space, pedestrian sidewalks, and vehicle parking areas and drive lanes.

The subject property is zoned C-2 and lies within the Coliseum Central Overlay District.

The location of the North Parking Lot within PTC is identified within the red boundary on the following site plan.

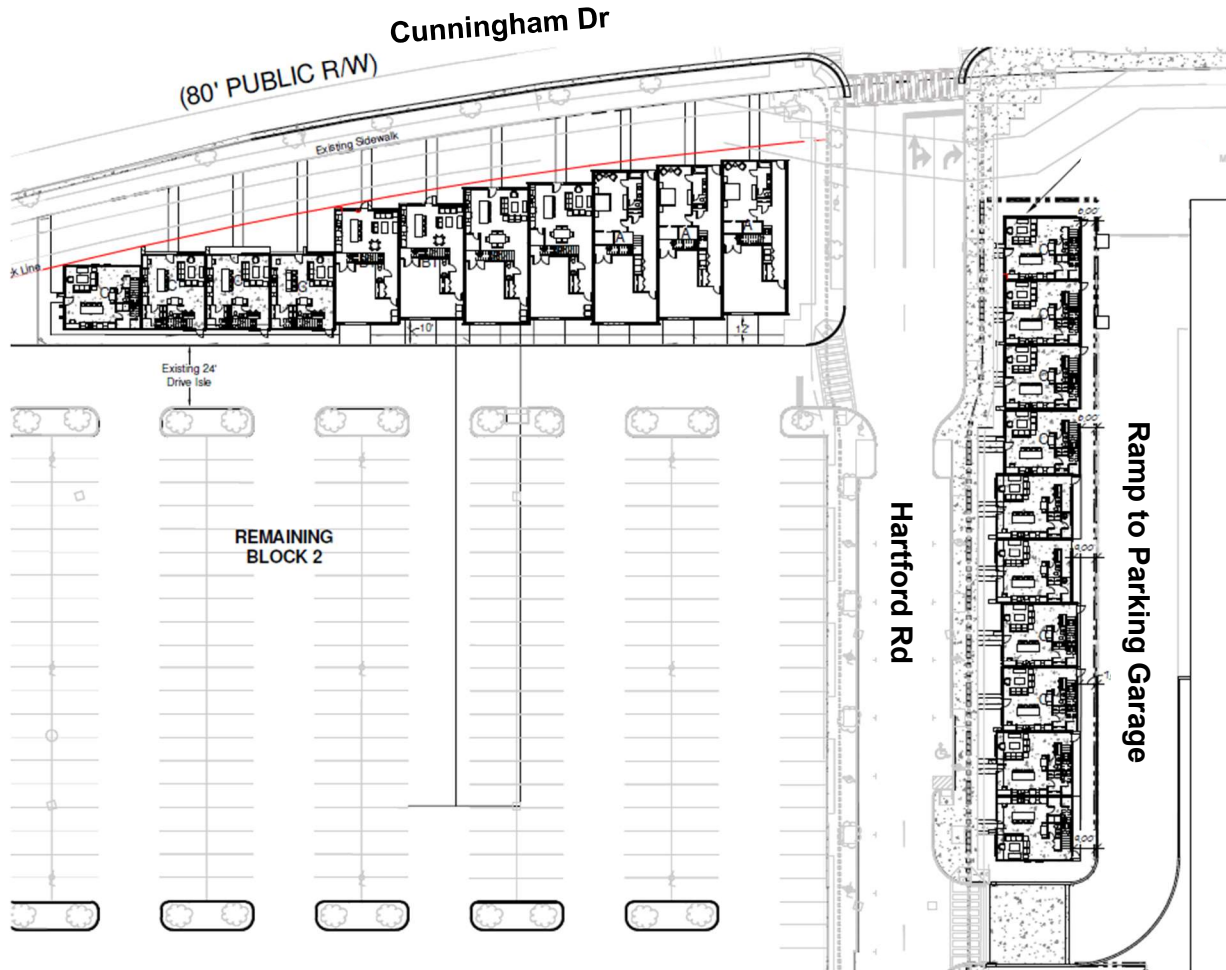


Prior to commencement of construction of the Townhomes, the North Parking Lot is planned to be subdivided into three parcels as noted below. This subdivision process has begun, with the City of Hampton receiving a proposed subdivision plat for review the week of March 7, 2023. The proposed Townhomes would be constructed on the parcel identified below as Parcel 2, Block 2, consisting of 1.21 acres.



Development Plans

Current proposed preliminary building plans, attached hereto, call for the construction of 21 rental townhomes, comprised of 7, 2-bedroom units and 14, 1-bedroom units consisting of a total of approximately 20,000 SF of space. No unit will be less than 900 SF in size. Based on the units sitting on 1.213 acres, they will not exceed 20 units per acre density. The units will be constructed in areas that abut both Cunningham Dr, a public ROW, and Hartford Rd, a private ROW. A proposed layout of the units is provided below.



Applicant has engaged experienced residential architect Ionic Design for building design. The design of these units will be aesthetically congruent with the adjacent multifamily properties within PTC and use similar building materials as present in the Axis at PTC and Chapman Apartments that were permitted and currently exist within PTC.

Design drawings of the unit layouts are attached hereto as Exhibit A.

Amenities

The new Townhomes would be managed and leased as part of The Chapman Apartments, located directly across Downey Green. Residents of the Townhomes will have access to all of the amenities of The Chapman Apartments, Those amenities include a rooftop garden terrace, community gas grills, an outdoor dog play area, theater room with 70" TV, common use resident office suites, a common are conference room, a bike storage room, a dog wash station, a fitness center with spin room, and a secure package room. Top-of-class company Drucker & Falk currently manages and leases The Chapman Apartments.

Site Plan

Timmons Group is in the process of creating a site plan encompassing the Townhomes for City of Hampton review. Per the May 9, 2022, email from McCord Newsome, attached hereto as Exhibit B there is sufficient

wastewater capacity to accommodate up to 21 multifamily units along with up to 2,880 SF of new retail coffee shop, the latter which the Applicant understands is currently being discussed with the City via a site plan submission for a 1,800 SF building on LSRN 13004285.

Legal Description

That particular land situated in Hampton, VA as shown as Block 2, Parcel 2 on that certain proposed Subdivision Plat of Block 8, Peninsula Town Center, containing 1.213 acres. The most recent survey of this parcel is attached hereto as **Exhibit C**.

Parking

All parcels within PTC cross-park and provide for cross-access drive lanes. Therefore, city code parking requirements at PTC are computed collectively. As noted in the parking analysis presented to Allison Jackura on November 14, 2022, attached hereto as **Exhibit D**, per its existing development, PTC requires 4,117 parking stalls and possesses 4,300 parking stalls. No stalls will be removed as a result of the proposed development, and 7 of the 21 units will contain two stalls each.

Ownership

After approval of the proposed subdivision plat, Parcels 1, 2 and 3 of Block 2 will likely be owned by different entities, but each controlled by the Applicant's parent entity.

Exhibits to Narrative

- A. Preliminary multifamily unit plan for the Townhomes by Ionic Deziign
- B. Email from M. Newsome re: sewer capacity
- C. Page 2 of the 2016 ALTA survey of land which contains the North Parking Lot
- D. November 2022 Parking Analysis

EXHIBIT A
DESIGN INTENT DRAWINGS





Peyton Millinor

From: Newsome, McCord <mnewsome@hampton.gov>
Sent: Monday, May 9, 2022 1:44 PM
To: Peyton Millinor
Cc: Mitchell, Jason L.; Zaf Tabani
Subject: RE: Peninsula Town Center - Sewer Quick Question

Peyton,

The current sewer system can support 24 proposed apartment units. Three of said apartment units would need to be dropped to accommodate a 2880 sf coffee shop.

From: Peyton Millinor <peyton@aztcorporation.com>
Sent: Monday, May 09, 2022 1:01 PM
To: Newsome, McCord <mnewsome@hampton.gov>
Cc: Mitchell, Jason L. <jmitchell@hampton.gov>; Zaf Tabani <zaf@tabanigroup.com>
Subject: [EXTERNAL] RE: Peninsula Town Center - Sewer Quick Question

Thank you, McCord, as always for your quick response.

The proposed coffee shop is actually 2,800 SF, not 7,500 SF as noted on the dated image Justin sent as an example.

1. What capacity would a coffee shop with a gross area of 2,880 SF be allocated in your model?
2. What capacity would 24 1BR and 2 BR townhomes in the locations noted per the attached be allocated? We do not know the exact mix, but can assume 12 1BR and 12 2BR units.
3. Will the sum of 1. and 2. above exceed the current available capacity?

If we do not have sufficient capacity, we will drop

Best regards,
Peyton

~~~~~  
Peyton Millinor  
[Peyton@AZTCorporation.com](mailto:Peyton@AZTCorporation.com)  
214-893-9900

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**From:** Newsome, McCord <[mnewsome@hampton.gov](mailto:mnewsome@hampton.gov)>  
**Sent:** Monday, May 9, 2022 11:44 AM  
**To:** Zaf Tabani <[zaf@tabanigroup.com](mailto:zaf@tabanigroup.com)>  
**Cc:** Mitchell, Jason L. <[jmitchell@hampton.gov](mailto:jmitchell@hampton.gov)>; Peyton Millinor <[peyton@aztcorporation.com](mailto:peyton@aztcorporation.com)>  
**Subject:** RE: Peninsula Town Center - Sewer Quick Question

Mr. Tabani,

See my responses below in red.

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**From:** Zaf Tabani <[zaf@tabanigroup.com](mailto:zaf@tabanigroup.com)>  
**Sent:** Monday, May 09, 2022 9:27 AM  
**To:** Newsome, McCord <[mnewsome@hampton.gov](mailto:mnewsome@hampton.gov)>  
**Cc:** Mitchell, Jason L. <[jmitchell@hampton.gov](mailto:jmitchell@hampton.gov)>; Peyton Millinor <[peyton@aztcorporation.com](mailto:peyton@aztcorporation.com)>  
**Subject:** [EXTERNAL] FW: Peninsula Town Center - Sewer Quick Question

Dear McCord,

Good morning,

Greetings from Dallas I wish you a great day sir.

Just wanted to let you know that pad are as we discussed before and as shown on the two emails below, they are tied to the other sewer system that is behind JCPenney's.

Questions are.

1. Is my understanding correct. **The sewer mains in Kilgore Ave. and Von Schilling Drive flow north and then west to the undersized main in Executive Drive.**
2. The requirements for a coffee shop or 255 gpd . See below **Per the Regional Sewage Flow Projection Data table, a 7500sf coffee shop would be expected to generate an average daily flow of 1500 gpd to 2250 gpd.**
3. does the Kilgore line have the capacity?? **The Kilgore main is not an issue. The issue remains the sewer main in Executive Drive. Capacity currently exists for the coffee shop, however, please understand any capacity set aside for the coffee shop will reduce capacity available for future apartment units.**

As it is the city's desire always to generate more property taxes, and sales tax I thought I would run it by you and get your opinion, when their this is possible not.

I look forward to your guidance. Peyton is copied on this email. Peyton and I will be glad to answer any questions or clarifications you need

All the Best,

Zaffar Tabani  
16600 Dallas Parkway, Suite 300  
Dallas, TX 75248  
972-428-2930 Direct

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**From:** Hug, Justin <[Justin.Hug@Woolpert.com](mailto:Justin.Hug@Woolpert.com)>  
**Sent:** Friday, May 6, 2022 6:22:27 PM  
**To:** Peyton Millinor <[peyton@aztcorporation.com](mailto:peyton@aztcorporation.com)>  
**Subject:** RE: Peninsula Town Center - Sewer Quick Question

Peyton,

We're doing pretty good. Hope everyone there is doing well.

1. I'd estimate about 255 GPD without having a complete breakdown of fixtures and hours of operation.
2. There is an existing 8" running along Kilgore and potentially 2 separate lateral connection points. Please note that this would need to be confirmed with a field survey.

**EXHIBIT C**

| Tenant                              | Unit    | Building | Block | Leasable SF    | Use           |
|-------------------------------------|---------|----------|-------|----------------|---------------|
| <b>Evo Entertainment</b>            | 200     | G        |       | <b>696</b>     | <b>Cinema</b> |
|                                     |         |          |       |                |               |
| Latitude                            |         | Bldg K   |       | 20,958         | Gym           |
| SkyZone                             |         | 100K     |       | 23,102         | Gym           |
| <b>Total - Gym</b>                  |         |          |       | <b>44,060</b>  | <b>Gym</b>    |
|                                     |         |          |       |                |               |
| T Peninsula Construction            | 110     | A        |       | 1,830          | Office        |
| Bryant & Stratton College           | 200     | F-2      |       | 32,056         | Office        |
| PTC POA & Management Office         | 103     | G        |       | 4,962          | Office        |
| Available Office                    | 218     | H-2      |       | 1,266          | Office        |
| Christopher Jordan Real Estate      | 220     | H-2      |       | 1,402          | Office        |
| Available Office                    | 212B    | H-2      |       | 1,298          | Office        |
| Available Office                    | 212C    | H-2      |       | 254            | Office        |
| Available Office                    | 226     | H-2      |       | 2,535          | Office        |
| Available Office                    | 235     | H-2      |       | 3,217          | Office        |
| Available Office                    | 318-326 | H-2      |       | 6,550          | Office        |
| Army Corp of Engineers              | 222     | H-2      |       | 1,158          | Office        |
| Bryant & Stratton College           | 234     | H-2      |       | 10,502         | Office        |
| Conference Room                     | 214     | H-2      |       | 769            | Office        |
| Escape Room                         | 212     | H-2      |       | 2,000          | Office        |
| Faneuil                             | 300-311 | H-2      |       | 32,229         | Office        |
| Homes For Sale and Rent             | 224     | H-2      |       | 1,268          | Office        |
| Peninsula Child and Family Services | 211     | H-2      |       | 2,639          | Office        |
| Regus                               | 334     | H-2      |       | 10,270         | Office        |
| Veterans Affairs                    | 223     | H-2      |       | 11,500         | Office        |
| Veterans Affairs - Expansion        | 200     | H-2      |       | 9,660          | Office        |
| <b>Total - Office</b>               |         |          |       | <b>137,365</b> |               |
|                                     |         |          |       |                |               |
| Monsoon                             | 210     | A        |       | 5,075          | Restaurant    |
| Shaking Crab                        | 230-250 | A        |       | 3,421          | Restaurant    |
| Smoothie Stop                       | 105     | A        |       | 1,490          | Restaurant    |
| Legacy Live (Jason Woolfolk)        | 134-135 | E        |       | 5,803          | Restaurant    |
| Sushi King                          | 138     | E        |       | 6,112          | Restaurant    |
| Uncle Dave's Kettle Corn            | 101     | E        |       | 906            | Restaurant    |
| The Skinny Dip                      | 105     | F        |       | 1,423          | Restaurant    |
| Greene Turtle                       | 110     | G        |       | 6,569          | Restaurant    |
| Buffalo Wild Wings                  | 135     | H        |       | 7,731          | Restaurant    |
| Five Guys                           | 123     | H        |       | 2,891          | Restaurant    |
| Park Lane Tavern                    | 106     | J        |       | 6,620          | Restaurant    |
| Jimmy John's Gourmet Sandwiches     | 130     | L        |       | 1,709          | Restaurant    |
| Juan's Mexican Restaurant           | 100     | L        |       | 6,551          | Restaurant    |
| Bar Louie                           | 102     | M        |       | 6,682          | Restaurant    |
| Chipotle Mexican Grill              | 108     | M        |       | 2,502          | Restaurant    |
| Philly Cheesesteak Café             | 104-105 | M        |       | 1,037          | Restaurant    |
| Outback Steakhouse                  | 100     | O        |       | 6,364          | Restaurant    |
| MOD Pizza                           | 100     | S        |       | 2,944          | Restaurant    |
| Domoishi                            | 200     | S        |       | 1,600          | Restaurant    |
| McAlisters Deli                     |         | S        |       | 2,795          | Restaurant    |
| Chicken Salad Chick                 | 400     | S        |       | 2,650          | Restaurant    |
| Crumb Cookies                       | 300     | X        |       | 1,500          | Restaurant    |
| Mezeh                               | 600     | X        |       | 2,500          | Restaurant    |
| Available Restaurant/Retail         | 400     | X        |       | 2,888          | Restaurant    |
| Mission BBQ                         | 2035    | W        |       | 3,600          | Restaurant    |
| First Watch                         | 2011    | W        |       | 3,135          | Restaurant    |
| Smashburger                         | 2031    | W        |       | 2,141          | Restaurant    |
| Tropical Smoothie                   | 100     | K        |       | 1,950          | Restaurant    |
| Panda Express                       | 100     | P        |       | 2,589          | Restaurant    |
| <b>Total - Restaurant</b>           |         |          |       | <b>103,178</b> |               |
|                                     |         |          |       |                |               |

|                                   |         |        |  |                |          |
|-----------------------------------|---------|--------|--|----------------|----------|
| Available Retail                  | 120     | A      |  | 1,813          | Retail   |
| Available Retail                  | 130     | A      |  | 3,775          | Retail   |
| JustManes                         | 102     | C      |  | 1,297          | Retail   |
| Cell Fashion                      | 112     | C      |  | 1,393          | Retail   |
| Available Retail                  | 102     | D      |  | 1,165          | Retail   |
| Available Retail                  | 105     | D      |  | 2,190          | Retail   |
| Available Retail                  | 106     | D      |  | 1,317          | Retail   |
| Available Retail                  | 108     | D      |  | 1,305          | Retail   |
| Available Retail                  | 110     | D      |  | 1,870          | Retail   |
| Available Retail                  | 116     | D      |  | 2,227          | Retail   |
| Bath & Body Works                 | 115     | D      |  | 3,000          | Retail   |
| Kay Jewelers                      | 112     | D      |  | 1,698          | Retail   |
| Shoe Show                         | 101     | D      |  | 10,951         | Retail   |
| Available Retail                  | 102     | E      |  | 3,731          | Retail   |
| Available Retail                  | 103     | E      |  | 1,304          | Retail   |
| T Peninsula Apartments VA Storage | 106     | E      |  | 2,737          | Retail   |
| Available Retail                  | 132     | E      |  | 1,619          | Retail   |
| Available Retail                  | 133     | E      |  | 2,106          | Retail   |
| Claire's                          | 128     | E      |  | 1,611          | Retail   |
| Finish Line                       | 122     | E      |  | 3,702          | Retail   |
| GameStop                          | 126     | E      |  | 1,715          | Retail   |
| Jewels & Gems/OM Trade            | 120     | E      |  | 1,421          | Retail   |
| Journeys                          | 130     | E      |  | 1,620          | Retail   |
| Available Retail                  | 104     | E      |  | 2,624          | Retail   |
| Barnes & Noble                    | 101     | F      |  | 29,666         | Retail   |
| Mr. Fix                           | 107     | F      |  | 817            | Retail   |
| Available Retail                  | 107     | G      |  | 2,898          | Retail   |
| Available Retail                  | 102     | G      |  | 907            | Retail   |
| Ashley Stewart                    | 100-101 | G      |  | 5,102          | Retail   |
| H&M                               | 111     | G      |  | 18,216         | Retail   |
| Holic                             | 106     | G      |  | 3,630          | Retail   |
| Olive Ole                         | 104     | G      |  | mcali          | Retail   |
| PetSmart                          | 116     | G      |  | 14,286         | Retail   |
| Available Retail                  | 109     | H      |  | 4,136          | Retail   |
| Available Retail                  | 111     | H      |  | 6,052          | Retail   |
| Available Retail                  | 128     | H      |  | 7,046          | Retail   |
| CBD Venue                         | 131     | H      |  | 539            | Retail   |
| Emerson Cigars                    | 125     | H      |  | 1,590          | Retail   |
| Forever 21                        | 127     | H      |  | 25,442         | Retail   |
| Login                             | 101     | H      |  | 8,060          | Retail   |
| Login - Storage                   | 113     | H      |  | 3,505          | Retail   |
| Nexus                             | 121     | H      |  | 1,881          | Retail   |
| T-Mania                           | 117     | H      |  | 1,731          | Retail   |
| Available Retail                  | 105     | J      |  | 4,010          | Retail   |
| Available Retail                  | 107     | J      |  | 717            | Retail   |
| LensCrafters                      | 101     | J      |  | 4,195          | Retail   |
| Available Retail                  | 200     | K      |  | 3,804          | Retail   |
| Gold & Diamonds                   | 120     | L      |  | 797            | Retail   |
| Kay Relocation                    | 300     | S      |  | 1,992          | Retail   |
| 5-Star Nutrition                  | TBD     | S      |  | 1,200          | Retail   |
| Vision Works                      | 100     | X      |  | 2,600          | Retail   |
| JCP                               |         | JCP    |  | 104,124        | Retail   |
| Target                            |         | Target |  | 142,865        | Retail   |
| Floor & Décor                     | 100     | 100K   |  | 74,000         | Retail   |
| Original Mattress Factory         | 2015    | W      |  | 2,827          | Retail   |
| <b>Total - General Retail</b>     |         |        |  | <b>536,826</b> |          |
| Anthony Vince Nail Spa            | 108     | E      |  | 2,704          | Services |
| Phenix Salons                     | 110-116 | E      |  | 8,894          | Services |
| Mekos Skate Park                  | 130     | H      |  | 10,793         | Services |
| Miracle Nail                      | 115     | H      |  | 2,419          | Services |



|                                   |      |   |  |               |          |
|-----------------------------------|------|---|--|---------------|----------|
| Cox Communications                | 103  | J |  | 3,862         | Services |
| Sport Clips                       | 104  | J |  | 1,260         | Services |
| Bar Louie Storage                 | 103  | M |  | 1,095         | Services |
| The Joint                         | 200  | X |  | 1,200         | Services |
| Marine/Navy Recruiters            | 500  | X |  | 2,500         | Services |
| Navy Federal Credit Union         | 2027 | W |  | 3,431         | Services |
| Verizon                           | 100  | V |  | 6,000         | Services |
| Savarna Threading & Beauty Studio | 103  | C |  | 1,001         | Services |
| Hampton Police (via PTCPOA)       |      | C |  | 1,784         | Services |
| Available (Former Southern Smoke) | 104  | C |  | 1,623         | Services |
| Painting with a Twist             | 108  | C |  | 1,847         | Services |
| Massage Envy                      | 110  | C |  | 2,967         | Services |
| <b>Total - Services</b>           |      |   |  | <b>53,380</b> |          |

| Residential /Hotel                               | Units | Building | Block | Units | Category |
|--------------------------------------------------|-------|----------|-------|-------|----------|
| Hotel                                            |       |          |       | 127   | R1       |
| Hotel - conference room                          |       |          |       | 1,194 | HC       |
| Chapman/Lofts - 1/studio                         |       |          |       | 16    | R1       |
| Chapman/Lofts - 1/one-bed                        |       |          |       | 140   | R1       |
| Chapman/Lofts - 1.5/two-bed                      |       |          |       | 74    | R2/3     |
| Chapman/Lofts - 2/three-bed+                     |       |          |       | 6     | R2/3     |
| Chapman/Lofts - 1 guest space/ 5 resident spaces |       |          |       |       | R        |
| Axis (new) - 1/studio                            |       |          |       | 46    | 9        |
| Axis (new) - 1/one-bed                           |       |          |       | 113   | 10       |
| Axis (new) - 1.5/two-bed                         |       |          |       | 5     | 11       |
| Axis (new) - 2/three-bed+                        |       |          |       | 5     | 12       |
| Axis (new) - 1 guest space/ 5 resident spaces    |       |          |       |       | R        |

[City Code on Parking](#)

| EXISTING SPACES |
|-----------------|
| 4,300           |

| SPACES REQUIRED BY STANDARD CITY ZONING         |                                      |                   |                                    |              |
|-------------------------------------------------|--------------------------------------|-------------------|------------------------------------|--------------|
| Use                                             | Ratio                                | Denominator/Units | Less Discount                      | Requirement  |
| Retail                                          | 1/250 sq ft of sales area            | 536,826           | 25% non sales area avg sq ft       | 1,610        |
| Retail: Furniture & Appliance                   | 1/400 sf of sales area               | 0                 |                                    | 0            |
| Personal Services                               | 1/200 SF of Service Area             | 53,380            | 25% non service area               | 200          |
| Gym - Commercial Recreation - Within a building | 1/200 SF of Floor area               | 44,060            |                                    | 220          |
| Cinema                                          | 1/4 seats                            | 696               |                                    | 174          |
| Bowling                                         | 4/Lane + 1 Per Employee              | 9                 |                                    | 46           |
| Restaurant                                      | 1/75 sq ft excluding kitchen/freezer | 103,178           | 30% kitchen/freezer area avg sq ft | 963          |
| Office                                          | 1/300 sq ft                          | 137,365           |                                    | 458          |
| Apartments                                      | 1/studio                             | 62                |                                    | 62           |
|                                                 | 1/one-bed                            | 253               |                                    | 253          |
|                                                 | 1.5/two-bed                          | 79                |                                    | 119          |
|                                                 | 2/three-bed+                         | 11                |                                    | 22           |
|                                                 | 1 guest space/5 dwelling units       | 405               |                                    | 81           |
| Hotel                                           | 1 space/guest room                   | 127               |                                    | 127          |
| Hotel Banquet Room                              | 1 per 100 SF of banquet              | 1,194             |                                    | 12           |
| <b>Total Required Per Code</b>                  |                                      |                   |                                    | <b>4,347</b> |

| Net Req'd / 1,000 SF |
|----------------------|
| 3.00                 |
| 2.50                 |
| 3.75                 |
| 5.00                 |
|                      |
|                      |
| 9.33                 |
| 3.33                 |

|     |
|-----|
| 537 |
|-----|

\*Calculates based off Usable SF

**SHARED PARKING CREDIT CALCULATIONS**

| Use                   | Weekday Required |              | Weekend Required |              | Night Required |
|-----------------------|------------------|--------------|------------------|--------------|----------------|
|                       | 8am-6pm          | 6pm-12am     | 8am-6pm          | 6pm-12am     | 12am-8am       |
| Retail                | 1,610            | 1,530        | 1,610            | 1,127        | 81             |
| Personal Services     | 200              | 200          | 200              | 200          | 200            |
| Commercial Recreation | 220              | 220          | 220              | 209          | 176            |
| Cinema                | 104              | 174          | 104              | 174          | 87             |
| Bowling               | 46               | 46           | 46               | 46           | 46             |
| Restaurant            | 963              | 770          | 963              | 674          | 241            |
| Office                | 458              | 137          | 275              | 0            | 0              |
| Apartments            | 376              | 537          | 537              | 537          | 537            |
| Hotel                 | 139              | 139          | 139              | 139          | 139            |
| <b>Total Required</b> | <b>4,117</b>     | <b>3,754</b> | <b>4,095</b>     | <b>3,106</b> | <b>1,506</b>   |

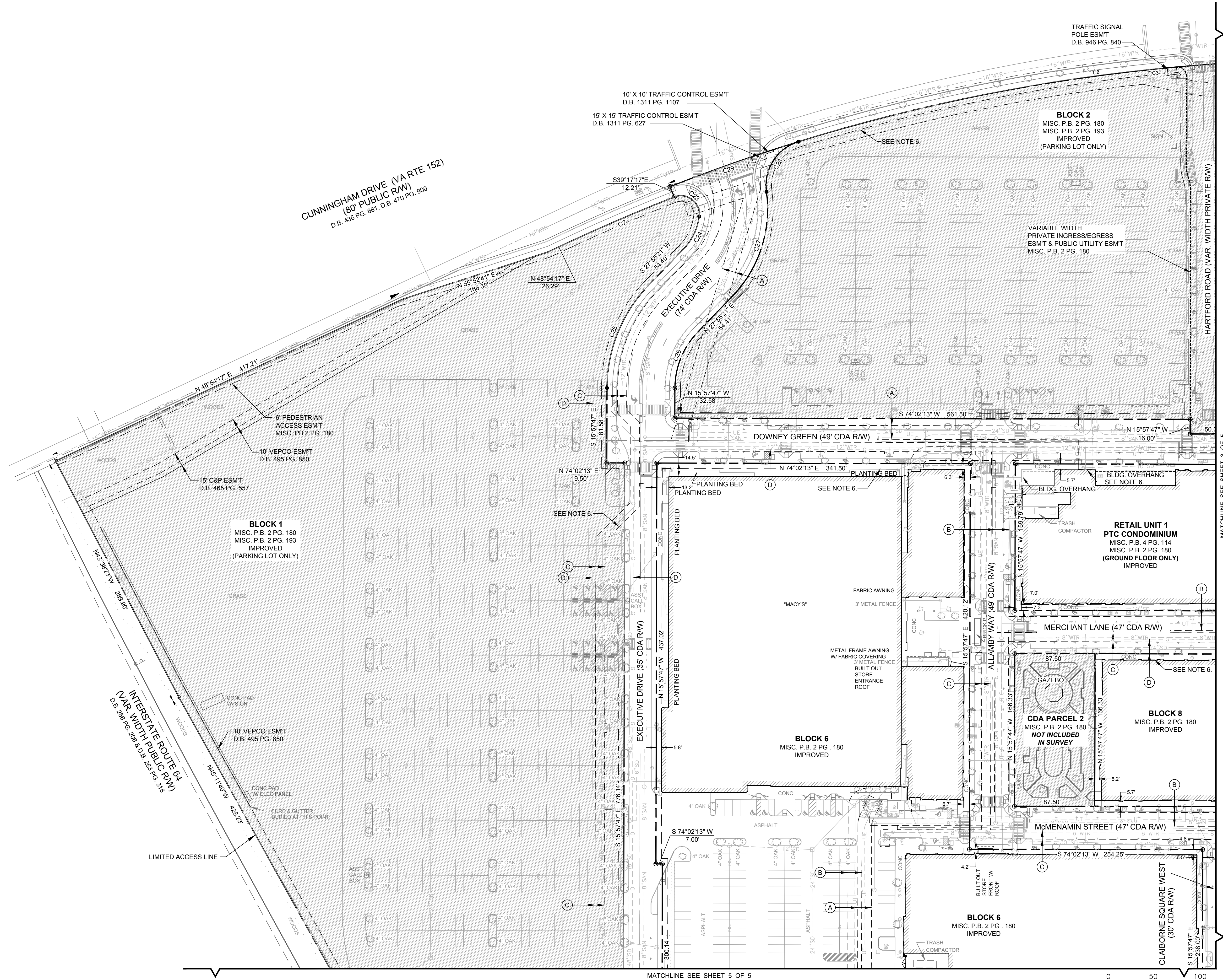




- (A) 15' VEPCO ESMT  
INSTR. No. 100001263  
INSTR. No. 100001264  
INSTR. No. 100001265  
INSTR. No. 130014081  
(RECORDATION INFORMATION  
ON TARGET CORPORATION NOT  
PROVIDED)
- (B) 15' VERIZON ESMT  
INSTR. No. 100015435  
INSTR. No. 100015436
- (C) VAR. WIDTH CITY OF NEWPORT NEWS  
WATER PIPELINE ESMT  
INSTR. No. 100016403  
INSTR. No. 110002299
- (D) GAS LINES ARE LOCATED IN THE CDA  
ROAD RIGHTS OF WAY, WITH SERVICE  
LINES TO THE ADJACENT IMPROVED  
LOTS, AS SHOWN.
- (E) 40' x 50.67' INGRESS/  
EGRESS ESMT  
INSTR. No. 070021687

LEGEND

- IRON PIN FOUND
- HIGHWAY MONUMENT FOUND
- IRON PIN SET
- ⊙ PK NAIL SET
- ⊙ DRILLHOLE SET
- CATCH BASIN
- ▢ YARD DROP INLET
- ▤ FLARED END SECTION
- MANHOLE (SAN/STORM)
- CLEANOUT
- ▣ SANITARY LIFT STATION
- VALVE
- POST INDICATOR VALVE
- WATER METER
- △ FIRE HYDRANT
- ▣ FIRE DEPARTMENT INDICATOR
- ⊙ SIAMESE CONNECTION
- ⊙ SPRINKLER HEAD
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ▣ PULL BOX
- ▣ TRANSFORMER
- ▣ JUNCTION BOX
- ⊙ HANDHOLE
- ▣ VAULT
- ⊙ LIGHT POLE
- ⊙ LIGHT POLE W/ PARKING METER
- ⊙ PARKING METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ GAS METER
- ⊙ SIGN
- POST/BOLLARD
- ⊙ FLAG POLE
- ⊙ BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAPPED PAVEMENT MARKING
- GAS TEST STATION
- WATER FOUNTAIN
- GROUND FLOOD LIGHT (RECESSED)



**BLOCK 1**  
MISC. P.B. 2 PG. 180  
MISC. P.B. 2 PG. 193  
IMPROVED  
(PARKING LOT ONLY)

**BLOCK 2**  
MISC. P.B. 2 PG. 180  
MISC. P.B. 2 PG. 193  
IMPROVED  
(PARKING LOT ONLY)

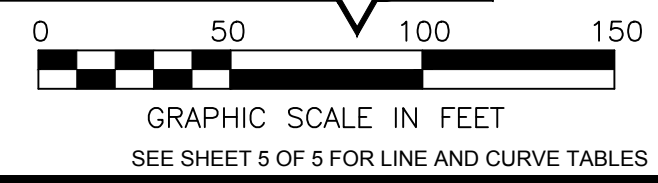
**RETAIL UNIT 1**  
**PTC CONDOMINIUM**  
MISC. P.B. 4 PG. 114  
MISC. P.B. 2 PG. 180  
(GROUND FLOOR ONLY)  
IMPROVED

**BLOCK 6**  
MISC. P.B. 2 PG. 180  
IMPROVED

**BLOCK 8**  
MISC. P.B. 2 PG. 180  
IMPROVED

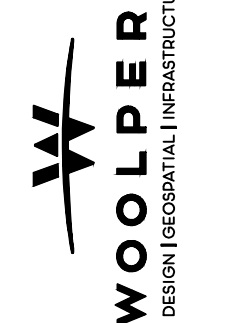
**CDA PARCEL 2**  
MISC. P.B. 2 PG. 180  
**NOT INCLUDED  
IN SURVEY**

**BLOCK 6**  
MISC. P.B. 2 PG. 180  
IMPROVED



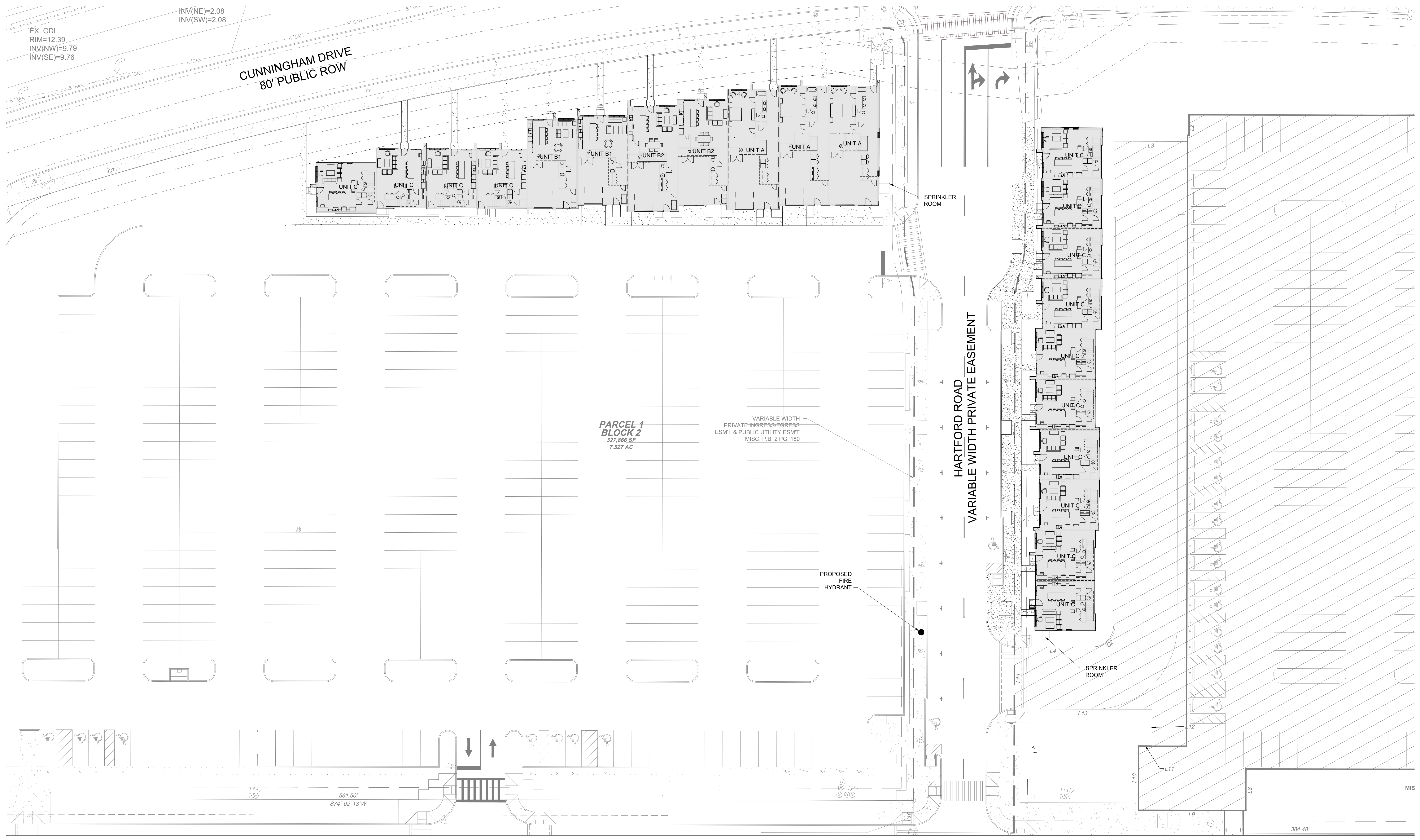
|             |            |
|-------------|------------|
| PROJECT No. | 74623.08   |
| DATE        | 11/20/2015 |
| SCALE       | 1" = 50'   |
| DES.        | N/A        |
| DR.         | RDA/JGB    |
| CKD.        | JGB        |

676 INDEPENDENCE PARKWAY  
SUITE 100  
CHESAPEAKE, VA 23320-5218  
TEL: 757.549.3549  
FAX: 757.549.3450



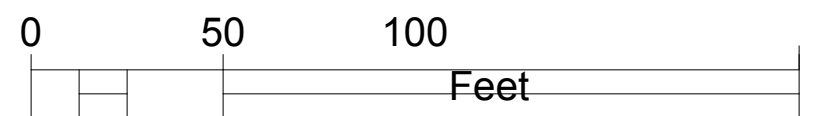
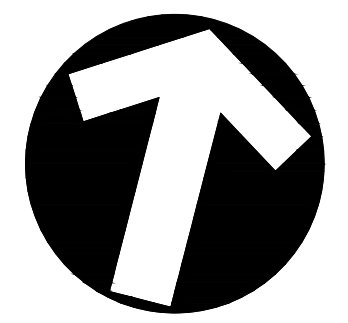
ALTA/ACSM LAND TITLE SURVEY  
**BLOCKS 4, 5, 6, 8, 10, BLOCK 11 PARCEL A, BLOCK 12A,  
BLOCK 13 PARCEL B, PARCELS R, S, T, W,  
RETAIL UNIT 1 AND RETAIL UNIT 2 PTC CONDOMINIUM  
PENINSULA TOWN CENTER**  
(INSTR. NO. 140011743, INSTR. NO. 150015699 & INSTR. NO. 160000674)  
HAMPTON, VIRGINIA





# PTC TOWNHOMES

Concept- July 17, 2023





# ionic deziign

s t u d i o s



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VIRGINIA BEACH:  
293 Independence Blvd.  
Pembroke 5—Suite 308  
Virginia Beach, VA 23462  
757.499.3510

RICHMOND:  
3307 Church Rd  
Richmond, VA 23233  
804.780.0070

[www.ionicdeziigns.com](http://www.ionicdeziigns.com)

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Date: 10 July 2023  
Project #: 221019

**PTC Townhomes**  
PENINSULA TWN CTR BLK2 5.359 A  
Hampton, VA







Nichiha Empireblock - cement board panels

Hardie Boards and battens

pre-finished metal coping

Hardie Boards and battens

stone watertable

aluminum railing

stone watertable

brick veneer



**PTC Townhomes**  
Hampton, Virginia

Project No: 210019 Date: 07.10.2023





**PTC Townhomes**  
Hampton, Virginia

Project No: 210019 Date: 07.10.2023

© IONIC DESIGN STUDIOS INC. 2020

Row 'C' on Hartford Road





**PTC Townhomes**  
Hampton, Virginia

Project No: 210019 Date: 07.10.2023

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Cunningham Drive and Hartford Road





**PTC Townhomes**  
Hampton, Virginia

Project No: 210019 Date: 07.10.2023

Cunningham Drive right view





**PTC Townhomes**  
Hampton, Virginia

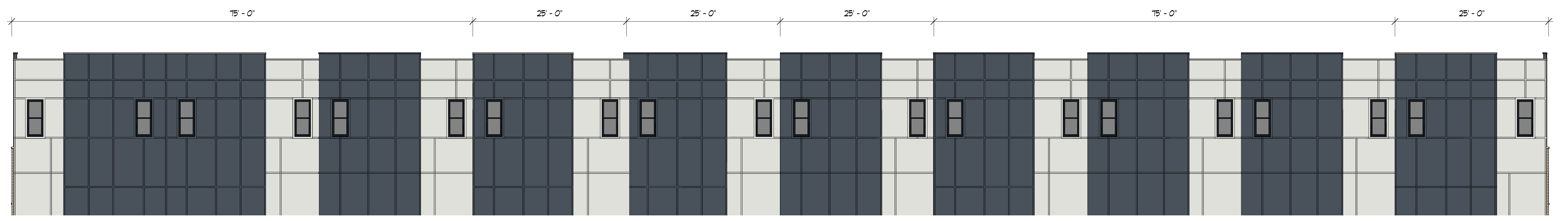
Project No: 210019 Date: 07.10.2023

Cunningham Drive rear view

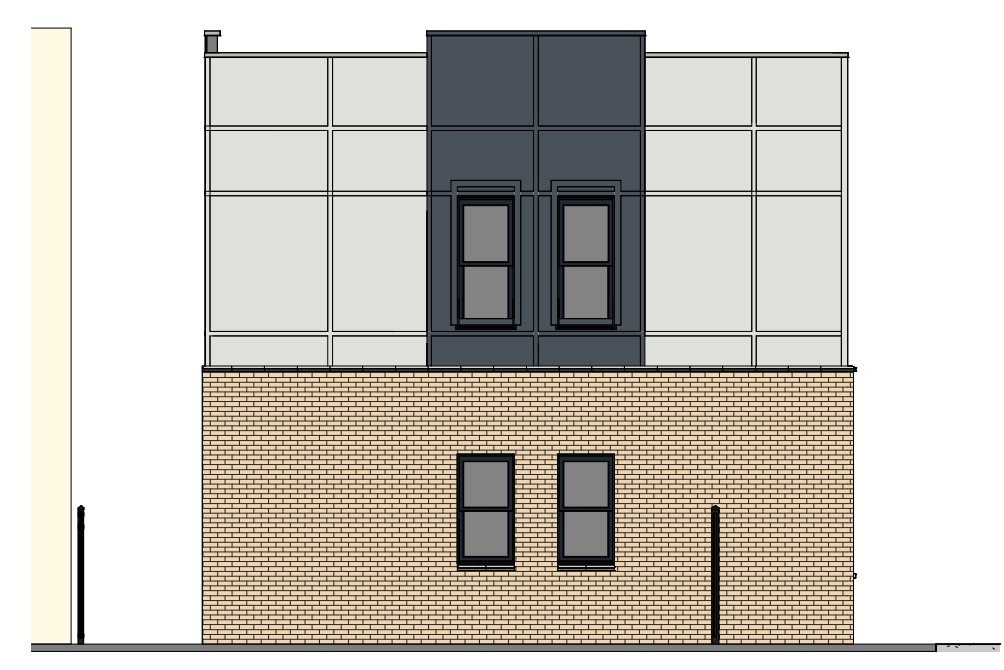




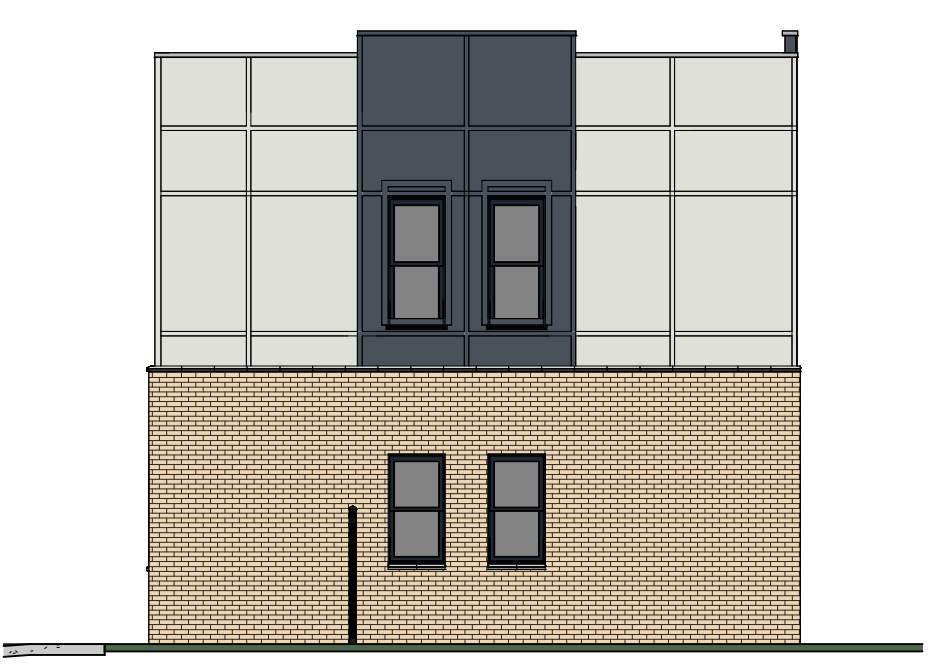
1 HARTFORD ROAD FRONT ELEVATION  
 1/8" = 1'-0"



2 HARTFORD ROAD REAR ELEVATION  
 1/8" = 1'-0"


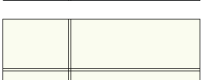
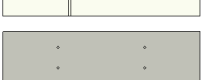









3 HARTFORD ROAD LEFT ELEVATION  
 1/8" = 1'-0"



4 HARTFORD ROAD RIGHT ELEVATION  
 1/8" = 1'-0"

**EXTERIOR MATERIALS LEGEND**

-  JAMES HARDIE BOARDS AND BATTEN, COLOR: DEEP OCEAN
-  JAMES HARDIE BOARDS AND BATTEN, COLOR: ARCTIC WHITE
-  NICHHA CEMENT BOARD PANELS, COLOR: EMPIREBLOCK GRAY
-  BRICK VENEER, GLEN GERY, LAWRENCEVILLE BRICK, LOGAN BLEND
-  ENTRANCE METAL DOOR PAINTED WITH SW6005 'GOLDFINCH'
-  ENTRANCE METAL DOOR PAINTED WITH SW1615 'PEPPERJORN'
-  ENTRANCE METAL DOOR PAINTED WITH SW6064 'TRENCH ROAST'
-  ALUM. GLAD WOOD WINDOWS, PLY 6EM MIRA SERIES, COLOR: ATLANTIC GRAY
-  ALUM. FENCING WITH COMPOSITE WOOD RAIL CAP, MODEL TBD.
-  INSULATED GARAGE DOOR WITH COMPOSITE WOOD OVERLAY 'CLOPAY' CANYON RIDGE SERIES

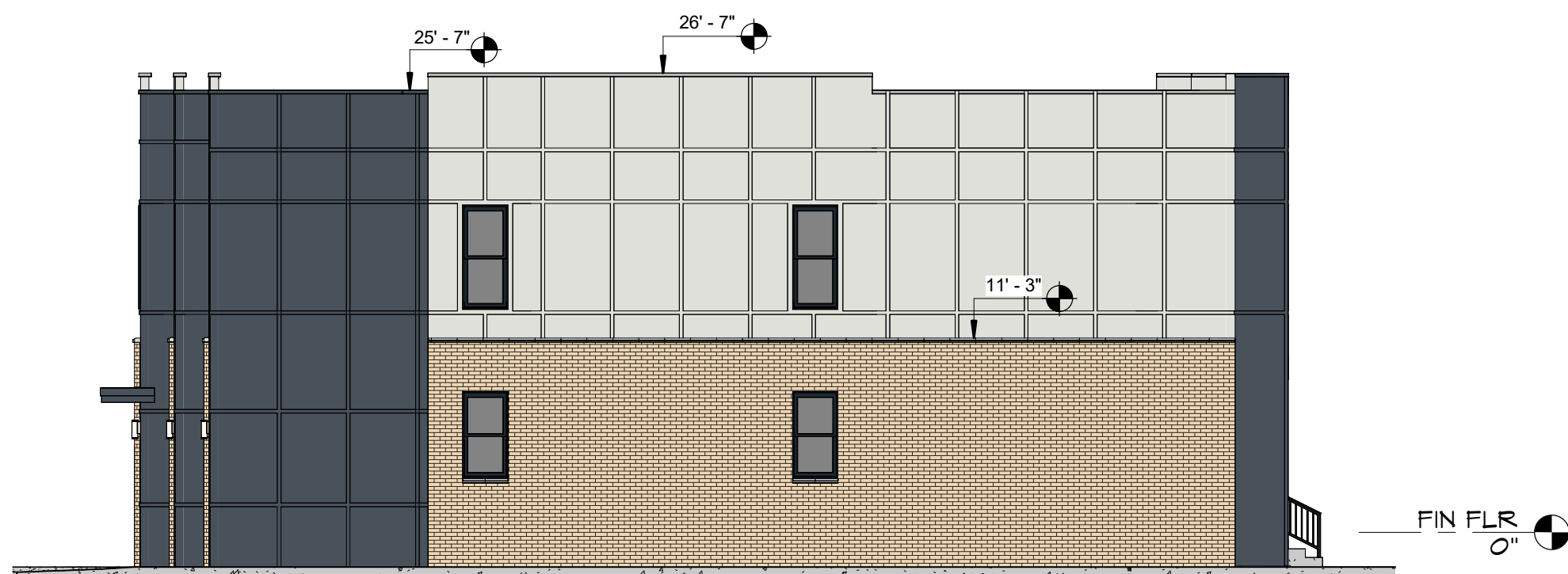
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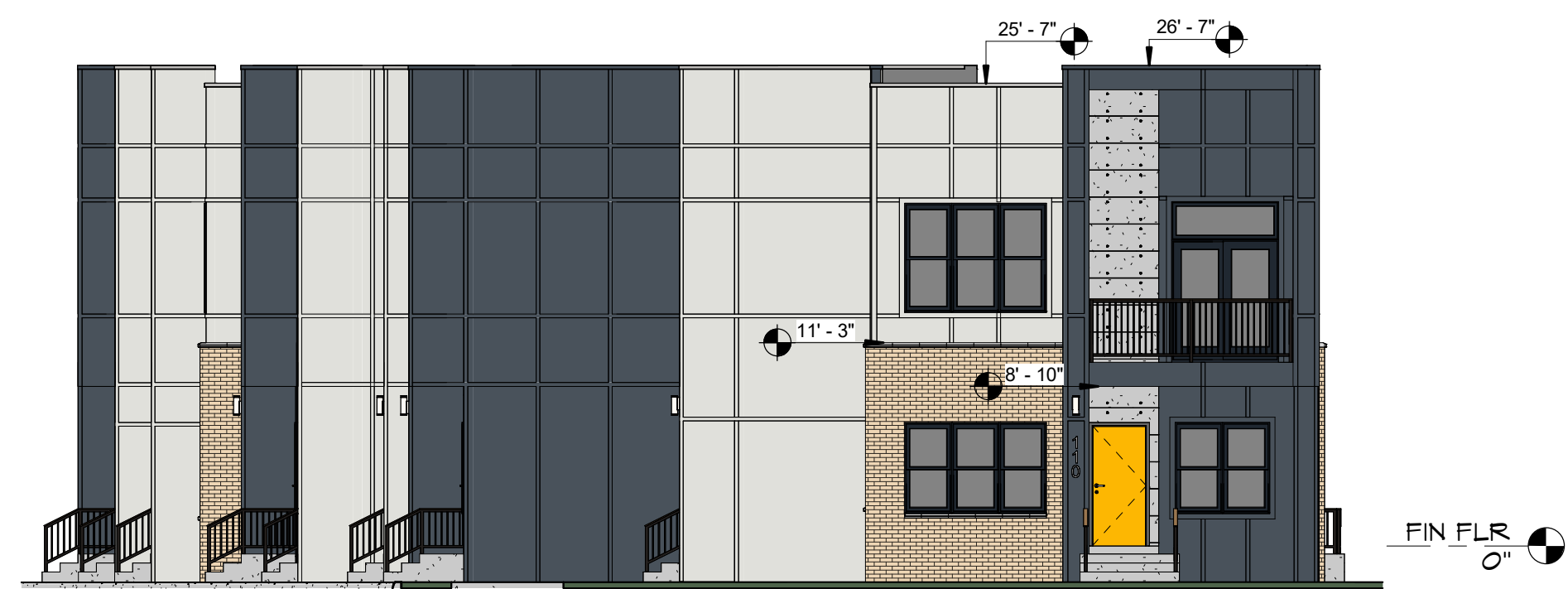
1 CUNNINGHAM DRIVE FRONT ELEVATION  
1/8" = 1'-0"



2 CUNNINGHAM DRIVE REAR ELEVATION  
1/8" = 1'-0"




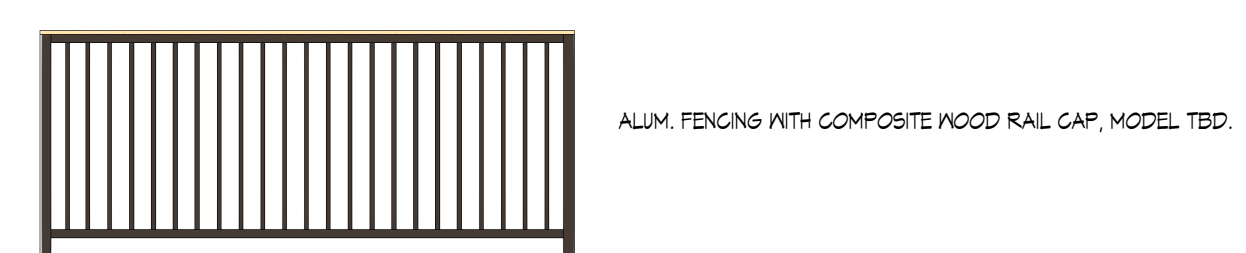
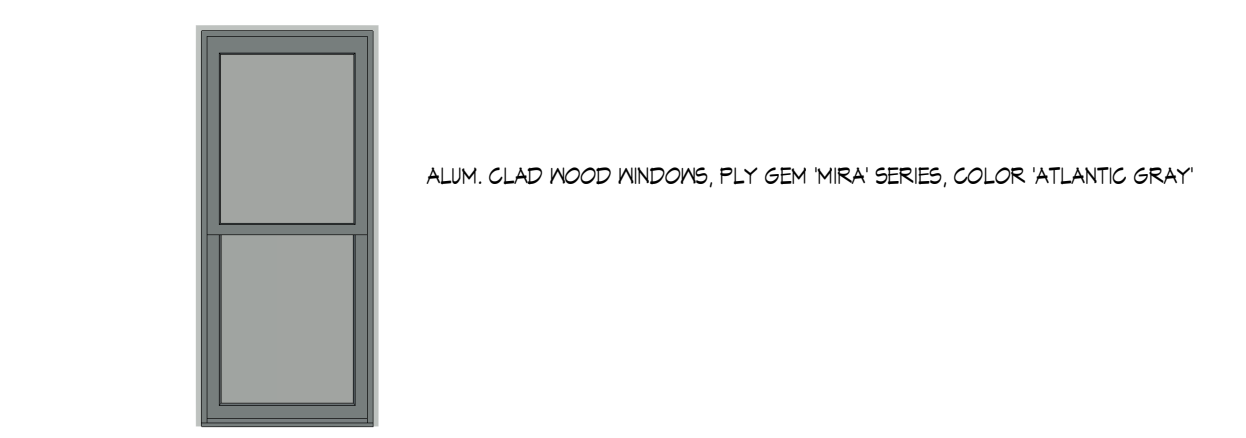
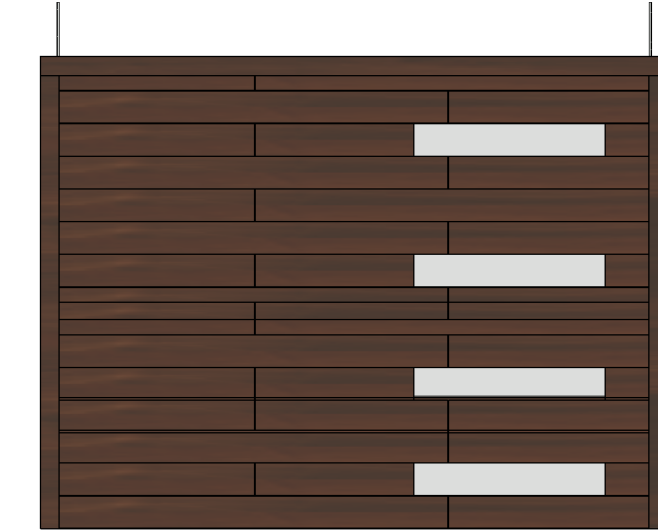
3 CUNNINGHAM DRIVE LEFT ELEVATION  
1/8" = 1'-0"



4 CUNNINGHAM DRIVE RIGHT ELEVATION  
1/8" = 1'-0"

**EXTERIOR MATERIALS LEGEND**

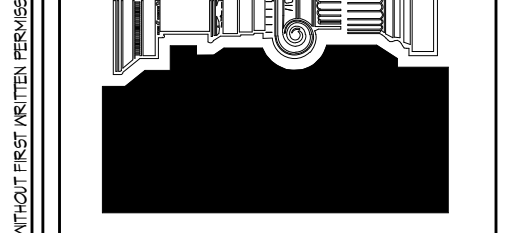
-  JAMES HARDIE BOARDS AND BATTEN, COLOR 'DEEP OCEAN'
-  JAMES HARDIE BOARDS AND BATTEN, COLOR 'ARCTIC WHITE'
-  NICHHA CEMENT BOARD PANELS, COLOR 'EMPIREBLOCK' GRAY
-  BRICK VENEER, GLEN GERY, LAWRENCEVILLE BRICK, 'LOGAN BLEND'
-  ENTRANCE METAL DOOR PAINTED WITH SAK605 'GOLDFINCH'
-  ENTRANCE METAL DOOR PAINTED WITH SAK615 'PEPPERCORN'
-  ENTRANCE METAL DOOR PAINTED WITH SAK604 'FRENCH ROAST'



**Ionic Design Studios**  
ARCHITECTURE • INTERIORS • GRAPHICS

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VIRGINIA BEACH: 243 INDEPENDENCE BLVD PEBBLE BEACH SUITE 509 VIRGINIA BEACH, VA 23464 757-491-3510 FAX: 757-491-3110



NOT FOR CONSTRUCTION

Comm # 210928  
Scale As indicated  
Designed by:  
Drawn by:  
Checked by:  
Issue:  
Schematic Design 12/06/22  
Revised 05/21/2023  
Permit Set: xx/xx/xxxx

**PTC TOWNHOMES**  
PENNILLA TOWN CENTER BLDG 2 5 B54 AC, HAMPTON, VA  
**EXTERIOR ELEVATIONS**  
Sheet Number  
**A3.1**

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DATE

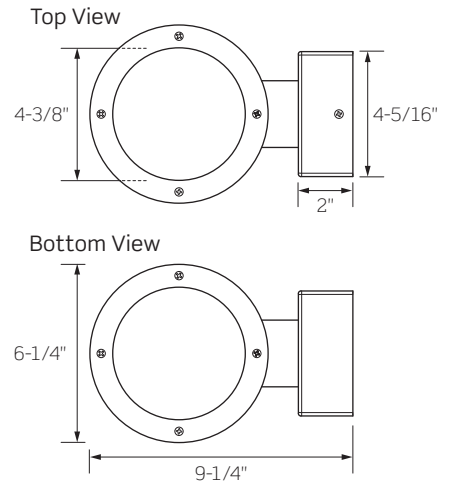
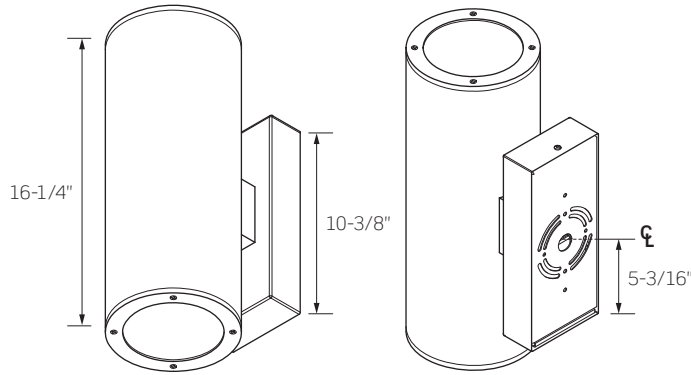
PROJECT

TYPE



# CYL6 SERIES | 6 Inch Indoor/Outdoor Round Cylinders: Up/Down Wall Mount



**Nominal Weight:**  
9.5 Lbs



Up/Down Wall Mount Cylinders consist of Dual Light Engines:  
One (1) oriented down and One (1) oriented up

|                                                                                                                                                                                  | CYL61                                                                                                                                                                                                                                                                                                                                                                                                                                            | CYL62   | CYL63   | CYL64   | CYL65   | CYL66   |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|---------|---------|---------|--------------------------------|------------------------|--|--|--|--|--|-----------------------|--------|--|--|-----|-----|-----|---------------------------|------------------------|--|--|--|-----|-----|----------------------------|------------------------|--|--|--|--|--|
| TOTAL LUMINAIRE WATTAGE                                                                                                                                                          | 20W                                                                                                                                                                                                                                                                                                                                                                                                                                              | 28W     | 40W     | 56W     | 72W     | 86W     |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| INDIVIDUAL ENGINE WATTAGE                                                                                                                                                        | 10W                                                                                                                                                                                                                                                                                                                                                                                                                                              | 14W     | 20W     | 28W     | 36W     | 43W     |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| TOTAL LUMINAIRE LUMEN OUTPUT <sup>1</sup>                                                                                                                                        | 2440Lm                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3370Lm  | 4600Lm  | 6200Lm  | 7700Lm  | 8700Lm  |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| INDIVIDUAL ENGINE LUMEN OUTPUT <sup>1</sup>                                                                                                                                      | 1220Lm                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1685Lm  | 2300Lm  | 3100Lm  | 3850Lm  | 4350Lm  |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| COLOR TEMPERATURE                                                                                                                                                                | 2700K / 3000K / 3500K / 4000K                                                                                                                                                                                                                                                                                                                                                                                                                    |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| CRI                                                                                                                                                                              | 83 (80min) / 90+                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| REFLECTOR BEAM                                                                                                                                                                   | 36° / 54° / 63° / 80° / Wall Wash / Pencil Beam                                                                                                                                                                                                                                                                                                                                                                                                  |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| REFLECTOR FINISHES                                                                                                                                                               | Clear Alzak (Narrow, Medium, Wide) / Platinum (Medium)                                                                                                                                                                                                                                                                                                                                                                                           |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| CYLINDER FINISHES                                                                                                                                                                | Matte Black / Satin Bronze / Matte White / Matte Silver / Custom Colors Available                                                                                                                                                                                                                                                                                                                                                                |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| DRIVER INPUT WATTAGE                                                                                                                                                             | 10W                                                                                                                                                                                                                                                                                                                                                                                                                                              | 14W     | 20W     | 28W     | 36W     | 43W     |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| INPUT CURRENT (A) 120V/277V                                                                                                                                                      | .08/.04                                                                                                                                                                                                                                                                                                                                                                                                                                          | .12/.06 | .17/.08 | .23/.11 | .31/.14 | .36/.17 |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| INPUT VOLTAGE/DIMMING TYPE                                                                                                                                                       | <table border="0"> <tr> <td>Std Driver (TRIAC, ELV, 0-10V)</td> <td colspan="6">120VAC/277VAC, 50/60Hz</td> </tr> <tr> <td>Lutron HiLume® Driver</td> <td colspan="3"></td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Lutron Eco-System® Driver</td> <td colspan="4">120VAC/277VAC, 50/60Hz</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>eldoLED ECOdrive/SOLOdrive</td> <td colspan="6">120VAC/277VAC, 50/60Hz</td> </tr> </table> |         |         |         |         |         | Std Driver (TRIAC, ELV, 0-10V) | 120VAC/277VAC, 50/60Hz |  |  |  |  |  | Lutron HiLume® Driver |        |  |  | N/A | N/A | N/A | Lutron Eco-System® Driver | 120VAC/277VAC, 50/60Hz |  |  |  | N/A | N/A | eldoLED ECOdrive/SOLOdrive | 120VAC/277VAC, 50/60Hz |  |  |  |  |  |
| Std Driver (TRIAC, ELV, 0-10V)                                                                                                                                                   | 120VAC/277VAC, 50/60Hz                                                                                                                                                                                                                                                                                                                                                                                                                           |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| Lutron HiLume® Driver                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |         | N/A     | N/A     | N/A     |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| Lutron Eco-System® Driver                                                                                                                                                        | 120VAC/277VAC, 50/60Hz                                                                                                                                                                                                                                                                                                                                                                                                                           |         |         |         | N/A     | N/A     |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| eldoLED ECOdrive/SOLOdrive                                                                                                                                                       | 120VAC/277VAC, 50/60Hz                                                                                                                                                                                                                                                                                                                                                                                                                           |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| DIMMING RANGE                                                                                                                                                                    | <table border="0"> <tr> <td>Std Driver (TRIAC, ELV, 0-10V)</td> <td colspan="6">10-100%</td> </tr> <tr> <td>Lutron HiLume® Driver</td> <td colspan="6">1-100%</td> </tr> <tr> <td>Lutron Eco-System® Driver</td> <td colspan="6">1-100%</td> </tr> <tr> <td>eldoLED ECOdrive/SOLOdrive</td> <td colspan="6">0.1-100%</td> </tr> </table>                                                                                                         |         |         |         |         |         | Std Driver (TRIAC, ELV, 0-10V) | 10-100%                |  |  |  |  |  | Lutron HiLume® Driver | 1-100% |  |  |     |     |     | Lutron Eco-System® Driver | 1-100%                 |  |  |  |     |     | eldoLED ECOdrive/SOLOdrive | 0.1-100%               |  |  |  |  |  |
| Std Driver (TRIAC, ELV, 0-10V)                                                                                                                                                   | 10-100%                                                                                                                                                                                                                                                                                                                                                                                                                                          |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| Lutron HiLume® Driver                                                                                                                                                            | 1-100%                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| Lutron Eco-System® Driver                                                                                                                                                        | 1-100%                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| eldoLED ECOdrive/SOLOdrive                                                                                                                                                       | 0.1-100%                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| DRIVER POWER FACTOR                                                                                                                                                              | > 0.90                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| TOTAL HARMONIC DISTORTION                                                                                                                                                        | < 20%                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
|   LISTINGS | cCSAus Certified for use in the U.S. and Canada; Suitable for Damp/Dry or Wet locations<br>Wet Location Models have a Silicone Sealed Clear Glass Lens in a Gasketed Die-Cast Trim Ring ensure unit is watertight<br>Cylinders must be installed per specific product installation instructions and all appropriate National Electrical Codes                                                                                                    |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| WARRANTY                                                                                                                                                                         | Five (5) year replacement after date of purchase                                                                                                                                                                                                                                                                                                                                                                                                 |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |
| SYSTEM RATING                                                                                                                                                                    | 50,000 Hours @ 70% Lumen Maintenance                                                                                                                                                                                                                                                                                                                                                                                                             |         |         |         |         |         |                                |                        |  |  |  |  |  |                       |        |  |  |     |     |     |                           |                        |  |  |  |     |     |                            |                        |  |  |  |  |  |

1. Approximate lumen output based on 3000K performance; see photometric test results for additional information

| DATE | PROJECT | TYPE |
|------|---------|------|
|------|---------|------|

# CYL6 SERIES | 6 Inch Indoor/Outdoor Round Cylinders: Up/Down Wall Mount

## ORDERING INFORMATION

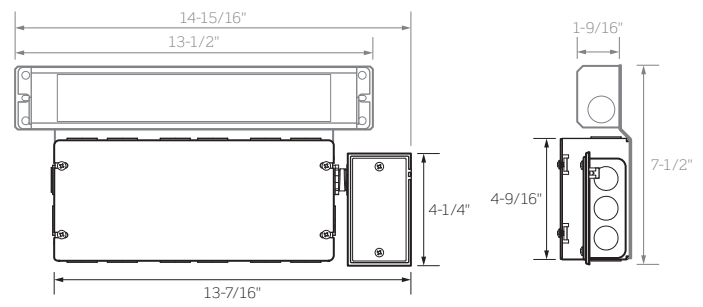
Standard Luminaire construction uses identical Lumen Packages, Color Temperatures or Beam Spreads in both directions; Consult factory if different Lumen Packages, Color Temperatures or Beam Spreads are required in each direction of the Luminaire

**Example Order:**  -  -

| Light Engine <sup>1</sup>    | Color Temp/CRI                             | Driver/Dimming                                                                                                                                                                                                   | Mounting                            | Mntg Location                                       | Reflector Beam                           |
|------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------|------------------------------------------|
| <b>CYL61</b> - 10W<br>1220lm | 83 (80min) CRI<br><b>27K</b> - 2700K       | <b>MVD</b> - 120V-277V<br>TRIAC/ELV/0-10V Dimming                                                                                                                                                                | <b>UD</b> - Up / Down<br>Wall Mount | - Interior<br>Dry/Damp<br>Locations,<br>Leave Blank | <b>NCLR</b> - 36° Narrow,<br>Clear Alzak |
| <b>CYL62</b> - 14W<br>1685lm | <b>30K</b> - 3000K<br><b>35K</b> - 3500K   | <b>34D2</b> - 347V 0-10V Dimming                                                                                                                                                                                 |                                     | <b>X</b> - Exterior<br>Wet Locations                | <b>MCLR</b> - 54° Medium,<br>Clear Alzak |
| <b>CYL63</b> - 20W<br>2300lm | <b>40K</b> - 4000K<br>90+ CRI              | <b>12D3<sup>2</sup></b> - Lutron Hi-lume 1%<br>2-Wire LED Driver<br>(120V Forward Phase Only)                                                                                                                    |                                     |                                                     | <b>WCLR</b> - 80° Wide,<br>Clear Alzak   |
| <b>CYL64</b> - 28W<br>3100lm | <b>27KC</b> - 2700K                        | <b>MVD4<sup>2</sup></b> - Lutron Hi-lume 1%<br>EcoSystem LED Driver with<br>Soft-on, Fade-to-Black                                                                                                               |                                     |                                                     | <b>PL</b> - 63° Platinum                 |
| <b>CYL65</b> - 36W<br>3850lm | <b>30KC</b> - 3000K<br><b>35KC</b> - 3500K | <b>MVD6</b> - eldoLED ECOdrive 0-10V, 1% Dimming                                                                                                                                                                 |                                     |                                                     | <b>WW<sup>3</sup></b> - Wall Wash        |
| <b>CYL66</b> - 43W<br>4350lm | <b>40KC</b> - 4000K                        | <b>MVD7</b> - eldoLED ECOdrive DALI, 1% Dimming<br><b>MVD8</b> - eldoLed SOLOdrive 0-10V, 0.1% Dimming<br><b>MVD9</b> - eldoLED SOLOdrive DALI, 0.1% Dimming<br><b>MDMX</b> - eldoLED POWERdrive DMX <1% Dimming |                                     |                                                     | <b>PB<sup>3,4</sup></b> - Pencil Beam    |

**Driver Availability Matrix on following page**

| Finish                               | Battery and Remote Enclosure <sup>6, 7, 8</sup> |
|--------------------------------------|-------------------------------------------------|
| <b>B</b> - Matte Black               | - None, Leave Blank                             |
| <b>BZ</b> - Satin Bronze             | <b>RDB</b> - Remote Driver & Battery Pack       |
| <b>P</b> - Matte White               | <b>RD</b> - Remote Driver Enclosure             |
| <b>S</b> - Matte Silver              |                                                 |
| <b>CC<sup>5</sup></b> - Custom Color |                                                 |



**RDB:** Remote Driver & Battery Pack  
Battery Flexible Conduit Whips Not Pictured  
**RD:** Remote Driver Enclosure

1. Wattage/Lumen options listed are for a Single Light Engine
1. Lutron Dimming Option 12D3 Hi-lume 1% 2-Wire LED Driver is available for Series 1 through 3 luminaires only (10W through 20W); not available for use with Series 4, 5 or 6 (28W, 36W or 43W) luminaires
2. Lutron Dimming Option MVD4 Hi-lume 1% EcoSystem LED Driver is available for Series 1 through 4 luminaires only (10W through 28W); not available for use with Series 5 or 6 (36W or 43W) luminaires
3. Wall Wash (WW) and Pencil Beam (PB) limited to Series 4 and lower Luminaires (28W and lower Individual Light Engine)
4. Pencil Beam (PB) Optic limited to Exterior Mount (X Mounting option) locations
5. Custom finish colors available; consult factory for pricing, minimum order quantities and lead time
6. RD and RDB Options must be installed in Dry/Damp Locations
7. 90 Minute Battery Backup option powers only the Down Light Engine; consult factory for alternate options
8. RDB and RD Options cannot be used with Lutron Hi-lume Dimming (12D3/MVD4 Options) in Series 5 or 6 Luminaires (36W or 43W)



DATE

PROJECT

TYPE

# CYL6 SERIES | 6 Inch Indoor/Outdoor Round Cylinders: Up/Down Wall Mount

## DRIVER AVAILABILITY MATRIX

Highest wattage option for each Driver/Dimmer type that will fit inside the luminaire;  
Driver sizes that do not fit inside the luminaire may be ordered with a Remote Driver Housing (RD), unless otherwise noted with additional restrictions.

| Driver                                                   | Max Wattage          | Driver                                 | Max Wattage          | Driver                                | Max Wattage          |
|----------------------------------------------------------|----------------------|----------------------------------------|----------------------|---------------------------------------|----------------------|
| <b>MVD</b><br>120V-277V TRIAC/ELV                        | Any Wattage          | <b>MVD6</b><br>eldoLED ECODrive 0-10V  | Up to 36W<br>(CYL65) | <b>MVD9</b><br>eldoLED SOLODrive DALI | Up to 36W<br>(CYL65) |
| <b>12D3<sup>5</sup></b><br>120V Lutron Hi-lume 1% 2-Wire | Up to 28W<br>(CYL64) | <b>MVD7</b><br>eldoLED ECODrive DALI   | Up to 36W<br>(CYL65) | <b>MDMX</b><br>eldoLED POWERdrive DMX | N/A                  |
| <b>MVD4<sup>5</sup></b><br>Lutron Hi-lume 1% EcoSystem   | Up to 28W<br>(CYL64) | <b>MVD8</b><br>eldoLED SOLODrive 0-10V | Up to 36W<br>(CYL65) | <b>34D2</b><br>347V 0-10V             | Any Wattage          |

## PRODUCT DETAILS

### Construction

- Specification Grade 6 inch diameter Aluminum Housing; suitable for Dry/Damp (indoor) or Wet (outdoor) location types
- Wet Location Cylinders feature a Silicone Sealed Clear Glass Lens in a Gasketed Die-Cast Trim Ring to ensure unit is watertight
- Bracket Support for hands-free wiring
- Standard Up/Down Luminaire construction uses identical LED Light Engines, Color Temperatures and Beams in both the Up and Down direction; consult factory if different Light Engines, Color Temperatures or Beam Spreads are required in each direction of an Up/Down Luminaire
- Battery Backup option powers only the Down Light Engine; consult factory for alternate options

### Performance Summary

- Clear Alzak Reflector is available in 36° Narrow, 54° Medium and 80° Wide beam distributions
- Platinum Reflector is available in a 63° Medium beam distribution
- Wall Wash and Pencil Beam Optic accessories are also available
- 2700K, 3000K, 3500K and 4000K Color Temperatures; CRI 80 of min., 83 typical; high CRI 90+ available
- Excellent fixture-to-fixture color consistency within a 3-step MacAdam Ellipse tolerance
- Battery Backup option provides 90 minutes of power
- UL8750 and Class 2 compliant: RoHS compliant, U.S. only
- Output over voltage, over current and short circuit protected
- CYL6 Cylinders are available for non-dimming and dimming applications; for dimmer compatibility, refer to Dimming Specification sheet

DATE

PROJECT

TYPE

# CYL6 SERIES | 6 Inch Indoor/Outdoor Round Cylinders: Photometrics

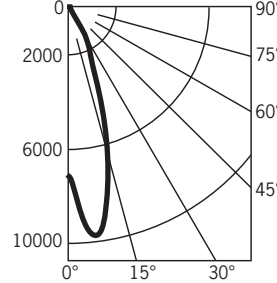
## CYL6630KMVDCNCLR

Fixture Delivered Lumens: 4301.9  
 Total Watts@120V: 42.3  
 Lumens Per Watt: 101.7  
 Center Beam Candle Power: 7111  
 Beam Distribution: 35.7°  
 Spacing Criterion: 0.64  
 Color Rendering Index (CRI)<sup>1</sup>: 83.6  
 Color Temperature (CCT)<sup>2</sup>: 3086K  
 Designed for 50,000 Hour Lamp Life<sup>3</sup>  
 LM-63 Test No. G21080504  
 LM-79 Test No. S21081101

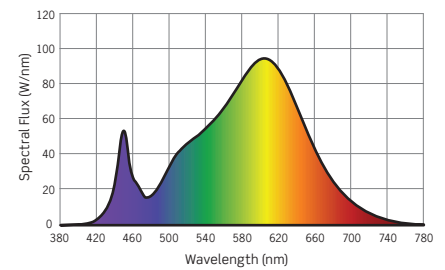
### Intensity Distribution

| DISTANCE (FT.) | FOOTCANDLES (FC) | BEAM DIAMETER (FT.) |
|----------------|------------------|---------------------|
| 4 FT           | 444.5            | 2.6                 |
| 6 FT           | 197.5            | 3.9                 |
| 8 FT           | 111.1            | 5.1                 |
| 10 FT          | 71.1             | 6.4                 |
| 12 FT          | 49.4             | 7.7                 |
| 14 FT          | 36.3             | 9.0                 |

### Candela Curve



### Spectral Power Distribution Chart<sup>4</sup>



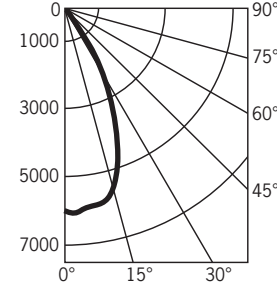
## CYL6630KMVDCMCLR

Fixture Delivered Lumens: 4348.9  
 Total Watts@120V: 42.3  
 Lumens Per Watt: 102.8  
 Center Beam Candle Power: 6032  
 Beam Distribution: 53.3°  
 Spacing Criterion: 0.80  
 Color Rendering Index (CRI)<sup>1</sup>: 83.6  
 Color Temperature (CCT)<sup>2</sup>: 3086K  
 Designed for 50,000 Hour Lamp Life<sup>3</sup>  
 LM-63 Test No. G16122002  
 LM-79 Test No. S21081101

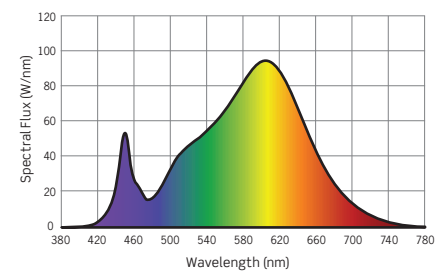
### Intensity Distribution

| DISTANCE (FT.) | FOOTCANDLES (FC) | BEAM DIAMETER (FT.) |
|----------------|------------------|---------------------|
| 4 FT           | 377.0            | 4.0                 |
| 6 FT           | 167.6            | 6.0                 |
| 8 FT           | 94.2             | 8.0                 |
| 10 FT          | 60.3             | 10.1                |
| 12 FT          | 41.9             | 12.1                |
| 14 FT          | 30.8             | 14.1                |

### Candela Curve



### Spectral Power Distribution Chart<sup>4</sup>



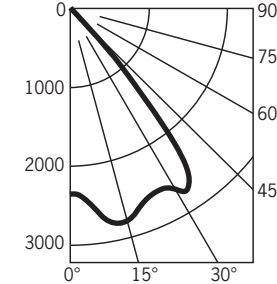
## CYL6630KMVDCWCLR

Fixture Delivered Lumens: 4153.7  
 Total Watts@120V: 42.3  
 Lumens Per Watt: 98.2  
 Center Beam Candle Power: 2367  
 Beam Distribution: 79.9°  
 Spacing Criterion: 1.20  
 Color Rendering Index (CRI)<sup>1</sup>: 83.6  
 Color Temperature (CCT)<sup>2</sup>: 3086K  
 Designed for 50,000 Hour Lamp Life<sup>3</sup>  
 LM-63 Test No. G16122003  
 LM-79 Test No. S21081101

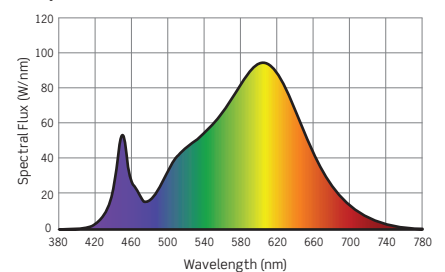
### Intensity Distribution

| DISTANCE (FT.) | FOOTCANDLES (FC) | BEAM DIAMETER (FT.) |
|----------------|------------------|---------------------|
| 4 FT           | 147.9            | 6.7                 |
| 6 FT           | 65.7             | 10.1                |
| 8 FT           | 37.0             | 13.4                |
| 10 FT          | 23.7             | 16.8                |
| 12 FT          | 16.4             | 20.1                |
| 14 FT          | 12.1             | 23.5                |

### Candela Curve



### Spectral Power Distribution Chart<sup>4</sup>



1. Accuracy of Rendering Colors 2. Color Appearance of Light Source 3. Dependent on Surrounding Temperatures 4. Colors Present within the Light Source

## PHOTOMETRIC MULTIPLICATION FACTORS

Lumen output values fluctuate based on Color Temperature, Luminaire Wattage/Output and Trim Selection. To estimate lumen output of these various options, multiply 3000K results by the following:

| CCT MULTIPLIERS |         |          | OUTPUT MULTIPLIERS |              |              |              |              |
|-----------------|---------|----------|--------------------|--------------|--------------|--------------|--------------|
| CCT             | STD CRI | HIGH CRI | 10W/SERIES 1       | 14W/SERIES 2 | 20W/SERIES 3 | 28W/SERIES 4 | 36W/SERIES 5 |
| 2700K           | 0.94    | 0.70     | 0.28               | 0.39         | 0.53         | 0.72         | 0.89         |
| 3000K           | N/A     | 0.75     |                    |              |              |              |              |
| 3500K           | 1.0     | 0.81     |                    |              |              |              |              |
| 4000K           | 1.0     | 0.87     |                    |              |              |              |              |



DATE

PROJECT

TYPE

# CYL6 SERIES | 6 Inch Indoor/Outdoor Round Cylinders: Photometrics

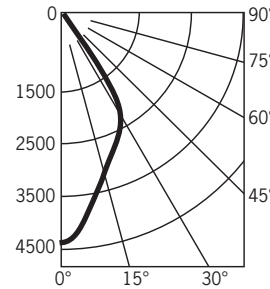
## CYL6630KMVDCPL

Fixture Delivered Lumens: 3801.8  
 Total Watts@120V: 42.3  
 Lumens Per Watt: 89.9  
 Center Beam Candle Power: 4413  
 Beam Distribution: 63.0°  
 Spacing Criterion: 0.93  
 Color Rendering Index (CRI)<sup>1</sup>: 83.6  
 Color Temperature (CCT)<sup>2</sup>: 3086K  
 Designed for 50,000 Hour Lamp Life<sup>3</sup>  
 LM-63 Test No. G21080602  
 LM-79 Test No. S21081101

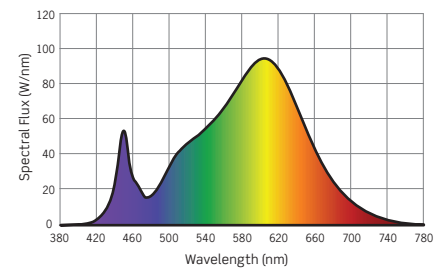
### Intensity Distribution

| DISTANCE (FT.) | FOOTCANDLES (FC) | BEAM DIAMETER (FT.) |
|----------------|------------------|---------------------|
| 4 FT           | 275.8            | 4.9                 |
| 6 FT           | 122.6            | 7.4                 |
| 8 FT           | 69.0             | 9.8                 |
| 10 FT          | 44.1             | 12.2                |
| 12 FT          | 30.6             | 14.7                |
| 14 FT          | 22.5             | 17.1                |

### Candela Curve



### Spectral Power Distribution Chart<sup>4</sup>



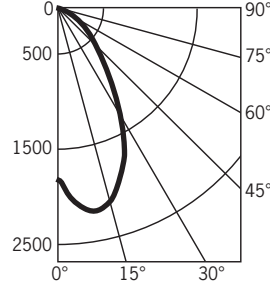
## CYL6630KMVDCWW

Fixture Delivered Lumens: 1900.3  
 Total Watts@120V: 42.0  
 Lumens Per Watt: 45.2  
 Center Beam Candle Power: 1820  
 Beam Distribution: Wall Wash  
 Spacing Criterion: 0.83  
 Color Rendering Index (CRI)<sup>1</sup>: 83.6  
 Color Temperature (CCT)<sup>2</sup>: 3086K  
 Designed for 50,000 Hour Lamp Life<sup>3</sup>  
 LM-63 Test No. G21080603  
 LM-79 Test No. S21081101

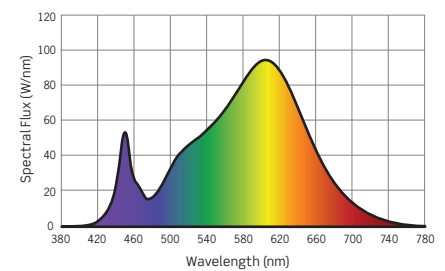
### Intensity Distribution

| DISTANCE (FT.) | FOOTCANDLES (FC) | BEAM DIAMETER (FT.) |
|----------------|------------------|---------------------|
| 4 FT           | 113.8            | 3.8                 |
| 6 FT           | 50.6             | 5.7                 |
| 8 FT           | 28.4             | 7.7                 |
| 10 FT          | 18.2             | 9.6                 |
| 12 FT          | 12.6             | 11.5                |
| 14 FT          | 9.3              | 13.4                |

### Candela Curve



### Spectral Power Distribution Chart<sup>4</sup>



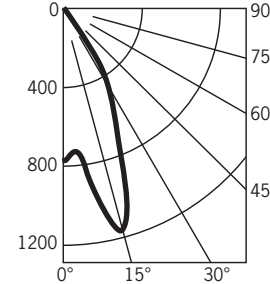
## CYL6630KMVDCXPB

Fixture Delivered Lumens: 291.2  
 Total Watts@120V: 42.0  
 Lumens Per Watt: 6.9  
 Center Beam Candle Power: 766  
 Beam Distribution: 9°  
 Spacing Criterion: 0.94  
 Color Rendering Index (CRI)<sup>1</sup>: 83.6  
 Color Temperature (CCT)<sup>2</sup>: 3086K  
 Designed for 50,000 Hour Lamp Life<sup>3</sup>  
 LM-63 Test No. G21080901  
 LM-79 Test No. S21081101

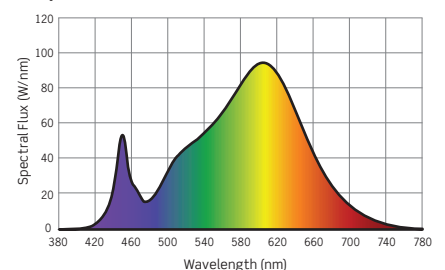
### Intensity Distribution

| DISTANCE (FT.) | FOOTCANDLES (FC) | BEAM DIAMETER (FT.) |
|----------------|------------------|---------------------|
| 4 FT           | 47.9             | 3.5                 |
| 6 FT           | 21.3             | 5.3                 |
| 8 FT           | 12.0             | 7.1                 |
| 10 FT          | 7.7              | 8.8                 |
| 12 FT          | 5.3              | 10.6                |
| 14 FT          | 3.9              | 12.4                |

### Candela Curve



### Spectral Power Distribution Chart<sup>4</sup>



1. Accuracy of Rendering Colors 2. Color Appearance of Light Source 3. Dependent on Surrounding Temperatures 4. Colors Present within the Light Source

## PHOTOMETRIC MULTIPLICATION FACTORS

Lumen output values fluctuate based on Color Temperature, Luminaire Wattage/Output and Trim Selection. To estimate lumen output of these various options, multiply 3000K results by the following:

| CCT MULTIPLIERS |         |          | OUTPUT MULTIPLIERS |              |              |              |              |
|-----------------|---------|----------|--------------------|--------------|--------------|--------------|--------------|
| CCT             | STD CRI | HIGH CRI | 10W/SERIES 1       | 14W/SERIES 2 | 20W/SERIES 3 | 28W/SERIES 4 | 36W/SERIES 5 |
| 2700K           | 0.94    | 0.70     | 0.28               | 0.39         | 0.53         | 0.72         | 0.89         |
| 3000K           | N/A     | 0.75     |                    |              |              |              |              |
| 3500K           | 1.0     | 0.81     |                    |              |              |              |              |
| 4000K           | 1.0     | 0.87     |                    |              |              |              |              |

DATE

PROJECT

TYPE

# CYL6 SERIES | 6 Inch Indoor/Outdoor Round Cylinders: Photometrics

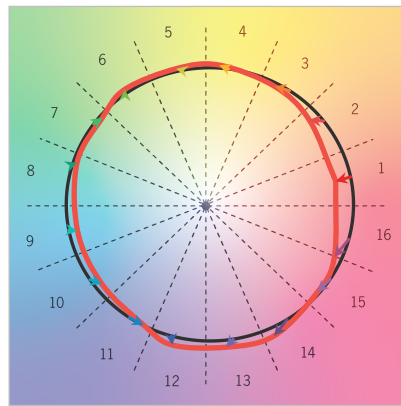
## TM-30 DATA: CYL630KMVDCMCLR

ANSI/IES TM-30-18 Color Rendition Report Test No. S21081101

Colors are for visual orientation purposes only

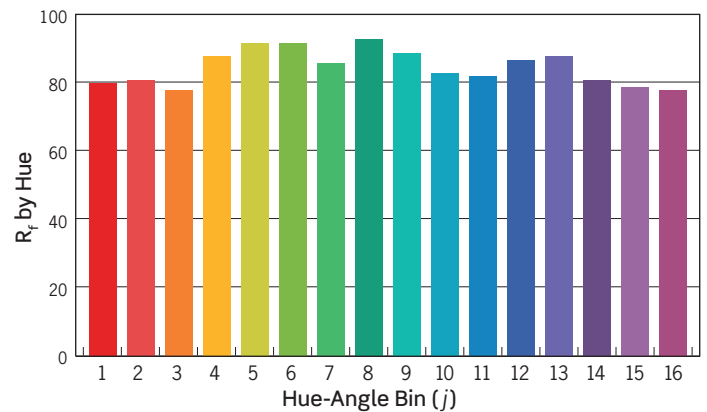
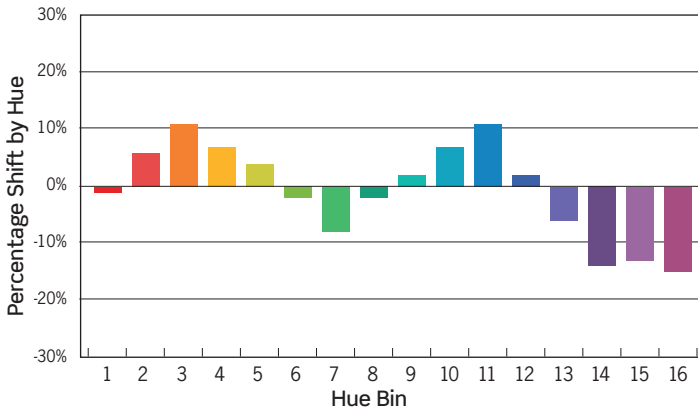
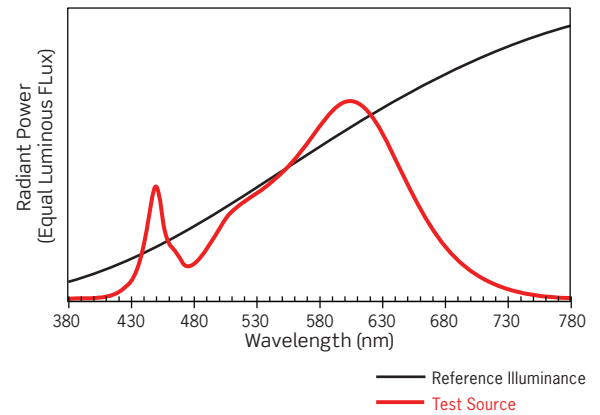
|          |        |
|----------|--------|
| $R_f$    | 86     |
| $R_g$    | 97     |
| CCT(K)   | 3086K  |
| $D_{uv}$ | 0.0017 |
| $u^l$    | 0.2470 |
| $v^l$    | 0.5220 |

Color Vector Graphic



— Reference Illuminance — Test Source

Spectral Power Distribution Comparison



| HUE BIN              | 1   | 2  | 3   | 4  | 5  | 6   | 7   | 8   | 9  | 10 | 11  | 12 | 13  | 14   | 15   | 16   |
|----------------------|-----|----|-----|----|----|-----|-----|-----|----|----|-----|----|-----|------|------|------|
| HUE SHIFT            | -1% | 6% | 10% | 7% | 4% | -2% | -7% | -2% | 2% | 7% | 11% | 2% | -6% | -14% | -13% | -15% |
| R <sub>f</sub> VALUE | 81  | 83 | 80  | 89 | 93 | 93  | 88  | 94  | 91 | 84 | 83  | 88 | 89  | 82   | 80   | 80   |



# CYL6 SERIES | 6 Inch Indoor/Outdoor Round Cylinders: Dimming Specifications

- Incandescent 120VAC Dimmers adjust the light with “forward phase control,” where the dimmer “chops” the forward part of the AC wave to deliver less or more power to the light source. No neutral wire connection required.
- Electronic Low Voltage 120VAC dimmers adjust the light with “reverse phase control,” where the dimmer “chops” the back part of the AC wave to deliver less or more power to the light source. Neutral wire connection required.
- 0-10V DC Low Voltage Dimmers operate using two (2) low voltage dimming wires that are separate from the 120V or 277V AC power. The Dimmer sends a variable output voltage to the luminaire based upon the dimming level. 10V Corresponds to undimmed operation, 5V to 50% and so on. Switching On/Off is controlled with the line voltage power (120V or 277V AC) input to the Dimmer and then dimming operation is controlled with the 0-10V DC low voltage wiring connection between the Dimmer and the LED Driver. The control signal runs on two (2) low voltage control wires (color coded Purple and Pink/Grey).
- Lutron HiLume and EcoSystem Drivers provide continuous dimming from 1%-100%. For a complete list of compatible dimmers and controls, please visit [www.lutron.com](http://www.lutron.com)
- Use DALI approved controls for dimming eldoLED MVD7 (1%-100%) and MVD9 (0.1%-100%) options.

| Manufacturer   | Product        | Model     | MVD            | MVD6           | MVD8           |
|----------------|----------------|-----------|----------------|----------------|----------------|
|                |                |           | Dimming Option | Dimming Option | Dimming Option |
|                |                |           | Light Output   | Light Output   | Light Output   |
| Leviton        | IllumaTech     | IPI06-1LZ | 1%-100%        | NA             | NA             |
| Leviton        | SureSlide      | 6631-2    | 1%-100%        | NA             | NA             |
| Leviton        | Vizia          | VPE06     | 9%-100%        | NA             | NA             |
| Leviton        | Trimatron      | 6683-IW   | 6%-100%        | NA             | NA             |
| Leviton        | Decora         | 6161      | 15%-100%       | NA             | NA             |
| Leviton        | SureSlide      | 6633-P    | 1%-100%        | NA             | NA             |
| Leviton        | IllumaTech     | IPE04     | 6%-100%        | NA             | NA             |
| Leviton        | IllumaTech     | IP710-DLX | NA             | 1%-100%        | 0.1%-100%      |
| Cooper         | Devine         | DLC03P    | 1%-100%        | NA             | NA             |
| Cooper         | Skye           | SLC03P    | 0%-100%        | NA             | NA             |
| Cooper         | Decorator      | DAL06P    | 0%-100%        | NA             | NA             |
| Pass & Seymour | Titan          | CD4FB-W   | NA             | 1%-100%        | 0.1%-100%      |
| Synergy        |                | ISD BC    | NA             | 1%-100%        | 0.1%-100%      |
| Watt Stopper   | Miro Decorator | DCLV1     | NA             | 1%-100%        | 0.1%-100%      |
| Lutron         | Ariadni        | TGCL-153P | 1%-100%        | NA             | NA             |
| Lutron         | Ariadni        | TG-600P   | 13%-100%       | NA             | NA             |
| Lutron         | Diva           | DVCL-153P | 1%-100%        | NA             | NA             |
| Lutron         | Diva           | DV600P    | 6%-100%        | NA             | NA             |
| Lutron         | Diva           | DVELV303P | 6%-100%        | NA             | NA             |
| Lutron         | Diva           | DVTV      | NA             | 1%-100%        | 0.1%-100%      |
| Lutron         | Faetra         | FAELV500  | 12%-100%       | NA             | NA             |
| Lutron         | Lumea          | LG600P    | 8%-100%        | NA             | NA             |
| Lutron         | Maestro        | MAELV600  | 16%-100%       | NA             | NA             |
| Lutron         | Nova           | NFTV      | NA             | 1%-100%        | 0.1%-100%      |
| Lutron         | Nova T         | NTFTV     | NA             | 1%-100%        | 0.1%-100%      |
| Lutron         | Skylark        | S-603PG   | 5%-96%         | NA             | NA             |
| Lutron         | Skylark        | S600P     | 5%-100%        | NA             | NA             |
| Lutron         | Skylark        | SELV300P  | 10%-100%       | NA             | NA             |
| Lutron         | Skylark        | CT103P    | 9%-100%        | NA             | NA             |

\*277V Triac Dimming is not available

## NOTES

1. Testing was performed with a single fixture connected to dimmer.
2. Testing has been performed on these dimmers, but this does not imply any warranty of compatibility.
3. Dimming performance can be influenced by different loads, as well as variations in dimmer switches within the same model.
4. Dimmer maximum load rating with LED may differ from published traditional source dimmer ratings. Consult manufacturer for maximum dimmer information.
5. Consult factory for additional dimming information.