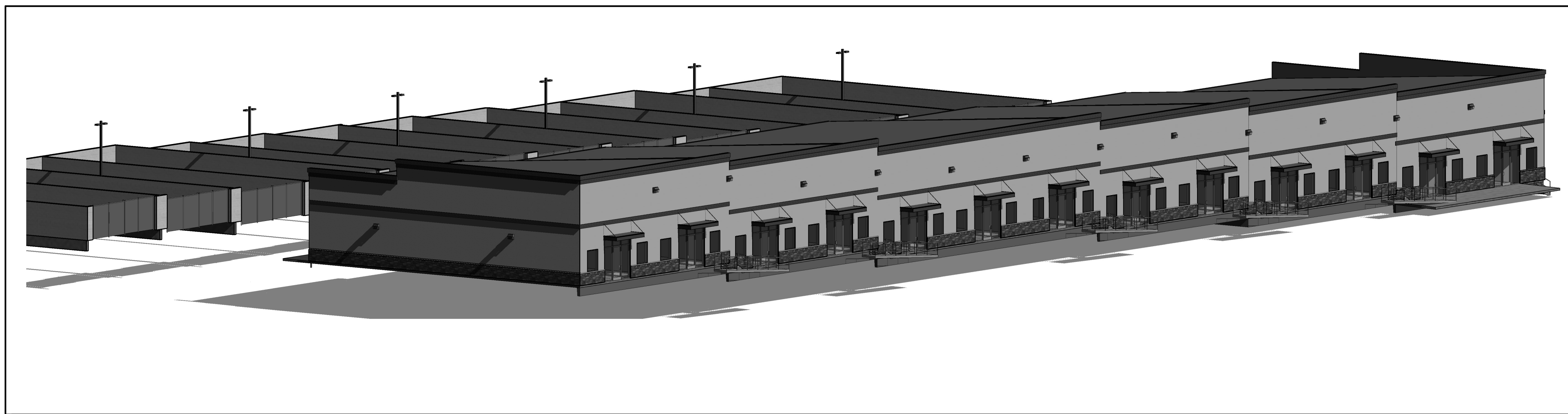


NORTHCREST CENTER DEVELOPMENT PLAN

2510 & 2522 CANADA DR
COLORADO SPRINGS, COLORADO 80922



PROJECT INFORMATION

SITE AREA: 3.32 AC (144,776 S.F.)
 DEVELOPMENT NAME: NORTHCREST CENTER (OFFICE/WAREHOUSE)
 DESCRIPTION: OFFICE/ WAREHOUSE AND STORAGE YARD
 TAX SCHEDULE NO: 53323 09 004, 53323 09 005, 53323 09 006
 LEGAL DESCRIPTION: LOT 3, LOT 4 & LOT 5 NORTHCREST CENTER, FILING NO. 2
 PROPERTY ADDRESS: 2510 & 2522 CANADA DR, COLORADO SPRINGS, COLORADO 80922
 EXISTING ZONING: CC CAD-O (NO CHANGE)

BUILDING SETBACKS:
 FRONT 25'-0"
 SIDE (STREET) 25'-0"
 SIDE (INTERIOR LOT LINE) 0'-0"
 REAR (NEXT TO RR ZONE) 15'-0"

LANDSCAPE SETBACKS:
 FRONT 20'-0"
 SIDE (STREET) 10'-0"
 SIDE (INTERIOR LOT LINE) 10'-0"
 REAR (NEXT TO RR ZONE) 10'-0"

EXISTING LAND USE: VACANT
 PROPOSED LAND USE: OFFICE/ WAREHOUSE
 BUILDING HEIGHT: 40' MAX ALLOWED

BUILDING INFO:
 GROSS BUILDING AREA 29,640 S.F.

BUILDING OCCUPANCY (NON-SEPARATED USES) B, S-2

TYPE OF CONSTRUCTION V-B

FIRE SPRINKLER YES

AREA SEPERATION WALLS YES 1 HR BETWEEN UNITS AND OFFICE/ WAREHOUSE

LOT DATA & COVERAGE:
 LOT COVERAGE: 21.26%

IMPERVIOUS AREA:
 BUILDING 29,640 S.F.
 STORAGE YARD/ POND WALLS 1,141 S.F.
 PAVED 54,406 S.F.
 SIDEWALKS 14,200 S.F.
 TOTAL 99,387 S.F. (68.64% LOT)

PERVIOUS AREA:
 LANDSCAPING 29,020 S.F.
 GRAVEL STORAGE YARD 28,210 S.F.
 TOTAL 57,230 S.F. (39.53% LOT)

PARKING DATA:
 OFFICE 1/200 (8,151 S.F.) = 41 PS REQUIRED
 WAREHOUSE 1/1000 (21,397 S.F.) = 22 PS REQUIRED
 HC ACCESS (51-75) = 3 HC SPACES REQUIRED
 TOTAL 66 PS REQUIRED

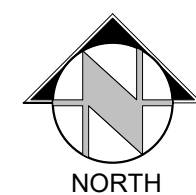
PARKING PROVIDED: 74 TOTAL PS (INCL 2 HC + 1 VAN)

SIGNAGE:
 A SIGNAGE PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN PRIOR TO PLACING ANY SIGN ON THE PROPERTY. INCLUDE ALL ON-SITE DIRECTIONAL SIGNS.

PROPOSED DEV. SCHED. FALL/WINTER 2021/2022



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

FLOODPLAIN STATEMENT:

THIS PROPERTY IS NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS-MAP NUMBER 08041C0276 G EFFECTIVE DECEMBER 7, 2018.

ADA STATEMENT:

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.

SHEET LIST

SHEET NUMBER	SHEET NAME
DP-01	DEVELOPMENT PLAN -COVER SHEET
DP-02	DEVELOPMENT SITE PLAN
DP-03	FLOOR PLAN
DP-04	EXTERIOR ELEVATIONS
DP-05	UTILITY PLAN
DP-06	CONSTRUCTION DETAILS 1
DP-07	CONSTRUCTION DETAILS 2
DP-08	LANDSCAPE PLAN
DP-09	LANDSCAPE DETAILS
DP-10	SITE PHOTOMETRIC PLAN
DP-11	SITE PHOTOMETRIC PLAN DETAILS

DEVELOPMENT TEAM

Owner:
LEISURE CONSTRUCTION
 3442 Tampa Rd. Suite B
 Palm Harbor, FL 34684
 Contact: SEAN EDWARDS
 Sean@leisureconstruction.com
 727-242-5121

Civil Engineer:
RMG- Rocky Mountain Group
 14 Inverness Dr E. Ste E-136
 Englewood, CO 80112
 Contact: Scott Marvel, P.E.
 SMarvel@rmg-engineers.com
 303-688-9475

Landscape Architect:
JWLA, LLC
 P.O. Box 354
 Palmer Lake, CO 80133
 Contact: Jon Walsh
 jwlandarch@gmail.com
 719-640-9428

Architect/ Landplanning:
RMG-Rocky Mountain Group
 19375 Beacon Lite Road
 Monument, CO 80132
 Contact: Keith Moore,
 KMoore@rmg-engineers.com
 719-203-3321

ROCKY MOUNTAIN GROUP
 ARCHITECTURAL
 STRUCTURAL
 PLANNING
 ENGINEERS
 19375 BEACON LITE RD., MONUMENT, CO 80132
 SOUTHERN COLORADO, COLORADO SPRINGS, NORTHWEST COLORADO

NORTHCREST CENTER
 2510 & 2522 CANADA DR, COLORADO SPRINGS, CO 80922
 LEISURE CONSTRUCTION

DEVELOPMENT PLAN
-COVER SHEET
DEVELOPMENT PLANS

PROJECT STATUS
 ARCHENG: KEM
 DRAWN: JZJ
 CHECKED: km
 DATE: 11.03.21
 REVISION: DATE
 JOB NO: 180649
 SHEET NO: DP.01

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

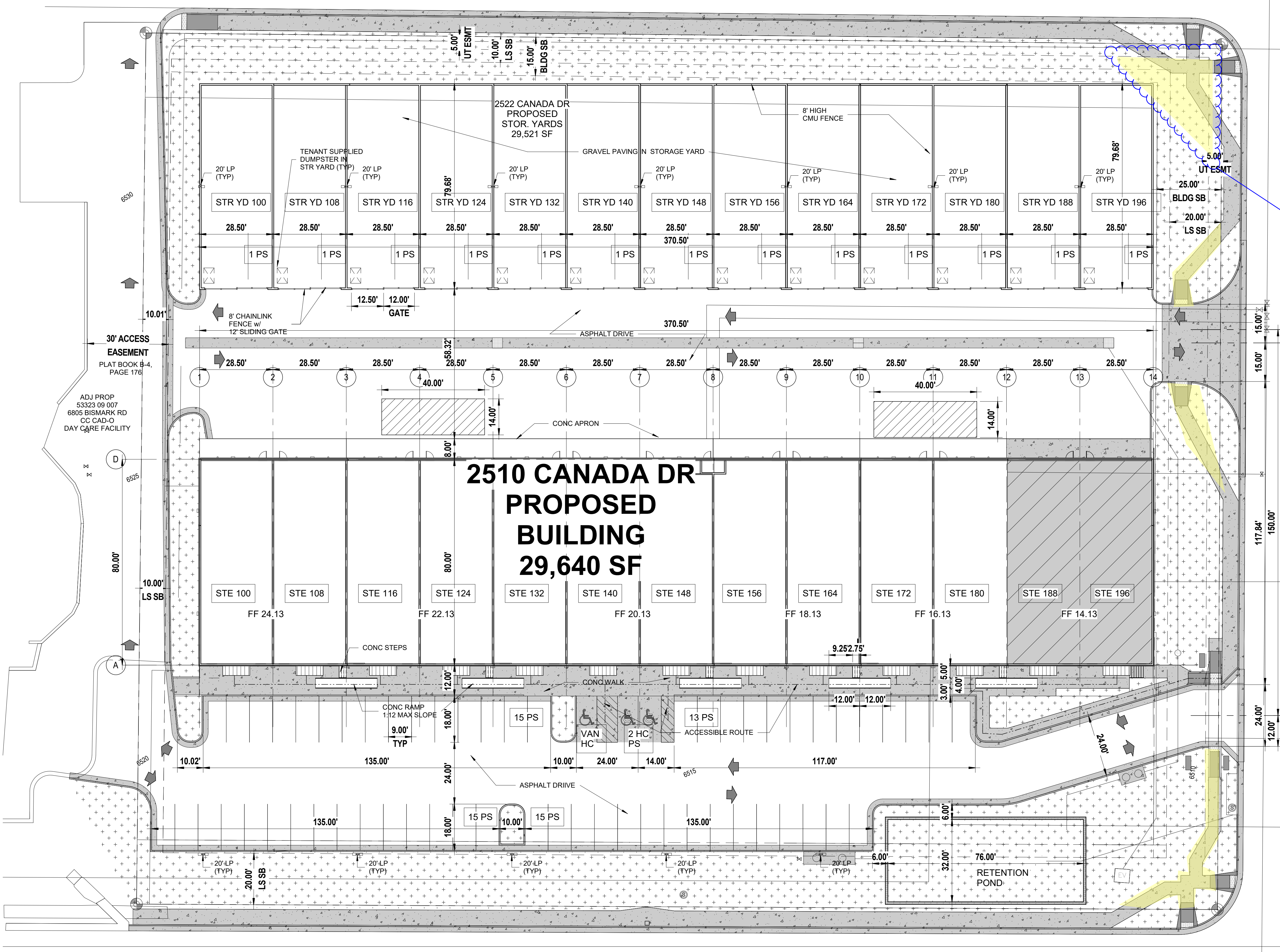
ADJ PROP
53323 08 041
2610 TIBBURN WAY
RS-6000 CAD-O
RESIDENCE

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

Show interior lot lines
clearly on plan



Please provide a
public improvement
easement and exhibit
for the highlighted
portions of the
sidewalk.

Per submitted Traffic Memo
Canada Drive is classified as
an urban local roadway.
Please revise road
classification.

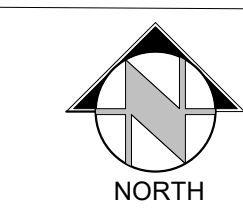
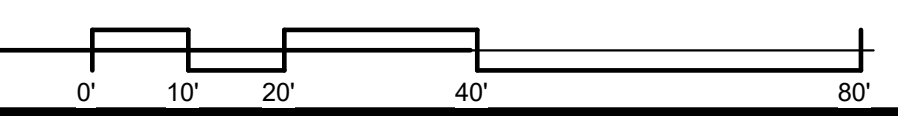
ADJ PROP
53323 09 007
6805 BISMARK RD
CC CAD-O
DAY CARE FACILITY

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

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

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

ROCKY MOUNTAIN GROUP

Geotechnical
Materials Testing
Civil/Planning

RMG
ENGINEERS ARCHITECTS
LANDSCAPE DESIGN

19375 BEAVER LANE, DENVER, CO 80232
SOUTHERN COLORADO
19375 BEAVER LANE, DENVER, CO 80232
SOUTHERN COLORADO

NORTHCREST CENTER

2510 & 2522 CANADA DR, COLORADO SPRINGS, CO 80922

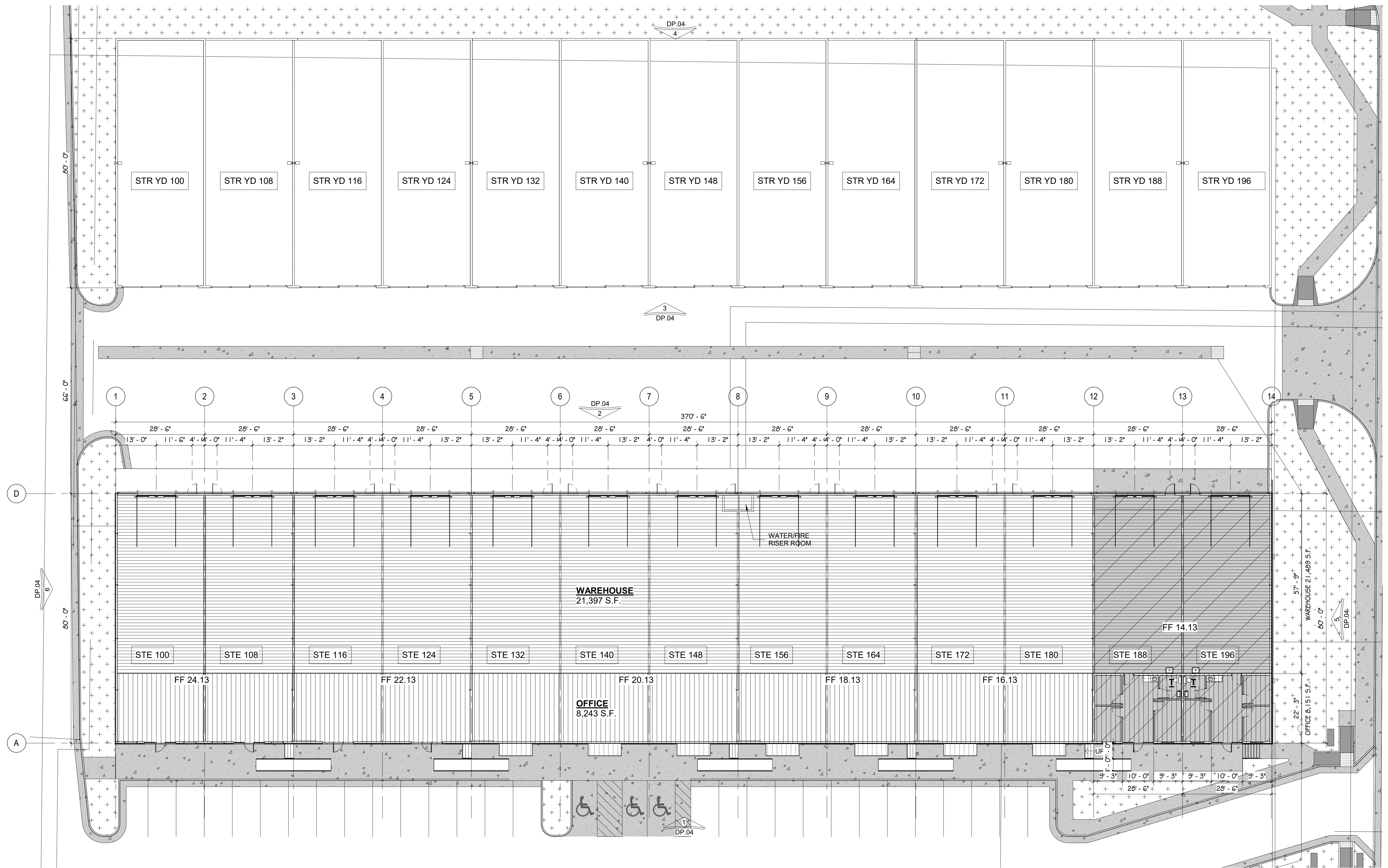
LEISURE CONSTRUCTION

These plans are copyright © 2021 by Geotechnical Engineers, Inc. All rights reserved. Any reuse, reproduction, copying, or distribution of these plans without proper compensation to and the express written consent of RMG, is strictly prohibited.

DEVELOPMENT SITE PLAN

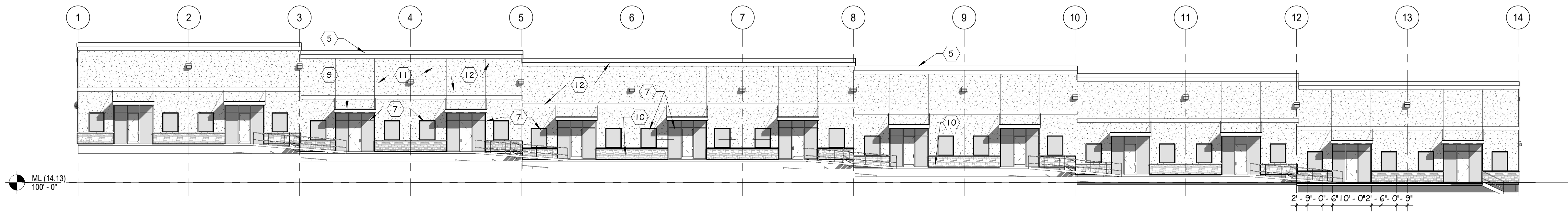
DEVELOPMENT PLANS

SHEET NAME	ARCH/ENG	KEM
PROJECT STATUS	DRAWN	JDZ
	CHECKED	km
	DATE	11.03.21
	REVISION	DATE
JOB NO.	180649	
SHEET NO.	DP.02	

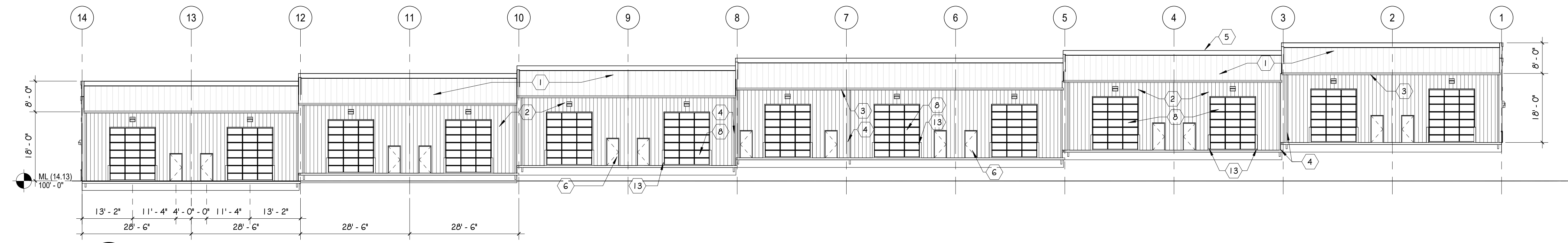


1 FLOOR PLAN
 DP.03 SCALE: 1/16" = 1'-0"

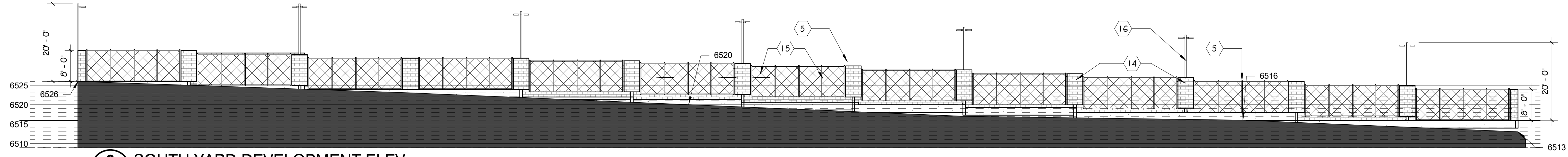
SHEET NAME	ARCHING: KEM	
DRAWN: JDZ	DATE: 11.03.21	
CHECKED: km	REVISION	DATE
JOB NO: 180649		
SHEET NO: DP.03		



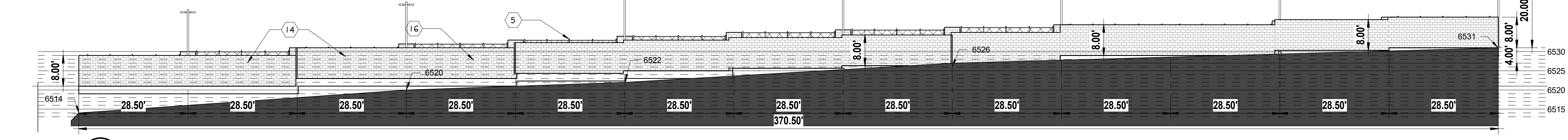
1 SOUTH DEVELOPMENT ELEV
 DP.04 SCALE: 1/16" = 1'-0"



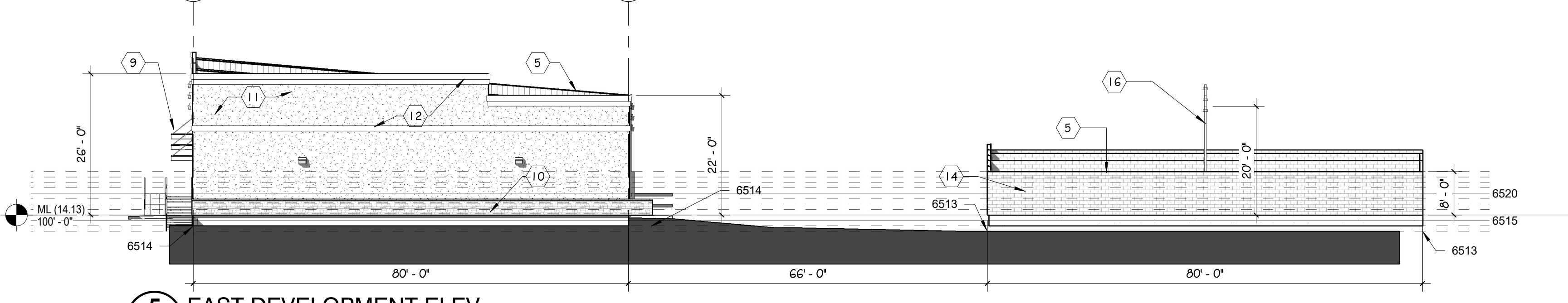
2 NORTH DEVELOPMENT ELEV
 DP.04 SCALE: 1/16" = 1'-0"



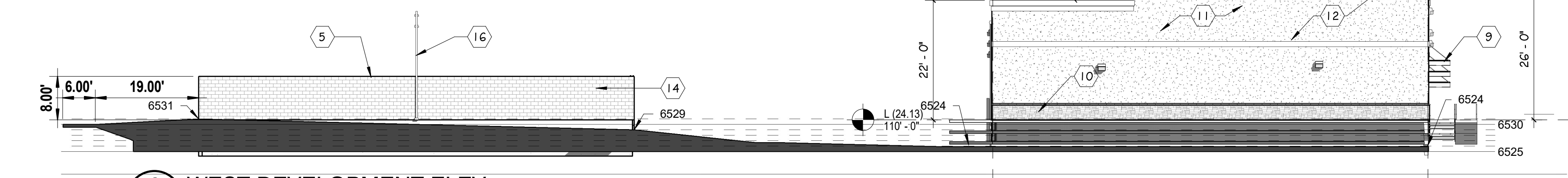
3 SOUTH YARD DEVELOPMENT ELEV
 DP.04 SCALE: 1/16" = 1'-0"



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"

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

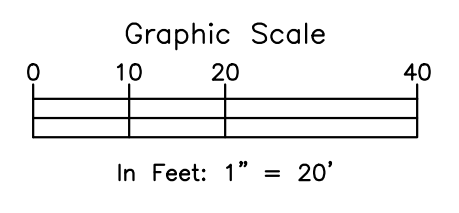
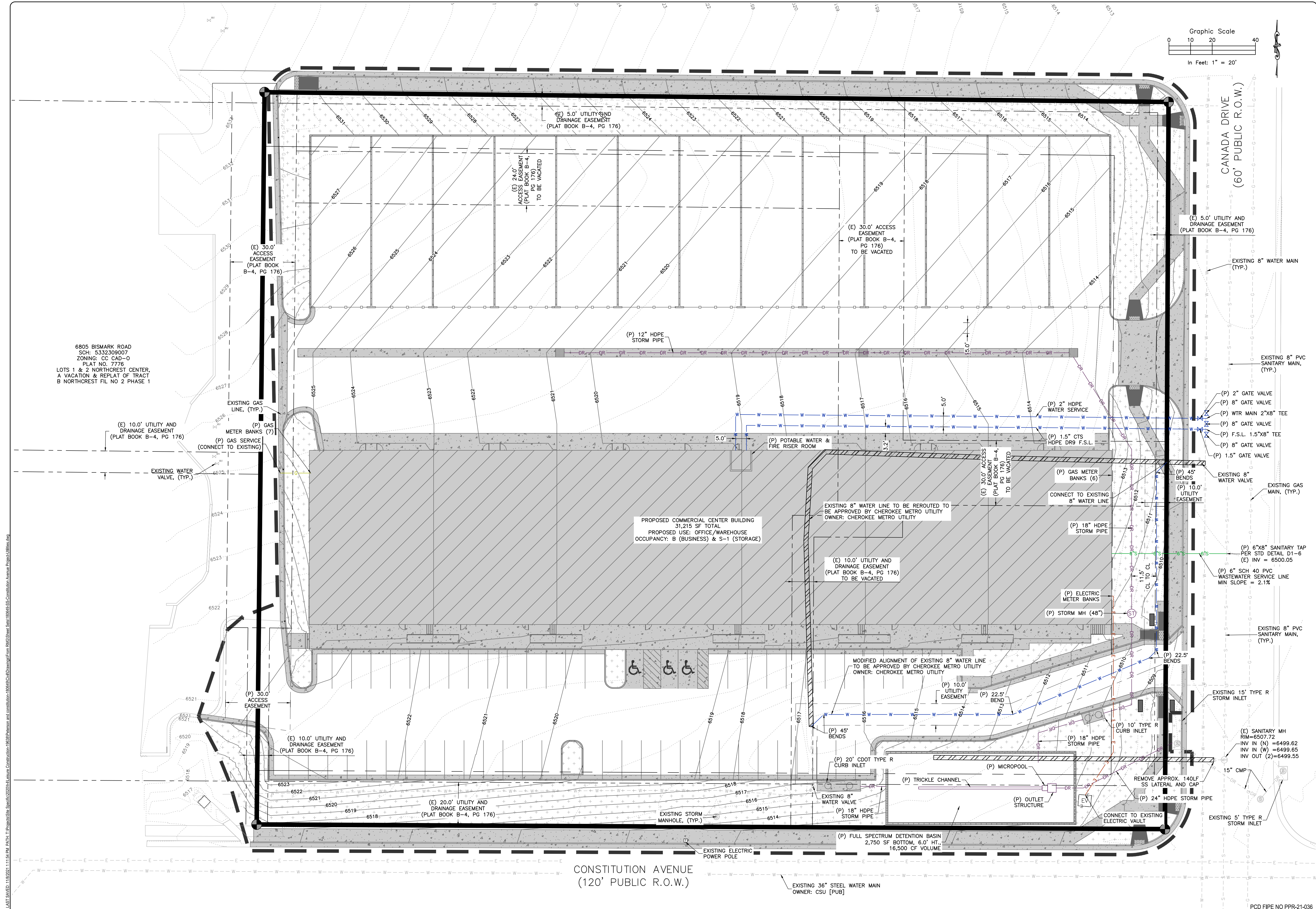
PCD FILE NO PPR-21-036

ROCKY MOUNTAIN GROUP
 Geotechnical
 Materials Testing
 Civil Planning
RMG
 ENGINEERS ARCHITECTS
 19372 BEAVER LANE RD., NORTHGLEND, CO 80132
 SOUTHERN COLORADO
 DIVISION, INC.
 1500 W. 10TH AVENUE, DENVER, CO 80202

NORTHCREST CENTER
 2510 & 2522 CANADA DR., COLORADO SPRINGS, CO 80922
LEISURE CONSTRUCTION

EXTERIOR ELEVATIONS
DEVELOPMENT PLANS

PROJECT STATUS
 SHEET NAME
 ARCH/ENG: KEM
 DRAWN: JDB
 CHECKED: km
 DATE
 11.03.21
 REVISION DATE
 JOB NO.
 180649
 SHEET NO.
 DP.04



CANADA DRIVE
(60' PUBLIC R.O.W.)

CONSTITUTION AVENUE
(120' PUBLIC R.O.W.)

6805 BISMARCK ROAD
SCH: 5332309007
ZONING: CC CAD-O
PLAT NO. 7776
LOTS 1 & 2 NORTHCREST CENTER,
A VACATION & REPLAT OF TRACT
B NORTHCREST FIL NO 2 PHASE 1

PROPOSED COMMERCIAL CENTER BUILDING
31,215 SF TOTAL
PROPOSED USE: OFFICE/WAREHOUSE
OCCUPANCY: B (BUSINESS) & S-1 (STORAGE)

ROCKY MOUNTAIN GROUP
ARCHITECTS
Structural
Forensics

SOUTHERN COLORADO
2910 ALBERT BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
719.578.6600 WWW.RMGENGINEERS.COM
Structural, Geotechnical, Driveway Design, Right-of-Way, Easements

NOT FOR CONSTRUCTION
FOR CIVIL ONLY

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

UTILITY PLAN
DESIGN DEVELOPMENT

PROJECT STATUS
11/08/2021

#	REVISION	DATE

JOB NO. 180649
SHEET NO. DP.05
of 11

LAST SAVED: 11/08/2021 11:54 PM PATH: T:\Projects\Site Specific\2021\NCR\Construction\180649\CD\Drawings\RMG\Sheet\SS-Civil\Utility\Utility.dwg

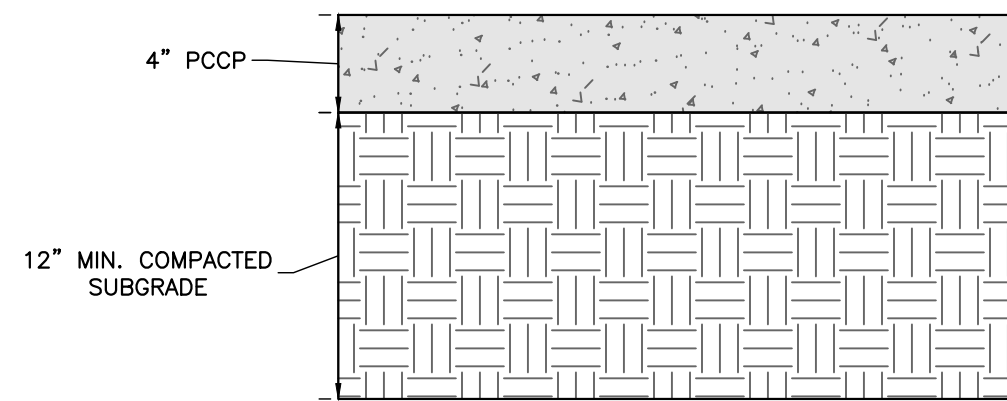
These plans are copyrighted 2020 by Geotechnical Engineers Inc. dba RMG - Rocky Mountain Group all rights reserved. Any sale, reproduction, creation of derivative works based on these plans, or use of these plans for any purpose without proper compensation to and the express written consent of RMG, is strictly prohibited.

PCD PIPE NO PPR-21-036

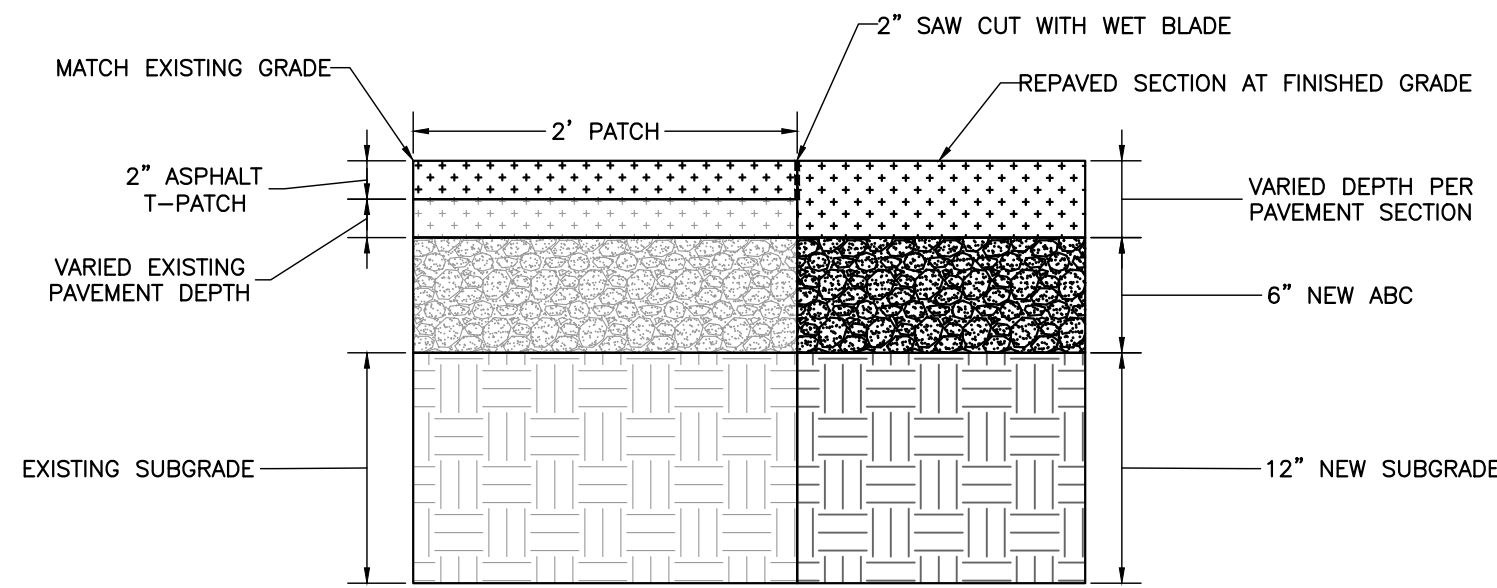
PAVEMENT MATERIALS & SUBGRADE PREPARATION

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.

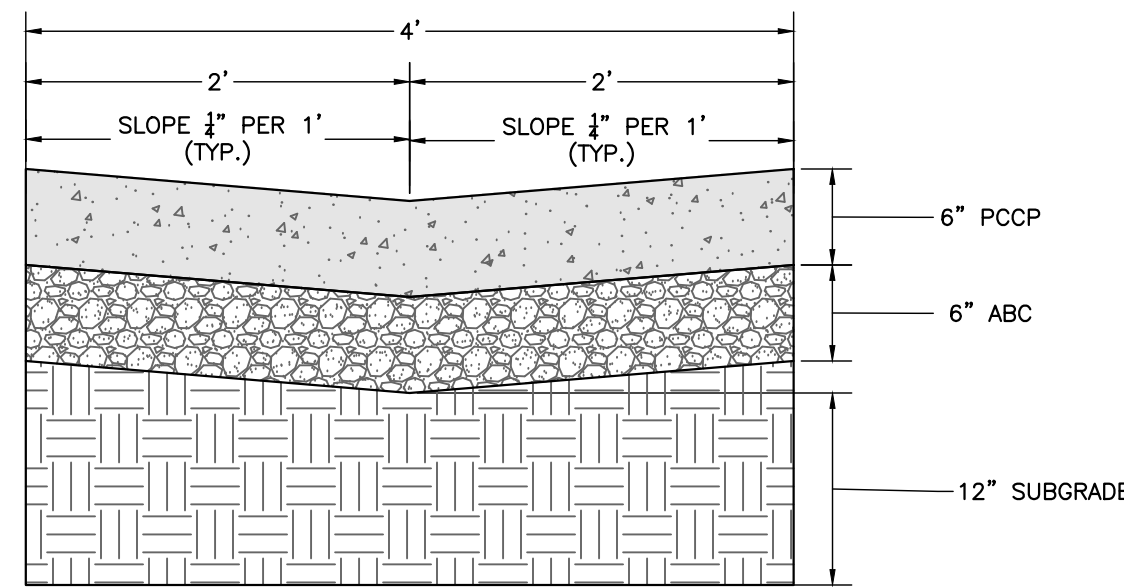
Please replace all City of Colorado Springs standard detail drawings with El Paso County Standard Detail Drawings.



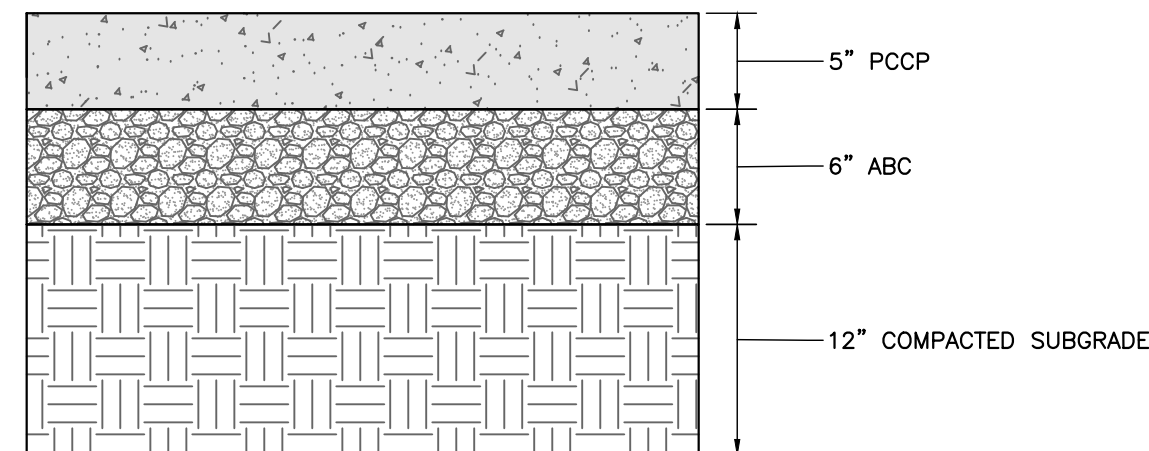
A TYPICAL SIDEWALK PAVEMENT SECTION
NOT TO SCALE



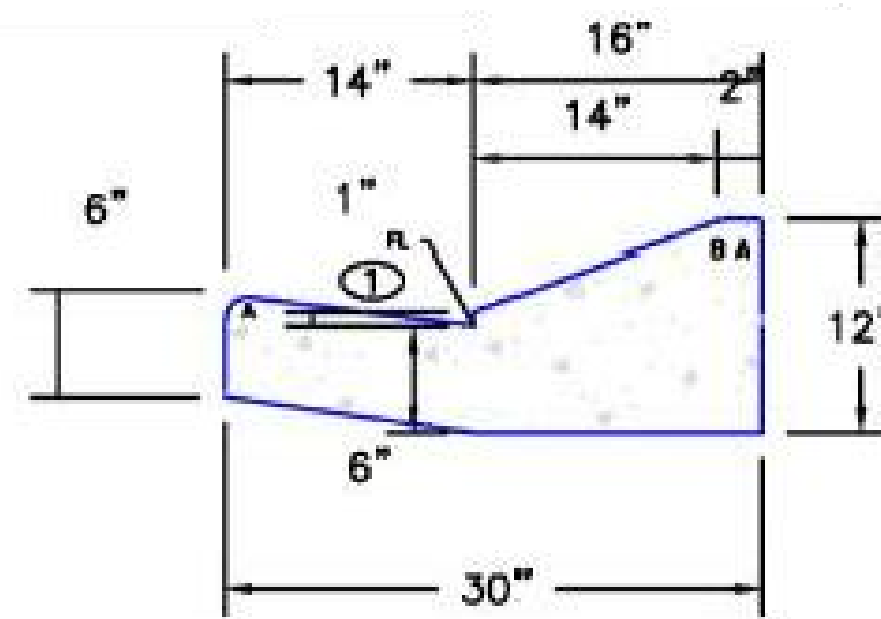
B ASPHALT PATCH PAVEMENT SECTION
NOT TO SCALE



C CONCRETE DRAINAGE PAN
NOT TO SCALE



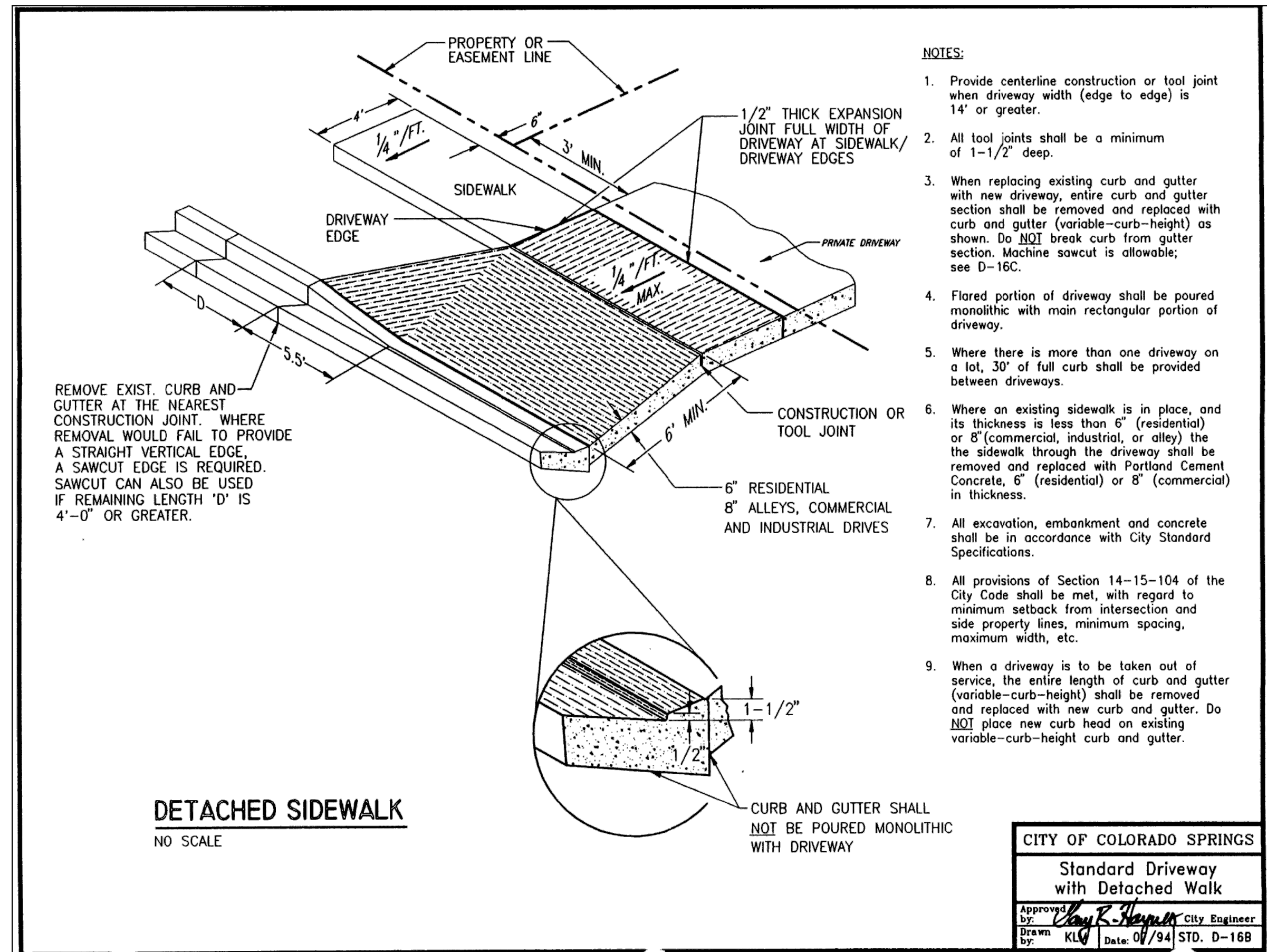
D TYPICAL CONCRETE PAVEMENT SECTION
NOT TO SCALE



EPC OPTIONAL TYPE C

E EPC OPT TYPE C CURB AND GUTTER (EPC STD SD_2-20)
NOT TO SCALE

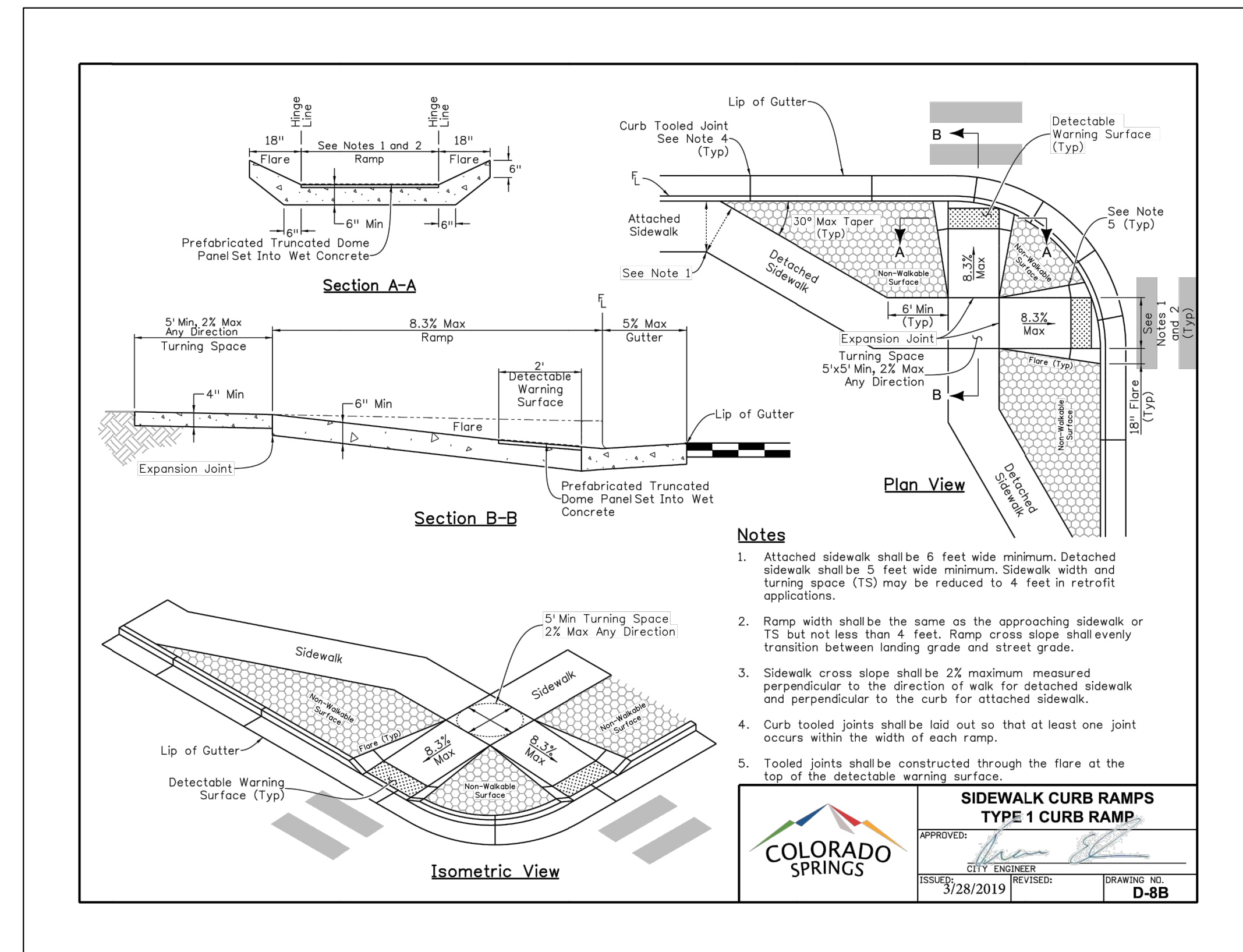
LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"



DETACHED SIDEWALK
NO SCALE

- NOTES:**
- Provide centerline construction or tool joint when driveway width (edge to edge) is 14' or greater.
 - All tool joints shall be a minimum of 1-1/2' deep.
 - When replacing existing curb and gutter with new driveway, entire curb and gutter section shall be removed and replaced with curb and gutter (variable-curb-height) as shown. Do NOT break curb from gutter section. Machine sawcut is allowable; see D-16C.
 - Flared portion of driveway shall be poured monolithic with main rectangular portion of driveway.
 - Where there is more than one driveway on a lot, 30' of full curb shall be provided between driveways.
 - Where an existing sidewalk is in place, and its thickness is less than 6" (residential) or 8" (commercial, industrial, or alley) the sidewalk through the driveway shall be removed and replaced with Portland Cement Concrete, 6" (residential) or 8" (commercial) in thickness.
 - All excavation, embankment and concrete shall be in accordance with City Standard Specifications.
 - All provisions of Section 14-15-104 of the City Code shall be met, with regard to minimum setback from intersection and side property lines, minimum spacing, maximum width, etc.
 - When a driveway is to be taken out of service, the entire length of curb and gutter (variable-curb-height) shall be removed and replaced with new curb and gutter. Do NOT place new curb head on existing variable-curb-height curb and gutter.

CITY OF COLORADO SPRINGS
Standard Driveway with Detached Walk
Approved by: *Clay R. Hayden* City Engineer
Drawn by: *KLJ* Date: 07/94 STD. D-16B



- Notes**
- Attached sidewalk shall be 6 feet wide minimum. Detached sidewalk shall be 5 feet wide minimum. Sidewalk width and turning space (TS) may be reduced to 4 feet in retrofit applications.
 - Ramp width shall be the same as the approaching sidewalk or TS but not less than 4 feet. Ramp cross slope shall evenly transition between landing grade and street grade.
 - Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.
 - Curb tooled joints shall be laid out so that at least one joint occurs within the width of each ramp.
 - Tooled joints shall be constructed through the flare at the top of the detectable warning surface.

COLORADO SPRINGS
APPROVED: *[Signature]*
CITY ENGINEER
ISSUED: 3/28/2019 REVISOR: *[Signature]* DRAWING NO. **D-8B**

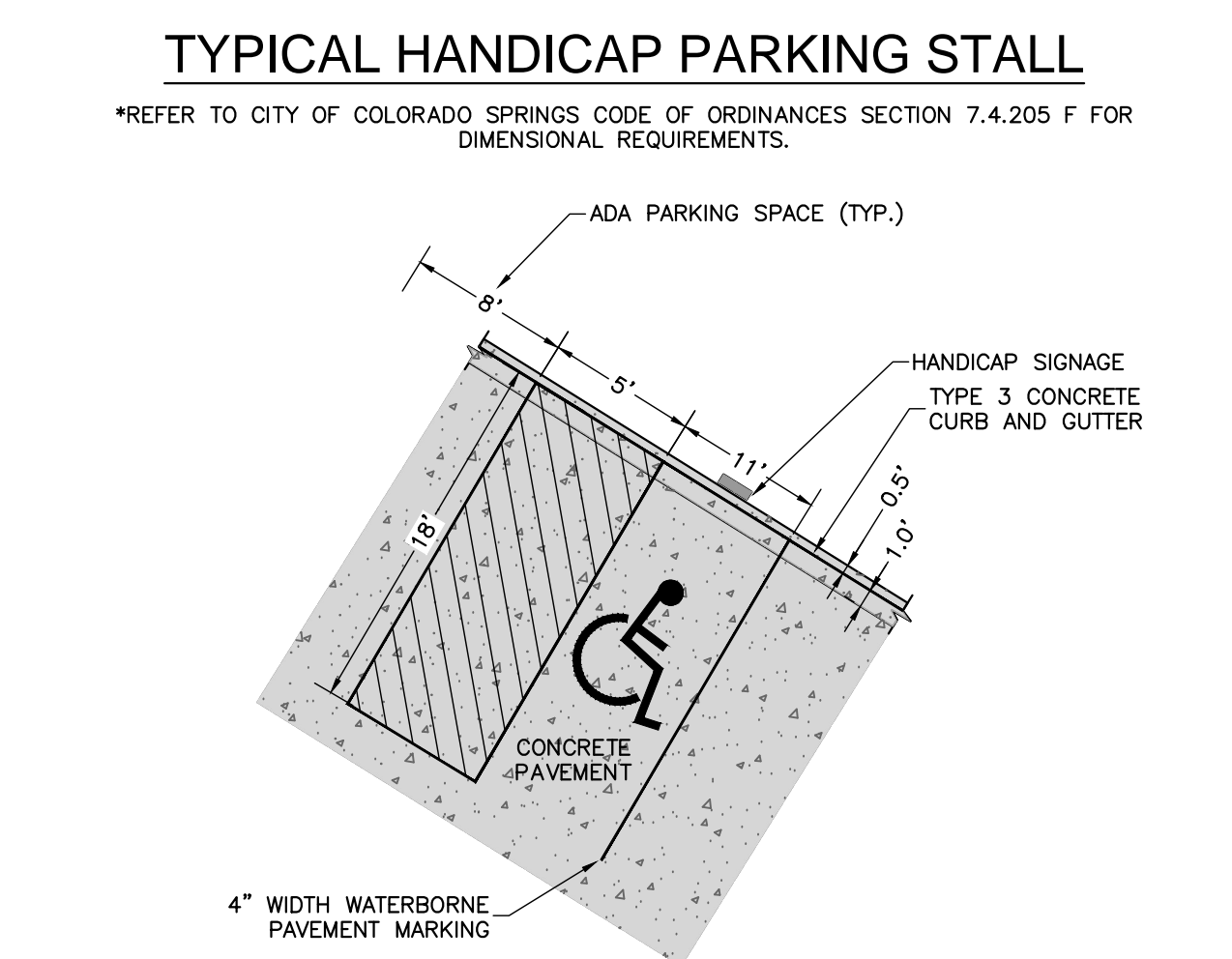
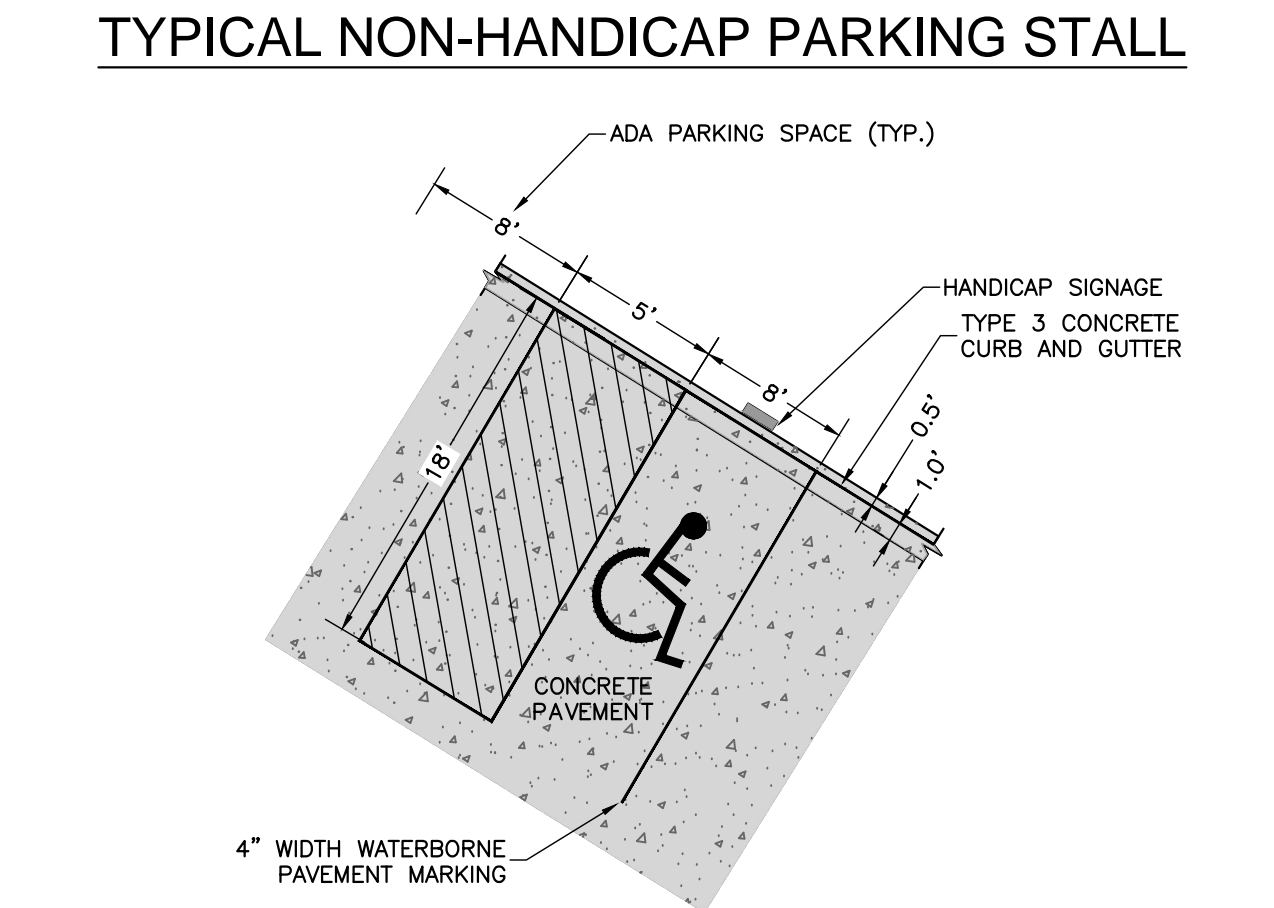
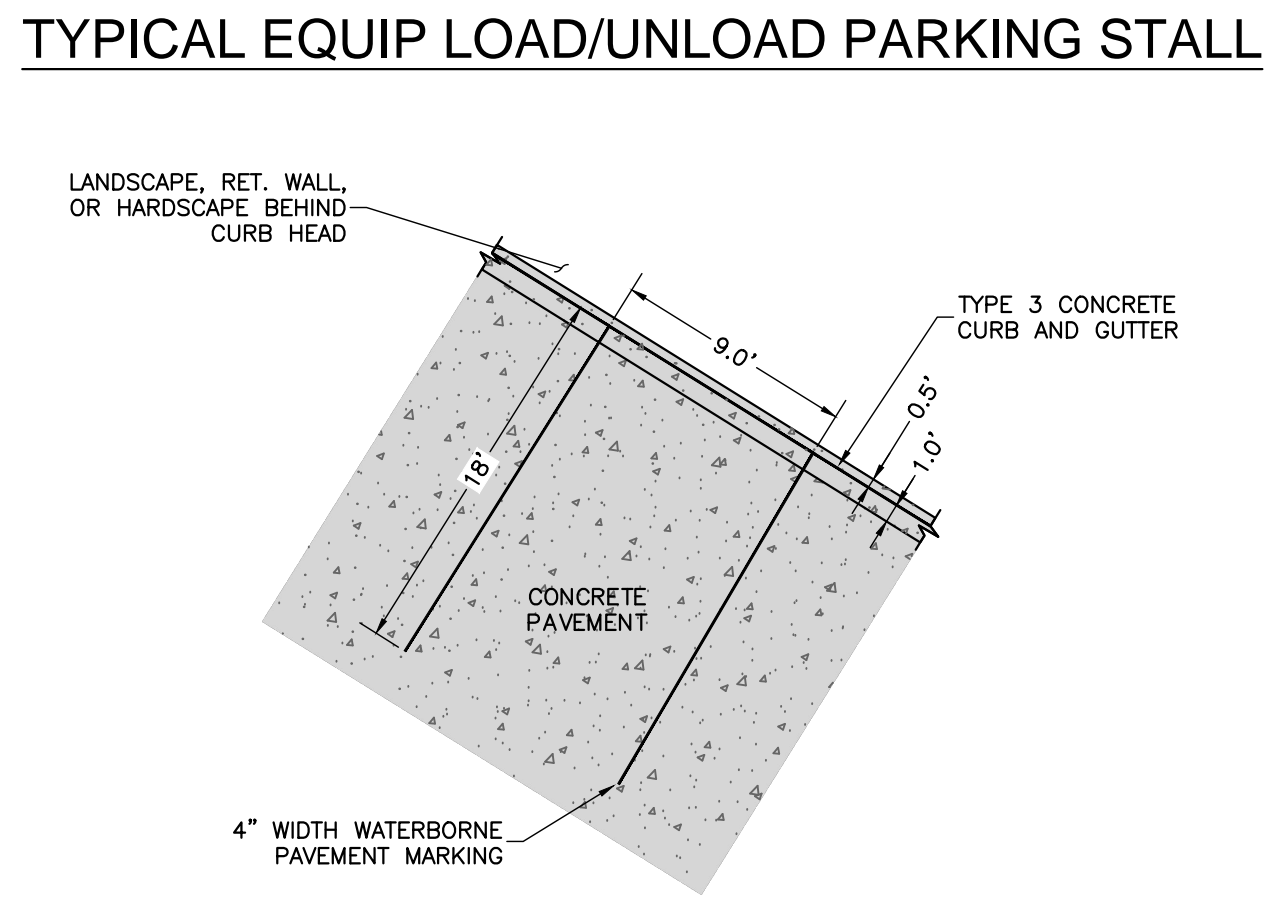
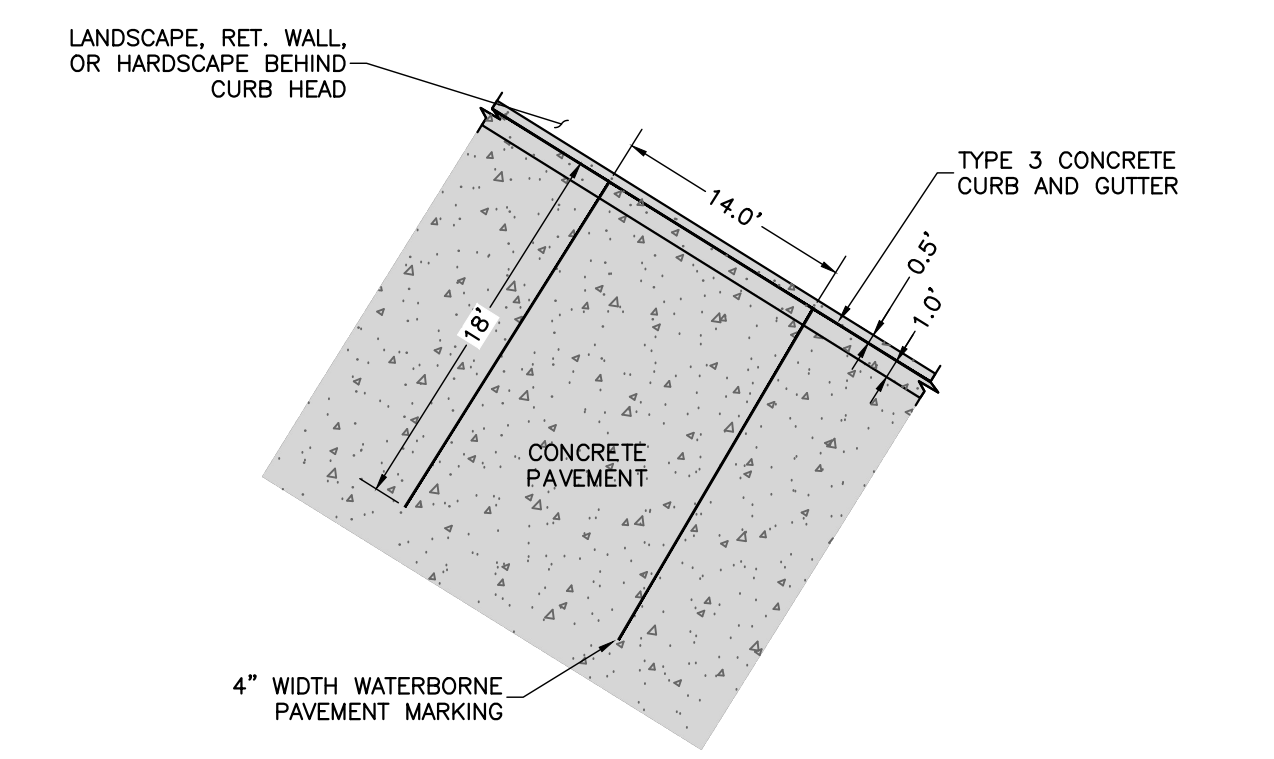
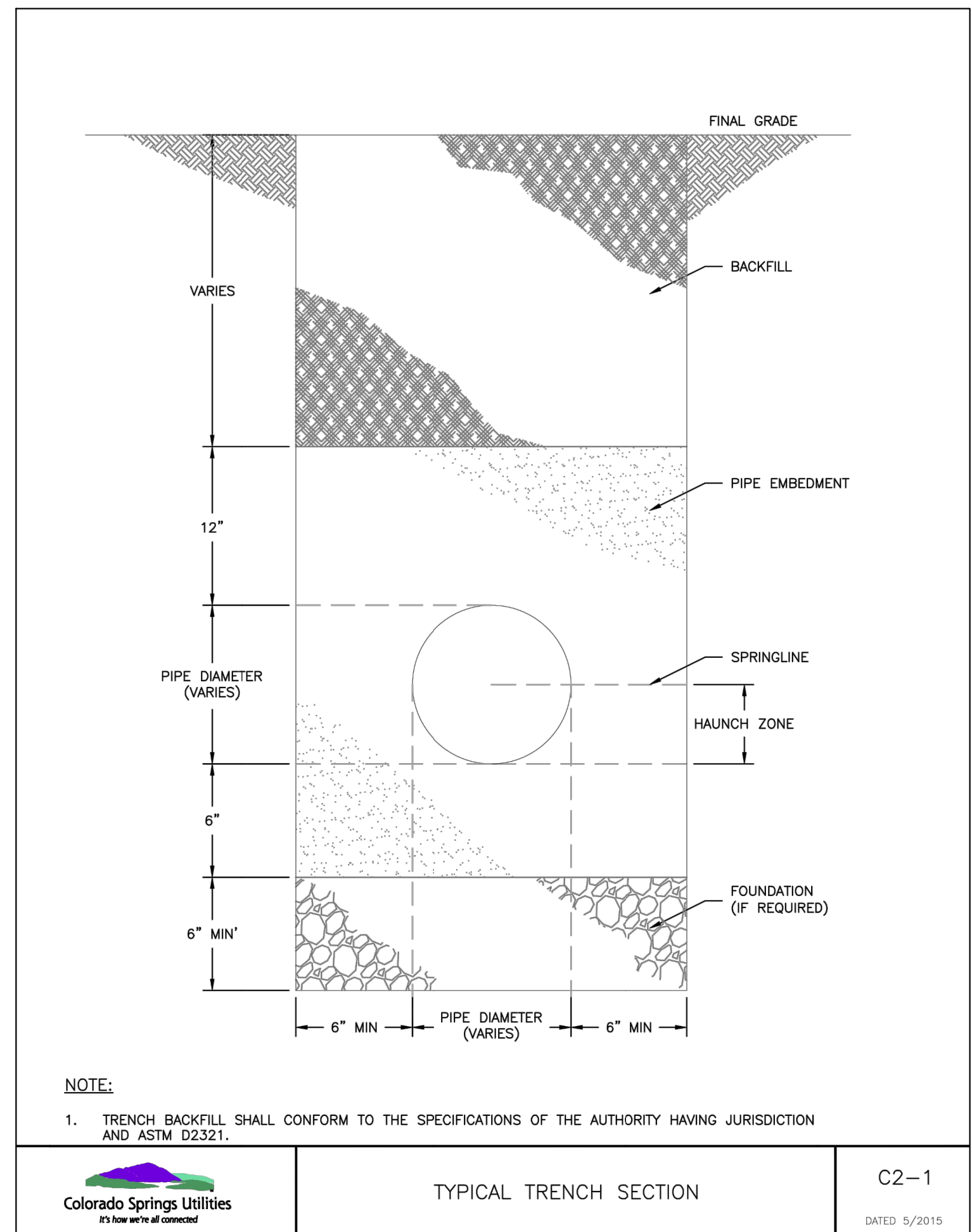
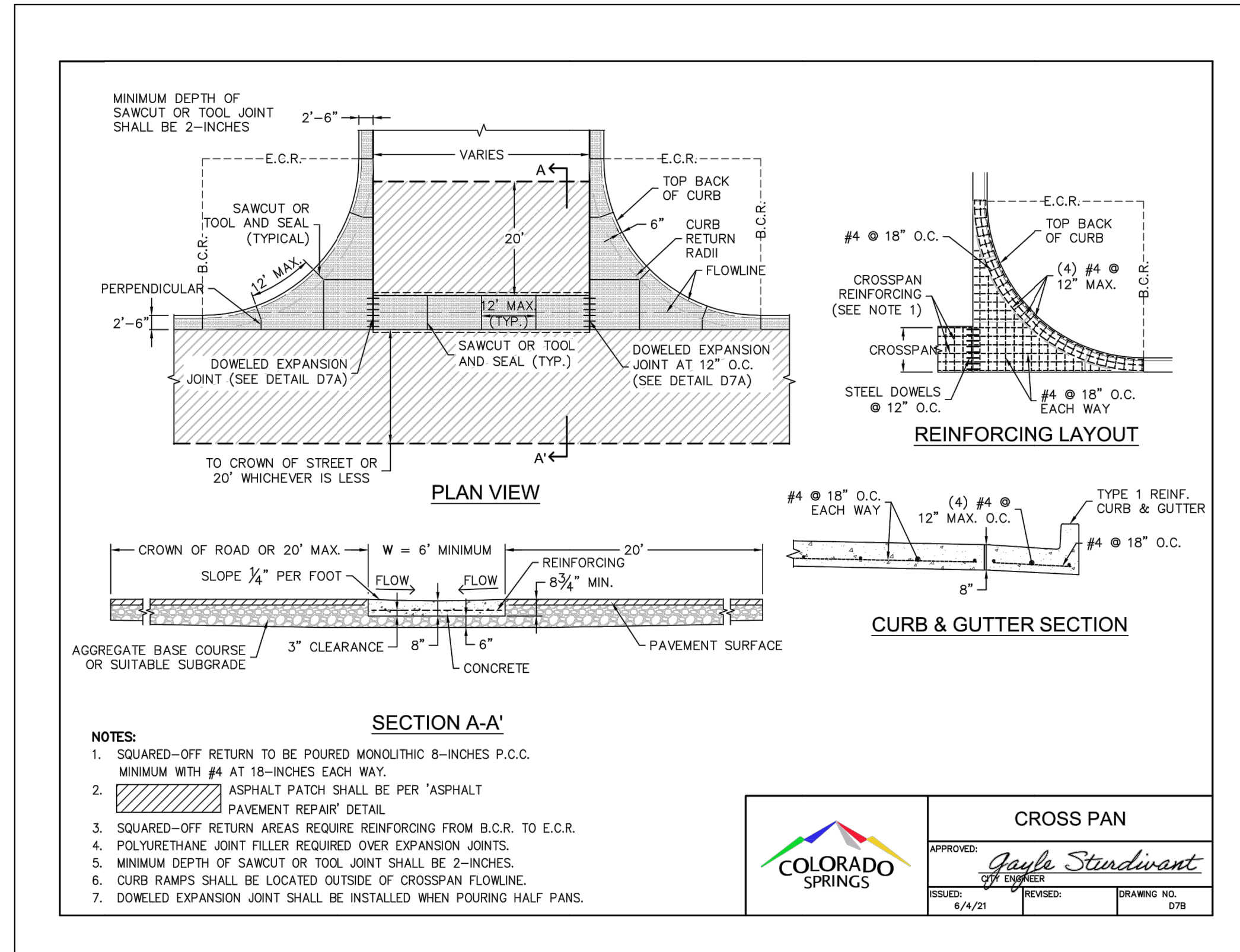
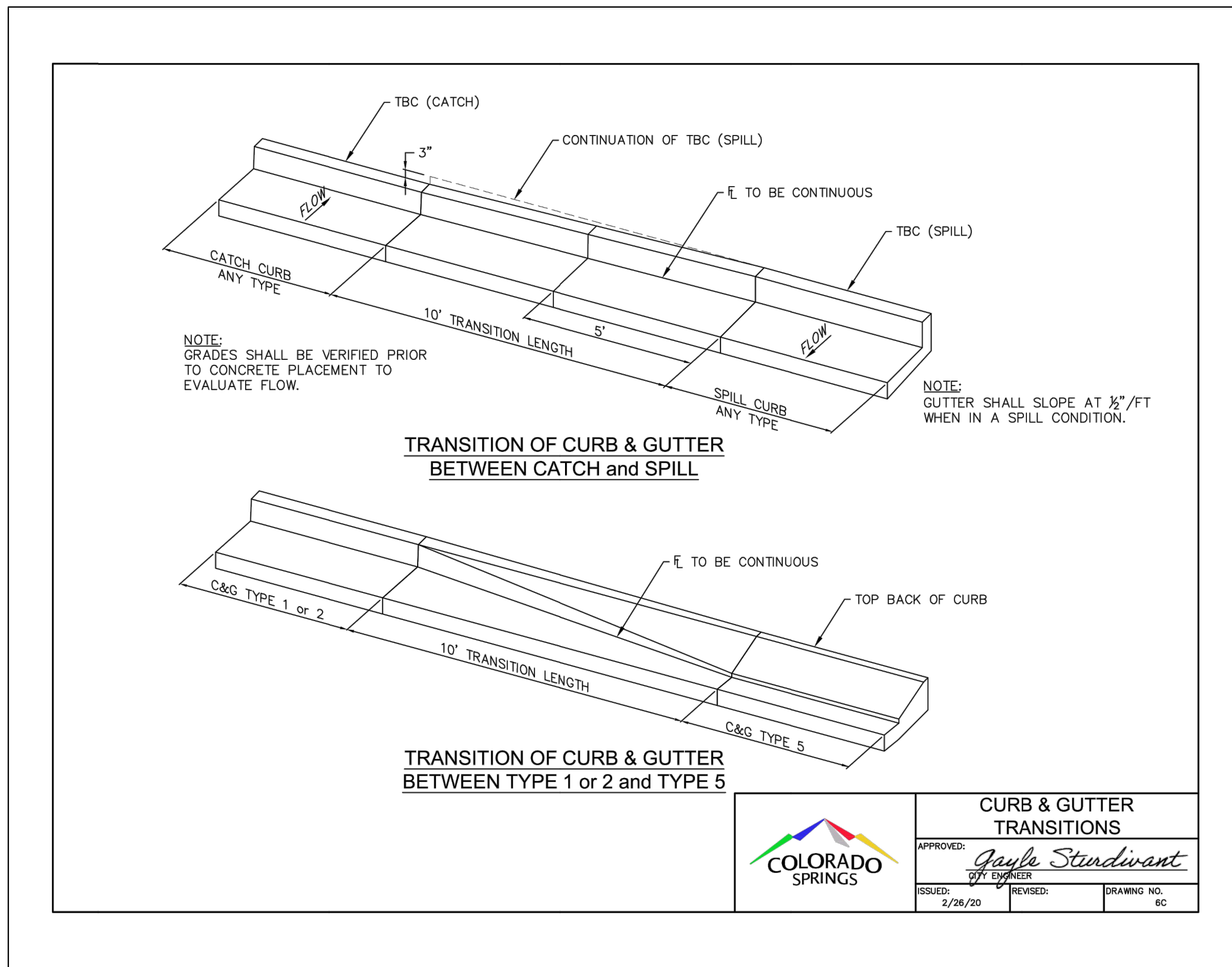
ROCKY MOUNTAIN GROUP
ARCHITECTS
Geotechnical
Materials Testing
Civil/Planning
RMG
ENGINEERS
Architectural
Structural
Forensics
SOUTHERN COLORADO
19375 BEACON LITE RD., MONUMENT, CO 80132
719.585.1145 WWW.RMGENGINEERS.COM
Structural, Geotechnical, Driveway Design, Asphalt Paving

NOT FOR CONSTRUCTION FOR CIVIL ONLY

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

CONSTRUCTION DETAILS 1
PROJECT STATUS
DESIGN DEVELOPMENT

ENG:	SAM	
DRAWN:	ARP	
CHECKED:	SAM	
DATE:	11/08/2021	
#	REVISION	DATE
JOB NO.:	180649	
SHEET NO.:	DP.06	



ROCKY MOUNTAIN GROUP
ARCHITECTS
Geotechnical
Materials Testing
Civil Planning
RMG
ENGINEERS
Architectural
Structural
Forensics

SOUTHERN COLORADO
2910 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
719.534.5275 WWW.RMGEENGINEERS.COM
SOUTHERN COLORADO ENGINEERING, ARCHITECTURE, PLANNING

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

CONSTRUCTION DETAILS 2
DESIGN DEVELOPMENT

PROJECT STATUS: DESIGN DEVELOPMENT

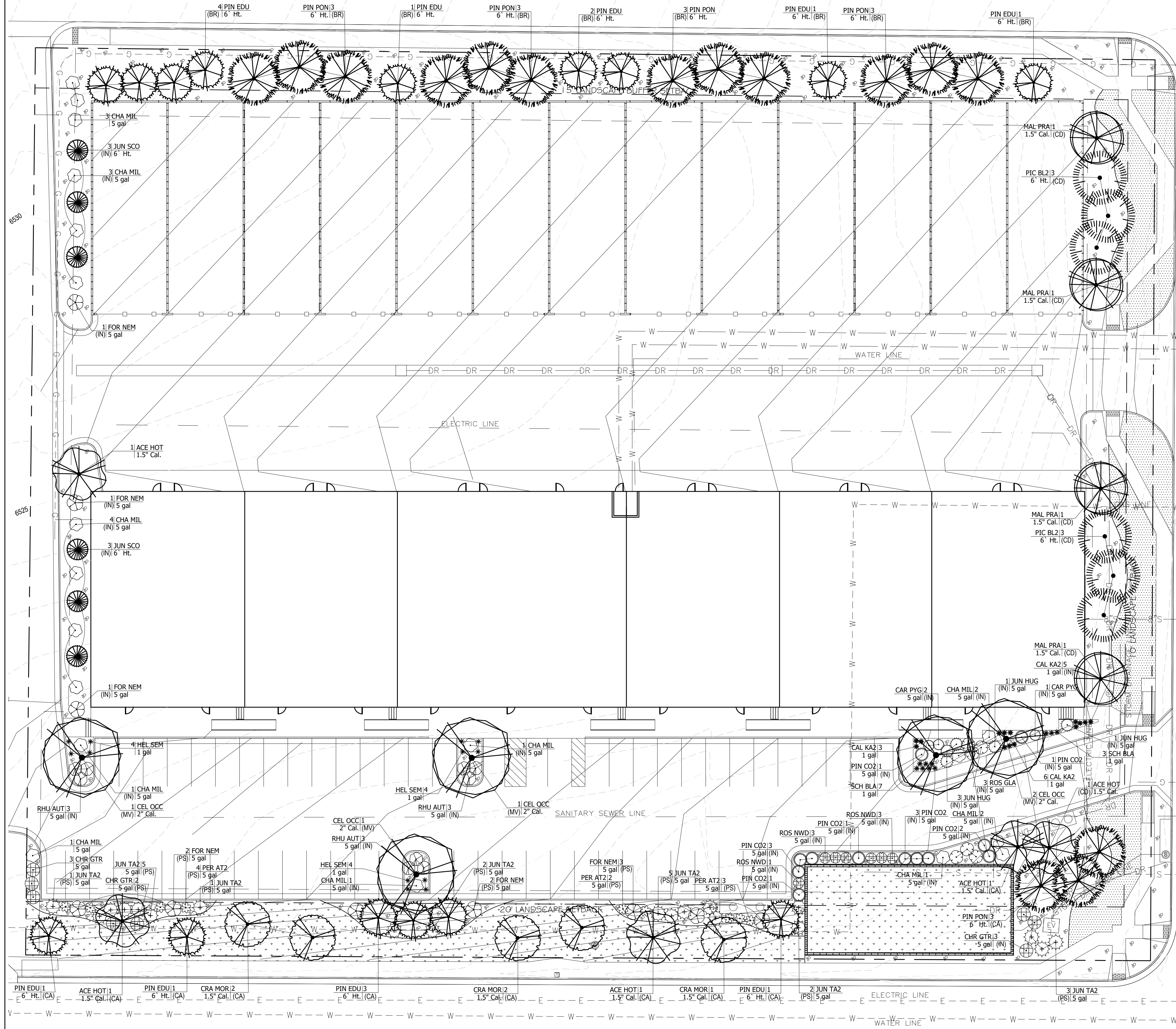
ENG: SAM
DRAWN: ARP
CHECKED: SAM
DATE: 11/08/2021

#	REVISION	DATE

JOB NO.: 180649
SHEET NO.: DP.7
of 11

PCD PIPE NO PPR-21-036

**BISMARCK ROAD
(NON-ARTERIAL)**



**CONSTITUTION AVE
(MINOR ARTERIAL)**

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
ACE HOT	5	Acer tatanicum 'Hot Wings'	Hot Wings Tatanian Maple	1.5" Cal.	B # B
CEL OCC	5	Celtis occidentalis	Common Hackberry	2" Cal.	B # B
CRA MOR	5	Crataegus x mordenensis 'Snowbird'	Snowbird Hawthorn	1.5" Cal.	B # B
JUN SCO	6	Juniperus scopulorum	Rocky Mountain Juniper	6" Ht.	B # B
MAL PRA	4	Malus x 'Prairifire'	Prairifire Crab Apple	1.5" Cal.	B # B
PIC BL2	6	Picea pungens glauca	Colorado Blue Spruce	6" Ht.	B # B
PIN EDU	15	Pinus cembroides edulis	Pinyon Pine	6" Ht.	B # B
PIN PON	15	Pinus ponderosa	Ponderosa Pine	6" Ht.	B # B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CAR PYG	3	Caragana pygmaea	Pygmy Peashrub	5 gal	
CHA MIL	19	Chamaebatiaria millefolium	Fernbush	5 gal	
CHR GTR	8	Chrysothamnus nauseosus graveolens	Tall Green Rabbitbrush	5 gal	
FOR NEM	10	Forestiera neomexicana	New Mexico Privet	5 gal	
JUN HUG	5	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal	
JUN TA2	19	Juniperus sabinia 'Tamaniscifolia'	Tammy Juniper	5 gal	
PER AT2	9	Perovskia atriplicifolia	Russian Sage	5 gal	
PIN CO2	12	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal	
RHU AUT	9	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal	
ROS GLA	6	Rosa glauca	Redleaf Rose	5 gal	
ROS NWD	7	Rosa x 'Nearly Wild'	Nearly Wild Rose	5 gal	

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CAL KA2	14	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	
HEL SEM	12	Helictotrichon sempervirens	Blue Oat Grass	1 gal	
SCH BLA	10	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	1 gal	

PROPOSED GROUND PLANE TREATMENT

- PROPOSED IRRIGATED FESCUE BLEND SOD (APPROX. 3,860 SQ. FT.)
- PROPOSED IRRIGATED NATIVE SEED MIX WITH EROSION CONTROL BLANKET (APPROX. 7,260 SQ. FT.)
- PROPOSED 1.5" ROYAL GRANITE CRUSHED ROCK, 3" DEPTH, OVER DEWITT LANDSCAPE FABRIC (APPROX. 17,900 SQ. FT.)

SITE CATEGORY CALCULATIONS:

Landscape Setbacks

Street Name or Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Foot Req.	No. of Trees Req./Prov.	Setback Plant Abbr. Denoted on Plan
Constitution Avenue	Minor arterial	20' / 20'	420'	1 / 25'	17 / 17	(CA)
Canada Drive	Non-arterial	10' / 10'	336'	1 / 30'	11 / 11	(CD)
Bismarck Road	Non-arterial	10' / 15'	418'	(see Buffer & Screens requirements)		

Parking

No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
74	5 / 5	(MV)	Constitution Ave.	281'	185'

Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
37 / 37	19 / 19	-	(PS)	75% / 75%

Internal Landscaping

Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
141,390 s.f.	5%	7,069 s.f. / 7,950 s.f.	14 / 7

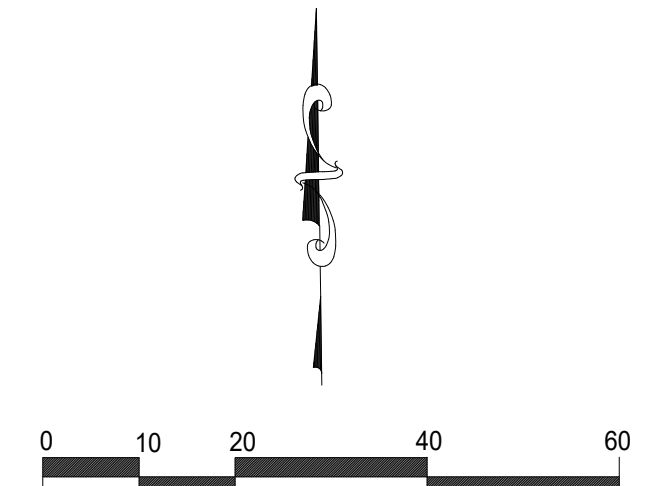
Shrub Substitutes Required / Provided

70 / 70	(IN)
---------	------

Landscape Buffer & Screens

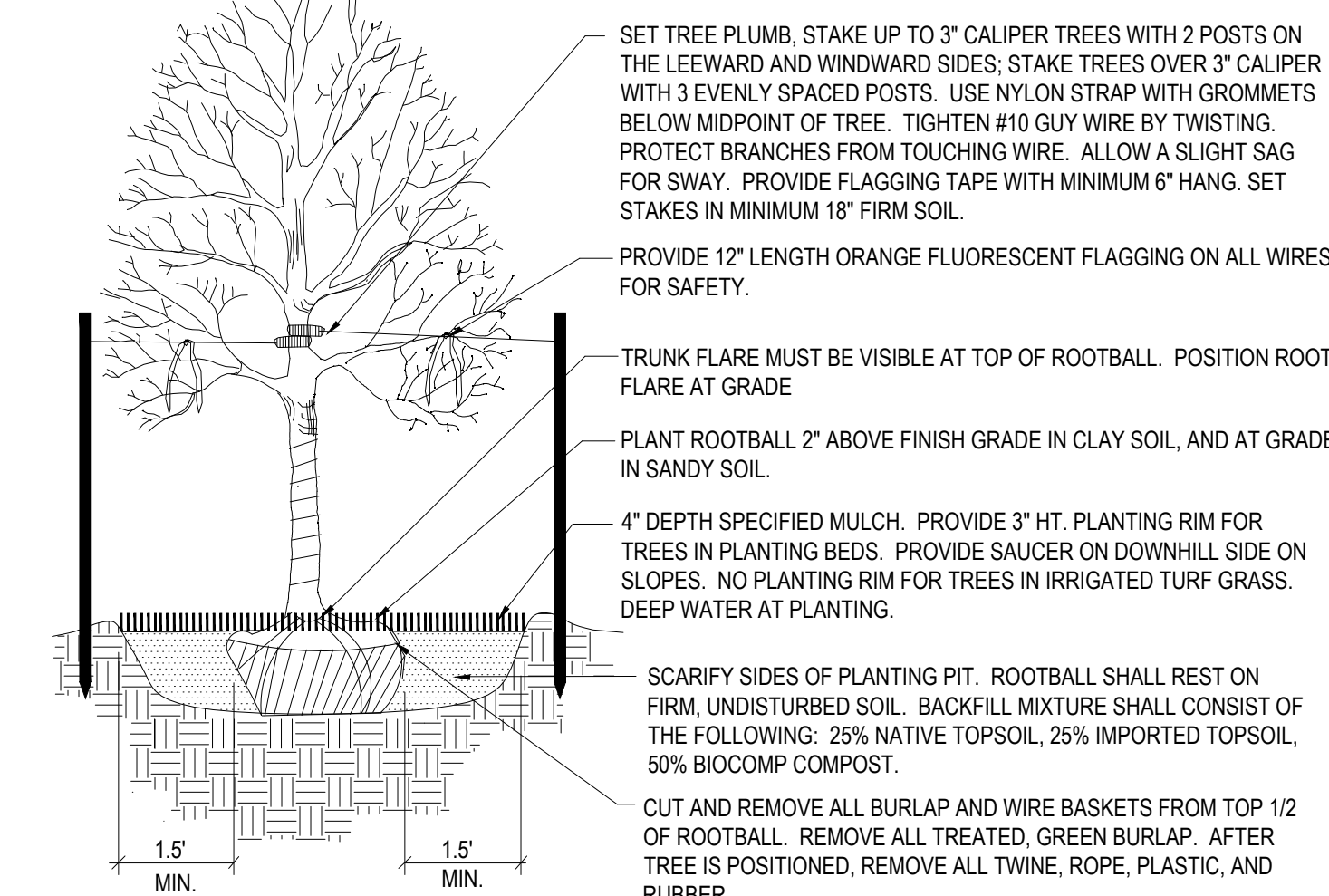
Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (1/3) / Provided
Bismarck Road	15' / 15'	418'	21 / 21	7 / 21

Length of 8 Ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
370' / 370'	(BR)	75% / 75%



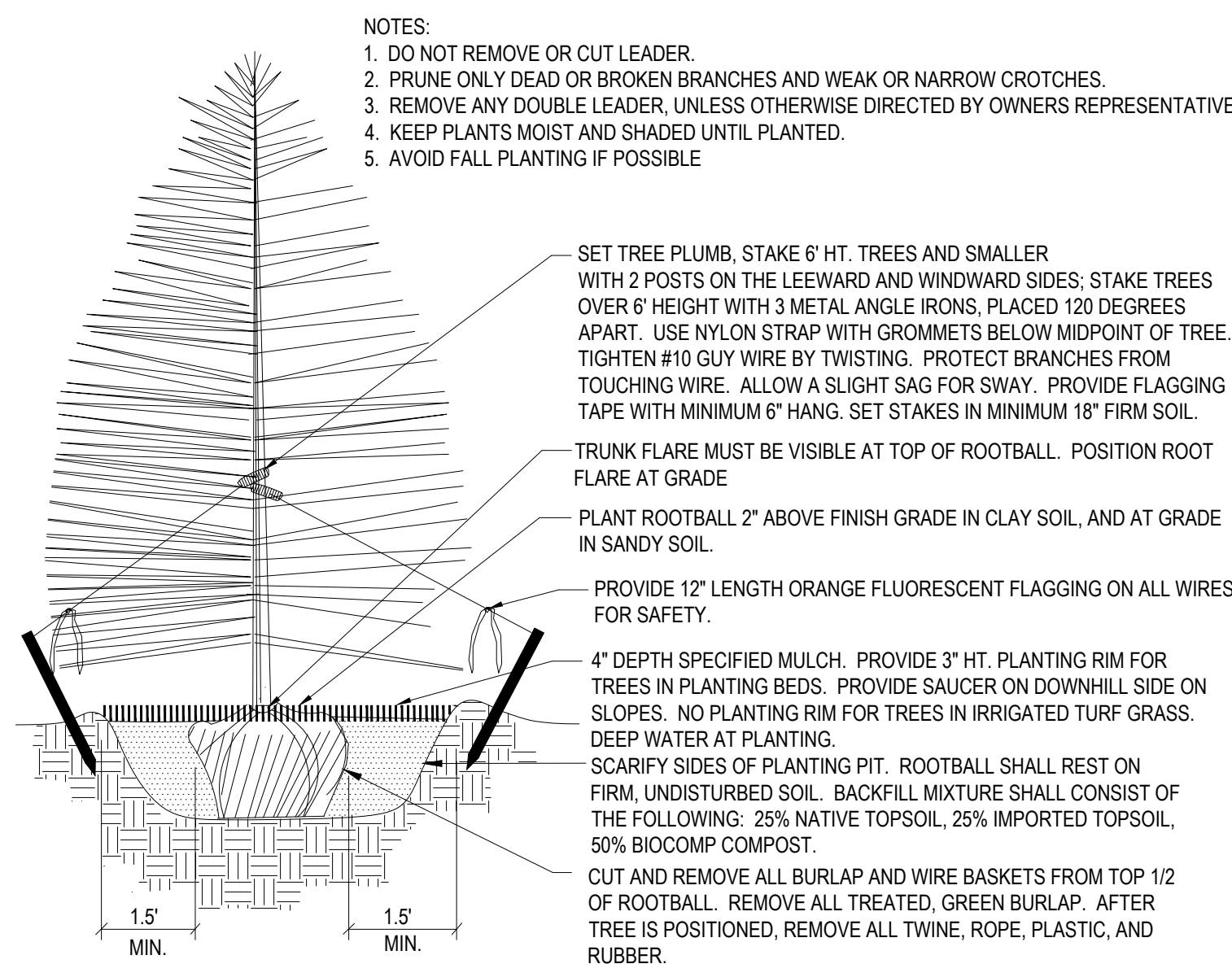
PLANTING DETAILS

- 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.



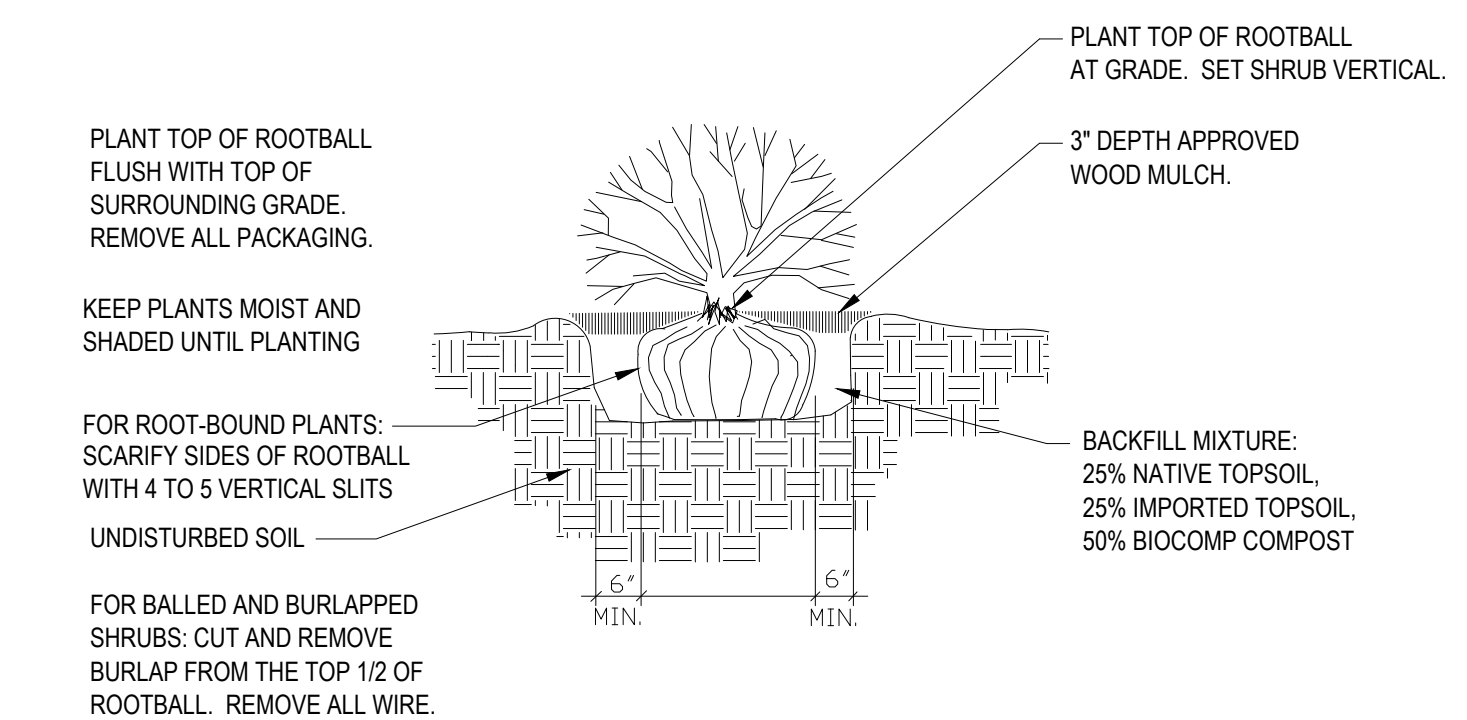
1 Deciduous Tree Planting Detail

NOT TO SCALE



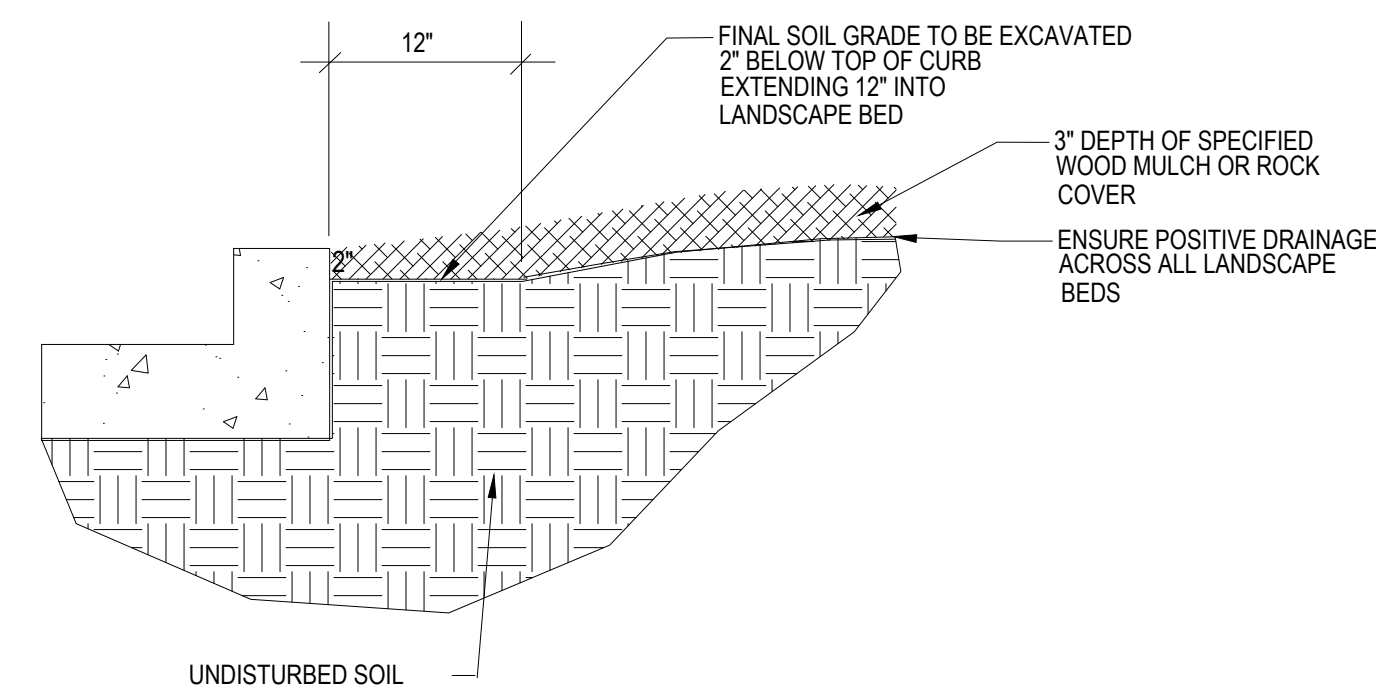
2 Coniferous Tree Planting Detail

NOT TO SCALE



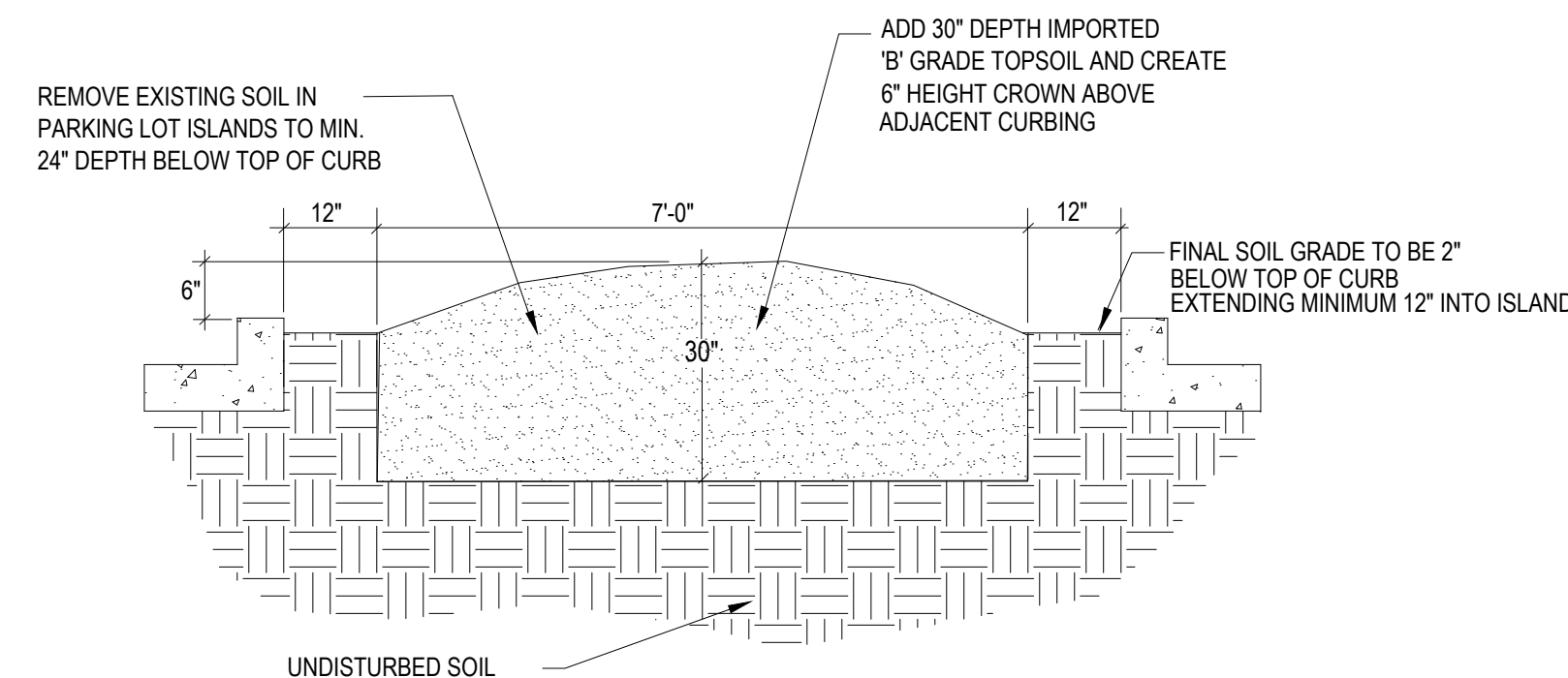
3 Shrub Planting Detail

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% SIDEOTS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, AND 1% SAND DROPSOED) 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.
- 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.

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 1/4" TO 1/2" 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 MANUFACTURER'S INSTRUCTIONS.



P.O. Box 354
Palmer Lake, CO 80133
(719) 640-9428
jwlandarch@gmail.com

PROJECT FINISH: northrest const & canada flp.dwg

DEVELOPMENT PLAN FOR
NORTHCREST CENTER
Constitution Avenue, Colorado Springs, CO
El Paso County

PROJECT NAME:

LANDSCAPE DETAILS

SHEET TITLE:

DATE: June 17, 2021

REVISION: October 26, 2021

STAMP:

DP.09

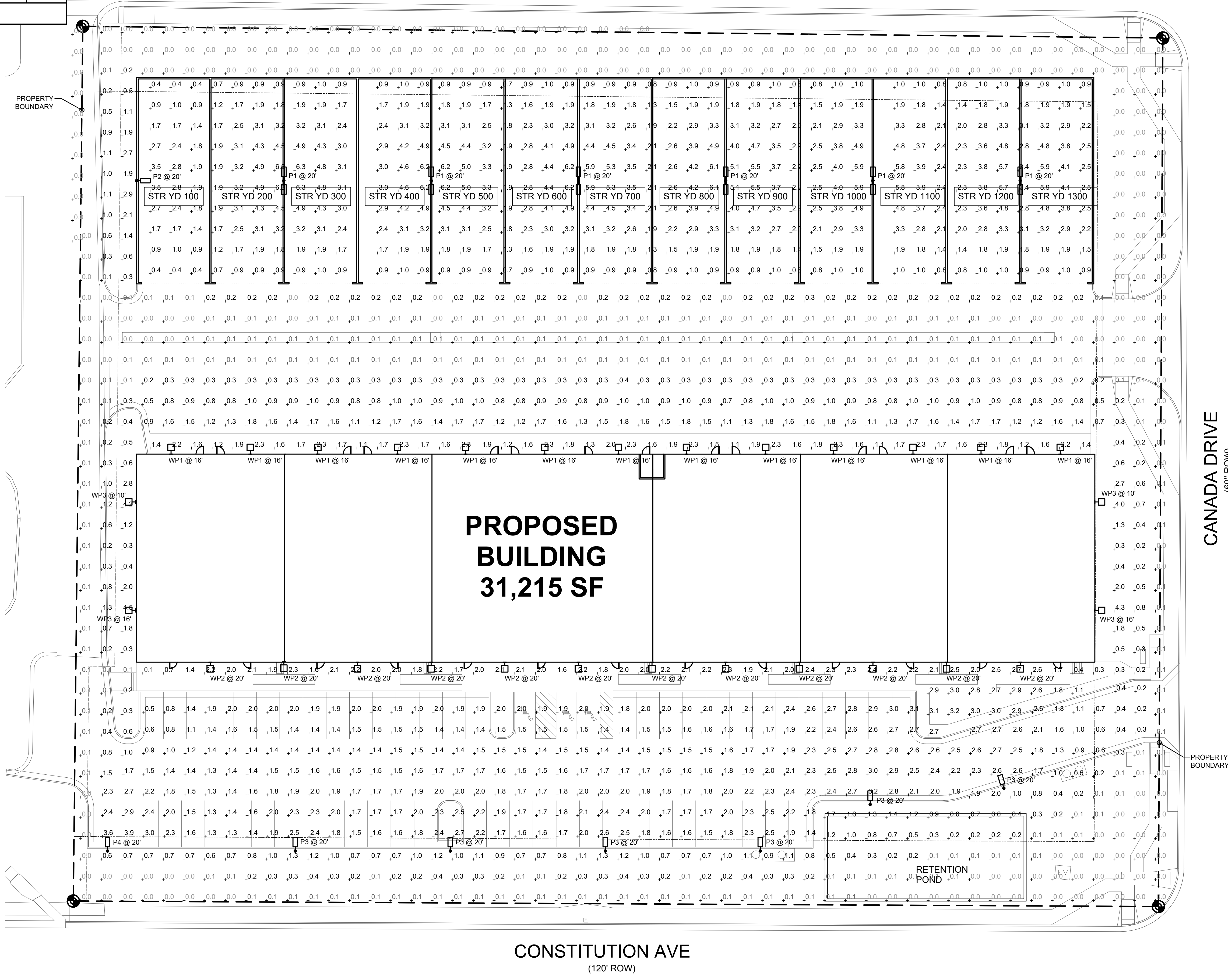
LIGHT FIXTURE SCHEDULE

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	+	1.8	3.9	0.2	19.5:1	9.0:1
STORAGE YARD	+	2.6	6.3	0.4	15.8:1	6.5:1
TO PROPERTY LINE	+	0.5	4.5	0.0	N/A	N/A

BISMARCK ROAD
(80' ROW)



CANADA DRIVE
(60' ROW)

CONSTITUTION AVE
(120' ROW)

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

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

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



ROCKY MOUNTAIN GROUP
ARCHITECTS
MECHANICAL
ELECTRICAL
PLUMBING
ENGINEERS

RMG
ENGINEERS

SOUTHERN COLORADO
1978 BEACON 2145 - WWW.RMGENGINEERS.COM
DENVER, COLORADO, DENVER, COLORADO

COLORADO REGISTERED PROFESSIONAL ENGINEER
11.04.2021

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


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

These plans are copyrighted 2021 by Consultant Engineers Inc. and RMG - Rocky Mountain Group. All rights reserved. Any sale, reproduction, creation of derivative works based on these plans, or use of these plans for any purpose without proper compensation to and the express written consent of RMG, is strictly prohibited.

SHEET NAME: SITE PHOTOMETRIC PLAN
PROJECT STATUS: DEVELOPMENT PLANS

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

EDGE1 LED Architectural Wall Sconce



Specifications

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

WEDGE LED Family Overview

Model	Height	Depth	Weight	Power	Beam Angle	Color Temp	CR
WEDGE1	8"	1.5"	1.5 lbs	10W	30°	3000K	90
WEDGE2	10"	1.5"	2.0 lbs	15W	30°	3000K	90
WEDGE3	12"	1.5"	2.5 lbs	20W	30°	3000K	90

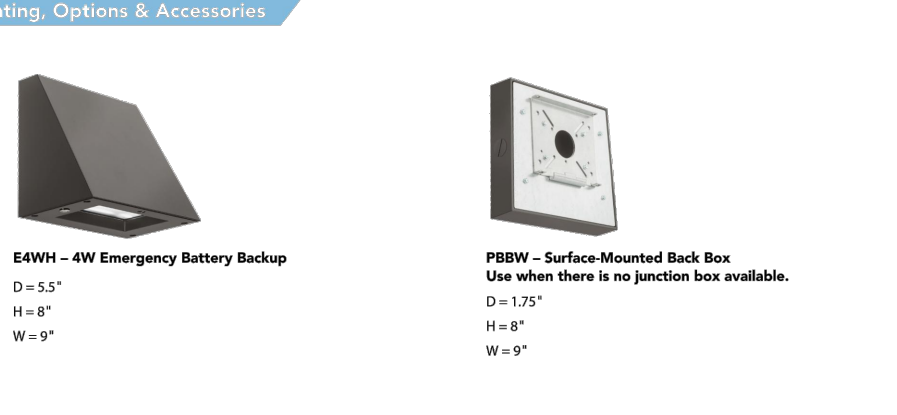
Ordering Information

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

Accessories

- WEDGE1-EB: Emergency battery backup
- WEDGE1-ES: Emergency egress sign
- WEDGE1-ESB: Emergency egress sign with battery backup
- WEDGE1-ESB-2: Emergency egress sign with battery backup and 2nd driver
- WEDGE1-ESB-3: Emergency egress sign with battery backup and 3rd driver
- WEDGE1-ESB-4: Emergency egress sign with battery backup and 4th driver
- WEDGE1-ESB-5: Emergency egress sign with battery backup and 5th driver
- WEDGE1-ESB-6: Emergency egress sign with battery backup and 6th driver
- WEDGE1-ESB-7: Emergency egress sign with battery backup and 7th driver
- WEDGE1-ESB-8: Emergency egress sign with battery backup and 8th driver
- WEDGE1-ESB-9: Emergency egress sign with battery backup and 9th driver
- WEDGE1-ESB-10: Emergency egress sign with battery backup and 10th driver

Mounting, Options & Accessories



EWBH - 4W Emergency Battery Backup

EWBS - Surface Mounted Back Box

AWH - 2-Inch Architectural Wall Spacer

Features & Specifications

INTENDED USE

CONSTRUCTION

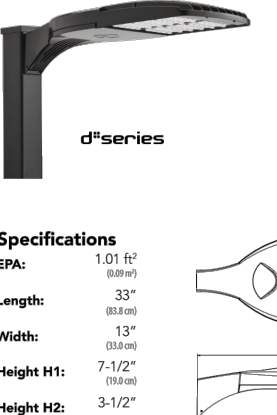
FINISH

OPTICS

ELECTRICAL

WARRANTY

D-Series Size 1 LED Area Luminaire



Specifications

- Depth: 12.5"
- Length: 30"
- Height: 3"
- Height (H1): 7.5"
- Height (H2): 3.5"
- Weight: 22 lbs
- Width: 4.5"

Ordering Information

EXAMPLE: DSX1 LED P7 40K TMOV SPLA NRIZR PIRH DBXDD

Accessories

- DSX1-EB: Emergency battery backup
- DSX1-ES: Emergency egress sign
- DSX1-ESB: Emergency egress sign with battery backup
- DSX1-ESB-2: Emergency egress sign with battery backup and 2nd driver
- DSX1-ESB-3: Emergency egress sign with battery backup and 3rd driver
- DSX1-ESB-4: Emergency egress sign with battery backup and 4th driver
- DSX1-ESB-5: Emergency egress sign with battery backup and 5th driver
- DSX1-ESB-6: Emergency egress sign with battery backup and 6th driver
- DSX1-ESB-7: Emergency egress sign with battery backup and 7th driver
- DSX1-ESB-8: Emergency egress sign with battery backup and 8th driver
- DSX1-ESB-9: Emergency egress sign with battery backup and 9th driver
- DSX1-ESB-10: Emergency egress sign with battery backup and 10th driver

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

LAT	Multiplier
50°F	1.00
55°F	0.98
60°F	0.95
65°F	0.92
70°F	0.88
75°F	0.84
80°F	0.80
85°F	0.76
90°F	0.72
95°F	0.68
100°F	0.64

Electrical Load

Model	Power (W)	Current (A)	Voltage (V)
DSX1	100	0.83	120
DSX2	150	1.25	120
DSX3	200	1.67	120
DSX4	250	2.08	120
DSX5	300	2.50	120
DSX6	350	2.92	120
DSX7	400	3.33	120
DSX8	450	3.75	120
DSX9	500	4.17	120
DSX10	550	4.58	120

Projected LED Lumen Maintenance

Hours	100%	90%	80%	70%	60%	50%
1000	100%	98%	95%	92%	88%	84%
2000	100%	96%	92%	88%	84%	80%
3000	100%	94%	90%	86%	82%	78%
4000	100%	92%	88%	84%	80%	76%
5000	100%	90%	86%	82%	78%	74%
6000	100%	88%	84%	80%	76%	72%
7000	100%	86%	82%	78%	74%	70%
8000	100%	84%	80%	76%	72%	68%
9000	100%	82%	78%	74%	70%	66%
10000	100%	80%	76%	72%	68%	64%

Ordering Information

EXAMPLE: DSX1 LED P7 40K TMOV SPLA NRIZR PIRH DBXDD

Accessories

- DSX1-EB: Emergency battery backup
- DSX1-ES: Emergency egress sign
- DSX1-ESB: Emergency egress sign with battery backup
- DSX1-ESB-2: Emergency egress sign with battery backup and 2nd driver
- DSX1-ESB-3: Emergency egress sign with battery backup and 3rd driver
- DSX1-ESB-4: Emergency egress sign with battery backup and 4th driver
- DSX1-ESB-5: Emergency egress sign with battery backup and 5th driver
- DSX1-ESB-6: Emergency egress sign with battery backup and 6th driver
- DSX1-ESB-7: Emergency egress sign with battery backup and 7th driver
- DSX1-ESB-8: Emergency egress sign with battery backup and 8th driver
- DSX1-ESB-9: Emergency egress sign with battery backup and 9th driver
- DSX1-ESB-10: Emergency egress sign with battery backup and 10th driver

Performance Data

Lumen Output

Model	Power (W)	Beam Angle	Height (ft)	Beam Diameter (ft)	Footcandle (fc)	Lumen (lm)
F1	10W	30°	10	1.0	100	1000
F2	15W	30°	10	1.5	133	1500
F3	20W	30°	10	2.0	167	2000

Electrical Load

Model	Power (W)	Current (A)	Voltage (V)
F1	10	0.83	120
F2	15	1.25	120
F3	20	1.67	120

Lumen Multiplier for 90CRI

CRI	Multiplier
90	1.00
80	0.80
70	0.60
60	0.40
50	0.20

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

Model	Power (W)	Beam Angle	Height (ft)	Beam Diameter (ft)	Footcandle (fc)	Lumen (lm)
E1	10W	30°	10	1.0	100	1000
E2	15W	30°	10	1.5	133	1500
E3	20W	30°	10	2.0	167	2000

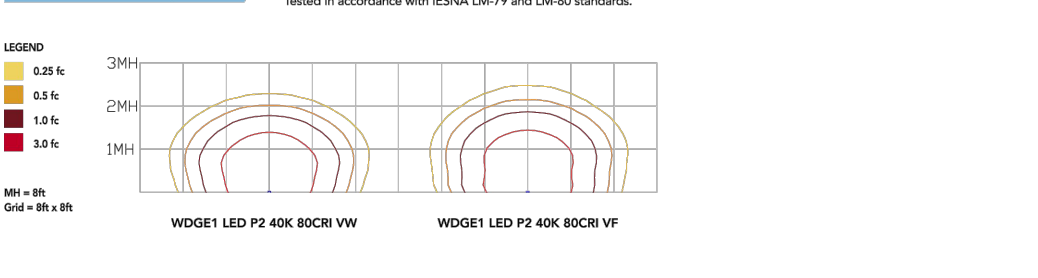
Lumen Ambient Temperature (LAT) Multipliers

LAT	Multiplier
50°F	1.00
55°F	0.98
60°F	0.95
65°F	0.92
70°F	0.88
75°F	0.84
80°F	0.80
85°F	0.76
90°F	0.72
95°F	0.68
100°F	0.64

Projected LED Lumen Maintenance

Hours	100%	90%	80%	70%	60%	50%
1000	100%	98%	95%	92%	88%	84%
2000	100%	96%	92%	88%	84%	80%
3000	100%	94%	90%	86%	82%	78%
4000	100%	92%	88%	84%	80%	76%
5000	100%	90%	86%	82%	78%	74%
6000	100%	88%	84%	80%	76%	72%
7000	100%	86%	82%	78%	74%	70%
8000	100%	84%	80%	76%	72%	68%
9000	100%	82%	78%	74%	70%	66%
10000	100%	80%	76%	72%	68%	64%

Photometric Diagrams



Emergency Egress Options

Emergency Battery Backup

Dual Switching (DS) Option

Ordering Information

EXAMPLE: DSX1 LED P7 40K TMOV SPLA NRIZR PIRH DBXDD

Accessories

- DSX1-EB: Emergency battery backup
- DSX1-ES: Emergency egress sign
- DSX1-ESB: Emergency egress sign with battery backup
- DSX1-ESB-2: Emergency egress sign with battery backup and 2nd driver
- DSX1-ESB-3: Emergency egress sign with battery backup and 3rd driver
- DSX1-ESB-4: Emergency egress sign with battery backup and 4th driver
- DSX1-ESB-5: Emergency egress sign with battery backup and 5th driver
- DSX1-ESB-6: Emergency egress sign with battery backup and 6th driver
- DSX1-ESB-7: Emergency egress sign with battery backup and 7th driver
- DSX1-ESB-8: Emergency egress sign with battery backup and 8th driver
- DSX1-ESB-9: Emergency egress sign with battery backup and 9th driver
- DSX1-ESB-10: Emergency egress sign with battery backup and 10th driver

Options

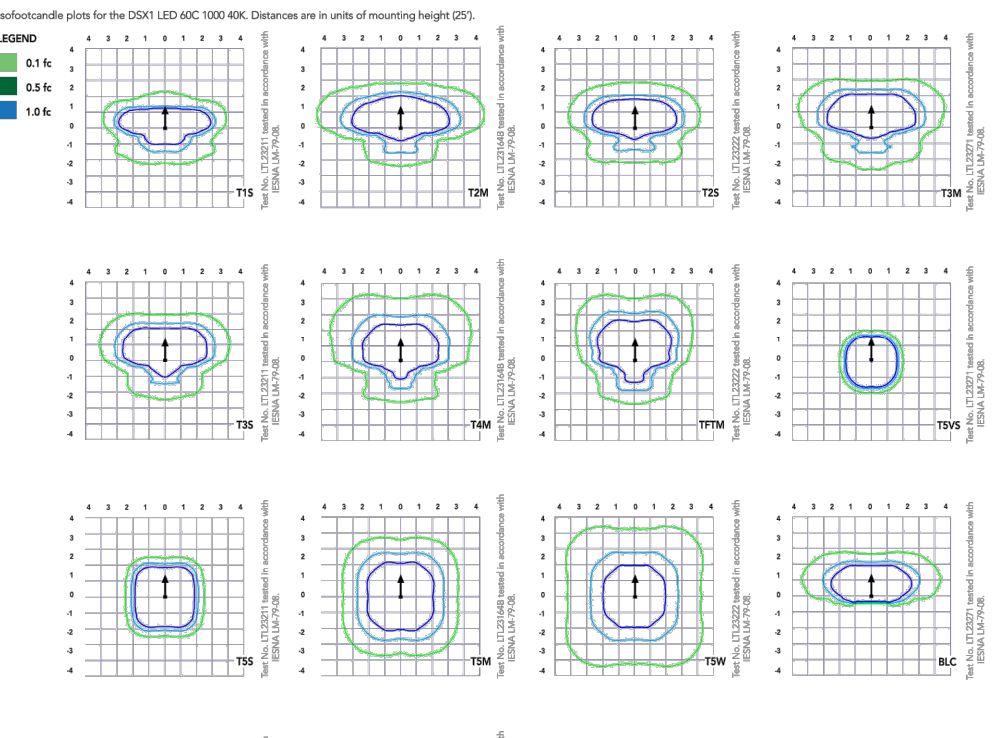
Drilling

Handhole Orientation

Tenon Mounting Slipfitter

DSX1 Area Luminaire - EPA

Photometric Diagrams



Ordering Information

EXAMPLE: DSX1 LED P7 40K TMOV SPLA NRIZR PIRH DBXDD

Accessories

- DSX1-EB: Emergency battery backup
- DSX1-ES: Emergency egress sign
- DSX1-ESB: Emergency egress sign with battery backup
- DSX1-ESB-2: Emergency egress sign with battery backup and 2nd driver
- DSX1-ESB-3: Emergency egress sign with battery backup and 3rd driver
- DSX1-ESB-4: Emergency egress sign with battery backup and 4th driver
- DSX1-ESB-5: Emergency egress sign with battery backup and 5th driver
- DSX1-ESB-6: Emergency egress sign with battery backup and 6th driver
- DSX1-ESB-7: Emergency egress sign with battery backup and 7th driver
- DSX1-ESB-8: Emergency egress sign with battery backup and 8th driver
- DSX1-ESB-9: Emergency egress sign with battery backup and 9th driver
- DSX1-ESB-10: Emergency egress sign with battery backup and 10th driver

Options

Drilling

Handhole Orientation

Tenon Mounting Slipfitter

DSX1 Area Luminaire - EPA

ROCKY MOUNTAIN GROUP

ARCHITECTS

RMG

ENGINEERS

1978 BEACON CO. RD. 132
1719 48th St. S.E.
DENVER, CO 80202

COLORADO REGISTERED PROFESSIONAL ENGINEER

11.04.2021

McShea Consulting, LLC

MECHANICAL • ELECTRICAL • PLUMBING

4444 Northrup Dr. Suite 200
Colorado Springs, CO 80907

lab@mcshaconsulting.com
Project: 21-1024

NORTHCREST CENTER

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

LEISURE CONSTRUCTION

These plans are copyrighted 2021 by Colorado Engineers Inc. All rights reserved. Any sale, reproduction, creation of derivative works based on these plans, or use of these plans for any purpose without proper compensation to and the express written consent of RMG, is strictly prohibited.

SITE PHOTOMETRIC PLAN

DEVELOPMENT PLANS

SHEET NAME: NORTHREST CENTER

ARCHING: FAO

DRAWN: MRM

CHECKED: MRM

DATE: 11.04.2021

REVISION: DATE

JOB NO.: 180649

SHEET NO.: DP.11