



ADJ PROP  
53323 08 031  
2508 WEYBURN WAY  
RS-6000 CAD-O  
RESIDENCE

ADJ PROP  
53323 08 032  
2507 WEYBURN WAY  
RS-6000 CAD-O  
RESIDENCE

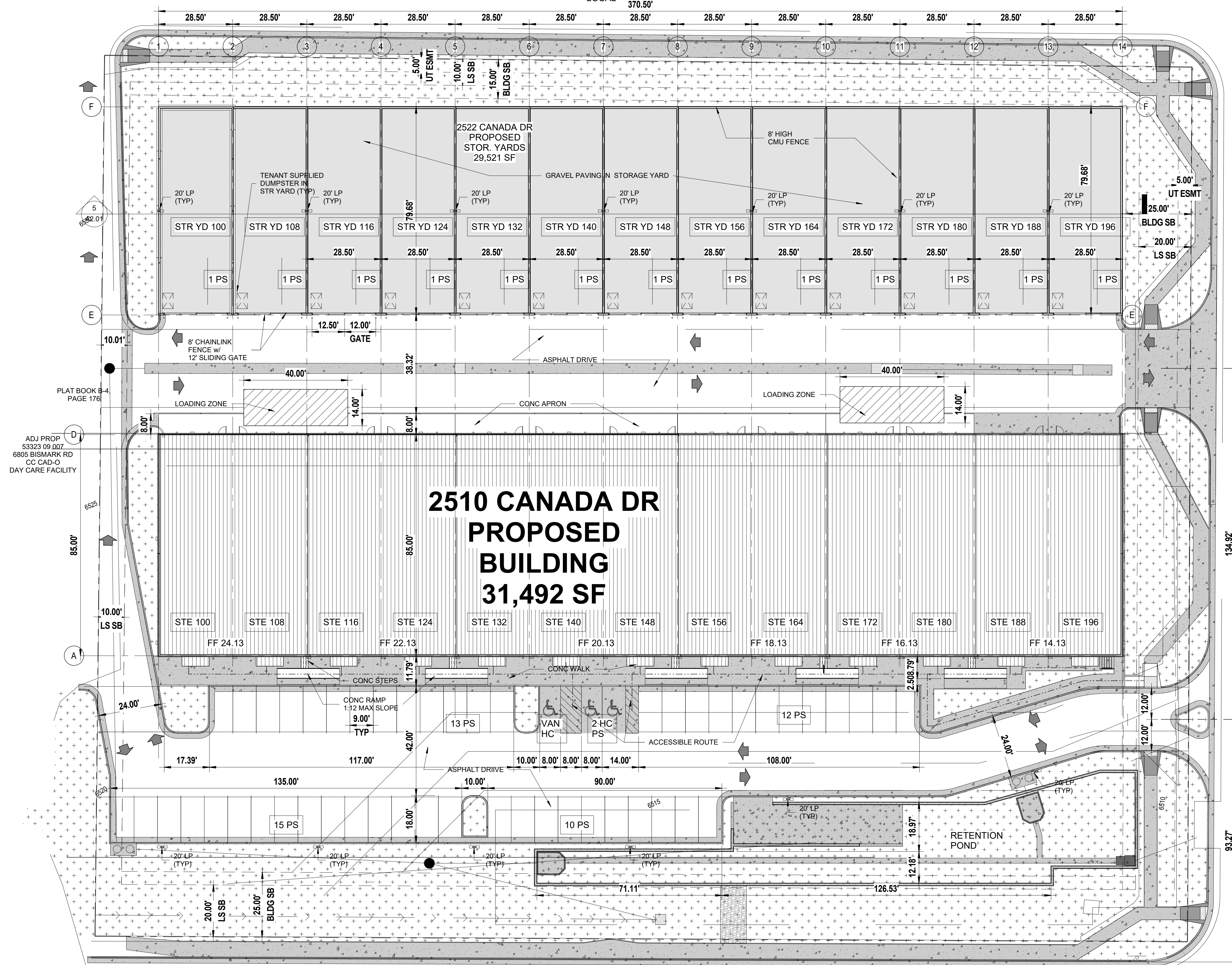
ADJ PROP  
53323 08 040  
2630 TIBBURN WAY  
RS-6000 CAD-O  
RESIDENCE

ADJ PROP  
53323 08 041  
2610 TIBBURN WAY  
RS-6000 CAD-O  
RESIDENCE

ADJ PROP  
53323 08 042  
2605 TIBBURN WAY  
RS-6000 CAD-O  
RESIDENCE

ADJ PROP  
53323 08 043  
2625 TIBBURN WAY  
RS-6000 CAD-O  
RESIDENCE

**BISMARK ROAD**  
(80' ROW)  
LOCAL



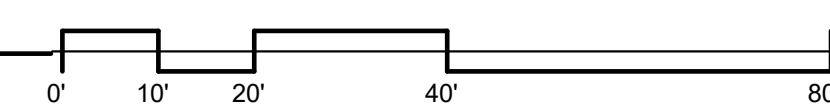
ADJ PROP  
53323 09 007  
6805 BISMARK RD  
CC CAD-O  
DAY CARE FACILITY

ADJ PROP  
53323 10 003  
2525 CANADA DR  
PUD CAD-O  
EDUCATION

**1** DEVELOPMENT SITE PLAN  
DP.02 SCALE: 1" = 20'-0"

ADJ PROP  
54052 18 002  
CANADA DR  
CC CAD-O  
BUSINESS

**CONSTITUTION AVE**  
(120' ROW)  
MINOR ARTERIAL



ADJ PROP  
54052 07 050  
2455 CANADA DR  
RM-30 CAD-O  
APARTMENTS

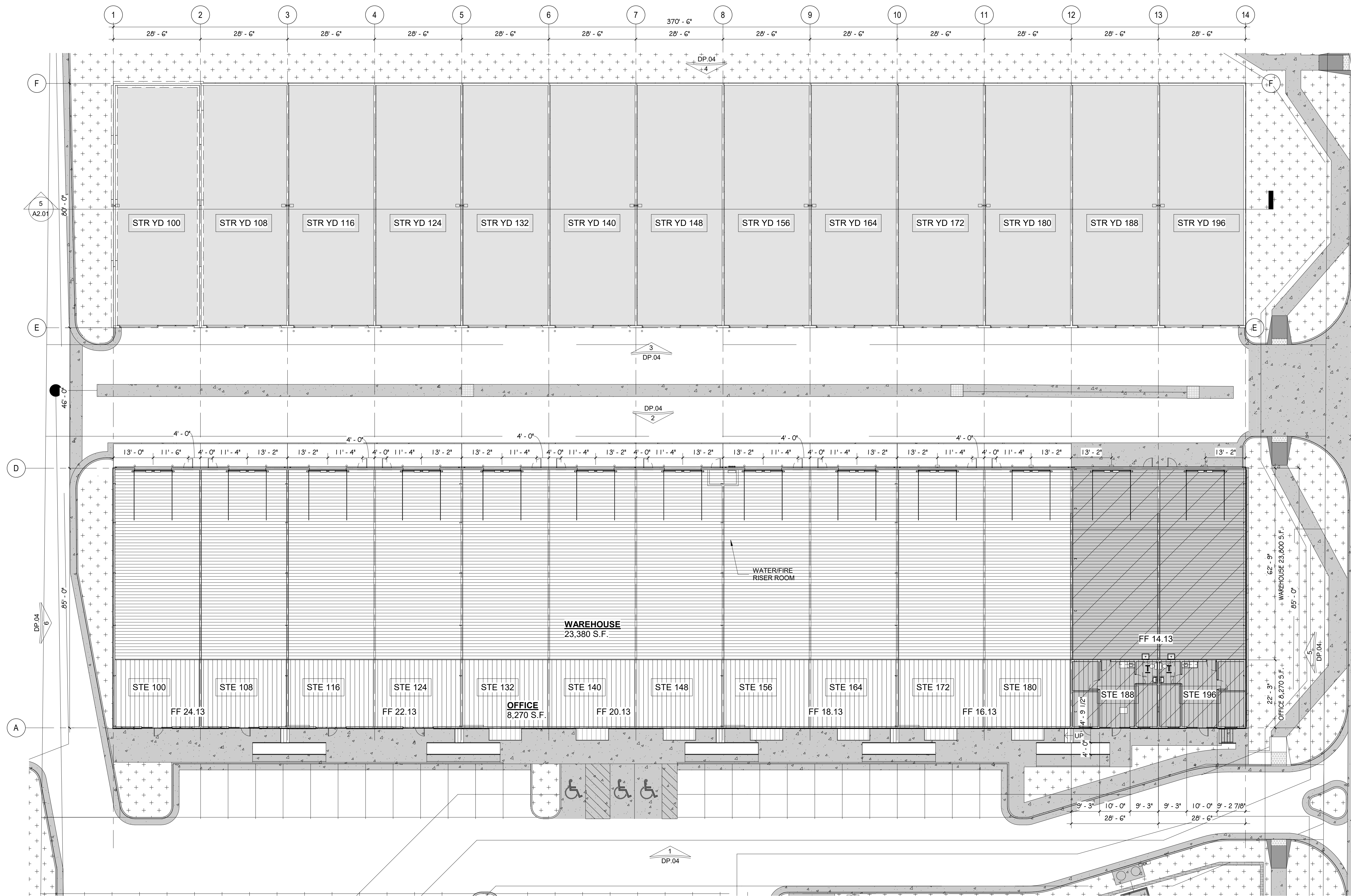
PCD FILE NO PPR-21-036

**RMG**  
Engineers / Architects  
SOUTHERN COLORADO CO 80132  
1975 BELL ST. - WWW.ENGINEERS.COM  
SOUTHERN COLORADO, COLORADO, NORTHWEST COLORADO

**NORTHWEST CENTER - STORAGE  
YARD WALLS**  
LEISURE CONSTRUCTION  
2510 & 2522 CANADA DR, COLORADO SPRINGS, CO 80922

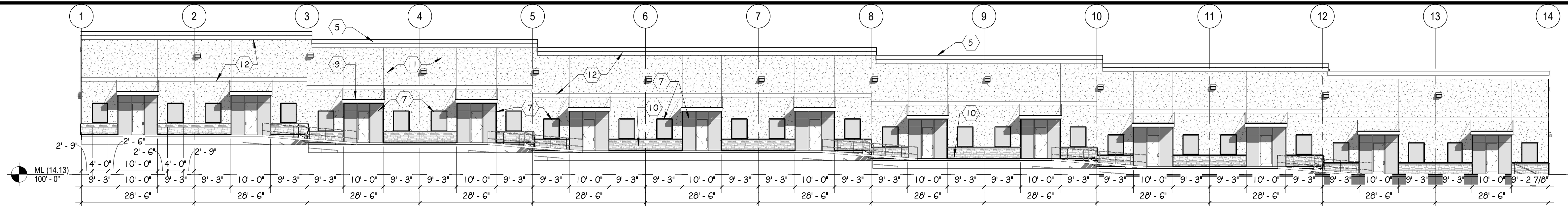
DEVELOPMENT SITE PLAN  
DEVELOPMENT PLANS

SHEET NAME	DEVELOPMENT SITE PLAN
PROJECT STATUS	DEVELOPMENT PLANS
ARCHENGR	KEM
DRAWN	JDZ
CHECKED	km
DATE	12.06.22
#	REVISION DATE
JOB NO.	180649
SHEET NO.	DP.02

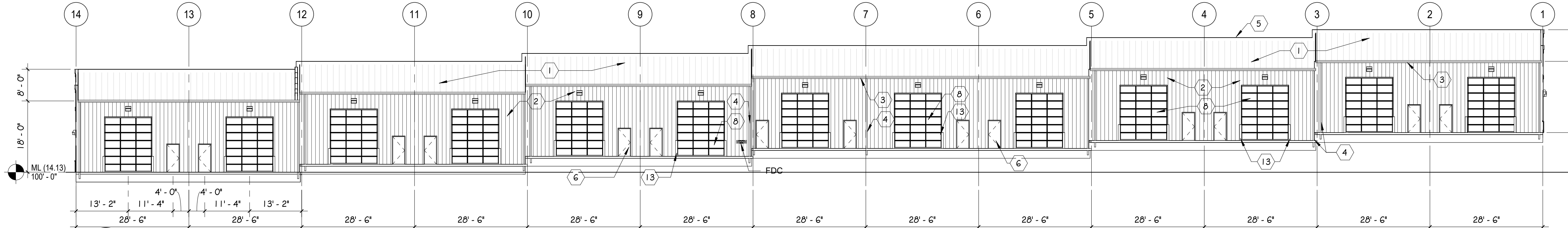


**1 FLOOR PLAN**  
 DP.03 SCALE: 1/16" = 1'-0"

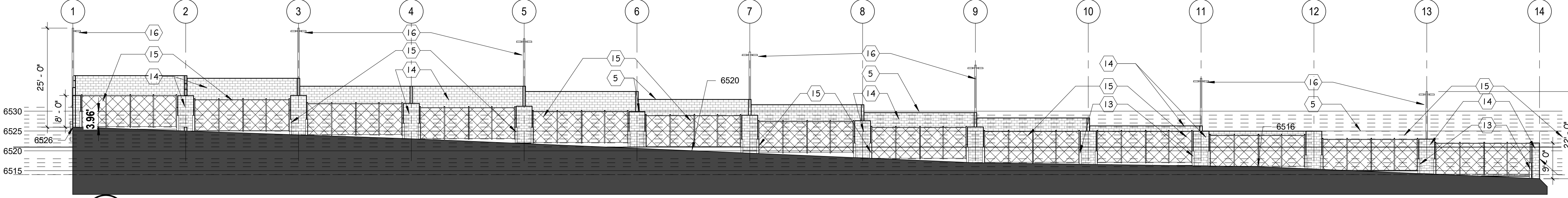
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ARCHENGR	KEM	
DRAWN	JZ	
CHECKED	km	
DATE	12.06.22	
#	REVISION	DATE
JOB NO.	180649	
SHEET NO.	DP.03	



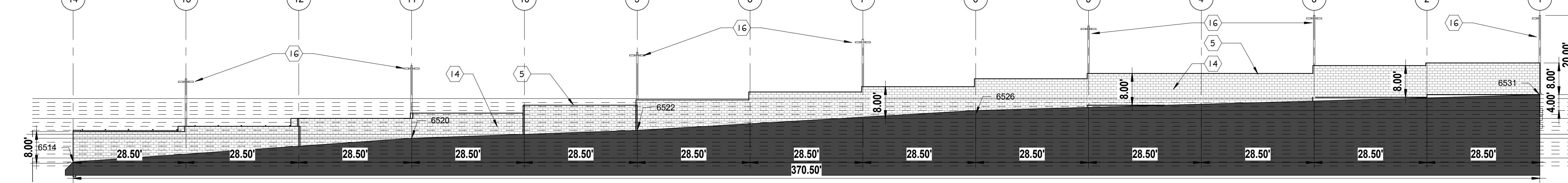
**1 SOUTH DEVELOPMENT ELEV**  
 DP.04 SCALE: 1/16" = 1'-0"



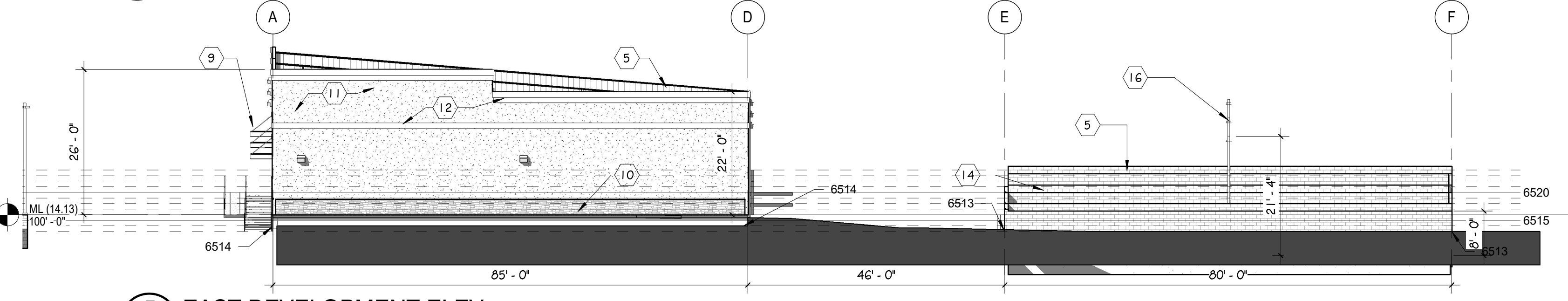
**2 NORTH DEVELOPMENT ELEV**  
 DP.04 SCALE: 1/16" = 1'-0"



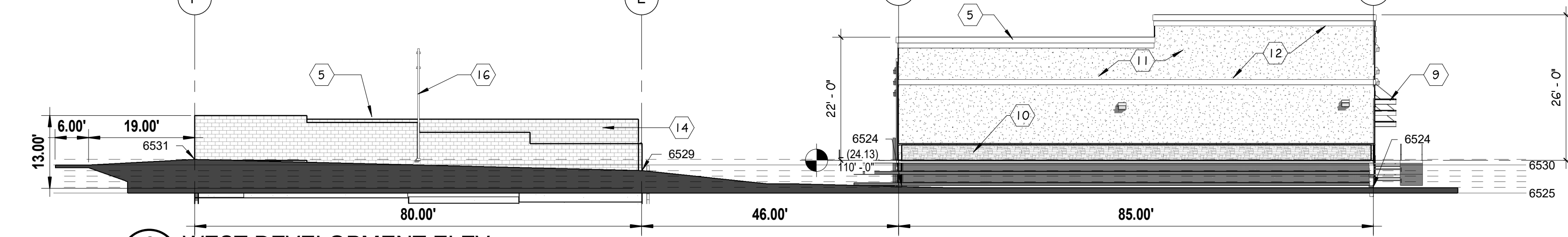
**3 SOUTH YARD DEVELOPMENT ELEV**  
 DP.04 SCALE: 1/16" = 1'-0"



**4 NORTH YARD DEVELOPMENT ELEV**  
 DP.04 SCALE: 1/16" = 1'-0"



**5 EAST DEVELOPMENT ELEV**  
 DP.04 SCALE: 1/16" = 1'-0"



**6 WEST DEVELOPMENT ELEV**  
 DP.04 SCALE: 1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MK	MATERIAL	COLOR	FINISH
1	METAL ROOF (PEMB MFGR)	TBD	FACTORY
2	METAL SIDING (PEMB)	TBD	FACTORY
3	PRE FINISHED GUTTERS (PEMB)	TO MATCH SIDING	FACTORY
4	PRE FINISHED DOWNSPOUTS (PEMB)	TO MATCH SIDING	FACTORY
5	METAL CAP FLASHING	TBD	FACTORY
6	HM DOORS (INSULATED)	TBD	FACTORY
7	2"x4 1/2" ALUM STOREFRONT	CLEAR ANODIZED	FACTORY
8	OVERHEAD SECTIONAL DOORS	POLAR WHITE	FACTORY
9	STEEL AWNING (PEMB)	TBD	FACTORY
10	SYNTHETIC STONE VENEER	TBD	FACTORY
11	STUCCO SYSTEM	TBD	PAINT
12	STUCCO ASCENT COLOR	TBD	FACTORY
13	STEEL PIPE BOLLARDS	TRAFFIC YELLOW	FACTORY
14	SPLIT-FACED CMU	TRI-BLEND COLOR	FACTORY
15	CHAINLINK FENCE W/ SLATS	SLATS 90% OPACITY	FACTORY
16	LIGHT POLE	TBD	FACTORY

**RMG**  
 Engineers / Architects  
 ARCHITECTURAL  
 STRUCTURAL  
 MECHANICAL  
 ELECTRICAL  
 PLUMBING  
 CIVIL/PLANNING  
 SOUTHERN COLORADO CO 80132  
 19975 BAYVIEW BLVD - WWW.RMGENGINEERS.COM  
 SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

**NORTHWEST CENTER - STORAGE  
 YARD WALLS**  
 2510 & 2522 CANADA DR, COLORADO SPRINGS, CO 80922  
**LEISURE CONSTRUCTION**

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**EXTERIOR ELEVATIONS**  
**DEVELOPMENT PLANS**

SHEET NAME: EXTERIOR ELEVATIONS  
 PROJECT STATUS: DEVELOPMENT PLANS

ARCH/ENG: KEM  
 DRAWN: JZ  
 CHECKED: km

DATE: 12.06.22

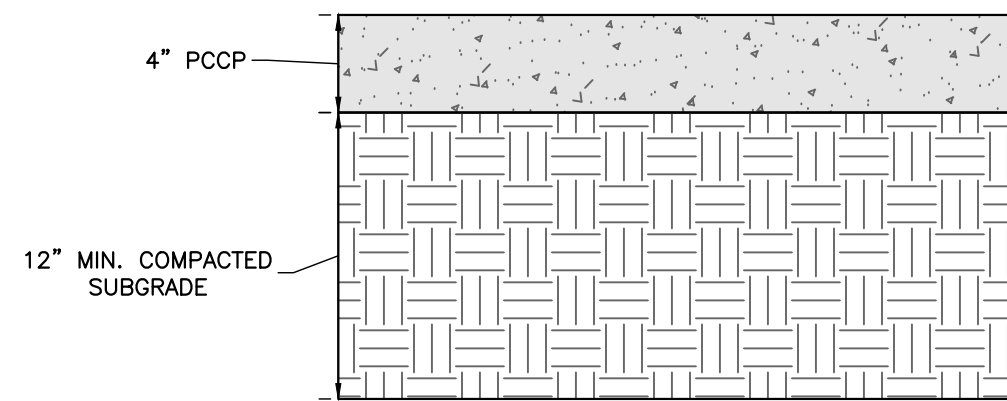
#	REVISION	DATE

JOB NO: 180649  
 SHEET NO: DP.04

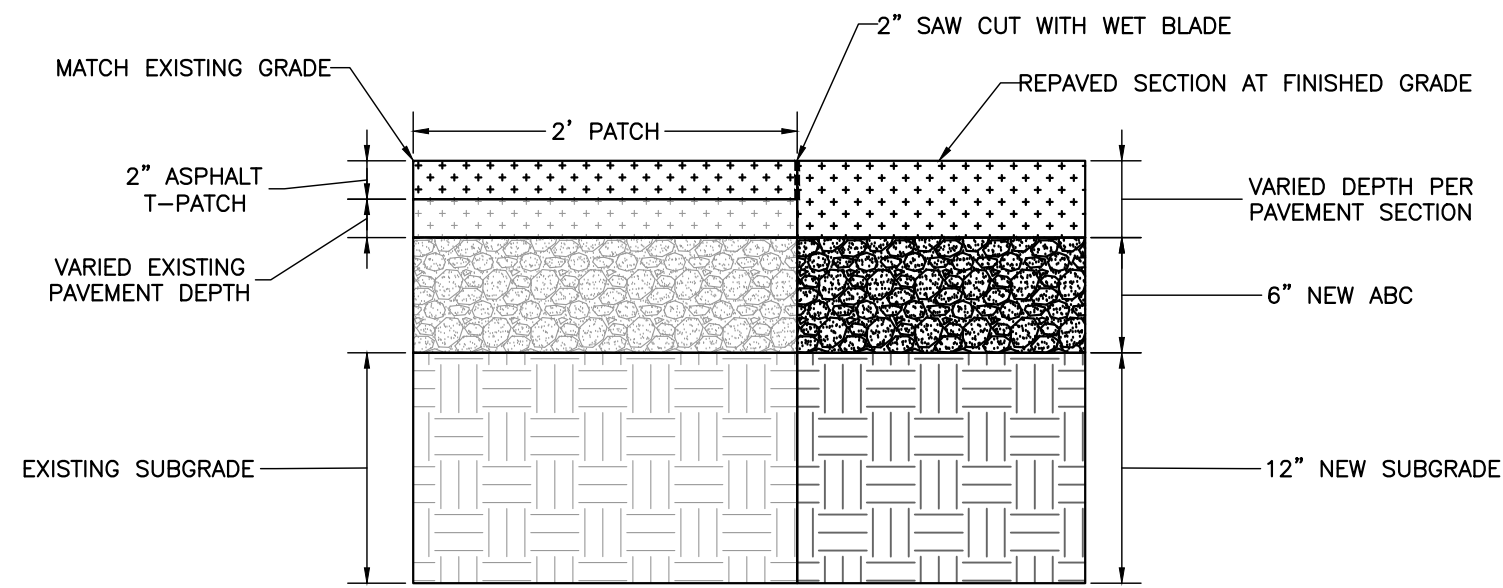


**PAVEMENT MATERIALS & SUBGRADE PREPARATION**

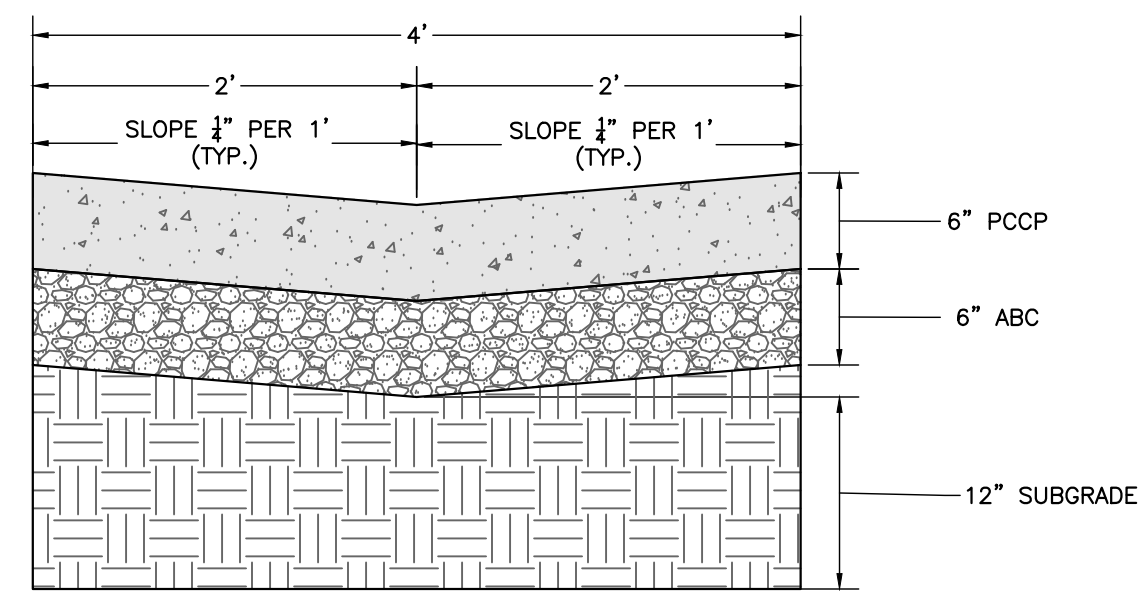
PAVEMENT MATERIALS AND SUBGRADE PREPARATION SHOULD BE SELECTED, PREPARED, AND PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY RMG-ROCKY MOUNTAIN GROUP DATED FEBRUARY 23, 2021 AS WELL AS THE CITY OF COLORADO SPRINGS ENGINEERING DEPARTMENT AND THE PIKES PEAK REGION ASPHALT PAVING SPECIFICATIONS. TESTS SHOULD BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROCEDURES PRESENTED IN THE REPORT AND SPECIFICATIONS.



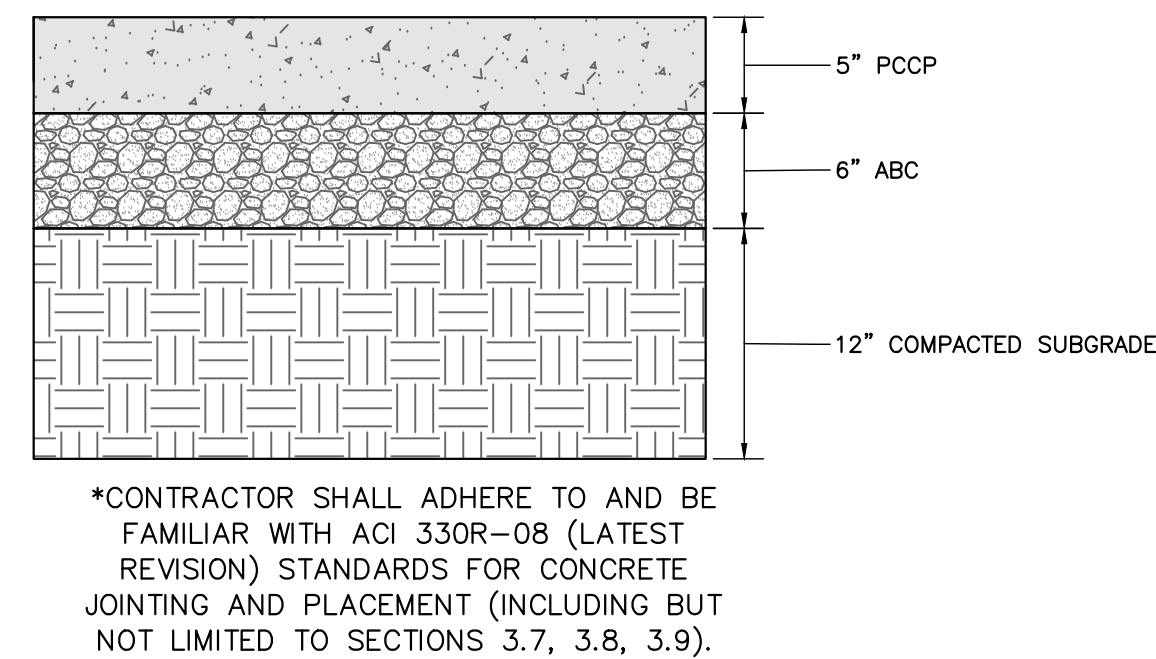
**A** TYPICAL SIDEWALK PAVEMENT SECTION  
NOT TO SCALE



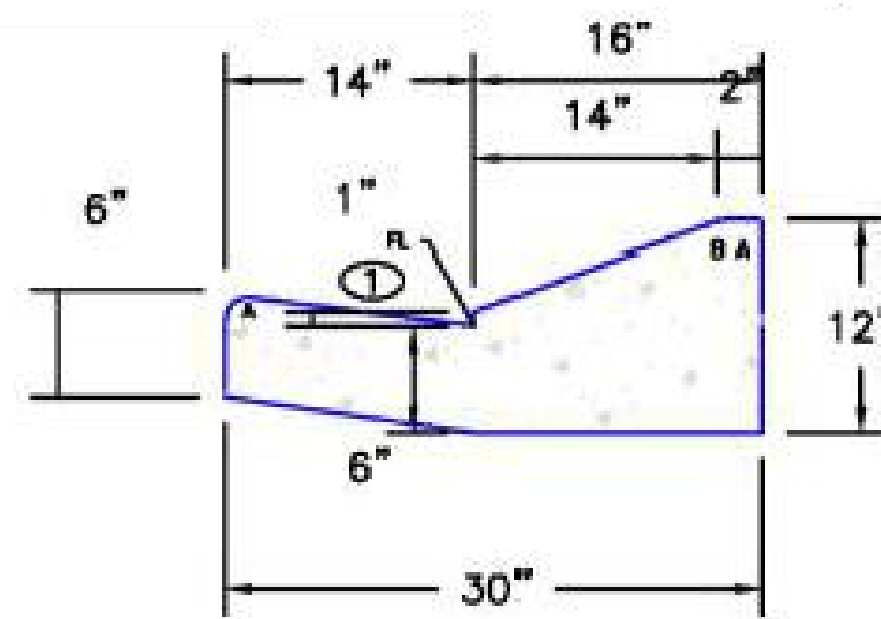
**B** ASPHALT PATCH PAVEMENT SECTION  
NOT TO SCALE



**C** CONCRETE DRAINAGE PAN  
NOT TO SCALE



**D** TYPICAL CONCRETE PAVEMENT SECTION  
NOT TO SCALE



**E** EPC OPT TYPE C CURB AND GUTTER (EPC STD SD\_2-20)  
NOT TO SCALE

LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

DRIVEWAY WIDTH	A	B
12'	6'	3'
14'	7'	3'-6"
16'	8'	4'
18'	9'	4'-6"
20'	10'	5'
22'	11'	5'-6"
24'	12'	6'
26'	13'	6'-6"
28'	14'	7'
30'	15'	7'-6"

DATE APPROVED: 8/11/11  
André P. Brackin  
DEPARTMENT OF TRANSPORTATION

Driveway Detail With Detached Sidewalk Standard Drawing  
REVISION DATE: 11/10/04  
FILE NAME: SD\_2-25

SCALE: NOT TO SCALE

W=SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

**PEDESTRIAN RAMP NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
- DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD\_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
- THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4" MINIMUM.
- ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANINGS ARE PROHIBITED.
- THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED SIX.

**GENERAL NOTES**

- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

DATE APPROVED: 6/23/20  
Jennifer E. Irvine  
DEPARTMENT OF PUBLIC WORKS

Pedestrian Curb Ramp Detail Standard Drawing  
REVISION DATE: 6/23/20  
FILE NAME: SD\_2-41

**ROCKY MOUNTAIN GROUP**  
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Civil Training  
Structural  
Forensics

**RMG ENGINEERS**  
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19375 BEACON LITE RD., MONUMENT, CO 80132  
719.585.5145 WWW.RMGENGINEERS.COM  
Structural Engineering, Driveway Design, Asphalt Construction

**COLORADO LICENSE**  
12/07/22  
51909  
FOR CIVIL ONLY

**NORTHCREST PEMB DEVELOPMENT**  
2510 & 2522 CANADA DRIVE  
COLORADO SPRINGS, COLORADO  
LEISURE CONSTRUCTION

**CONSTRUCTION DETAILS 1**

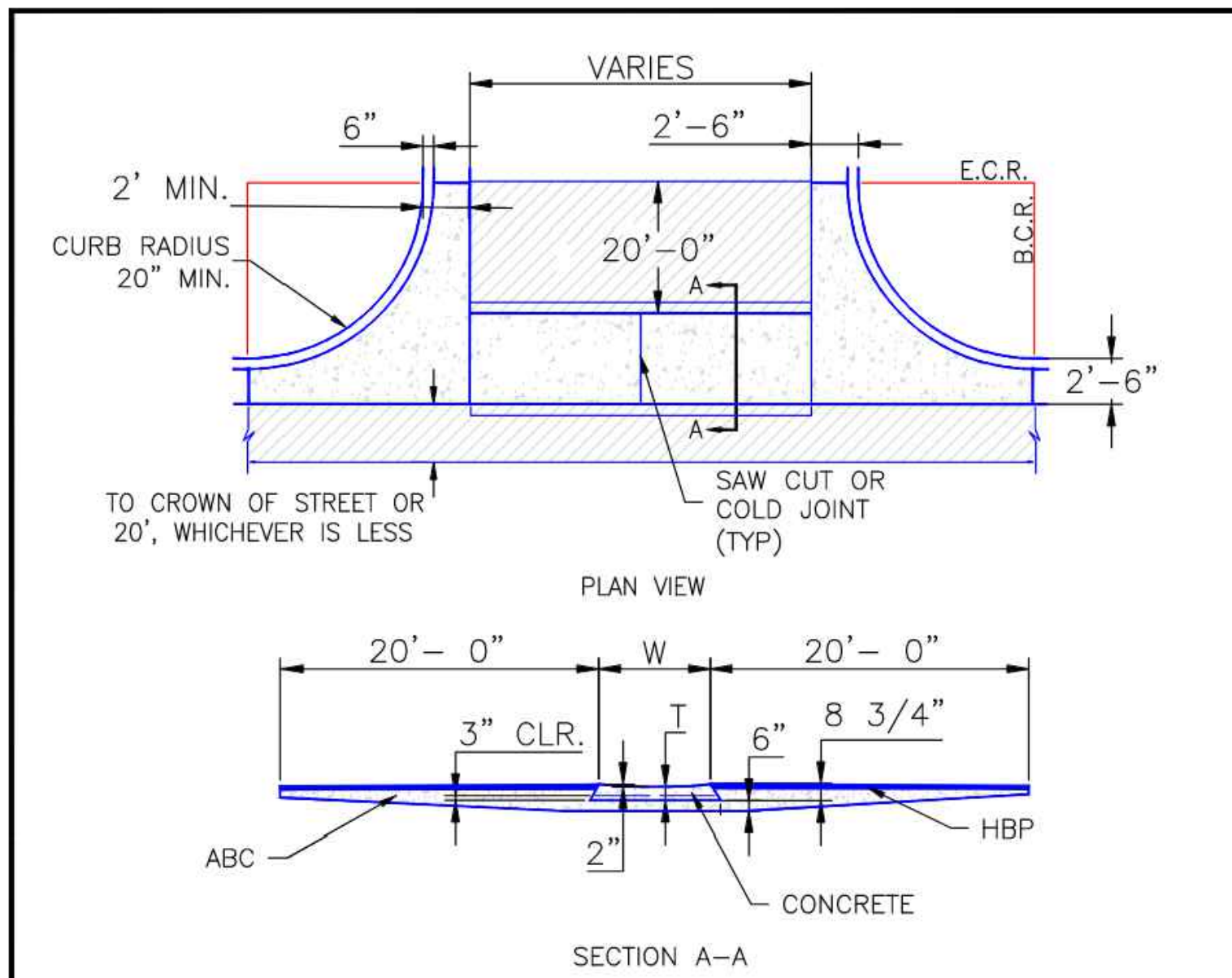
**DESIGN DEVELOPMENT**

ENG: DOW  
DRAWN: TPT  
CHECKED: DOW  
DATE: 12/07/2022

#	REVISION	DATE

JOB NO. 180649  
SHEET NO. DP.06  
of 11

LAST SAVED: 12/7/2022 10:31:15 AM PATH: T:\Projects\Shh\_Spec\2020\H-Leisure\_Construction\180649\CD\Drawings\From RMG\Sheet\SS-Construction\Annual Project-Construction Details.dwg

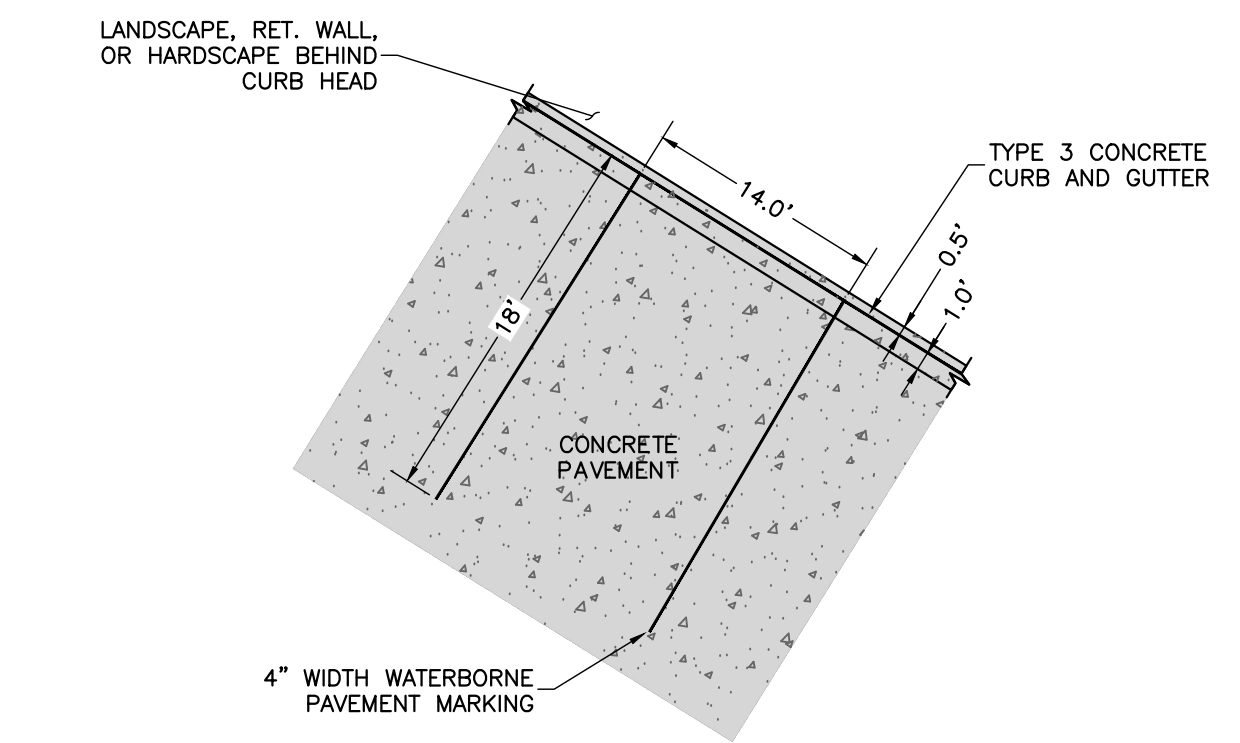


NOTES

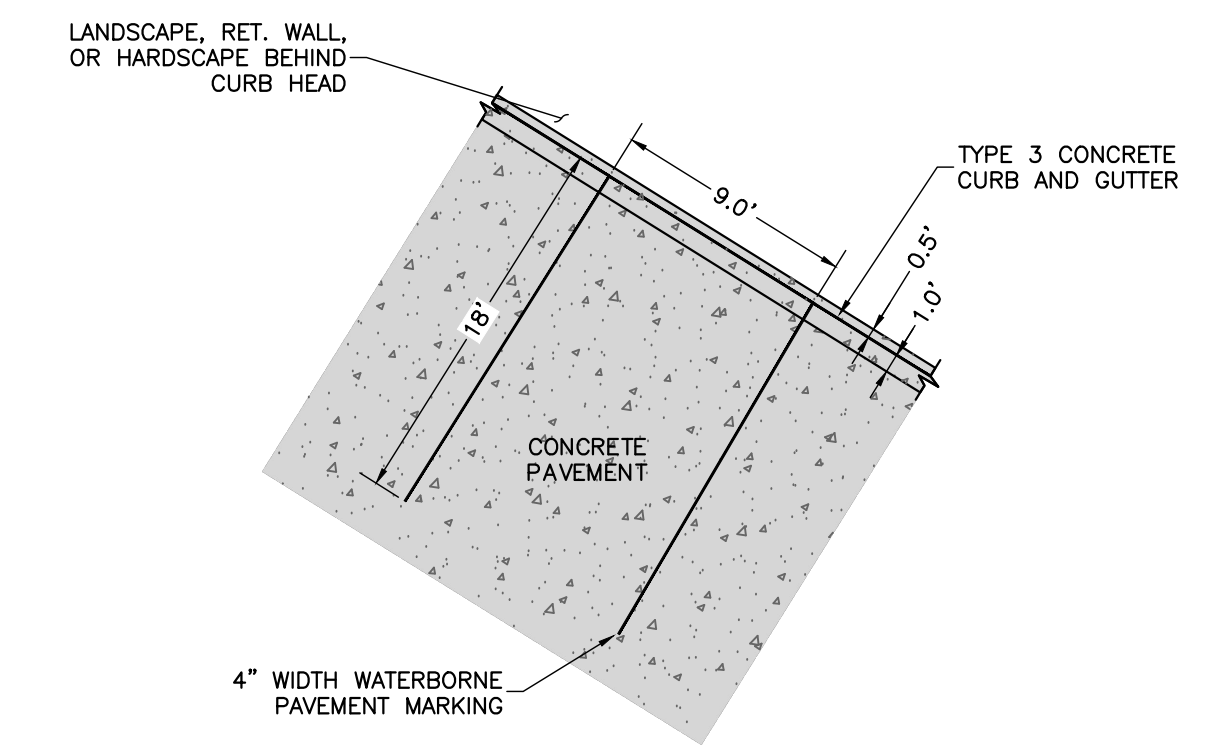
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. [Hatched Area] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

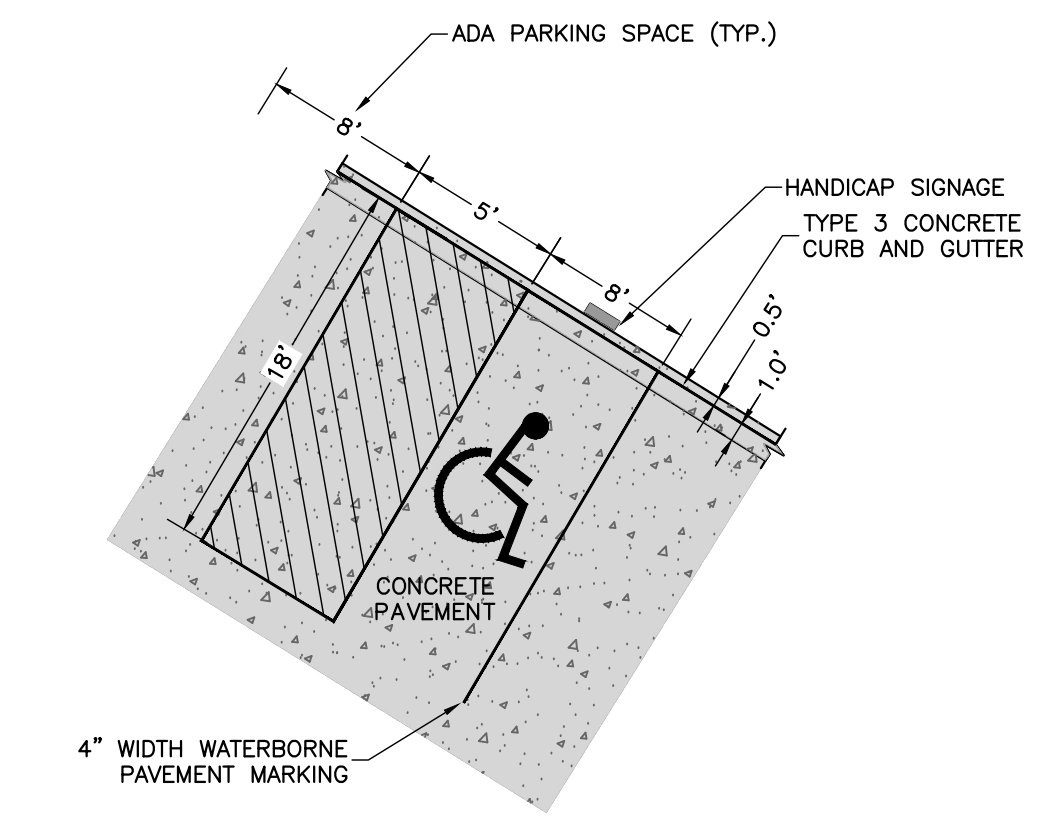
8/11/11 DATE APPROVED:	Typical Cross Pan Layout Detail Standard Drawing	
André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-26



TYPICAL EQUIP LOAD/UNLOAD PARKING STALL

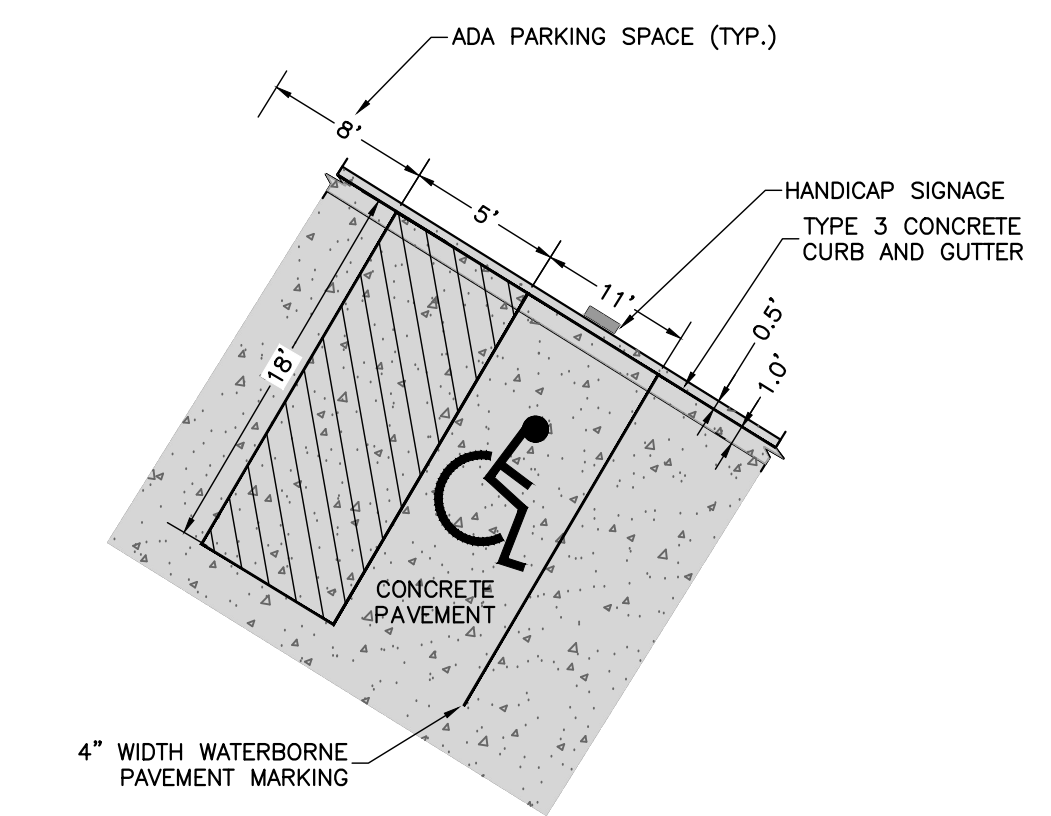


TYPICAL NON-HANDICAP PARKING STALL



TYPICAL HANDICAP PARKING STALL

\*REFER TO CITY OF COLORADO SPRINGS CODE OF ORDINANCES SECTION 7.4.205 F FOR DIMENSIONAL REQUIREMENTS.



TYPICAL HANDICAP VAN PARKING STALL

\*REFER TO CITY OF COLORADO SPRINGS CODE OF ORDINANCES SECTION 7.4.205 F FOR DIMENSIONAL REQUIREMENTS.

**ROCKY MOUNTAIN GROUP**  
ARCHITECTS  
ENGINEERS

Geotechnical  
Materials Testing  
Civil Planning

ARCHITECTURAL  
STRUCTURAL  
FORENSIC

SOUTHERN COLORADO  
2910 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918  
TEL: 719-534-5272 FAX: 719-534-5273 WWW.RMG-ENGINEERS.COM  
SOUTHERN COLORADO ENGINEERING, ARCHITECTURE, PLANNING

COLORADO LICENSE  
12/07/22  
51909  
DAVID GERALD WALKER  
FOR CIVIL ONLY

NORTHCREST PEMB DEVELOPMENT  
2510 & 2522 CANADA DRIVE  
COLORADO SPRINGS, COLORADO  
LEISURE CONSTRUCTION

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SHEET NAME  
CONSTRUCTION DETAILS 2

PROJECT STATUS  
DESIGN DEVELOPMENT

ENG:	DGW	
DRAWN:	TPT	
CHECKED:	DGW	
DATE	12/07/2022	
#	REVISION	DATE
JOB NO.	180649	
SHEET NO.	DP.07	

of 11

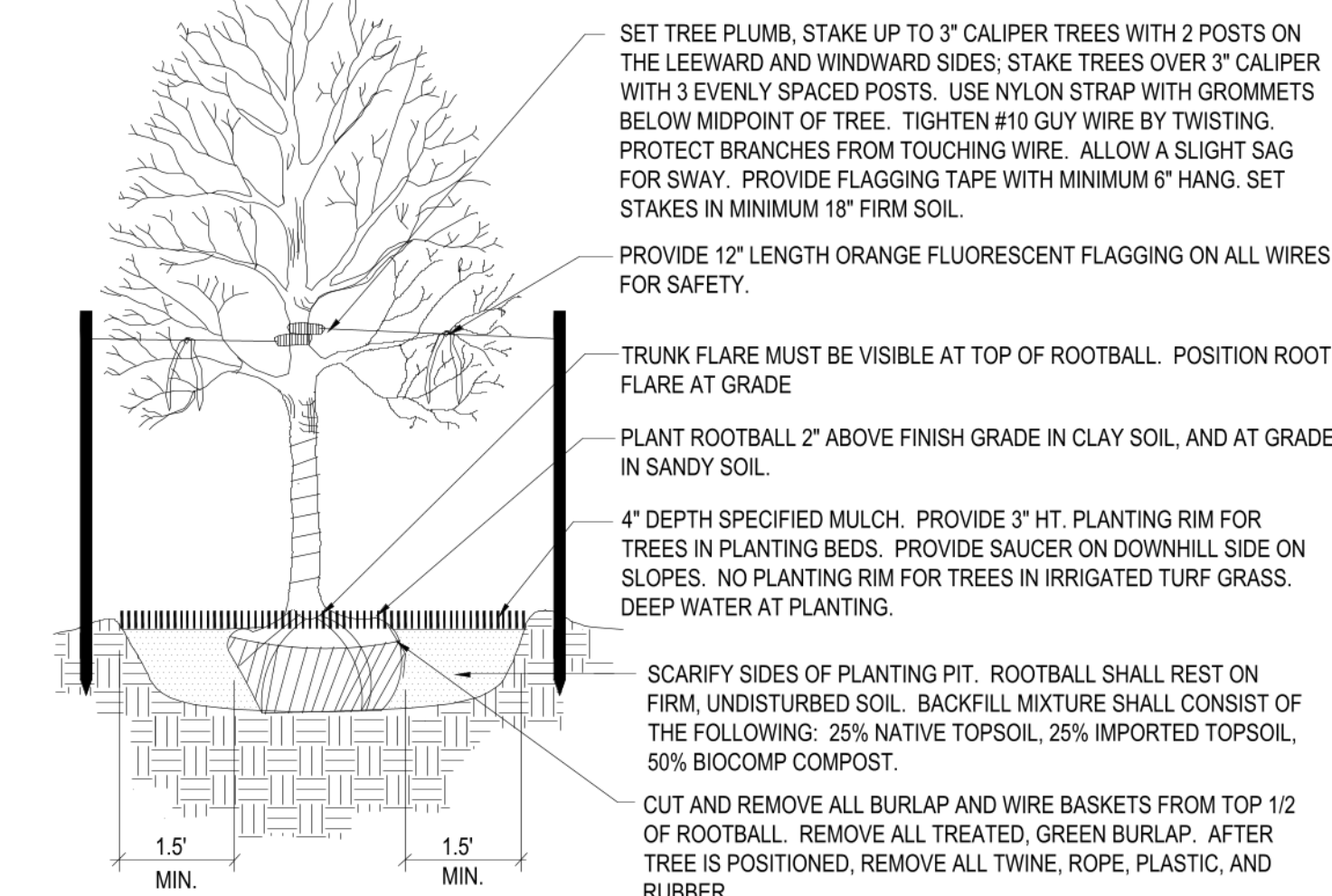
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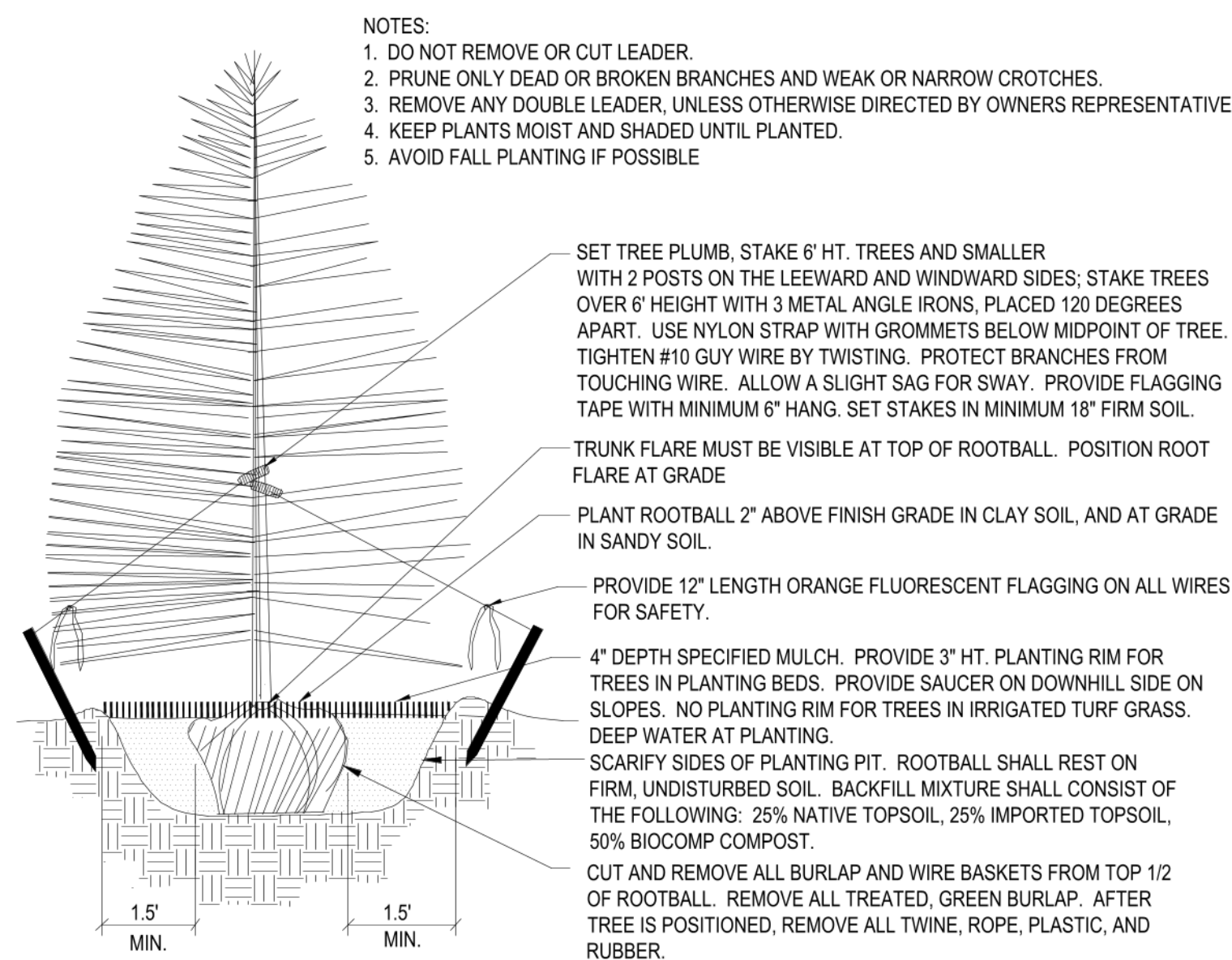


# PLANTING DETAILS

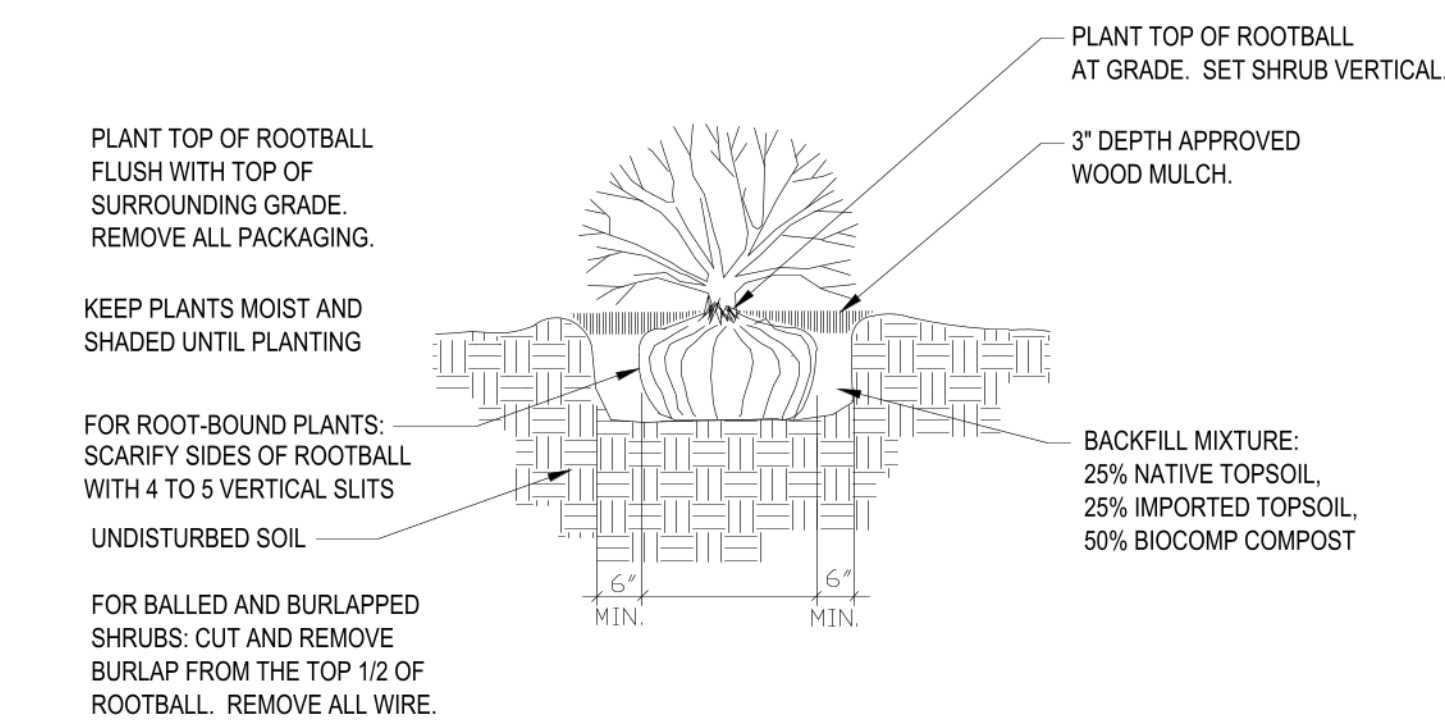
- NOTES:
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
  - DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



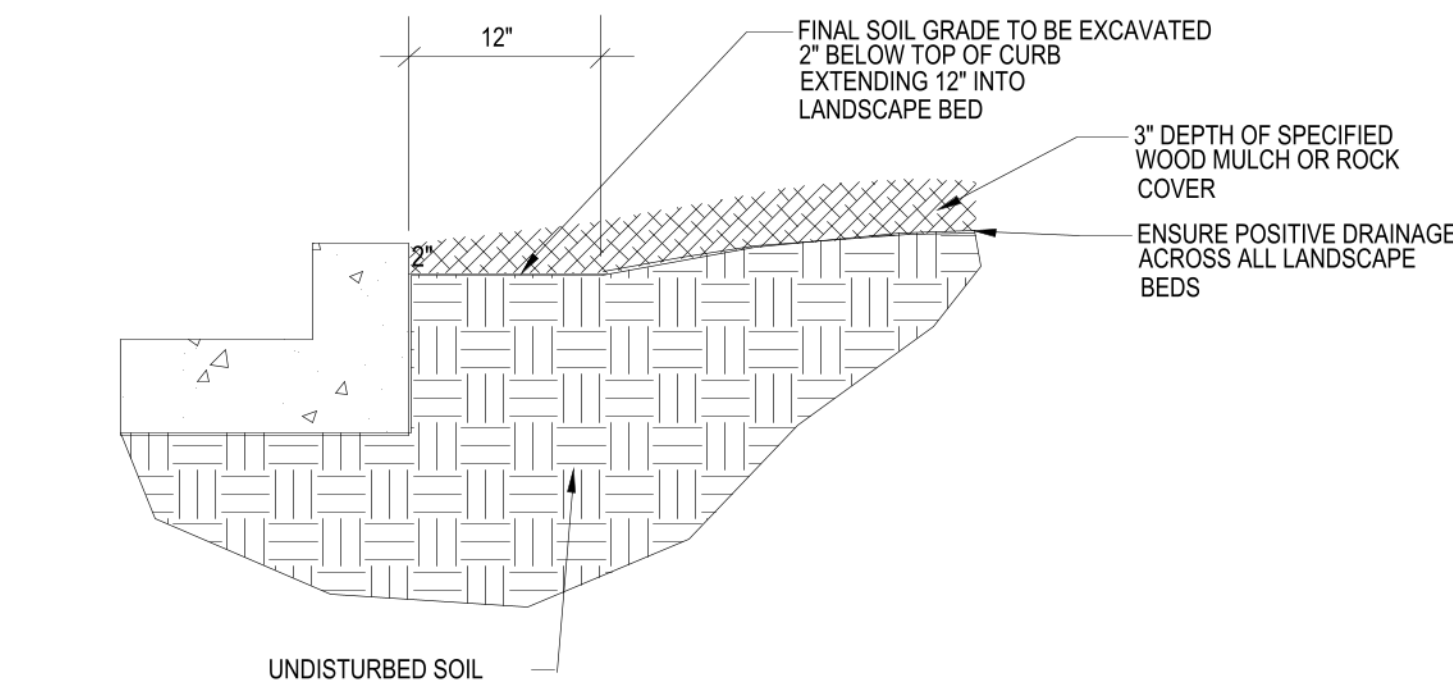
**1** Deciduous Tree Planting Detail  
NOT TO SCALE



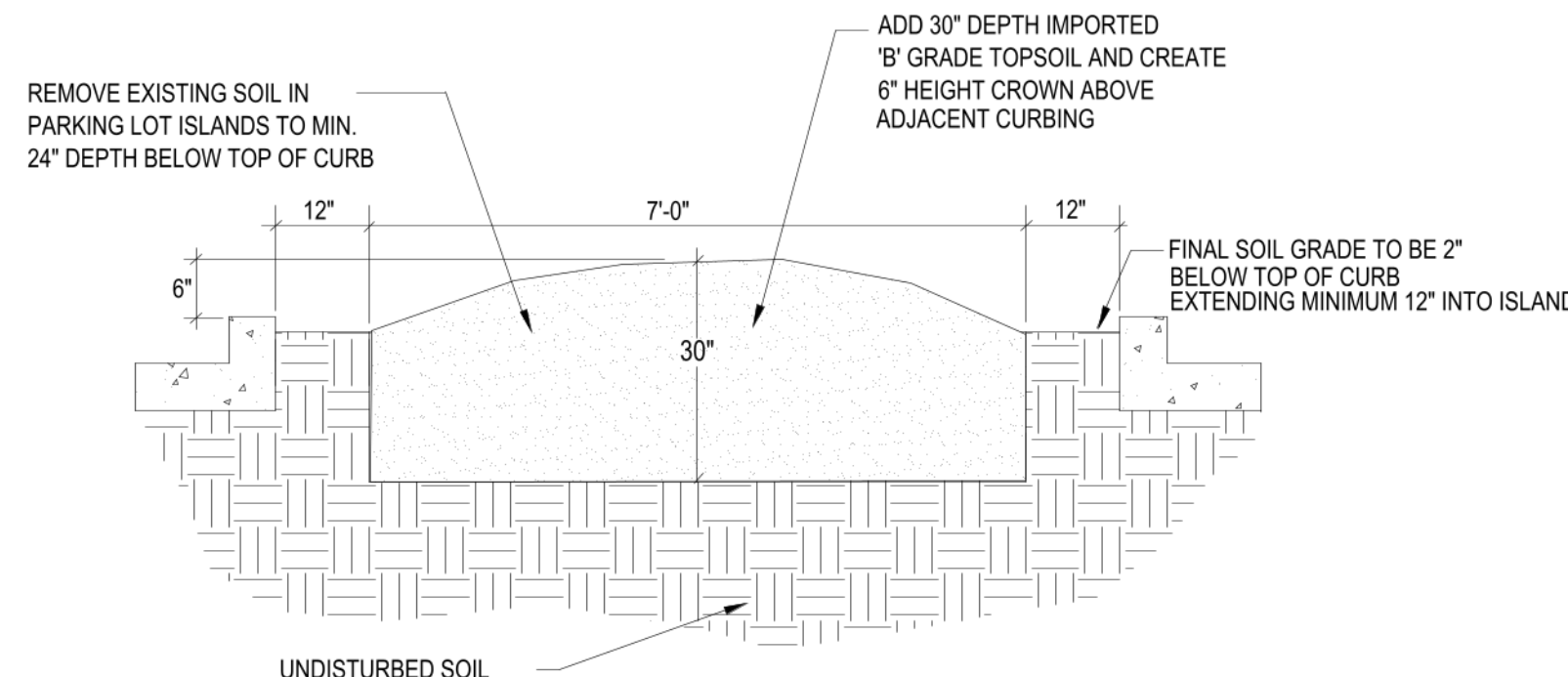
**2** Coniferous Tree Planting Detail  
NOT TO SCALE



**3** Shrub Planting Detail  
SCALE: NOT TO SCALE



**4** Rock Cover / Mulch Bed Excavation  
SCALE: NOT TO SCALE



**5** Parking Lot Island Excavation For Trees  
SCALE: NOT TO SCALE

# GENERAL NOTES

- ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE EL PASO COUNTY PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, SOD, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT.

# PROJECT NOTES

- ALL EXISTING TREES, WHICH CONSIST OF VOLUNTEER SIBERIAN ELMS, ON THE PROJECT SITE ARE TO BE REMOVED.
- FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
- CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:  
2" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR ALL MULCH AND ROCK COVER BEDS.  
1" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR IRRIGATED TURF AND NATIVE SEED AREAS.  
CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
- ALL AREAS SHOWN AS 'IRRIGATED NATIVE SEED MIX' TO BE SEEDDED WITH 'EL PASO COUNTY ALL PURPOSE LOW GROW MIX' (25% BUFFALOGRASS, 20% BLUE GRAMA, 29% SIDOATS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, AND 1% SAND DROPSEED) BY HYDRO-MULCH SEEDING AT A RATE OF 1 LB. PER 1,000 SQ. FT. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS. ALL SEEDDED AREAS TO RECEIVE EROSION CONTROL BLANKET- 'R1 EXCEL' WESTERN EXCELSIOR PHOTO-DEGRADABLE EROSION CONTROL BLANKET. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER 'ROYAL GRANITE' CRUSHED ROCK (C&C SAND), SPREAD 3" DEPTH OVER LANDSCAPE FABRIC. LANDSCAPE FABRIC TO CONSIST OF 'DEWITT' WEED BARRIER PRO, 3 OZ BLACK WOVEN POLYPROPYLENE FABRIC. FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED 6" O.C. MAX.
- PROPOSED SOD IS TO CONSIST OF A FESCUE BLEND. SOD IS TO HAVE LOW CLAY CONTENT. SOD BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE HALF INCH. SOD IS TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION.
- ALL PROPOSED PLANTING BEDS ARE TO BE ROTO-TILLED TO A 6" DEPTH. PLANTING BEDS ARE TO BE RAKED SMOOTH AND FINISHED GRADES ARE TO BE ESTABLISHED AND VERIFIED TO THE TOLERANCES LISTED ABOVE PRIOR TO PLANTING. PARKING LOT ISLANDS WHERE TREES ARE PROPOSED ARE TO BE EXCAVATED TO A 30" DEPTH. REFER TO DETAIL ON THIS SHEET.
- AFTER PLANTING, BUT BEFORE LANDSCAPE FABRIC IS INSTALLED, ALL PLANTING BEDS ARE TO RECEIVE A GRANULAR PRE-EMERGENT HERBICIDE (PREEN OR SNAPSHOT). APPLY PER MANUFACTURER'S INSTRUCTIONS.
- GORILLA HAIR WOOD MULCH IS TO BE PROVIDED AROUND ALL THE BASE OF ALL TREES, 4" DIAMETER, 3" DEPTH. NO LANDSCAPE FABRIC TO BE INSTALLED BENEATH MULCH.
- STEEL EDGING IS TO CONSIST OF 14 GAUGE PRO-STEEL BROWN STEEL EDGING. EDGING IS TO BE USED TO SEPARATE TURF, NATIVE GRASS, AND ROCK COVER AREAS, UNLESS OTHERWISE NOTED ON PLAN. EDGING IS TO BE PARTIALLY BURIED SO THAT HALF OF EDGING HEIGHT IS BELOW FINISHED SOIL GRADE. SECURE TO GROUND WITH MANUFACTURER'S STAKES. ENDS OF STEEL EDGING TO OVERLAP 6" MINIMUM WITH AND HAVE TWO STAKES SECURING OVERLAPPED ENDS.

# SOIL PREPARATION NOTES

- PROPOSED FESCUE SOD AREAS:** ALL SODDED AREAS TO RECEIVE 4 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED NATIVE GRASS AREAS:** ALL SEEDDED AREAS TO RECEIVE 2 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED TREES AND SHRUBS:** ALL PROPOSED TREES ARE TO BE BACKFILLED WITH A MIXTURE OF 'BIOCOMP' SOIL AMENDMENT AND IMPORTED GRADE A TOPSOIL (C&C SAND). REFER TO PLANTING DETAILS.

# IRRIGATION NOTES

- ALL PROPOSED TREES AND SHRUBS ARE TO BE WATERED BY A PROPOSED DRIP IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC CONTROLLER, RAIN SENSOR, BACKFLOW PREVENTER (INSTALLED PER LOCAL CODES), AND TWO QUICK COUPLERS EVENLY SPACED ALONG MAINLINE. TREES TO HAVE (4) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL. SHRUBS / ORNAMENTAL GRASSES TO HAVE (2) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL. ALL DRIP PIPE SHALL BE SECURED WITH 6" METAL STAKES AND BURIED. PROVIDE (2) EXTRA IRRIGATION WIRES ALONG MAINLINE FOR TROUBLESHOOTING OR FUTURE REPAIRS.
- ALL FESCUE SOD AREAS TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND/OR ROTARY HEADS. IRRIGATION HEADS TO BE SPACED FOR HEAD TO HEAD COVERAGE. SPRINKLERS ARE NOT TO SPRAY OVER SIDEWALKS.
- ALL NATIVE SEED AREAS TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND/OR ROTARY HEADS. IRRIGATION HEADS TO BE SPACED FOR HEAD TO HEAD COVERAGE. SPRINKLERS ARE NOT TO SPRAY OVER SIDEWALKS.

# NATIVE SEED ESTABLISHMENT

**INITIAL PLANTING**  
STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCH SEEDING AT THE RATE SPECIFIED. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

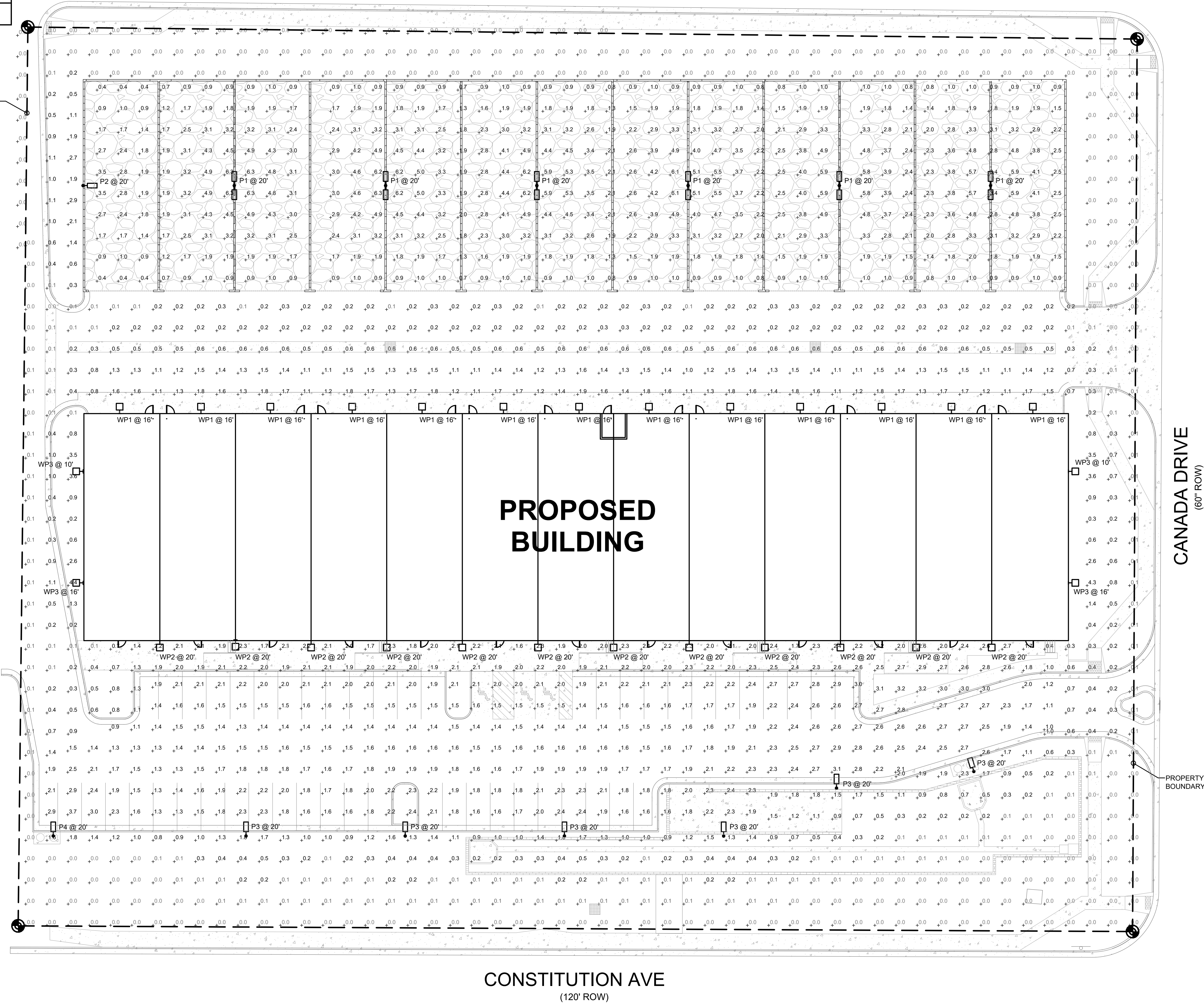
**OVER SEEDING**  
SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP 1/2" TO 1" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

### LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL	LAMP			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS
			QTY.	WATT	TYPE				
P1	LITHONIA	DSX1 LED P1 50K TSS MVOLT	2	54.0	LED	POLE @ 20'-0"	AREA LUMINAIRE	120/277	108.0
P2	LITHONIA	DSX1 LED P1 50K TSS MVOLT HS	1	54.0	LED	POLE @ 20'-0"	AREA LUMINAIRE	120/277	54.0
P3	LITHONIA	DSX1 LED P1 50K T4M MVOLT HS	1	54.0	LED	POLE @ 20'-0"	AREA LUMINAIRE	120/277	54.0
P4	LITHONIA	DSX1 LED P1 50K LCCO MVOLT	1	54.0	LED	POLE @ 20'-0"	AREA LUMINAIRE	120/277	54.0
WP1	LITHONIA	WDGE1 LED P1 50K 80CRI VF	1	10.0	LED	SURFACE	WALLPACK	120/277	10.0
WP2	LITHONIA	WDGE1 LED P2 50K 80CRI VF	1	15.0	LED	SURFACE	WALLPACK	120/277	15.0
WP3	LITHONIA	WDGE1 LED P1 40K 90CRI VW	1	10.0	LED	SURFACE	WALLPACK	120/277	10.0

### CALCULATION ZONE STATISTICS

DESCRIPTION	SYMBOL (fc)	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	MAX./MIN. (fc)	AVG./MIN. (fc)
PARKING LOT	+	1.9	3.7	0.9	4.1:1	2.1:1
STORAGE YARD	+	2.6	6.3	0.4	15.8:1	6.5:1
TO PROPERTY LINE	+	0.6	4.4	0.0	N/A	N/A



3 WDGE1 WALLPACK (WP1 - WP3)  
DP.12 SCALE: NONE



2 DSX1 AREA LUMINAIRE (P1 - P4)  
DP.12 SCALE: NONE

1 SITE PHOTOMETRIC PLAN  
DP.12 SCALE: 1"=20'-0"

ROCKY MOUNTAIN GROUP  
ARCHITECTS  
ENGINEERS  
1878 BEACON DR. SUITE 200  
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COLORADO REGISTERED PROFESSIONAL ENGINEER  
12.07.2022

McShea Consulting, LLC  
MECHANICAL + ELECTRICAL + PLUMBING  
4445 Northpark Dr. Suite 200  
Colorado Springs, CO 80907  
fabian@mcshiconsulting.com  
Project: 21-1024

NORTHCREST CENTER  
2510 CANADA DR. SUITES 100-196,  
COLORADO SPRINGS, CO 80922  
LEISURE CONSTRUCTION

SHEET NAME: SITE PHOTOMETRIC PLAN  
PROJECT STATUS: DEVELOPMENT PLANS

ARCHING:	FAO
DRAWING:	MRM
CHECKED:	
DATE:	11.04.2021
REVISION:	DATE
JOB NO.:	180649
SHEET NO.:	DP.10

### WEDGE1 LED Architectural Wall Sconce

**Specifications**

Depth (D1): 5.5"  
 Depth (D2): 1.5"  
 Height: 8"  
 Width: 9"  
 Weight: 1.8 lbs (without options)

**WEDGE1 LED Family Overview**

Model	Depth (D1)	Depth (D2)	Height	Width	Weight
WEDGE1-LB	4W	—	—	1.20	3.00
WEDGE1-LB	10W	10W	Standard / High	2.00	2.00
WEDGE1-LB	15W	15W	Standard / High	2.50	3.00
WEDGE1-LB	20W	20W	Standard / High	3.00	3.50

**Ordering Information** EXAMPLE: WEDGE1 LED F2 40K 80CRI VF MVOLT SRM PE DBXDD

Model	Power	Temp	CR	Opt	Mount	Color	Beam
WEDGE1-LB	F1	2W	3000	80CRI	VF	Neutral/Black	Standard
WEDGE1-LB	F2	3W	3000	90CRI	VF	Neutral/Black	Standard

**Accessories**

WEDGE1-EB: WEDGE1 LED Emergency Battery Backup  
 WEDGE1-MS: WEDGE1 LED Mounting Spacer

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### Mounting, Options & Accessories

**EWBH - 4W Emergency Battery Backup**  
 D=5.5"  
 H=8"  
 W=9"

**EWBS - Surface Mounted Back Box**  
 D=1.5"  
 H=8"  
 W=9"

**AWSS - 3-Inch Architectural Wall Spacer**  
 D=3.38"  
 H=4.4"  
 W=7.5"

**Features & Specifications**

**INTENDED USE**  
 Commercial and residential wall sconce with integrated mounting support arm above the fixture to blend with any type of architecture, whether it be brick, stone, masonry, or metal. Applications include: reception, waiting areas, hallways, restrooms, and other commercial spaces.

**CONSTRUCTION**  
 The sconce is constructed from die-cast aluminum housing. The sconce is designed to be mounted to a wall with a minimum thickness of 1/2 inch. The sconce is designed to be mounted to a wall with a minimum thickness of 1/2 inch. The sconce is designed to be mounted to a wall with a minimum thickness of 1/2 inch.

**FINISH**  
 The sconce is finished with a powder-coated aluminum finish. The sconce is finished with a powder-coated aluminum finish. The sconce is finished with a powder-coated aluminum finish.

**ELECTRICAL**  
 The sconce is designed to be used with a standard 120V AC power source. The sconce is designed to be used with a standard 120V AC power source. The sconce is designed to be used with a standard 120V AC power source.

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### D-Series Size 1 LED Area Luminaire

**Specifications**

Depth: 12.5"  
 Length: 38"  
 Width: 18"  
 Height (H1): 7.5"  
 Height (H2): 3.5"  
 Weight: 22 lbs

**Performance Data**

**Lumen Ambient Temperature (LAT) Multipliers**

Temp	Multiplier
50°C	0.95
55°C	0.90
60°C	0.85
65°C	0.80
70°C	0.75
75°C	0.70
80°C	0.65
85°C	0.60
90°C	0.55
95°C	0.50

**Electrical Load**

Power	Current	Voltage
100W	0.83A	120V
200W	1.67A	120V
300W	2.50A	120V
400W	3.33A	120V
500W	4.17A	120V

**Projected LED Lumen Maintenance**

Hours	LM79-07	LM79-07	LM79-07	LM79-07	LM79-07
1000	95%	90%	85%	80%	75%
2000	90%	85%	80%	75%	70%
3000	85%	80%	75%	70%	65%
4000	80%	75%	70%	65%	60%
5000	75%	70%	65%	60%	55%

**Ordering Information** EXAMPLE: DSX1 LED P7 40K TMOV SLTA NPIR2H DBXDD

Model	Power	Temp	CR	Opt	Mount	Color	Beam
DSX1-LB	P1	40W	3000	80CRI	VF	Neutral/Black	Standard
DSX1-LB	P2	80W	3000	90CRI	VF	Neutral/Black	Standard

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### Performance Data

**Lumen Ambient Temperature (LAT) Multipliers**

Temp	Multiplier
50°C	0.95
55°C	0.90
60°C	0.85
65°C	0.80
70°C	0.75
75°C	0.70
80°C	0.65
85°C	0.60
90°C	0.55
95°C	0.50

**Electrical Load**

Power	Current	Voltage
100W	0.83A	120V
200W	1.67A	120V
300W	2.50A	120V
400W	3.33A	120V
500W	4.17A	120V

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Hours	LM79-07	LM79-07	LM79-07	LM79-07	LM79-07
1000	95%	90%	85%	80%	75%
2000	90%	85%	80%	75%	70%
3000	85%	80%	75%	70%	65%
4000	80%	75%	70%	65%	60%
5000	75%	70%	65%	60%	55%

**Ordering Information** EXAMPLE: DSX1 LED P7 40K TMOV SLTA NPIR2H DBXDD

Model	Power	Temp	CR	Opt	Mount	Color	Beam
DSX1-LB	P1	40W	3000	80CRI	VF	Neutral/Black	Standard
DSX1-LB	P2	80W	3000	90CRI	VF	Neutral/Black	Standard

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### Performance Data

**Lumen Output**

Power	Temp	Width	Height	Beam	Output
F1	10W	10"	10"	10"	1000
F1	15W	15"	15"	15"	1500
F1	20W	20"	20"	20"	2000

**Electrical Load**

Power	Current	Voltage
F1	0.83A	120V
F1	1.25A	120V
F1	1.67A	120V

**Lumen Multiplier for 90CRI**

Temp	Multiplier
50°C	0.95
55°C	0.90
60°C	0.85
65°C	0.80
70°C	0.75
75°C	0.70
80°C	0.65
85°C	0.60
90°C	0.55
95°C	0.50

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

Power	Temp	Width	Height	Beam	Output
EWB	4W	4"	4"	4"	400
EWB	8W	8"	8"	8"	800

**Lumen Ambient Temperature (LAT) Multipliers**

Temp	Multiplier
50°C	0.95
55°C	0.90
60°C	0.85
65°C	0.80
70°C	0.75
75°C	0.70
80°C	0.65
85°C	0.60
90°C	0.55
95°C	0.50

**Projected LED Lumen Maintenance**

Hours	LM79-07	LM79-07	LM79-07	LM79-07	LM79-07
1000	95%	90%	85%	80%	75%
2000	90%	85%	80%	75%	70%
3000	85%	80%	75%	70%	65%
4000	80%	75%	70%	65%	60%
5000	75%	70%	65%	60%	55%

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### Ordering Information

**Accessories**

WEDGE1-EB: WEDGE1 LED Emergency Battery Backup  
 WEDGE1-MS: WEDGE1 LED Mounting Spacer

**Options**

EGS - External Glass Shield

**Drilling**

**Handhole Orientation**

**Tenon Mounting Slipfitter**

Model	Power	Temp	CR	Opt	Mount	Color	Beam
DSX1-LB	P1	40W	3000	80CRI	VF	Neutral/Black	Standard
DSX1-LB	P2	80W	3000	90CRI	VF	Neutral/Black	Standard

**DSX1 Area Luminaire - EPA**

Model	Power	Temp	CR	Opt	Mount	Color	Beam
DSX1-LB	P1	40W	3000	80CRI	VF	Neutral/Black	Standard
DSX1-LB	P2	80W	3000	90CRI	VF	Neutral/Black	Standard

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### Performance Data

**Lumen Output**

Power	Temp	Width	Height	Beam	Output
F1	10W	10"	10"	10"	1000
F1	15W	15"	15"	15"	1500
F1	20W	20"	20"	20"	2000

**Electrical Load**

Power	Current	Voltage
F1	0.83A	120V
F1	1.25A	120V
F1	1.67A	120V

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Temp	Multiplier
50°C	0.95
55°C	0.90
60°C	0.85
65°C	0.80
70°C	0.75
75°C	0.70
80°C	0.65
85°C	0.60
90°C	0.55
95°C	0.50

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

Power	Temp	Width	Height	Beam	Output
EWB	4W	4"	4"	4"	400
EWB	8W	8"	8"	8"	800

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Temp	Multiplier
50°C	0.95
55°C	0.90
60°C	0.85
65°C	0.80
70°C	0.75
75°C	0.70
80°C	0.65
85°C	0.60
90°C	0.55
95°C	0.50

**Projected LED Lumen Maintenance**

Hours	LM79-07	LM79-07	LM79-07	LM79-07	LM79-07
1000	95%	90%	85%	80%	75%
2000	90%	85%	80%	75%	70%
3000	85%	80%	75%	70%	65%
4000	80%	75%	70%	65%	60%
5000	75%	70%	65%	60%	55%

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### Performance Data

**Lumen Output**

Power	Temp	Width	Height	Beam	Output
F1	10W	10"	10"	10"	1000
F1	15W	15"	15"	15"	1500
F1	20W	20"	20"	20"	2000

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70°C	0.75
75°C	0.70
80°C	0.65
85°C	0.60
90°C	0.55
95°C	0.50

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

Power	Temp	Width	Height	Beam	Output
EWB	4W	4"	4"	4"	400
EWB	8W	8"	8"	8"	800

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55°C	0.90
60°C	0.85
65°C	0.80
70°C	0.75
75°C	0.70
80°C	0.65
85°C	0.60
90°C	0.55
95°C	0.50

**Projected LED Lumen Maintenance**

Hours	LM79-07	LM79-07	LM79-07	LM79-07	LM79-07
1000	95%	90%	85%	80%	75%
2000	90%	85%	80%	75%	70%
3000	85%	80%	75%	70%	65%
4000	80%	75%	70%	65%	60%
5000	75%	70%	65%	60%	55%

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### Photometric Diagrams

**Legend**

0.25%  
 0.5%  
 1%  
 2%  
 5%  
 10%

**WEDGE1 LED F2 40K 80CRI VF**

**WEDGE1 LED F2 40K 80CRI VF**

**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 integrated relay to immediately detect 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 80% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70NEC — section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with EWBH and VF distribution.

**Dual Switching (DS) Option**

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These two components independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70NEC — section 700.16, NFPA 101 Life Safety Code Section 7.9

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### Photometric Diagrams

**Legend**

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 1%  
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 5%  
 10%

**DSX1 Area Luminaire - EPA**

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### Photometric Diagrams

**Legend**

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 2%  
 5%  
 10%

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### Photometric Diagrams

**Legend**

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 0.5%  
 1%  
 2%  
 5%  
 10%

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**ROCKY MOUNTAIN GROUP**

ARCHITECTS  
**RMG**  
 ENGINEERS

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 DENVER, CO 80232

**12.07.2022**

**McShea Consulting, LLC**

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 Colorado Springs, CO 80907  
 lab@mcshaconsulting.com  
 Project: 21-1024

**NORTHCREST CENTER**

2510 CANADA DR. SUITES 100-196,  
 COLORADO SPRINGS, CO 80922

**LEISURE CONSTRUCTION**

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**SITE PHOTOMETRIC PLAN**

**DEVELOPMENT PLANS**

SHEET NAME: NORTHREST CENTER  
 DRAWN: FAO  
 CHECKED: MRM  
 DATE: 11.04.2021  
 REVISION: DATE

PROJECT STATUS: 180649  
 SHEET NO.: DP.11