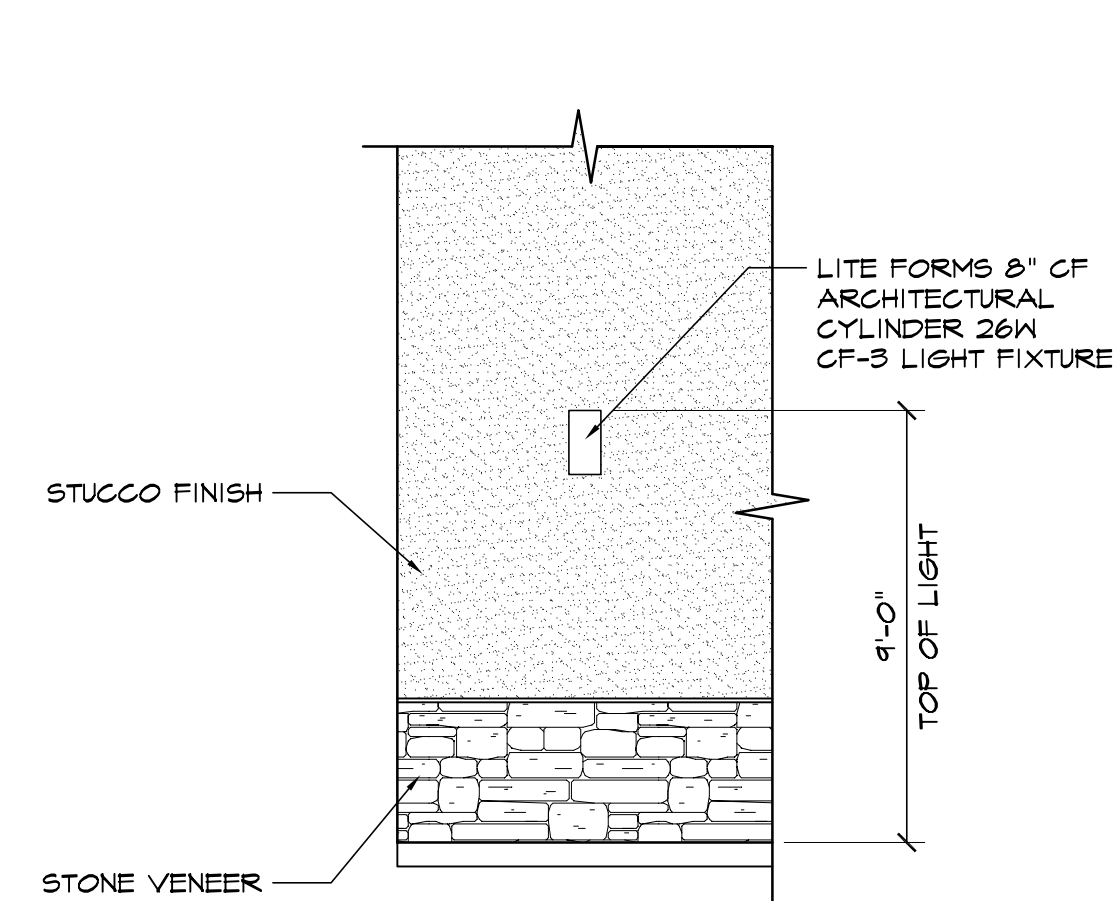
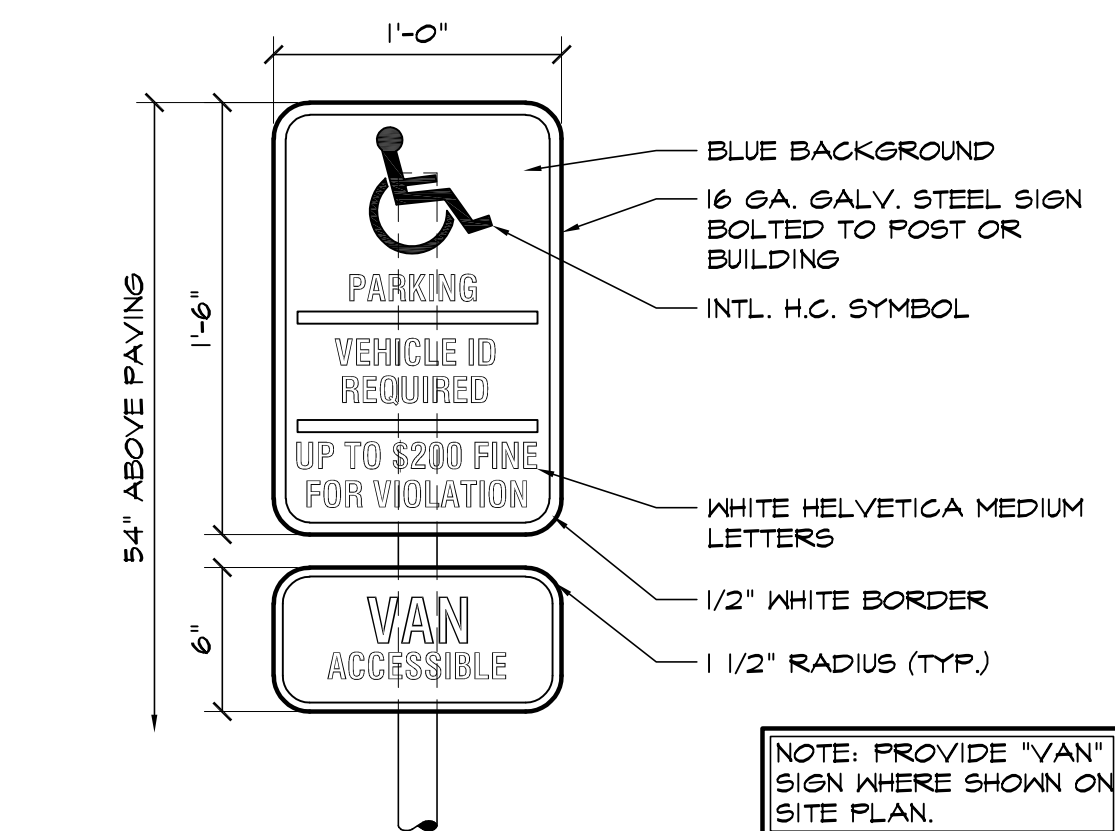


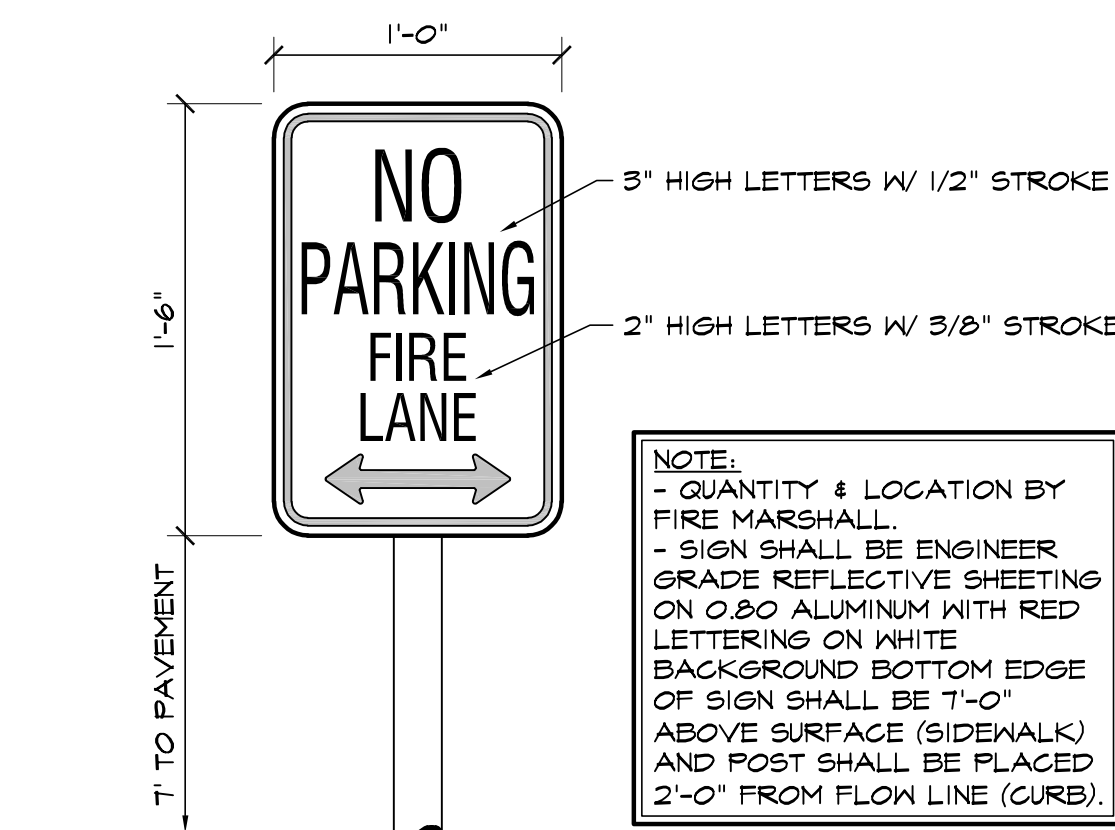
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



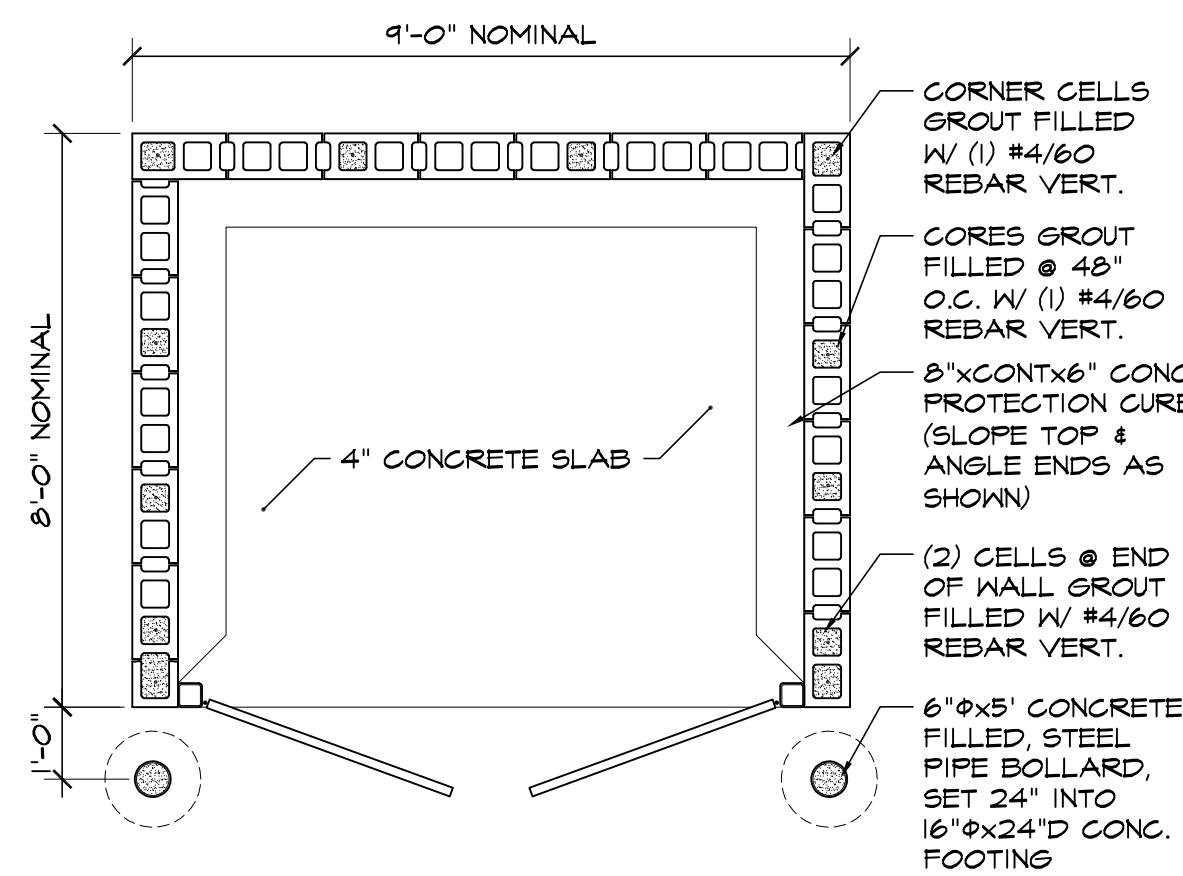
3 WALL LIGHTING DETAIL
SCALE: 1/4"=1'-0"



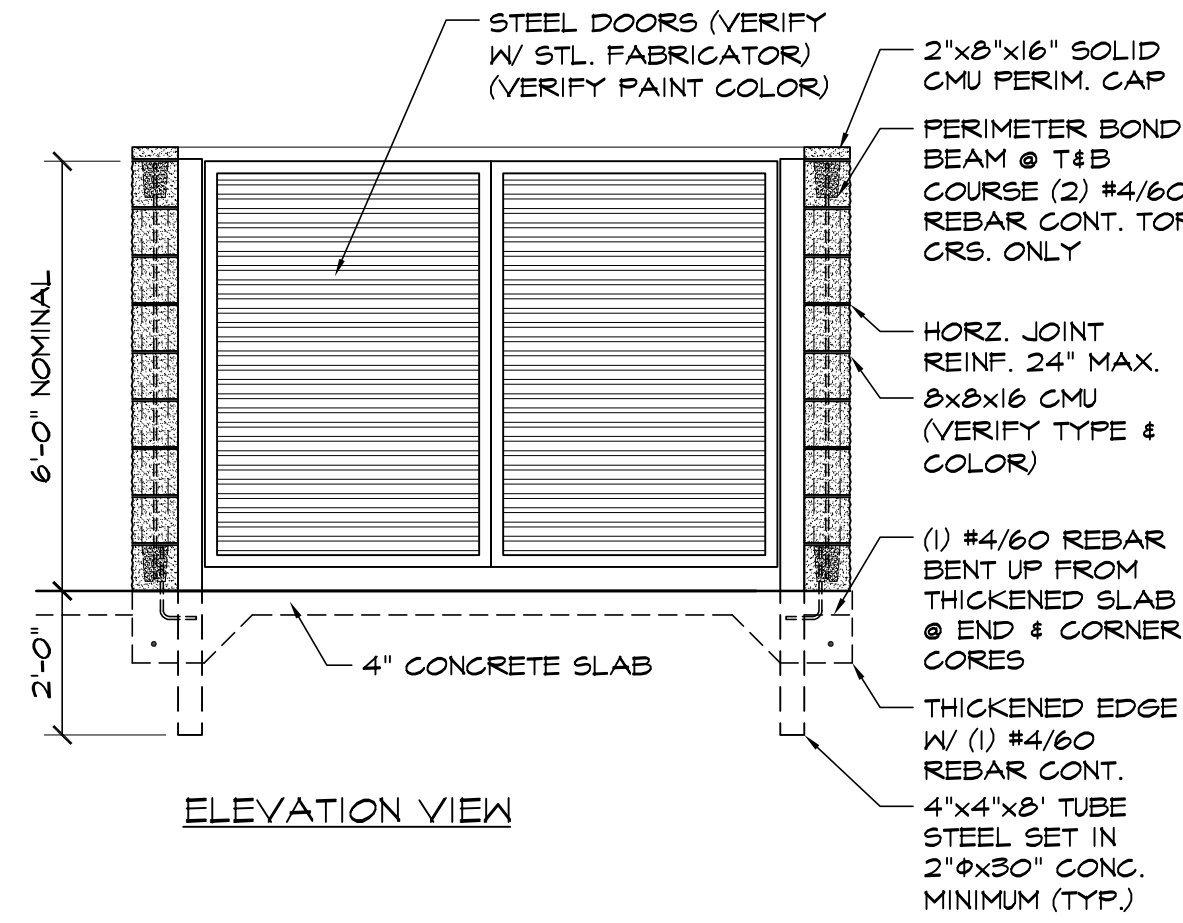
4 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



5 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"

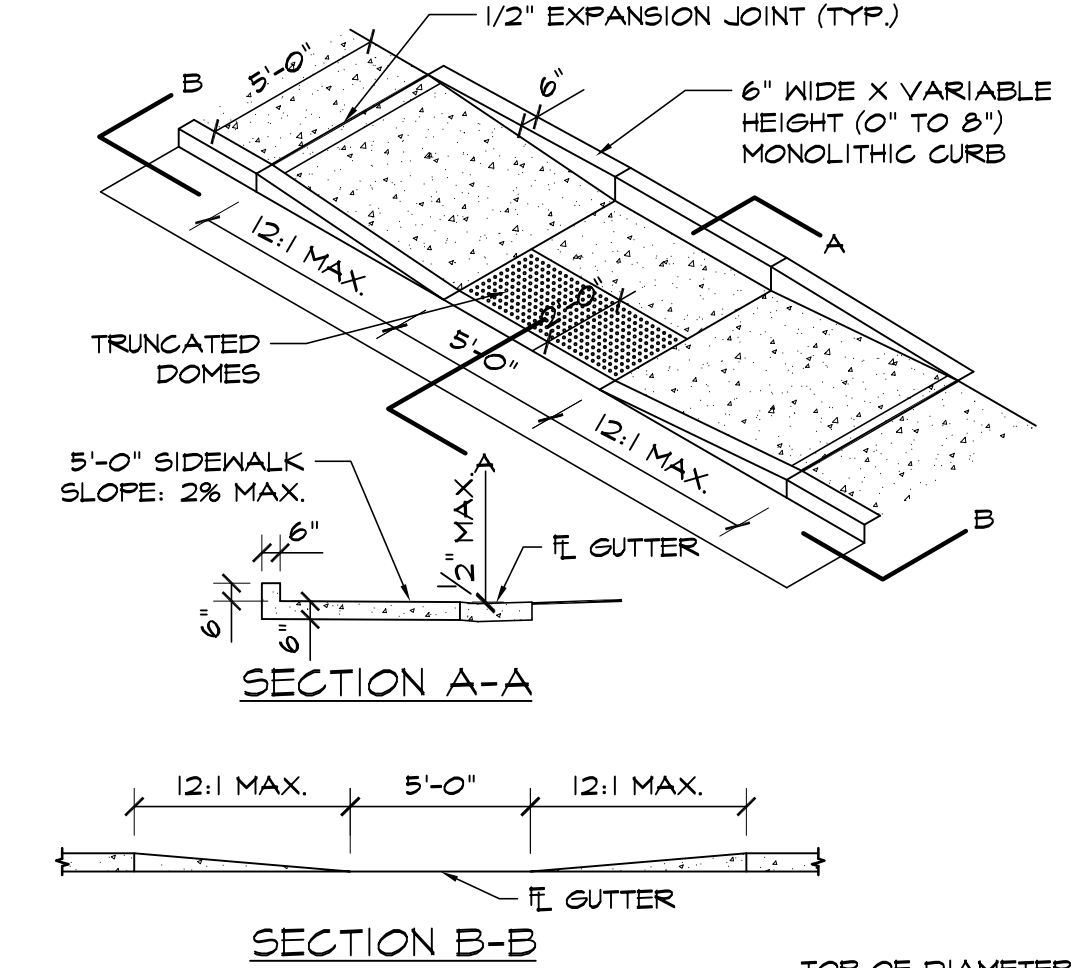


PLAN VIEW



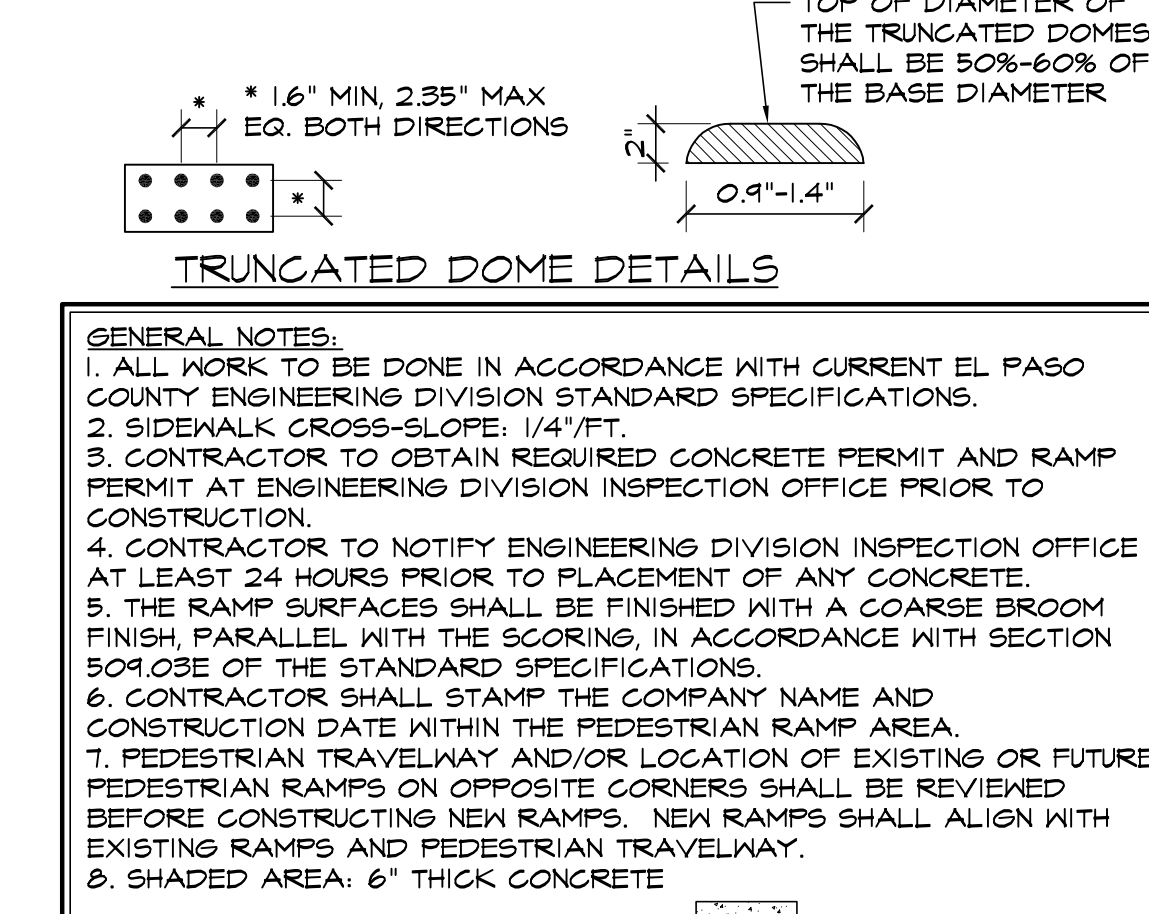
ELEVATION VIEW

6 CMU TRASH ENCLOSURE DETAIL
SCALE: 3/8"=1'-0"

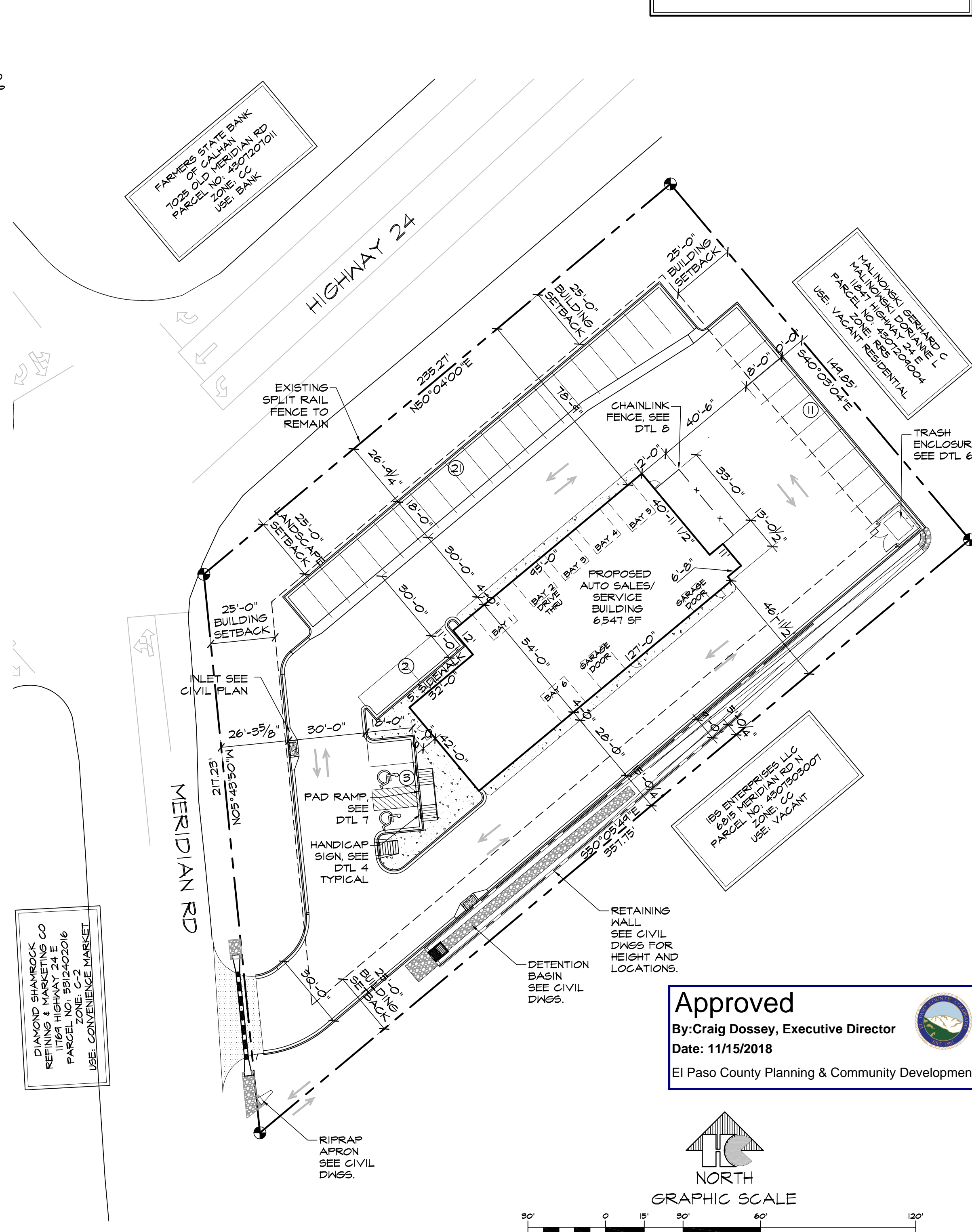


SECTION A-A

SECTION B-B

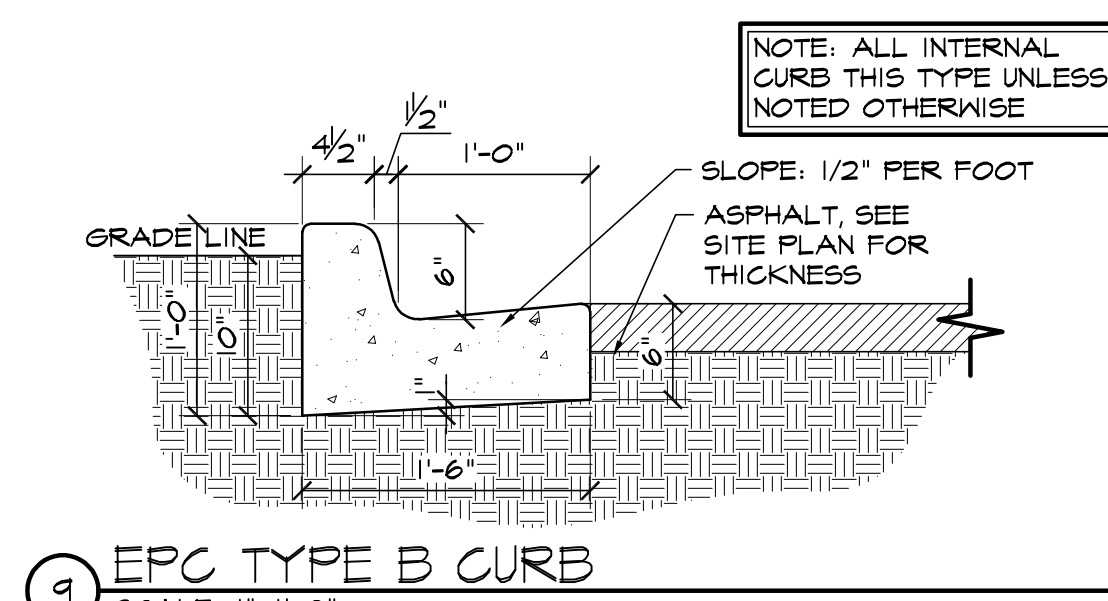


8 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



10 SITE PLAN
SCALE: 1"=30'-0"

FENCE SPECIFICATIONS:
ALL POSTS WILL BE SET IN CONCRETE. END & CORNER POSTS SHALL BE 2" T-40. LINE POSTS SHALL BE 2" T-40 @ 10'-0" O.C. TOP RAIL SHALL BE 1 1/2" T-20. CHAINLINK FABRIC SHALL BE 2" MESH X 11 GA. GALVANIZED AFTER WEAVING. ATTACH W/ STL TIES. START 1" A.F.F. SLATS SHALL BE DOUBLE WALL PVC PRIVACY FILLER STRIPS. LOCKING TRACK ON BOTTOM. START 2" A.F.F. GATES SHALL BE ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS.



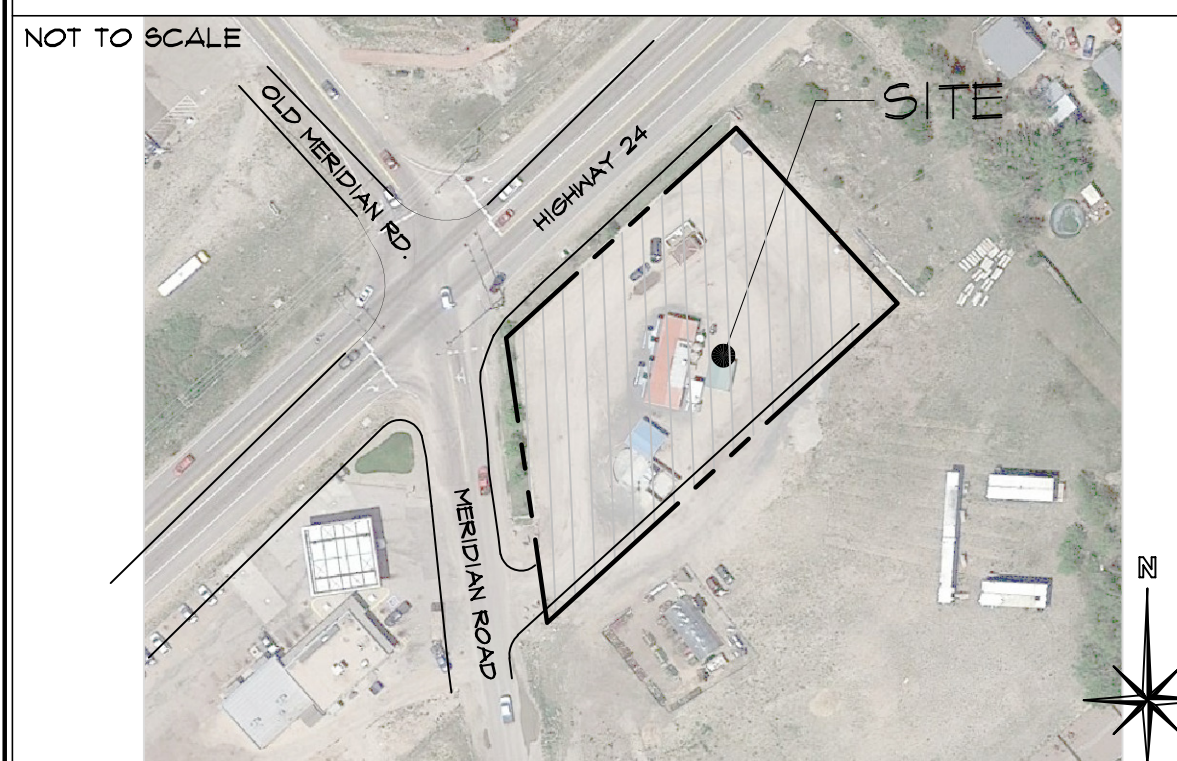
11 EPC TYPE B CURB
SCALE: 1"=1'-0"

GENERAL 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.

DRAWING INDEX

- 1 OF 11 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 11 - U1 SITE UTILITY PLAN
- 3 OF 11 - U2 UTILITY GENERAL NOTES
- 4 OF 11 - S1 TITLE SHEET
- 5 OF 11 - C1.1 SITE GRADING & EROSION CONTROL PLAN
- 6 OF 11 - C2 CIVIL NOTES AND DETAILS
- 7 OF 11 - C3 CIVIL NOTES AND DETAILS
- 8 OF 11 - LANDSCAPE PLAN
- 9 OF 11 - DETAILS AND NOTES
- 10 OF 11 - PHOTOGRAPHIC
- 11 OF 11 - ELEVATIONS

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	SAM THOMAS & ASSOCIATES LLC
LEGAL DESCRIPTION:	975 TERCEL DR PEYTON, CO 80831
LEGAL DESCRIPTION:	LOT 1 OF LARGENT SUBDIVISION
PARCEL INFORMATION	
PARCEL NUMBER:	53124-01-008
ZONING:	CC
LOT SIZE:	53,143 SF (1.22 ACRES)
CURRENT USE:	VACANT COMMERCIAL LOTS
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0529F, DATED MARCH 17, 1997)
BUILDING INFORMATION	
NEW BUILDING AREA:	6,547 SF
BUILDING OCCUPANCY:	M/S-1
TYPE OF CONSTRUCTION:	11-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	AUTO SERVICE/RETAIL
STRUCTURAL COVERAGE OF LOT:	12%
PAVEMENT COVERAGE:	57%
NEW BUILDING STRUCTURAL HEIGHT:	27'-6"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES	
(NEW BUILDING ONLY):	
AUTO SERVICE 3 SPACES/BAY	
6 BAYS X 3	18
1 SPACE/EMPLOYEE-MAX SHIFT	5
RETAIL 1 SPACE/250 SF	6
1384 / 250 SF	5
H.C. (1 SPACE/25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED:	31
TOTAL PARKING PROVIDED:	37
NEW STANDARD SPACES PROVIDED:	35
H.C. SPACES PROVIDED:	2
LOADING SPACE PROVIDED:	14'X18' AREA PROVIDED
(SEE DETAIL 2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2018
LANDSCAPING:	SPRING 2019
DEVELOPMENT APPLICANT	
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
---	ELECTRICAL EASEMENT
---	CONSTRUCTION LIMIT LINE
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6' HIGH WROUGHT IRON FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	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

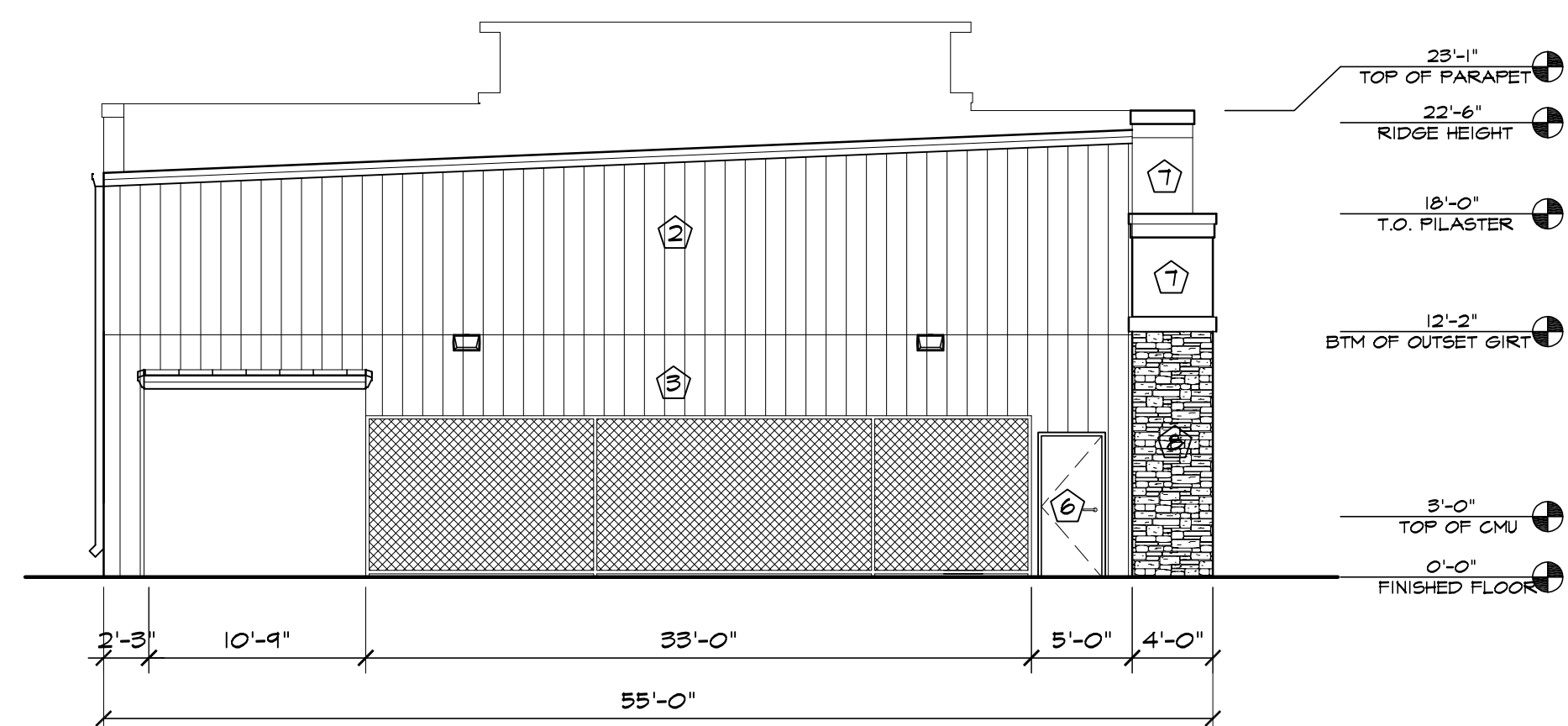
HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
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VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

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BIG O TIRES
6985 N. MERIDIAN RD
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

DATE: JUL. 16, 2018
DRAWN BY: D. AGUIÑO
PROJ. MGR: Z. CRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1053

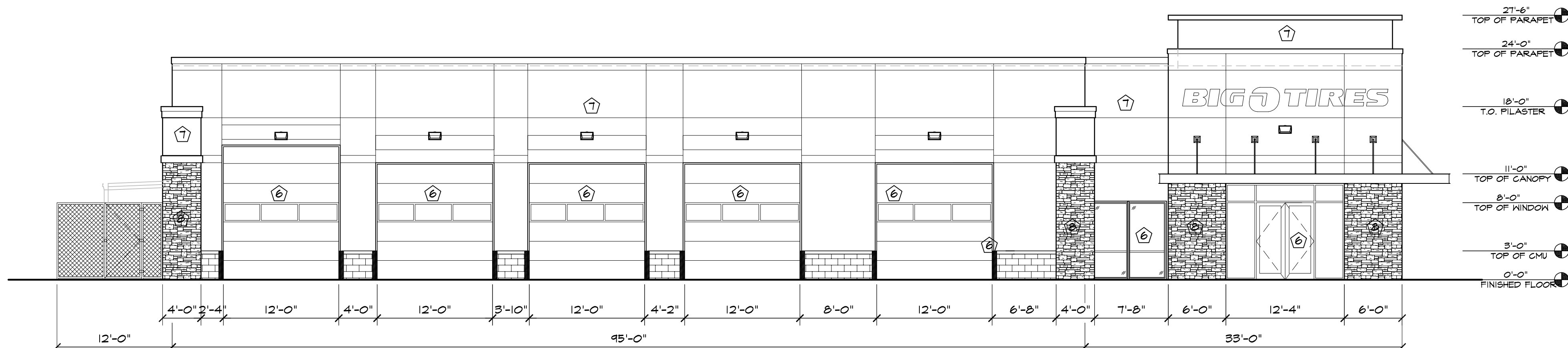
RESUBMITTALS:
1. 9-12-18/DP COMMENTS 8-30-18
2. 10-4-18/DP COMMENTS 10-01-18
3. 10-24-18/DP COMMENTS 10-22-18



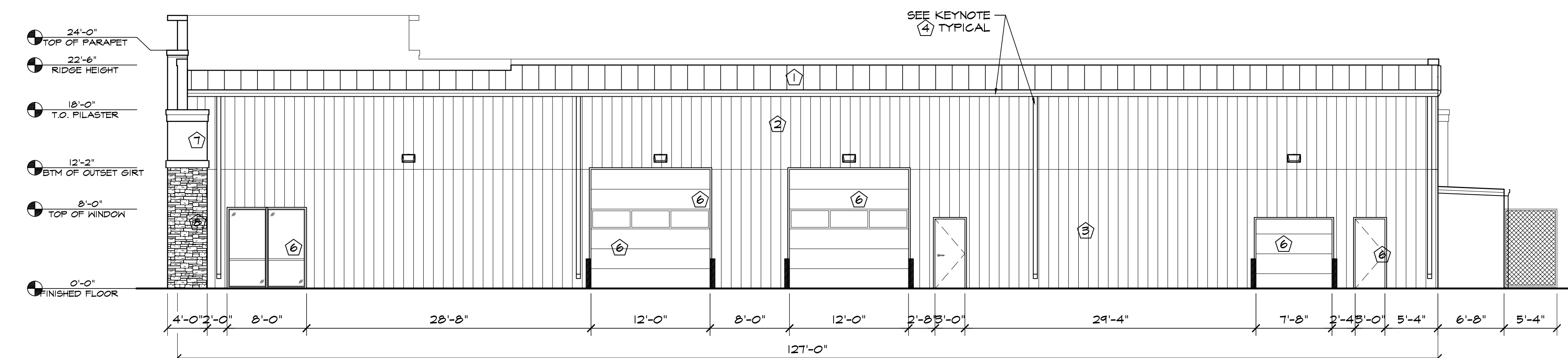
2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION KEY NOTES	
1	PREFINISHED 24 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER, COLOR - CHARCOAL GRAY
2	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER, COLOR - CHARCOAL GRAY, 200 SERIES
3	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER, COLOR - ASH GRAY, 200 SERIES
4	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER-CHARCOAL GRAY, VERIFY LOCATIONS AND ADD SIDEWALK CHASE AS NEEDED, DTL. 7/2 WALL PACK LIGHT - TOP OF LIGHT @ 13'-0" A.F.F.
5	SEE SCHEDULES ON A4.1 FOR ALL DOOR & WINDOW INFORMATION
6	3/4" STUCCO FINISH SYS., EXPANSION JOINT - 120 SF MAX AREA - EL REY-113 DOVE GRAY
7	STONE VENEER, LEDGE STONE-BALA LEDGE

HAMMERS
CONSTRUCTION INC.

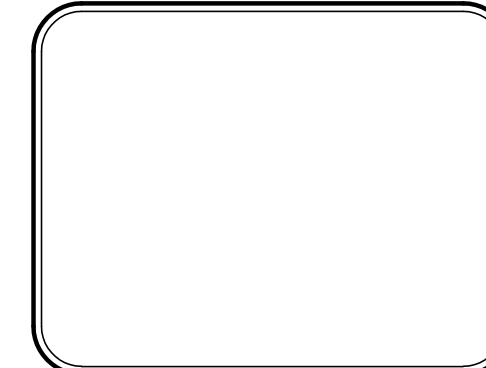
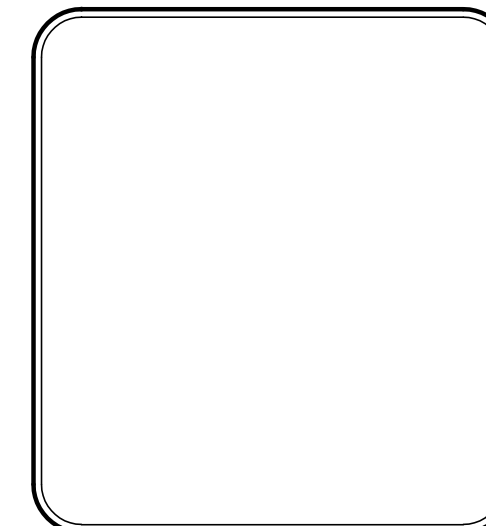
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN-BUILD

PRESIDENT: STEVE R. HAMMERS
VICE PRES. & GEN. MGR.: J. J. HAMMERS
SALES & ESTIMATING: J. HAMMERS
COLORADO SPRINGS, CO 80915
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SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1053

RESUBMITTALS:

GENERAL FLOOR PLAN NOTES

- REFERENCE DOOR SCHEDULE FOR ALL DOOR TYPES, HARDWARE AND ETC.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
- ALL GLAZING IN DOORS OR WITHIN TWENTY FOUR INCHES (24") OF DOORS AND WITHIN EIGHTEEN INCHES (18") OF WALKING SURFACE SHALL BE TEMPERED.
- PROVIDE CONTROL JOINTS AT A MIN. OF 30'-0" AT ALL GYP. BD. WALLS.
- PROVIDE TRANSITION STRIPS AT ALL FLOOR MATERIAL CHANGES.
- FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE. FLOOR SLABS ARE TO BE LEVEL WITHIN GLASS 5 TOLERANCES. REFER TO CIVIL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- REFER TO PLUMBING PLANS FOR HOSE BIB LOCATIONS AND LANDSCAPE METER/STUB LOCATIONS.
- DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 18" CLEAR AT STRIKE SIDE AND 12" ON PUSH SIDE OF DOOR OPENING.
- ALL INTERIOR WALLS AND PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OR WALL FINISH MATERIAL.
- FURNISH AND INSTALL 16 GAUGE METAL STRAP FOR WALL BACKING AT DOOR STOPS, HANGING WALL, EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.
- PROVIDE AND LOCATE ACCESS DOORS AND PANELS IN THE WALL AS REQUIRED TO PROVIDE ACCESS TO FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK.
- ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEAN-OUT LOCATIONS WITH EQUIPMENT. PROPER CAPS MUST BE INSTALLED PRIOR TO COMPLETION OF INTERIOR AND EXTERIOR.
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- PROVIDE SAK CUT IN CONCRETE SLAB AT A MIN. OF 10'-0" O.C.
- VERIFY DOOR & WINDOW ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

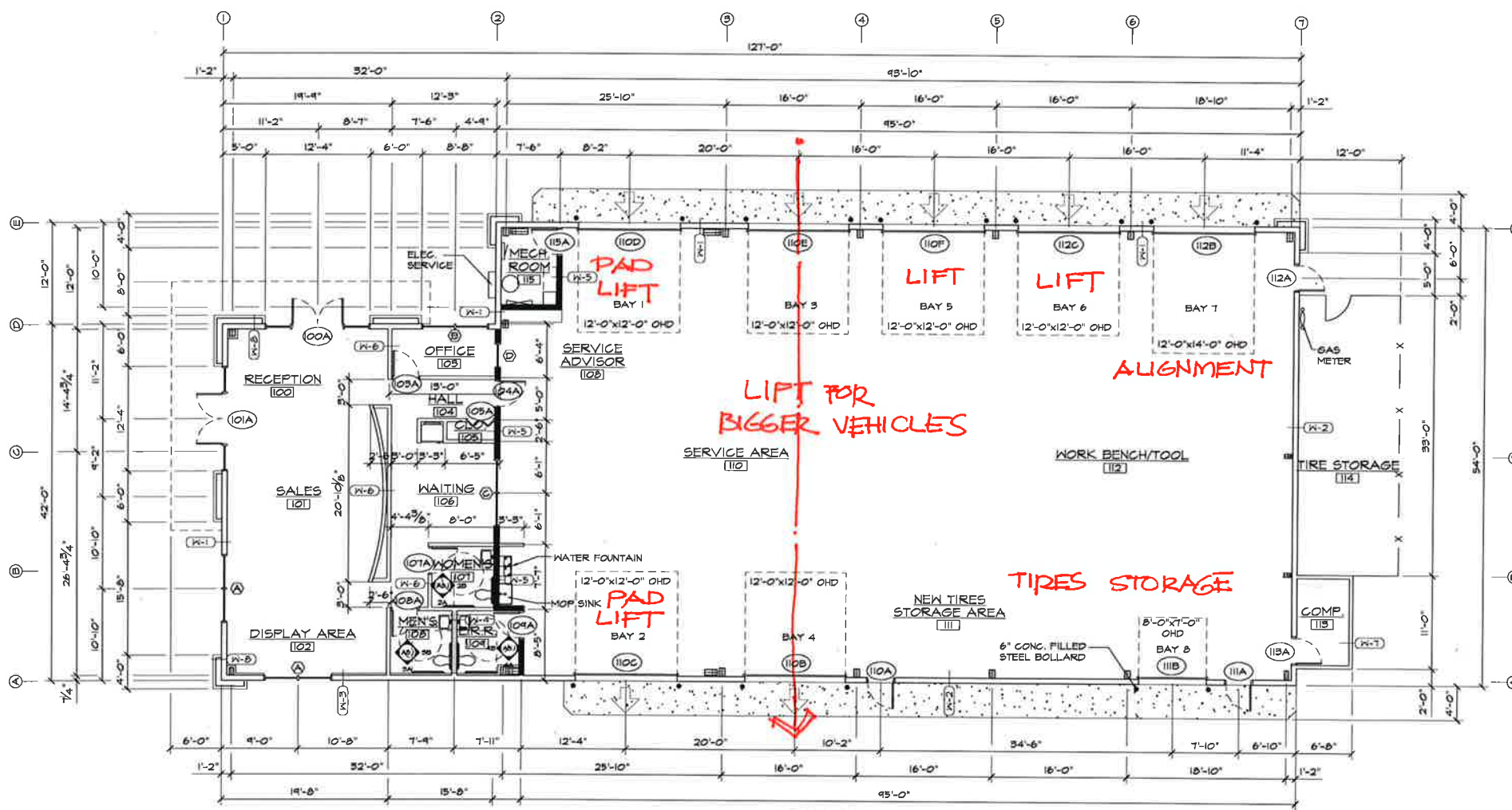
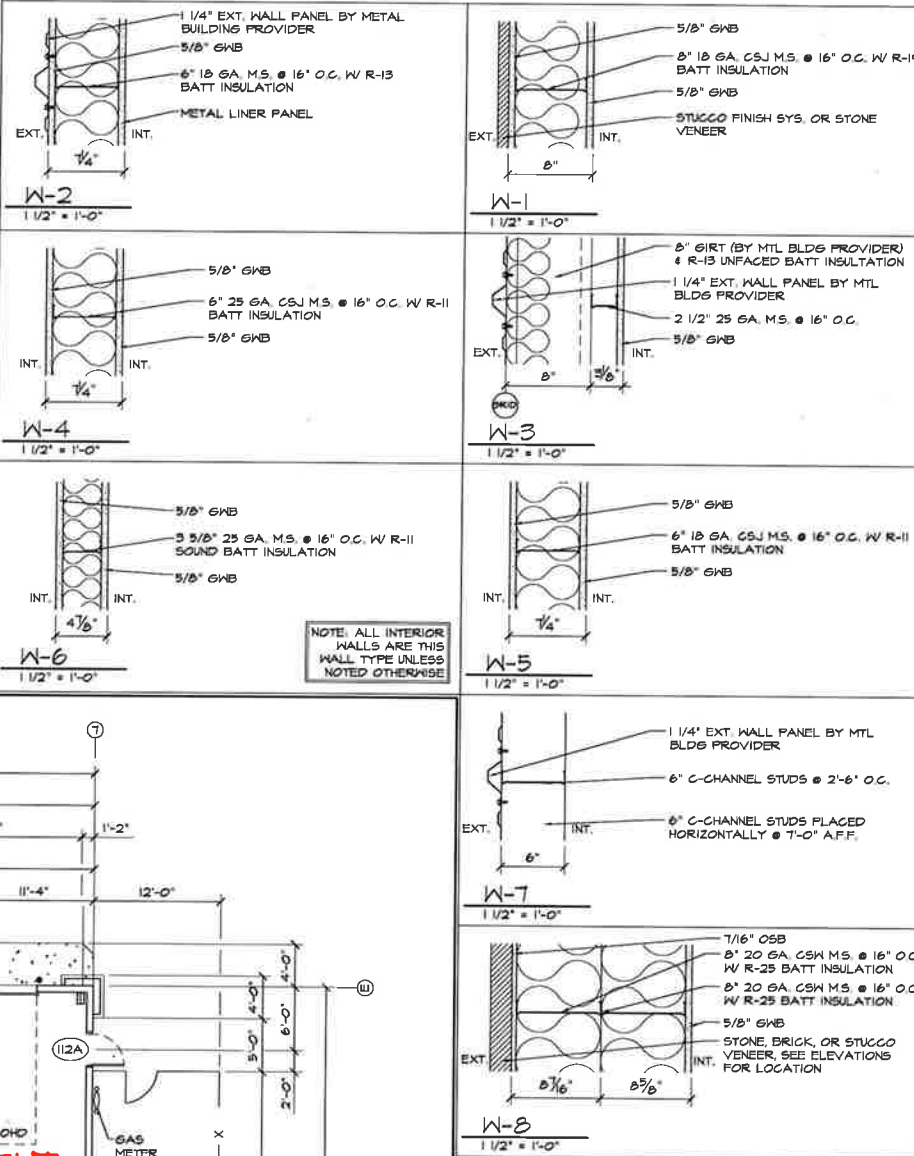
GENERAL NOTES

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- ALL STEEL ANGLES EXPOSED TO VIEW SHALL BE SHOP PRIMED AND PAINTED.
- DO NOT SCALE DRAWINGS.
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- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, REFER TO CIVIL DRAWINGS.
- PROVIDE BACKER ROD AND SEALANT AT ALL INTERIOR PANEL JOINTS THAT ARE EXPOSED.

FLOOR PLAN LEGEND

- FULL HEIGHT WALL
- 6" PLUMBING WALL, 9' HIGH
- 9'-0" HIGH WALL
- 4'-0" HIGH WALL

WALL TYPE DETAILS



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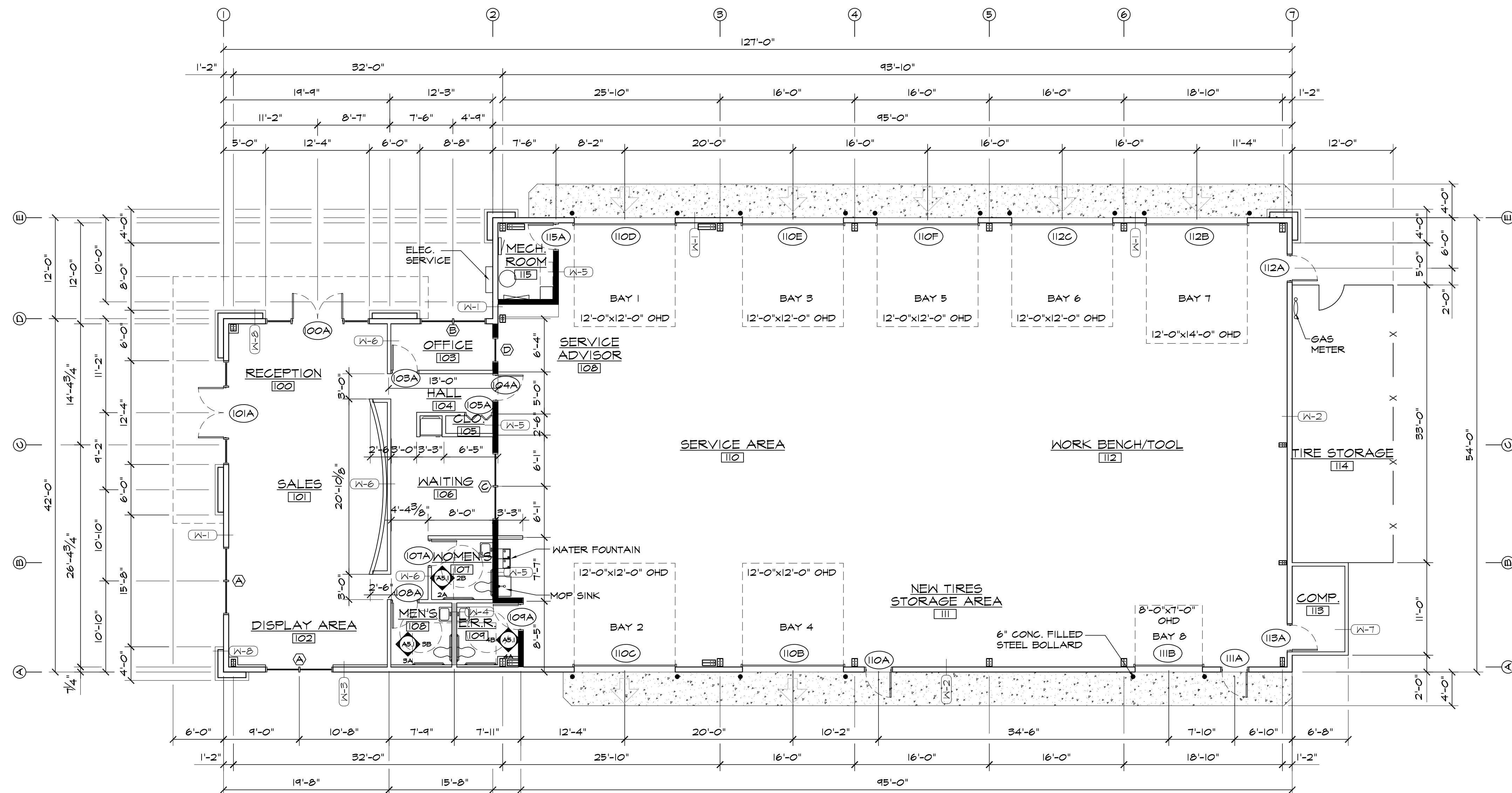
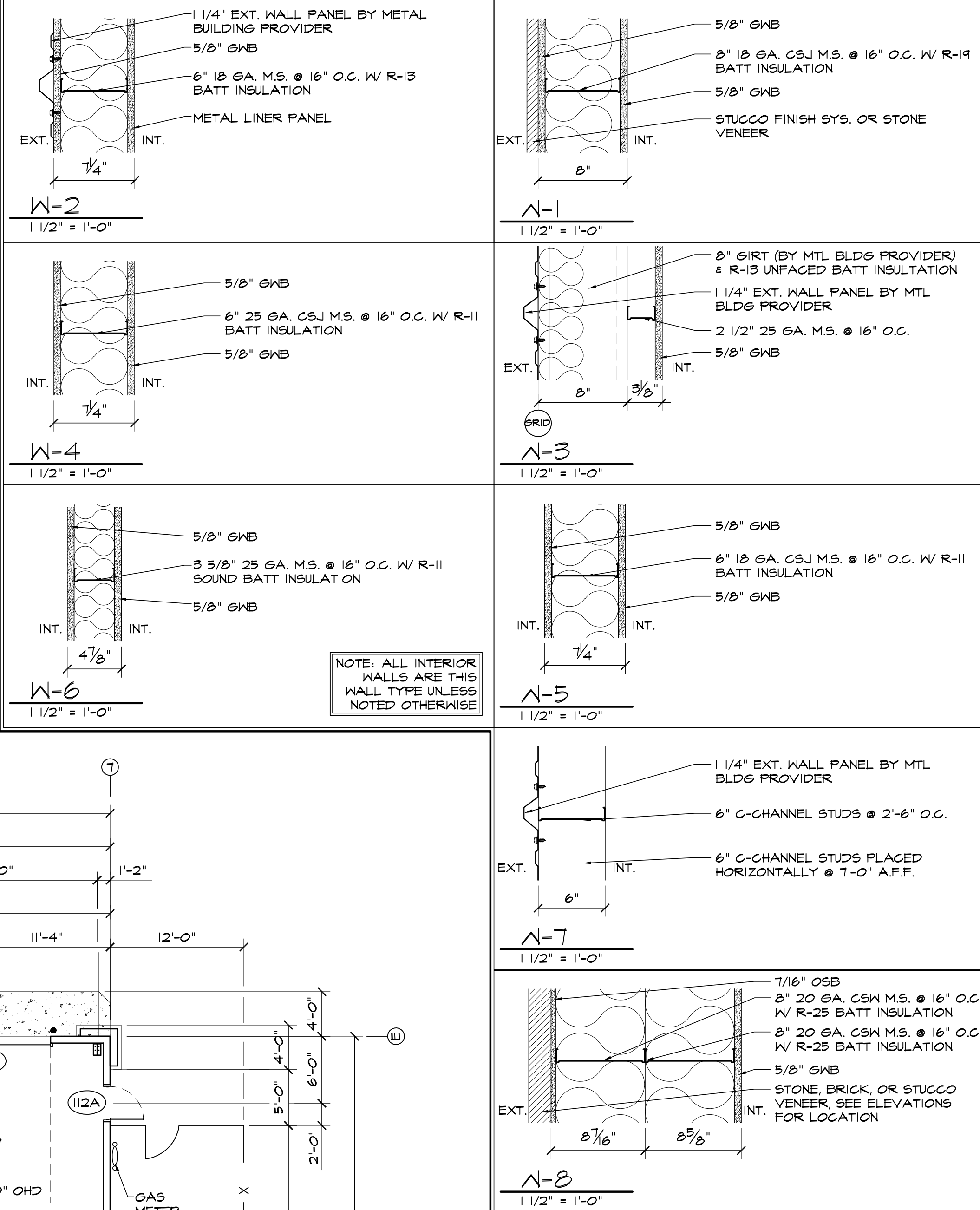
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FLOOR PLAN LEGEND

- FULL HEIGHT WALL
- 6" PLUMBING WALL, 9' HIGH
- 9'-0" HIGH WALL
- 4'-0" HIGH WALL

WALL TYPE DETAILS



HAMMERS
CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1589 FAX (719) 570-7008
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PEYTON, CO 80831
EL PASO COUNTY, COLORADO

DATE: JUL. 16, 2018
DRAWN BY: D. AQUINO
PROJ. MGR: Z. GRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1053

RESUBMITTALS:
11-04-18 / DP FINAL SUBMITTAL

A1.1

FLOOR PLAN

LAYOUT NOTE

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 MAY REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

- IF UNDISTURBED 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 6" 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.
- REMOVE ALL RUBBLE, STONES AND EXTRANEIOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

CODE REQUIREMENTS

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
HWY 24 MERIDIAN ROAD	EXPRESSWAY MAJOR	25/25 FT 20/20 FT	236 218	1/20 FT 1/25 FT	12/12 9/7 (30 SHRUB SUBSTITUTES)

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S) HWY 24	2/3 LENGTH OF FRONTAGE (FT) REQ./PROV.
37	3/3		126
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.		
25	13/13		

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/600 SF) (EXCLUDING DRIVEWAYS)
53,143 SF	NON-RESIDENTIAL	2,657 SF/ 2,700 SF	5/2
SHRUB SUBSTITUTES REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
30/30	IL	50%/50%	

LANDSCAPE BUFFERS AND SCREENS (LB)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV.	BUFFER TREES (1/25') REQ./PROV.	EVERGREEN TREES (1/3) REQ./PROV.
NORTH	150	15/10 LF ALTERNATIVE REQUEST	6/9	2/9
3 UPRIGHT EVERGREEN ALSO PROVIDED				

PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Wdth/Hght	Size
EVERGREEN TREES:						
	PE		Pinus edulis	Pinyon Pine	15'X15'	B&B 6' ht.
DECIDUOUS TREES:						
	GTSM		Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'X30'	1-1/2' cal.
	MS		Malus 'Spring Snow'	Spring Snow Crabapple	15'X15'	1-1/2' cal.
EVERGREEN SHRUBS:						
	JI		Juniperus sabina	Buffalo Juniper	6'-8" x 12'-18"	#5 CONT.
	JC		Juniperus scopulorum 'Cologreen'	Cologreen Juniper	6'-8" x 12'-15"	#5 CONT.
DECIDUOUS SHRUBS:						
	HP		Hesperaloe parviflora	Red Yucca	2'-4' / 2'-4'	#5 CONT.
	PAT		Perovskia atriplicifolia	Russian Sage	3'-4' x 3'-5'	#5 CONT.
ORNAMENTAL GRASSES:						
	CA		Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1'-3' / 2'-3'	#1 CONT.
	PVH		Panicum virgatum 'Heavy Metal'	Heavy Metal Grass	2' x 3'-4'	#1 CONT.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	River Rock: 1.5" dia., 3" depth (with weed barrier)	
	Non-Irrigated Seed Grass - Mix 'A'	
NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND SF ARE FOR REFERENCE ONLY.		

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. 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 LOCAL CODE AND ALL SHRUBS TO BE LOCATED MINIMUM 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE. REFER TO LOCAL CODES.

DOCUMENT NOTE

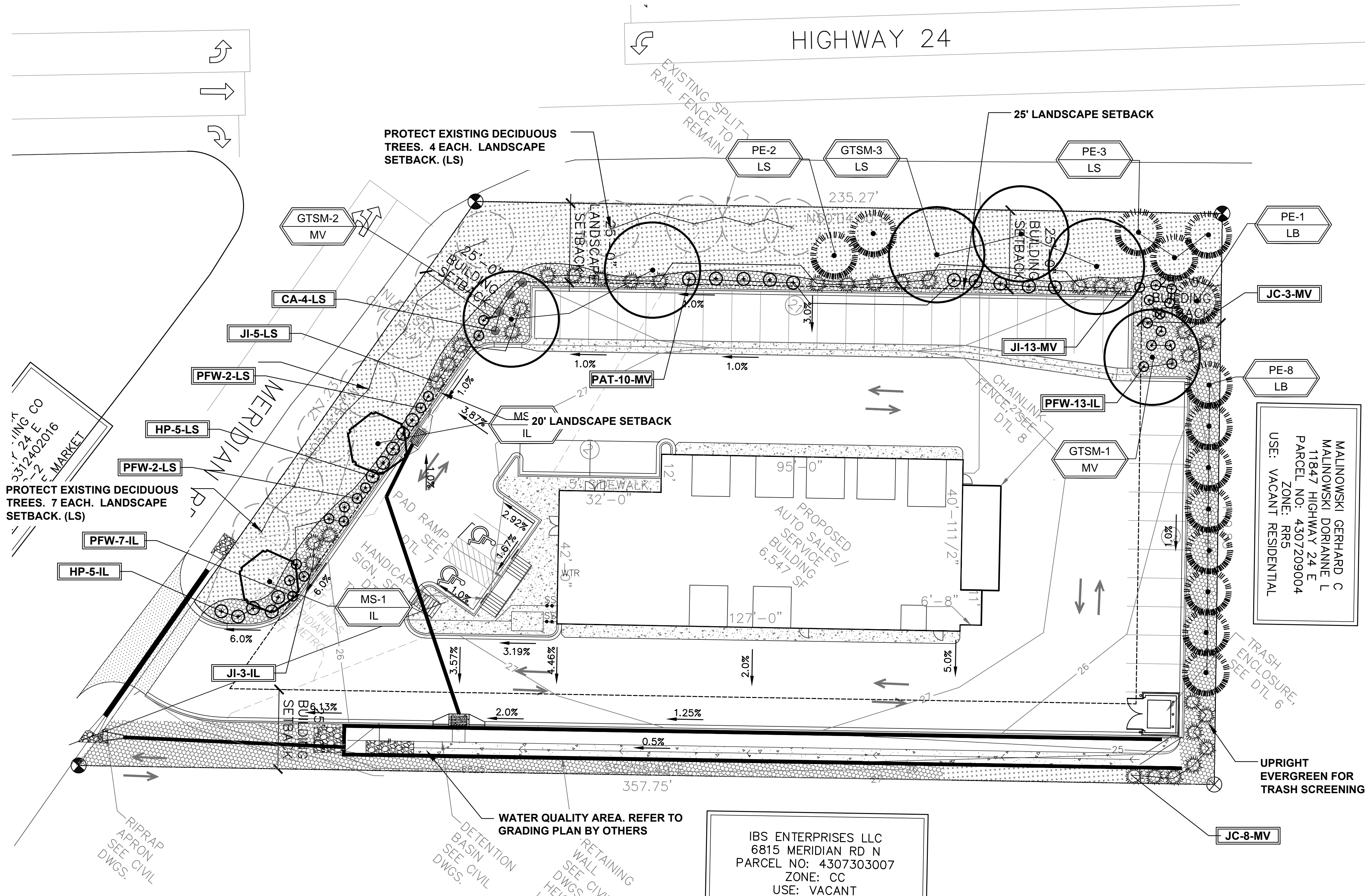
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR OTHER PARTIES' ERRORS OR OMISSIONS OR FOR OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHWAY 24

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

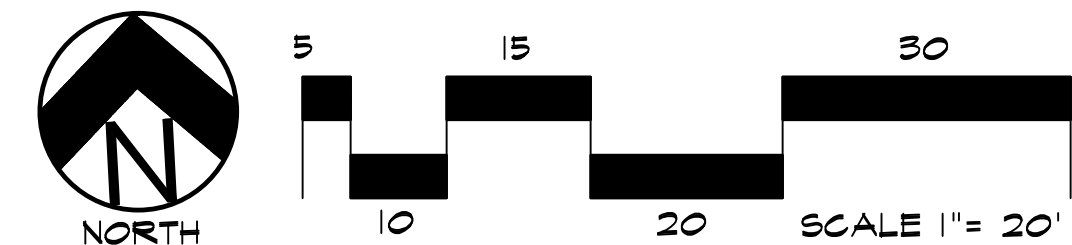
25' LANDSCAPE SETBACK



IBS ENTERPRISES LLC
6815 MERIDIAN RD N
PARCEL NO: 4307303007
ZONE: CC
USE: VACANT

IRRIGATION SYSTEM DESCRIPTION NOTE

AN UNDERGROUND IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AS REQUIRED PER PLAN. IRRIGATION SYSTEM TO BE DESIGN/BUILD. AS-BUILT PLAN SHALL BE PROVIDED TO OWNER ONCE INSTALLATION IS COMPLETE AND APPROVED.



HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122



BIG O TIRES
6985 N. MERIDIAN RD.
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

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9-6-18 PER COMMENTS

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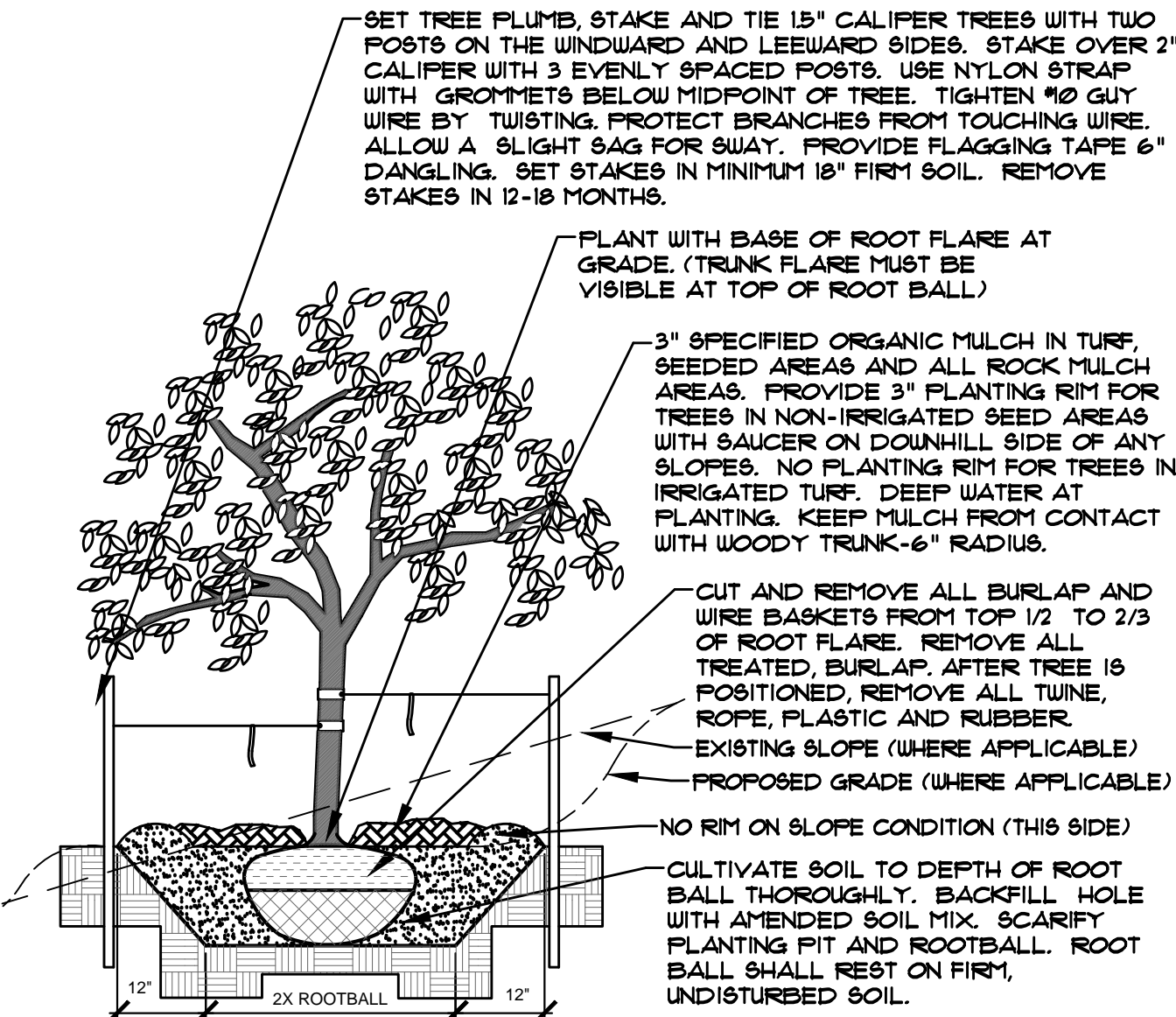
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DESCRIPTION
LANDSCAPE PLAN

SHEET NO.
8 OF 11

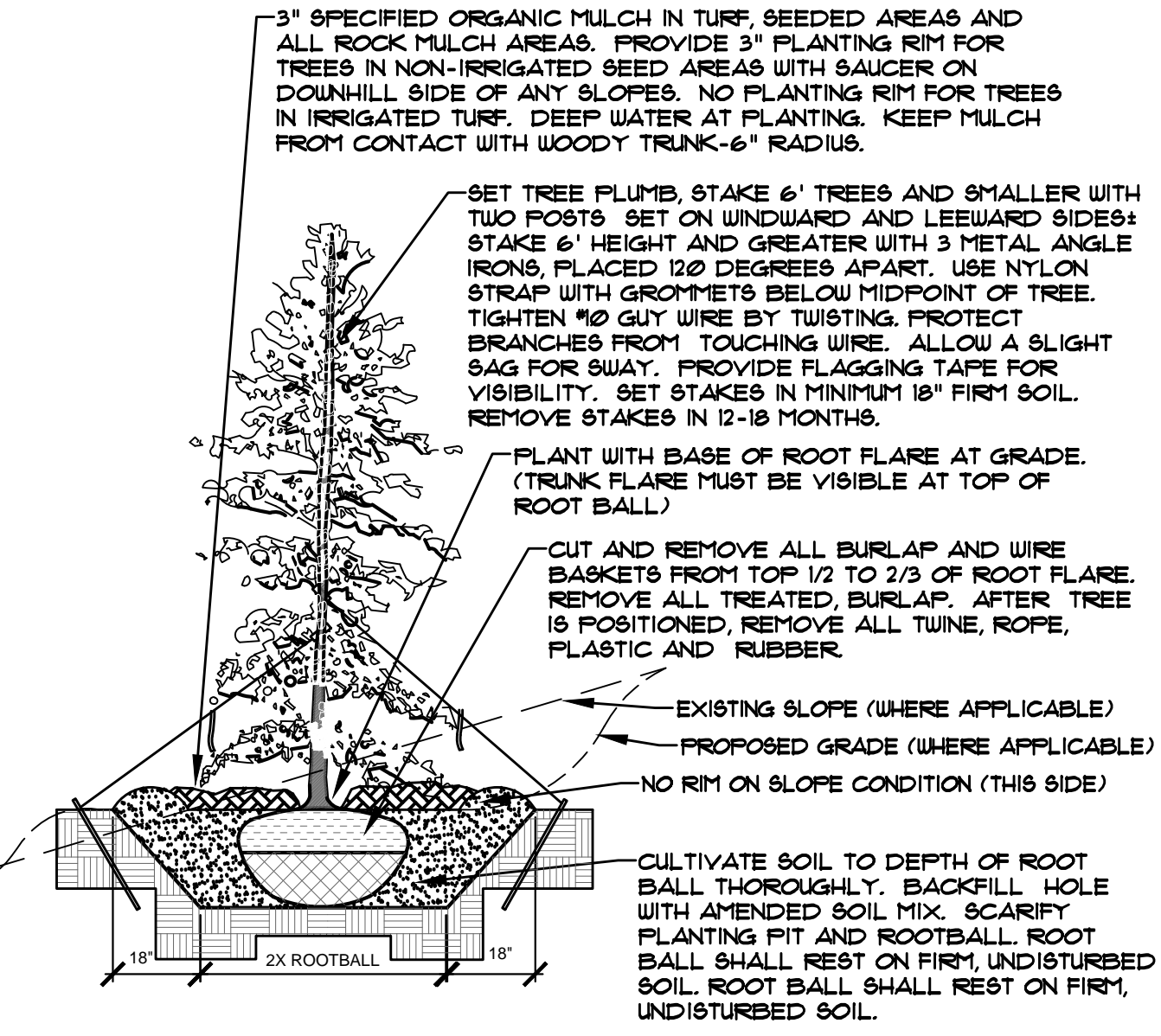
PPR1836

- 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 BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUINE.
 - 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.



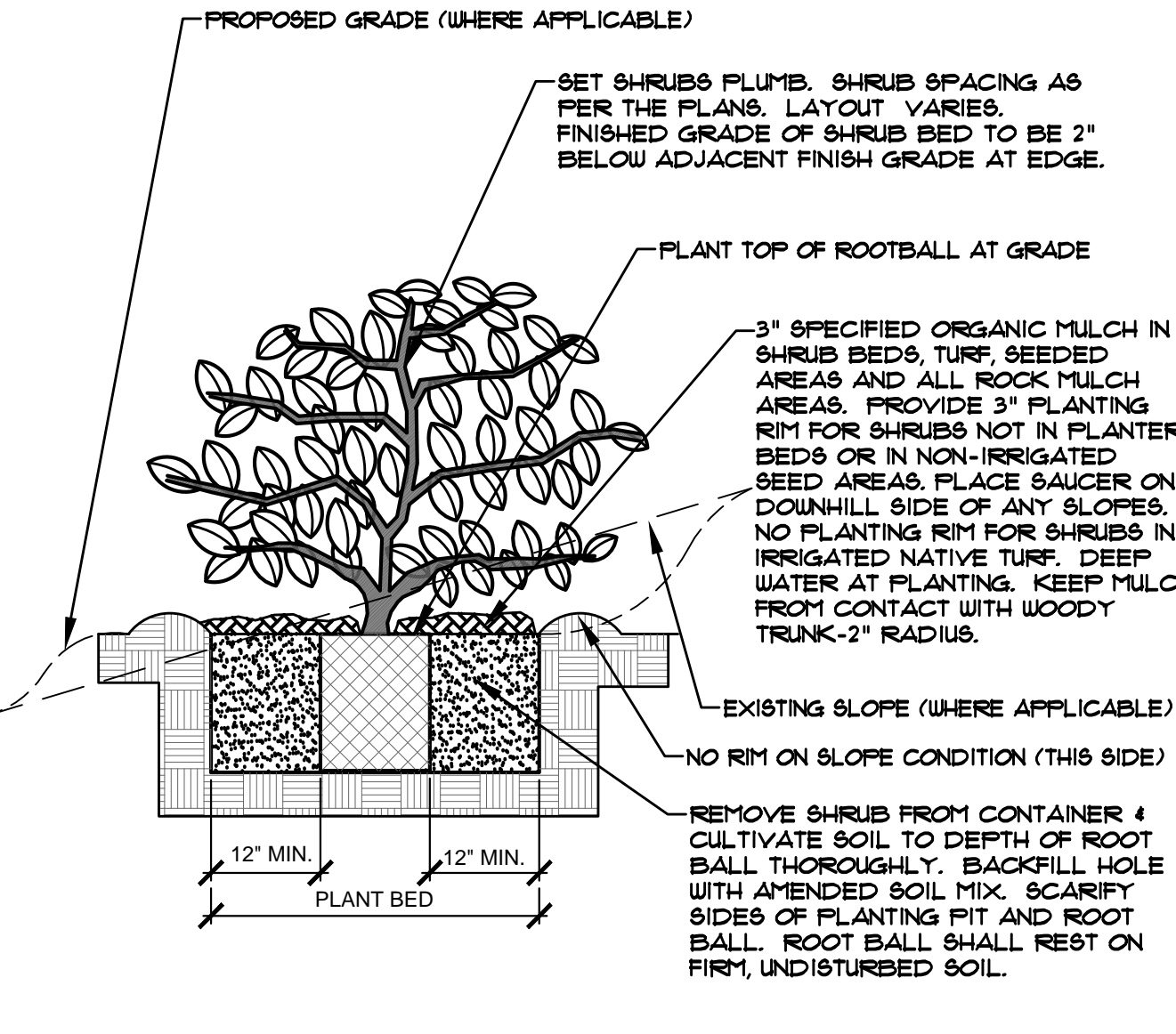
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - 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 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FINE AND SPRUCE TREES TO BE SPREAD FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



B EVERGREEN 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 BACK FILL SHALL BE 10% 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.



C SHRUB PLANTING DETAIL
NOT TO SCALE

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE ARKANSAS VALLEY SEED COMPANY (OR APPROVED EQUAL) - "FOOTHILLS MIX". SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS OR BROADCAST SEED, RAKE IN TO SOIL, AND HYDRO-MULCH PROCESS. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1,000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

-ANNUAL RYEGRASS	20%	-BIG BLUESTEM	6%
-MOUNTAIN BROME	10%	-SIDEOTS GRAMA	6%
-PUBESCENT WHEATGRASS	10%	-BLUE GRAMA	5%
-SLENDER WHEATGRASS	16%	-CANADA BLUEGRASS	11%
-HARD FESCUE	11%	-BLUE GRAMA COATED	5%

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY 1/2" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION. DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDBED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

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.

ALL EDGING SEPARATING TURF, PLANTER, DECORATIVE ROCK, OR MULCH AREAS TO BE ROLL-TOP STEEL (1/8" x 4" x 10') WITH STAKES. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH POLYSPUN WEED BARRIER WITH STAPLES AT 5' 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).

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

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

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

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. REGARDING 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.

SEEDED GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SEEDED GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

- HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
- USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

UTILITIES NOTE

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HIGHER GROUND DESIGNS, INC.

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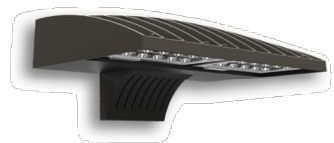
ORIGINAL DATE
7-17-18

DRAWN BY
JM

DESCRIPTION
**LANDSCAPE
DETAILS AND NOTES**

SHEET NO.
9 OF 11

PPR1836



D-Series Size 1 LED Wall Luminaire



d'series

Specifications

Luminaire

Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Weight:

12 lbs (2.3 kg)

Back Box (BBW, ELCW)

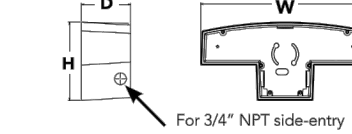
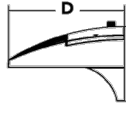
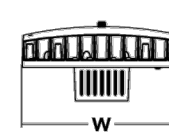
Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)

Weight:

5 lbs (2.3 kg)

Weight:

10 lbs (4.5 kg)



For 3/4" NPT side-entry conduit (BBW only)

Ordering Information

EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSKW1 LED	Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSKW1 LED	10C	10 LEDs (one engine)	350 mA	30K	3000 K	T2S	Type I Short	
		530	530 mA	40K	4000 K	T2M	Type II Medium	
		700	700 mA	50K	5000 K	T3S	Type III Short	
	20C	20 LEDs (two engines)	1000	1000 mA (1 A)	AMBCR	Amber phosphor converted	T3M	Type IV Medium
						T4M	Type IV Medium	
						T7TM	Forward Throw Medium	
						ASYDF	Asymmetric diffuse	

Other Options		Finish (optional)							
Shipped installed		Shipped separately ⁸		Dark bronze		Sandstone		DWHBXD Textured white	
SE	Single face (120, 277 or 347V) ¹⁰	BSW	Bird-deterrent spikes	DDBLX	Dark aluminum	DDBTXD	Textured dark bronze	DSBXD	Textured sandstone
DF	Double face (208, 240 or 480V) ¹⁰	WG	Wire guard	DDBLX	Natural aluminum	DDBLX	Textured black		
HS	House-side shield ⁹	VG	Vertical guard	DWHBXD	White	DDBTXD	Textured natural aluminum		
SPD	Separate surge protection		Diffused drop lens						

Accessories	NOTES
DSKW1C	1. ZOC 1000 is not available with PIR, PIRH, PIRHFCV or PIRH1FCV.
DSKW1B	2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
DSKW1G	3. Single face (DF) requires 120, 277 or 347 voltage option. Double face (DF) requires 208, 240 or 480 voltage option.
DSKW1H	4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
DSKW1I	5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
DSKW1J	6. Photometric (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
DSKW1K	7. Reference Motion Sensor table on page 3.
DSKW1L	8. Cold weather (CWC) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES files located on product page at www.lithonia.com .
DSKW1M	9. Not available with ELCW.
DSKW1N	10. Also available as a separate accessory; see Accessories information.



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DSKW1-LED
Rev. 3/13/18

Performance Data

Lumen Output

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

LED	Area (sq ft)	Area (sq m)	Series	Size (in)	Size (mm)	100' (30.48m) (100' x 100')	150' (45.72m) (150' x 150')	200' (60.96m) (200' x 200')	250' (76.20m) (250' x 250')	300' (91.44m) (300' x 300')	350' (106.68m) (350' x 350')	400' (121.92m) (400' x 400')	450' (137.16m) (450' x 450')	500' (152.40m) (500' x 500')	550' (167.64m) (550' x 550')	600' (182.88m) (600' x 600')	650' (198.12m) (650' x 650')	700' (213.36m) (700' x 700')	750' (228.60m) (750' x 750')	800' (243.84m) (800' x 800')	850' (259.08m) (850' x 850')	900' (274.32m) (900' x 900')	950' (289.56m) (950' x 950')	1000' (304.80m) (1000' x 1000')
10C	13.3	1.2	10C	13.3	349	1415	1415	1415	1415	1415	1415	1415	1415	1415	1415	1415	1415	1415	1415	1415	1415	1415	1415	1415
20C	26.6	2.4	20C	26.6	673	2830	2830	2830	2830	2830	2830	2830	2830	2830	2830	2830	2830	2830	2830	2830	2830	2830	2830	2830
40W	53.2	4.9	40W	53.2	1346	5660	5660	5660	5660	5660	5660	5660	5660	5660	5660	5660	5660	5660	5660	5660	5660	5660	5660	5660
73W	106.4	9.8	73W	106.4	2692	11320	11320	11320	11320	11320	11320	11320	11320	11320	11320	11320	11320	11320	11320	11320	11320	11320	11320	11320



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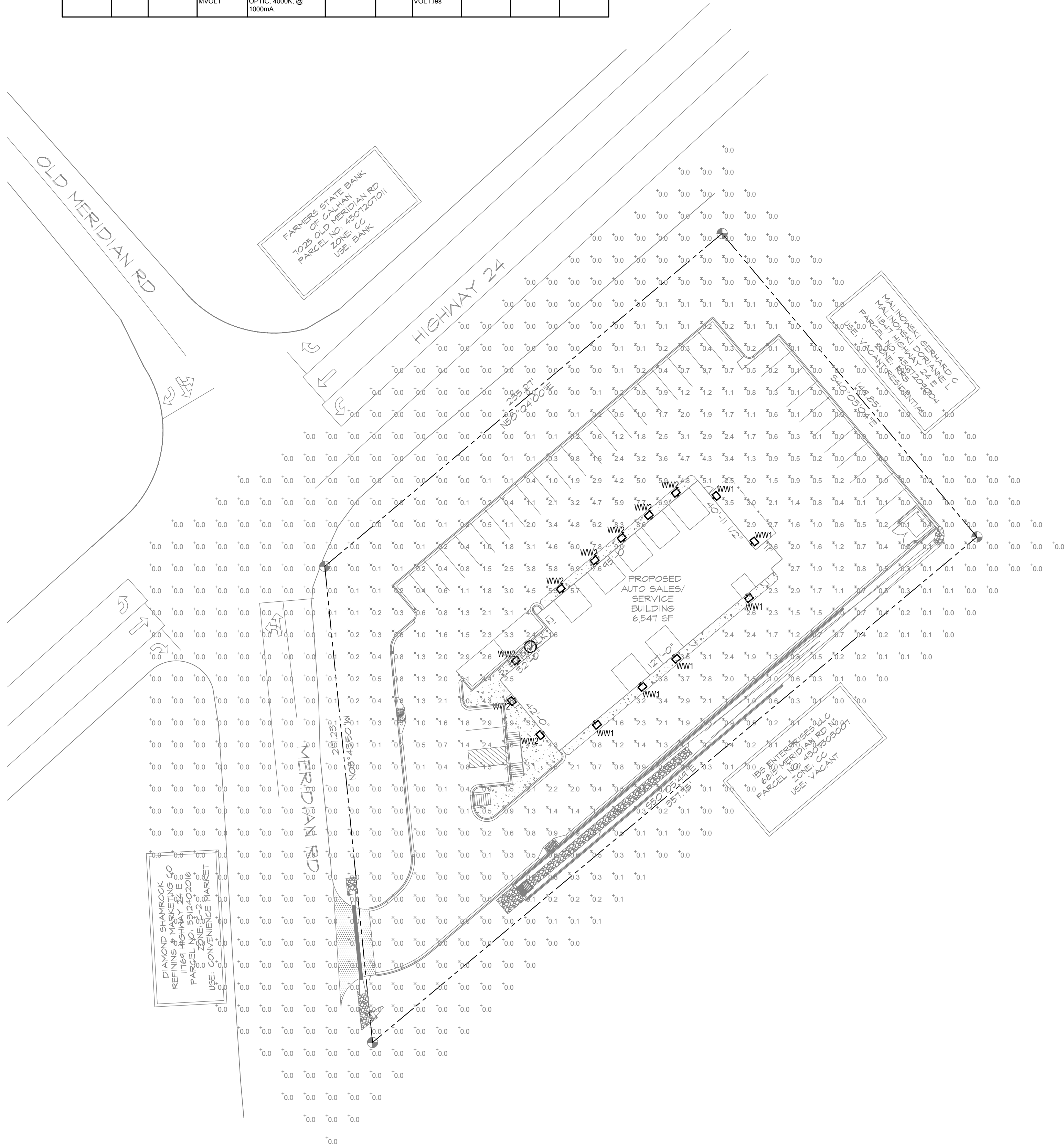
DSKW1-LED
Rev. 3/13/18

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot	✕	1.2 fc	9.0 fc	0.0 fc	N/A	N/A
Parking Lot	✕	1.8 fc	9.0 fc	0.0 fc	N/A	N/A
Site	+	0.6 fc	9.0 fc	0.0 fc	N/A	N/A

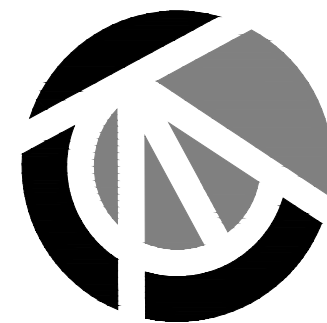
Schedule

Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
WW1	5	Lithonia Lighting	DSKW1 LED 20C 700 40K T3M MVOLT	DSKW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA	LED	1	DSKW1_LED_20C_700_40K_T3M_MVOLT.ies	5454	0.8	45.7
WW2	8	Lithonia Lighting	DSKW1 LED 20C 1000 40K T3M MVOLT	DSKW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA	LED	1	DSKW1_LED_20C_1000_40K_T3M_MVOLT.ies	7572	0.8	73.2



PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"



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BIG O TIRES

6985 NORTH MERIDIAN ROAD
PEYTON, COLORADO 80831

ISSUE HISTORY:

Issue	Date	Description
1	11/18/18	Initial Issue

DRAWN BY: EJR
CHECKED BY: JJA
DATE: 7/11/18

DRAWING TITLE
PHOTOMETRIC SITE PLAN

DRAWING NO.
10 of 11