

PLANT SCHEDULE						
QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	MATURE SIZE
EVERGREEN TREE						
33	AUS	AUSTRIAN PINE	Pinus nigra	6' HT.	B&B	40'–60'ht x 40'–60'spr.
17	RMJ	ROCKY MOUNTAIN JUNIPER	Juniperus scopulorum	6' HT.	B&B	20'–30'ht x 8'–12'spr.
DECIDUOUS SHRUB						
43	ALP	ALPINE CURRANT	Ribes alpinum'	5 GAL.	CONTAINER	5'ht x 5'spr.
CLUMP/ ORNAMENTAL GRASS						
40	RSG	SHENANDOAH RED SWITCH GRASS	Panicum virgatum 'Shenandoah'	1 GAL.	CONTAINER	1'–2'ht x 1.5'–2'spr.

LANDSCAPE NOTES

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLANS ON FILE WITH THE CITY PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE PLANS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY.
- CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING.
- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
- CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/ IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECT'S CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTOR'S OPERATIONS DURING CONSTRUCTION AND/ OR THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL FULLY COMPENSATE THE OWNER FOR ANYTHING DISTURBED AND/ OR DESTROYED THAT IS NOT DESIGNATED FOR DEMOLITION.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
- SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
- ALL LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AT A RATE OF (3) THREE CUBIC YARDS PER 1,000 SQUARE FEET. PRIOR TO LANDSCAPE INSTALLATION A SOILS TEST SHALL BE PERFORMED TO DETERMINE THE SPECIFICS OF THE SOIL AMENDMENT FOR TURF AREAS.
- STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TURF AREAS. EDGER SHALL BE GALVANIZED STEEL, ROLLED TOP EDGE, AND INTERLOCKING. EDGER IS NOT NECESSARY ADJACENTLY–PARALLEL TO CURBS, WALLS, AND WALKS.
- ALL PLANTING BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH FOR ANNUALS, OR OTHER MULCHES AS NOTED. APPLY A PRE-EMERGENT HERBICIDE IN BED AREAS.
- ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
- ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/ OR THE CITY/ COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE OR REPAIR.
- THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, OWNER, OR CITY/ COUNTY.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 4'–0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH SHREDDED CEDAR MULCH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO LANDSCAPE FABRIC OR EDGER IS NECESSARY FOR TREE RINGS.
- ALL TURF AREAS (SOD) SHALL BE SPRAY IRRIGATED. ALL PLANTING BEDS AND TREES SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM. NATIVE SEED AREAS TO BE IRRIGATED UNTIL ESTABLISHED.
- IRRIGATION TO BE DESIGN/BUILD BY CONTRACTOR BASED ON MODIFICATION OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM CONTRACTOR TO PROVIDE AN "AS BUILT" DRAWING TO THE PINERY HOA.
- CONTRACTOR TO INCLUDE A ONE YEAR MAINTENANCE PROPOSAL TO THE PINERY HOA FOR REVIEW AND APPROVAL.

NATIVE SEED MIX

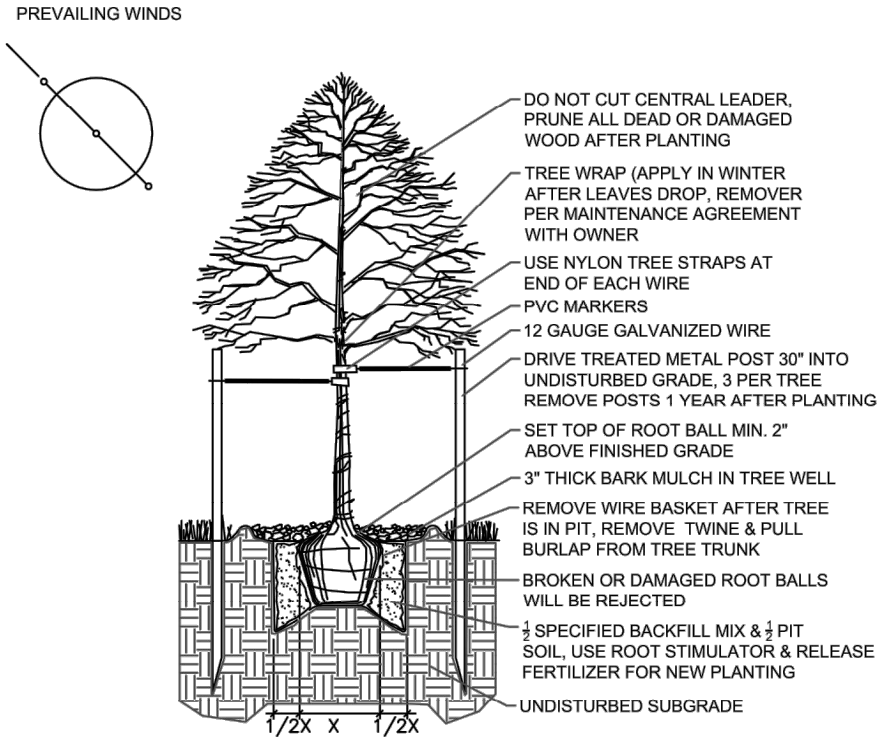
NATIVE SEED MIX – LOW GROW SEED MIX ARKANSAS VALLEY SEED CO. 303–320–7500

30% EPHRAIM CRESTED WHEAT GRASS
25% SHEEP FESCUE
20% PERENNIAL RYE
15% CHEWINGS FESCUE
10% CANADA BLUEGRASS

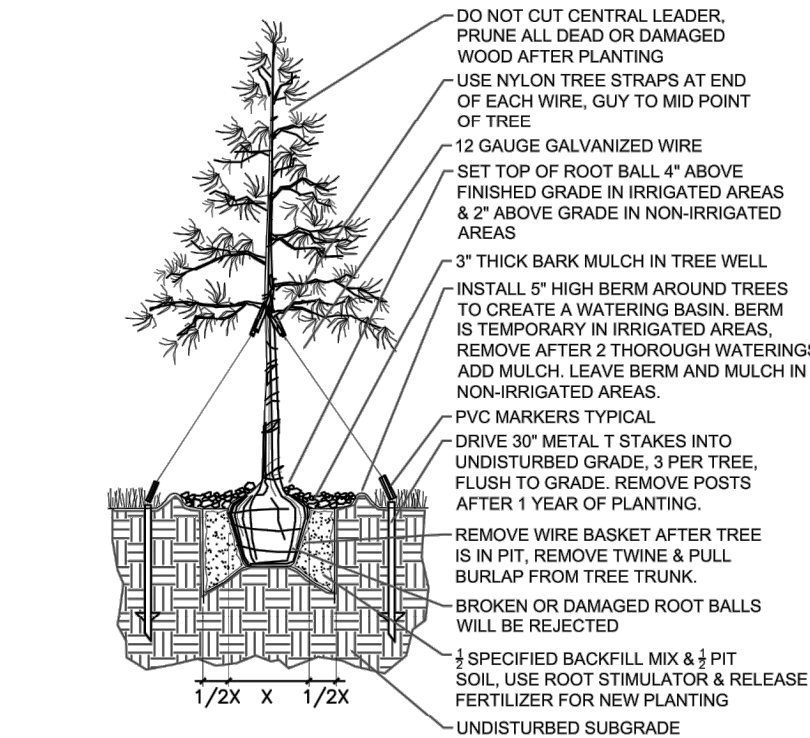
NON–IRRIGATED, HAND WATER DURING SUMMER MONTHS
FOR FIRST THREE GROWING SEASONS UNTIL ESTABLISHED.

SEED MIX RATE – 25 POUNDS PER ACRE

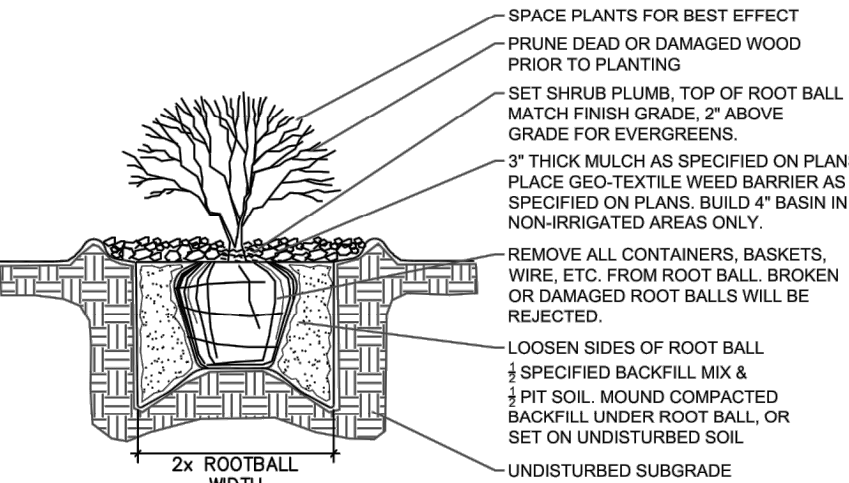
SEE SEEDING APPLICATION SPECIFICATIONS SHEET L.6
APPLY BIOSOL FORTE PRIOR TO SEEDING SEE NOTE SHEET L.6



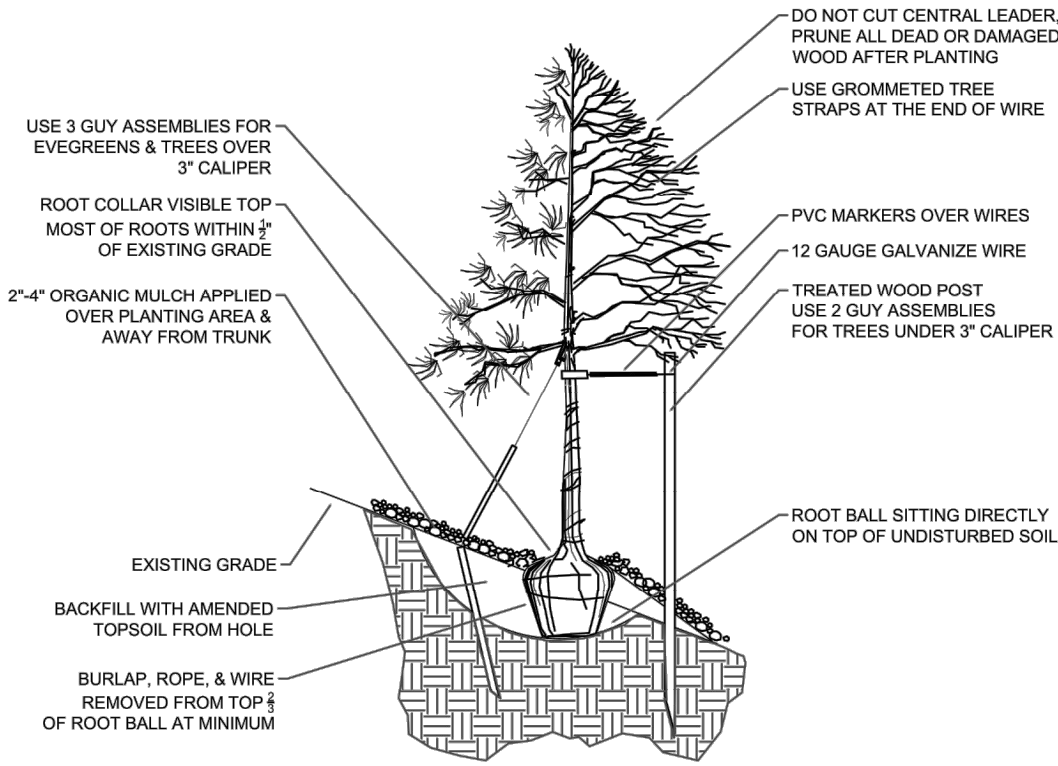
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L.3
Deciduous Tree Planting Detail



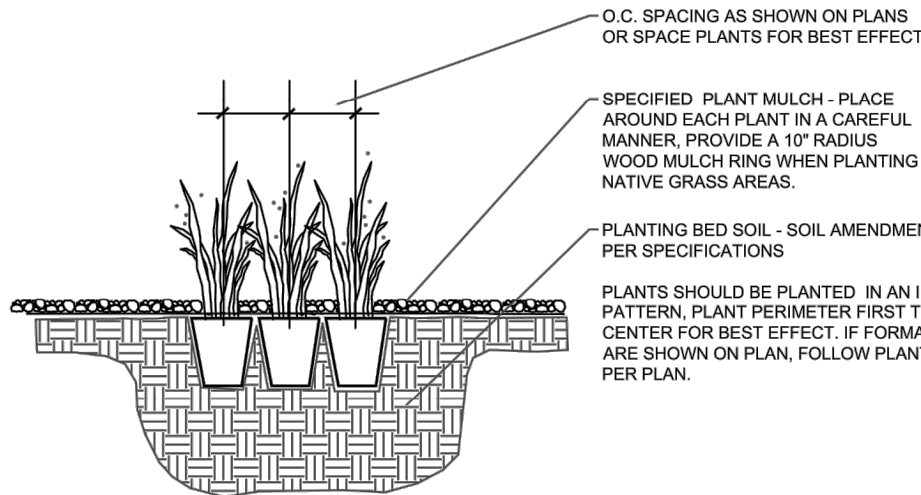
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L.3
Evergreen Tree Planting Detail



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L.3
Shrub Planting Detail



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L.3
Tree Planting Detail - Steep Slopes



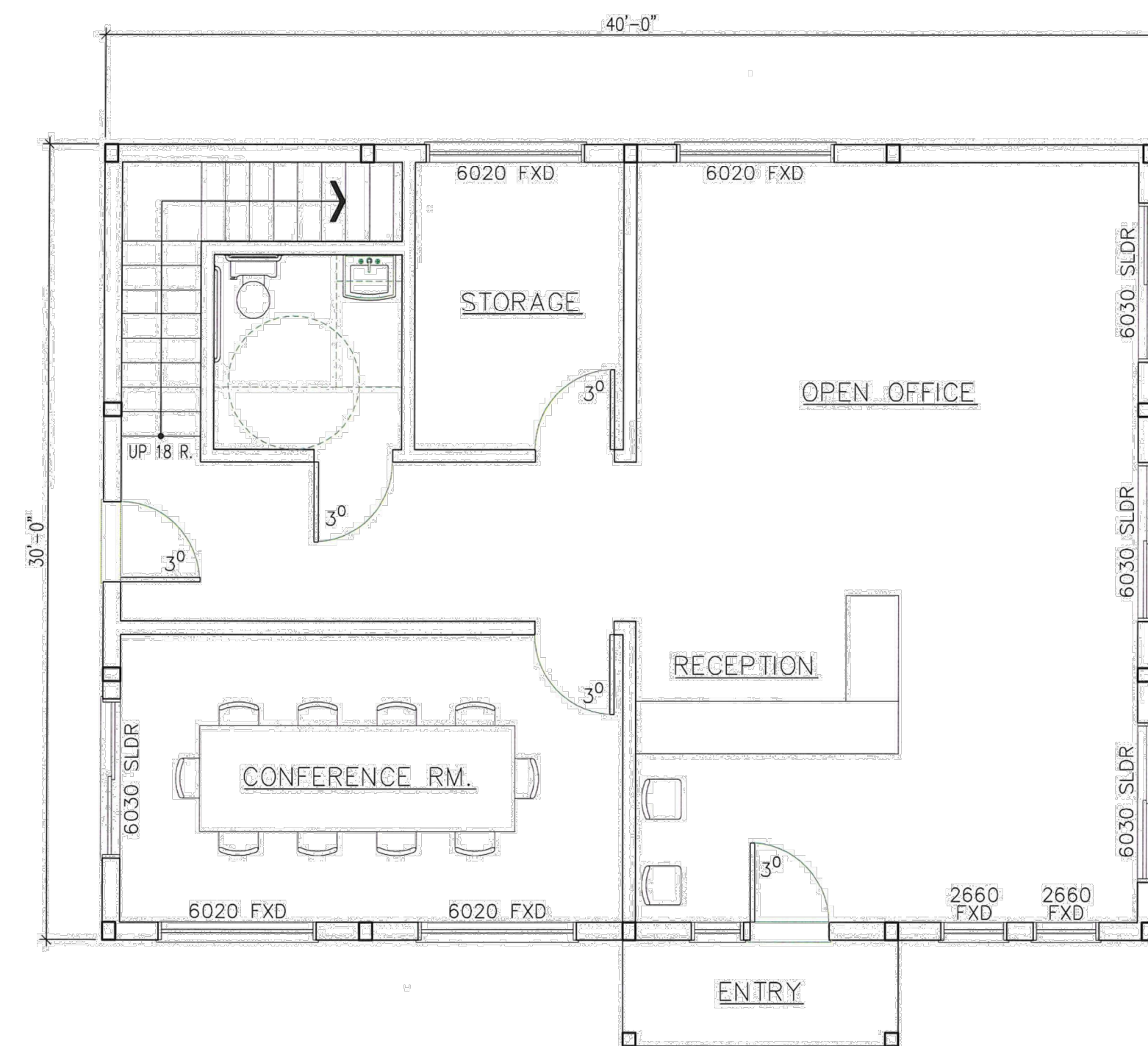
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L.3
Perennial/Grass Planting Detail



Prepared by:

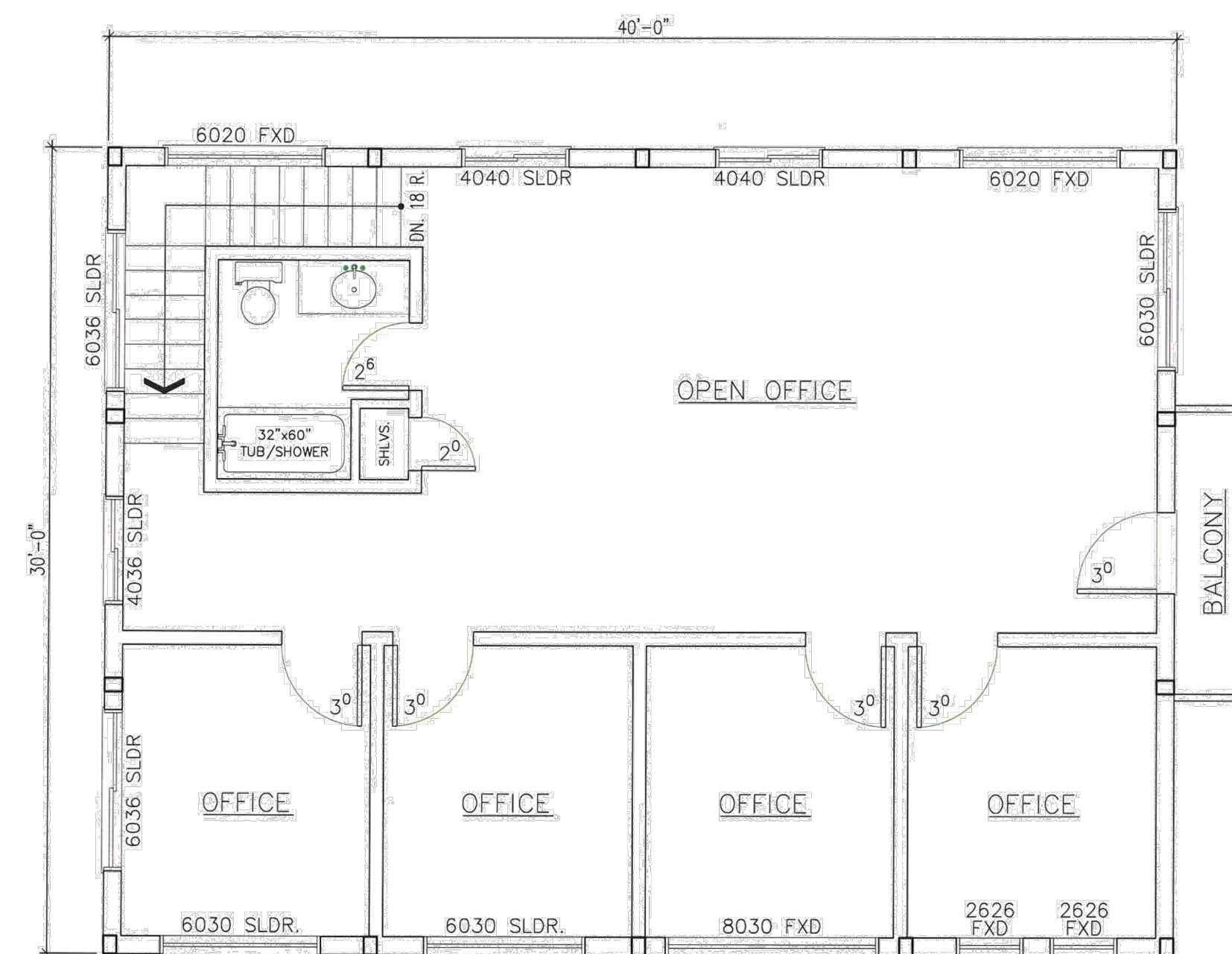
TIM DUNN DESIGN
LANDSCAPE ARCHITECTURE
720-350-2411 TADUNN1958@GMAIL.COM
www.timdunnlandscapearchitect.com

		TERRA FORMA SOLUTIONS	
SITE DEVELOPMENT PLAN MONUMENT STEEL STRUCTURES	REV. NO.	DESCRIPTION	DATE
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LANDSCAPE DETAILS 18910 BASE CAMP ROAD MONUMENT, COLORADO	REVISIONS PER 1ST SUBMITTAL COMMENTS		06/11/2019
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CHKD:		DATE: 04/15/2019	
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5		OF	9



MAIN FLOOR PLAN

SCALE: $3/16" = 1'-0"$



UPPER FLOOR PLAN

SCALE: 3/16" = 1'-0"



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SITE DEVELOPMENT PLAN MONUMENT STEEL STRUCTURES

OFFICE FLOOR PLANS

18910 BASE CAMP ROAD
MONUMENT, COLORADO

PROJ NO: SSA

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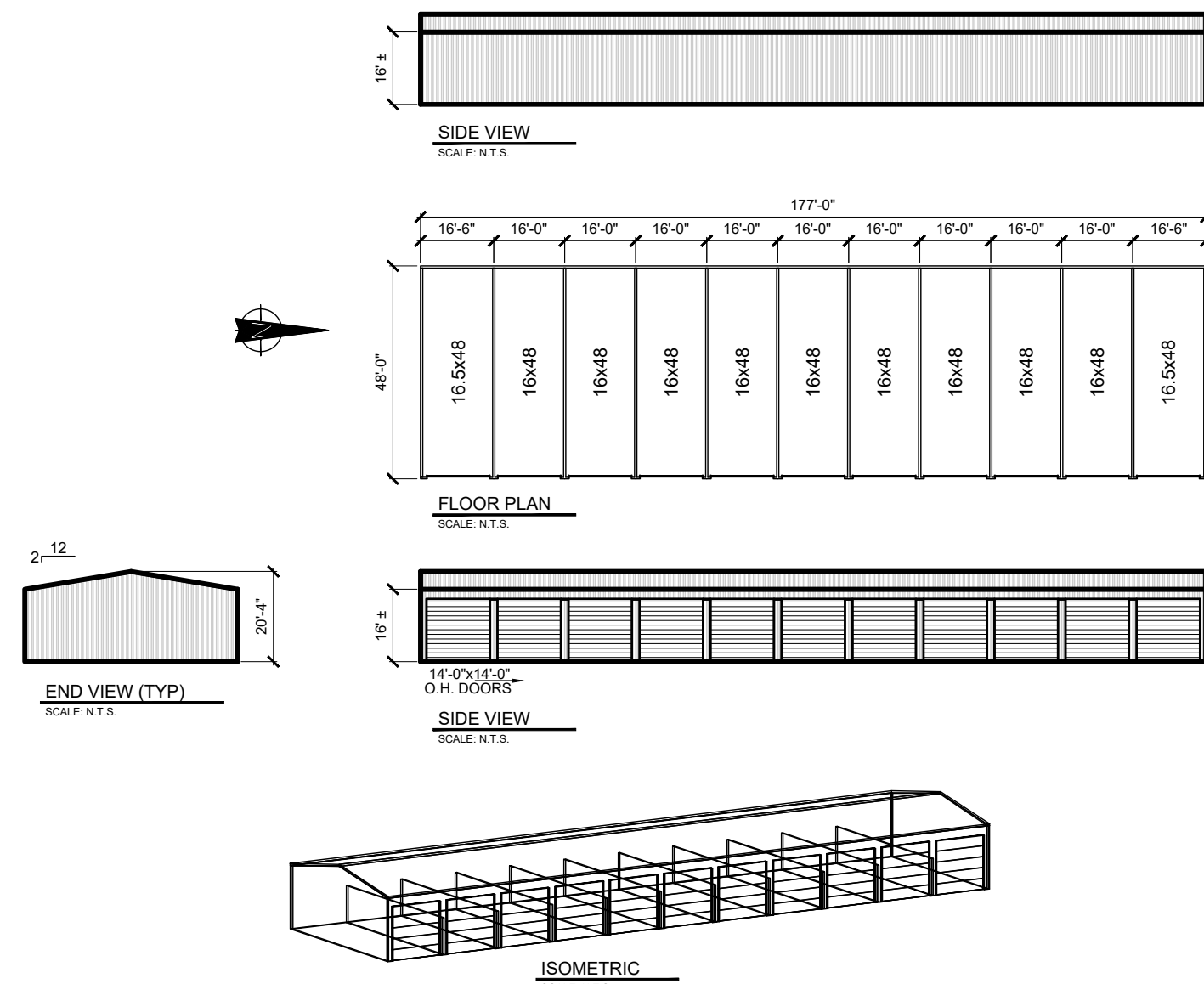
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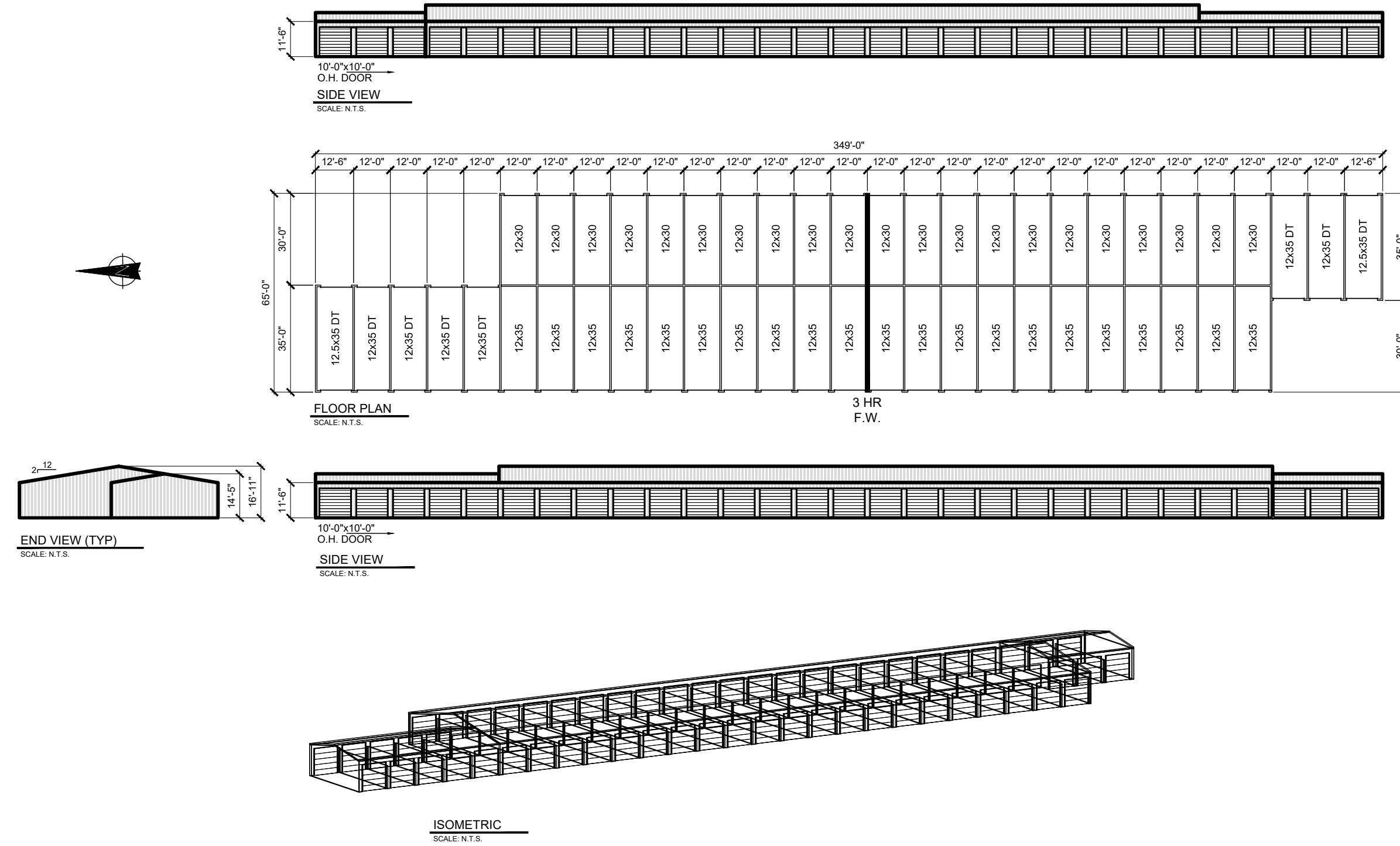
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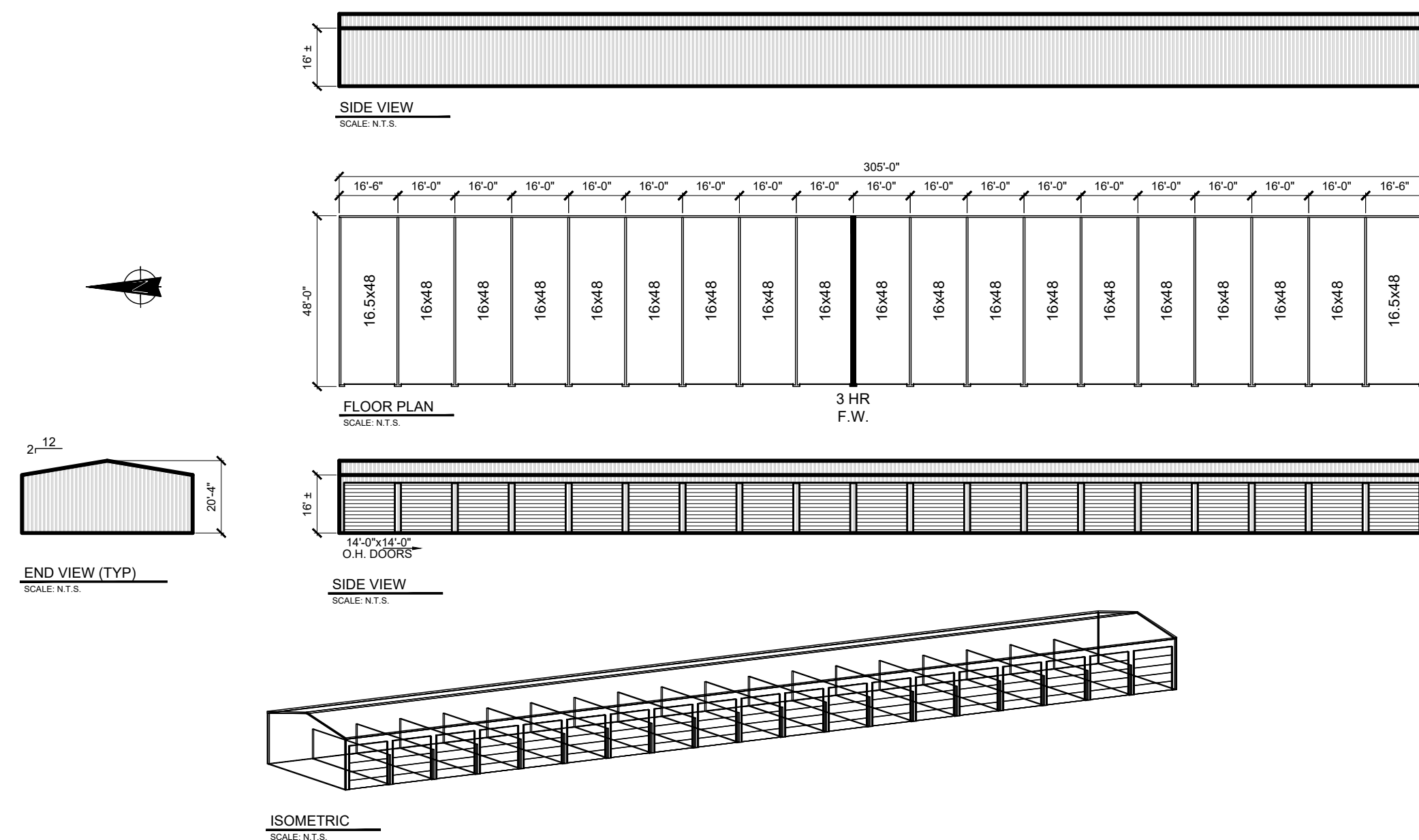
BUILDING 1



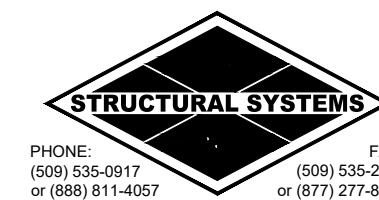
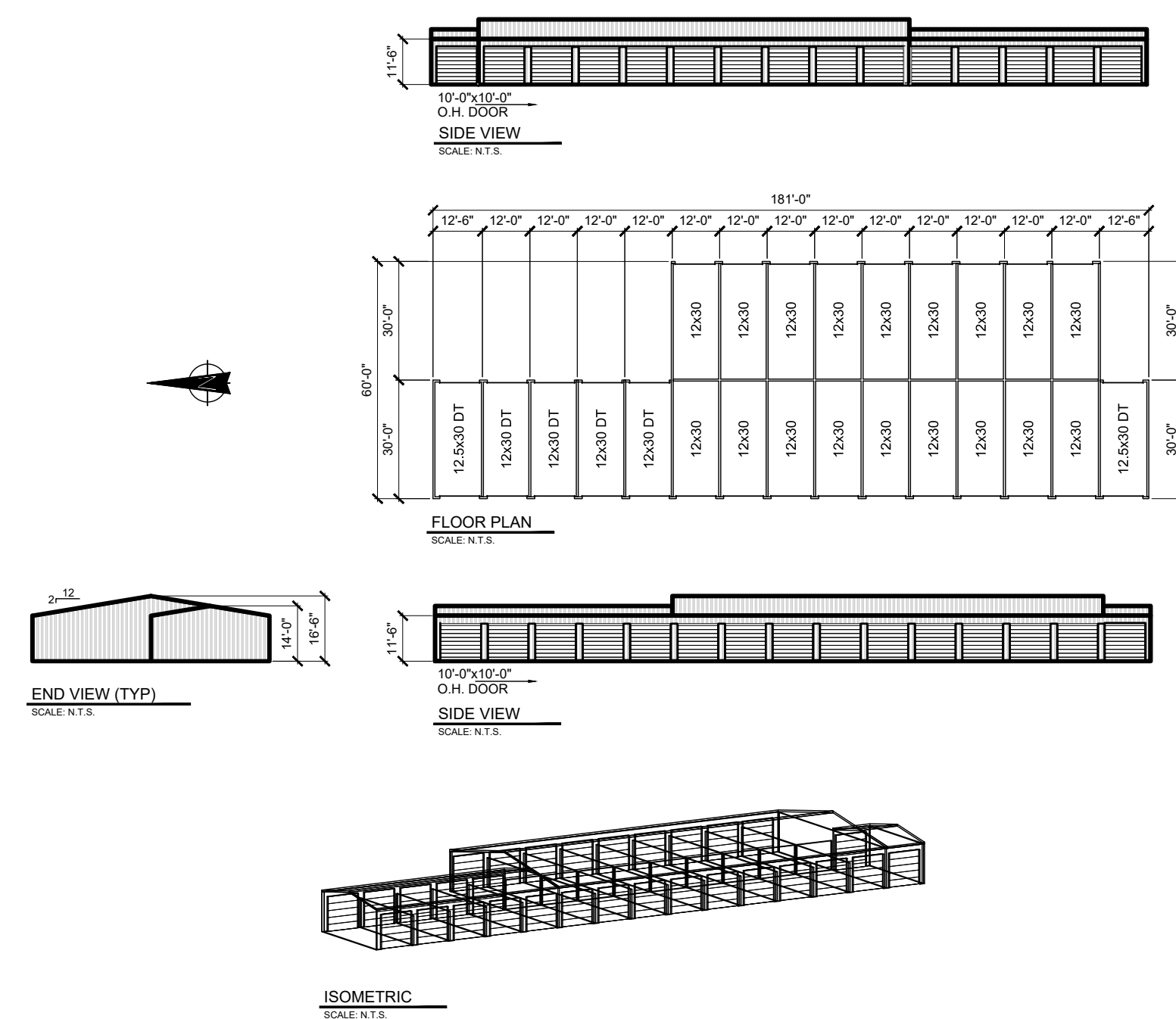
BUILDING 3



BUILDING 2



BUILDING 4



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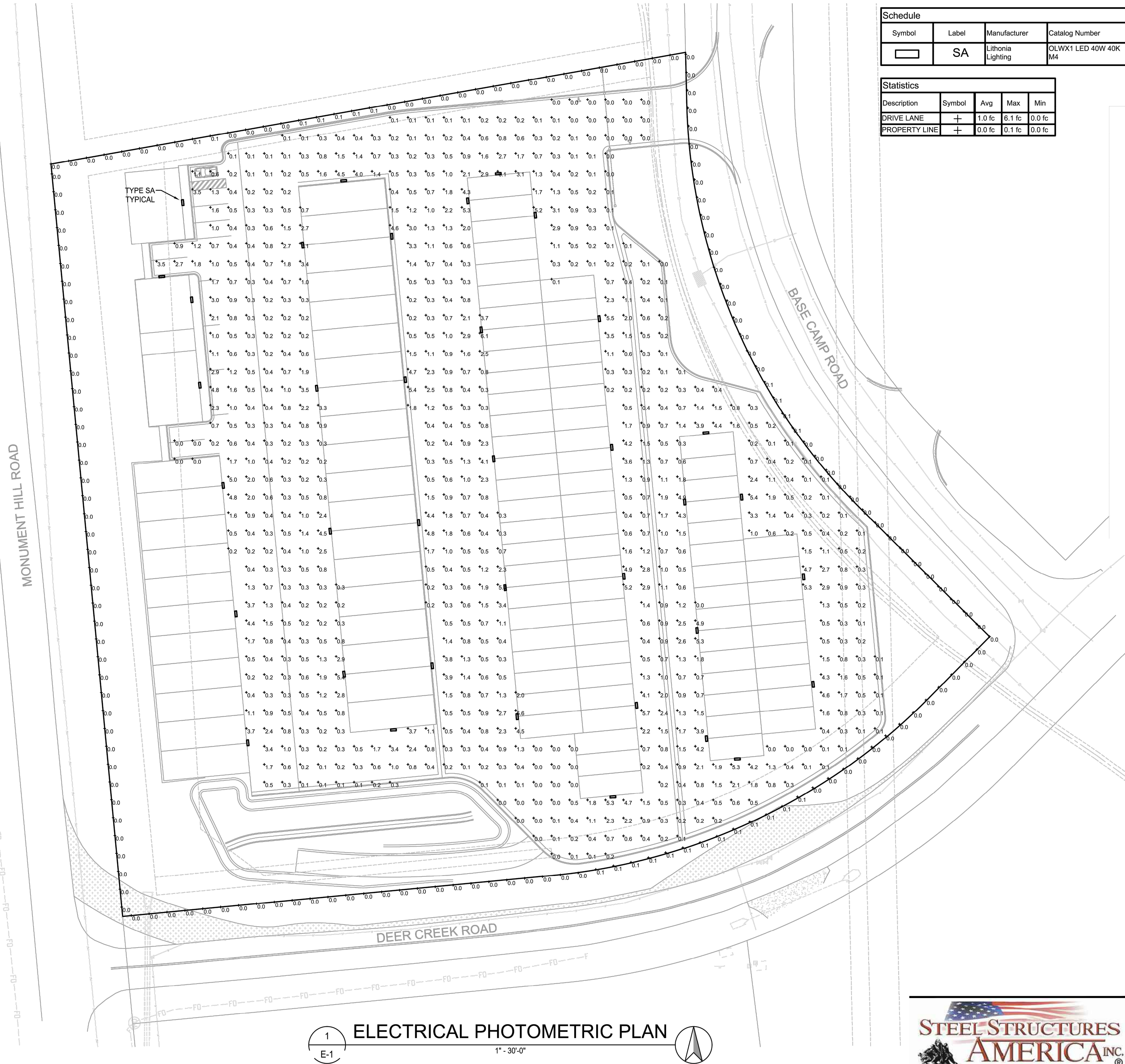
SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES
STORAGE BUILDINGS
18910 BASE CAMP ROAD
MONUMENT, COLORADO

PROJ NO: SSA
ENG :
CHKD:
DATE : 04/15/2019

SHEET NUMBER

BD 3

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Schedule									
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	Lithonia Lighting	OLWX1 LED 40W 40K M4	40W 4000K LED WALL PACK	LED	1	4000	1	38.82

Statistics				
Description	Symbol	Avg	Max	Min
DRIVE LANE	+	1.0 fc	6.1 fc	0.0 fc
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc



Contractor Select™ OLWX LED Wall Pack

The OLWX LED wall packs are energy saving, long life replacements for traditional metal halide wallpacks. The OLWX family is compact and powerful, delivering up to 18,200 lumens. The OLWX1 and OLWX2 offer several mounting options that provide versatility to meet your applications' needs.

- FEATURES:**
- Replaces 70W - 400W HID lamps, saves 85% energy
 - IP65 rated - perfect for outdoor environments even when shining upward or downward. Back box necessary available for conduit wiring
 - Vale and slip filter accessories - can be used as a wall pack or flood light

Catalog Number	
Notes	
Type	



Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet Qty
OLWX1 LED 13W 40K M4	888791000115	WALL PACKS	70W METAL HALIDE	1,280	14W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 20W 40K M4	888791000114	WALL PACKS	175W METAL HALIDE	2,663	20W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 40W 40K M4	888791000116	WALL PACKS	250W METAL HALIDE	4,079	37W	4000K	120-277V	DARK BRONZE	60
OLWX2 LED 90W 40K 500K M2	888791000118	WALL PACKS	400W METAL HALIDE	10,000	78W	4000K	120-277V	DARK BRONZE	60

More configurations are available. Click here or visit www.uslighting.com and search for OLWX LED.

Accessories:	Order as separate catalog number.
OLWX1TS	Slipstream - size 1
OLWX1TK	Knock - size 1
OLWX1TH	Knock - size 1
OLWX2TS	Slipstream - size 2
OLWX2TK	Knock - size 2

CONTRACTOR SELECT OLWX LED

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Specifications

INTENDED USE:
The versatility of the OLWX1 LED combines a sleek, low profile wall pack design with energy efficient, low maintenance LEDs for replacing up to 400W metal halide fixtures. Mounting accessories are available to convert the OLWX1 LED into an energy efficient flood light.
The versatile design of the OLWX2 LED combines a sleek, low profile wall pack and high output LEDs to provide an energy efficient, low maintenance LED wall pack suitable for replacing up to 400W metal halide luminaires. Available Roadlight mounting accessories convert the OLWX2 LED into a highly efficient floodlight.

CONSTRUCTION:
Cast aluminum housing with textured dark bronze polyester powder paint for durability. Integral heat sink optimizes thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65 rated). See Lighting Facts label and photometry reports for details.

ELECTRICAL:
Light engine consists of high-efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L70/100,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20%, and a minimum 2.5W surge rating. Flood light mounting accessories include an additional 40A surge protection device. LEDs are available in 4000K and 5000K CCTs.

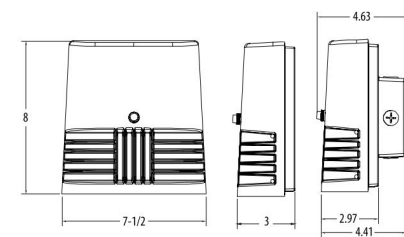
INSTALLATION:
Early mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry - with the included junction box with five 1/2" threaded conduit entry holes. Flood light mounting accessories (not shown) include a bracket, integral slip/fitter and pole mounting options. Each Flood mount accessory comes with a top view and vertical guard. Luminaires may be wall or ground mounted in downward or upward orientation.

LISTINGS:
UL Listed in U.S. and Canadian safety standards for wet locations. Rated for 40°C maximum ambient, tested in accordance with IESNA LM 79 and LM 80 standards. Designlights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

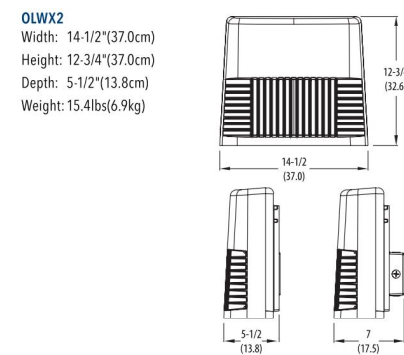
WARRANTY:
5 year limited warranty. Complete warranty terms located at: www.uslighting.com/CustomerResource/Items_and_warranties.aspx

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

Dimensions



OLWX1
Width: 7 1/2" (19mm)
Height: 8 1/2" (213mm)
Depth: 3 1/2" (89mm)
Weight: 5lbs (2.27kg)



All dimensions are inches (centimeters) unless otherwise indicated.

One Lithonia Way, Corvallis, GA 30012 | 770-922-9000 | www.lithonia.com
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CONTRACTOR SELECT OLWX LED
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SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES
ELECTRICAL PHOTOMETRIC PLAN
18910 BASE CAMP ROAD
MONUMENT, COLORADO

PROJ NO: SSA
ENG :
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DATE: 04/15/2019

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REV. NO.	DESCRIPTION	DATE
1	REVISIONS PER 1ST SUBMITTAL COMMENTS	06/11/2019