

R/A PROPERTIES  
1495 PAONIA ST  
PARCEL NO: 54072-06-001  
ZONE: I-2 CAD-O  
USE: WAREHOUSE/ STORAGE

BBP FAMILY PARTNERSHIP LLLP  
1435 PAONIA ST  
PARCEL NO: 54072-06-002  
ZONE: I-2 CAD-O  
USE: OFFICES

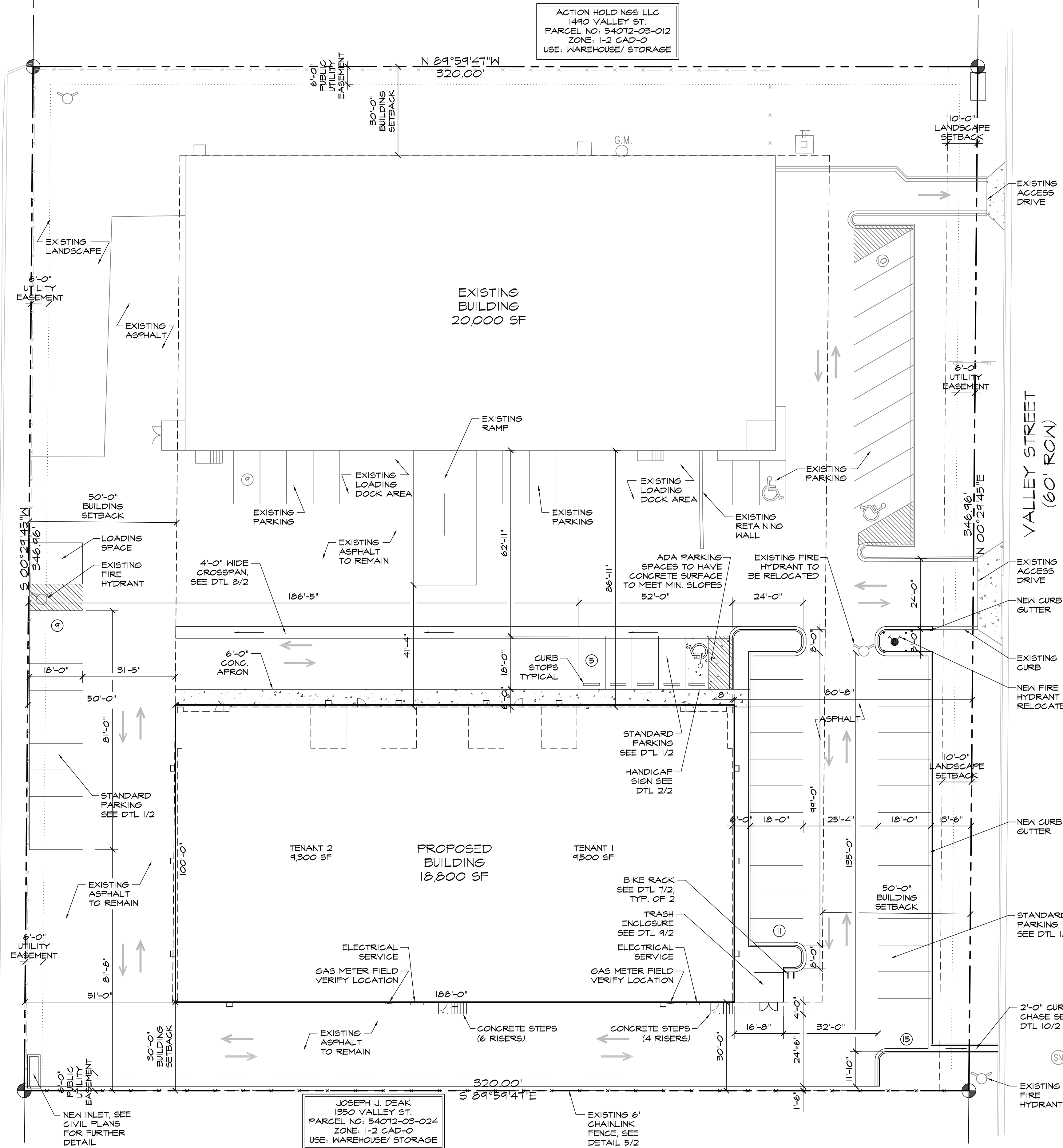
GERALD BUSSEL WHEELING LIV TRUST  
1355 PAONIA ST  
PARCEL NO: 54072-06-005  
ZONE: I-2 CAD-O  
USE: INDUSTRIAL CONDOMINIUMS

ACTION HOLDINGS LLC  
1440 VALLEY ST  
PARCEL NO: 54072-03-012  
ZONE: I-2 CAD-O  
USE: WAREHOUSE/ STORAGE

OTTER ROCK LEASING LLC  
6125 OMAHA BLVD  
PARCEL NO: 54072-02-085  
ZONE: I-2 CAD-O  
USE: WAREHOUSE/ STORAGE

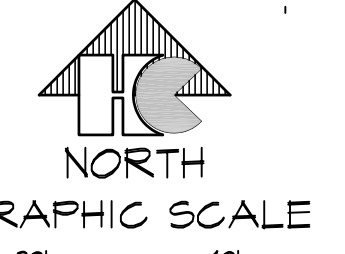
1425 VALLEY STREET LLC  
1425 VALLEY ST.  
PARCEL NO: 54072-02-024  
ZONE: I-2 CAD-O  
USE: WAREHOUSE/ STORAGE

1355 VALLEY STREET LLC  
1355 VALLEY ST.  
PARCEL NO: 54072-02-023  
ZONE: I-2 CAD-O  
USE: WAREHOUSE/ STORAGE



40' DRAINAGE WAY

VALLEY STREET (60' ROW)



( IN FEET )  
1 inch = 20' ft.

**Condition of Approval:**  
A driveway access permit for the existing driveways will be required to be obtained prior to approval of a building and construction permit.

**1 SITE PLAN**  
SCALE: 1"=20'-0"

**ADA NOTES**  
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

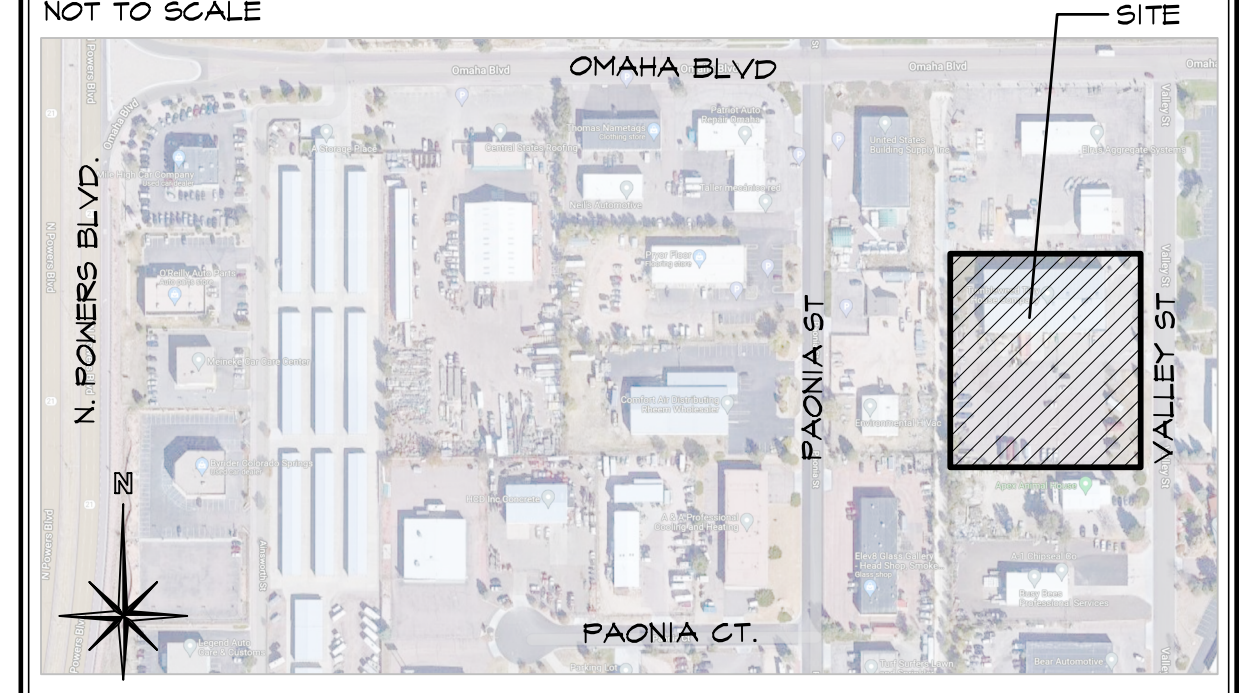
**PCD DIRECTOR APPROVAL**

Approved  
By: *Justin Kilgore*  
Planning Manager  
Date: 03/23/2023

**DRAWING INDEX**

- 1 OF 10 - SITE PLAN & NOTES, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 10 - SITE DETAILS
- C1.1 - 3 OF 10 - SITE GRADING AND EROSION CONTROL PLAN
- C1.2 - 4 OF 10 - CIVIL NOTES AND DETAILS
- U1 - 5 OF 10 - SITE UTILITY PLAN
- L1.1 - 6 OF 10 - LANDSCAPE PLAN
- L1.2 - 7 OF 10 - LANDSCAPE DETAILS AND NOTES
- SPO.1 - 8 OF 10 - PHOTOMETRICS SITE PLAN
- SPO.2 - 4 OF 10 - PHOTOMETRICS CUT SHEETS
- 10 OF 10 - BUILDING ELEVATIONS

**VICINITY MAP**



**PROJECT INFORMATION**

<b>PROPERTY INFORMATION</b>	
OWNER NAME:	CARSON INVESTMENT PROPERTIES LLC PO BOX 123 BELLAIR, CO 81023-0123
LEGAL DESCRIPTION:	LOT 2 BLK 1 CIMARRON INDUSTRIAL NO 2 54072-03-013
ZONING:	I-2 CAD-O
LOT SIZE:	111,024 SF. (2.55 ACRES)
CURRENT USE:	WAREHOUSE/ STORAGE
FLOODPLAIN STATEMENT:	ZONE X (FEMA FIRM NO. 08041C0753G, DATED DECEMBER 1, 2018)
<b>BUILDING INFORMATION</b>	
EXISTING BUILDING AREA:	20,000 SF
NEW BUILDING AREA:	18,800 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	I1-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
<b>ZONING INFORMATION</b>	
PROPOSED USE:	OFFICE/ WAREHOUSE
STRUCT. COVERAGE OF LOT:	34% (35% MAX)
PAVEMENT COVERAGE:	45%
LANDSCAPE COVERAGE:	21%
BUILDING STRUCTURAL HEIGHT:	20'-10 1/2" (45'-0" MAX)
FRONT YARD SETBACK:	50'-0"
SIDE YARD SETBACK:	30'-0"
REAR YARD SETBACK:	50'-0"
<b>REQUIRED PARKING SPACES</b>	
OFFICE- (1 SPACE/200 S.F.) (3,500 S.F. / 200 S.F.):	17
WAREHOUSE-(1 SPACE/1,000 S.F.) (35,300 / 1,000 S.F.):	35
H.C.-(1 SPACE/25 REQ'D):	3
<b>TOTAL PARKING SPACES REQUIRED:</b>	<b>55</b>
STANDARD SPACES PROVIDED:	54
H.C. SPACES PROVIDED:	3
(SEE DETAIL 1/2 FOR DIMENSIONS)	
LOADING SPACE PROVIDED:	14'x18' AREA PROVIDED
BIKE PARKING REQUIRED: (TOTAL PARKING REQ'D X 5%):	3
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	SPRING 2023
LANDSCAPING:	SUMMER 2023
<b>DEVELOPMENT APPLICANT</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS, CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

**SITE LEGEND**

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	ACCESS EASEMENT
---	CHAINLINK OPAQUE FENCE
---	6' HIGH WROUGHT IRON FENCE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
→	TRAFFIC FLOW
□	WALL PACK LIGHTING
—	SIGN
⊙	MANHOLE
⊞	ELECTRICAL TRANSFORMER
⊙	EXISTING FIRE HYDRANT
⊙	PROPOSED FIRE HYDRANT
⊞	WALK DOOR OR OVERHEAD DOOR LOCATIONS

EL PASO COUNTY: PPR 2258

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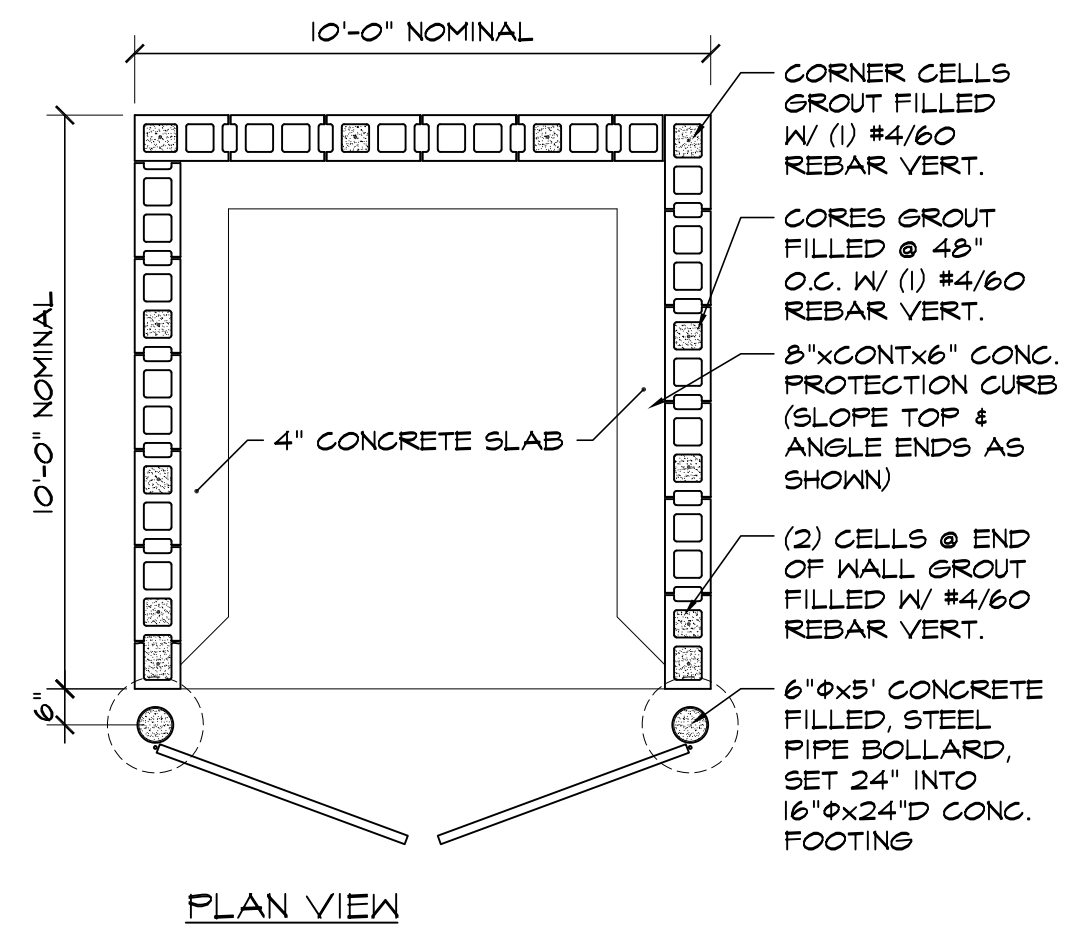
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**VALLEY STREET**  
NEW BUILDING  
1450 VALLEY STREET  
COLORADO SPRINGS, CO 80939  
EL PASO COUNTY, COLORADO

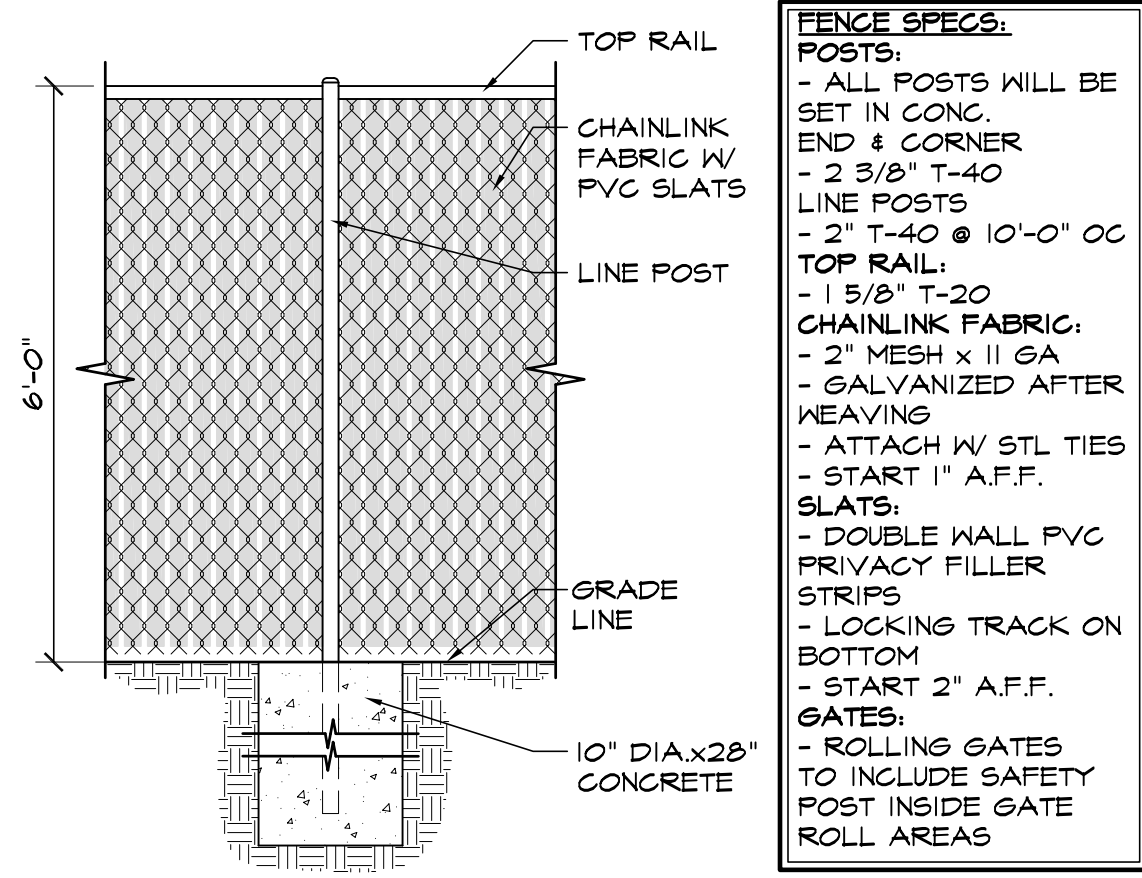
DATE: NOV. 7, 2022  
DRAWN BY: W. VENEROS  
PROJ. MGR: P. HOLLI-ARCUS  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1304

RESUBMITTALS:  
A 1-27-23 / COMMENTS 12-8-22  
B 3-8-23 / COMMENTS 2-24-23

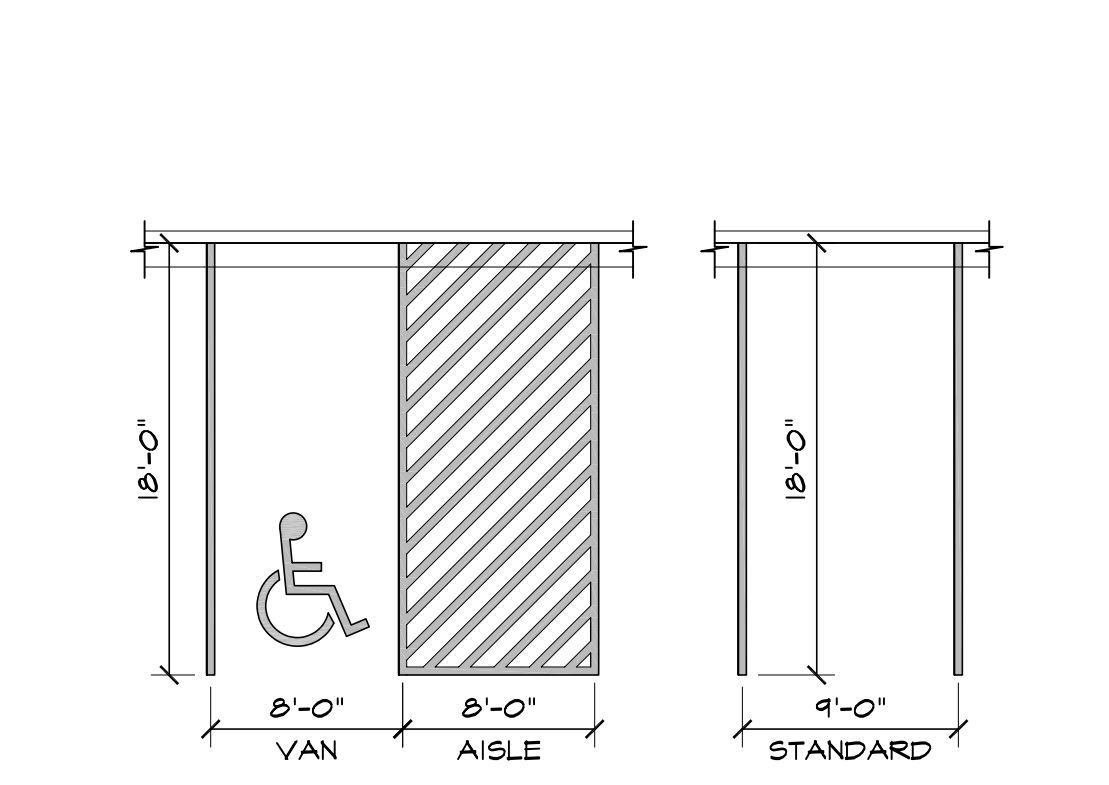




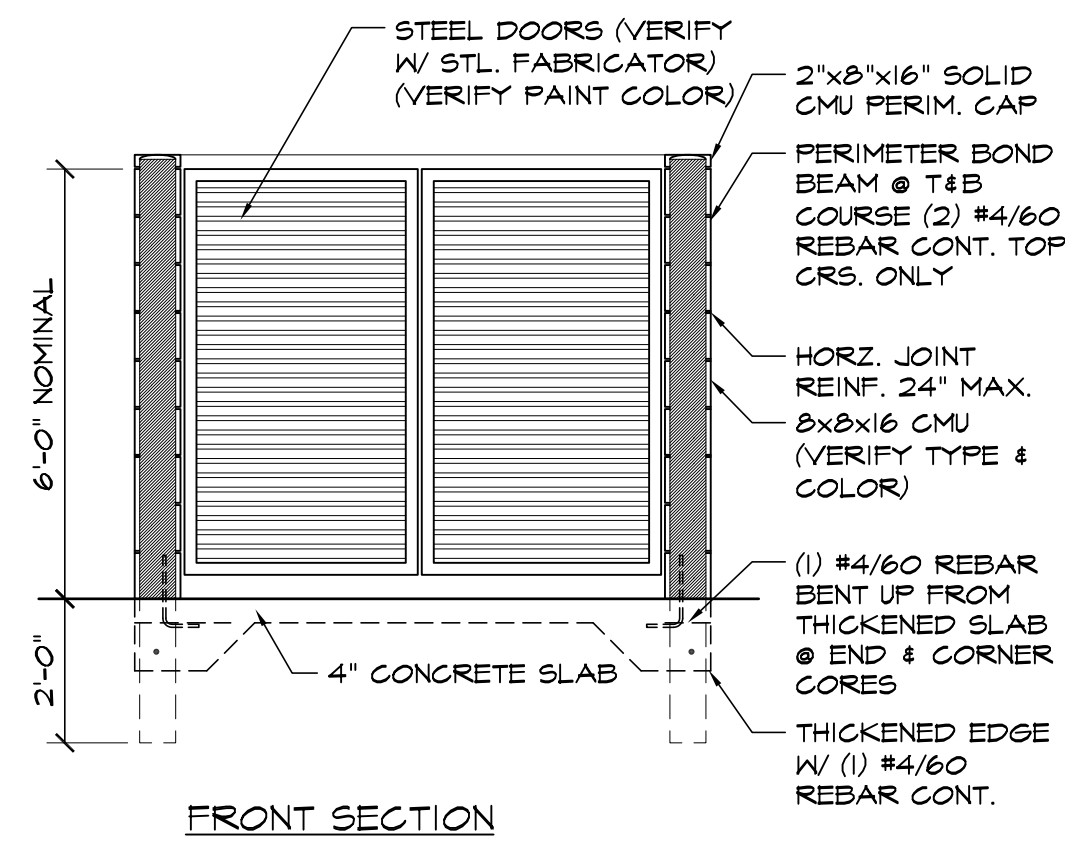
PLAN VIEW



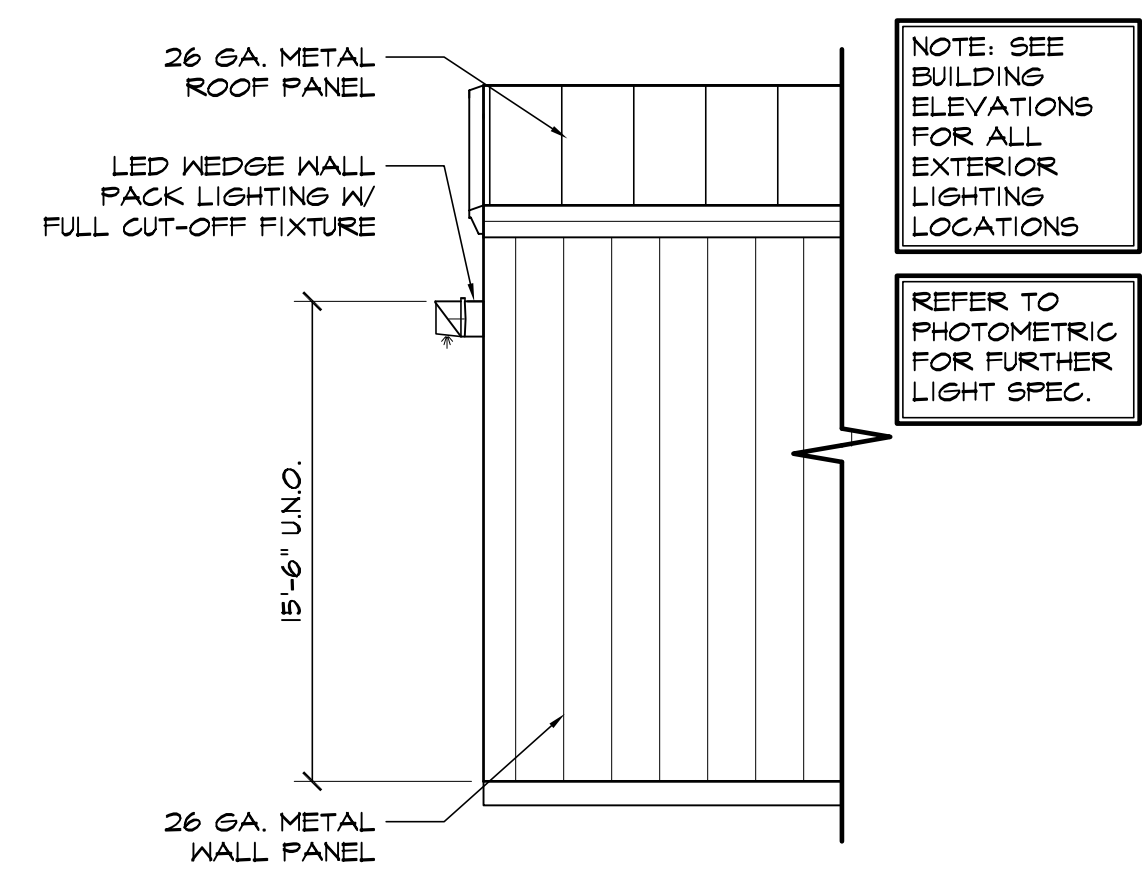
5 CHAINLINK FENCE DETAIL



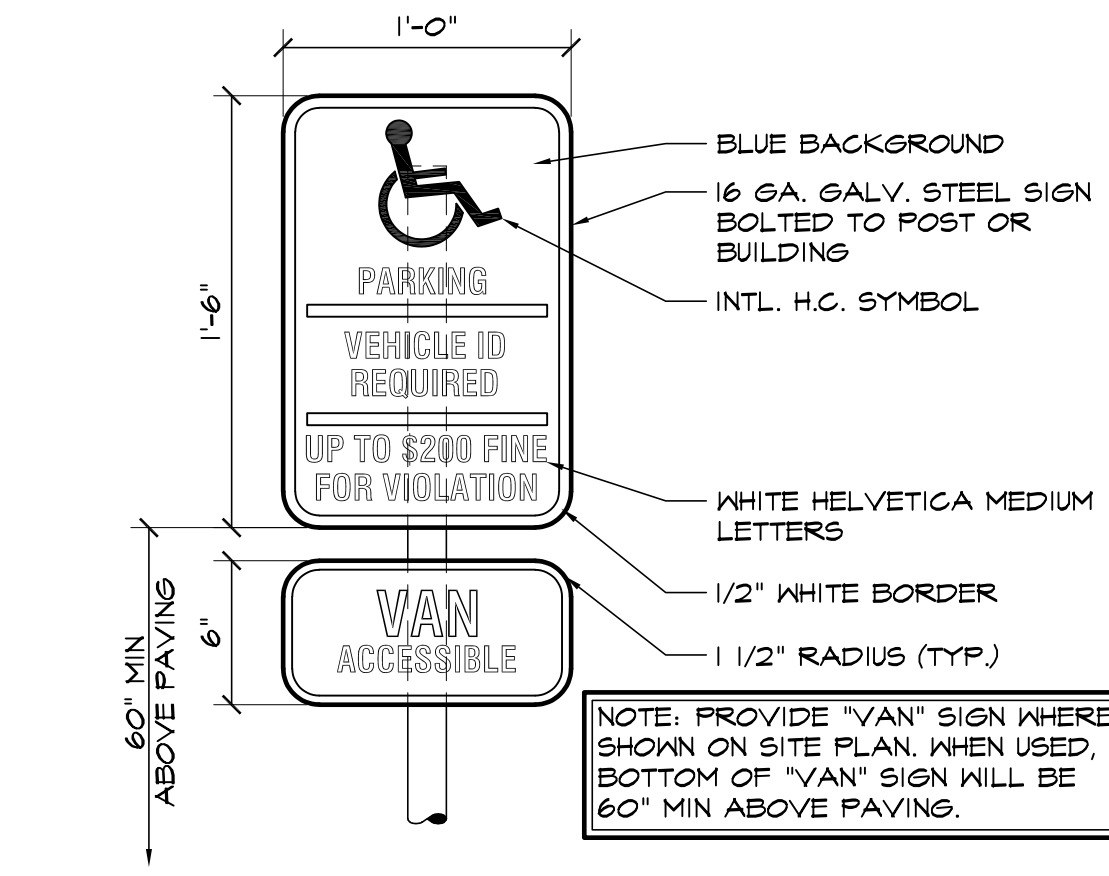
1 ADA / STANDARD PARKING



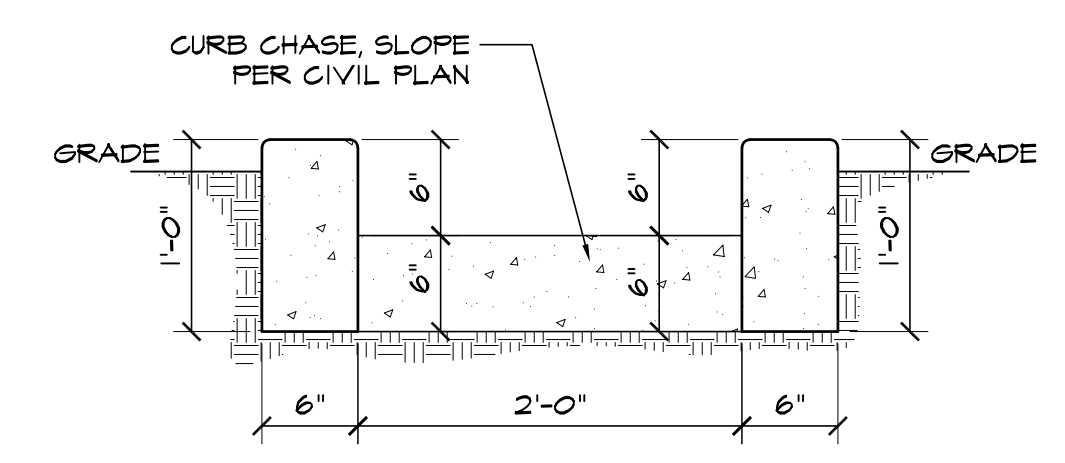
9 CMU TRASH ENCLOSURE DTL



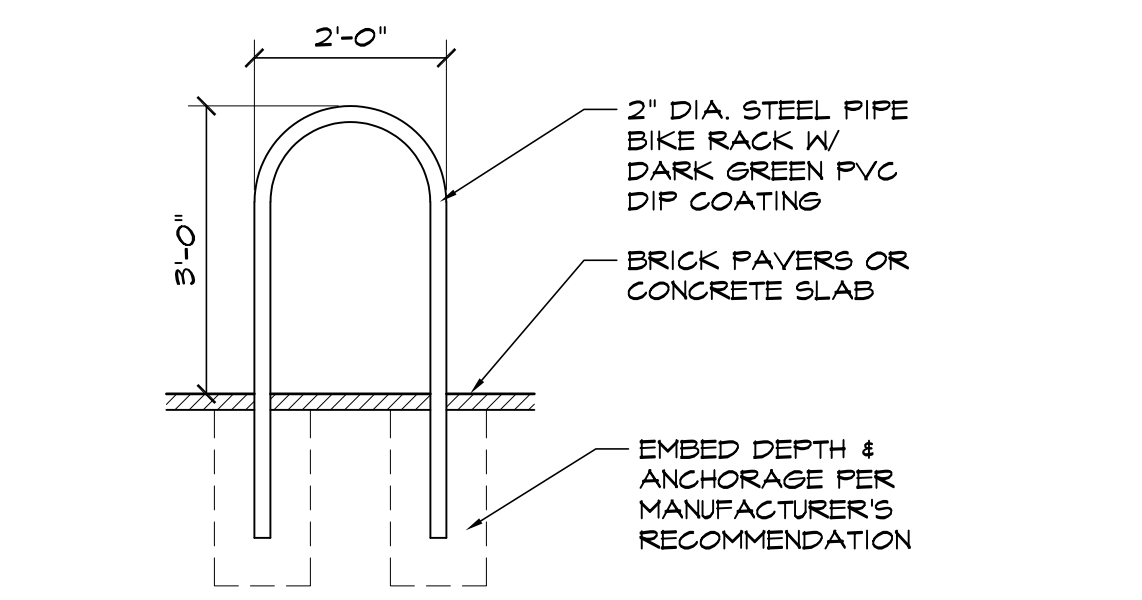
6 WALL PACK LIGHT DETAIL



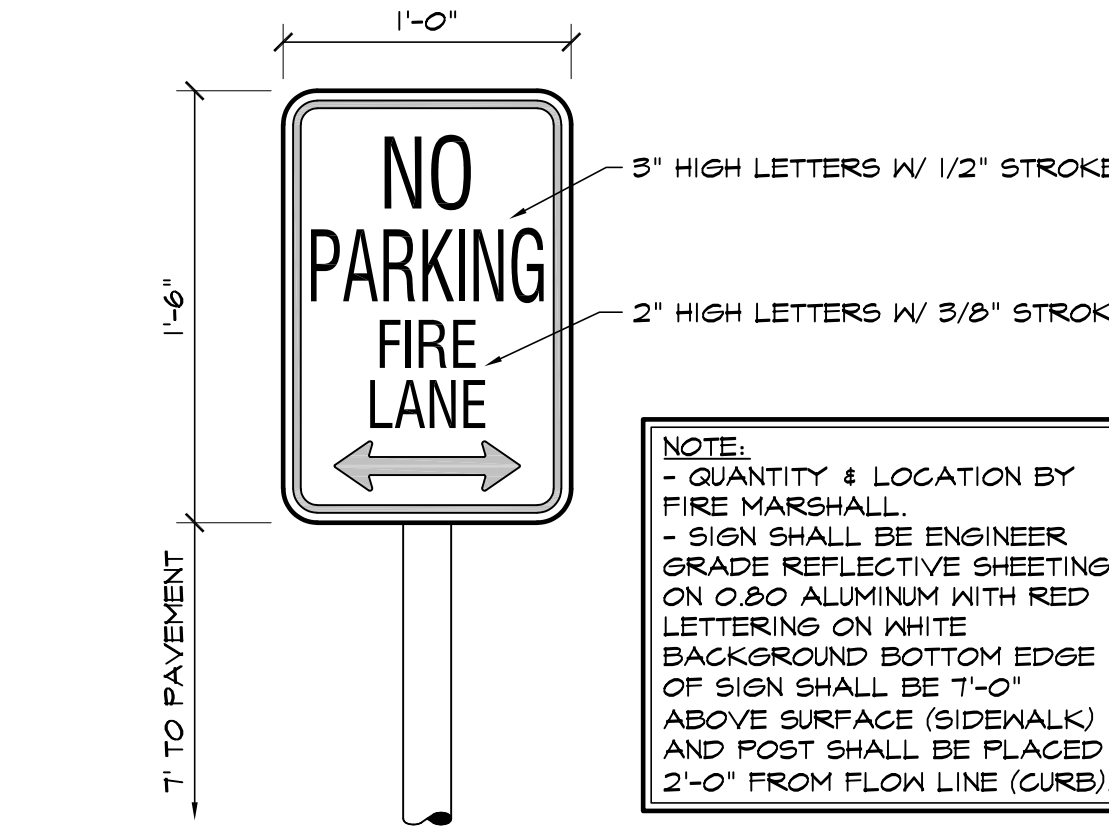
2 HANDICAPPED PARKING SIGN



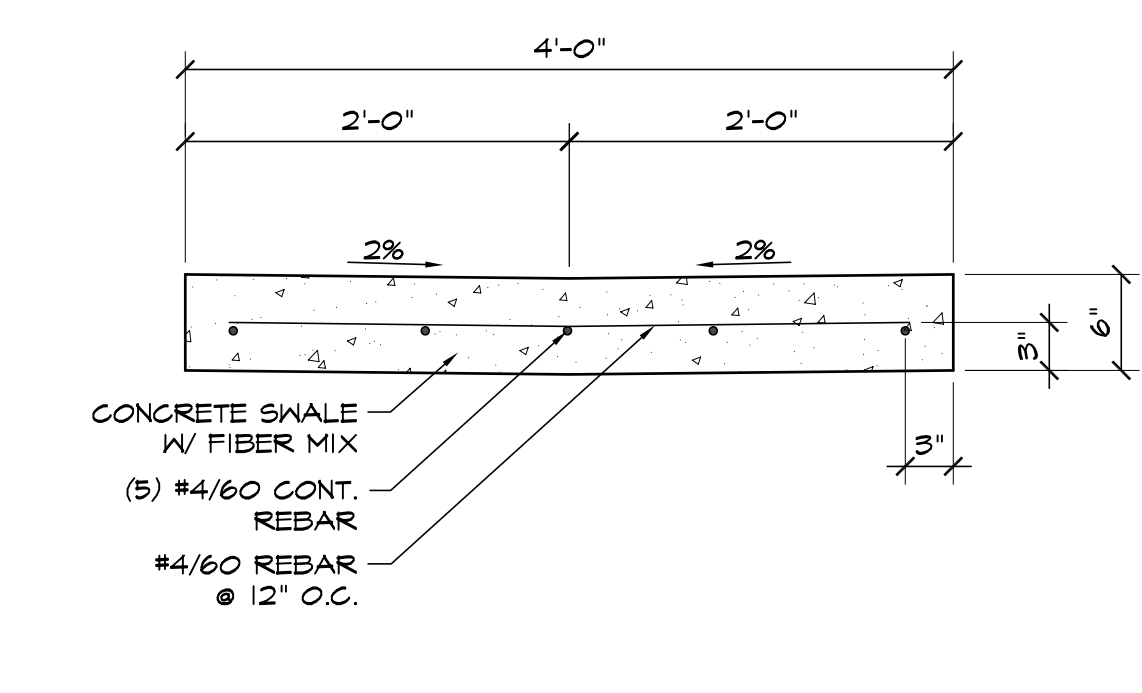
10 CURB CHASE DETAIL



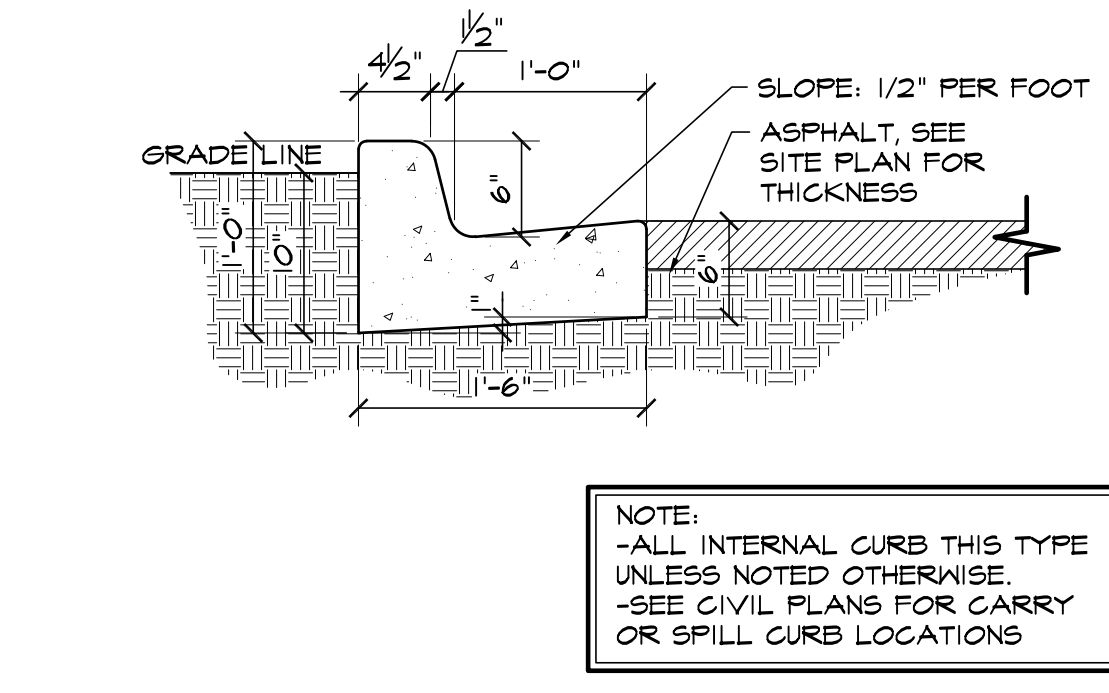
7 BIKE RACK DETAIL



3 FIRE LANE SIGN



8 4'-0" CROSSSPAN DETAIL



4 EPC TYPE B CURB

EL PASO COUNTY: PPR 2258

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**VALLEY STREET**  
 NEW BUILDING  
 1450 VALLEY STREET  
 COLORADO SPRINGS, CO 80939  
 EL PASO COUNTY, COLORADO

DATE: NOV. 7, 2022  
 DRAWN BY: W. VENEROS  
 PROJ. MNGR: P. HOLLI-ARCUS  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 1304

- RESUBMITTALS:  
 1-27-23 / COMMENTS 12-8-22  
 3-8-23 / COMMENTS 2-24-23



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400

(719) 570-1599 | [www.hammersconstruction.com](http://www.hammersconstruction.com)

*Specializing in Design/Build*

## Letter of Intent Site Development Plan

### Owner Information

Carson Investment Properties, LLC.  
PO Box 125  
Beulah, CO 81023-0125  
Project Name: Valley Street  
[bcars1@msn.com](mailto:bcars1@msn.com)  
(863) 207-5907

### Owner Representatives

Hammers Construction, Inc.  
1411 Woolsey Hts.  
Colorado Springs, CO 80915  
Phillip Holli-Arcus – Project Manager  
[PHolli-Arcus@hammersconstruction.com](mailto:PHolli-Arcus@hammersconstruction.com)  
Lisa Peterson – Design (Applicant)  
[lpeterson@hammersconstruction.com](mailto:lpeterson@hammersconstruction.com)  
(719) 570-1599  
PCD File No. PPR-22-058

### Site:

Legal: Lot 2 BLK 1 Cimarron Industrial No 2  
Address: 1450 Valley Street  
Colorado Springs, CO 80939  
Lot Size: 111,024 sf. (2.55 acres)  
Zoned – 1-2 CAD-O  
Parcel number: 54072-03-013

### Request and Justification

Request approval for the new construction of a 18,800 sf building built on the property indicated above, 17,300 sf will be used for warehouse space & 1,500 sf will be used for office (accessory). We will add necessary parking, drive aisles and landscaping per El Paso County requirements. No free-standing signs are being proposed at this time.

### Existing and proposed facilities, structures and roads.

The lot will be entered from Valley Street. There is an existing 20,000 sf building used for warehouse and accessory office spaces on the northern part of the property. A 18,800 sf building is being proposed on the property indicated above.

### Setbacks

We are meeting all dimensional standards per El Paso County zoning code. Our building setbacks are 50'-0" front and rear, 30'-0" sides and we are meeting these setbacks. Landscape setbacks along roadways are being complied with. Our allowed building height is 45'-0" max and our actual building height is 20'-10 1/2".



### Utilities

The project connects to or extends adequate public utilities to the site. See utility plan for further detail. We will be handling the proper submission requirements to the following entities providing utilities to this site: Cherokee Metropolitan District and Colorado Springs Utilities.

### Traffic

Per ECM Appendix B.1.2 we feel we meet the requirements for no traffic study.

1. The existing business has about 15-30 employees (this includes both office and field employees) The new business will have about 10 employees. Both businesses may have 1-2 deliveries per day. These totals (84) trips/day. Which is under the 100 trips. Based on this we are below the daily trip count and should not need additional traffic reports.
2. We are not adding any intersections on major, arterial or highway roads.
3. As stated already our trip count during peak hours is (84) trips, which is under the (100) daily trips.
4. Our proposed building is for office & warehouse uses, which is similar/comparable to existing businesses. This proposal will not adversely affect the type of traffic.
5. LOS will not be an issue on this site. Landscaping will not impede in any sight triangles.
6. No roadway or intersection has a history of safety or accident problems.
7. Our proposal is an approved use within the I-2 zone and has no access off of a state highway.

### Road Impact Fees

Transportation road impact fees will be paid at the time of permit. The calculations are as follows;

- Office is 1,500 s.f.  $(1500/1000 = 1.5 \times \$3,180) = \$4,770.00$
  - Warehouse is 17,300 s.f.  $(17300/1000 = 17.3 \times \$1,865) = \$32,264.50$
- Total road impact fee is \$37,034.50

### Parking

The project provides off-street parking as required by El Paso County. We are required to have 55 spaces per code for the 2 buildings. See breakout on page 1 under project information. All parking stalls, drive aisles, loading/unloading areas and waste removal areas meet the location and dimension standards set by El Paso County. See details for compliance on page 2.

### Landscape

The project provides landscaped areas per El Paso County code. We are providing the required 10'-0" landscape setbacks along Valley Street. See landscape sheets for further details.





### Lighting

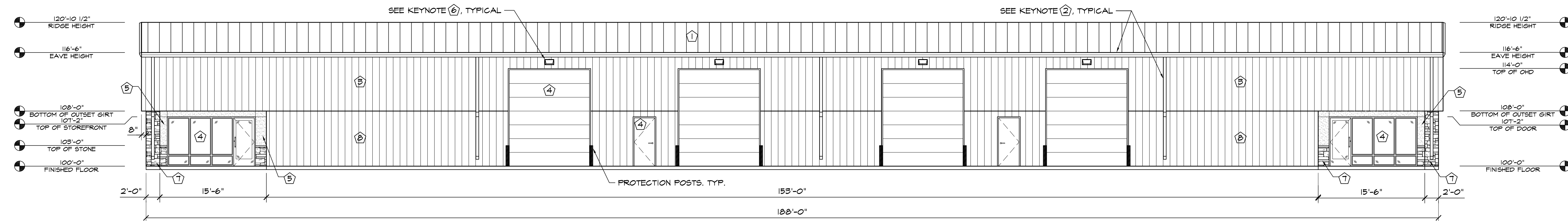
The project provides the required lighting specifications per El Paso County Code. See photometric plans included with this project's submittal for further details.

### Ownership

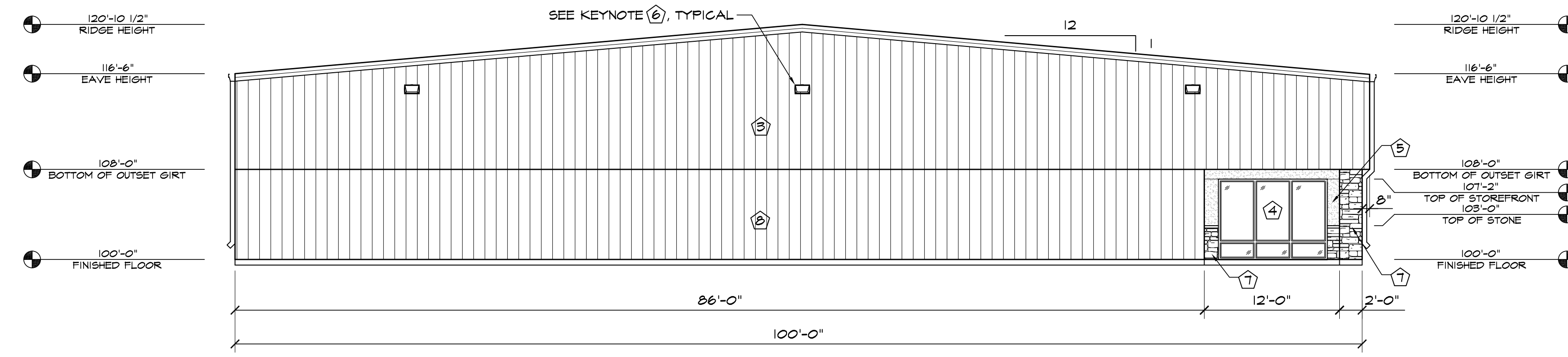
Carson Investment Properties LLC is buying this building and is the owner of this lot. The intent is to build the building as office and warehouse uses (main uses) as the floor plan and permit documentation shows. Once the work is completed, Carson Investment Properties intends to lease the building and will market it for these uses. In summary, Carson Investment Properties will be occupying the building at this time, if they lease to users other than described above, that revision the site plan may be required if additional parking spaces are needed and/or if traffic counts increase.

### Access

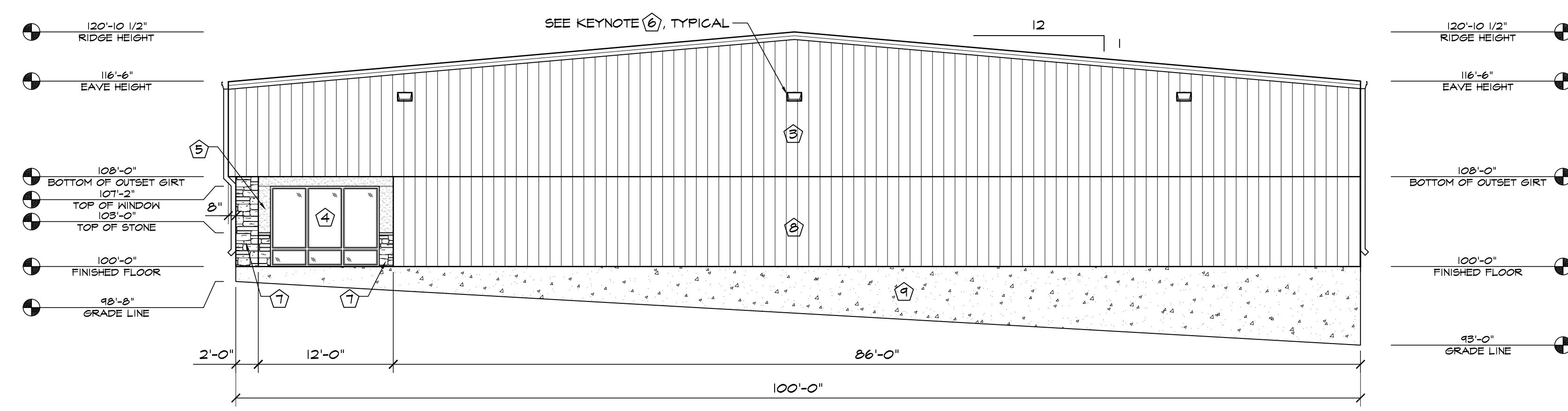
We will obtain any driveway access permit and combine on the right of way permit before construction, as needed.



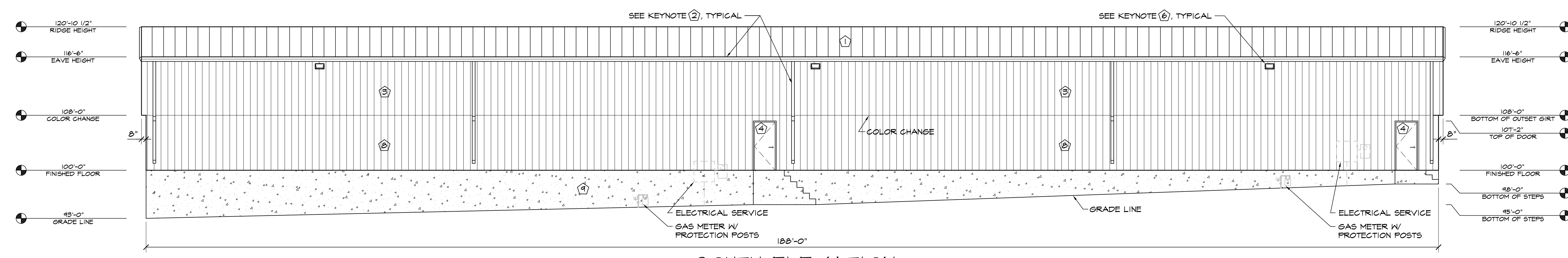
**1 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**2 EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**3 WEST ELEVATION**  
SCALE: 1/8"=1'-0"



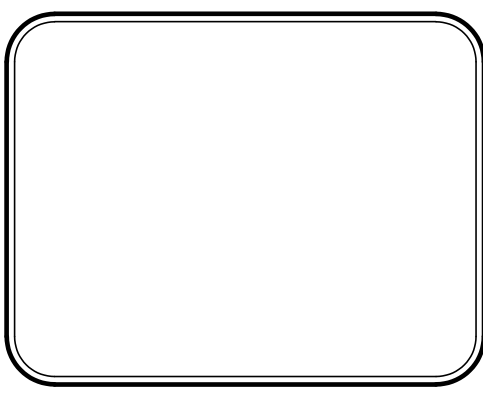
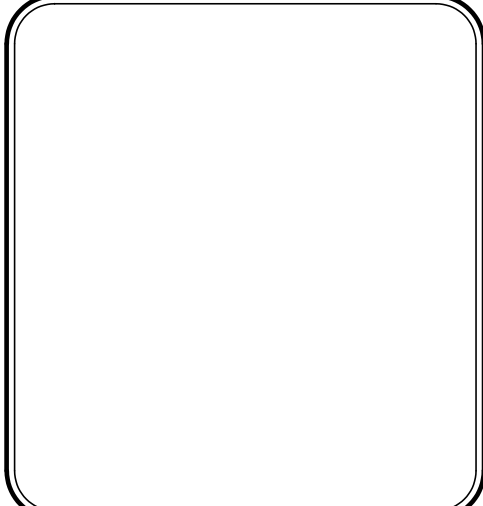
**4 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES	
1	PREFINISHED 24 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER - COLOR: TBD
2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
3	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER - COLOR: TBD
4	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR AND WINDOW INFORMATION
5	3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-120 SF MAX AREA
6	WALL PACK LIGHT TOP OF LIGHT @ 15'-6" A.F.F. SEE ELECT. PLANS
7	STONE VENEER WITH 2" CAP INSTALLED W/ SCHLUTER TRIM
8	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER - COLOR: TBD
9	EXPOSED CONCRETE WALL

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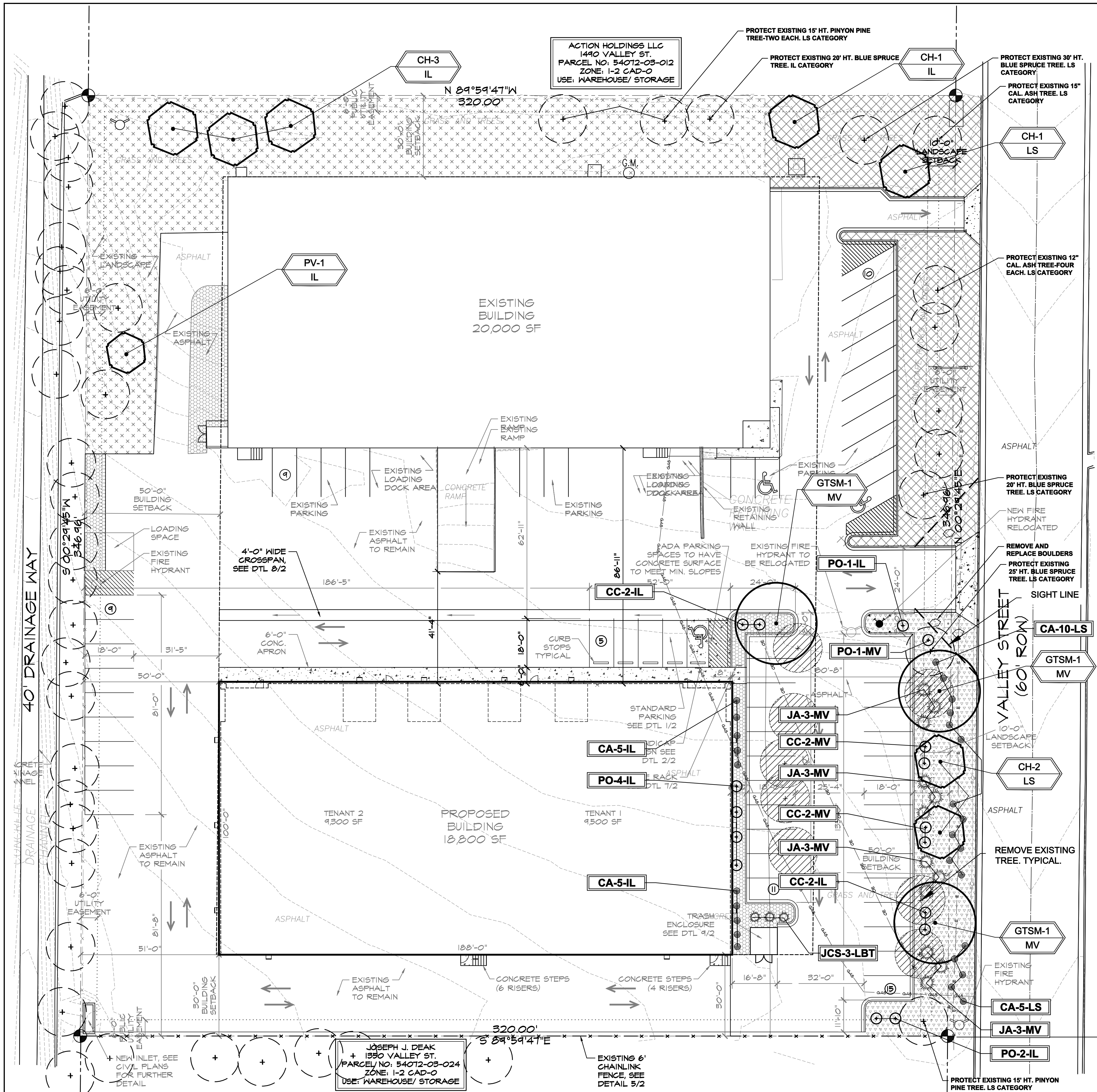
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- RESUBMITTALS:
- ▲ 1-27-23/ 12-8-22 COMMENTS
  - ▲
  - ▲
  - ▲
  - ▲





**LAYOUT NOTES**

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

**IRRIGATION SYSTEM NOTE**

NOTE: IRRIGATION SYSTEM NOT REQUIRED FOR EL PASO COUNTY APPROVAL. PROPOSED PLANTS ARE DROUGHT TOLERANT. AUTOMATIC IRRIGATION DRIP SYSTEM IS RECOMMENDED FOR ESTABLISHMENT OF PROPOSED PLANTINGS AND AS NEEDED FOR DROUGHT CONDITIONS.

**PLANT SCHEDULE**

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Colo. spgs Key from App. B	Mature Size w x h	Planting Size
<b>DECIDUOUS TREES:</b>							
●	** GTSM	3	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	AD	30'x25'	1-1/2" cal. B & B
●	** PV	1	Prunus virginiana 'Schubert'	Canada Red Cherry	124567BSA	15'	1-1/2" cal.
●	** CH	7	Crataegus crus-galli 'Inermis'	Cockspur Hawthorn	235AD	20'	1-1/2" cal.
<b>EVERGREEN SHRUBS:</b>							
●	** JA	12	Juniperus chinensis 'Armstrong'	Armstrong Juniper	DA	3'-4" x 3'-4"	5 gal.
●	** JCS	3	Juniperus x chinensis 'Spartan'	Spartan Juniper	DA	3'-4" x 12'-15"	5 gal.
<b>DECIDUOUS SHRUBS:</b>							
●	** CC	8	Caryopteris x clandonensis 'Drk Knt'	Dark Knight Blue Mist Spirea	1235A	2' x 2'-4"	5 gal.
●	** PO	8	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	A	2'-4" x 2'-4"	5 gal.
<b>ORNAMENTAL GRASSES:</b>							
●	** CA	27	Calamagrostis acutiflora 'Kari Foerster'	Feather Reed Grass	A	1'-3" x 2'-3"	1 gal.

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

**GROUND COVER LEGEND**

SYMBOL	DESCRIPTION	APPROX. SF
■	River Rock, 1.5" Dia. (match existing) with weed barrier. Submit sample to owner prior to ordering material.	1,952 SF
■	Remove existing landscape, install river rock to match existing. Submit sample to owner prior to ordering material.	3,871 SF
■	Protect Existing Grass	10,298 SF
■	Protect Existing Landscape (1.5" River Rock)	6,387 SF

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

**GRADE NOTE**

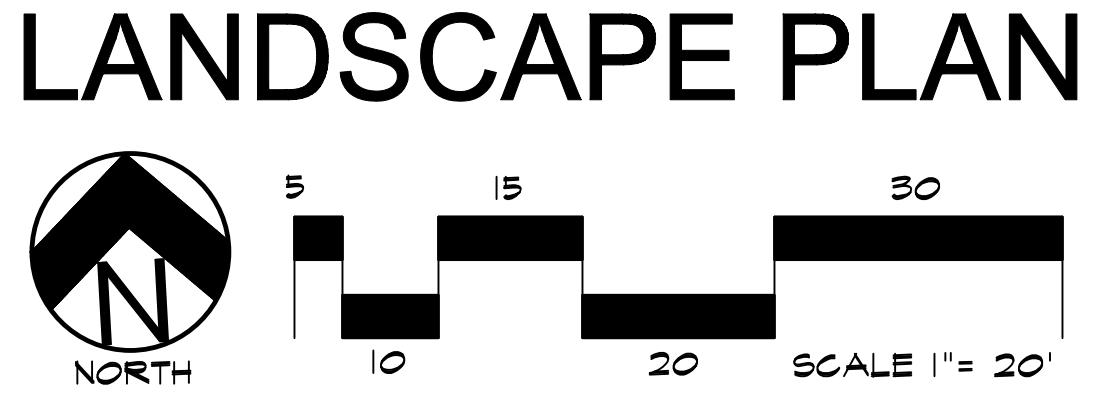
GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 6-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB. USE EXISTING SOIL TO CREATE LOW BERMS IN LANDSCAPE AREAS.

**UTILITIES NOTE**

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 10' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES. LANDSCAPING AROUND ELECTRICAL EQUIPMENT. SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

**DOCUMENT NOTE**

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**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
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 COLORADO SPRINGS, CO 80918  
 Phone 719-477-1648  
 Fax 719-586-1172



1450 VALLEY STREET ADDITION  
 COLORADO SPRINGS, CO EL PASO COUNTY

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PREPARED FOR:  
 HAMMERS CONSTRUCTION

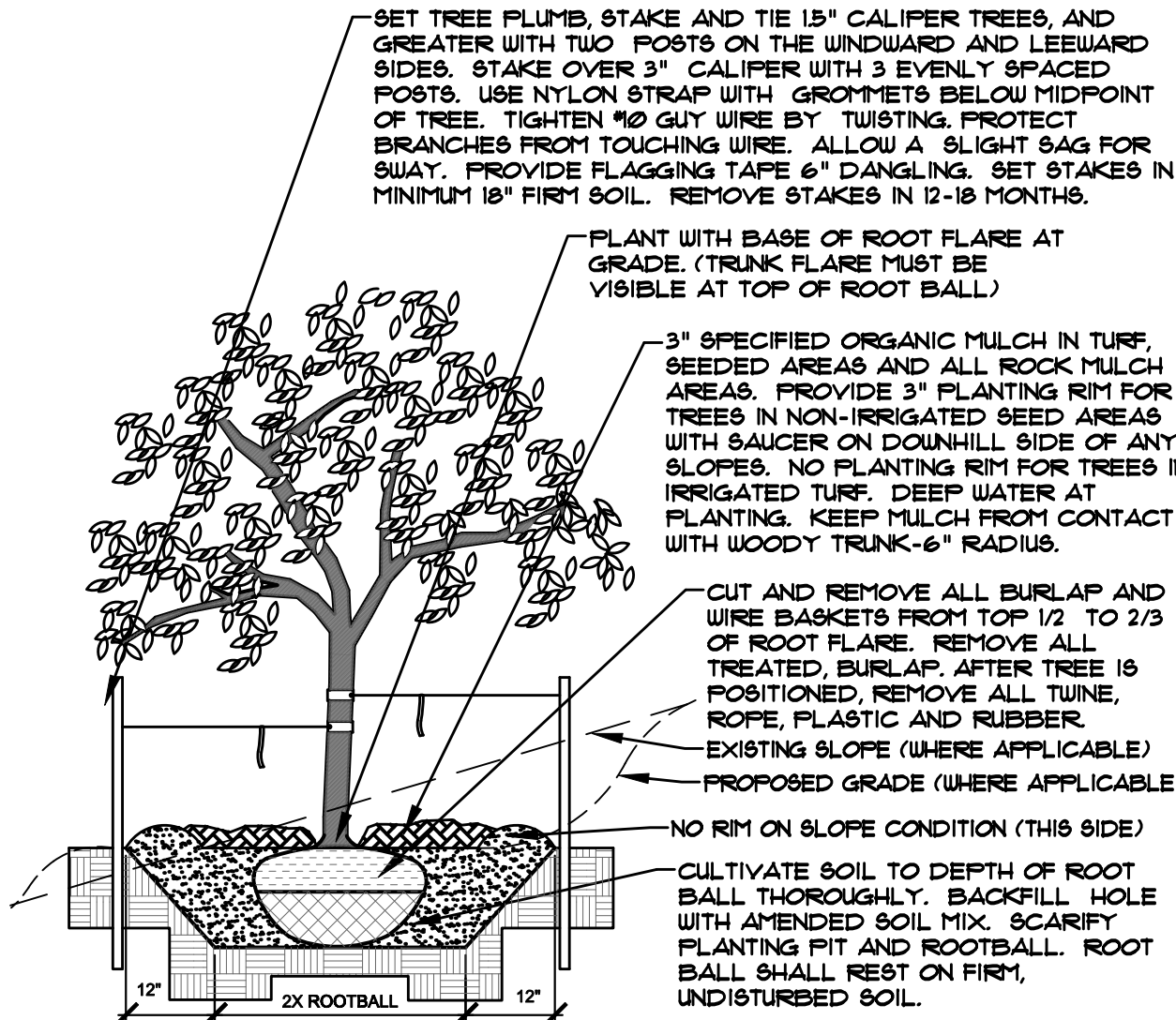
**NOT FOR CONSTRUCTION**

JOB NUMBER	1091-22
REVISIONS	1-20-23 PER COUNTY COMMENTS
ORIGINAL DATE	10-31-22
DRAWN BY	
DESCRIPTION	LANDSCAPE PLAN
SHEET NO.	L1.1

PPR2258

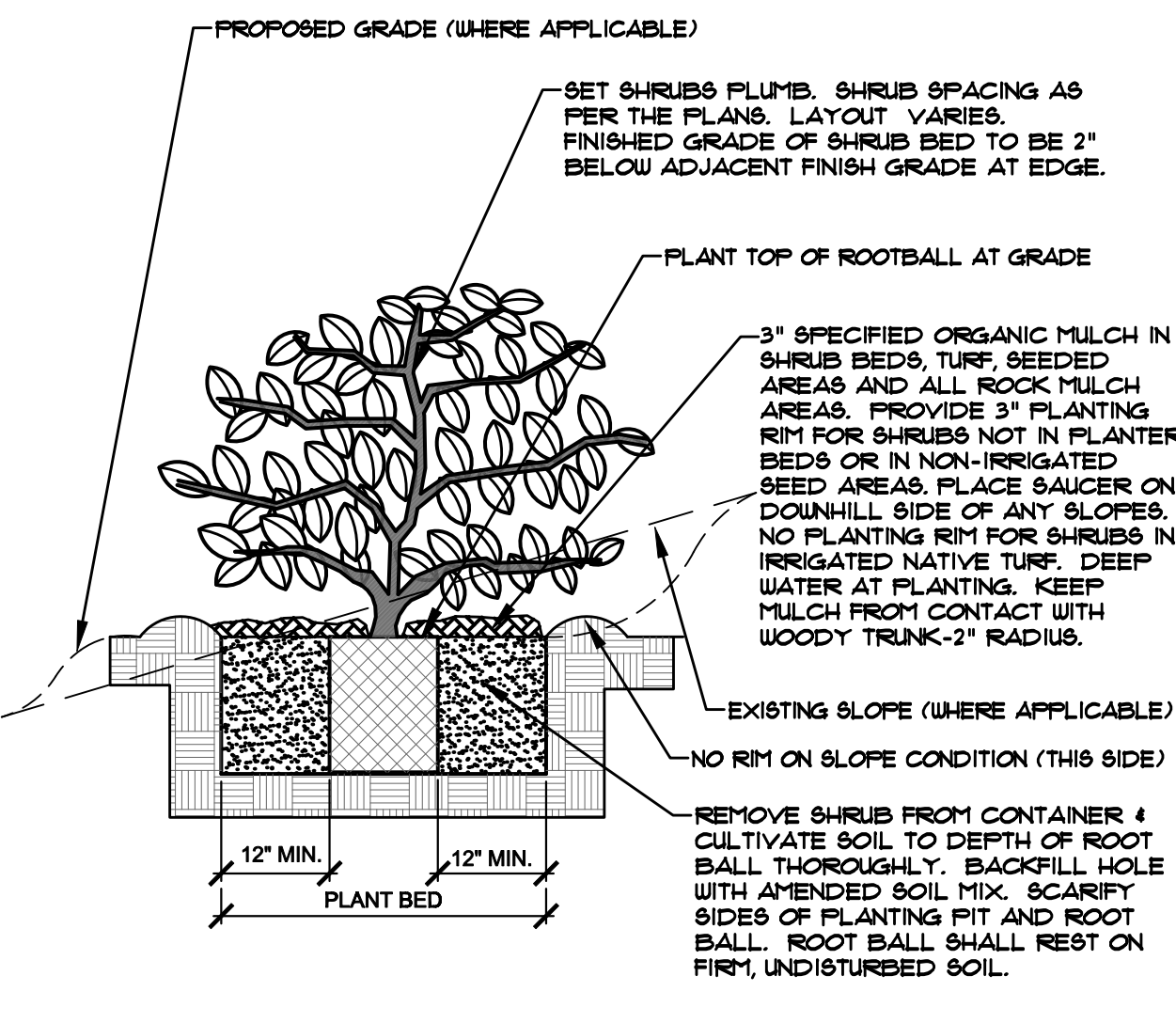


- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
  - DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD, BROKEN, CROSSING OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
  - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
  - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - FOR ROOT BIND AT BOTTOM OF BALL, SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
  - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.
  - WRAP TRUNK ON EXPOSED SIDES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE.
  - WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
  - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
  - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



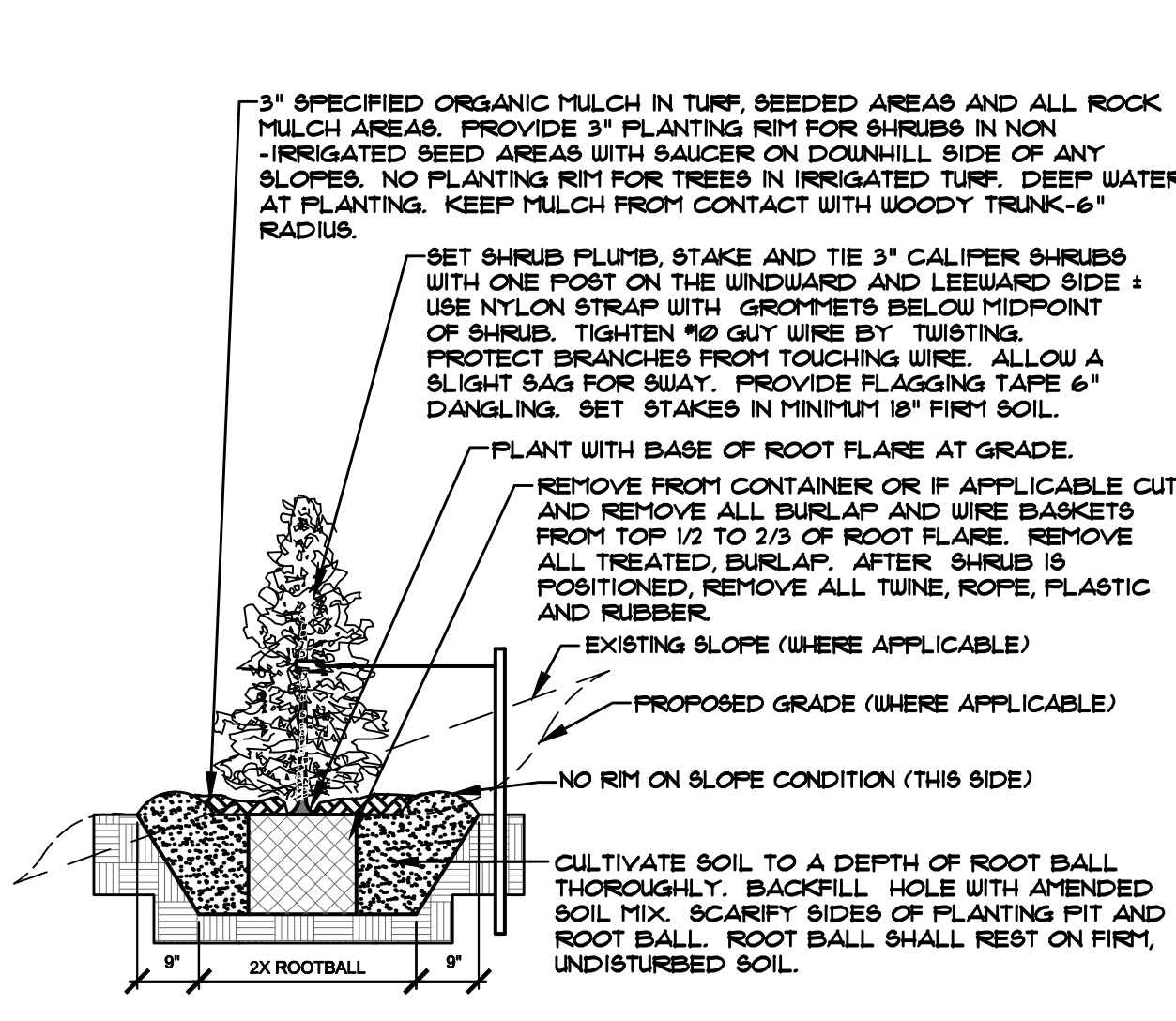
**A** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - FOR ROOT BIND AT BOTTOM OF BALL, SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
  - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



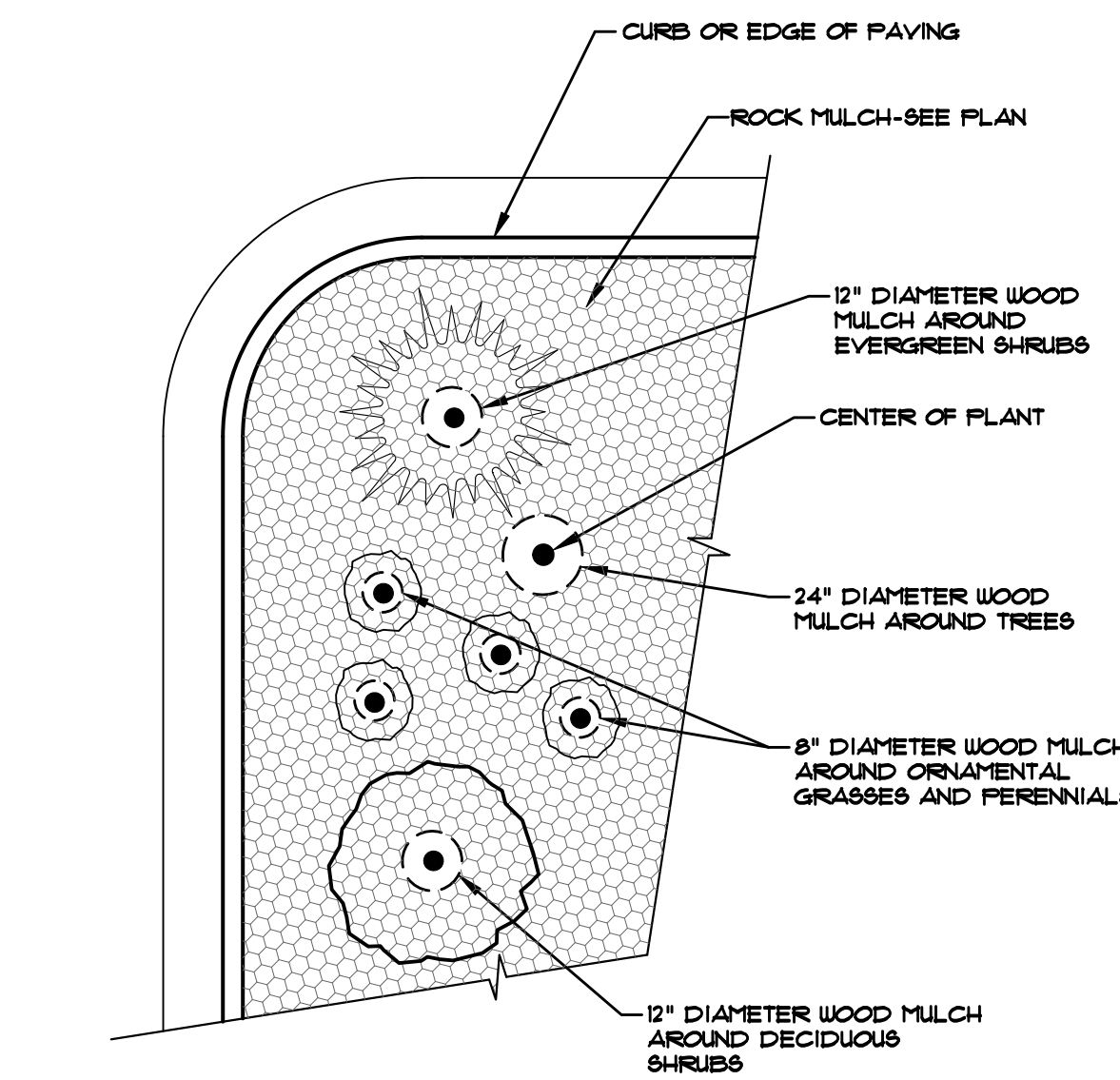
**B** SHRUB PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AVOID FALL PLANTING IF POSSIBLE.
  - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - FOR ROOT BIND (CONTAINER PLANTS ONLY) AT BOTTOM OF BALL, SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
  - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



**C** UPRIGHT EVERGREEN SHRUB PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPE AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. HOLD WOOD MULCH 2-3" FROM TRUNK.
  - REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS.



**D** TYPICAL PLANT MATERIAL TREATMENT  
NOT TO SCALE

**INSTALLATION NOTES**

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

STEEL EDGING TO BE GREEN PRO-STEEL (18" x 4" x 10") WITH STAKES OR APPROVED EQUAL. EDGING TO BE EXPOSED 12" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH 3 OZ PROFESSIONAL GRADE POLYSPUN WEED BARRIER WITH STAPLES AT 9" O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS. INCLUDING ROCK AREAS-SEE DETAILS, UNLESS OTHERWISE SPECIFIED. ORGANIC MULCH TO BE 'CASCADE CEDAR' WITH NO LANDSCAPE FABRIC 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL).

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST (PLANT SAFE) PREEM WEED PRE-EMERGENT, OR APPROVED EQUAL, IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

**FIRE SIGNAGE NOTE**

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE.

**LONG-TERM MAINTENANCE NOTE**

**ON-GOING MAINTENANCE DURING CONSTRUCTION:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

**ONE-YEAR WARRANTY**

AS AGREED WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV. EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

**PLANTING AREA SOIL PREP NOTES**

FOR ALL PLANTING AREAS SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 9" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

**UTILITIES NOTE**

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 10' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES 'LANDSCAPING AND ELECTRICAL EQUIPMENT'. SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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**SITE CATEGORY CALCULATIONS**

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
VALLEY STREET	NON-ARTERIAL	10/10 FT	341 LF	1/30 FT	12/2 - 5 NEW (1 EXISTING)
SHRUB SUBSTITUTES REQ./PROV. (25% MAX)	ORNAMENTAL GRASS SUB. 2/1 REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
0/0	0/0	LS	75%/75%		

MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT)	PERCENT GROUND PLANE VEG. REQ./PROV.
55	4/4	FRONTAGE	201 LF	136 LF	
1/5 MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.	LENGTH OF SCREENING WALL OR BERRY PROV.	MV		75%/75%
28/28	14/14	0 LF			

INTERNAL LANDSCAPING (IL)					
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS. 100% SHRUB SUBSTITUTION FOR NON-RESIDENTIAL / 50% SHRUB SUBSTITUTION FOR MULTI-FAMILY:					
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) (EXCLUDING DRIVEWAYS)	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)	PERCENT GROUND PLANE VEG. REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
11,024 SF	NON-RESIDENTIAL 5%	5,592 SF-5,600 SF	11/0 (5 EXISTING)		
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
20/15	5/10	IL	75%/75%		

LANDSCAPE BUFFERS AND SCREENS (LB & LBT)					
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQ./PROV.	EVERGREEN TREES REQ. (50%) / PROVIDED	
NA	NA	NA	NA	3/3 (GRASSES AND TREES)	
TRASH ENCLOSURE(S)	NA	NA	NA		
LENGTH OF 6 FT. OF PAQUE STRUCTURE REQ./PROV.	TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.			
6' HIGH ENCLOSURE	LBT (SHRUB)	NA			

**HIGHER GROUND DESIGNS, INC.**  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

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1450 VALLEY STREET ADDITION  
COLORADO SPRINGS, CO EL PASO COUNTY

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PREPARED FOR:  
HAMMERS CONSTRUCTION

<b>NOT FOR CONSTRUCTION</b>	JOB NUMBER	1091-22
	REVISIONS	
	1-20-23	PER COUNTY COMMENTS
	ORIGINAL DATE	10-31-22
	DRAWN BY	
	DESCRIPTION	LANDSCAPE PLAN NOTES
	SHEET NO.	L1.2



**CALCULATION ZONE STATISTICS**

DESCRIPTION	SYMBOL (fc)	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	MAX./MIN. (fc)	AVG./MIN. (fc)
EAST PARKING LOT	+	1.2	3.1	0.1	31.0:1	12.0:1

**LIGHT FIXTURE SCHEDULE**

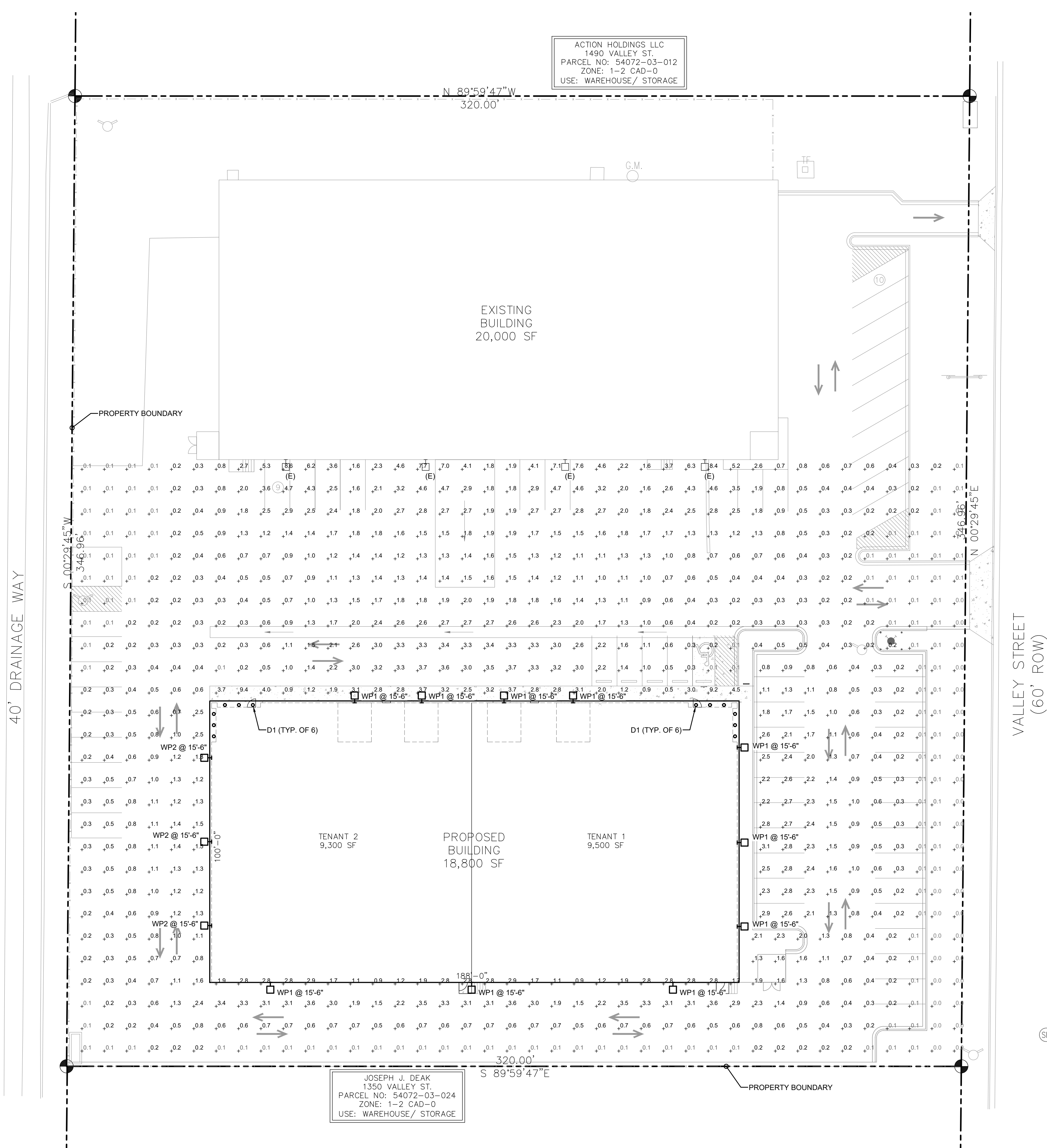
MARK	MANUF.	MODEL	LAMP			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS	NOTES
			QTY.	WATT	TYPE					
D1	LITHONIA	LDN6 30/10 L06AR LSS	1	10.4	LED	RECESSED	6" DOWNLIGHT	120/277	10.4	
WP1	LITHONIA	WDGE2 LED P4 40K 80CRI TFTM	1	46.7	LED	SURFACE	WALLPACK	120/277	46.7	
WP2	LITHONIA	WDGE2 LED P4 40K 80CRI T1S	1	46.7	LED	SURFACE	WALLPACK	120/277	46.7	
WP3	LITHONIA	WDGE2 LED P2 40K 80CRI T4M	1	19.0	LED	SURFACE	WALLPACK	120/277	19.0	



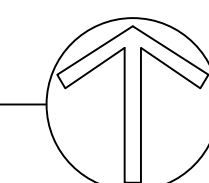
**3** WDGE2 WALLPACK (WP1 - WP3)  
SP0.1 SCALE: NONE



**2** LDN6 DOWNLIGHT (D1)  
SP0.1 SCALE: NONE



**1** SITE PHOTOMETRIC PLAN  
SP0.1 SCALE: 1"=20'-0"



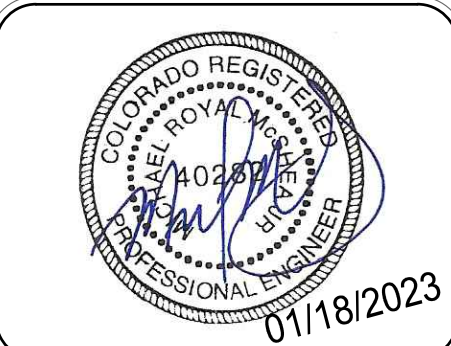
FILE #: EPPR 2258

**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
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VALLEY STREET  
NEW BUILDING  
1450 VALLEY STREET  
COLORADO SPRINGS, CO 80939  
EL PASO COUNTY, COLORADO

**McShea Consulting, LLC**  
MECHANICAL • ELECTRICAL • PLUMBING  
Colorado Springs, CO 80907  
mcsheaconsulting.com  
Project 22-6771



DATE: OCT. 25, 2022  
DRAWN BY: C. FORRESTER  
PROJ. MNGR: P. HOLLI-ARCUS  
SCALE: SEE PLAN  
APPROVED BY: MRM  
JOB NO: 1304


RESUBMITTALS:

SP0.1



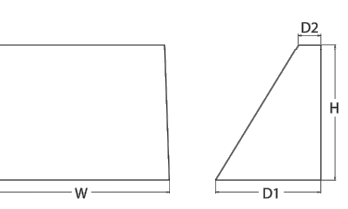
### WEDGE2 LED

Architectural Wall Sconce  
Precision Refractive Optic



Country: USA  
Finish: White  
Type: Sconce

**Specifications**  
Depth (D1): 7"  
Depth (D2): 1.5"  
Height: 9"  
Width: 11.5"  
Weight (without options): 3.5 lbs



**Introduction**  
The WEDGE2 LED family is designed to meet specific, every well-enclosed lighting need in a widely recognized shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumens packages ranging from 1,200 to 20,000 lumens, providing a true, low-profile solution. Equipped with rugged, all-wireless controls, the WEDGE2 family provides additional energy savings and code compliance.

WEDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 80% cut temperature option, the WEDGE2 becomes the ideal well-enclosed lighting solution for production scale applications in any environment.

**WEDGE LED Family Overview**

Leadtime	Model	Height (H)	Width (W)	Depth (D)	Weight (lb)	Power (W)	Beam Angle	Beam Diameter (ft)	Beam Diameter (in)	Beam Diameter (mm)
1-2 weeks	WEDGE2 LED	9"	11.5"	7"	3.5	1,200	20°	1.5	1.5	457
1-2 weeks	WEDGE2 LED	9"	11.5"	7"	3.5	2,400	20°	3.0	3.0	914
1-2 weeks	WEDGE2 LED	9"	11.5"	7"	3.5	4,800	20°	6.0	6.0	1,828
1-2 weeks	WEDGE2 LED	9"	11.5"	7"	3.5	9,600	20°	12.0	12.0	3,657
1-2 weeks	WEDGE2 LED	9"	11.5"	7"	3.5	19,200	20°	24.0	24.0	7,314

**Ordering Information** EXAMPLE: WEDGE2 LED P3 40K 80CR V FVOLT SRM 0DBM

Color: White | Lens: Clear | Mount: Surface | Finish: Matte

**Accessories**

Part	Description	Notes
WEDGE2 LED	WEDGE2 LED P3 40K 80CR V FVOLT SRM 0DBM	Standard sconce
WEDGE2 LED	WEDGE2 LED P3 40K 80CR V FVOLT SRM 0DBM	Standard sconce
WEDGE2 LED	WEDGE2 LED P3 40K 80CR V FVOLT SRM 0DBM	Standard sconce

**Performance Data**

**Lumen Output**

Model	Beam Angle	Beam Diameter (ft)	Beam Diameter (in)	Beam Diameter (mm)	100' (30.5m)	200' (61.0m)	300' (91.4m)	400' (121.9m)	500' (152.4m)	600' (182.9m)	700' (213.4m)	800' (243.8m)	900' (274.3m)	1000' (304.8m)
P1	20°	1.5	1.5	457	1.2	0.6	0.4	0.3	0.2	0.15	0.1	0.07	0.05	0.04
		3.0	3.0	914	2.4	1.2	0.8	0.6	0.4	0.3	0.2	0.15	0.1	0.07
		6.0	6.0	1,828	4.8	2.4	1.6	1.2	0.8	0.6	0.4	0.3	0.2	0.15
		12.0	12.0	3,657	9.6	4.8	3.2	2.4	1.6	1.2	0.8	0.6	0.4	0.3
P2	20°	1.5	1.5	457	2.4	1.2	0.8	0.6	0.4	0.3	0.2	0.15	0.1	0.07
		3.0	3.0	914	4.8	2.4	1.6	1.2	0.8	0.6	0.4	0.3	0.2	0.15
		6.0	6.0	1,828	9.6	4.8	3.2	2.4	1.6	1.2	0.8	0.6	0.4	0.3
		12.0	12.0	3,657	19.2	9.6	6.4	4.8	3.2	2.4	1.6	1.2	0.8	0.6
P3	20°	1.5	1.5	457	4.8	2.4	1.6	1.2	0.8	0.6	0.4	0.3	0.2	0.15
		3.0	3.0	914	9.6	4.8	3.2	2.4	1.6	1.2	0.8	0.6	0.4	0.3
		6.0	6.0	1,828	19.2	9.6	6.4	4.8	3.2	2.4	1.6	1.2	0.8	0.6
		12.0	12.0	3,657	38.4	19.2	12.8	9.6	6.4	4.8	3.2	2.4	1.6	1.2

**Electrical Load**

Model	Power (W)	Power (VA)	Power (VA)	Power (VA)	Power (VA)
P1	110	132	154	176	198
P2	220	264	308	352	396
P3	440	528	616	704	792
P4	880	1,056	1,232	1,408	1,584

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

Model	Power (W)	Power (VA)	Power (VA)	Power (VA)	Power (VA)
P1	110	132	154	176	198
P2	220	264	308	352	396
P3	440	528	616	704	792
P4	880	1,056	1,232	1,408	1,584

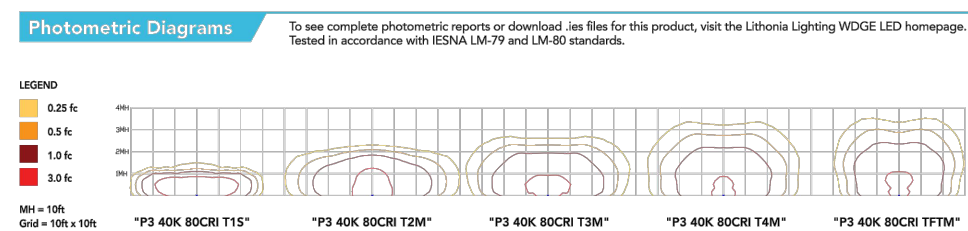
**Lumen Ambient Temperature (LAT) Multipliers**

Temp (°C)	Multiplier
0°C	1.00
10°C	0.97
20°C	0.94
25°C	0.91
30°C	0.88
40°C	0.83

**Projected LED Lumen Maintenance**

Hours	100%	90%	80%	70%	60%
0	1.00	1.00	1.00	1.00	1.00
10,000	0.95	0.90	0.85	0.80	0.75
20,000	0.90	0.80	0.70	0.60	0.50
30,000	0.85	0.75	0.65	0.55	0.45
40,000	0.80	0.70	0.60	0.50	0.40
50,000	0.75	0.65	0.55	0.45	0.35

**Photometric Diagrams**



**Emergency Egress Options**

**Emergency Battery Backup**


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

Applicable codes: NFPA 70(NEC) - section 700.16, NFPA 101 Life Safety Code Section 7-9

**LITHONIA LIGHTING**

### LDN6

8" Open and Wall-Mounted  
New Construction Downlight



**FEATURES & SPECIFICATIONS**

**Introduction**  
The LDN6 LED family is designed to meet specific, every well-enclosed lighting need in a widely recognized shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumens packages ranging from 1,200 to 20,000 lumens, providing a true, low-profile solution. Equipped with rugged, all-wireless controls, the LDN6 family provides additional energy savings and code compliance.

LDN6 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 80% cut temperature option, the LDN6 becomes the ideal well-enclosed lighting solution for production scale applications in any environment.

**Ordering Information** EXAMPLE: LDN6 P3 40K 80CR V FVOLT SRM 0DBM

Color: White | Lens: Clear | Mount: Surface | Finish: Matte

**Accessories**

Part	Description	Notes
LDN6 LED	LDN6 LED P3 40K 80CR V FVOLT SRM 0DBM	Standard downlight
LDN6 LED	LDN6 LED P3 40K 80CR V FVOLT SRM 0DBM	Standard downlight
LDN6 LED	LDN6 LED P3 40K 80CR V FVOLT SRM 0DBM	Standard downlight

**Performance Data**

**Lumen Output**

Model	Beam Angle	Beam Diameter (ft)	Beam Diameter (in)	Beam Diameter (mm)	100' (30.5m)	200' (61.0m)	300' (91.4m)	400' (121.9m)	500' (152.4m)	600' (182.9m)	700' (213.4m)	800' (243.8m)	900' (274.3m)	1000' (304.8m)
P1	20°	1.5	1.5	457	1.2	0.6	0.4	0.3	0.2	0.15	0.1	0.07	0.05	0.04
		3.0	3.0	914	2.4	1.2	0.8	0.6	0.4	0.3	0.2	0.15	0.1	0.07
		6.0	6.0	1,828	4.8	2.4	1.6	1.2	0.8	0.6	0.4	0.3	0.2	0.15
		12.0	12.0	3,657	9.6	4.8	3.2	2.4	1.6	1.2	0.8	0.6	0.4	0.3
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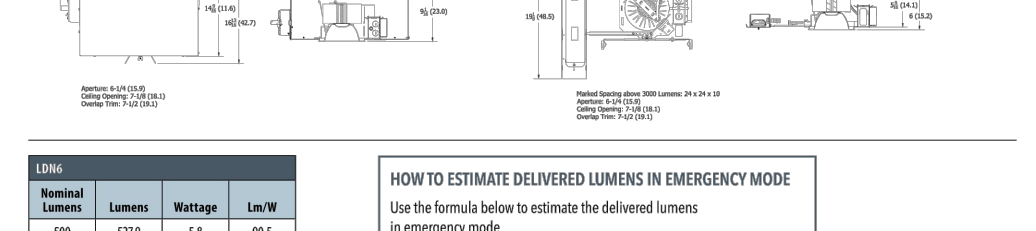
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30,000	0.85	0.75	0.65	0.55	0.45
40,000	0.80	0.70	0.60	0.50	0.40
50,000	0.75	0.65	0.55	0.45	0.35

**Photometric Diagrams**



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Applicable codes: NFPA 70(NEC) - section 700.16, NFPA 101 Life Safety Code Section 7-9

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VALLEY STREET  
NEW BUILDING  
1450 VALLEY STREET  
COLORADO SPRINGS, CO 80939  
EL PASO COUNTY, COLORADO

**cShea Consulting, LLC**

MECHANICAL + ELECTRICAL + PLUMBING  
Colorado Springs, CO 80907  
mcsheaconsulting.com  
Project 22-6771

PROFESSIONAL ENGINEER  
01/18/2023

DATE: OCT. 25, 2022  
DRAWN BY: C. FORRESTER  
PROJ. MNGR: P. HOLLI-ARCUS  
SCALE: SEE PLAN  
APPROVED BY: MRM  
JOB NO: 1304

RESUBMITTALS:

SP0.2