

1919 MAIN STREET, LLC
1919 MAIN STREET
PARCEL NO. 65020-00-028
ZONE: CC CAD-0
USE: SERVICE GARAGE

GREAT DANE VENTURES, LLC
MAIN STREET
PARCEL NO. 65020-00-061
ZONE: CC CAD-0
USE: OFFICE/WAREHOUSE

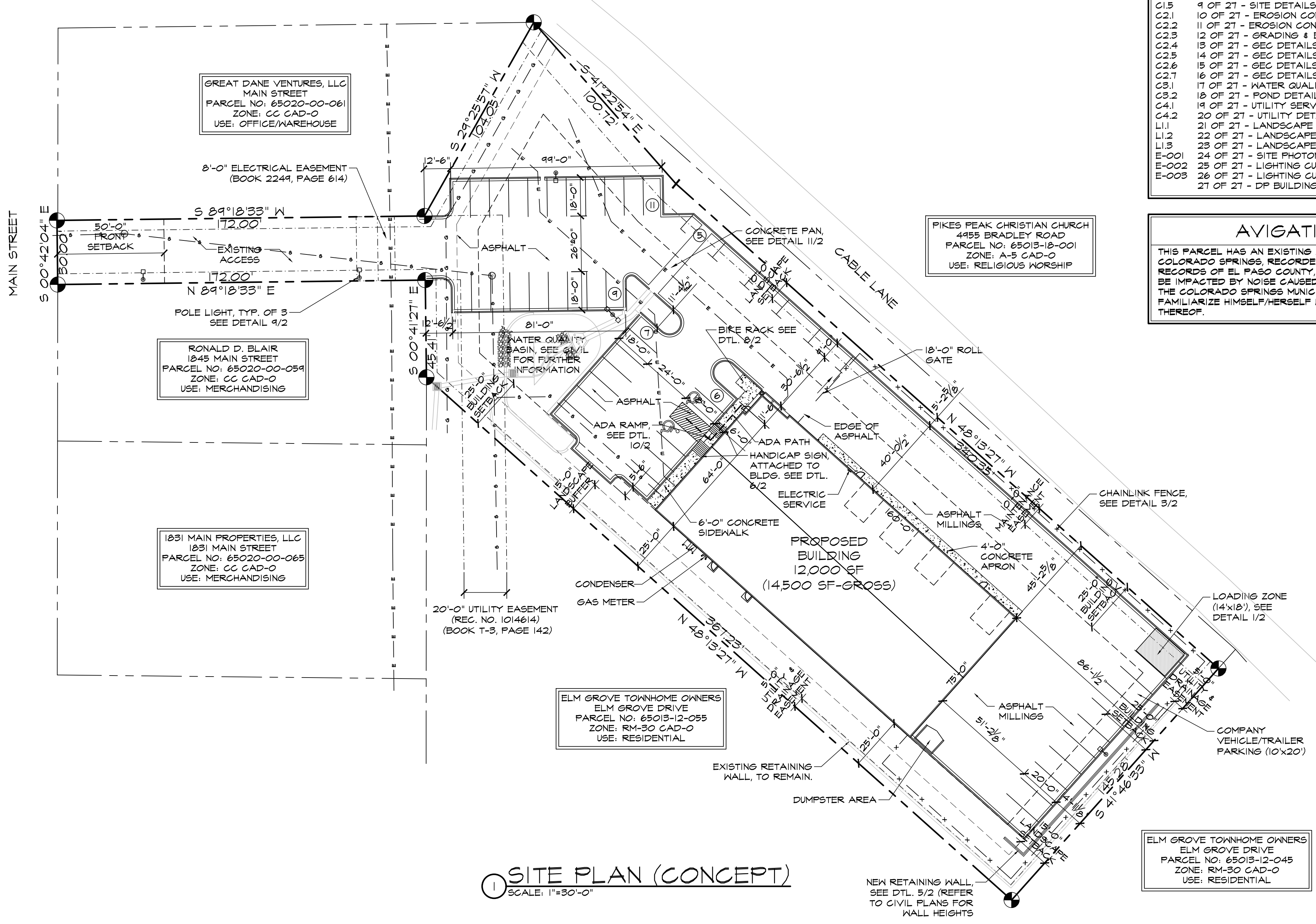
RONALD D. BLAIR
1845 MAIN STREET
PARCEL NO. 65020-00-059
ZONE: CC CAD-0
USE: MERCHANDISING

1831 MAIN PROPERTIES, LLC
1831 MAIN STREET
PARCEL NO. 65020-00-065
ZONE: CC CAD-0
USE: MERCHANDISING

ELM GROVE TOWNHOME OWNERS
ELM GROVE DRIVE
PARCEL NO. 65013-12-055
ZONE: RM-30 CAD-0
USE: RESIDENTIAL

ELM GROVE TOWNHOME OWNERS
ELM GROVE DRIVE
PARCEL NO. 65013-12-045
ZONE: RM-30 CAD-0
USE: RESIDENTIAL

PIKES PEAK CHRISTIAN CHURCH
4455 BRADLEY ROAD
PARCEL NO. 65013-18-001
ZONE: A-5 CAD-0
USE: RELIGIOUS WORSHIP



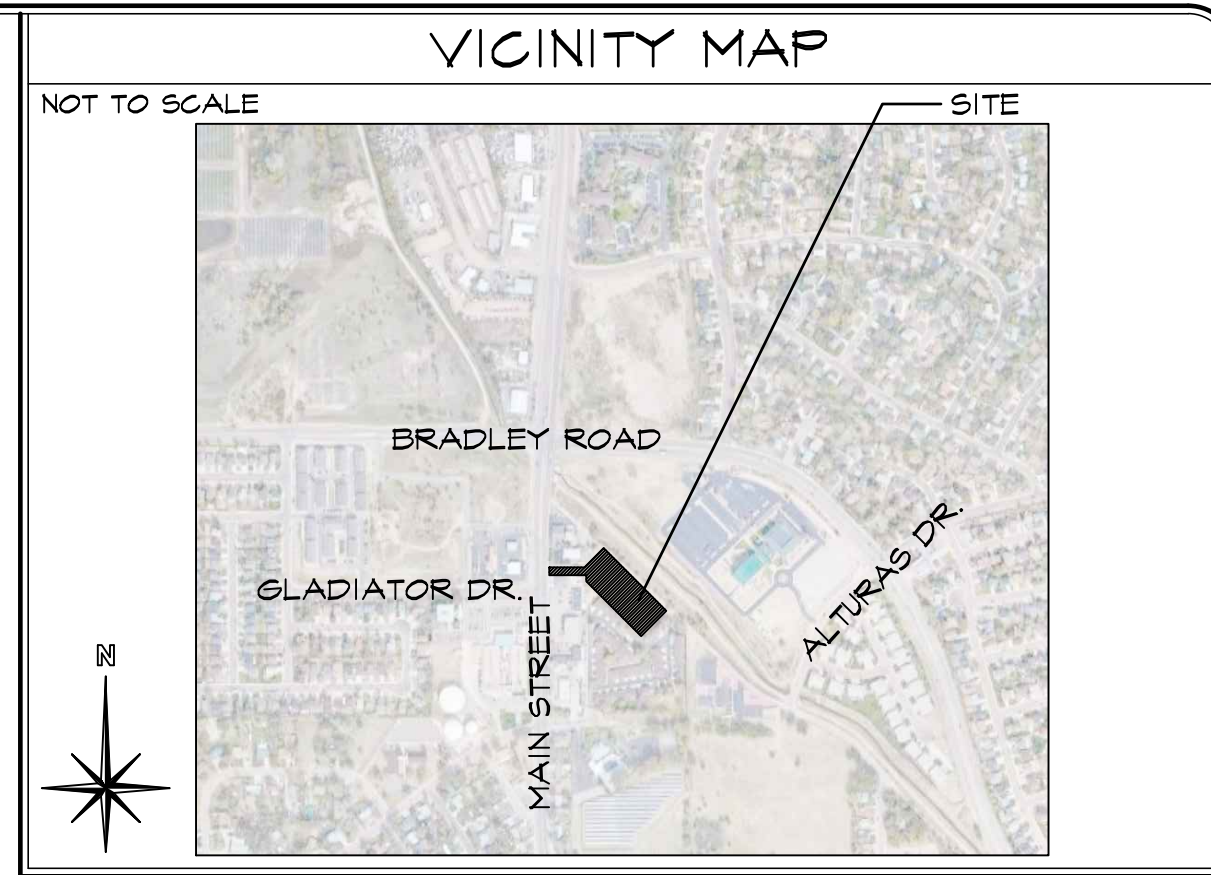
1 SITE PLAN (CONCEPT)
SCALE: 1"=30'-0"

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

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AVIGATION EASEMENT
THIS PARCEL HAS AN EXISTING AVIGATION EASEMENT TO THE CITY OF COLORADO SPRINGS, RECORDED UNDER BOOK 376B, PAGE 1499 OF THE RECORDS OF EL PASO COUNTY, COLORADO. NOTICE, THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING IN & OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY & RAMIFICATIONS THEREOF.

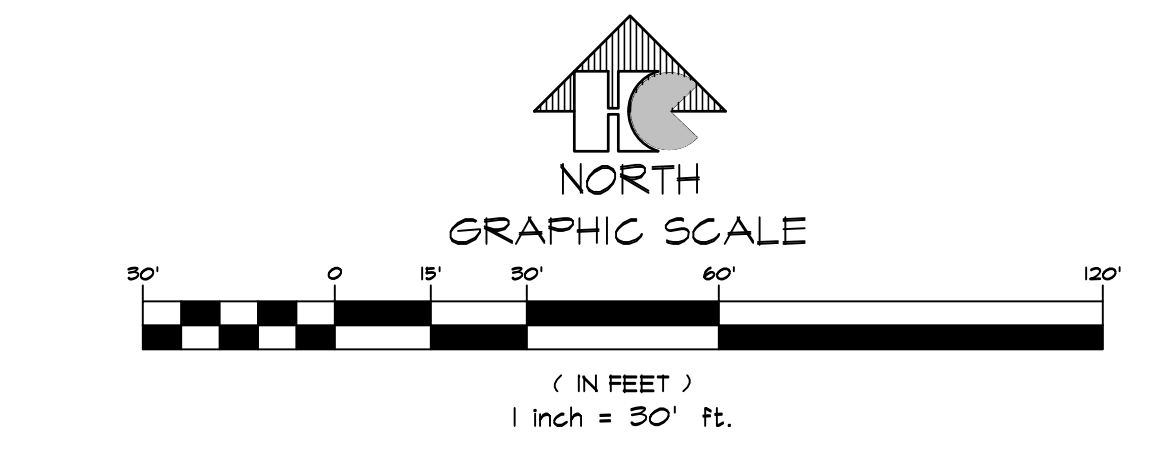


PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	GREAT DANE VENTURES, LLC 5403 HIGH NOON AVE COLORADO SPRINGS, CO 80925
LEGAL DESCRIPTION: LOT 2, ELM GROVE VILLA SUBDIVISION	
PARCEL NUMBER:	65013-12-002
ZONING:	CC CAD-0
LOT SIZE:	10,567 SF (1.62 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 0804107636, DATED DEC 7, 2018)
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE, WAREHOUSE, WASH BAY & AUTO REPAIR, CONT. EQUIP. YARD
STRUCTURAL COVERAGE:	17%
PAVEMENT COVERAGE:	26%
STREET COVERAGE:	0%
LANDSCAPE COVERAGE:	6%
BUILDING STRUCTURAL HEIGHT:	27'-4 3/4" (45'-0" MAX)
FRONT YARD SETBACK:	50'-0"
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	25'-0"
BUILDING INFORMATION	
GROSS BUILDING AREA:	14,500 SF
BUILDING FOOTPRINT:	12,000 SF
BUILDING OCCUPANCY:	B/S-1
TYPE OF CONSTRUCTION:	11-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
REQUIRED PARKING SPACES	
OFFICE-(1 SPACE/200 S.F.) (3,500 S.F. / 200 S.F.):	18
STORAGE/MEZZ-(1 SPACE/1,000 S.F.) (2,500 S.F. / 1,000 S.F.):	3
WAREHOUSE-(1 SPACE/1,000 S.F.) (8,500 S.F. / 1,000 S.F.):	4
H.C.-(1 SPACE/25 REQ'D):	2
TOTAL PARKING SPACES REQUIRED:	30
TOTAL PARKING SPACES PROVIDED:	30
STANDARD SPACES PROVIDED:	31
H.C. SPACES PROVIDED:	2
PARALLEL SPACES PROVIDED:	5
LOADING SPACE PROVIDED:	1 (14'x18')
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2021
LANDSCAPING:	SPRING 2022
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRINGS, CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-7008
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
---	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
---	WALK DOOR OR OVERHEAD DOOR LOCATIONS



Approved
By: Kevin Mastin
Date: 07/25/2022
El Paso County Planning & Community Development

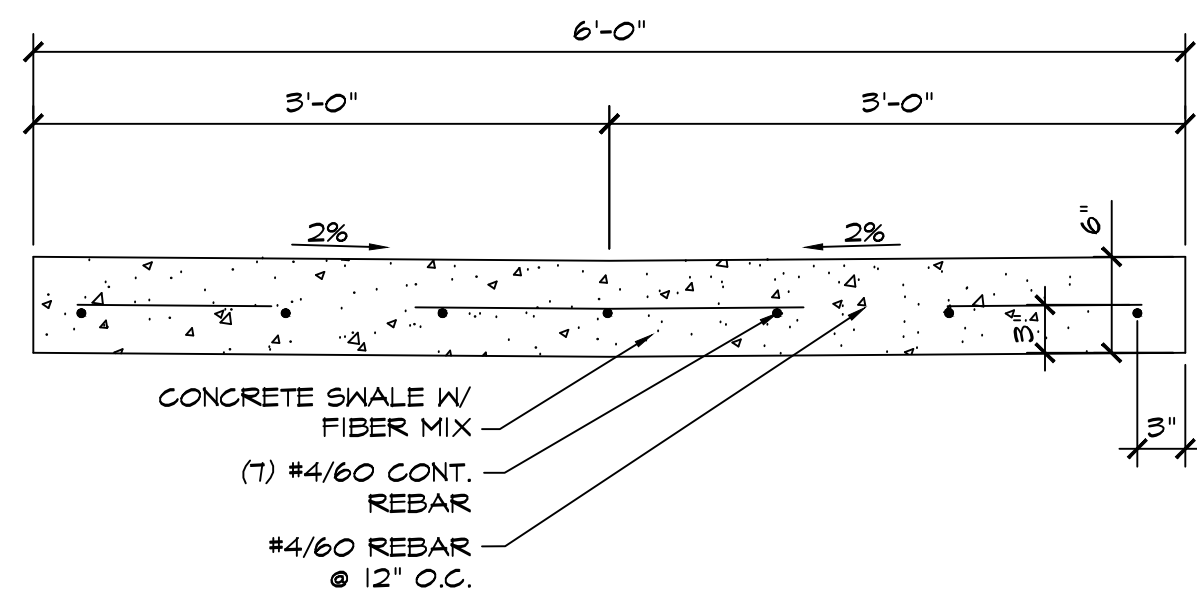
HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

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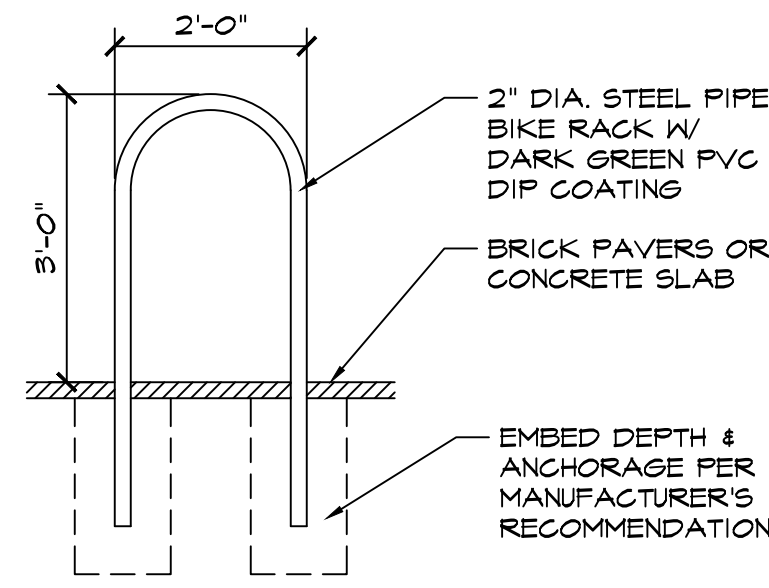
SMITH PLUMBING & HTG
1875 MAIN STREET
COLORADO SPRINGS, CO 80911
EL PASO COUNTY, COLORADO

DATE: SEP 1, 2021
DRAWN BY: J. LATHAM
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1244

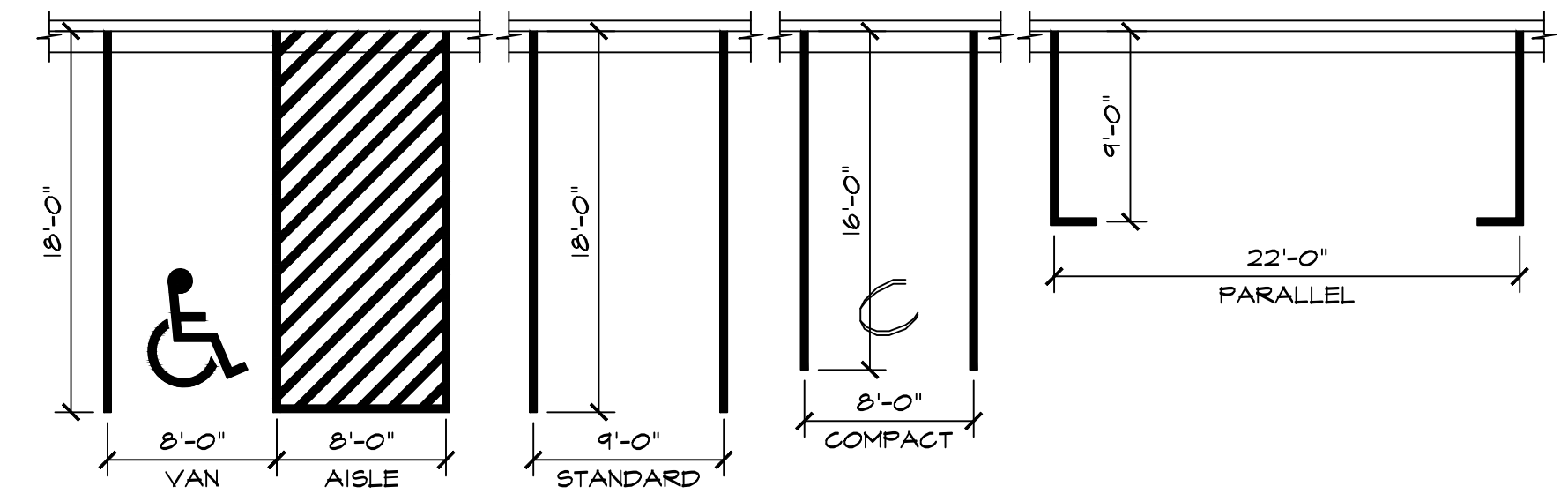
RESUBMITTALS:
12-22-21/DP COMMENTS 10-12-21



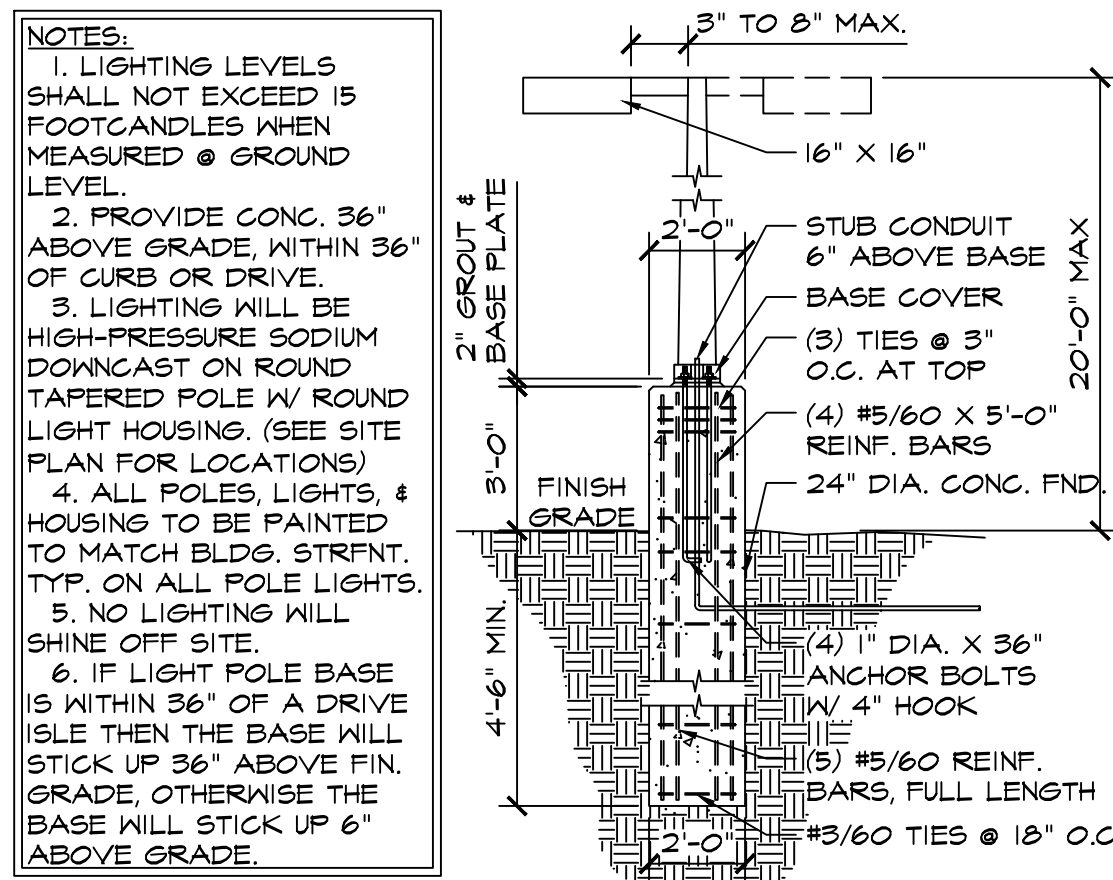
11 6'-0" CROSSSPAN DETAIL
SCALE: 1"=1'-0"



8 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"

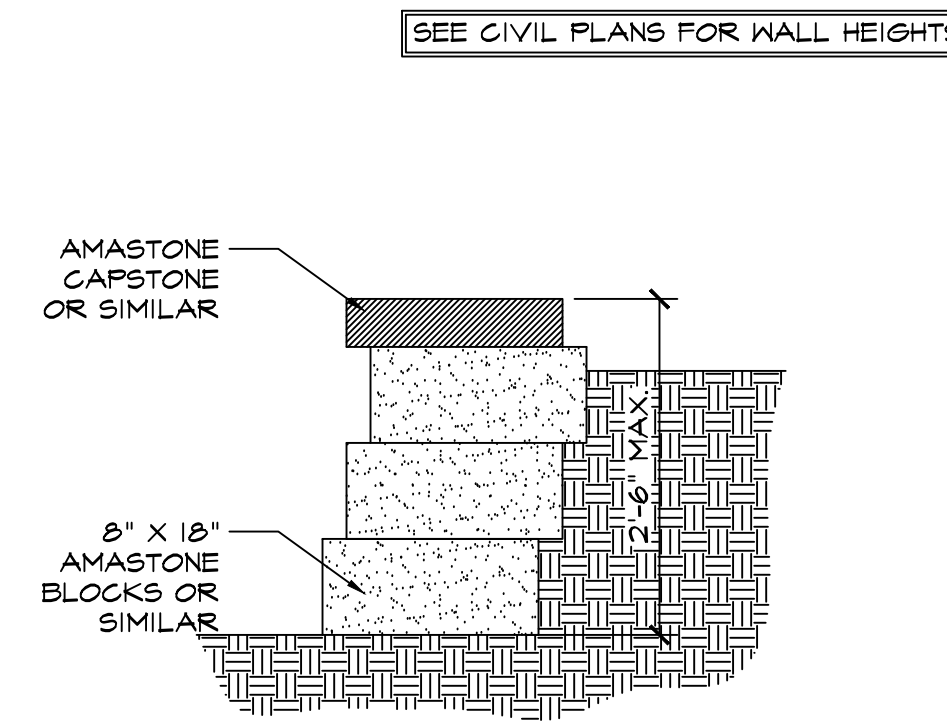


1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



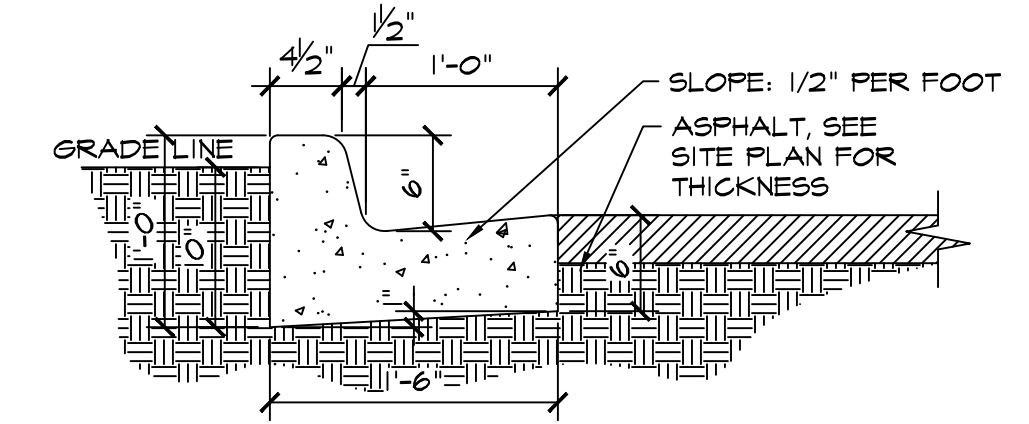
9 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"

NOTES:
1. LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURED @ GROUND LEVEL.
2. PROVIDE CONC. 36" ABOVE GRADE, WITHIN 36" OF CURB OR DRIVE.
3. LIGHTING WILL BE HIGH-PRESSURE SODIUM DOWNCAST ON ROUND TAPERED POLE W/ ROUND LIGHT HOUSING. (SEE SITE PLAN FOR LOCATIONS)
4. ALL POLES, LIGHTS, & HOUSING TO BE PAINTED TO MATCH BLDG. STRENT. TYP. ON ALL POLE LIGHTS.
5. NO LIGHTING WILL SHINE OFF SITE.
6. IF LIGHT POLE BASE IS WITHIN 36" OF A DRIVE ISLE THEN THE BASE WILL STICK UP 36" ABOVE FIN. GRADE, OTHERWISE THE BASE WILL STICK UP 6" ABOVE GRADE.



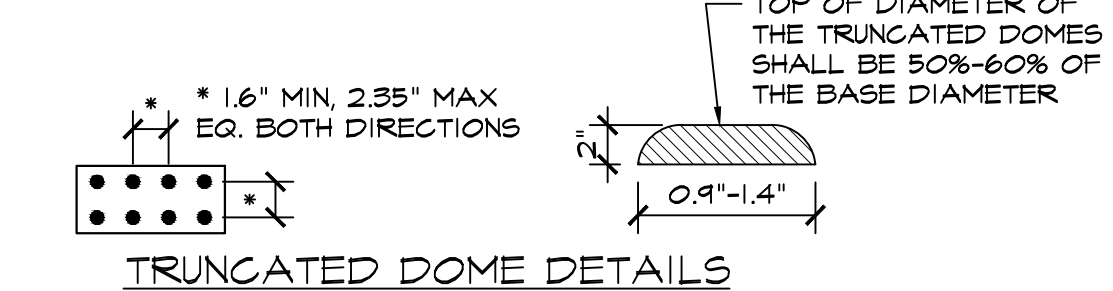
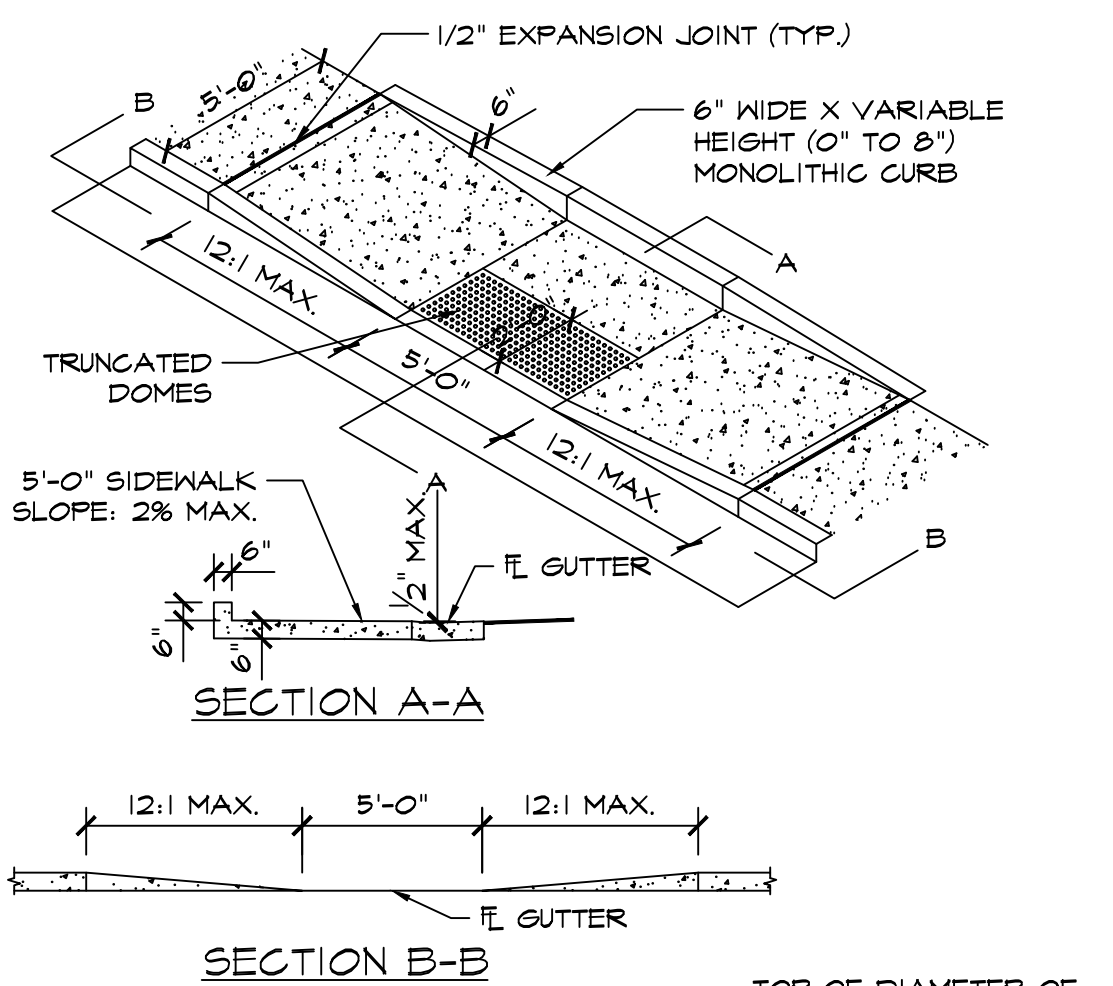
5 RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"

SEE CIVIL PLANS FOR WALL HEIGHTS



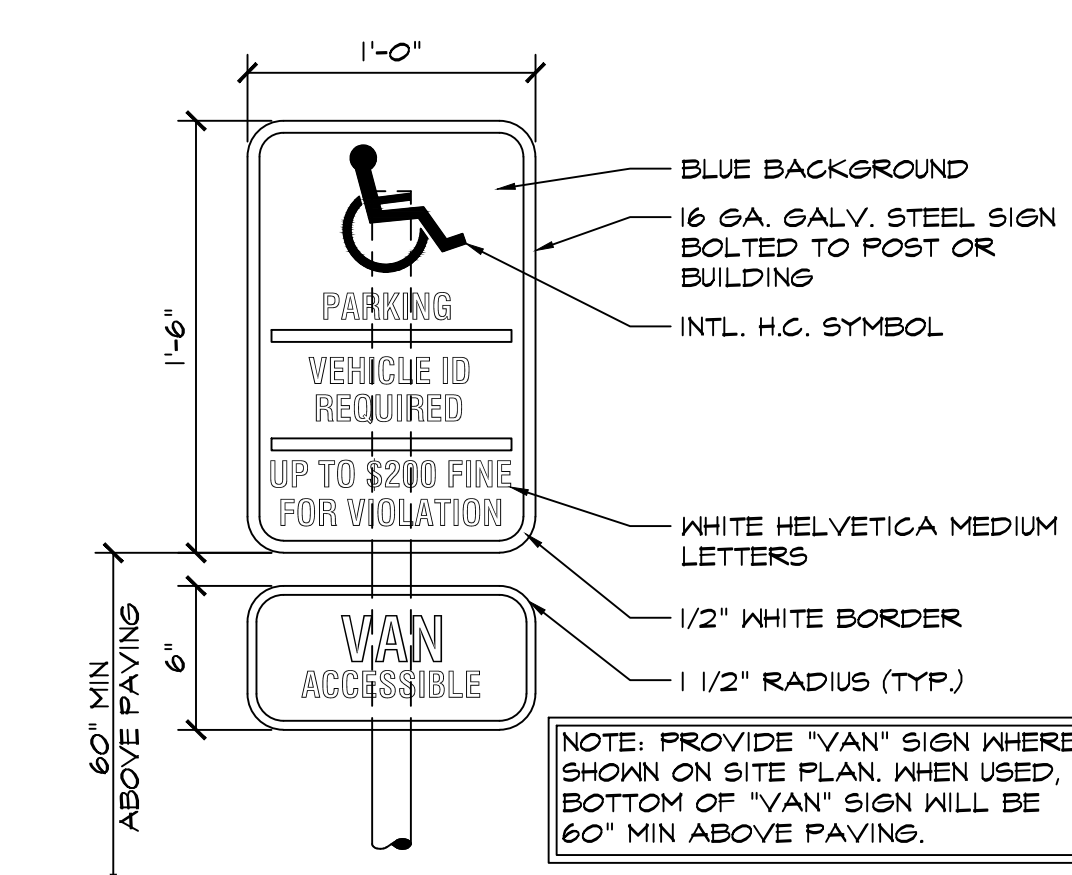
2 EPC TYPE B CURB
SCALE: 1"=1'-0"

NOTE:
-ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE
-SEE CIVIL PLANS FOR CARRY OR SPILL CURB LOCATIONS

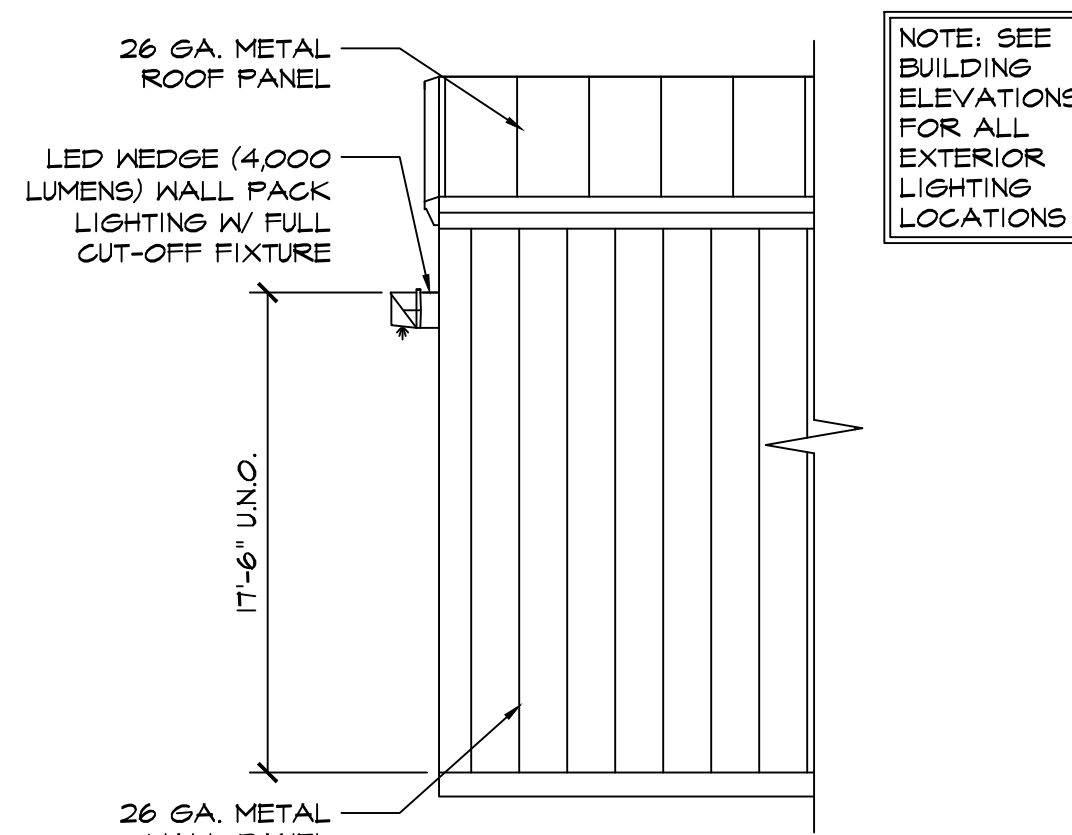


GENERAL NOTES:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT EL PASO COUNTY ENGINEERING DIVISION STANDARD SPECIFICATIONS.
2. SIDEWALK CROSS-SLOPE: 1/4"/FT.
3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION OFFICE AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.
5. THE RAMP SURFACES SHALL BE FINISHED WITH A COARSE BROOM FINISH, PARALLEL WITH THE SCORING, IN ACCORDANCE WITH SECTION 504.05 OF THE STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL STAMP THE COMPANY NAME AND CONSTRUCTION DATE WITHIN THE PEDESTRIAN RAMP AREA.
7. PEDESTRIAN TRAVELWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN TRAVELWAY.
8. SHADED AREA: 6" THICK CONCRETE

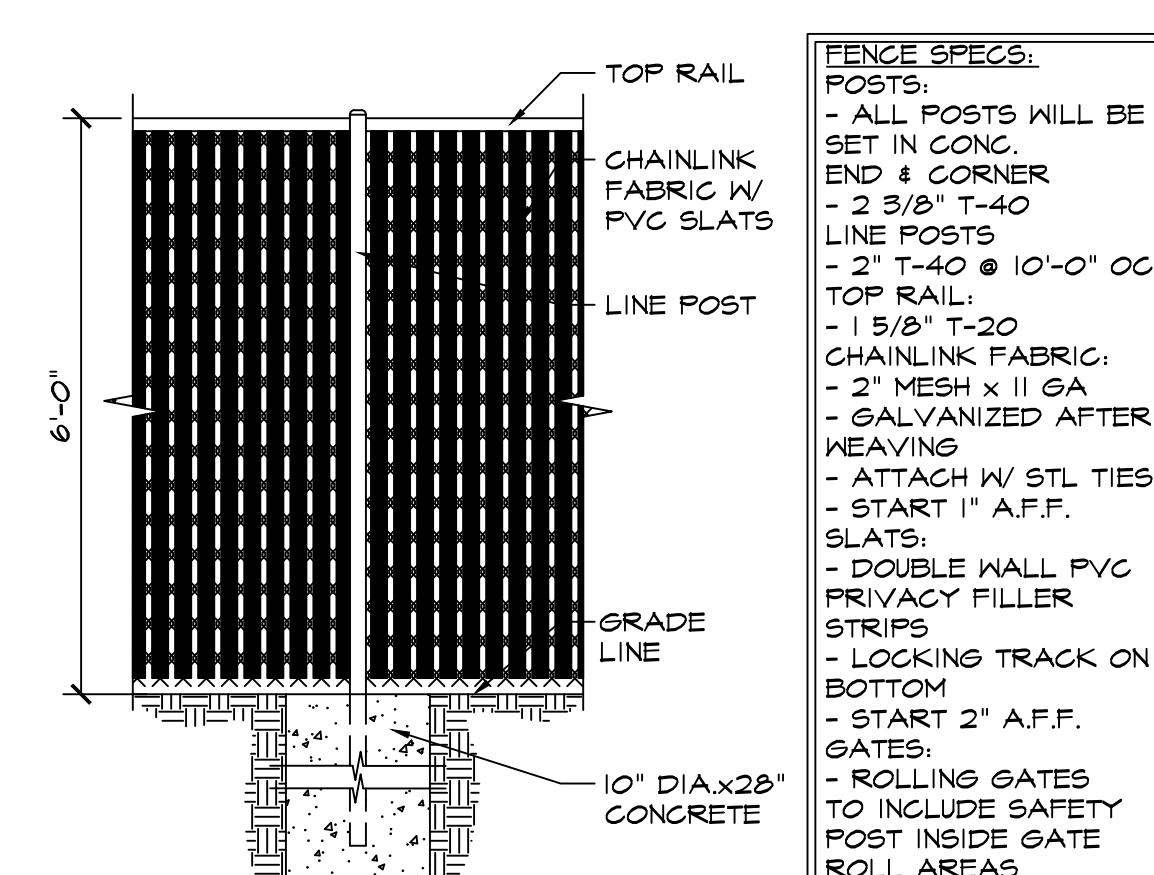
10 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



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

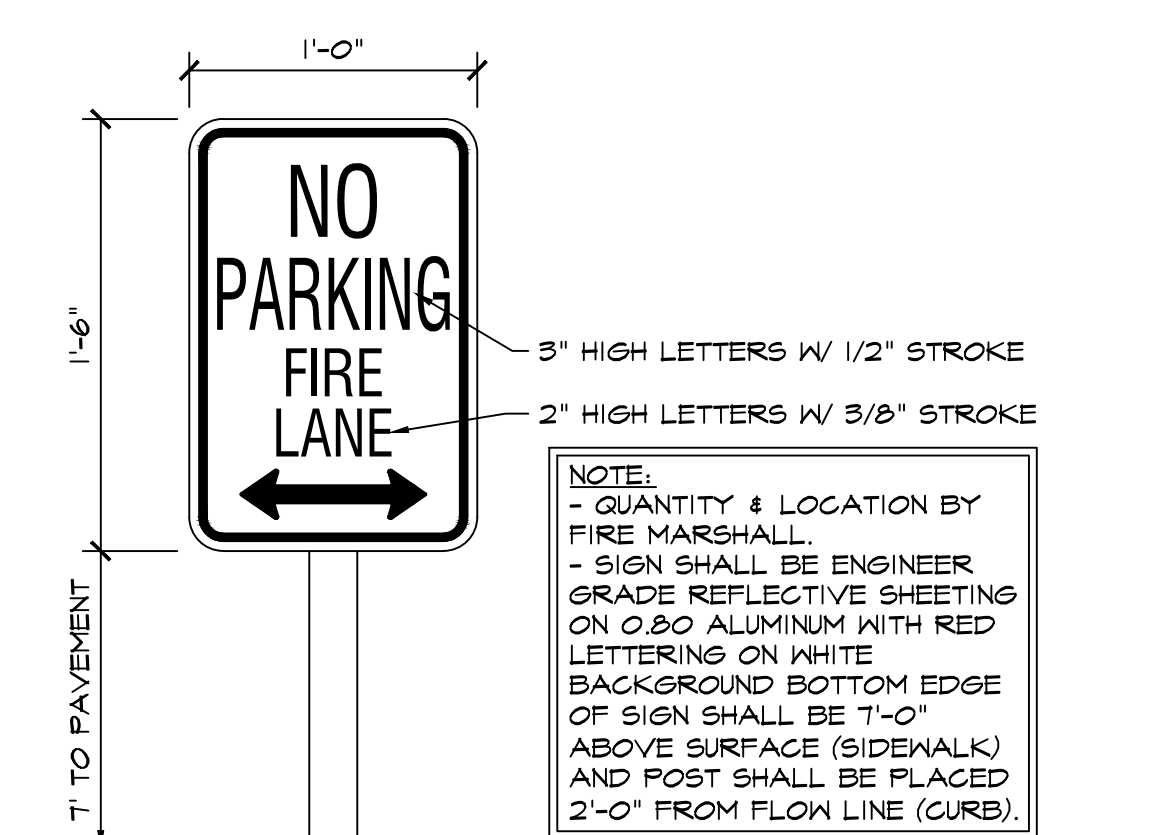


7 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



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

FENCE SPECS:
POSTS:
- ALL POSTS WILL BE SET IN CONC.
- 2 3/8" T-40 LINE POSTS
- 2" T-40 @ 10'-0" OC TOP RAIL:
- 1 5/8" T-20 CHAINLINK FABRIC:
- 2" MESH x 11 GA
- GALVANIZED AFTER WEAVING
- ATTACH W/ STL TIES - START 1" A.F.F. SLATS:
- DOUBLE WALL PVC PRIVACY FILLER STRIPS
- LOCKING TRACK ON BOTTOM
- START 2" A.F.F. GATES:
- ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS



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

NOTE:
- QUANTITY & LOCATION BY FIRE MARSHALL.
- SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND BOTTOM EDGE OF SIGN SHALL BE 7'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).

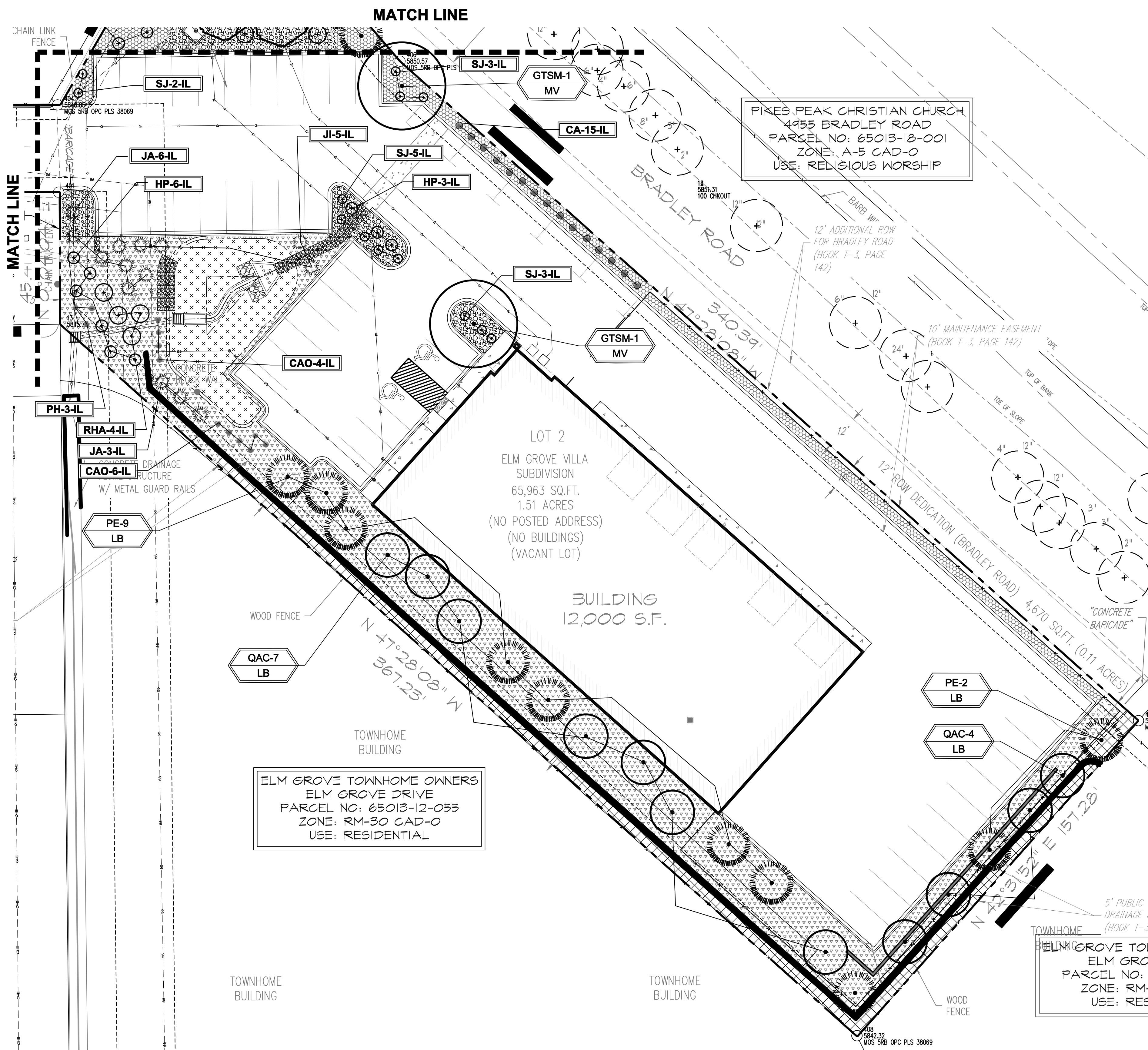
HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
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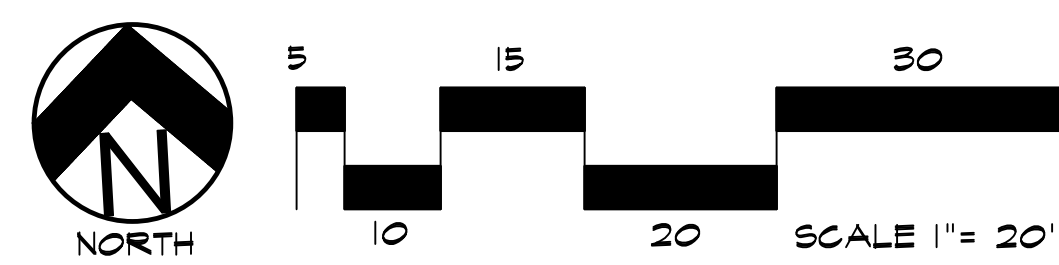
SMITH PLUMBING & HTG
1875 MAIN STREET
COLORADO SPRINGS, CO 80911
EL PASO COUNTY, COLORADO

DATE: SEP 1, 2021
DRAWN BY: J. LATHAM
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1244

RESUBMITTALS:
12-22-21/DP COMMENTS 10-12-21



LANDSCAPE PLAN - AREA 'A'



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.

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.



PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Wdth/Hght	Size
EVERGREEN TREES:						
	PE	15	Pinus edulis	Pinyon Pine	15'X15'	B&B 6' ht.
DECIDUOUS TREES:						
	GTSM	2	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'X25'	1-1/2" cal.
	CH	2	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn	15'X15'	1-1/2" cal.
	QAC	11	Quercus alba 'Crimmschmidt'	Crimson Spire Oak	15' x 45'	1-1/2" cal.
EVERGREEN SHRUBS:						
	JJ	5	Juniperus sabina	Buffalo Juniper	6-8' x 12-18"	5 gal.
	JA	15	Juniperus chinensis 'Armstrong'	Armstrong Juniper	3-4' x 3-4'	5 gal.
DECIDUOUS SHRUBS:						
	SJ	13	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1-2' x 1-2'	#1 CONT.
	HP	15	Hesperaloe parviflora	Red Yucca	2-4' / 2-4'	#1 CONT.
	RHA	11	Rhus aromatica 'Gro-low'	Sumac Gro-Low	5-7' x 2-3'	#1 CONT.
ORNAMENTAL GRASSES:						
	CA	20	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' / 2-3'	#1 CONT.
	CAO	10	Oryzopsis hymenoides	Indian Ricegrass	1-3' / 2-3'	#1 CONT.
	PH	3	Sporobolus cryandrus	Sand dropseed	1-3' / 2-3'	#1 CONT.

NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND SF ARE FOR REFERENCE ONLY.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Granite Rock, Canyon Swale or Equal: 4-8" Diameter (with weed barrier)	8,784 SF
	Denver Granite: 3/4" Diameter, 4" DEPTH (with weed barrier)	287 SF
	Blue Gray Rock: 2-4" Diameter, 4" DEPTH (with weed barrier)	3,446 SF
	Grass Seed: Shotgun mix by El Paso County, Refer to Notes	1,608 SF
	Protect Existing Landscape	

NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND SF ARE FOR REFERENCE ONLY.

GRADE NOTE
 GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

PROJECT INFORMATION
 OWNER: GREAT DANE VENTURES
 LEGAL: LOT 2, ELM GROVE VILLA SUBDIVISION
 LOT SIZE: 70,587 SF
 REFER TO SITE PLAN (BY OTHERS) FOR ADDITIONAL INFORMATION

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 ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.



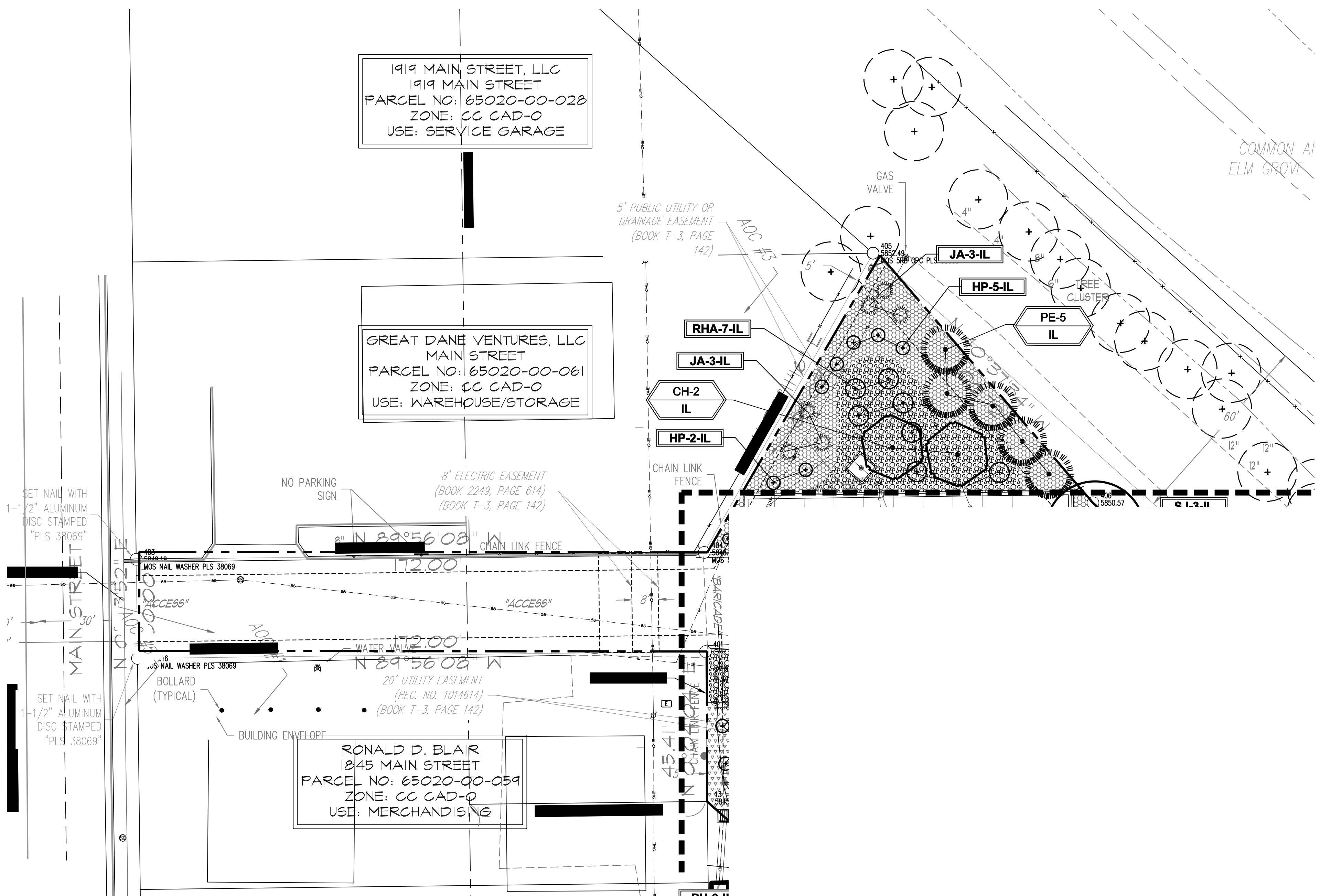
HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
 5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-477-1646
 Fax 719-568-1122



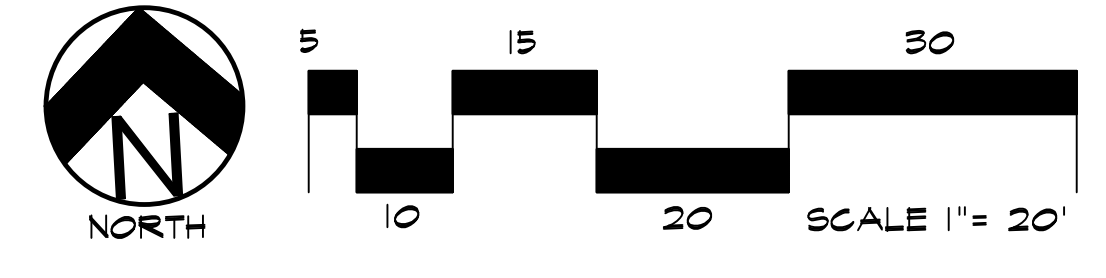
SMITH PLUMBING & HEATING
 1875 MAIN STREET
 EL PASO COUNTY, COLORADO
 PREPARED FOR:
 HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION

JOB NUMBER	992-21
REVISIONS	12-9-21 PER CITY COMMENTS
ORIGINAL DATE	6-8-21
DRAWN BY	LANDSCAPE PLAN - AREA A
DESCRIPTION	
SHEET NO.	L1.1



LANDSCAPE PLAN - AREA 'B'



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
MAIN STREET	NON-ARTERIAL	10 LF	30 (DRIVE)	1/30 FT	0/0 (NOT REQUIRED)

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT)
43	2/2	N/A	N/A
MIN. 3 SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.		
0/0	0/0		

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 (1/500 SF) (EXCLUDING DRIVEWAYS)
70,567 SF	NON-RESIDENTIAL	3,529 SF/ 3,700 SF	7/7
SHRUB SUBSTITUTES REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
0/0	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.
SOUTHEAST	158 LF	15/15	6/6	2/3
SOUTHWEST	367 LF	15/15	15/15	5/8

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SMITH PLUMBING & HEATING
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 EL PASO COUNTY, COLORADO
 PREPARED FOR:
 HAMMERS CONSTRUCTION

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NOT FOR CONSTRUCTION	JOB NUMBER	992-21
	REVISIONS	
	12-9-21	PER CITY COMMENTS
	ORIGINAL DATE	6-8-21
	DRAWN BY	
	DESCRIPTION	LANDSCAPE PLAN - AREA B
	SHEET NO.	L1.2



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 ANY OTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANY OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

GENERAL SITE NOTES

- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR LANDSCAPE AND IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL RECEIVE SLEEVING. REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN LOCAL CITY STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.
- THE CONTRACTOR SHALL PROTECT ALL SITE ELEMENTS DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: CONCRETE FLOWWORK, CURB & GUTTER, PAVING, SIGNS, TREES, UTILITIES, ETC. ANY DAMAGE TO INFRASTRUCTURE SHALL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR AND/OR REPLACE IN EQUAL OR BETTER CONDITION. ANY DAMAGE SHALL BE DOCUMENTED THE DAY IT OCCURS AND REPORTED TO THE CLIENT WITHIN 12 HOURS. COORDINATE WITH GENERAL CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR SUBMITTING LANDSCAPE AND IRRIGATION SUBMITTALS TO OWNER FOR APPROVAL PRIOR TO START OF ANY WORK.

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 SEEDBED 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.

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED PLANTING 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 EXTRANEUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

INSTALLATION NOTES

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

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

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

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

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE.

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

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC 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.

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

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

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

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

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

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 PREEN WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

Grass Seeding

by Dan Nosal, NRCS Rangeland Specialist

An established stand of grass in this Colorado climate is defined as 2 to 3 plants in a square foot area.

How To Plant.

Grasses must be planted in a firm, weed-free seedbed, primarily because success depends upon good soil-to-seed contact. If you are broadcasting seed, it must be raked into the soil. Native grass seed is planted only 1/4 to 1/2 inches deep. Loose soil dries out quickly at the surface compared to firm soil.

Most grasses should be planted with a grass drill, but broadcasting can also be used. A double disc drill with an agitator is recommended for seeding. If using a grass drill, the amount of seed needed will be cut in half since the method of planting is more efficient.

In most cases, a grass seeding needs no fertilizer during establishment. However, on disturbed sites, such as areas around a new house, water lines, trenching, etc., soil amendments may be required to maintain the vigor of the grasses.

Key #1 - Seeding Date (When to Plant)

Recommended seeding dates for Colorado are November 1 to May 1, when the soil is not frozen. Grasses should be seeded when soil moisture and temperature are optimum for germination. Grasses are designated either "cool" or "warm" season based on their growth cycle. Cool-season grasses can be planted when temperatures are cooler and day lengths are short. Warm-season grasses need warmer temperatures and longer day lengths to grow.

Key #2 Seedbed

A proper seedbed is firm and free of competing vegetation. Correct firmness is when an adult footprint is only slightly visible on the prepared bed prior to the seeding operation. The seedbed can be firmed, if needed, by pulling a commercial or homemade packer or roller. A firm seedbed is essential for proper seeding depth. A loose, fluffy bed will place seeds too deep for proper germination.

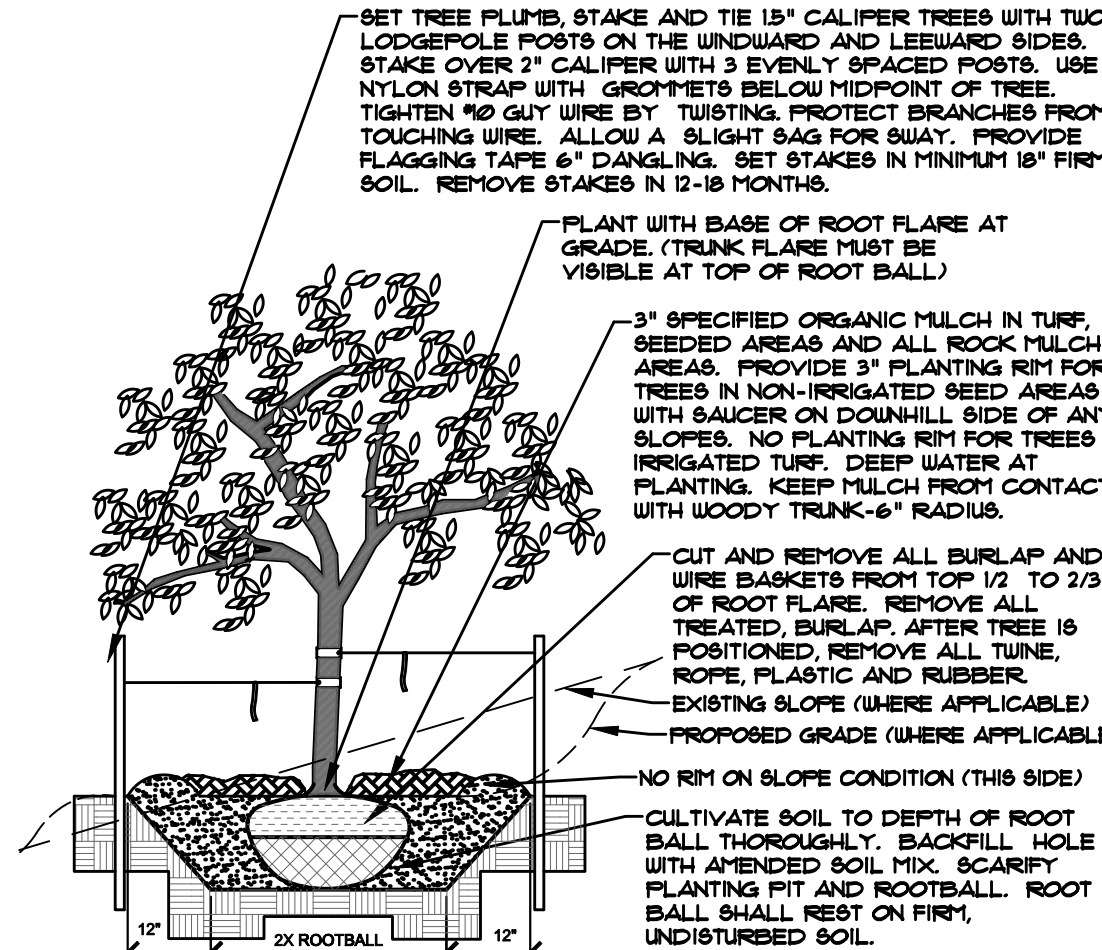
Cover Crop Seeding

Seeding native grasses in a suitable cover crop is recommended. A suitable cover crop decreases evaporation to retain soil moisture, and keeps soil temperatures lower because of shading. It protects young grass seedlings from strong winds, collects snow during winter, and minimizes the weed problem. The cover crop should be planted in the spring May 15 through July 15 but preferably before June 15. Grass is seeded directly into the standing stubble in the fall. If you are haying the cover crop, leave 18 inches on sandy soil and 12 inches on loamy or heavier soils. Recommended cover crops are sterile forage sorghum, long-season milo, millet, oats, sudan grass, etc.

What to Expect the First Year

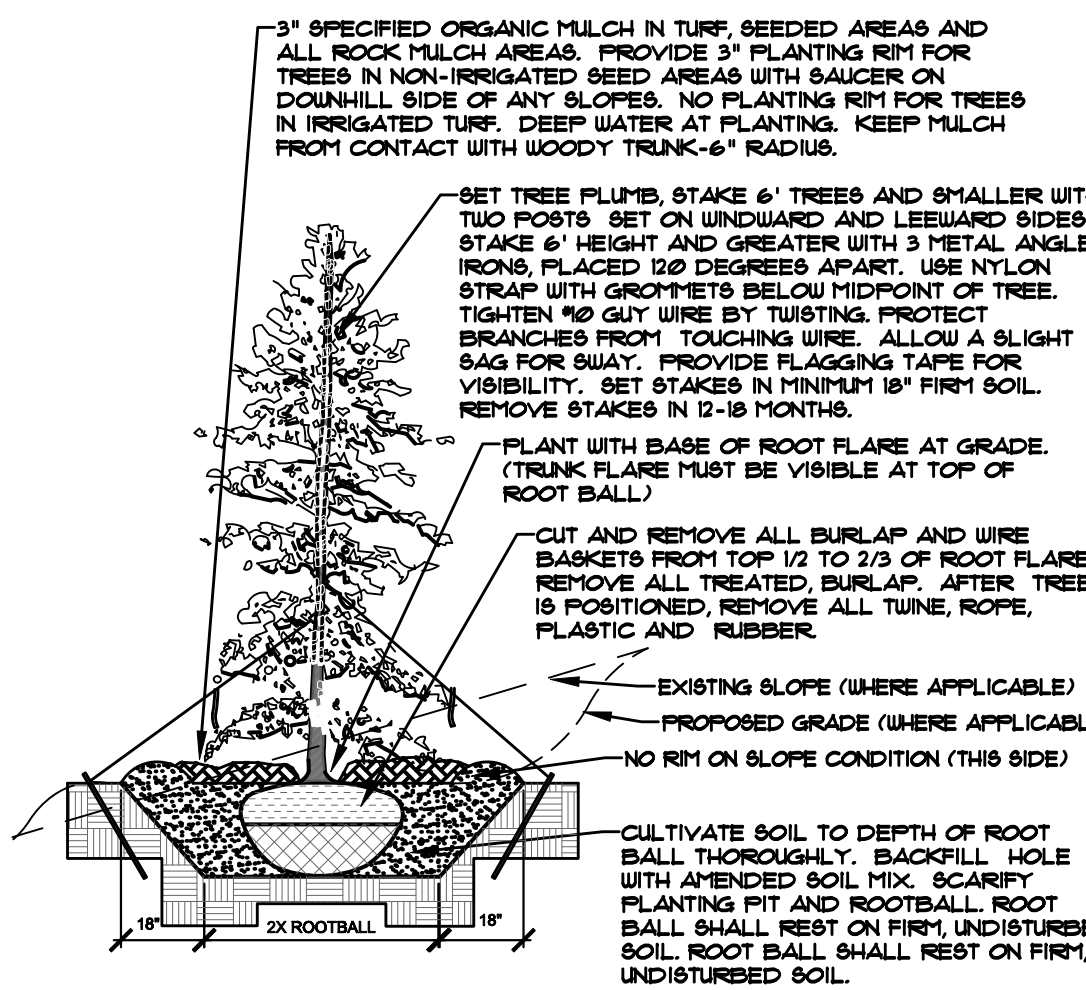
Most growers of native grasses are convinced they have a failure the first year. Most of the time they actually have a good stand. Native grasses grow down, not up, during the establishment year. The top growth normally amounts to a narrow, straight leaf until late summer. These seedlings can be hard to see, even for the experienced grower. Be patient! Do not graze for at least 2 to 3 growing seasons and after the grass is established.

- 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 FROM TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
 - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK USE ELECTRICAL TAPE, NOT TUNE.
 - 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.

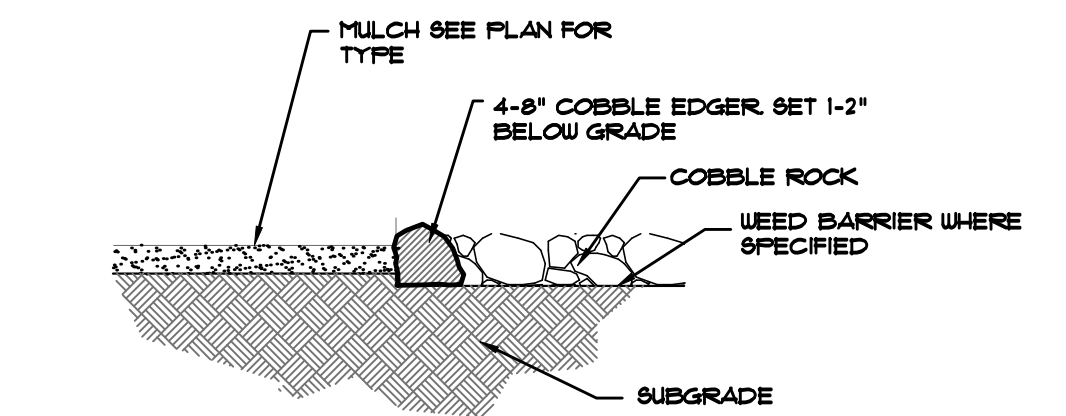


A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- 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.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FINISH AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONSERVATION TREE NOTE ON PLANTING NOTES SHEET).



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

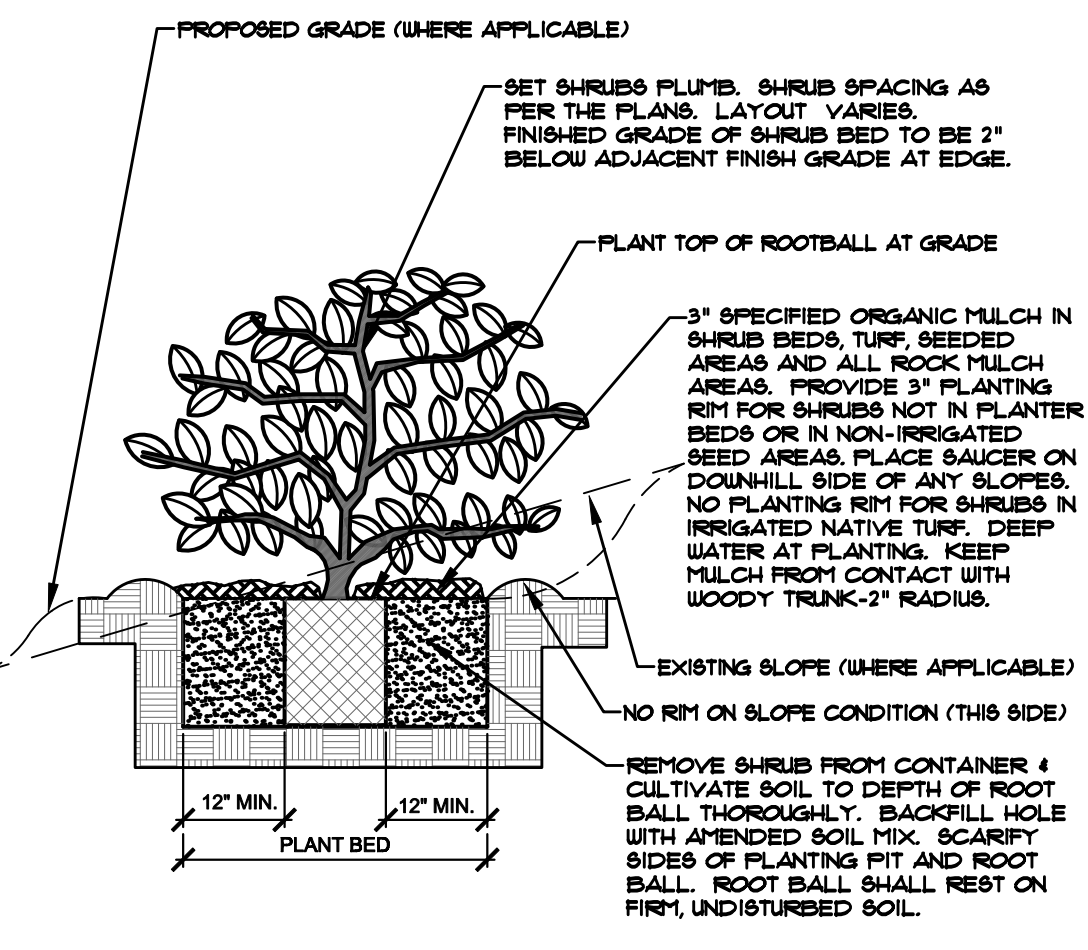


C MULCH/ROCK SECTION
NOT TO SCALE

EL PASO COUNTY CONSERVATION DISTRICT				
SHOTGUN MIX				
Common name	Recommended variety	% of seed mix PLS	Rate per acre double #	lb/acre
Bluestem, Big Native	Kaw, Bison, Champ	20.0 %	1.08	
Gramma, Blue Native	Lovington, Hachita, Alma	10.0%	.12	
Green Needlegrass Native	Lodrom	10.0%	.48	
Wheatgrass, Western Native	Armba, Barton	20.0%	1.60	
Gramma, Sidecoats Native	Vaughn, Butte, El Rano, Niner	10.0%	.46	
Switchgrass Native	Blackwell, Greenville	10%	.20	
Prairie Sandreed Native	Goshen, Pronghorn	10.0%	.32	
Yellow Indiangrass Native	Cheyenne, Holt, Llano	10.0%	.51	

EL PASO COUNTY CONSERVATION DISTRICT
5610 INDUSTRIAL PL. SUITE 100
COLORADO SPRINGS, CO 80916
719-584-4510 WWW.EPCD.CO.ORG
EPCD@DISTRICT.YAHOO.COM

- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT END 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



Know what's below.
Call before you dig.

DOCUMENT NOTE

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NOT FOR CONSTRUCTION

JOB NUMBER	992-21
REVISIONS	
12-9-21	PER CITY COMMENTS
ORIGINAL DATE	6-8-21
DRAWN BY	
DESCRIPTION	DETAILS AND NOTES
SHEET NO.	L1.3

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

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80916
Phone 719-477-1646
Fax 719-586-1122



SMITH PLUMBING & HEATING

1875 MAIN STREET
EL PASO COUNTY, COLORADO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

PREPARED FOR:
HAMMERS CONSTRUCTION



51EC INC.
 2960 NORTH ACADEMY BLVD, SUITE 101
 COLORADO SPRINGS, CO 80917
 FIFTYONEEC.COM | 719.368.7394

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SMITH PLUMBING & HEATING
 PHOTOMETRICS
 1875 MAIN STREET
 COLORADO SPRINGS, CO 80911

REV	DESCRIPTION	DRAWN	CHECK	APPR	DATE

ISSUANCE:
ISSUED FOR REVIEW

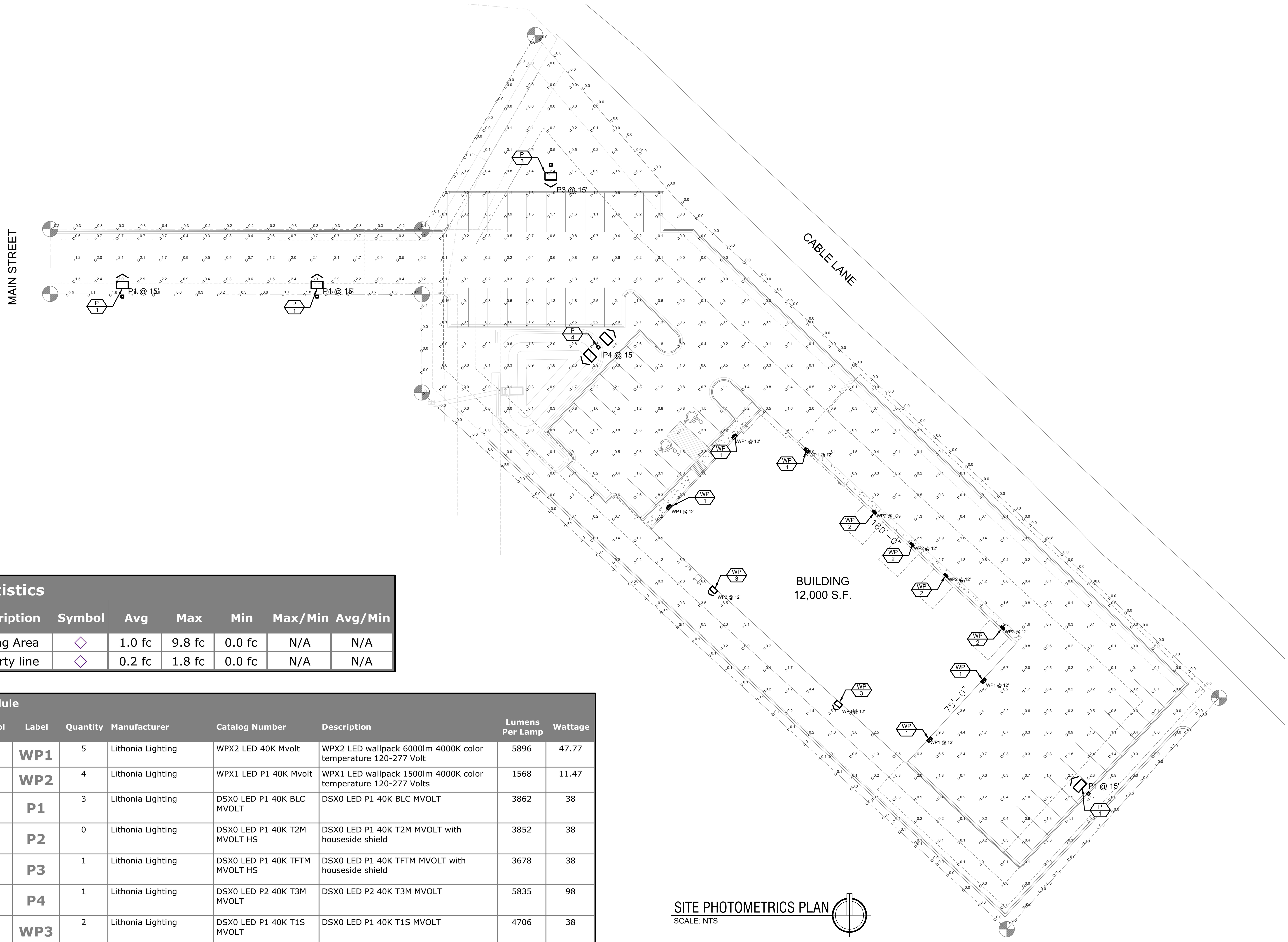
CLIENT:
 HAMMERS CONSTRUCTION
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915

ARCHITECT:
 HAMMERS CONSTRUCTION
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915

PROJECT NO:
 5151-21-01

TITLE:
**SITE
 PHOTOMETRICS
 PLAN**

SHEET NO:
E-001




Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	◇	1.0 fc	9.8 fc	0.0 fc	N/A	N/A
property line	◇	0.2 fc	1.8 fc	0.0 fc	N/A	N/A

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage
WP1	WP1	5	Lithonia Lighting	WPX2 LED 40K Mvolt	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt	5896	47.77
WP2	WP2	4	Lithonia Lighting	WPX1 LED P1 40K Mvolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1568	11.47
P1	P1	3	Lithonia Lighting	DSX0 LED P1 40K BLC MVOLT	DSX0 LED P1 40K BLC MVOLT	3862	38
P2	P2	0	Lithonia Lighting	DSX0 LED P1 40K T2M MVOLT HS	DSX0 LED P1 40K T2M MVOLT with houseside shield	3852	38
P3	P3	1	Lithonia Lighting	DSX0 LED P1 40K TFTM MVOLT HS	DSX0 LED P1 40K TFTM MVOLT with houseside shield	3678	38
P4	P4	1	Lithonia Lighting	DSX0 LED P2 40K T3M MVOLT	DSX0 LED P2 40K T3M MVOLT	5835	98
WP3	WP3	2	Lithonia Lighting	DSX0 LED P1 40K T1S MVOLT	DSX0 LED P1 40K T1S MVOLT	4706	38

SITE PHOTOMETRICS PLAN
 SCALE: NTS

PLOT DATE: 11/02/21 8:37 AM BR: EBNA PLO: FILE: P:\Hammers Construction\Smith Plumbing and Heating\Electric\Photometrics\Smith Plumbing & Heating - Photometrics.rvt

WPX LED Wall Packs



Specifications

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location	Weight
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	6.1 lbs (2.8 kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.7" (11.9 cm)	8.2 lbs (3.7 kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (11.9 cm)	11.0 lbs (5.0 kg)

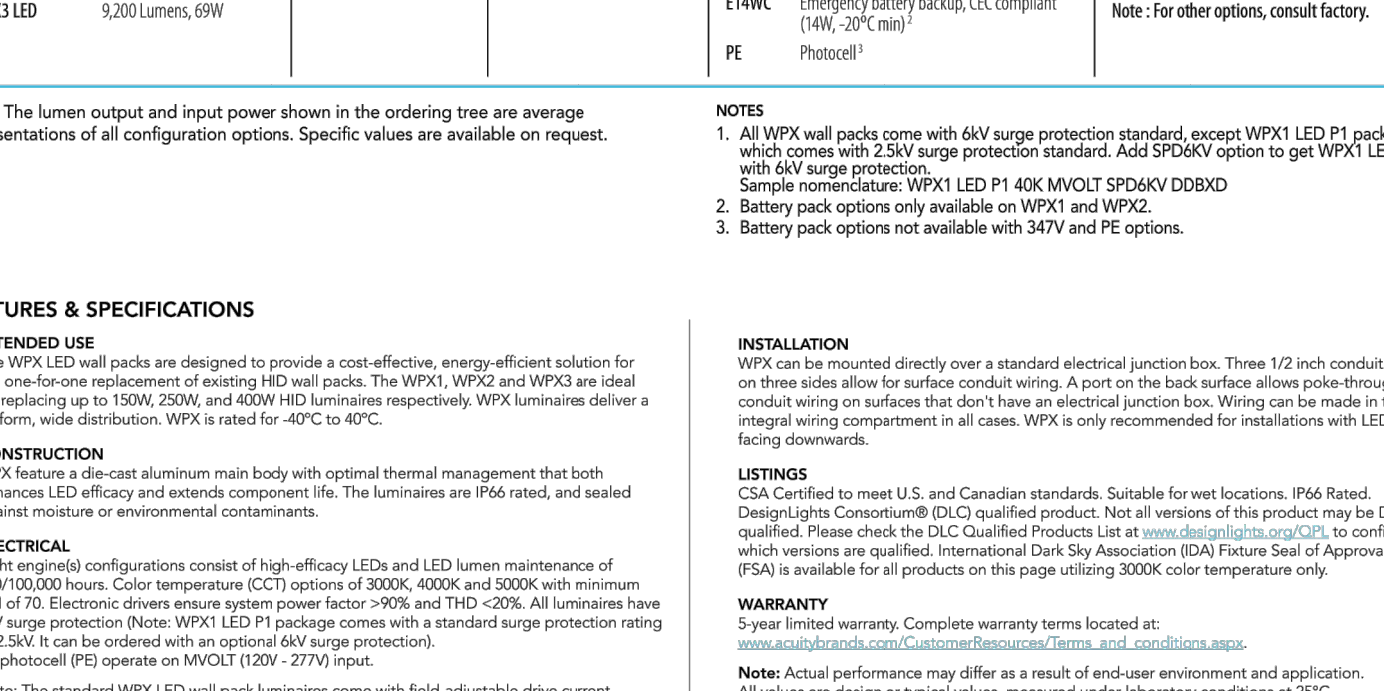
Performance Data

Luminaire	Input Power (W)	120V	200V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Ordering Information EXAMPLE: WPX2 LED 40K MVOLT DBXDB

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	300K	MVOLT	None	DBXDB
WPX1 LED P2	400K	347	E4WH	DBXDB
WPX2	500K	50K	E14WC	DBXDB
WPX3	500K	50K	FE	DBXDB

Photometric Diagrams



INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-to-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine configurations consist of high-efficiency LEDs and LED lumen maintenance of 100/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic driver ensures system power factor >90% and THD <20%. All luminaires have 6W surge protection (three WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6W surge protection). All photometric (PS) operate on MVOLT (120V, 277V) input.

NOTES
1. All WPX wall packs come with 6W surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SP04KV option to get WPX1 LED P1 with 6W surge protection.
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and FE options.

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2" inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows pole-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified. International Dark-Sky Association (IDA) Future Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.lithonia.com/customer-service/terms_and_conditions.aspx

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

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com WPX LED Rev. 08/31/21
© 2020-2021 Acuity Brands Lighting, Inc. All rights reserved. COMMERCIAL OUTDOOR

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	200V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
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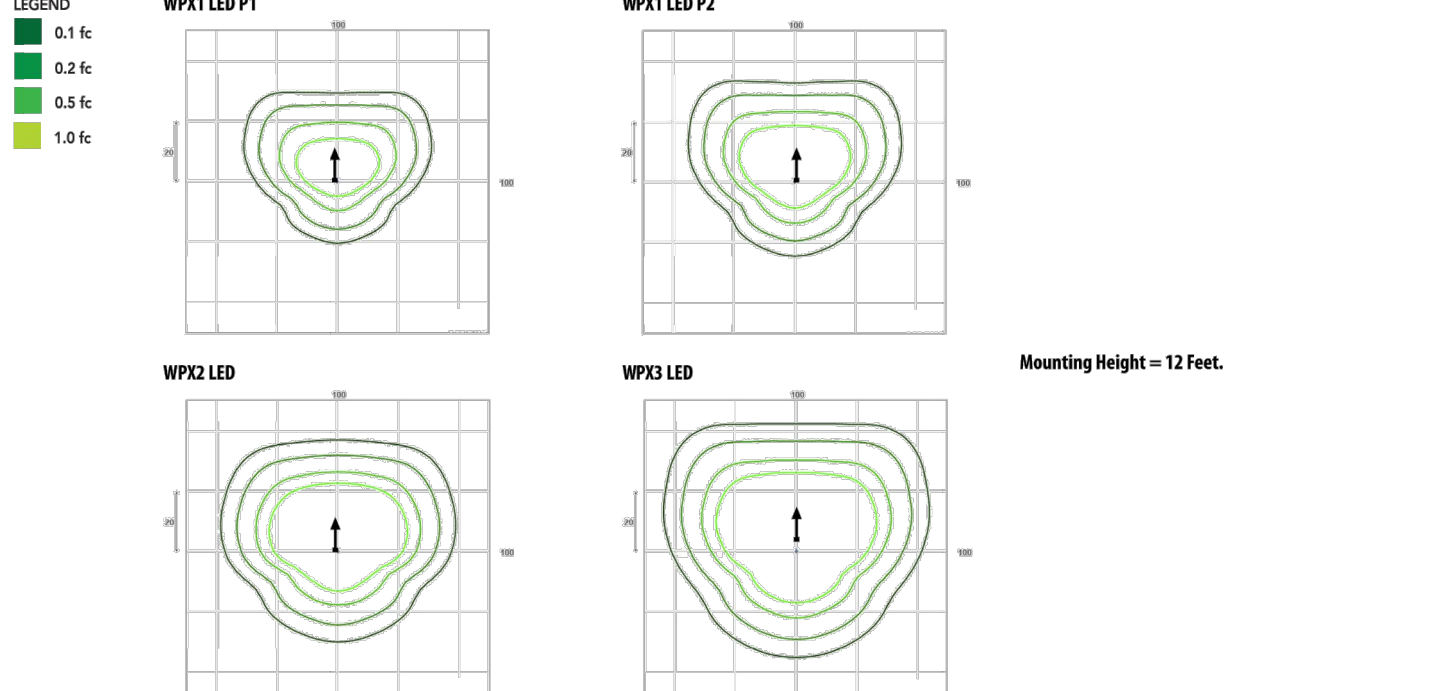
Projected LED Lumen Maintenance
Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate Lf, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPI Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Photometric Diagrams



INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-to-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine configurations consist of high-efficiency LEDs and LED lumen maintenance of 100/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic driver ensures system power factor >90% and THD <20%. All luminaires have 6W surge protection (three WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6W surge protection). All photometric (PS) operate on MVOLT (120V, 277V) input.

NOTES
1. All WPX wall packs come with 6W surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SP04KV option to get WPX1 LED P1 with 6W surge protection.
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and FE options.

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2" inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows pole-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.


LISTINGS
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WARRANTY
5-year limited warranty. Complete warranty terms located at: www.lithonia.com/customer-service/terms_and_conditions.aspx

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

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WPX LED Wall Packs



Specifications

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location	Weight
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	6.1 lbs (2.8 kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.7" (11.9 cm)	8.2 lbs (3.7 kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (11.9 cm)	11.0 lbs (5.0 kg)

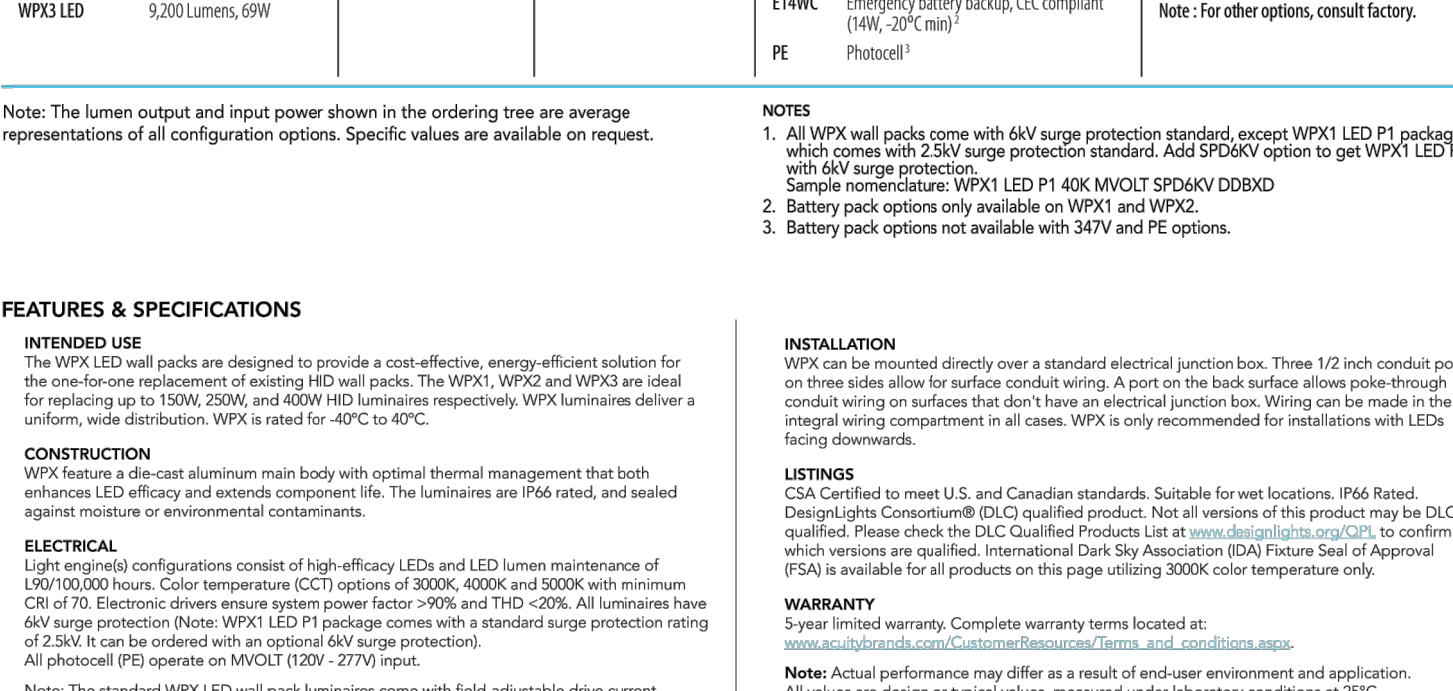
Performance Data

Luminaire	Input Power (W)	120V	200V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Ordering Information EXAMPLE: WPX2 LED 40K MVOLT DBXDB

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	300K	MVOLT	None	DBXDB
WPX1 LED P2	400K	347	E4WH	DBXDB
WPX2	500K	50K	E14WC	DBXDB
WPX3	500K	50K	FE	DBXDB

Photometric Diagrams



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CONSTRUCTION
WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine configurations consist of high-efficiency LEDs and LED lumen maintenance of 100/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic driver ensures system power factor >90% and THD <20%. All luminaires have 6W surge protection (three WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6W surge protection). All photometric (PS) operate on MVOLT (120V, 277V) input.

NOTES
1. All WPX wall packs come with 6W surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SP04KV option to get WPX1 LED P1 with 6W surge protection.
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and FE options.

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2" inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows pole-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

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Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	200V	240V	277V	347V
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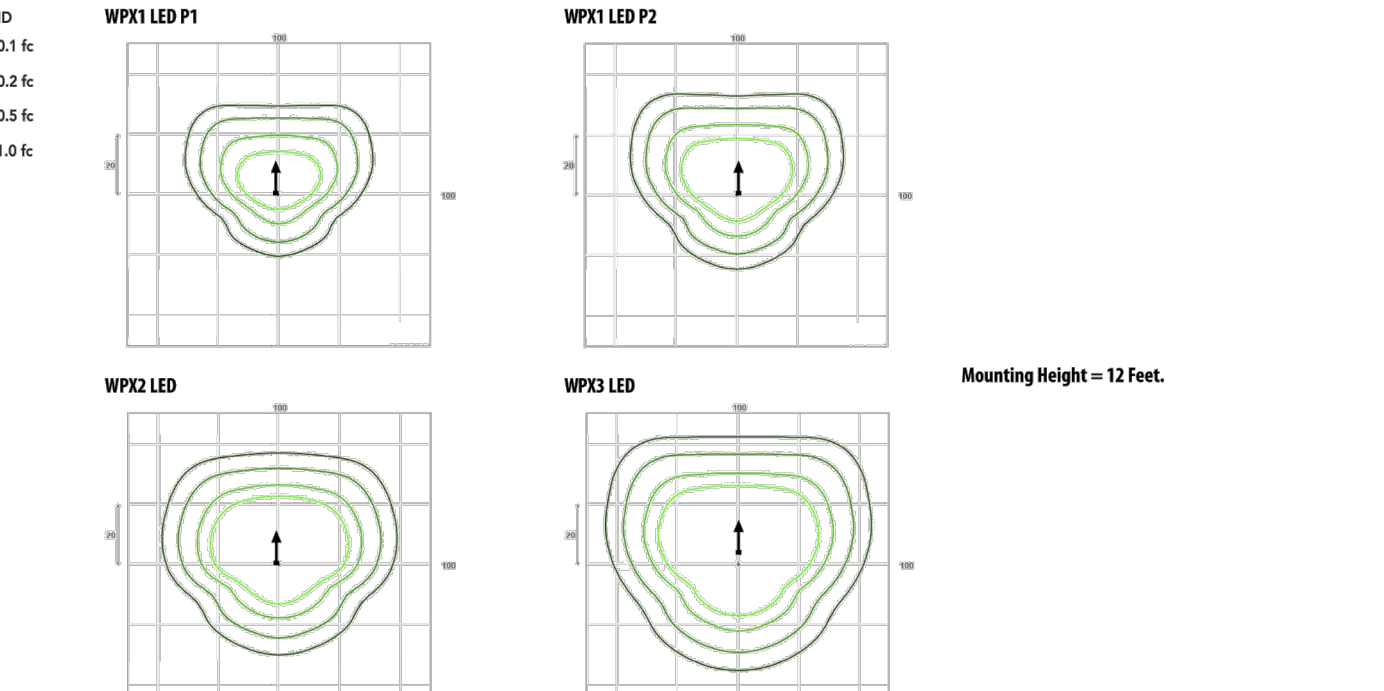
Projected LED Lumen Maintenance
Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate Lf, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPI Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Photometric Diagrams



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D-Series Size 0 LED Area Luminaire



Specifications

EPA: 0.95 ft² (0.09 m²)
Length: 13" (33.0 cm)
Width: 13" (33.0 cm)
Height: 3" (7.6 cm)
Height: 7" (17.8 cm)
Weight: 16 lbs (7.3 kg)

Performance Data

Electrical Load

Option	Dimmed State	Rated Power (W)	Power Factor	THD (%)	THD (%)	THD (%)	THD (%)	THD (%)	THD (%)
P1	ON	30K	0.99	0.05	0.05	0.04	0.03	0.03	0.03
P2	ON	40K	0.20	0.12	0.10	0.09	0.07	0.07	0.07
P3	ON	50K	0.39	0.23	0.20	0.17	0.14	0.14	0.14
P4	ON	69W	0.58	0.33	0.29	0.25	0.20	0.20	0.20

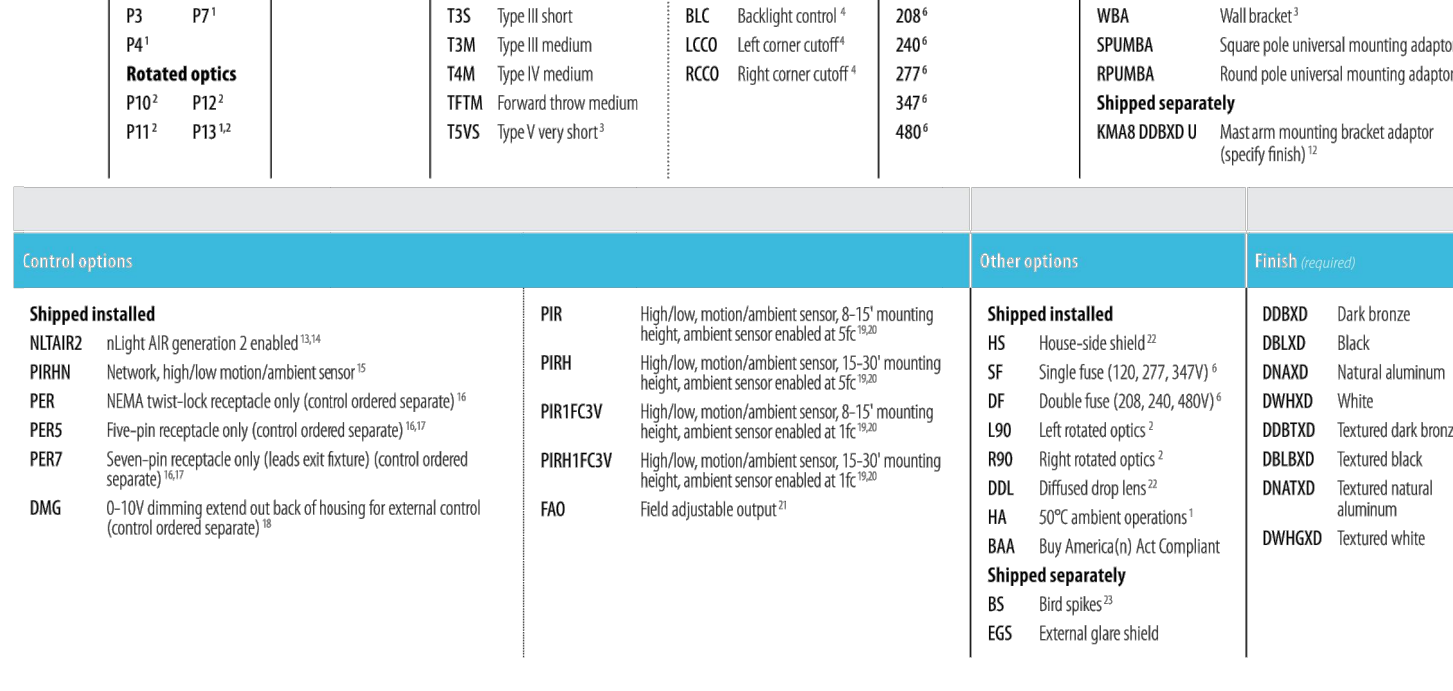
Projected LED Lumen Maintenance
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Operating Hours	20,000	50,000	100,000
Lumen Maintenance Factor	0.96	0.92	0.85

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DBXDB

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	30K	T35	MVOLT	Shipped separately
	P1	40K	T25	120V	Shipped separately
	P2	50K	T25	277V	Shipped separately
	P3	50K	T25	347V	Shipped separately
	P4	50K	T25	480V	Shipped separately

Photometric Diagrams



INTENDED USE
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

CONSTRUCTION
The D-Series luminaire is constructed with a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaire is IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine configurations consist of high-efficiency LEDs and LED lumen maintenance of 100/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic driver ensures system power factor >90% and THD <20%. All luminaires have 6W surge protection (three WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6W surge protection). All photometric (PS) operate on MVOLT (120V, 277V) input.

NOTES
1. All WPX wall packs come with 6W surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SP04KV option to get WPX1 LED P1 with 6W surge protection.
2. Battery pack options only available on WPX1 and WPX2.
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INSTALLATION
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Performance Data

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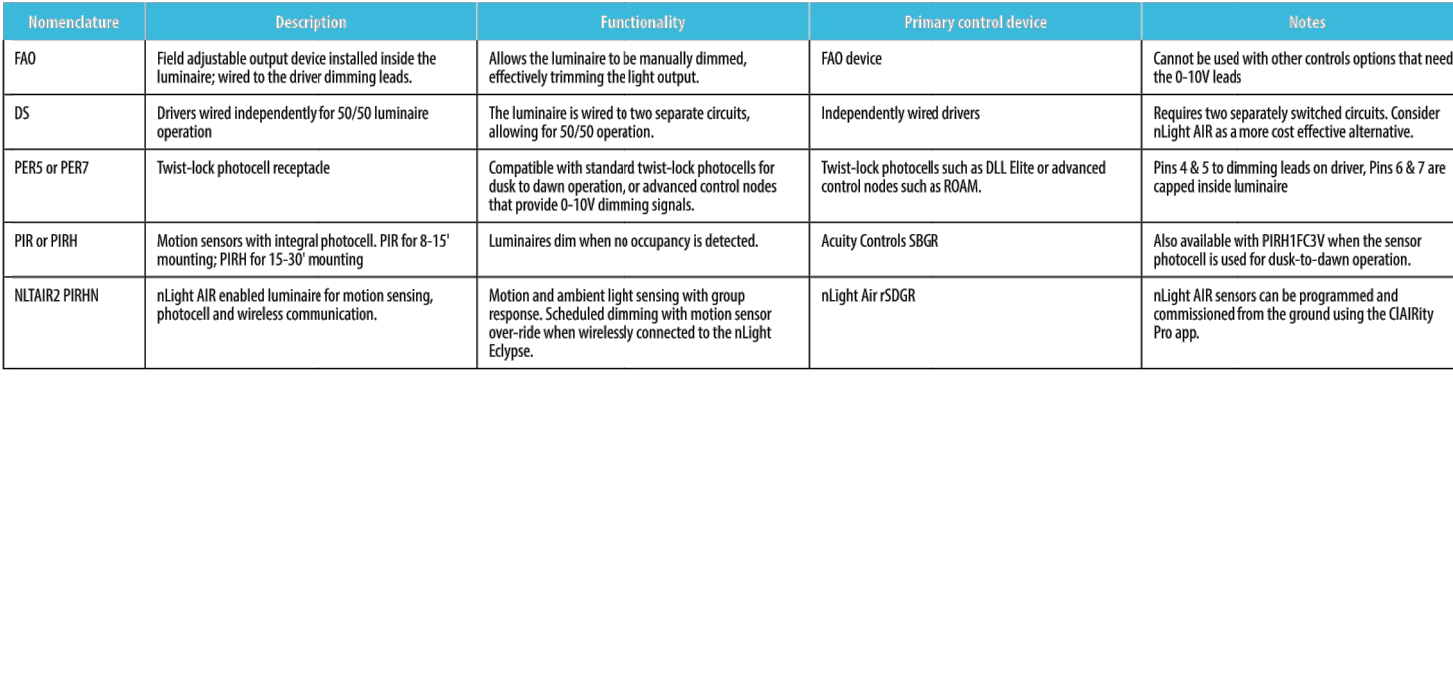
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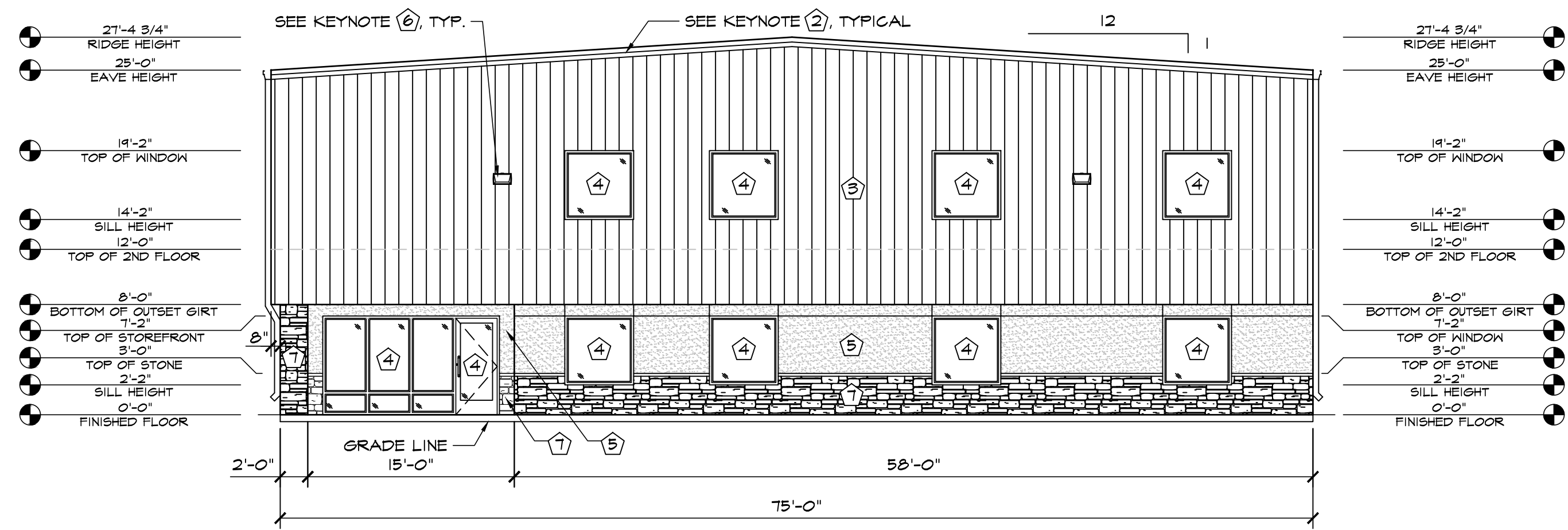
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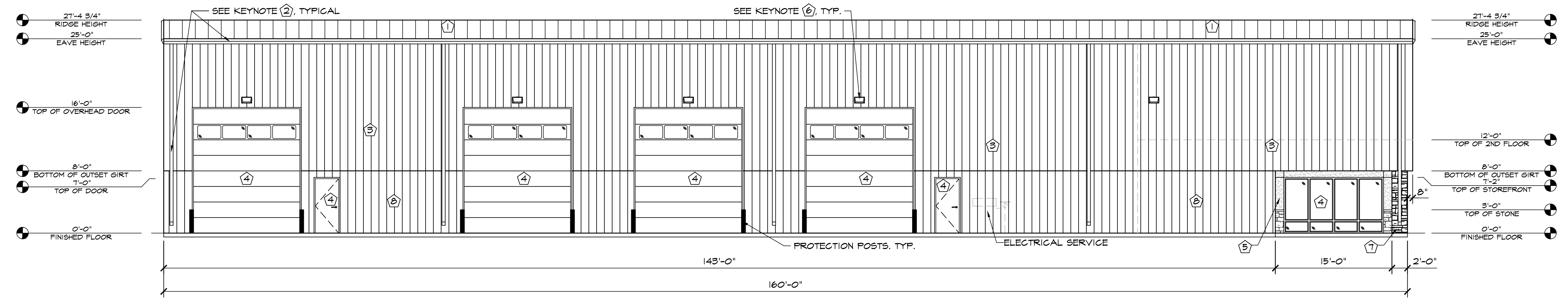
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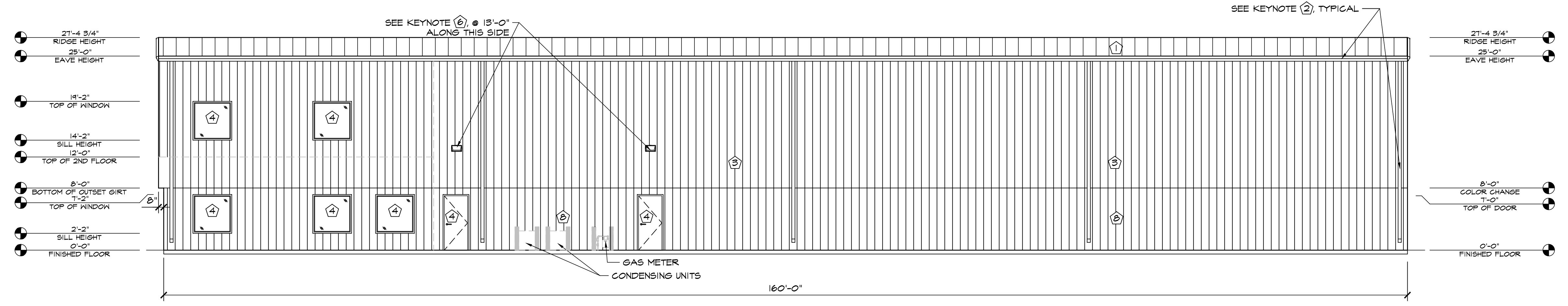


1 WEST ELEVATION
SCALE: 1/8"=1'-0"

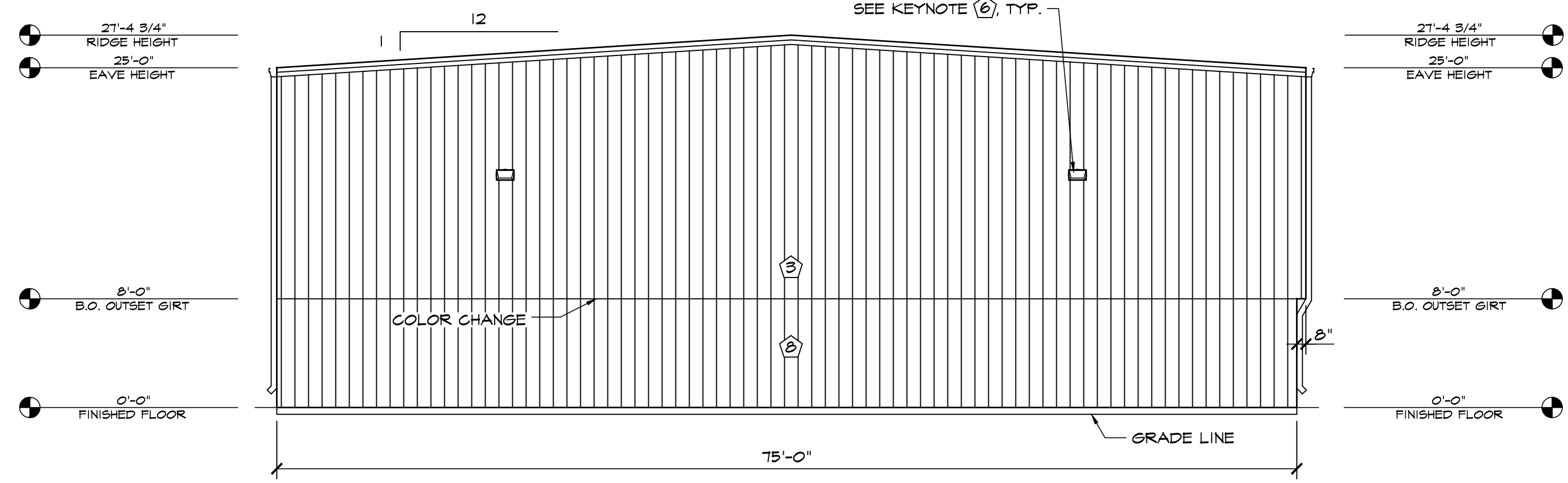
ELEVATION KEY NOTES	
①	PREFINISHED 24 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER
②	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
③	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER
④	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION
⑤	3/4" STUCCO FINISH SYSTEM W/ EXPANSION JOINT-120 SF MAX AREA
⑥	WALL PACK LIGHT TOP OF LIGHT @ 17'-6" A.F.F. SEE ELECT. PLANS
⑦	STONE VENEER W/ 2" CAP INSTALLED W/ DRIP EDGE TRIM
⑧	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER



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



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

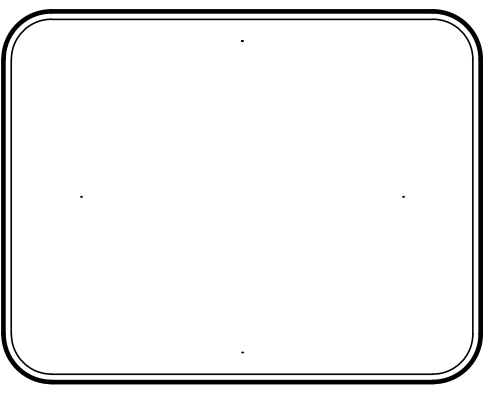
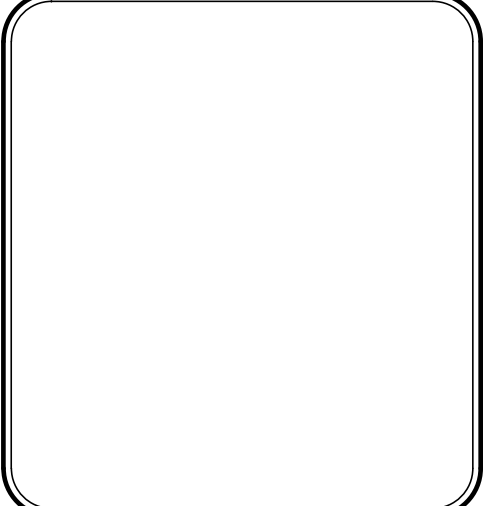


4 EAST ELEVATION
SCALE: 1/8"=1'-0"

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VICE PRES: DAVID J. HAMMERS
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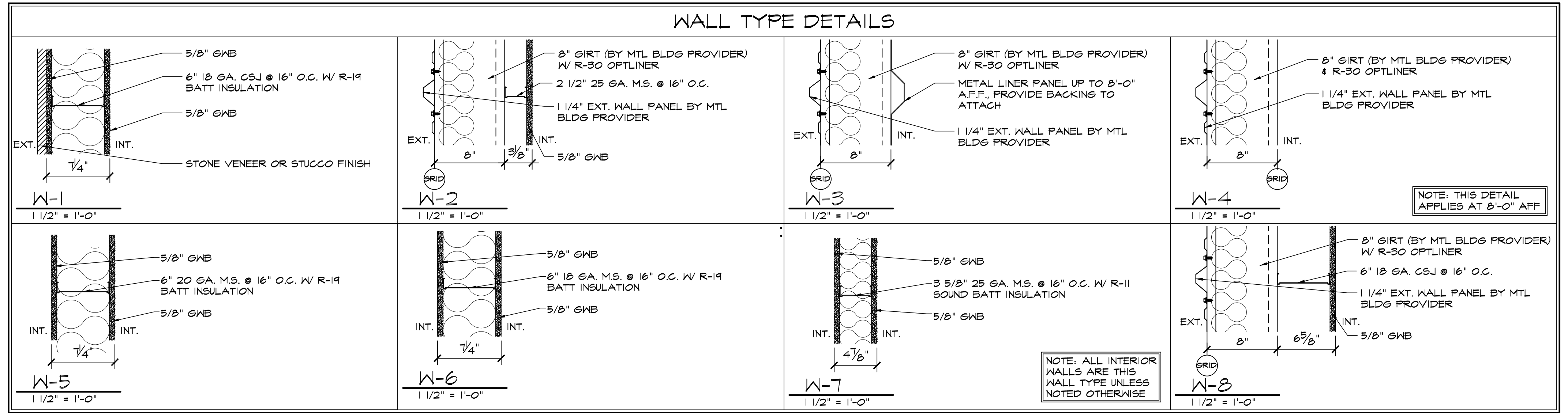
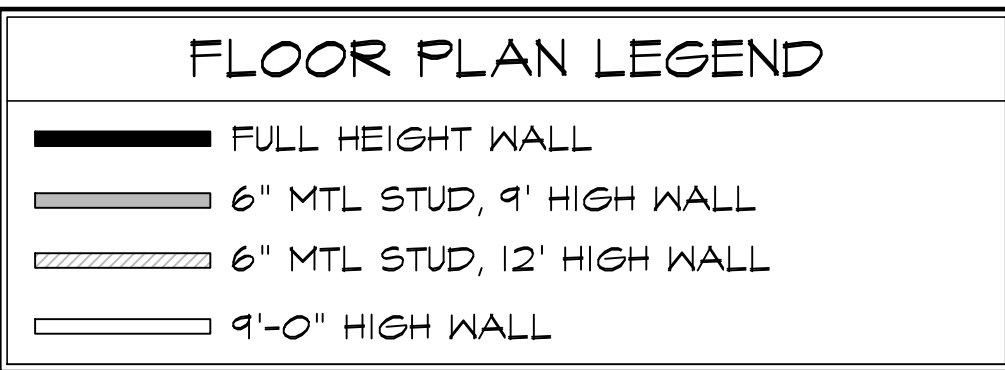
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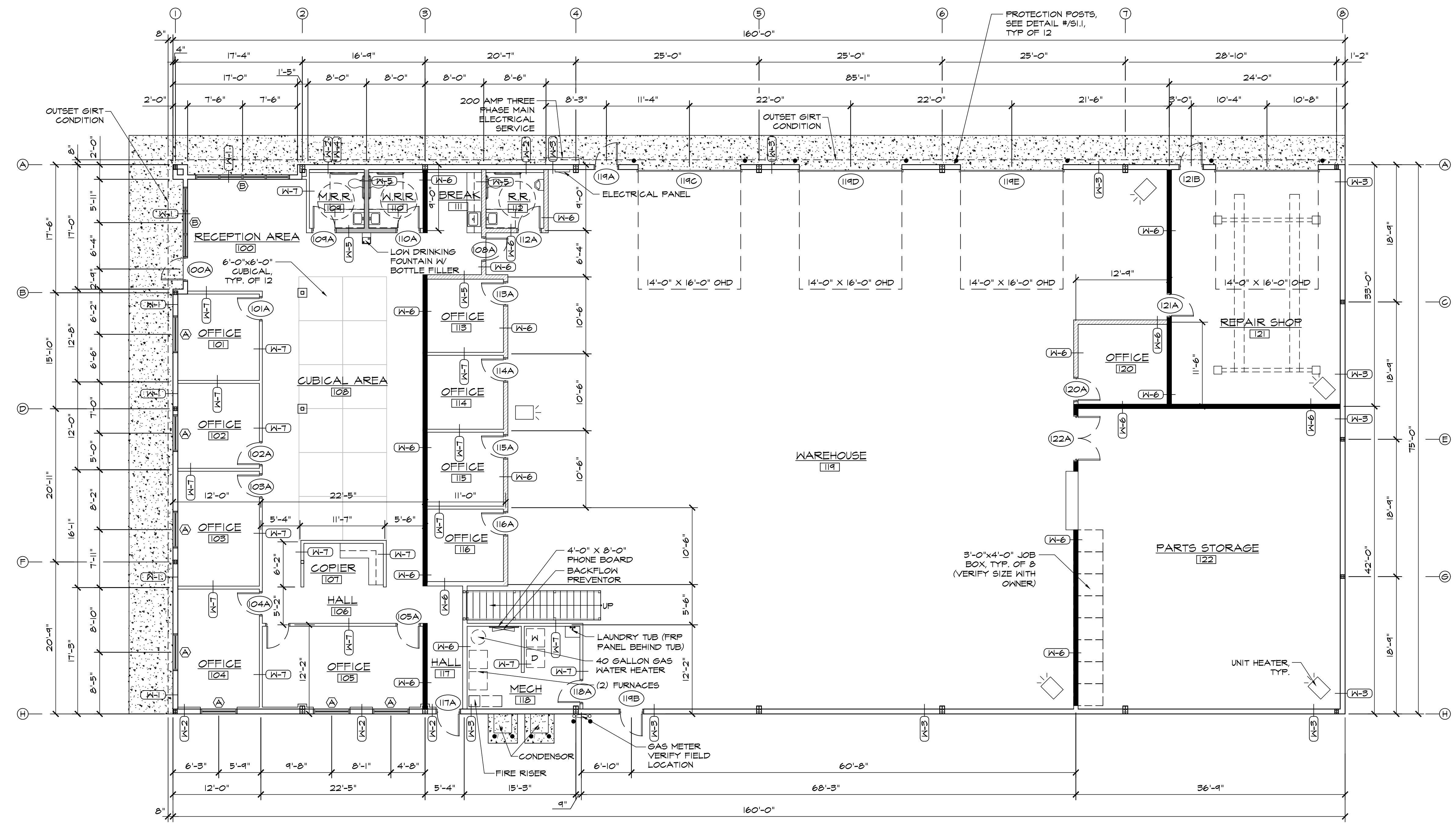
DATE: SEP 1, 2021
DRAWN BY: J. LATHAM
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1244

REVISIONS:



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 A DOOR CLOSERS AT ALL (1-HOUR WALL OR GREATER) DOORS AND RESTROOM DOORS.
- SPRING AND MOTOR MOUNTS AND RELATED SUPPORTS TO BE SUPPLIED AND INSTALLED BY OVERHEAD DOOR MANUFACTURER.
- PROVIDE CONTROL JOINTS AT A MIN. OF 30'-0" AT ALL GYP. BD WALLS.
- PROVIDE TRANSITION STRIPS AT ALL FLOOR MATERIAL CHANGES.
- PROVIDE CAP TRIM AT ALL LINER PANEL.
- FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE. FLOOR SLABS ARE TO BE LEVEL WITHIN CLASS B TOLERANCES. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 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.
- REFER TO ROOM FINISH SCHEDULE FOR WALL TEXTURE AND FINISH.
- 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.
- PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED, ELECTRICAL AND MISC. EQUIPMENT.
- ALL EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THEN 1/2" BELOW THRESHOLD.
- PROVIDE A SLIP-TRACK ASSEMBLY AT ALL PARTITION WALLS THAT GO TO BOTTOM OF DECK OR STRUCTURE.
- PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.
- REFER TO CIVIL AND A.O.I FOR ALL EXTERIOR SIDEWALK LOCATIONS.
- ALL MECH., ELEC. & PLUMB. REQUIREMENTS FOR EQUIPMENT SHOWN TO BE VERIFIED & COORD. W/ G.C. PRIOR TO INSTALLATION.
- REFER TO MECH., ELEC. & PLUMB. FOR BUILDING SYSTEMS EQUIPMENT.
- PROVIDE SAW CUT IN CONCRETE SLAB AT A MIN. OF 10'-0" O.C.



1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

FOR DP SUBMITTAL ONLY

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
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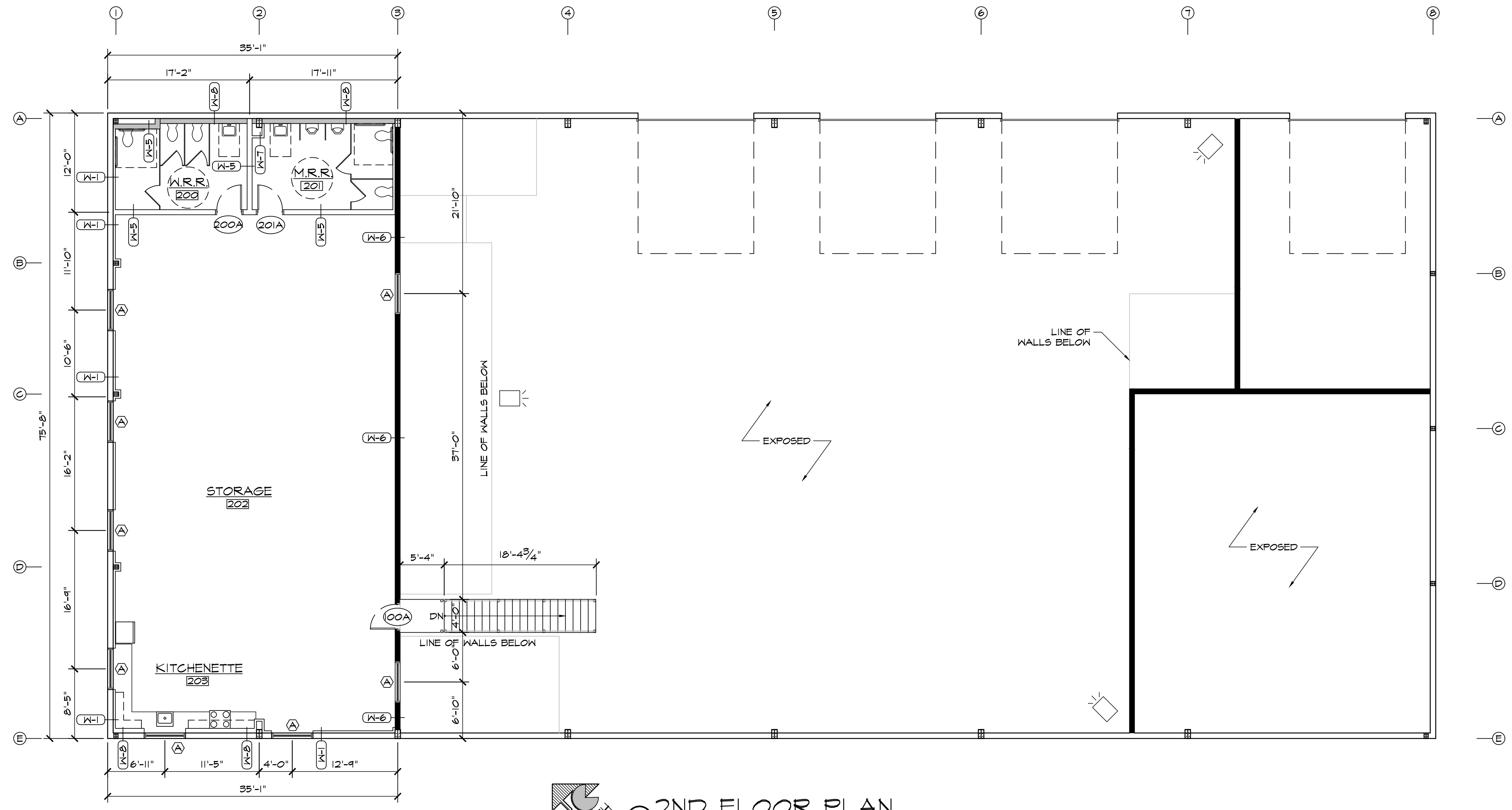
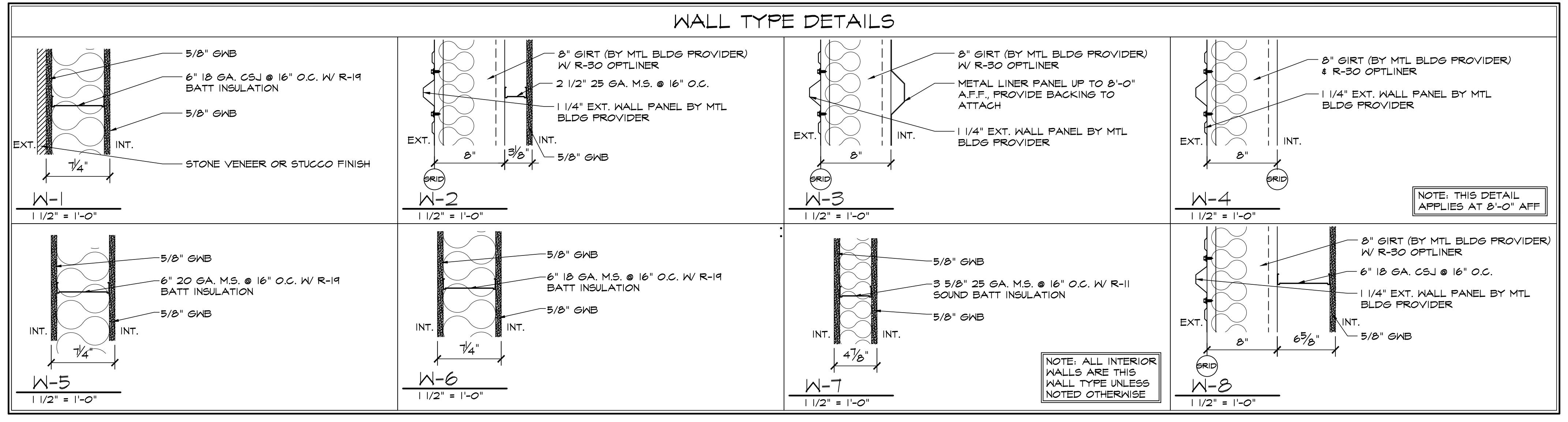
SMITH PLUMBING & HTG
1875 MAIN STREET
COLORADO SPRINGS, CO 80911
EL PASO COUNTY, COLORADO

DATE: AUG 27, 2021
DRAWN BY: J. LATHAM
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1244

REVISIONS:

A1.1
1ST FLOOR PLAN

FLOOR PLAN LEGEND	
	FULL HEIGHT WALL
	6" MTL STUD, 9' HIGH WALL
	6" MTL STUD, 12' HIGH WALL
	9'-0" HIGH WALL



2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

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REVISIONS:
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A1.2
2ND FLOOR PLAN