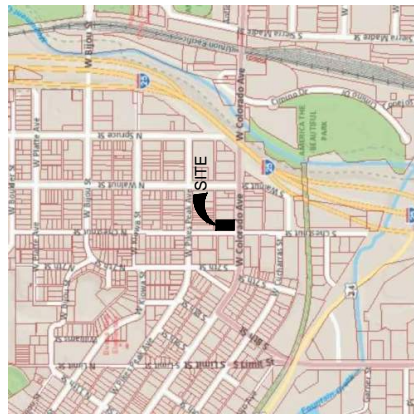


Parrish's Addition to Colorado Springs, Lots 29, 30, 31 and 32, Block 5 532 W. Colorado Ave., Colorado Springs, CO PUD DEVELOPMENT PLAN JULY 2019



VICINITY MAP:

- GENERAL NOTES:**
1. PUD ZONING ALLOWS FOR A TOTAL BUILDING HEIGHT OF 60 FEET.
 2. PUD ZONING ALLOWS FOR ZERO LOT LINE BUILDING SETBACK ALONG THE PUBLIC RIGHT-OF-WAYS (W. COLORADO AVE. AND N. CHESTNUT STREET).
 3. PUD ZONING ALLOWS FOR ZERO LOT LINE LANDSCAPE SETBACK ALONG THE PUBLIC RIGHT-OF-WAYS (W. COLORADO AVE. AND N. CHESTNUT STREET).
 4. PUD ZONING ALLOWS FOR LESS THAN 10% OF THE # BUT NOT LESS THAN 10% OF THE SITE NET AREA FOR INTERNAL LANDSCAPE.
 5. PUD ZONING ALLOWS ABEDICTION IN PARKING REQUIREMENTS PARKING REDUCTION REQUESTED DUE TO PROXIMITY TO BUS ROUTES. PROPOSED ON-SITE PARKING BIKE STORAGE AND LANDSCAPE STUDY THAT INDICATED ADEQUATE PARKING AVAILABILITY WITHIN A TWO BLOCK RADIUS.
 6. USES ALLOWED AS IDENTIFIED ON THE APPROVED ZONE CHANGE (CPC PUD 19-00089) SHALL INCLUDE:
 1. RESIDENTIAL - WITH A HEIGHT RESTRICTION OF 60' AND A DENSITY NOT TO EXCEED 20 UNITS PER ACRE
 2. COMMERCIAL AND OFFICE USE - WITH A BUILDING HEIGHT RESTRICTION OF 50'
 3. ALL OTHER USES MUST FOLLOW THE C-4 CITY ZONING STANDARDS.
 7. PEDESTRIAN CONNECTIVITY WILL BE PROVIDED FROM THE PROPOSED BUILDING TO EXISTING PUBLIC SIDE WALKS.
 8. SELECTION OF PROPOSED STREET TREES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE TAKEN FROM THE "TREES FOR COLORADO SPRINGS: SUITABLE AS STREET TREES" A CITY FORESTRY PUBLICATION.
 9. ALL LANDSCAPE ASSOCIATED WITH THIS PROJECT TO BE MAINTAINED BY MANAGEMENT COMPANY OF THE PROPERTY. THE OWNER, INCLUDING ALL RIGHT OF WAY LANDSCAPE AND IRRIGATION MAINTENANCE.
 10. ALL OTHER UTILITY REQUIREMENTS AND SERVICES SHALL BE IDENTIFIED BY THE UTILITY ENGINEER. EXISTING UTILITIES SHALL BE MAINTAINED AND NOT REMOVED. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" UNLESS OTHERWISE SPECIFIED BY THE UTILITY ENGINEER. ALL UTILITIES SHALL BE MAINTAINED AND NOT REMOVED. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" UNLESS OTHERWISE SPECIFIED BY THE UTILITY ENGINEER. ALL UTILITIES SHALL BE MAINTAINED AND NOT REMOVED. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" UNLESS OTHERWISE SPECIFIED BY THE UTILITY ENGINEER.

- CONSTRUCTION SCHEDULE:**
- STARTUP TO OCCUR FIRST QUARTER OF 2020
- OWNERSHIP:**
- Desiree Holdings, Inc
1725 Tebeau Drive, Suite 107
Colorado Springs, CO 80905
- PREPARED BY:**
- PLANNERSLANDSCAPE ARCHITECT
1725 Tebeau Drive, Suite 107
Colorado Springs, CO 80905
- CIVIL ENGINEER:**
Colorado Springs, CO 80905
- LANDSCAPE ARCHITECT:**
6025 S. Olympic Street
Colorado Springs, CO 80911
- SHEET INDEX:**
- SHEET 1 OF 10
SHEET 2 OF 10
SHEET 3 OF 10
SHEET 4 OF 10
SHEET 5 OF 10
SHEET 6 OF 10
SHEET 7 OF 10
SHEET 8 OF 10
SHEET 9 OF 10
SHEET 10 OF 10

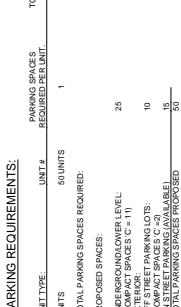
UNIT TYPE	UNIT #	PARKING SPACES REQUIRED	TOTAL PARKING SPACES REQUIRED
UNITS	50 UNITS	1	50
PROPOSED SPACES:			
UNDERGROUND/COVER LEVEL:		25	
EXTENDED:		10	
COMPACT PARKING LOTS:		15	
ON STREET PARKING (AVAILABLE):		50	
TOTAL PARKING SPACES PROPOSED:		13	
TOTAL COMPACT SPACES PROPOSED:		14	
TOTAL L.C. SPACES PROPOSED:		2	
TOTAL SPACES PROPOSED:			50

ADA SITE ACCESSIBILITY:

THE DESIGN SHALL COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE PROPOSED PLAN REFLECTS THE REQUIRED ELEMENTS REQUIRED BY THE ADA STANDARDS FOR ACCESSIBLE DESIGN. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS IS CONDITIONAL UPON THE CITY ENGINEER'S REVIEW AND APPROVAL OF THE FEDERAL AND STATE ACCESSIBILITY STANDARDS. ANY VIOLATION OF THE ADA STANDARDS ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS, RULES, REGULATIONS OR ORDINANCES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. LAWS LIES WITH THE PROPERTY OWNER.

PARKING SPACES EACH ACCESSIBLE PARKING SPACE SHALL BE AT LEAST:

- 1. WHEELCHAIR, EACH SEAT SHALL BE NO SMALLER THAN 30" BY 48" WITH A CLEARANCE OF 30" ABOVE THE SEAT.
- 2. VISUALLY IMPAIRED PERSONS SHALL BE LOCATED AT THE END OF THE SPACE AT A HEIGHT OF 48" TO 54" FROM THE GROUND. VISUALLY IMPAIRED PERSONS SHALL BE LOCATED AT THE END OF THE SPACE AT A HEIGHT OF 48" TO 54" FROM THE GROUND.



NO.	DATE	DESCRIPTION	BY
		BENCHMARK DATA (ELEV.)	
		(DATA)	
		(DESCRIPTION/LOCATION)	

LEGAL DESCRIPTION:
THE SUBJECT PROPERTY IS PART OF THE PARRISH'S ADDITION TO COLORADO SPRINGS, UNITS 29, 30, 31, AND 32, BLOCK 5, ADDITION TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING 10.043 SF (0.444) ACRES, MORE OR LESS.

PROJECT INFORMATION:
TAX ID # 7410 25016
MASTER PLAN: WEST SE WATER PLAN
CURRENT ZONE: C-4 / GENERAL BUSINESS
PROPOSED ZONE CHANGE: PUD
USE TYPE: VACANT PARKING LOT

EXISTING:
4 STORY MULTIFAMILY RESIDENTIAL APARTMENT BUILDING (1997 S.F.)
15.60 DUAL 12.76 PAR

PROPOSED:
15.60 DUAL 12.76 PAR

MAXIMUM BUILDING HEIGHT: 60'

LOT COVERAGE:
TOTAL AREA: 18403 SF / 0.44 AC.
PREVIOUS COVERAGE: 1007 S.F. 5% OF SITE
WITHIN PROPERTY LINE
PERVIOUS AREA IN ROW: 1039 S.F. 6% OF SITE
IMPERVIOUS COVERAGE: 11386 S.F. 60% OF SITE
BUILDING FOOTPRINT: 6671 S.F. 36% OF SITE
SIDEWALKS

BUILDING DATA:
ALLOWABLE BUILDING HEIGHT: 60'-0"
PROPOSED HEIGHT: 48'-0" (Average Bldg. Height 51'-4")
4 STORY MULTIFAMILY RESIDENTIAL APARTMENT BUILDING
MANUELS LEVEL (UNDERGROUND)
2ND LEVEL: 10,486 S.F.
3RD LEVEL: 10,395 S.F.
4TH LEVEL: 10,395 S.F.
TOTAL (GROSS): 31,276 S.F.

UNIT TYPES:
21 UNITS
24 UNITS
50 UNITS

CLIENT OWNER:
GOODWIN KNIGHT
8605 Explore Drive #250
Colorado Springs, CO 80902

PREPARED BY:
LANDSCAPE ARCHITECTURE & PLANNING
Land Patterns, Inc.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
		BENCHMARK DATA (ELEV.)	
		(DATA)	
		(DESCRIPTION/LOCATION)	

APPROVAL STAMP:
CITY FILE NO. CPC PUD 19-00088

**532 W. COLORADO AVE APARTMENTS
DEVELOPMENT PLAN
COVER SHEET**

APPROVED BY: [Signature]
DATE ISSUED: JULY 2019
SHEET NO. 1 OF 10 SHEETS

APPROVED BY: [Signature]
DATE ISSUED: JULY 2019
SHEET NO. 1 OF 10 SHEETS

APPROVED BY: [Signature]
DATE ISSUED: JULY 2019
SHEET NO. 1 OF 10 SHEETS

APPROVED BY: [Signature]
DATE ISSUED: JULY 2019
SHEET NO. 1 OF 10 SHEETS

APPROVED BY: [Signature]
DATE ISSUED: JULY 2019
SHEET NO. 1 OF 10 SHEETS

FIGURE 5

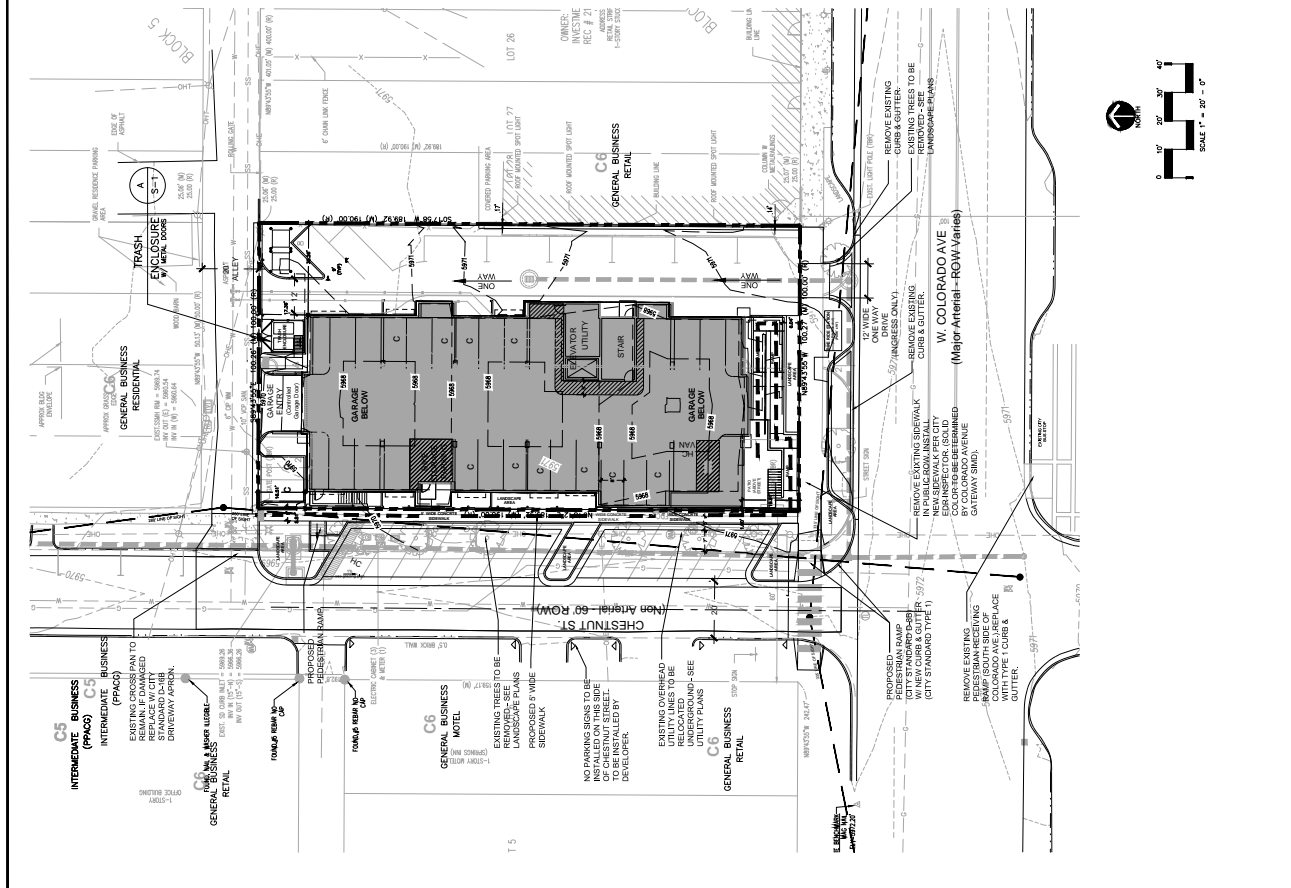
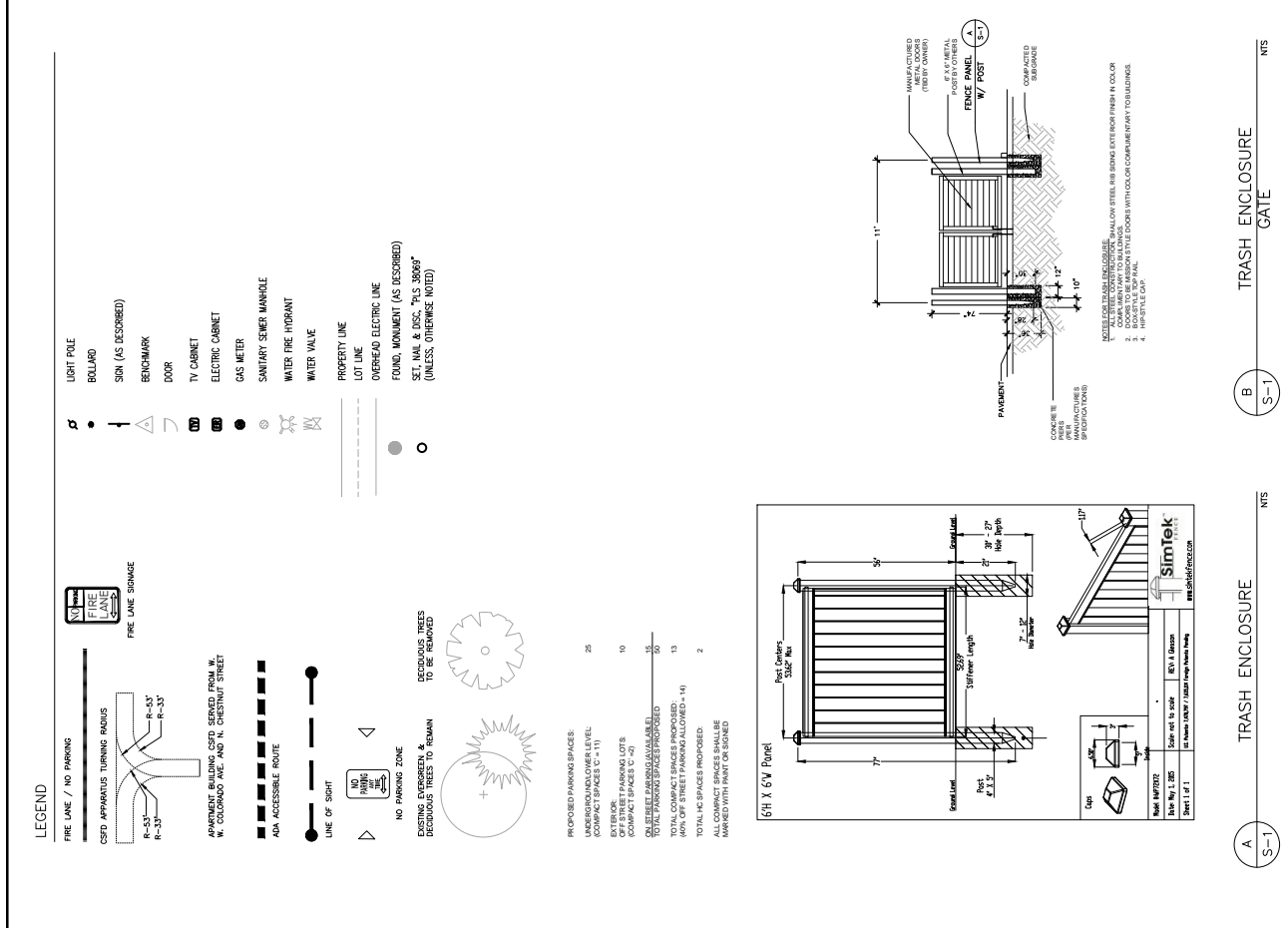
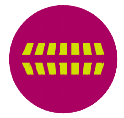


FIGURE 5

PRELIMINARY
NOT FOR CONSTRUCTION

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532 COLORADO AVE APARTMENTS
FOR
GOODWIN KNIGHT
532 W COLORADO AVE
COLORADO SPRINGS, CO 80905

A Date	Revision / Description	By
---	1. INITIAL UTILITY COMMENTS	---

PROJECT NO.	2018-003
DATE:	9/1/2017
CHARACTER:	RES

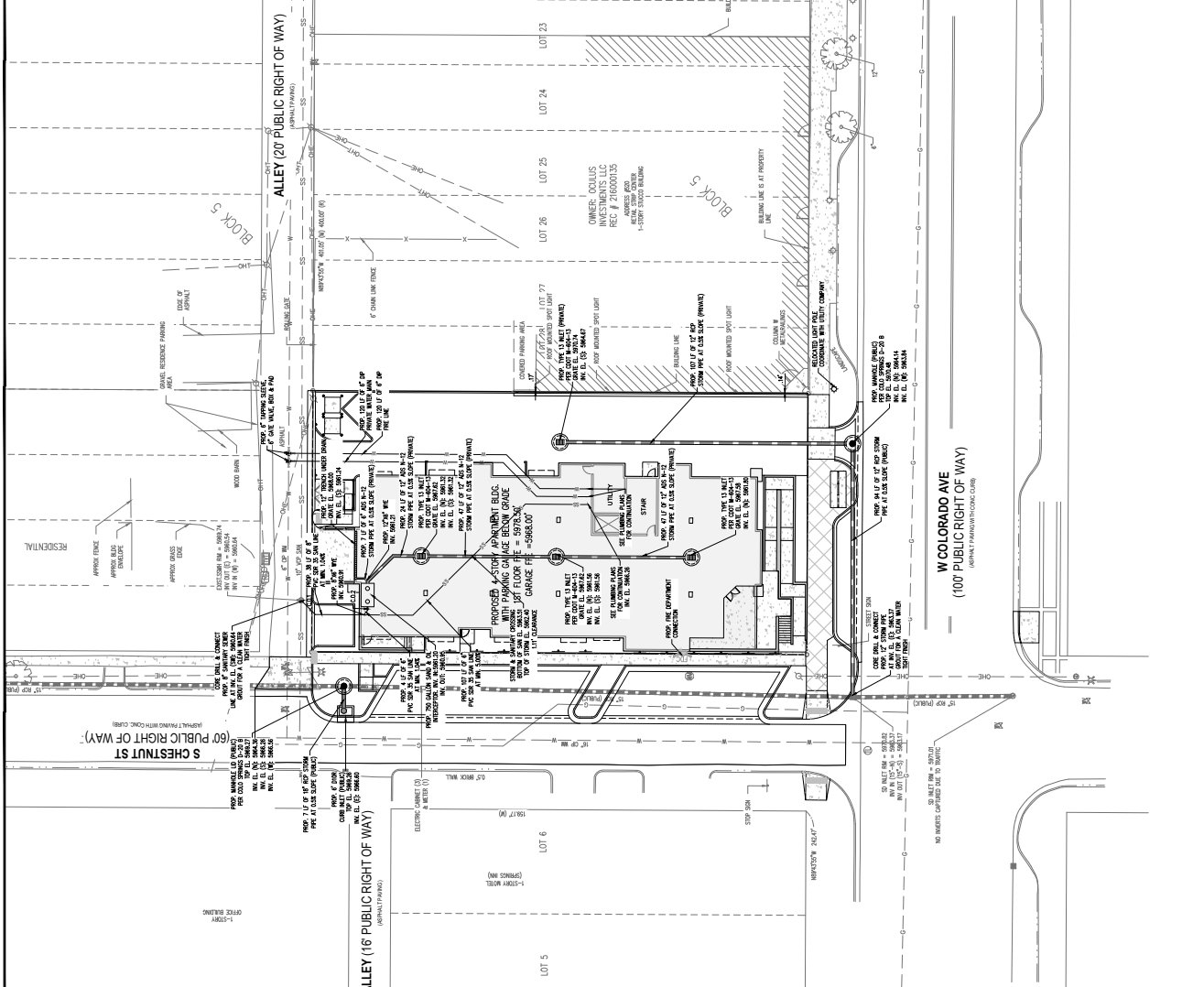
UTILITY PLAN
CPC-PUD-18-0088
C6.0
Sheet 6 of 13

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING FOOTING
- PROPOSED CONCRETE FINISH
- PROPOSED FLOORING
- PROPOSED LANDSCAPE AREA
- PROPOSED ELECTRICAL
- PROPOSED MECHANICAL
- PROPOSED FIRE ALARMS
- PROPOSED FIRE RACK
- PROPOSED DOWN PIPE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER OUT
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER OUT
- EXISTING SANITARY SEWER
- EXISTING MECHANICAL
- EXISTING ELECTRICAL
- EXISTING FIRE ALARMS
- EXISTING MECHANICAL
- EXISTING ELECTRICAL
- EXISTING MECHANICAL
- EXISTING FIRE ALARMS
- EXISTING MECHANICAL
- EXISTING ELECTRICAL
- EXISTING MECHANICAL
- EXISTING FIRE ALARMS
- EXISTING MECHANICAL

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITIES LOCATIONS SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. A UTILITY LOCATIONS SURVEY SHALL BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- IF THE CONTRACTOR IDENTIFIES UTILITIES THAT ARE NOT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ARCHITECT AND ENGINEER OF RECORD FOR ASSISTANCE.



UTILITY SERVICE PLAN NOTES

THE CONTRACTOR SHALL VERIFY COLORADO SPRINGS UTILITIES INSPECTORS OFFICE 781-868-4883 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' REQUIREMENTS AND WATER LINE EXTENSION AND 2. EXISTING UTILITIES SHALL BE MAINTAINED IN PLACE AND PROTECTED FROM DAMAGE. ANY NECESSARY REPAIRS TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF COLORADO SPRINGS.
- ALL UTILITIES SHALL BE MAINTAINED UNDERGROUND UNLESS OTHERWISE SPECIFIED. ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 24" DEPTH UNLESS OTHERWISE SPECIFIED.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 24" DEPTH UNLESS OTHERWISE SPECIFIED. ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 24" DEPTH UNLESS OTHERWISE SPECIFIED.
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WATER:

- EXISTING WATER SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED NEAR DRAINAGE.
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FIGURE 5

Appendix E SCHEMATIC LANDSCAPE DIAGRAM Submitted in conformance with Policy 311

NAME OF PROJECT: 22 SPRUCE APARTMENTS – DEVELOPMENT PLAN
DATE: OCTOBER 2015
CLIMATE ZONE: CLIMATE ZONE
(from Figure 4 of Landscape Policy Manual) – circle.oas: PLAINS
FOOTHILLS Foothills & Plains

PLANT COMMUNITIES (to be issued by landscape architect)
HYDROZONES (to be issued by landscape architect)

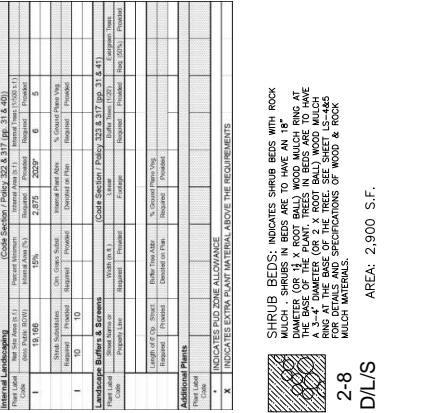
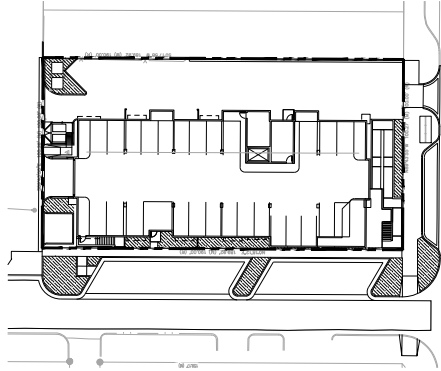
1 --- Semi-wood Shrublands
2 --- Prairie Juniper Woodlands
3 --- Lower Elevation Riparian
4 --- Upper Elevation Riparian
5 --- Ponderosa Pine Forest
6 --- Douglas Fir Forest
7 --- High (more than 25 inches per year)
8 --- Moderate (15 to 25 inches per year)
9 --- Low (7 to 15 inches per year)
10 --- Very Low (0 to 7 inches per year)
V (O) - Very Low (0 to 7 inches per year)
L (A) - Low (7 to 15 inches per year)
M (S) - Moderate (15 to 25 inches per year)
H (W) - High (more than 25 inches per year)

Site Category Calculations

Project Name: 22 Spruce Apartments
Address: 532 Colorado Ave, Denver, CO 80202
City: Denver, CO
State: Colorado
County: Denver
Zoning: UR-2-2
Climate Zone: CLIMATE ZONE

Code Section / Policy	Area (Sq. Ft.)	Weight	Area (Sq. Ft.)	Weight
CABR	100	25	2500	2.5
CHB	100	10	1000	1.0
CABR	100	10	1000	1.0
CHB	100	10	1000	1.0

Net Usable Area: 2,500 sq. ft.
Net Usable Area: 1,000 sq. ft.



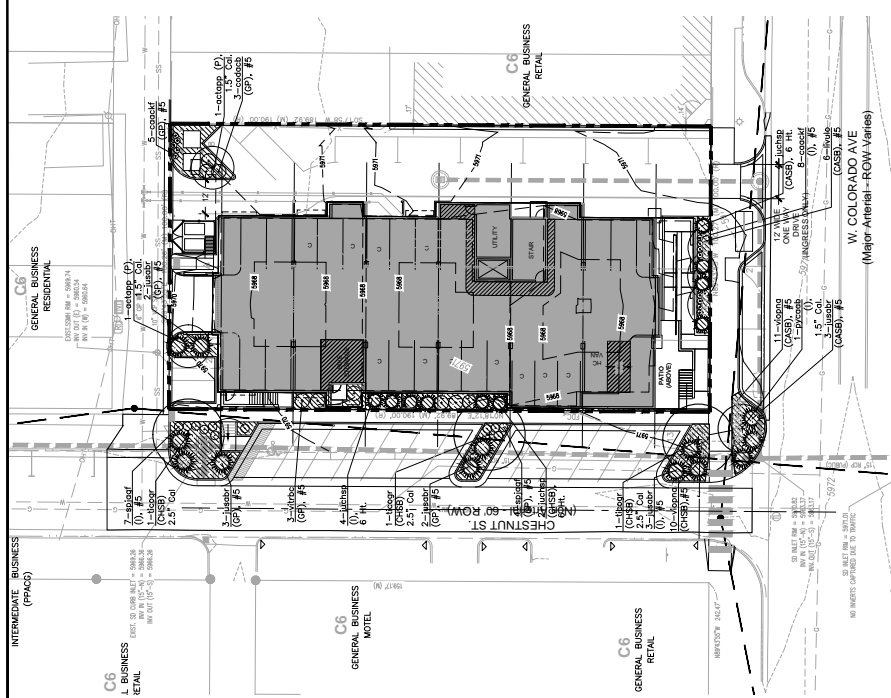
LANDSCAPE PLANT SCHEDULE

Abbr.	Qty.	Botanical Name	Common Name	App. B Qty.	Mature Height	Planting Size	Notes
FRAXES	13	Fraxinus americana	White Bark Oak	A	18"-24"	#1	

LANDSCAPE PLANT SCHEDULE

Abbr.	Qty.	Botanical Name	Common Name	App. B Qty.	Mature Height	Planting Size	Notes
FRAXES	13	Fraxinus americana	White Bark Oak	A	18"-24"	#1	

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Abbr.	Qty.	Botanical Name	Common Name	App. B Qty.	Mature Width	Planting Size	Notes
FRAXES	13	Fraxinus americana	White Bark Oak	A	18"-24"	#1	

FIGURE 5



Goddard/Stadik
ARCHITECTS
800 W. WYOMING ST.
DENVER, CO 80202
303.455.4437
WWW.GSDSTADIK.COM

9772 S. QUERCUS STREET
SUITE 250
DENVER, CO 80111

NOT FOR
CONSTRUCTION

532 W. COLORADO APARTMENTS

BUILDING TYPE D-54

DRAWN BY:
DA

CHECKED BY:
CW

ISSUE DATE:
09/20/2019

REVISIONS:

NORTH & EAST
ELEVATIONS

A3.02

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Goddard/Stadik Architects, Inc.

EXTERIOR FINISH MATERIAL SCHEDULE	COMMENTS
ACCT 01	CONCRETE
ACCT 02	PAVING
ACCT 03	SMOKE CHIMNEY (SEE 19)
ACCT 04	SMOKE CHIMNEY (SEE 19)
ACCT 05	ARCHITECTURAL GRADE METAL PANEL
ACCT 06	ALUMINUM EXTERIOR FINISH
ACCT 07	EXPOSED CONCRETE
ACCT 08	EXPOSED CONCRETE FOUNDATION

* ALL MATERIALS AND COLORS ARE TO BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION APPROVAL.

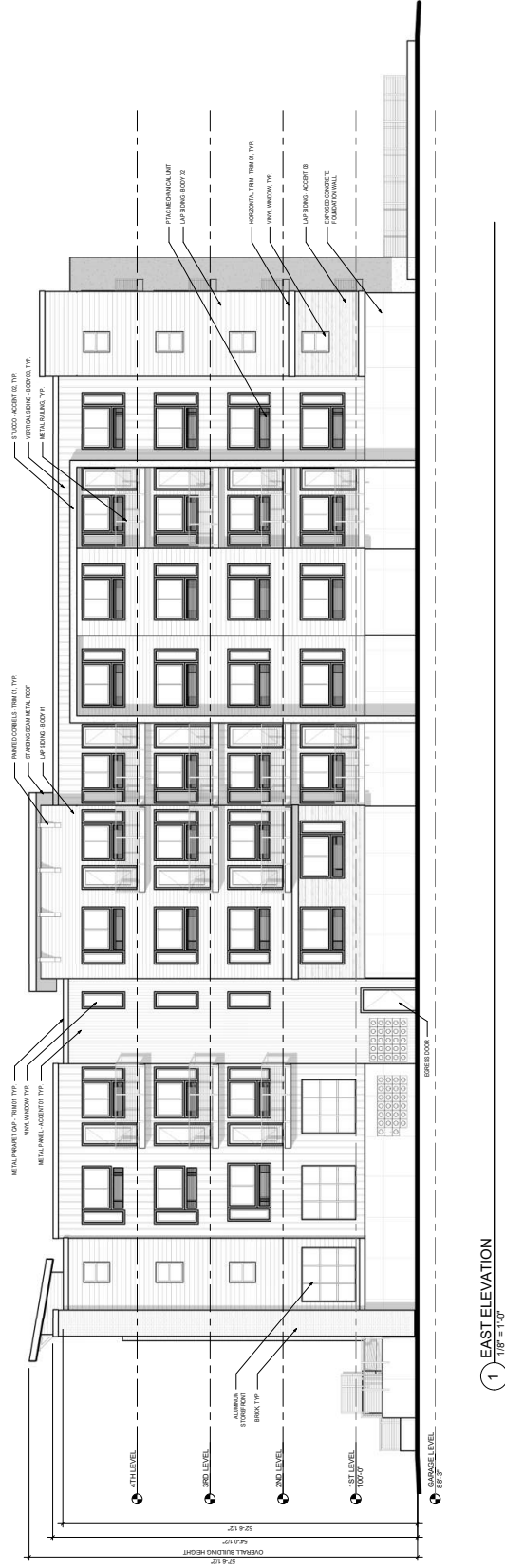
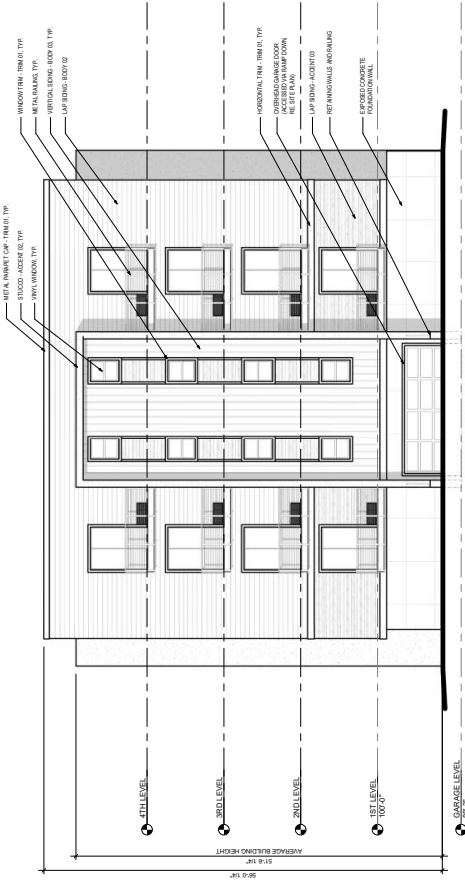


FIGURE 5

THE INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF GPM ASSOCIATES, INC.

GPM ASSOCIATES, INC.
 8605 SPRING CREEK SUITE 250
 COLORADO SPRINGS, CO 80920
 719.588.1122

CONSULTANT:
 532 Colorado Avenue
 Colorado Springs, CO 80921

SHEET NAME: SITE LIGHTING PHOTOMETRIC PLAN PLAN
 PROJECT NAME: 532 COLORADO AVE. APARTMENTS

DATE: 06/29/2019
 DRAWN BY: DP
 STAMPS/REVISIONS:

E-1
 DAILY SHEET 9 OF 10
 20.00
 CITY FILE NUMBER: 19-001
 PROJECT NUMBER: 19001

GENERAL NOTES:

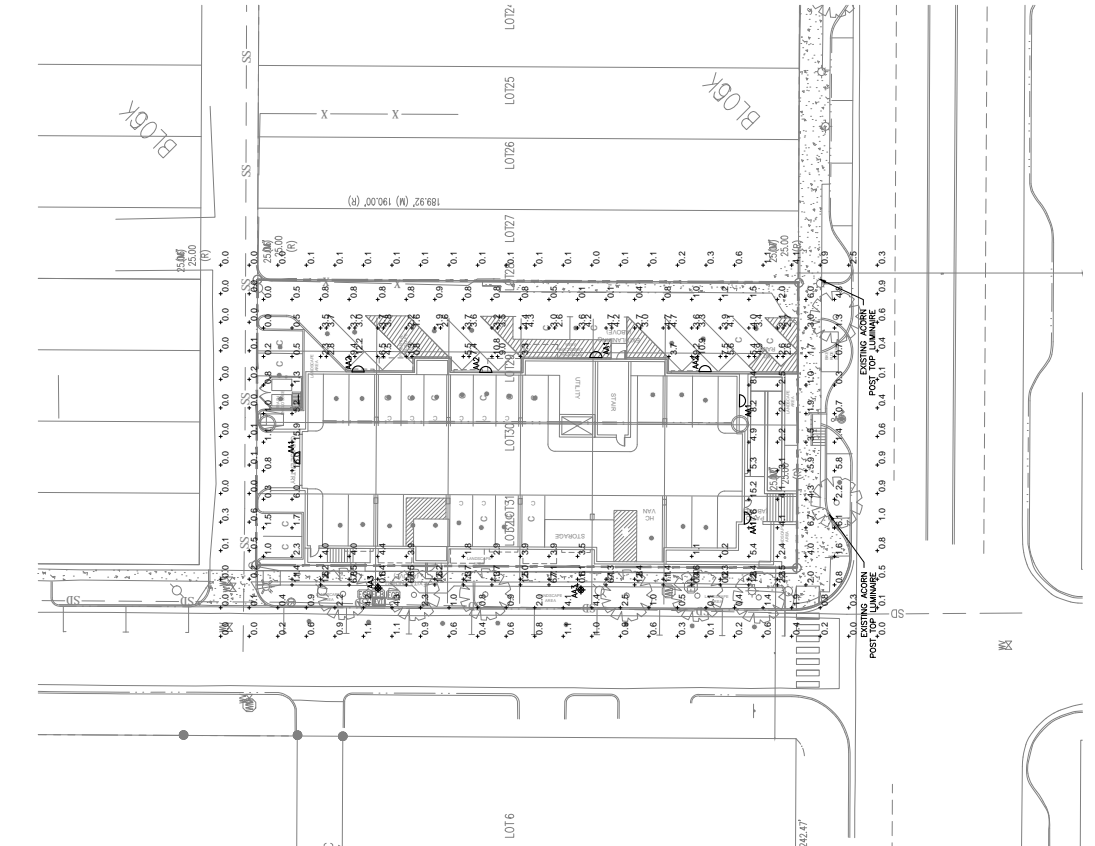
1. LIGHTING FIXTURES SHALL BE CONTROLLED BY ASTRONOMICAL TIMECLOCK/PHOTOCELL.
2. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS OF BUILDING-MOUNTED LIGHTING FIXTURES.
3. WIRE SIZE SHALL BE MINIMUM #10 AWG FOR EXTERIOR LIGHTING AND SIGN WIRE. WIRE SHALL BE INSTALLED IN CONDUIT. WIRE SIZE TO COMPENSATE FOR VOLTAGE DROP SHALL BE DETERMINED BY THE ENGINEER. ALL WIRING SHALL BE IN APPROVED RACEWAY.
4. ALL EXTERIOR MOUNTED RECEPTACLES, JUNCTION BOXES AND CONDUIT SHALL BE WEATHERPROOF.
5. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL. PROVIDE PHOTOCELL IN A WEATHERPROOF BOX MOUNTED WITH AN UNOBSTRUCTED VIEW OF THE NORTHERN SKY.

PHOTOMETRIC NOTES

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION PROPERTIES.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARD.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. PROVIDE HOUSE SIDE SHIELDS FOR ALL FULL CUT-OFF LIGHT FIXTURES THAT EXCEED A MOUNTING HEIGHT OF 2.5 TIMES THE MOUNTING HEIGHT OF THE PROPERTY LINE.

STATISTICS

Description	Symbol	Avg	Max	Min
OVERALL SITE	+	3.2 fc	17.6 fc	0.0 fc
PARKING EAST	+	4.4 fc	12.2 fc	0.8 fc
SIDEWALK WEST	+	2.9 fc	7.5 fc	0.3 fc



1 SITE LIGHTING PHOTOMETRIC PLAN PLAN
 20.00
 NORTH

FIGURE 5

THE INFORMATION ON THIS SHEET IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE CLERK AND CHECK OF THE DRAWING. THE DRAWING SHALL BE THE BASIS FOR ALL WORK. ANY CHANGES TO THE DRAWING SHALL BE MADE BY THE ARCHITECT OR ENGINEER OF RECORD. ANY WORK DONE WITHOUT THE CLERK AND CHECK OF THE DRAWING SHALL BE AT THE RISK OF THE CONTRACTOR.

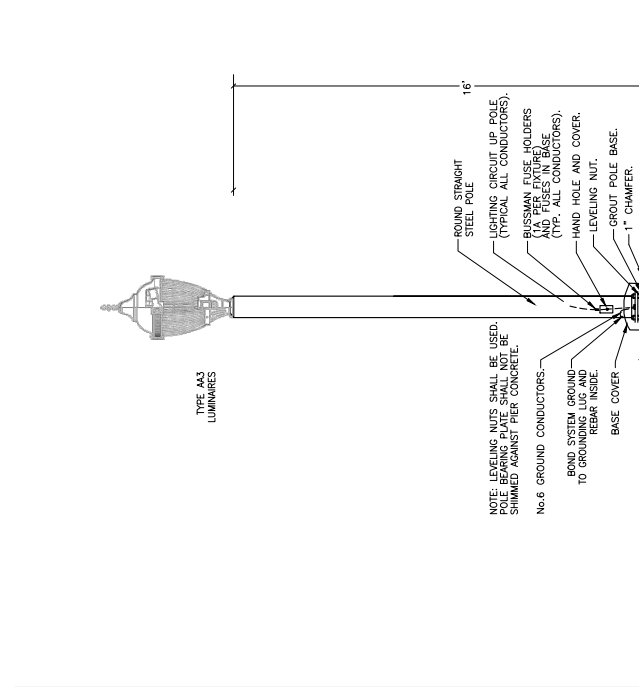
6005 PLYMOUTH DRIVE, SUITE 250
 COLORADO SPRINGS, CO 80920
 719.588.5152

GOOVN
 CONSULTANT

532 COLORADO AVE, APARTMENTS
 PROJECT NAME
 SHEET NAME
 DATE
 TYPE
 SUBMITTALS / REVISIONS

DATE: 06/29/2019
 SHEET NUMBER: 20.01
 CITY & NUMBER: 20.01
 CITY & NUMBER: 20.01

532 COLORADO AVE, APARTMENTS
 PROJECT NAME
 SHEET NAME
 DATE
 TYPE
 SUBMITTALS / REVISIONS



1 LIGHT FIXTURE AND POLE BASE DETAIL
 20.01 N.T.S.

PLAN MARK	MOUNTING SURFACE	DESCRIPTION	LUMINAIRE SCHEDULE		REMARKS
			MANUFACTURER AND CATALOG NUMBER	VOLUME	
AA1	WALL SURFACE	BY HEIGHT	MRW-AA-30W-SER-MOUL-PE-E10WH	W/OUT	WIDE THROU
AA2	WALL SURFACE	BY HEIGHT	MRW-AA-30W-SER-MOUL-PE-E10WH	W/OUT	FORWARD THROU
AA3	POLE	POST TOP	MRW-AA-30W-SER-MOUL-PE-E10WH	W/OUT	TO MATCH CITY SPEC
				UNY	150W TRS
					TO MATCH CITY SPEC

Performance Data

Lumen Output

Lumen Maintenance

Electrical Load

Photometric Diagrams

NOTES & SPECIFICATIONS

GENERAL

INSTALLATION

OPERATIONS

WARRANTY

MRW LED
 Agricultural Wall Science

AA1 AND AA2

Introduction

Specifications

Ordering Information

Emergency Battery Operation

Ordering Guide

Example: T50 A C B A 3 D T08 E

LANDSCAPE
 by @lightify

LANDSCAPE
 Hagerstown
 T03-1511100-101

Ordering Guide

Example: T50 A C B A 3 D T08 E

FIGURE 5

GENERAL NOTES:

1. ALL LIGHTING SHALL BE CONTROLLED BY ASTRONOMICAL TIMELOCK/PHOTOCELL.
2. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS OF BUILDING-MOUNTED LIGHTING FIXTURES.
3. WIRE SIZE SHALL BE MINIMUM #10 AWG FOR EXTERIOR LIGHTING AND SIGN LIGHTING. WIRE SHALL BE INSTALLED IN CONDUIT. WIRE SIZE TO COMPENSATE FOR VOLTAGE DROP SHALL BE DETERMINED BY THE ENGINEER. WIRE SIZE FOR ALL WIRING SHALL BE IN APPROVED RACEWAY.
4. ALL EXTERIOR MOUNTED RECEPTACLES, JUNCTION BOXES AND CONDUIT SHALL BE WEATHERPROOF.
5. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL. PROVIDE WEATHERPROOF PHOTOCELL MOUNTED WITH AN UNOBSTRUCTED VIEW OF THE NORTHERN SKY.

PHOTOMETRIC NOTES

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION PROPERTIES.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARD.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. PROVIDE HOUSE SIDE SHIELDS FOR ALL FULL CUT-OFF LIGHT FIXTURES THAT ARE MOUNTED AT A DISTANCE OF 2.5 TIMES THE MOUNTING HEIGHT OF THE PROPERTY LINE.

Description	Symbol	Avg	Max	Min
OVERALL SITE	+	3.2 fc	17.6 fc	0.0 fc
PARKING EAST	+	4.4 fc	12.2 fc	0.8 fc
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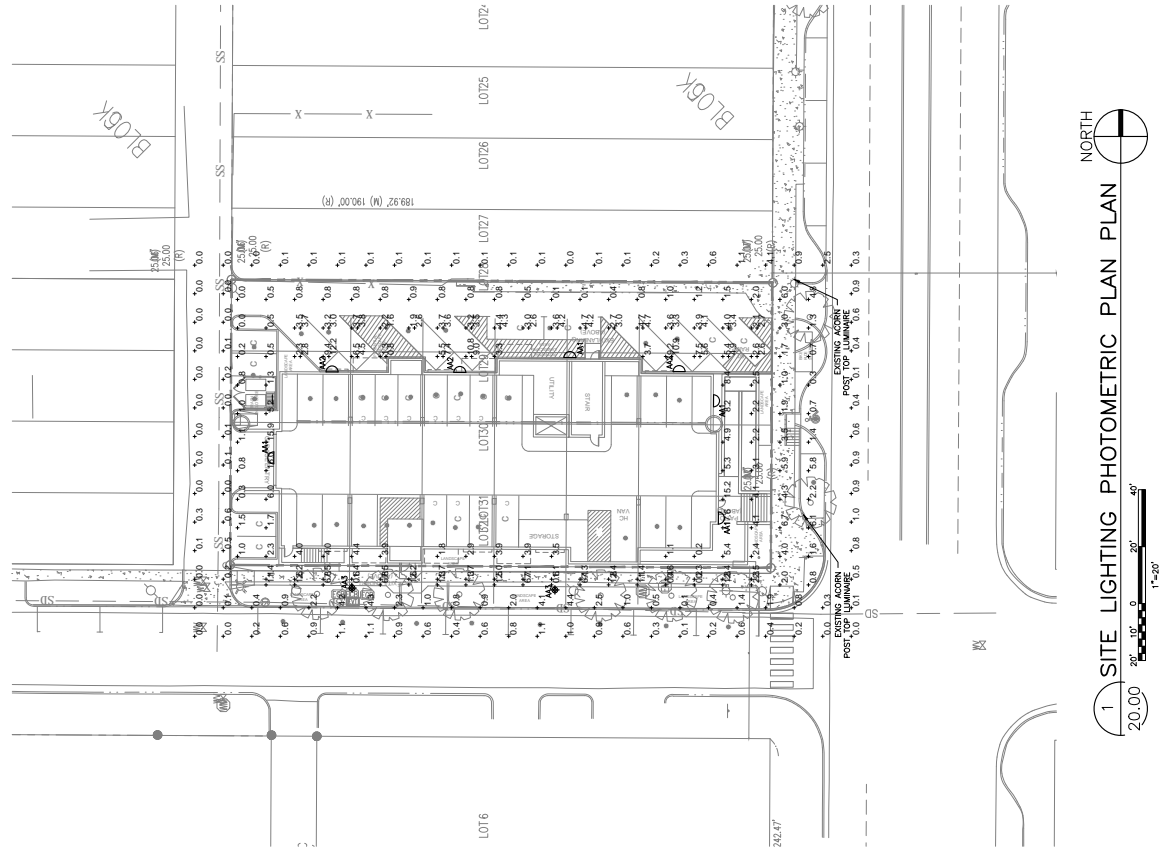


FIGURE 5

THE INFORMATION ON THIS SHEET IS FOR INFORMATIONAL USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

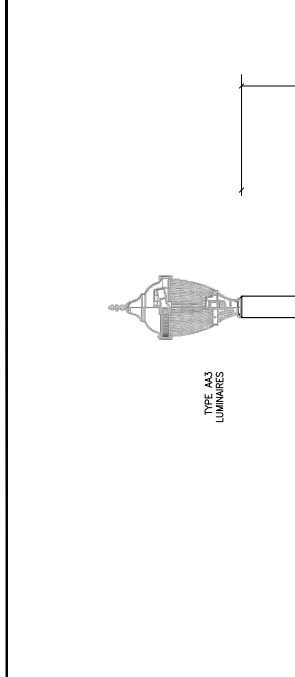
CONSULTANT:
532 COLORADO AVE, APARTMENTS
COLORADO SPRINGS, CO 80921

PROJECT NAME:
SITE LIGHTING CUT SHEETS AND DETAILS

DATE:
06/29/2019

BY:
DATE:
DATE:

PROJECT NUMBER:
CPC 19-00088
SHEET 10 OF 10
E-2



NOTE: LEVELING NUTS SHALL BE USED. NUTS SHALL BE SHIMMED AGAINST PIER CONCRETE.

No. 6 GROUND CONDUCTORS.

BOND SYSTEM GROUND TO GROUND REBAR INSIDE.

BASE COVER

4'-0" MINIMUM

2'-6" MINIMUM

CONTINUATION

ANCHOR BOLTS (4)

(4) NO. 7 REPAIRS WITH 100% OVERLAP OF GROUT - CONCRETE PIER.

PVC CONDUIT FOR CIRCUIT CONTIN.

18" DIAMETER

2'-0" MINIMUM

GRADE

1 LIGHT FIXTURE AND POLE BASE DETAIL
20.01 N.T.S.

LUMINAIRE SCHEDULE

PLAN MARK	LOCATION	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLUME	NO. OF LAMPS	LAMP TYPE	REMARKS
AA1	WALK SURFACE	WALK SURFACE	MRW-AA-30W-SER-MOUL-FE-ET0RH	W001	1	8W LED	WIDE THROW
AA2	WALK SURFACE	WALK SURFACE	MRW-AA-30W-SER-MOUL-FE-ET0RH	W001	1	8W LED	FORWARD THROW
AA3	POLE	POLE	MRW-AA-30W-SER-MOUL-FE-ET0RH	W001	1	150W HPS	TO MATCH CITY SPEC TO MATCH CITY SPEC

PERFORMANCE DATA

Lumen Output

Beam Spread

Footcandle

Beam Diameter

Beam Angle

Beam Spread

Beam Diameter

Beam Angle

Beam Spread

Beam Diameter

Beam Angle

PERFORMANCE DATA

Lumen Output

Beam Spread

Footcandle

Beam Diameter

Beam Angle

Beam Spread

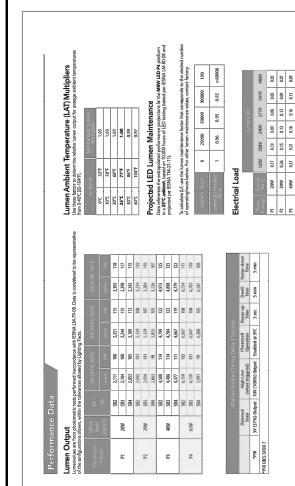
Beam Diameter

Beam Angle

Beam Spread

Beam Diameter

Beam Angle



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PVC CONDUIT FOR CIRCUIT CONTIN.

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PERFORMANCE DATA

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PERFORMANCE DATA

Lumen Output

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Footcandle

Beam Diameter

Beam Angle

Beam Spread

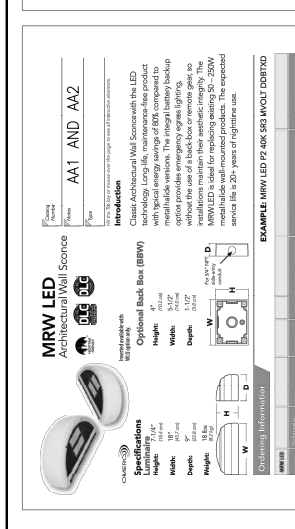
Beam Diameter

Beam Angle

Beam Spread

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PERFORMANCE DATA

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Beam Angle

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Lumen Output

Beam Spread

Footcandle

Beam Diameter

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Beam Angle

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Beam Diameter

Beam Angle

FIGURE 5