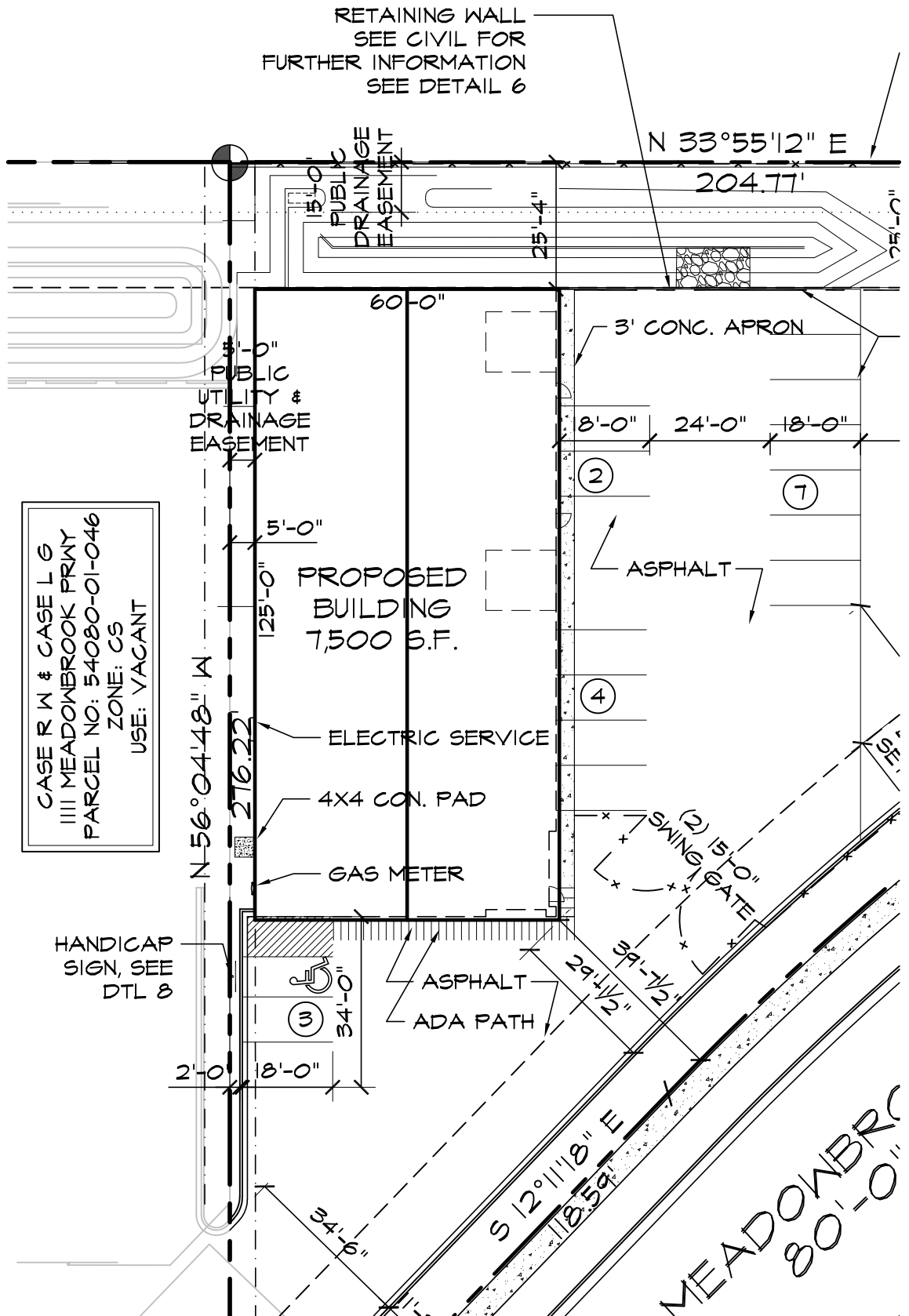
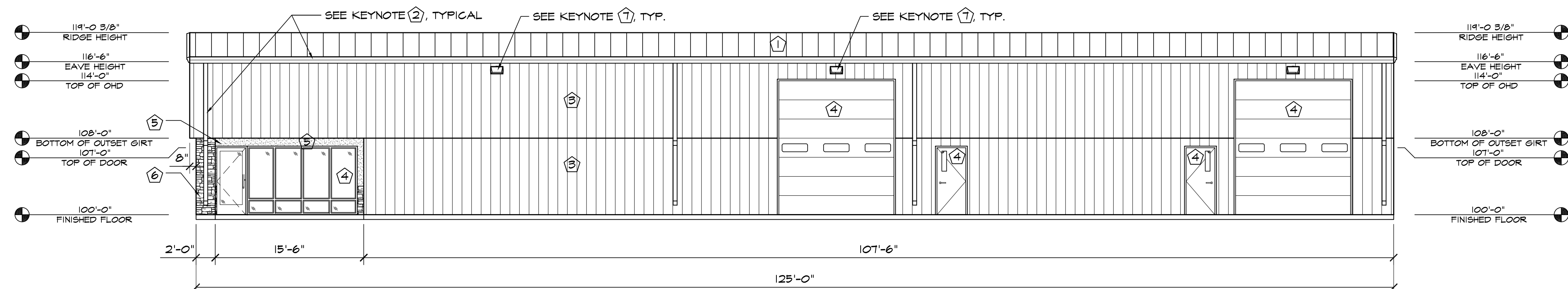
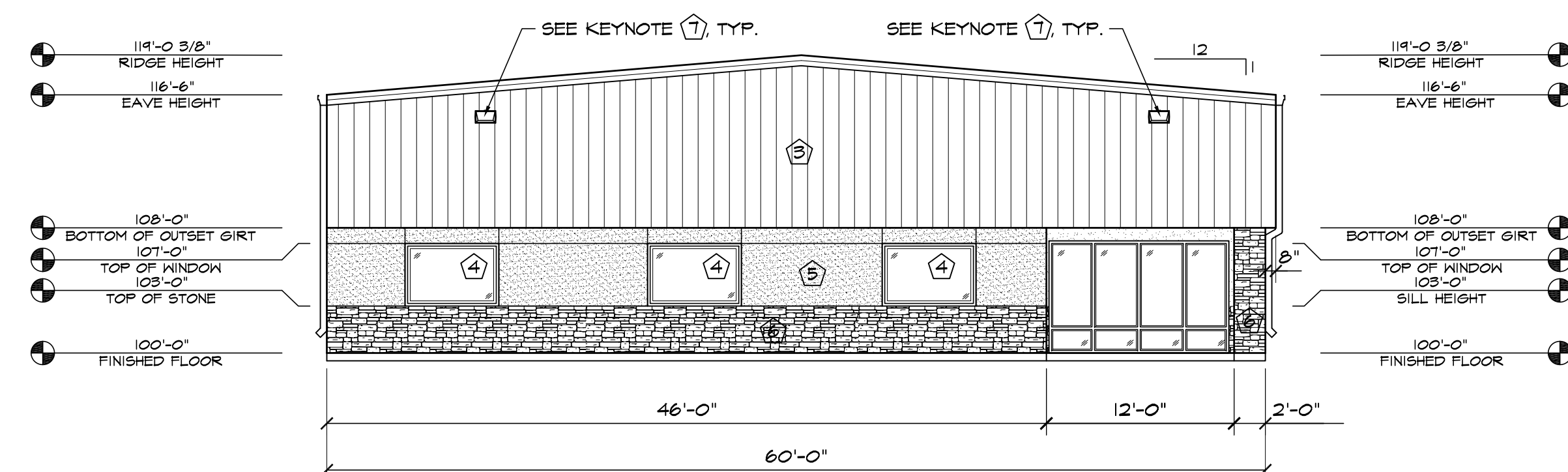


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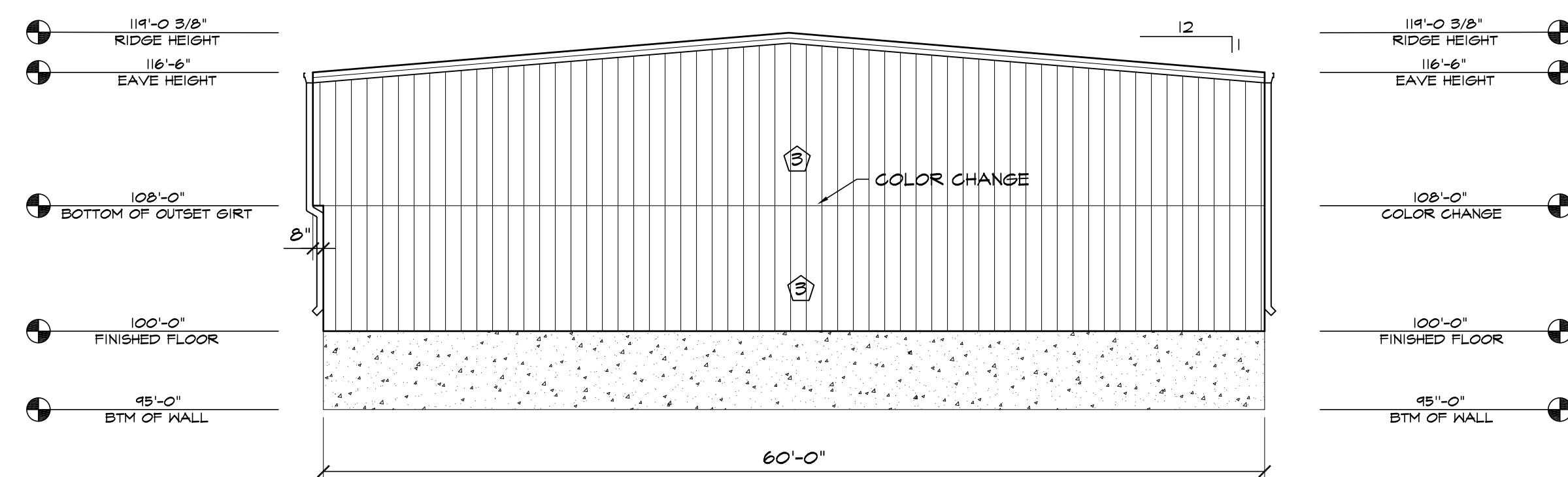




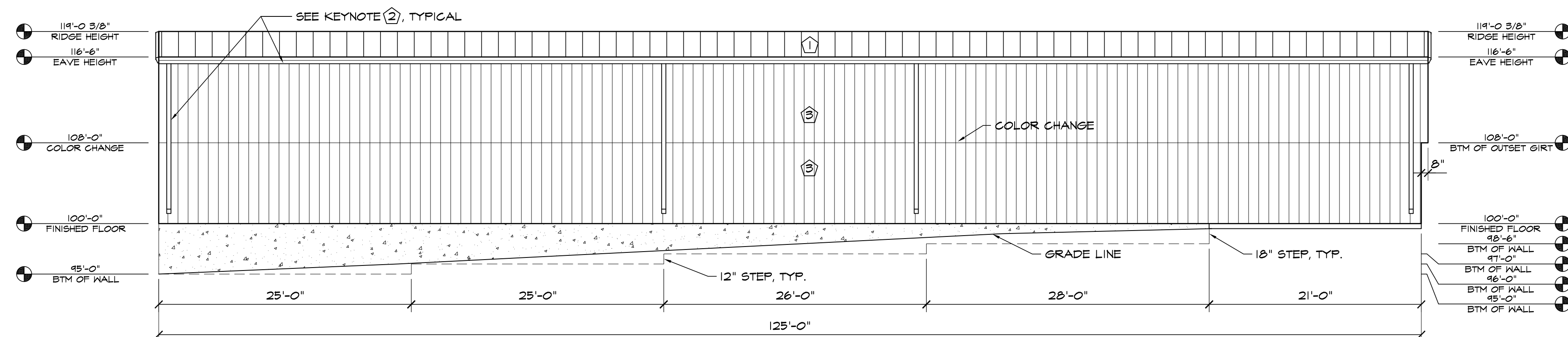
1 NORTH-EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



4 SOUTH-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 SYS. W/ EXPANSION JOINT-120 SF MAX AREA
6	STONE VENEER
7	WALL PACK LIGHT TOP OF LIGHT @ 15'-6" A.F.F. SEE ELEC. PLANS

GENERAL FLOOR PLAN NOTES

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

GENERAL NOTES

- CONSULT CIVIL DRAWINGS FOR SITE LAYOUT, FINISHED GRADES, CATCH BASIN, STORM SEWER DESIGN AND UTILITY DESIGN.
- UNLESS NOTED OTHERWISE, ALL ELEVATIONS SHOWN ON THIS PLAN ARE IN RELATION TO FINISH FLOOR SET AT 100'-0".
- ALL SEWER, ELECTRICAL, PLUMBING, AND MECHANICAL SHALL CONFORM WITH ALL LOCAL, STATE AND NATIONAL CODES.
- ALL STEEL ANGLES EXPOSED TO VIEW SHALL BE SHOP PRIMED AND PAINTED.
- DO NOT SCALE DRAWINGS.
- MECHANICAL TO PROVIDE INSULATED CURBS AT ALL EQUIPMENT.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.
- MANUFACTURED MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTION, UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS, SIZES, THICKNESSES, MASSES, SLOPES AND TOP OF SLABS, FOUNDATIONS, AND GRADE BEAMS.
- FOUNDATIONS DETAILS SHOWN ON THE ARCHITECTURAL PLANS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. STRUCTURAL DETAILS SHALL GOVERN.
- PROVIDE AND INSTALL INTERIOR AND EXTERIOR SIGNAGE AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL OWNER PROVIDED ITEMS WILL BE COORDINATED BETWEEN THE OWNER AND CONTRACTOR, FOR COORDINATION OF TYPE AND REQUIREMENTS OF EQUIPMENT AND TIME REQUIREMENTS TO KEEP A SCHEDULE.
- REFER TO ELECTRICAL DRAWINGS FOR TRANSFORMER, SITE LIGHTING, SWITCH GEAR AND ALL OTHER RELATED ELECTRICAL INFORMATION AND DETAILS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, REFER TO CIVIL DRAWINGS.
- PROVIDE BACKER ROD AND SEALANT AT ALL INTERIOR PANEL JOINTS THAT ARE EXPOSED.

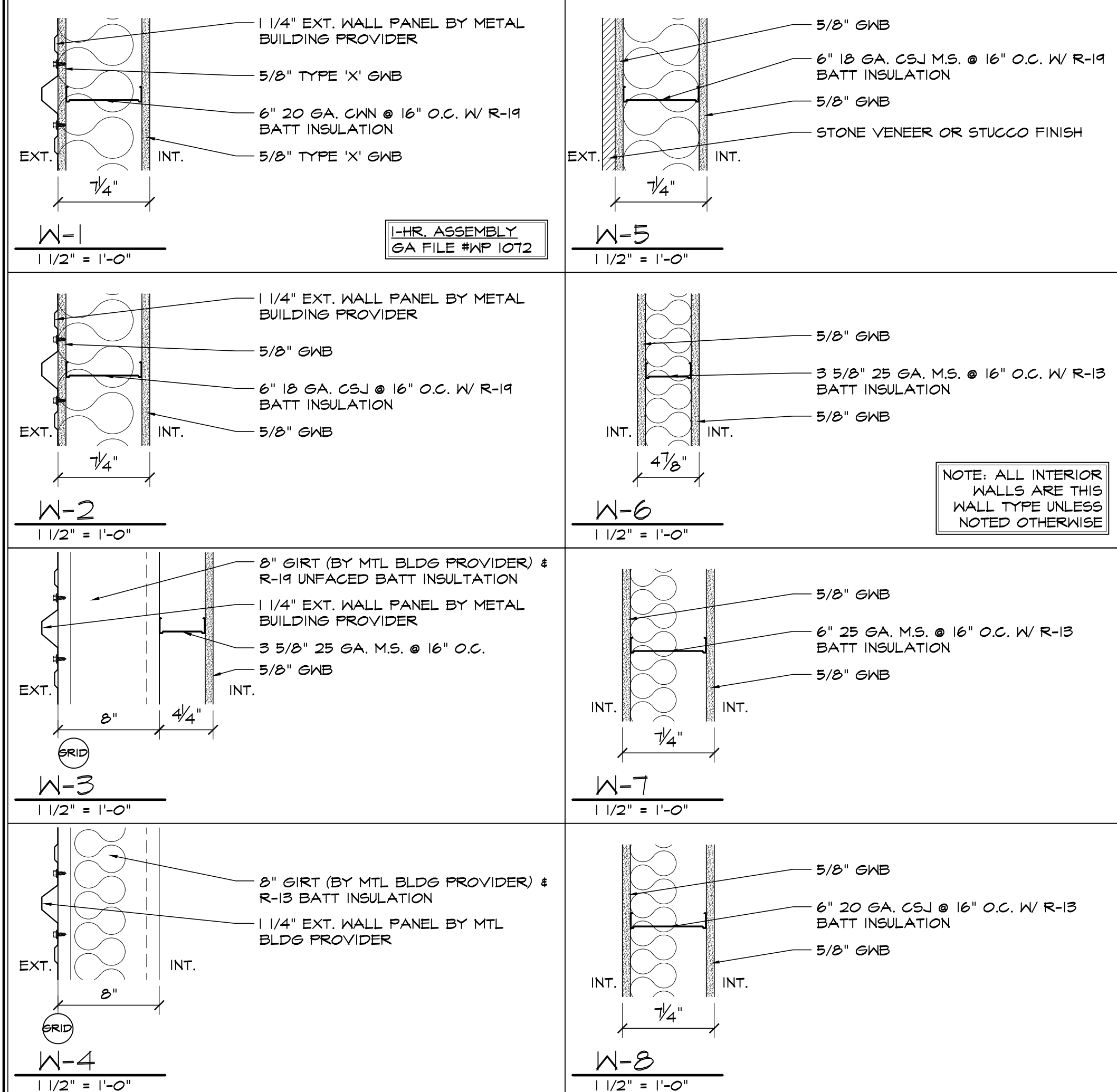
FLOOR PLAN LEGEND

- FULL HEIGHT WALL
- 6" PLUMBING WALL, 9' HIGH
- 1-HR. FIRE RATED WALL
- 9'-0" HIGH WALL

RCP LEGEND

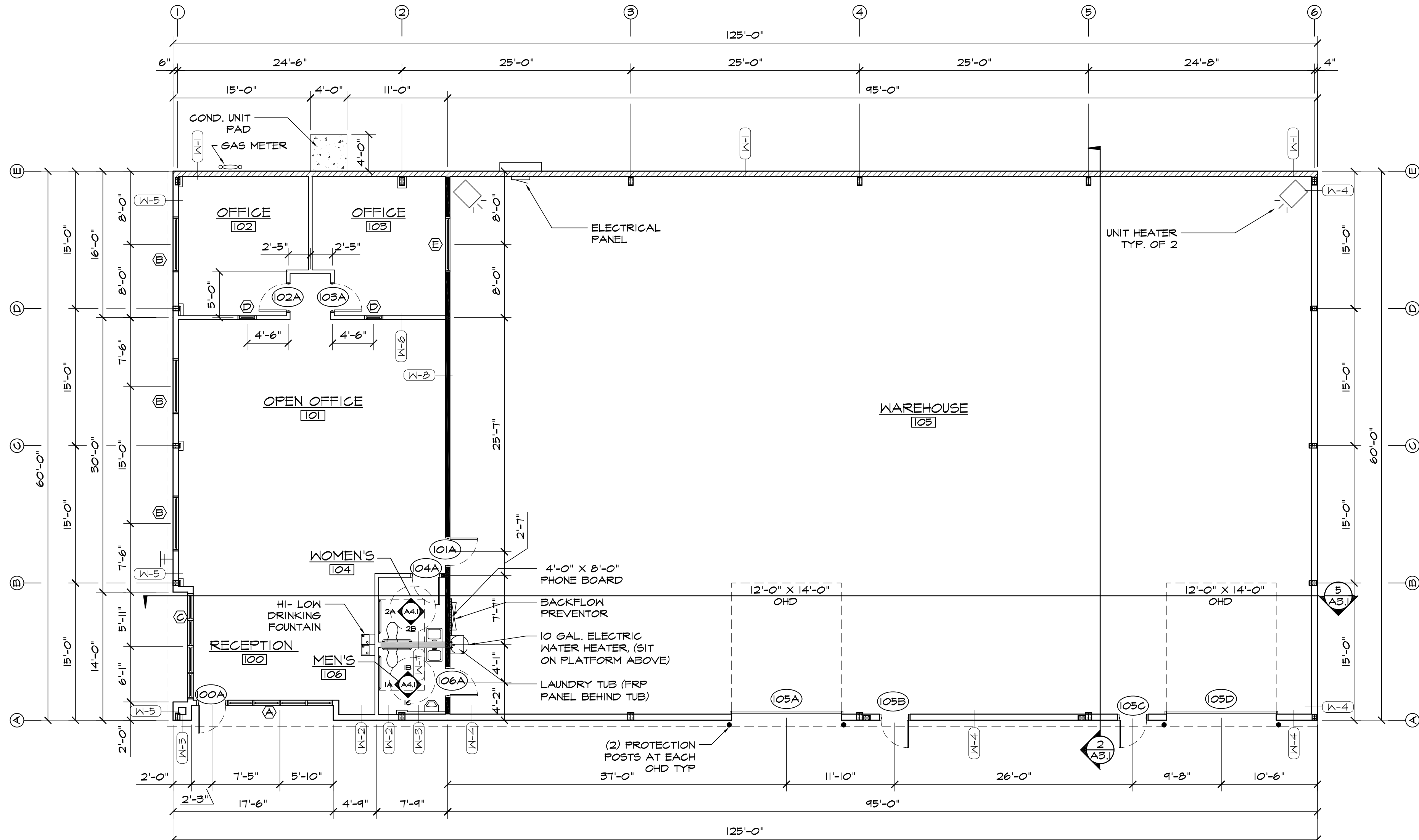
- BULKHEAD, 3 3/8"x25 GA. STUDS W/ TRACK TOP & BTM
- 2 X 4 GRID, 2ND LOOK
- LIGHT FIXTURE
- SUPPLY
- RETURN

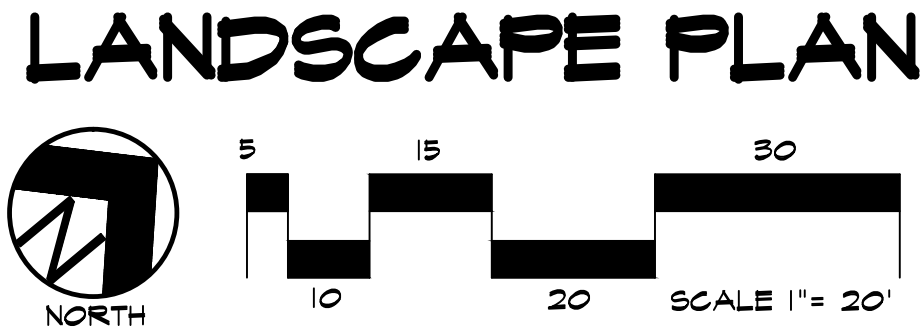
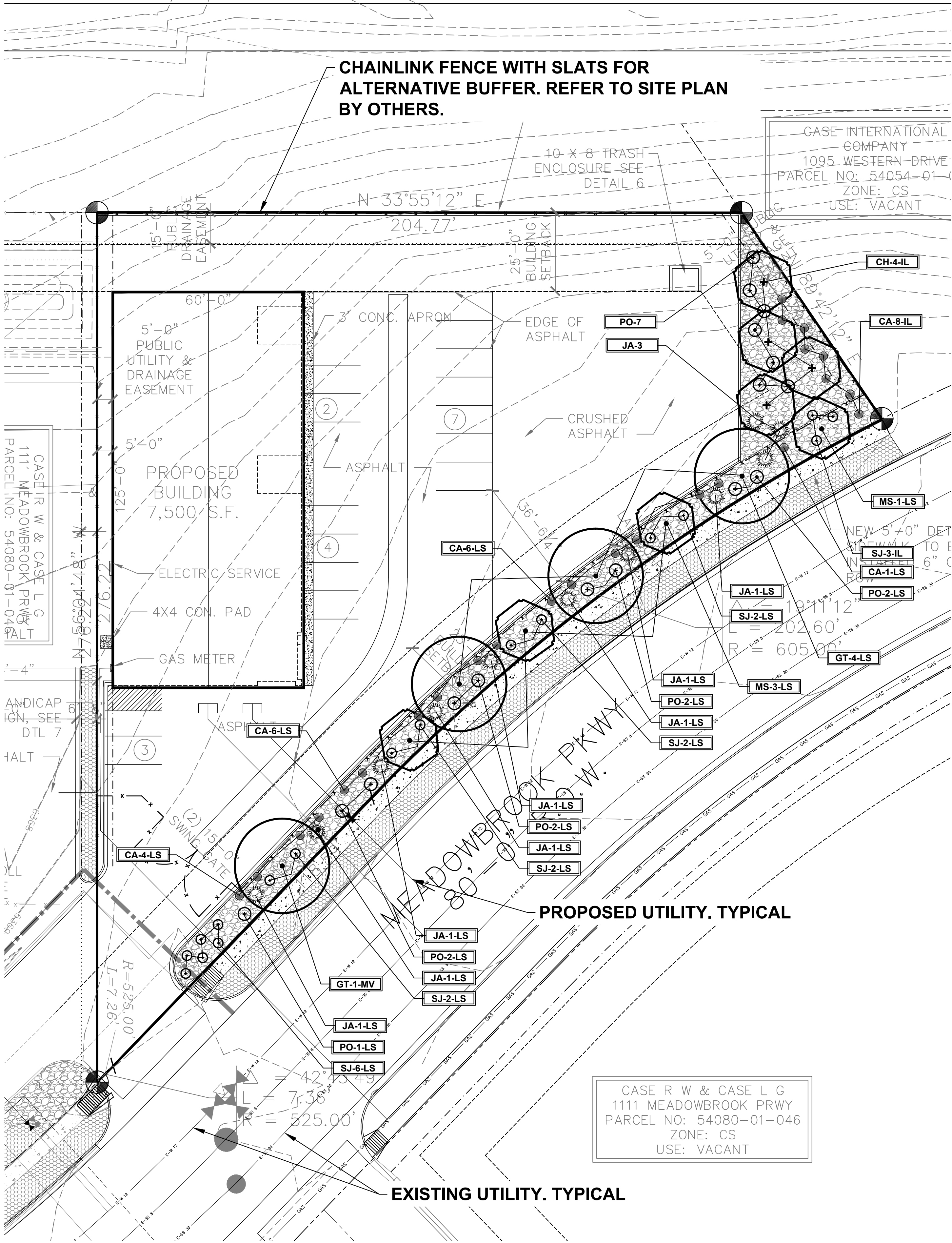
WALL TYPE DETAILS



RCP NOTES

- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND LOCATIONS.
- ELECTRICAL CONTRACTOR TO COORDINATE WITH MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
- REFER TO MECHANICAL DRAWINGS FOR DIFFUSER LOCATIONS.
- CENTER ALL SPRINKLER HEADS IN CENTER OF PANEL (IF ABLE). SPRINKLER SUBCONTRACTOR TO COORDINATE WITH MEP SUBS.





IRRIGATION SYSTEM NOTE

NOTE: IRRIGATION SYSTEM TO BE DESIGN/BUILD FOR ALL PLANTING AREAS WITH DRIP FOR ALL PLANTS. COORDINATE WITH GENERAL CONTRACTOR AND OWNER.

MATERIAL NOTE

VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER FOR APPROVAL.

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	SHRUB SUBSTITUTION REQ./PROVIDED
MEADOWBROOK	NON-ARTERIAL	10/10 FT	285	1/30 FT	10/7	30/30

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)
16	1/1	NA	NA
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.		
NA	NA		

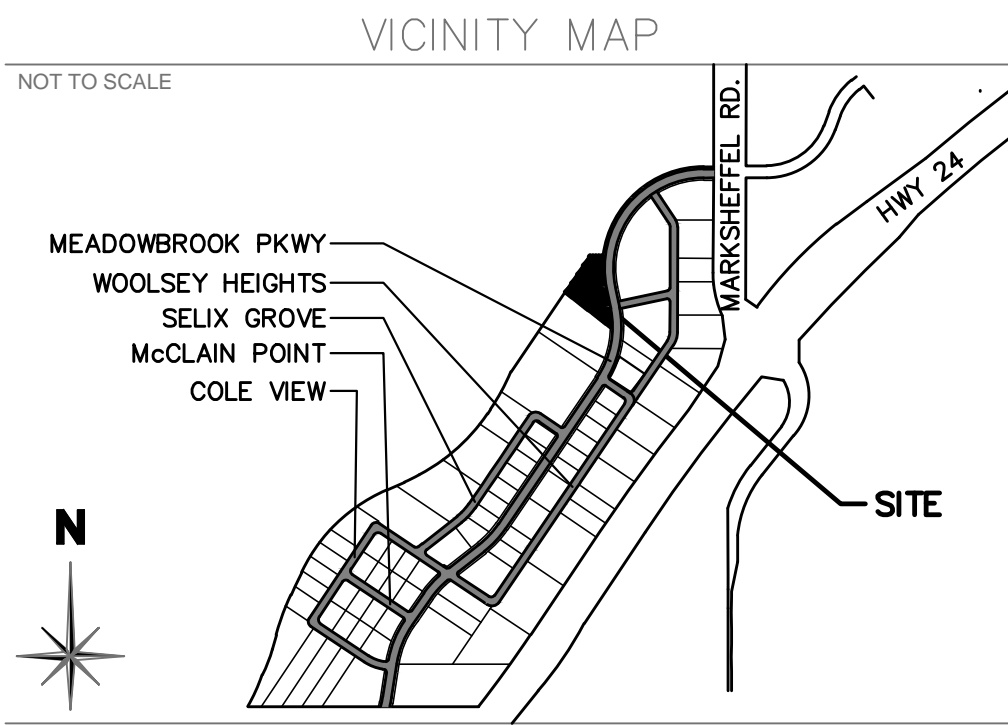
INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
37,906 SF	NON-RESIDENTIAL	1895/1900	4/4
SHRUB SUBSTITUTES (50%) REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
0	IL	50%/50%	

LANDSCAPE BUFFERS AND SCREENS (LB)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE: 134 LF NORTH	SETBACK BUFFER REQ. / PROV.FENCE.	BUFFER TREES (1/20) REQ./PROV. - NA	EVERGREEN TREES (1/3) REQ./PROV. - NA
OPAQUE FENCE REQUIREMENT: 6' HT. CHAINLINK FENCE WITH PVC SLATS ALONG ENTIRE NORTH BOUNDARY FOR BUFFER REQUIREMENT ALTERNATIVE BUFFER: NO TREES, WITH SCREEN FENCE AS NOTED				

CODE REQUIREMENTS

PLANT SCHEDULE

Symbol	Abbr.	Botanical Name	Common Name	Mature WidthX HT.	Planting Size
DECIDUOUS TREES:					
	GT	5	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust	30'X30'
	MS	5	Malus 'Spring Snow'	Spring Snow Crabapple	15'X15'
	CH	4	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn	20'X15'
EVERGREEN SHRUBS:					
	JA	11	Juniperus sabina 'Sierra Spreader'	Sierra Spreader Juniper	6-8'X18'
DECIDUOUS SHRUBS:					
	PO	16	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3-4' x 2-3'
	SJ	17	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1-2' x 1-2'
ORNAMENTAL GRASSES:					
	CA	24	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'
NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.					



GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	APPROX. SF
	Blue/Gray River Rock: 2-4" Diameter (with weed barrier) Verify Rock Type with Owner. Submit sample to Owner.	4,288 SF
	Denver Granite: 1.5" Diameter (with weed barrier) Verify Rock Type with Owner. Submit sample to Owner.	2,201 SF
NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.		

LAYOUT NOTE

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

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE AND ALL SHRUBS TO BE LOCATED MINIMUM 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE. REFER TO LOCAL CODES.

DOCUMENT NOTE

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HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

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COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-468-1122



PAD-3

CLAREMONT BUSINESS PARK
1190 MEADOWBROOK PKWY
COLORADO SPRINGS, CO
EL PASO COUNTY, COLORADO

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PREPARED FOR:
HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION	JOB NUMBER	778-18
	REVISIONS	
	9-10-18	PER COMMENTS
	10-18-18	PER COMMENTS
ORIGINAL DATE		7-2-18
DRAWN BY		JM
DESCRIPTION		LANDSCAPE PLAN
SHEET NO.		6 OF 10

GENERAL SITE NOTES

- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL BE SLEEVED (CL 200 PVC) FOR DRIP IRRIGATION.
- 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 LOCAL 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.

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 FOR QUESTIONS.

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

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

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 COMPOST.

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

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

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

STEEL EDGING TO BE ROLL-TOP GALVANIZED (1/8" X 4" X 10') WITH SPINS (4 PER SECTION) OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH 3 OZ PROFESSIONAL GRADE POLYSPUN WEED BARRIER WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED AND/OR COMPACTED AREAS:

- 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 EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

FIRE SIGNAGE NOTE

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

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

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. RE-MULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

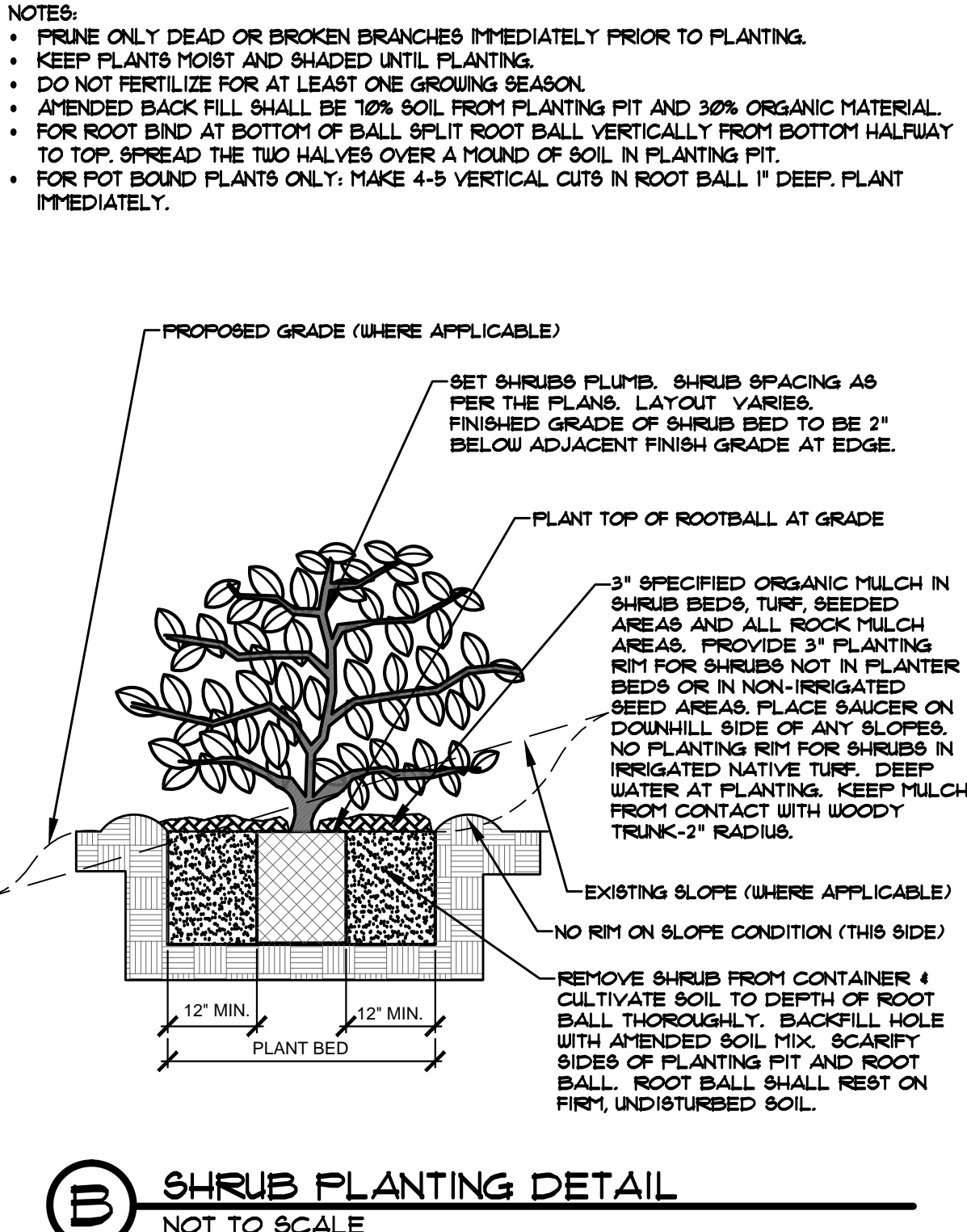
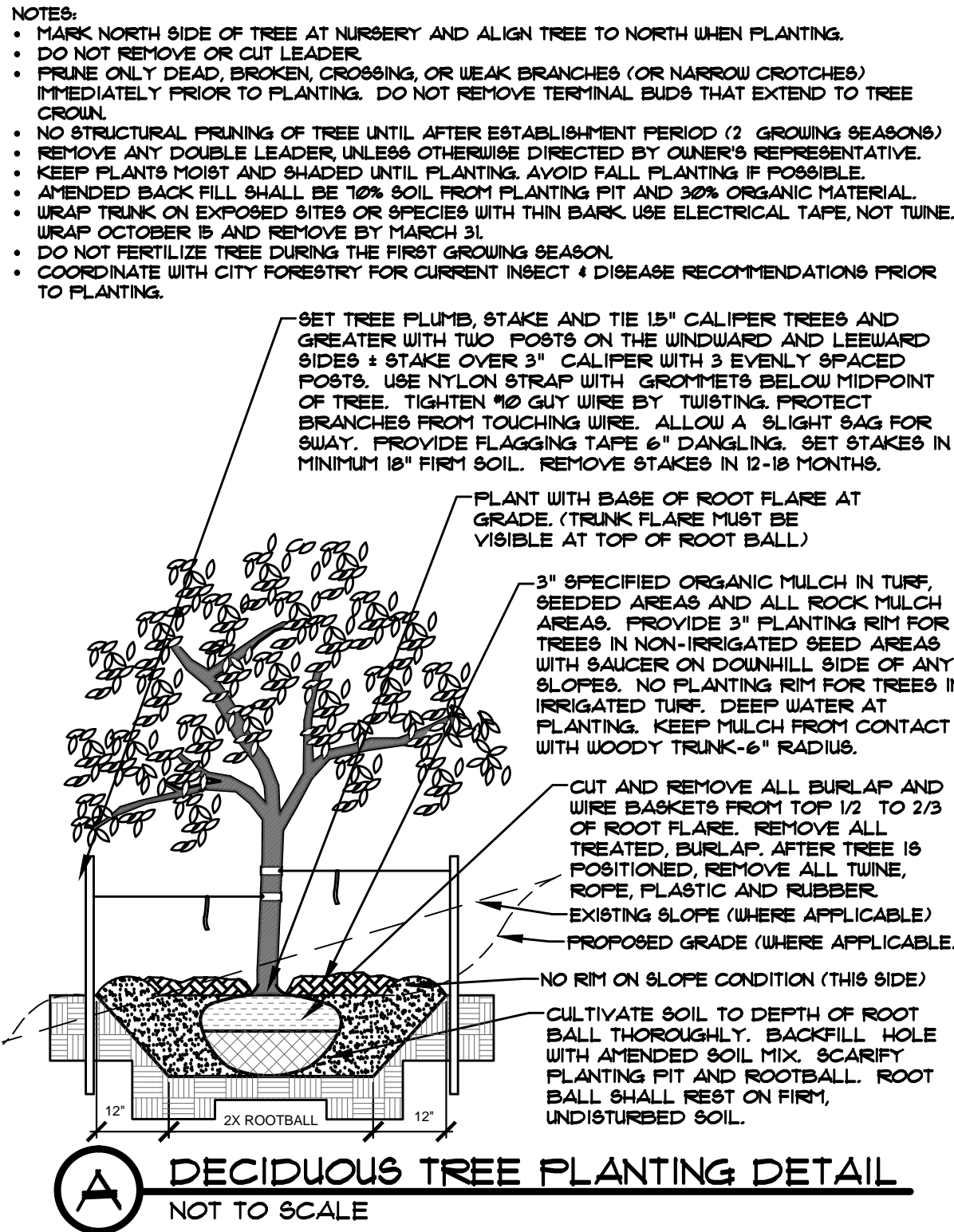
IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION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

ONE-YEAR WARRANTY

AS AGREED WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL 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.



UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE AND ALL SHRUBS TO BE LOCATED MINIMUM 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE. REFER TO LOCAL CODES.

DOCUMENT NOTE

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PREPARED FOR:
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JOB NUMBER
778-18

REVISIONS

9-10-18 PER COMMENTS

10-18-18 PER COMMENTS

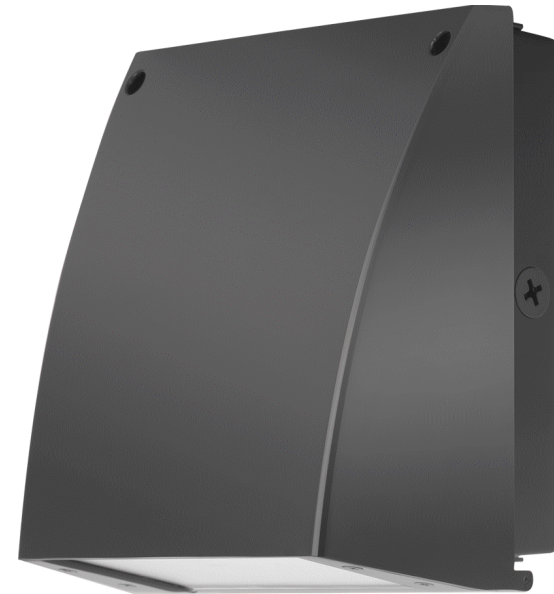
ORIGINAL DATE 7-2-18

DRAWN BY JM

DESCRIPTION

DETAILS AND NOTES

SHEET NO.
7 OF 10



- 2 SLIM37 WALLPACK LUMINAIRE (WP1)
8 NOT TO SCALE



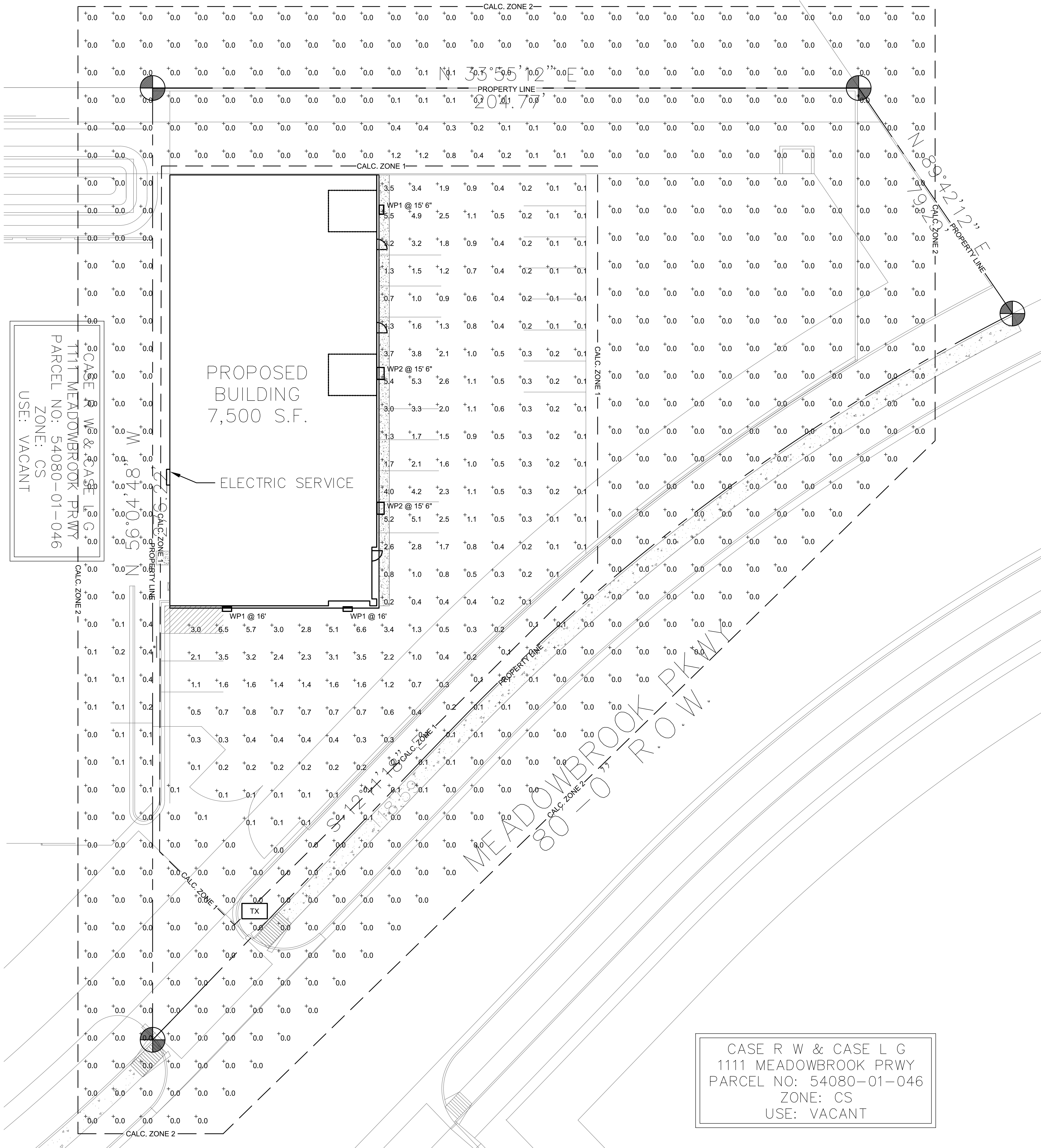
- 3 WPLED26 WALLPACK LUMINAIRE (WP2)
8 NOT TO SCALE

CALCULATION ZONE 1 STATISTICS					
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	AVG/MIN
CALCULATION ZONE	+	1.2 fc	6.6 fc	0.0 fc	N/A

CALCULATION ZONE 2 STATISTICS					
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	AVG/MIN
CALCULATION ZONE	+	0.0 fc	1.2 fc	0.0 fc	N/A

LIGHT FIXTURE SCHEDULE

TYPE	MFGR.	CATALOG NO.	LAMPS			MTG.	DESCRIPTION	NOTES	VOLTS	TOTAL WATTS
			QUAN	WATT	TYPE					
WP1	RAB	SLIM37	1	35.3	LED	SURFACE	LED WALLPACK		120	35.3
WP2	RAB	WPLED26	1	30	LED	SURFACE	LED WALLPACK		120	30



- 1 PHOTOMETRIC SITE PLAN
8 SCALE: 1/16" = 1'-0"

CASE R W & CASE L G
1111 MEADOWBROOK PRWY
PARCEL NO: 54080-01-046
ZONE: CS
USE: VACANT

HAMMERS
CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
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PAD-3

PADMARK BUSINESS PARK-LOT 3
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4445 Northpark Dr. Suite 200
Colorado Springs, CO 80907
mcsheaconsulting.com

Z. CRABTREE
PROFESSIONAL ENGINEER
10.09.18

DATE: OCT. 09, 2018
DRAWN BY: C.C.F.
PROJ. MGR: Z. CRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 18-937

△ RESUBMITTALS:

△	
△	
△	
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SLIM37



Color: Bronze Weight: 8.9 lbs

Technical Specifications

Listings

UL Listing:

Suitable for wet locations, Wall Mount only.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P00001711T

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Construction

Footprint:

Designed to replace RAB HID WP1 wallpacks, both in size and footprint template, so upgrading to LED is easy and seamless

IP Rating:

Ingress Protection rating of IP66 for dust and water

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Housing:

Precision die-cast aluminum housing and door frame

Mounting:

Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.

Cutoff:

Cutoff (7.5°)

Recommended Mounting Height:

Up to 30 ft

Lens:

Microprismatic diffusion glass lens reduces glare and has smooth and even light distribution

Reflector:

Specular thermoplastic

Gaskets:

The unique design of the tight-lock gasket ensures no water or environmental elements will ever get inside the SLIM

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free, RoHS compliant components.

LED Characteristics

LED:

Long-life, high-efficiency, micro-power, surface mount LEDs; binned and mixed for uniform light output and color

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Electrical

Driver:

Constant Current, 100-277V, 50/60Hz, 100-277VAC 0.6A, 4KV Surge Protection, 700mA, Power Factor 99.6%.

Other

Accessories:

Available accessories include polycarbonate and wire guard. Click to see all accessories.

Patents:

The design of the SLIM™ is protected by patents pending in US, Canada, China, Taiwan and Mexico

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

HID Replacement Range:

Replaces 200W Metal Halide

RAB Outdoor

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
120V: 0.31A
208V: 0.19A
240V: 0.16A
277V: 0.14A
Input Watts: 35W
Efficiency: N/A

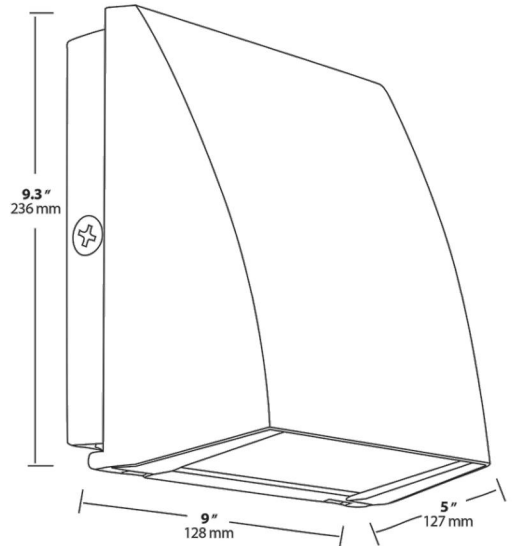
LED Info

Watts: 37W
Color Temp: 5000K (Cool)
Color Accuracy: 73 CRI
L70 Lifespan: 100000
Lumens: 3905
Efficacy: 111 LPW

Need help? Tech help line: (888) RAB-1000 Email: sales@rablighting.com Website: www.rablighting.com
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SLIM37

Dimensions



Features

Covers footprint of most traditional wallpacks
Easy installation with hinged access, bubble level and multiple conduit entries
Tight-lock gasket keeps elements out
100,000-hour LED lifespan
5-Year, No-Compromise Warranty

RAB Outdoor

Ordering Matrix

Family	Cutoff	Wattage	Color Temp	Finish	Driver Options	Options	Other Options
SLIM	Λ	37	Λ	Λ	Λ	Λ	Λ
	Blank = Cutoff (10 degrees) FC = Full Cutoff (0 degrees)	37 = 37W 57 = 57W 62 = 62W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = Standard (120-277V) /BL = Bi-Level /D10 = Dimmable /A80 = 480V	Blank = No Option /PC = 120V Button Photocell /PC2 = 277V Button Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /LC = Lightcloud Controller	Blank = Standard USA = BAA Compliant

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WPLED26



Color: Bronze Weight: 7.2 lbs

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P00001701

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Finish:

Formulated for high-durability and long lasting color

Ambient Temperature:

Suitable For use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Green Technology:

Mercury and UV-free, RoHS compliant components.

Electrical

Driver:

Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V/4 Amps.

Other

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

Equivalency:

Equivalent to 175W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

RAB Outdoor

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
120V: 0.26A
208V: 0.16A
240V: 0.14A
277V: 0.12A
Input Watts: 30W
Efficiency: 88%

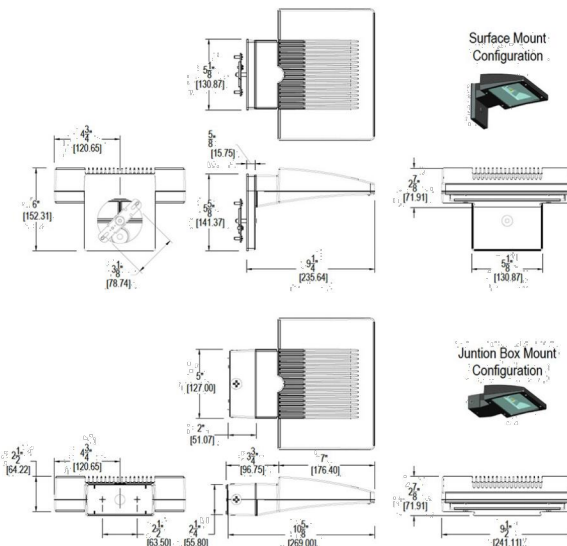
LED Info

Watts: 26W
Color Temp: 5000K (Cool)
Color Accuracy: 73 CRI
L70 Lifespan: 100000
Lumens: 3475
Efficacy: 118 LPW

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WPLED26

Dimensions



Features

Ultra-high efficiency 20 Watt wallpack
Maintains 70% of initial lumens at 100,000 hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins
Replaces 100W MH
100 up to 277 Volts
5-year warranty

RAB Outdoor

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