501 North Wahsatch Avenue

501 North Wahsatch Avenue
Colorado Springs, Colorado 80903

Legal Description: S 70 FT OF W 140 FT BLK 233 ADD 1 COLORADO SPRINGS

APPLICANT DATA:

OWNER/DEVELOPER: Adam Rae
2311 W Bijou Street
Colorado Springs, CO 80904
xxx.xxx.xxxx | adamr@sellmyhome.org

APPLICANT/PLANNER: William Guman & Associates, Ltd.
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
719.633.9700 | bill@guman.net

PHOTOMETRICS: Plant Engineering Consultants
320 West Fillmore Street
Colorado Springs, CO 80907
719.473.7077 | MPlant@planteci.com

GEOLOGIST: Rocky Mountain Group
2910 Austin Bluffs Parkway
Suite 100
Colorado Springs, CO 80918
719.203.3322 | kzigler@rmg-engineers.com

ENGINEER: JR Engineering
5475 Tech Center Drive
Suite 235
Colorado Springs, CO 80919
303.267.6254 | blaw@jrengineering.com

SURVEYOR: JR Engineering
5475 Tech Center Drive
Suite 235
Colorado Springs, CO 80919
303.267.6254 | blaw@jrengineering.com

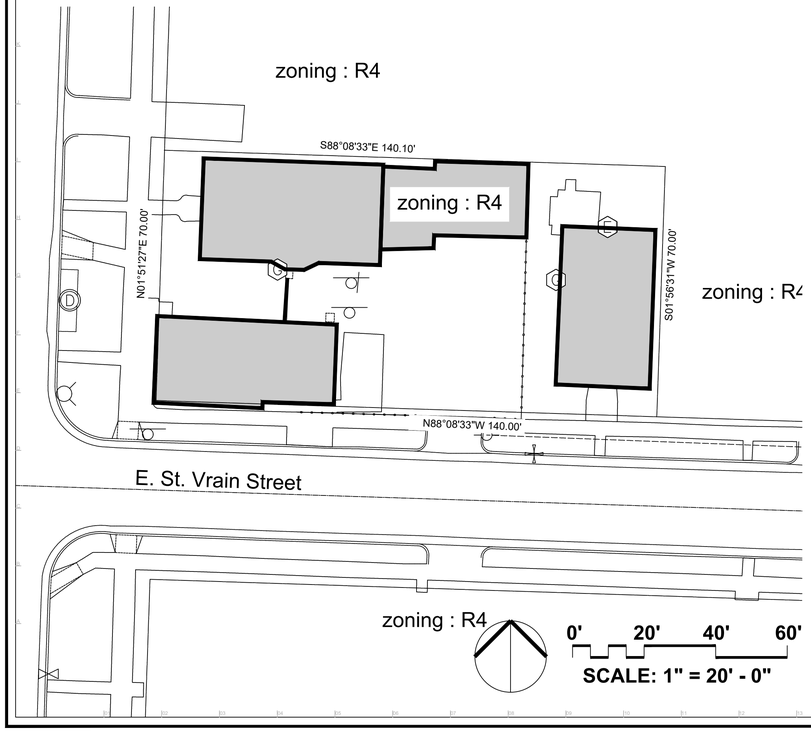
DATE OF PREPARATION: OCTOBER 11, 2024

SCHEDULE OF DEVELOPMENT: FEBRUARY 11, 2025

OVERALL PARK LAND DEDICATION REQUIREMENTS *

HOUSING TYPE	ESTIMATED NO. OF UNITS	ACRES OF DEDICATION PER UNIT (NEIGHBORHOOD)	ACRES OF DEDICATION PER UNIT (COMMUNITY)	TOTAL ACRES OF LAND DEDICATION REQUIRED (NEIGHBORHOOD)	TOTAL ACRES OF LAND DEDICATION REQUIRED (COMMUNITY)
SINGLE FAMILY DETACHED RESIDENTIAL STRUCTURE	1	0.0064	0.0077	0.0064	0.0077

* SECTION 7.4.307 DOES NOT APPLY FOR PARK LAND DEDICATION IF THE PROPERTY HAS SATISFIED APPLICABILITY REQUIREMENTS UNDER 7.4.307.B.1.a and b.



501 NORTH WAHSATCH AVENUE

LEGAL DESCRIPTION:

S 70 FT OF W 140 FT BLK 233 ADD 1 COLORADO SPRINGS

This parcel of land contains 9,800 square feet or 0.2249 acres, more or less.

501 North Wahsatch Avenue in Colorado Springs is a former laundromat. The owner seeks to convert this existing building into a single family residence. The project will be pursued in accordance with the Review Criteria and Guidelines of the City of Colorado Springs Code of Ordinances (March 28, 2023).

The existing building area is 1,170 square feet and dates from 1904. Current zoning is R4. This is a residential zone district (Multi-Family - Low) and matches the zoning of the adjacent properties.

GENERAL NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY
   A. Flood Insurance Rate Map Number 08041CO727 F, effective date December 7, 2018 indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
2. Proposed paving will tie into existing paving at East St. Vrain Street.
3. Light Standards: Per City Code Section 7.4.102.D., all lighting fixtures shall be full cut-off or have shielding to reduce off-site lighting impacts onto adjacent properties and roadways. All exterior lighting shall be arranged to mitigate light directed away from adjacent properties and any public right-of-way. An amendment to this plan may be required if the lighting type is changed.
4. Refer to civil drawings for detailed information on any grading, drainage, water quality ponds, and retaining walls.
5. Refer to landscape drawings for detailed information on planting, groundcovers, irrigation system, fencing and privacy walls.
6. The Owner of Record is responsible for maintenance of the common areas, landscaping, fencing, and drives.
7. 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 application ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.
8. Landscape improvements and maintenance shall be the responsibility of owner, and/or their assigns.
9. All street trees and streetscape improvements located in the ROW will be maintained by the abutting property owner.
10. Signage is not approved per this plan. A separate sign permit is required. Contact the Development Review Enterprise at 719-385-5982 to begin a sign permit application.
11. No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit, cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including but not limited to drainage, street and erosion control have been placed on file with the City of Colorado Springs.
12. All improvements depicted within this plan are required by City Code and/or are a condition of approval to ensure compliance with the City's review criteria. Any private improvements provided as extra, will be labeled as "EX" and will not be included in the calculated amount required for a financial assurance.
13. Materials stored outdoors shall be enclosed with an opaque screen and in no case shall materials be stored in such a way that they exceed the height of the rear-yard fence.
14. An application form for Geologic Hazard Waiver has been provided with this submittal.
15. All curb, gutter, driveways, pedestrian ramps and sidewalk posing a safety hazard, damaged, exhibiting excessive deterioration or does not meet current City Engineering standards along the public right-of-way (ROW) adjacent to the site will need to be removed and replaced prior to the issuance of the Certificate of Occupancy (CO). An on-site meeting can be set up with the Engineering Development Review Division (EDRD) inspector to determine what, if any improvements are required. The EDRD inspector can be reached at 719-385-5977.

SITE DATA:

LOCATION: 501 North Wahsatch Avenue, Colorado Springs, CO 80903

TAX SCHEDULE NUMBER: 6407421022

EXISTING USE: Laundromat (formerly)

PROPOSED USE: Single Family Home

GROSS PARCEL ACREAGE: 0.2249 AC (9,800 SF)

DENSITY: 13.34 AC

THE EXISTING BUILDING AREA = 1,170 SF

THE TOTAL PROPOSED BUILDING AREA = 1,170 SF (unchanged)

TAX STATUS: Taxable

ZONING (TO REMAIN): R-4 (Multi-Family - Low)

R-4: LOT AND BUILDING STANDARDS

Lot Standards: Residential Density (maximum) : 8 du/ac [3]
Lot area (minimum) : Varies (see LDC Table 7.4.2-A)
Lot width (minimum) : 50 ft.
Lot coverage (maximum) : 45%

Setbacks (min.): Front:
House: 20 ft.
Garage -General (from back of sidewalk) [1] : 20 ft (see LDC Table 7.4.2-A)
House and Garage adjacent to collector parkway, or arterial street - 20 ft. [2]

Side - Interior : 5 ft.
Corner Lot - Side Street : 15 ft.

Rear:
House and Attached Garage or Carport, General : 15 ft.
Detached Garage or Carport accessed from alley or rear access easement : 5 ft.

Notes : [1] Front Yard Carports shall comply with LDC Subsection 7.3.304C (Carport or Garage, Accessory).
[2] 10 ft if primary building existed prior to Effective Date.
[3] Applies only to multi-family residential.

Height (maximum.): Building Height : 40 ft.

PARKING: Single-family Detached minimum off-street parking = 2 per dwelling unit (DU) required.
6 spaces are provided for the three (3) DU on the parcel. Street parking on East St. Vrain St. and North Wahsatch Ave.

LOT COVERAGE (Impervious): 4,644 square feet = 47.3% of site

SCHEDULE OF DEVELOPMENT: February 2025

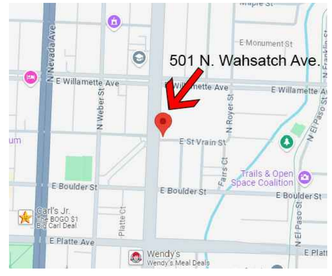
MAXIMUM ALLOWABLE BUILDING HEIGHT: 50'

EXISTING SETBACKS: Front: 0 feet
Side: 0 feet
Rear: 0 feet

EXISTING BUILDING HEIGHT: 15 feet

DRIVEWAY: Coverage : 150 sq. ft.
Length : 10 ft.
Width : 15 ft.

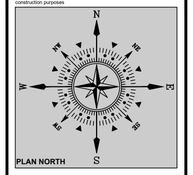
VICINITY MAP (not to scale)



SHEET INDEX:

CITY APPROVAL

William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE | URBAN PLANNING | ENTITLEMENT COORDINATION
731 North Weber Street, Suite 10
Colorado Springs,CO 80903
719-633-9700



PROJECT NAME: 501 NORTH WAHSATCH AVENUE
PROJECT ADDRESS: 501 NORTH WAHSATCH AVENUE
COLORADO SPRINGS, CO 80903
PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE PREPARED: AUG 16, 2024		
DESIGNED BY: GEM		
CHECKED BY: WFG		
REVISIONS:		
DATE:	BY:	DESCRIPTION:

NOTES:

SHEET TITLE:

COVER SHEET

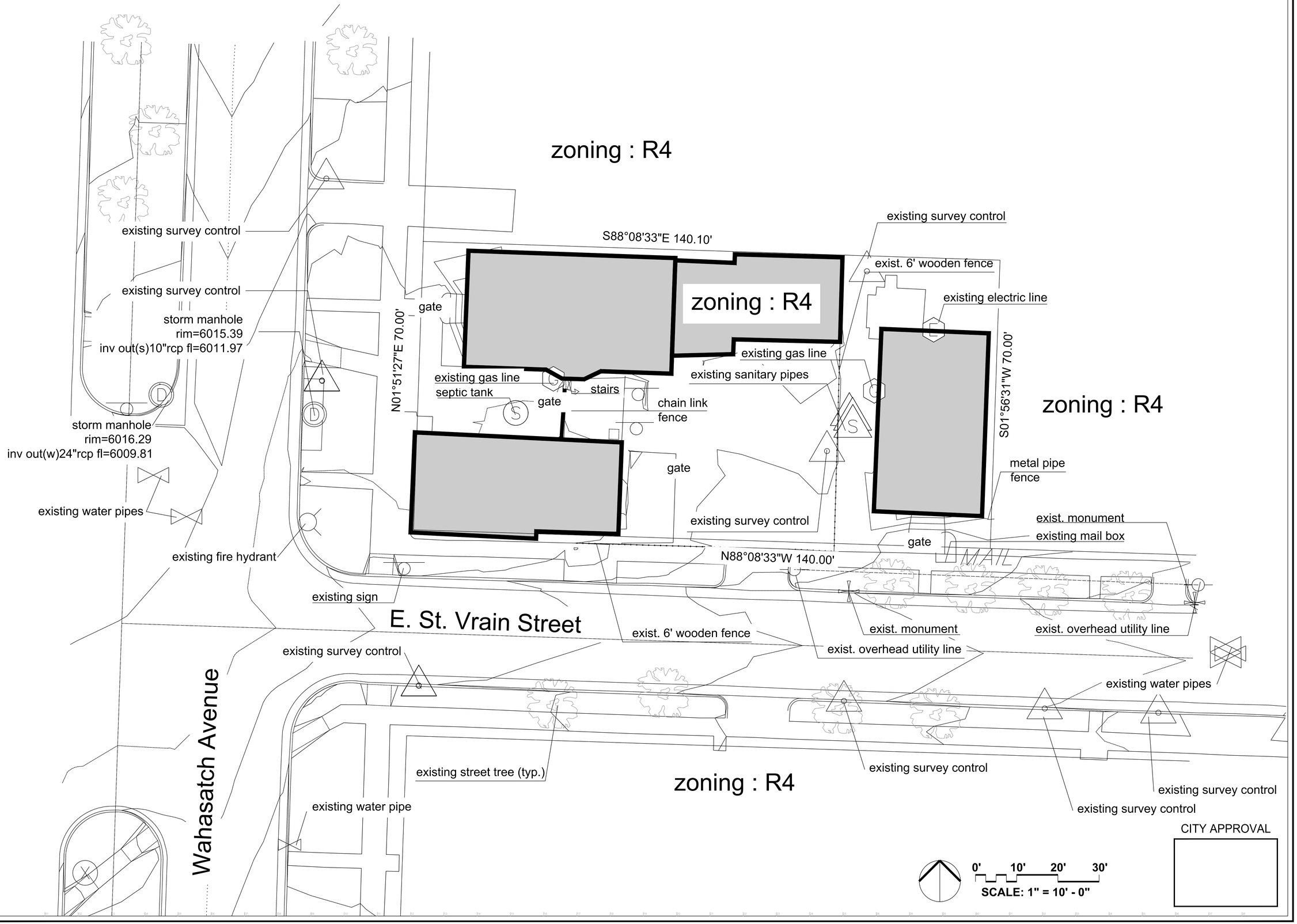
PLAN SCALE: 1"=20'0"

SHEET NO.

01

1 OF 9 SHEETS

REVIEWING AGENCY FILE NO.
24TMP-063098



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731 North Weber Street, Suite 10
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719-520-9700

This drawing is diagrammatic. In the event of a conflict, quantities which can be determined graphically shall prevail over scheduled, stated, or implied quantities. Field changes made without prior approval by the Reviewing Agencies of the record drawing may result in delay of final acceptance and/or issuance of a certificate of occupancy where applicable.

Only drawings which bear the official stamp of the licensed landscape architect in the state in which the drawing is issued are intended for construction purposes

PLAN NORTH

PROJECT NAME: 501 NORTH WAHSATCH AVENUE

PROJECT ADDRESS: 501 NORTH WAHSATCH AVENUE
COLORADO SPRINGS, CO 80903

PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE PREPARED: AUG 16, 2024		
DESIGNED BY: GEM		
CHECKED BY: WFG		
REVISIONS:		
DATE:	BY:	DESCRIPTION:

NOTES:

SHEET TITLE:

SITE PLAN

PLAN SCALE: 1"=20'0"

SHEET NO.

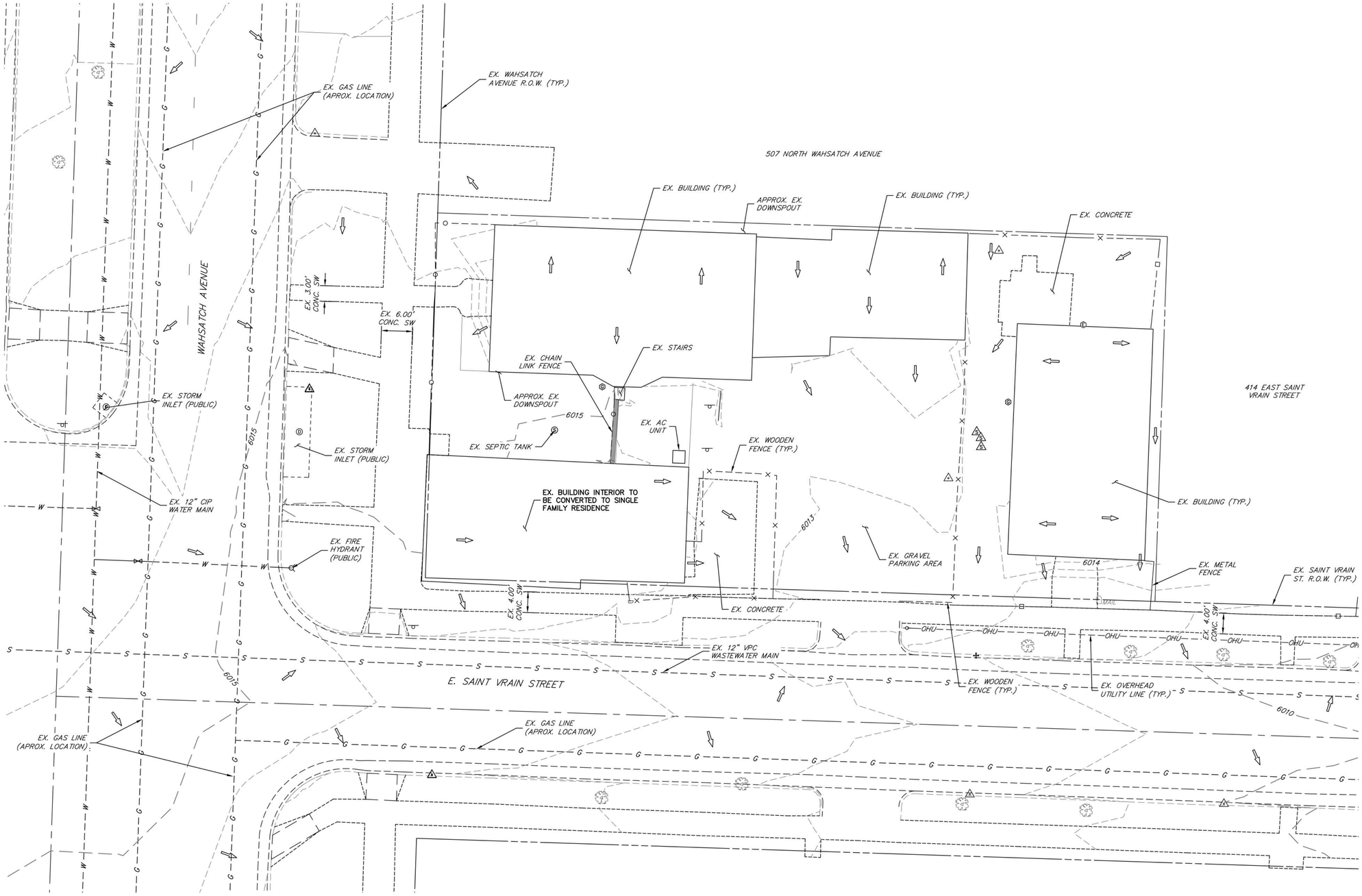
02

2 OF 9 SHEETS

REVIEWING AGENCY FILE NO.

24TMP-063098

501 NORTH WAHSATCH AVENUE
SITE UTILITY PLAN



LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
STORM SEWER		
SWALE/WATERWAY FLOWLINE		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR		
CURB & GUTTER		
FEMA FLOODPLAIN	100YR	100YR

N

10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

811 Know what's below. Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
ADAM RAE
COLORADO SPRINGS
CO, 80904
2311 W. BIJOU STREET

J.R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=10'	DESIGNED BY	JBP
V-SCALE	N/A	DRAWN BY	JBP
DATE	11/14/24	CHECKED BY	

SITE UTILITY PLAN
501 NORTH WAHSATCH AVENUE

SHEET 3 OF 9
JOB NO. 25313.00

SITE CATEGORY CALCULATION FORMAT GENERAL STANDARDS

LANDSCAPE SETBACKS (7.4.905)

Street Name	Street Classification	Width Req. / Prov.	Linear Footage	Tree/Feet Required	No. of Trees Required / Provided
Wahsatch Avenue E. St. Vrain Street	Principal Arterial Residential	25'/ 25' 10'/ 10'	76' 140'	1 per 20' 1 per 30'	4 / 4 5 / 3*

Shrub Substitutes Required / Provided	Ornamental Grass Subs Required / Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided
n/a	n/a	WA	75% / 75%
n/a	n/a	SV	75% / 75%

*There are two existing trees along the St. Vrain Street property line.
All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition.

Fastigiate English Oak Quercus robur 'Fastigiata'	7 ea. 1.5" cal.

zoning : R4

zoning : R4

zoning : R4

zoning : R4

existing survey control

existing survey control

storm manhole
rim=6015.39
inv out(s)10"rcp fl=6011.97

storm manhole
rim=6016.29
inv out(w)24"rcp fl=6009.81

existing water pipes

existing fire hydrant

existing sign

S88°08'33"E 140.10'

N01°51'27"E 70.00'

gate

existing gas line

septic tank

gate

stairs

chain link
fence

existing survey control

exist. 6' wooden fence

existing electric line

existing gas line

existing sanitary pipes

S01°56'31"W 70.00'

metal pipe
fence

gate

existing survey control

exist. monument

existing mail box

N88°08'33"W 140.00'

E. St. Vrain Street

exist. 6' wooden fence

exist. monument

exist. overhead utility line

exist. overhead utility line

existing survey control

existing water pipes

Wahsatch Avenue

existing street tree (typ.)

existing water pipe

existing survey control

existing survey control

existing survey control

0' 20' 40' 60'

SCALE: 1" = 20' - 0"

CITY APPROVAL

PLAN NORTH

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731 North Weber Street, Suite 10
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PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE PREPARED: AUG 16, 2024
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CHECKED BY: WFG
REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

SHEET TITLE:

FINAL
LANDSCAPE
PLAN

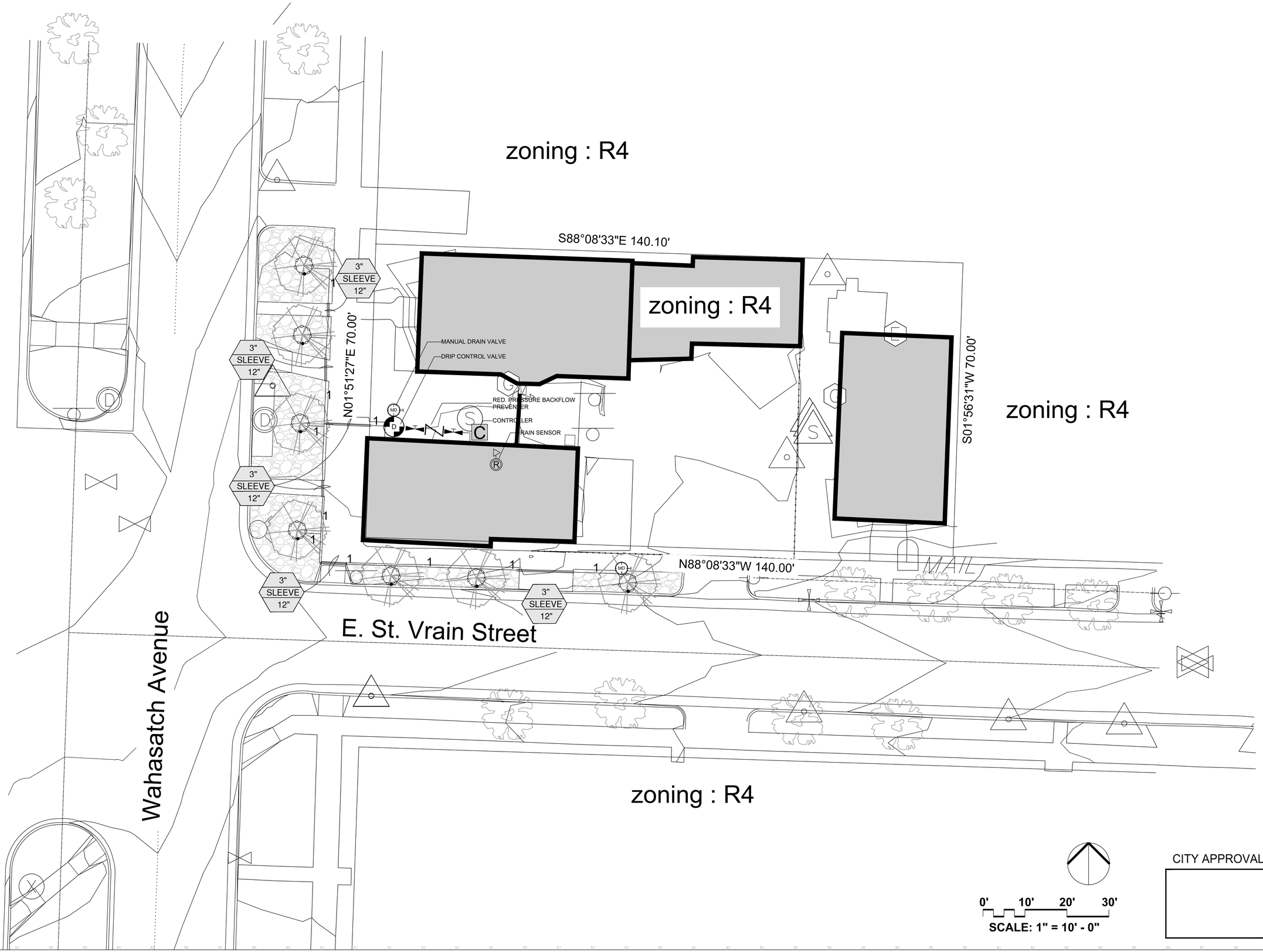
PLAN SCALE: 1"=20'0"

SHEET NO.

04

4 OF 9 SHEETS

REVIEWING AGENCY FILE NO.
24TMP-063098



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COLORADO SPRINGS, CO 80903

PROJECT DESCRIPTION: DEVELOPMENT PLAN

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CHECKED BY: WFG		
REVISIONS:		
DATE:	BY:	DESCRIPTION:

NOTES:

SHEET TITLE:

FINAL IRRIGATION PLAN

PLAN SCALE: 1"=10'0"

SHEET NO.

05

5 OF 9 SHEETS

REVIEWING AGENCY FILE NO.

24TMP-063098

LANDSCAPE SCHEDULE (Outlaying Areas): Planting Schedule:

TREES

SYMBOL	QTY.	KEY	DROUGHT TOLERANT	DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	7	[EO]			**FASTIGIATE ENGLISH OAK** (Quercus robur 'Fastigiata')	40-60' 15-20'	2.5" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size

Percent Signature Trees** (60% minimum- Policy 311.3.K)

Signature Trees: 105
Total No. of Trees: 89 = 69% Signature Trees

SHRUBS

SYM.	QTY.	KEY	DROUGHT TOLERANT	DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES

Percent Signature Shrubs** (60% minimum- Policy 311.3.K)

Signature Shrubs: N/A
Total No. of Shrubs: N/A

GRASSES, PERENNIALS, GROUNDCOVERS

SYM.	QTY.	KEY	DROUGHT TOLERANT	DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES

SYMBOL KEY:

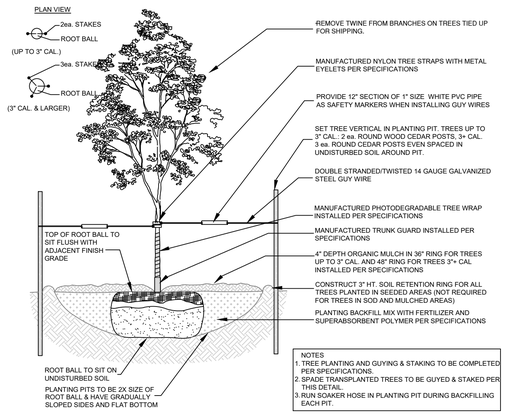
SYMBOL	DESCRIPTION/REMARKS
———	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
NO SYMBOL	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	AGGREGATE 'A': 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] AREA = 1,487 SQUARE FEET.

LANDSCAPE NOTES:

1. DRAWINGS ARE DIAGRAMMATIC; PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
2. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY; VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL, IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
3. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
4. COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
5. THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
6. PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
7. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
8. CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
9. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS:
   A. IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
   B. NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20↑ ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
   C. NEW SEEDED TURF AREAS; 30↑ ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
10. SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
12. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
11. 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.
13. ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE GROUNDCOVER AREAS.
14. PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS; NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.

CITY OF COLORADO SPRINGS ADDITIONAL NOTES:

15. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOILS ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOILS SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SOD/NATIVE SEED) ONSITE.
16. THE MINIMUM SOIL AMENDMENT AMOUNTS ARE AS FOLLOWS: (CU per 1,000 SF) FOR AMENDMENTS (TYPE - CLASS 1) FOR NATIVE SEED (AT LEAST 3 CU per 1,000 SF), SHRUB BEDS (AT LEAST 3 CU per 1,000 SF) AND SOD AREAS (AT LEAST 4 CU per 1,000 SF). THESE AMOUNTS MAY CHANGE BASED ON THE FUTURE SOILS REPORT.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

CITY APPROVAL

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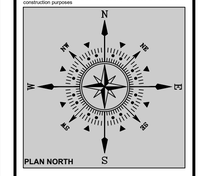

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PROJECT DESCRIPTION: DEVELOPMENT PLAN

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DATE:	BY:	DESCRIPTION:

NOTES:

SHEET TITLE:

LANDSCAPE DETAILS

PLAN SCALE: 1"=20'0"

SHEET NO.

06

6 OF 9 SHEETS

REVIEWING AGENCY FILE NO.
24TMP-063098

IRRIGATION SCHEDULE:
Equipment Schedule:

SYM.	SIZE	DESCRIPTION/REMARKS
C	2 sta.	RAINBIRD ESP-LXD SERIES TWO-WIRE DECODER Automatic Controller; Provide Rainbird pedestal, install per manufacturer's instructions.
R		RAINBIRD WR2RFCWR2 WIRELESS Rain sensor. Install in vicinity of automatic controller per manufacturer's instructions.
	.75"	WATTS 009M2-QT Bronze Reduced Pressure Zone Backflow Assembly, qtr. turn shut-offs, tee handles. Provide and install in WattsBox Fiberglass unheated enclosure per manufacturer's instructions
	1.00"	RAINBIRD 100 EFB-CP Brass Control Valve (Master Valve)
	1.00"	RAINBIRD XCZ-100-B COM Drip Control Zone Kit for all drip zones 4 GPM- 15 GPM. Refer to watering schedule this sheet for proper valve application per drip zone.
	.75"	RAINBIRD 33DRC Quick Coupling Valve w/RB Quick Coupling Valve Key.
	1.00"	APOLLO VALVES 2-piece Standard Port Brass Valve (manual drains)
	.25"	RAINBIRD 1" XB-10PC SINGLE OUTLET EMITTER on drip tubing emitter stake (per Detail 'N')

D03 = VALVE NO. (DRIP)
1.00" = VALVE SIZE
18" SLEEVE 24" = SLEEVE SIZE, SLEEVE DEPTH
3" SLEEVE 12" = SLEEVE SIZE, SLEEVE DEPTH

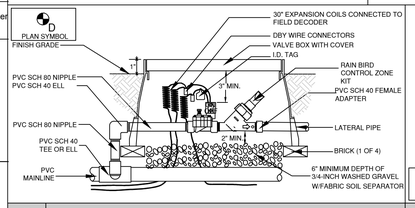
	1.00"	Class 200 PVC Lateral Pipe (BOE, NSF rated; solvent weld only)
	I.D.= 0.53"	RAINBIRD IN-LINE DRIP TUBING FOR TREE RINGS RAINBIRD XFD-06-12 In-Line Drip Tubing for Tree Rings. Dripline to have 0.61 GPH emitters at 12" Spacing (Detail 'J')
	1/4"	RAINBIRD 1/4" Distribution Tubing to be used for indicator emmitter only with buried tree rings per details J and N.
	3.00"	Class 200 PVC Sleeve under parking area & driveway paving. Class 200 PVC Sleeve all others.

IRRIGATION PLAN NOTES:

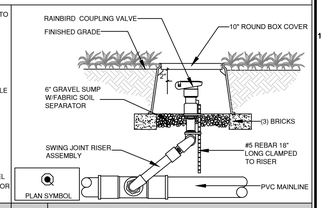
1. IN THE EVENT OF A CONFLICT IN REQUIREMENTS BETWEEN THE DRAWINGS AND STATE AND LOCAL STANDARDS, THE MOST STRINGENT INTERPRETATION WILL PREVAIL
2. SCOPE OF WORK SHALL INCLUDE PROVISION OF ALL MISCELLANEOUS AND INCIDENTAL EQUIPMENT TO RESULT IN A COMPLETE AND OPERABLE SYSTEM, WHETHER INDICATED ON THE DRAWINGS OR NOT.
3. INSTALLER IS RESPONSIBLE FOR DETERMINING HYDRAULIC FEASIBILITY OF OPERATION OF ALL ZONES AND TO REPORT CONCERNS TO PROJECT ARCHITECT FOR CORRECTION PRIOR TO INSTALLING ANY EQUIPMENT.
4. DESIGN PRESSURE; 80psi STATIC AT POINT-OF-CONNECTION, 35psi AT HEAD LOCATION.
5. ALL EQUIPMENT IS TO BE INSTALLED PER THE DRAWINGS, DETAILS, AND ALL LOCAL AND STATE CODES FOR CROSS CONNECTION WITH A POTABLE DOMESTIC WATER SOURCE.
6. DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE AS INDICATED. FIELD CHANGES WHICH DO NOT ALTER DESIGN INTENT MAY BE PERFORMED IN THE FIELD BY THE INSTALLER.
7. QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS PREVAIL OVER SCHEDULED QUANTITIES IN THE EVENT OF A CONFLICT.
8. ALL MAINLINE PIPE IS TO BE MARKED WITH TRACER WIRE.
9. MAINLINE PIPE TO BE ROUTED AS INDICATED ON DRAWINGS AND INSTALLED TO A UNIFORM 24" DEPTH. MAINLINE TO BE INSTALLED PARALLEL TO SIDEWALKS AND CURBS WHERE INDICATED AND BE NO FARTHER THAN 1' FROM BACK OF ADJACENT PAVEMENTS.
10. ADJUST ALL NOZZLES AND EMITTERS FOR PROPER COVERAGE. NO OVERSPRAY IS PERMITTED ONTO STRUCTURES OR VEHICULAR PARKING LOTS. MINOR OVERSPRAY ONTO SIDEWALKS IS ALLOWED WHERE INDICATED BY DESIGN.
11. IRRIGATION INSTALLATION MUST BE 100% OPERABLE AND DEMONSTRATED IN THE PRESENCE OF THE OWNER AND PROJECT ARCHITECT PRIOR TO ISSUANCE OF CITY AFFIDAVIT OF COMPLETION FOR FINAL ACCEPTANCE.

2 Station Controller VALVE SCHEDULE

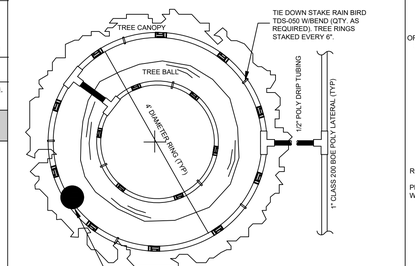
No.	GPM	Zone Size		*Run Time	Zone Type
D01	<10.00	.01	1.00"	60.0min.	Drip



A DRIP CONTROL ZONE KIT
NOT TO SCALE



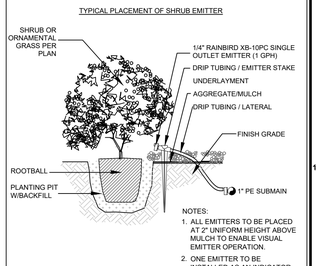
B STAKED QCV VALVE
NOT TO SCALE



NOTES:
1. 3" CALIPER TREES & LARGER AND 8' HEIGHT AND LARGER TREES REQUIRE DOUBLE LOOP (48" DIAMETER). ALL SMALLER TREES REQUIRE ONLY ONE 24" DIAMETER LOOP.
2. CENTER RING ON TREE TRUNK USING XFCV-09-12 RAINBIRD DRIPLINE TUBING.
3. MINIMUM OF SIX PORTS PER TREE.
4. BURY ALL TUBING RINGS WITH 4" MULCH TO AID IN VANDALISM CONTROL.

PLAN SYMBOL

C DRIP TREE RING W / INDICATOR EMITTER
NOT TO SCALE



NOTES:
1. ALL EMITTERS TO BE PLACED AT 2" UNIFORM HEIGHT ABOVE MULCH TO ENABLE VISUAL EMITTER OPERATION.
2. ONE EMITTER TO BE INSTALLED AS AN INDICATOR EMITTER FOR EACH IN-LINE DRIP TREE RING (PER DETAIL I).
3. PROPER INSTALLATION PER THIS DETAIL AND VISUAL OPERATION INSPECTION BY PROJECT ARCHITECT IS A CONDITION OF FINAL ACCEPTANCE OF ALL WORK).

PLAN SYMBOL

D DRIP EMITTERS
NOT TO SCALE

STANDARD CITY OF COLORADO SPRINGS IRRIGATION NOTES:

- "THE CITY HAS ADOPTED PERMANENT WATER-WISE REGULATIONS AS OF JANUARY 1, 2020, WHICH WILL AFFECT THE OVERALL OPERATION OF THE IRRIGATION SYSTEM. FROM MAY 1 TO OCTOBER 15, SPRINKLERS CAN BE OPERATED BEFORE 10 A.M. AND AFTER 6 P.M. WATERING IS LIMITED TO THREE DAYS A WEEK (DRIP IRRIGATION IS ALLOWED AT ANY TIME). ESTABLISHMENT PERMITS ARE REQUIRED FROM COLORADO SPRINGS UTILITIES FOR CUSTOMERS WHO NEED TO TEMPORARILY WATER MORE THAN THREE DAYS A WEEK TO ESTABLISH NEW LANDSCAPES. ALLOCATION PLANS ARE AVAILABLE FOR CUSTOMERS WHO NEED MORE WATERING SCHEDULE FLEXIBILITY FROM COLORADO SPRINGS UTILITIES."
- "FOR ALL DESIGN IRRIGATION SYSTEMS, IF MORE THAN THREE DAYS A WEEK ARE REQUIRED TO PROVIDE REQUIRED COVERAGE WITH SPRAY/ROTOR STATIONS/VALVES, A WATER ALLOCATION PLAN IS REQUIRED FROM COLORADO SPRINGS UTILITIES."
- "CITY AFFIDAVIT NOTE-THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE IRRIGATION INSPECTION AFFIDAVIT BASED ON APPROVED IRRIGATION PLAN. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS AND A FUNCTIONAL TEST OF THE IRRIGATION SYSTEM SHALL BE PERFORMED TO ACCURATELY COMPLETE THE AFFIDAVIT. FINAL CO OR FINANCIAL ASSURANCES RELEASE SHALL NOT BE PROCESSED UNTIL AN EXECUTED AND APPROVED AFFIDAVIT IS SUBMITTED TO CITY STAFF. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982)".

IRRIGATION SPECIFICATIONS:

32 84 00
UNDERGROUND IRRIGATION SYSTEM
Final Drawing Material and Workmanship Specifications

PART 1: GENERAL

1.01 REQUIREMENTS

A. Refer to prevailing local and state Public Works General Provisions that govern work under this Section.

1.02 SCOPE OF WORK

A. The work consists of installing a new underground automatic landscape irrigation system including provision and installation of all labor, equipment, tools and materials necessary for the construction of the irrigation system per these specifications and drawings.
1. All miscellaneous incidental material required whether specifically identified or not to result in a complete and operable system.
2. Primary electric power in the vicinity of the automatic controller as indicated on the drawings to be provided by others.
3. Provision and installation of all sleeves for routing of pipelines beneath pavements as needed.
4. Provision and installation of miscellaneous incidental equipment not indicated on the drawings but which may be required to result in a complete and operable system.
5. Provision of spare equipment and as-built drawing required for Final Acceptance.

B. Water Development charges and water facility distribution charges (tap fees) are not within this scope of work.
1. Applicable tap and water development fees shall be paid for by the Owner to facilitate commencement of work under this Section.
2. Reduced pressure backflow preventer provision and installation as indicated on drawings.
3. Type 'K' copper water extension from backflow preventer to commencement of landscape irrigation system PVC mainline.

1.03 QUALITY ASSURANCE

A. Comply with the following codes, ordinances, regulations, and standards in effect at time of installation:
1. American Society for Testing and Materials (ASTM).
2. National Plumbing Code (NPC).
3. Federal Specifications (FS).
4. Plastic Pipe Institute (PPI).
5. National Electric Code (NEC).
6. National Sanitation Code (NSC).
7. All State and Local codes for cross connection of potable water systems.
8. All cut-sheets, catalogs, and current published data of the manufacturers whose equipment is scheduled for use under this contract.

B. In the event of a conflict between requirements the most stringent requirement will prevail in any case.

C. All work under this Section shall be performed by qualified personnel who have previously completed comparable projects successfully, and who are knowledgeable and familiar with irrigation system hydraulics.
1. On-site personnel shall be capable of determining feasibility of proposed installations with regard to hydraulics.
   a) Failure to be familiar with hydraulics of the proposed irrigation system will not preclude Contractor's responsibility for accidental or deliberate installation of incompatible equipment, pipe sizes, etc., which do not permit operation of system as intended by design.
2. The Contractor shall field verify static pressure at the point of connection and determine its suitability prior to commencing any work downstream of the backflow preventer.
   a) It is the Contractor's responsibility to report inadequate pressure to the Architect and to correct the problem prior to commencing work downstream of the point of connection.
   b) It is the Contractor's responsibility to provide coverage of all landscaped areas as intended by design.
   c) Failure to test and verify adequate static pressure prior to constructing the sprinkler system shall not relieve the Contractor from providing adequate operating pressure to provide coverage as intended by design.

D. All material for use under this Section to be new and previously unused.

E. The Contractor shall be responsible for verifying accuracy of field dimensions versus drawing dimensions. All discrepancies that may affect coverage as intended by design shall be reported to the Architect and resolved prior to commencing work.
1. Conflicts which are not fully resolved by the Contractor prior to commencing work under this Section shall be resolved at the Architect's direction in favor of the Owner.

1.04 SUBMITTALS

A. Shop Drawings which clearly indicate changes proposed by the Contractor to pipe routing, sprinkler head placement, valve placement, zone sequencing, etc., which improve operation and serviceability of the system may be provided.
1. Shop drawings are not required if no changes to the Architect's irrigation system plan are proposed.

B. Manufacturer's cut-sheets of all equipment specified on the drawings and herein.
1. Contractor shall highlight specific model numbers and sizes to be provided and installed on all cut-sheet submittals.

C. Contractor to construct 1 mock-up of the following typical installations for approval by Architect prior to installation:
1. Inline drip tree rings with indicator emitter.
2. Drip emitter on distribution tube with stake.
3. Control valve assembly with union joints and ball valves.
4. Rotor sprinkler head on swing joint riser assembly.
5. Pop-up spray head on flex-pipe riser assembly.

1.05 ALTERNATE EQUIPMENT

A. Only the equipment appearing on the drawings will be accepted for Final Acceptance.
1. Installation of alternate equipment without prior written approval by the Architect will result in rejection of all work at inspection for Final Acceptance.

PART 2: PRODUCTS

2.01 PIPE

A. Piping for mainlines and lateral lines shall be of the size and classification stated on the Drawings.
1. All piping shall be new and NSF approved.
2. Pipe shall equal ASTM D-1120 specifications for SDR-21 pressure pipe, 200psi PVC.
3. PVC pipe 1 inch to 3 inch diameter shall be BOE solvent weld type.
4. PVC pipe 4 inch diameter and larger shall be ring-tight gasketed.
5. SLxSLxFPT PVC mainline tees shall be installed for all valves. Lateral PVC pipefittings shall be socket type, NSF approved Schedule 40.
6. Solvent weld and gasketed PVC pipe shall meet ASTM requirements.
7. Teflon tape shall be used on all threaded joints.

B. All unsized pipe on the Drawings shall be 1 inch; pipe smaller than 1 inch size shall not be used for any turf zones.

2.02 SPRINKLER HEAD RISER ASSEMBLIES

A. All sprinkler heads shall be installed on polyethylene flex-pipe or swing joint risers as indicated on the Drawings.
1. Pop-up spray heads to be installed on flex-pipe risers equal to *Rainbird Funny Pipe SPX-Flex*.
2. Gear drive and impact rotor sprinkler heads to be installed on swing joint risers equal to *Rainbird SA75-SA Series* 6-inch swing assemblies with ¾" MPT elbows.

2.03 SPRINKLER HEADS

A. Sprinkler heads shall be equal to the type, size, and manufacturer indicated on the drawings.
1. Nozzle types and arcs to be provided as indicated on the drawings to satisfy the coverage requirements intended by the design.
2. Sprinkler nozzles installed on any single zone shall have matched rates of precipitation.
3. If sprinkler heads are not factory-equipped with integral check valves Contractor shall equip all sprinkler heads installed at any elevation below the corresponding control valve with check valves equal to *Hunter HC-50F ½ inch or 75F ¾ inch Check Valve* to prevent low head drainage.

2.04 DRIP EMITTERS, INLINE DRIP TREE RINGS AND MISCELLANEOUS DRIP EQUIPMENT

A. Drip emitters for all shrubs shall be equal to the type, size, and manufacturer indicated on the drawings.
1. Drip emitters equal to *Rainbird XP-10PC ¼"* single outlet barbed emitter on *Rainbird XQ ¼"* vinyl tubing, 1 gph.
2. All drip emitters to be installed on emitter stakes equal to *Rainbird ½" tubing stake*, installed 2 inches above aggregate and organic mulches to permit visual observation of emitter operation without removal of mulch material.
3. All drip emitters to be faced downward on emitter stakes directly above the shrub root ball.

B. Inline drip emitter rings for all trees shall be equal to the type, size, and manufacturer indicated on the drawings and field-fabricated to the required ring diameter.
1. Drip emitter rings with inline emitters equal to *Rainbird XFCV-09-12 Dripline Tubing* to be installed for all deciduous and evergreen trees in aggregate and organic mulch planter beds and staked in place with stakes equal to *Rainbird TDS-050* tie-down stakes prior to installation of underlayment, aggregate and organic mulches.
   a) 1 or 2 inline drip tree rings are required based on tree caliper size or height as indicated on the Drawings.
   b) Drip emitter rings are not required for trees planted in irrigated sodded turf areas.
2. 1 drip indicator emitter equal to *Rainbird XP-10PC ¼"* single outlet barbed emitter on *Rainbird XQ ¼" vinyl tubing* 1 gph for each drip emitter ring to be installed on emitter stakes 2 inches above all aggregate and organic mulches to permit visual observation of drip emitter ring operation without removal of mulch material.
3. All drip indicator emitters to be faced downward on emitter stakes equal to *Rainbird ½" tubing stake* directly above tree root ball.

C. Contractor shall advise Architect as to when all drip emitters and inline drip tree rings are completed and operational and ready for inspection prior to installing underlayment, aggregate and organic mulches.

D. Provide flushing end caps equal to *Rainbird CEPT10X Compression End Plug* and *System Flush Fitting* in round control valve boxes at the end of all drip lateral pipelines.
1. Provide flush plugs at the end of all drip irrigation zone lines whether indicated or not on drawings.
   a) Locate all end and flush plugs on as-built drawings required at Final Acceptance.

2.05 ELECTRIC CONTROL VALVES

A. Electric remote and master control valves shall be equal to the type, size and manufacturer indicated on the drawings.
1. Electric control valves shall be capable of adjusting flow over a range of 0-400psi.
2. All electric control valves shall be installed with PVC union joints and ball valves as indicated on the drawings.
3. All electric solenoid remote control valves shall be installed in a globe configuration.
4. A ball valve for servicing control valve, equal to the size of control valve, shall be installed immediately upstream of all control valves as indicated on the Drawings.

B. Electric remote control valves for all drip irrigation zones equal to *Rainbird XCZ-100 PRF-PF Drip Zone Valve Kit*.
1. Electric control valves for drip irrigation shall be capable of adjusting flow over a range of 0-400psi.
2. All electric control valves for drip irrigation shall be installed with PVC union joints and ball valves as indicated on the drawings.
3. All electric solenoid remote control valves for drip irrigation shall be installed in a globe configuration.
4. A ball valve for servicing control valve, equal to the size of control valve, shall be installed immediately upstream of all drip irrigation control valves as indicated on the Drawings.

2.06 AUTOMATIC CONTROLLER AND RAIN SENSOR

A. Automatic controller shall be equal to manufacturer, size, and type indicated on the drawings.
1. Controller shall be permanently hard-wired to the primary electric source; plug-in or switched electric sources are not acceptable.
2. Contractor shall securely affix a 9"x12" envelope to the inside of the controller cabinet door to accommodate a folded copy of the Contractor's as-built drawing.
3. A copy of the controller program initially entered into the controller by the Contractor shall be printed on a separate sheet of paper and securely affixed to the inside of the controller cabinet door along with the as-built drawing.
4. Do not permanently write any controller program on the cabinet door.
5. Contractor shall affix to the controller cabinet exterior a laminated business card or label with the Contractor's name and emergency contact phone number.
6. Provide and install a rain sensor equal to *Rainbird WR2RFCWR2* wireless in vicinity indicated on drawings.

2.07 CONTROL WIRING, MARKERS, AND CONNECTORS

A. Control wiring shall be 14 and 12 gauge direct burial, solid copper core or stranded.
1. Common wire shall be white in color. Control wires shall be of a 1 solid color for each 6 control valves and be coordinated with colors of controller wiring harness.
2. 1 yellow spare wire shall be pulled from controller to all control valves.
3. Control wiring shall be banded together at 10-foot intervals using plastic ties, and banded to mainline at 20 foot intervals.
4. A minimum of 24-30 inches additional control wiring shall be wound and coiled at each control valve location as indicated on the Drawings.

B. Provide and install 1 indelible wire marker equal to *Lemproducts Inc. (lemproductsinc.com) pre-printed wire and cable markers* with corresponding controller zone number at the end of each control wire inside controller cabinet.

C. Provide and install 1 indelible write-on plastic valve tag equal to *Emedco 2"x2" yellow plastic octagon (emedco.com)* on coiled control wiring at each control valve with corresponding controller zone number.

D. All wiring splices shall be made with watertight connectors equal to *King Innovation 20210 Single Direct Bury Grease Tube w/ Yellow Wire Nut*.

2.08 VALVE BOXES

A. Control valves shall be housed in poly-iron valve boxes and constructed as indicated on the Drawings.
1. Provide and install manufactured valve box extensions as needed to result in box cover being precisely 1 inch above adjacent finish grades in turf grass areas, and 3 inches above finish grade in aggregate or organic mulch planter beds.
2. All control valve boxes to be equipped with manufactured covers that are integrally hinged or bolted to the control valve box.
   a) Non-bolt equipped or snap-tight covers are unacceptable.
   b) Valve box covers in turf areas are to be green in color.
   c) Valve box covers in aggregate and mulched planter beds are to be brown or tan in color.
   d) Valve box covers used in non-potable applications are to be purple in color.
3. Aggregate drainage sumps with filter fabric soil separation as indicated on the drawings are to be excavated and constructed prior to installation of control valve and control valve box.
   a) Do not fill valve boxes with aggregate after installation of control valve and box.
   b) Improperly constructed aggregate sumps and control valve boxes are to be excavated and reconstructed properly at no additional cost to Owner.

B. All control valve boxes to be installed uniformly parallel and perpendicular to adjacent sidewalks, curbs, and maintenance edges.
1. Control valve boxes in groupings to be installed parallel and perpendicular with one another.

C. No more than 2 control valves may be installed in any single control valve box. Provide proper clearances as indicated on the Drawings when multiple control valves are installed in a single control valve box.

2.09 BACKFLOW PREVENTER

A. A reduced pressure backflow preventer equal to type and size indicated on the drawings or as required by local code for irrigation system purposes is to be provided and installed by others.
1. Provide and install an outdoor rated liquid-filled pressure gauge with a 2-inch dial 0-200psi readout capability permanently installed on the backflow preventer ball valve upstream shut-off.
   a) Pressure gauge for irrigation system backflow preventer to be provided by Contractor in addition to pressure gauge that may be installed on primary domestic service backflow preventer.

2.10 OTHER EQUIPMENT

A. Other equipment to be provided and installed, including but not limited to quick coupling valves, manual drain valves, valve caps, etc., needed to result in a complete and operable sprinkler system shall be provided and installed as indicated on the drawings.

B. Manual drain valves to be 1 inch brass straight valve assemblies installed to allow gravity drainage at all mainline low points whether specifically indicated on the drawings or to permit complete mainline drainage via gravity.
1. Contractor shall install mainline piping to slope toward manual drain valves whenever possible.
2. Manual drain valves to be installed in control valve boxes as indicated on drawings.

C. Quick Coupling valves shall be installed as indicated on the drawings.
1. Quick coupling valves shall be bronze 1 piece with lock, size as indicated on the drawings. Provide quick coupling valve key in accordance with submittal requirements at project closeout.
   a) Quick coupling valves to be rebar-anchored and installed in control valve boxes as indicated on drawings.
   b) Quick-coupling valves shall not be installed in valve boxes with control valves.

PART 3: EXECUTION OF WORK

3.01 JOBSITE CONDITIONS

A. Contractor shall be completely familiar with all existing jobsite conditions that shall affect the work prior to commencing any work under this Section.
1. No work shall be commenced until unsatisfactory jobsite conditions have been brought to the Architect's attention and resolved by this Contractor.

3.02 UTILITIES AND PROTECTION

A. Prior to commencing any work under this Section, it is this Contractor's responsibility to schedule and coordinate locations of all existing utilities on the jobsite that affect the work.
1. "Utility" shall include but shall not be limited to gas, electric, sewer and water, telephone, and cable lines.
2. All existing utilities shall be clearly indicated on field drawings and flagged or otherwise marked on the jobsite.
3. Failure to locate existing utilities and provide adequate protection to them during the work shall not preclude responsibility for repair of subsequent damage.
4. Costs for repair to existing utilities as a result of failure to properly locate and protect utilities shall be this Contractor's responsibility.

3.03 OTHER TRADES

A. Contractor shall make all reasonable efforts to coordinate work of other trades within the work area to avoid damage to work installed under this Section.
1. Contractor shall maintain a daily log of work completed under this Section and make it available upon request of the Architect.

3.04 FIELD VERIFICATION

A. Sprinkler heads, control valves, and pipeline locations are to be flagged prior to commencing excavation.
1. Minor relocation of equipment to facilitate installation, serviceability and operation of the irrigation system may be made by this Contractor and documented on as-built drawings.

B. All rough grades shall be verified as being within a tolerance of plus or minus 2 inches by the Contractor prior to commencement of work under this Section.
1. Commencement of work under this Section shall be construed as acceptance of all grades established by others.

C. Parallel piping may be combined in common trenches where practical.

D. Pipe indicated as adjacent to backside of curbing or pavement shall not be installed farther than 6 inches away from curbing/pavement.

E. Sprinkler heads adjacent to curbing and pavement are to be installed uniformly 1 inch away from curbing/pavement to accommodate turf-trimming operations.

3.05 EXCAVATION

A. This Contractor shall provide all necessary excavation required for proper installation of work under this Section.

B. Mechanical trenchers used for excavation shall be capable of digging smooth, flat bottom trenches regardless of slope conditions.

C. Trenches for mainlines shall be excavated to one uniform depth of 24 inches.

D. Trenches for lateral pipelines shall be excavated to one uniform depth of 12 inches.

E. Aggregate sumps for manual drains and control valves shall be over-excavated to facilitate valve and valve box installation.

F. Sleeves crossing beneath parking lots, driveways, roadways, and sidewalks shall be installed to the depth of either the mainline or lateral pipeline to be installed inside sleeve.
1. Extend all sleeves 6 inches beyond edge of pavement.
2. Sleeves for standalone control wiring to be installed to a uniform depth not less than 24-inches.

G. Edge of pavement above all sleeve locations shall be stamped or etched with an "S" to permanently mark locations.

H. In the event the Contractor is required to reroute pipe or relocate sprinkler heads as a result of encountering consolidated rock or debris, and additional material/labor is required to complete installation, the Architect shall issue a change order for additional material and labor costs.
1. Consolidated material shall be defined as any obstruction occurring in an area normally scheduled to be excavated which runs 5 feet or longer in any trench, or is greater than 25 square feet in area, both at depths less than 30 inches for irrigation pipelines.
   a) The Contractor shall provide Architect with a unit cost per linear foot for excavation through consolidated material in his bid to be used in determining change order value.

3.06 INSTALLATION

A. All installations are to be made in full accordance with the drawings, specifications, local codes and ordinances, etc., with the most stringent requirement prevailing in the event of conflict.
1. Generally, no deviations from the layout of pipelines, sprinkler heads, control valves, point of connection, controller location, or other scheduled installations shall be considered or accepted by the Architect from that indicated on the drawings.
   a) Changes that alter the intent of the Drawings shall not be made without prior Architect's approval.

B. No contact between any equipment installed under this Section and other utilities or structures is permitted.

C. Open pipe ends are to be taped or plugged closed at all times to keep out dirt and debris during installation.

D. All pipe to be flushed with clean water to remove all dirt and debris prior to installing sprinkler during installation.

F. Flex-pipe and swing joint risers to be installed and adjusted to result in all sprinkler heads being flush and plumb with finish grades prior to backfilling around heads.

G. Contractor shall adjust nozzles and arcs to provide optimum coverage as intended by design.
1. No overspray is permitted onto any structure. Overspray is permitted onto pavements as may be indicated on the drawings.

3.07 BACKFILL AND COMPACTION

A. Provide clean backfill soil free of clods and rocks greater than 1- inch in size, and debris that may puncture and damage pipelines and equipment installed under this Section.

B. Clean sand shall be provided and installed as bedding material beneath pipelines to facilitate installation.

C. Backfilling to be done when pipelines are cool to avoid excessive contraction.

D. Frozen or saturated soil is not to be used as backfill material at any time.

E. Open trenches and other excavations are to be backfilled with suitable material and compacted to density of adjacent undisturbed soil in 6- inch increments.
1. Compaction shall be done with a vibratory plate. Other methods of compaction are not acceptable.
2. After compaction, backfill in trenches and around control valves and sprinkler heads shall be flush with surrounding finish grades.

F. Contractor is responsible for repair to damaged equipment, finish grades, undermined pavements, sod, mulches and underlayments, etc., from settling of 1- inch or more in any trench or excavation for a period of not less than 365 five days from date of final acceptance.
1. Repair/replacement of sodded turf grass as a result of repair to trench settling shall be at this Contractor's expense.

PART 4: TESTING AND OPERATION

4.01 TESTING AND ARCHITECT'S INSPECTION

A. After completion of all work under this Section the Contractor shall activate the water source and pressurize the mainline to not less than 150psi, or maximum available pressure if less than 150psi).
1. The mainline shall remain closed and pressurized for not less than 24 hours prior to operation of the completed system.

B. After successful completion of the pressurized period and repair to any leaks, and the system can be operated at the pressure intended by design, the Contractor shall adjust and fine-tune all equipment for optimum performance and coverage as intended by design.
1. When wind conditions are not less than 5 mph, the Contractor shall adjust all sprinkler head nozzles to provide coverage to areas as intended by design. Overspray is not permitted onto roadways, parking lots, or structures.
2. All sprinkler heads are to be fully adjusted to be plumb and flush prior to sodding, seeding, and mulching.
   a) Contractor shall assume responsibility for repair or replacement of sod, seed, and landscaping should the system not be fully operable prior to installation of plantings an turf grasses.

C. Architect shall be given 5 days written notice that an inspection for Final Acceptance is requested.
1. The entire installed system shall have been allowed to operate automatically via the controller through entire cycles prior to requesting an inspection.

D. The Architect's inspection for Substantial Completion shall include visually observing the operation of all work provided and installed under this Section.
1. The Architect shall document any installation in a written punchlist that does not comply entirely with any part of this Section.
2. All punchlist items are to be completely corrected by the Contractor prior to re-inspection by Architect.
   a) Backcharges will be incurred by the Contractor for any additional inspections that must be made by Architect to verify correction of deficiencies after the second inspection.

E. No inspection for Substantial Completion and/or Final Acceptance shall be performed when temperatures are 32°F or below, when there is snow on the ground, when it is raining, when winds are 5mph or greater, or when weather conditions are generally not conducive for an inspection in the opinion of the Architect.
1. If any of the conditions in 4.01 E. are not attainable at the scheduled time of inspection the Architect reserves the right to reschedule the inspection.

4.02 SYSTEM OPERATION

A. The Contractor is responsible for initial programming of controller to operate automatically at frequencies deemed necessary to sustain and promote vigorous growth of all landscaped areas to which work under this Section provides coverage.

B. The operating sequence of all zones shall be as indicated on the drawings.

C. During and up until Final Acceptance, the Contractor is responsible for making any adjustment that shall be required to equipment installed under this Section.
1. The Contractor shall include in his base contract cost adequate time to permit making jobsite visits as necessary subsequent to Final Acceptance to perform minor field adjustments to flow controls, nozzles, and controller program to maintain optimum appearance of landscaping for a period of not less than 30 days from date of Final Acceptance.

4.03 CLEANUP AND JOBSITE RESTORATION

A. Prior to Final Acceptance, all areas on the jobsite in which work under this Section has occurred shall be thoroughly cleaned of dirt, unused material, and the Contractor's installation equipment.

B. Work by other trades that is damaged or destroyed as a result of work under this Section shall be fully restored by this Contractor as a condition of Final Acceptance.

PART 5: WARRANTY

5.01 ENACTMENT

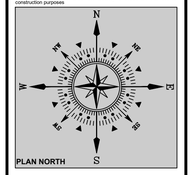
A. A 365- day warranty period for all material and workmanship provided under this Section shall commence on the date of Final Acceptance of all work.

B. During the warranty period, the Contractor is responsible for all of the following;

IRRIGATION SPECIFICATIONS CONT'D ON NEXT PAGE:

APPROVAL:

William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE / URBAN PLANNING / ENTITLEMENT COORDINATION
710 North Tejon Street, Suite 1B
Colorado Springs, CO 80903
719-634-9700



PROJECT NAME: 501 NORTH WAHSATCH AVENUE

PROJECT ADDRESS: 501 NORTH WAHSATCH AVENUE
COLORADO SPRINGS, CO 80903

PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE PREPARED: AUG 16, 2024
DESIGNED BY: GEM
CHECKED BY: WFG

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

SHEET TITLE:

IRRIGATION DETAILS

PLAN SCALE: 1"=20'0"

SHEET NO.

07

7 OF 9 SHEETS

REVIEWING AGENCY FILE NO.

24TMP-063098

LUMINAIRE SCHEDULE

MARK	MANUFACTURER	CATALOG NO.	LAMPS TYPE	LAMPS COLOR TEMP.	LAMPS CRI	LAMPS LUMENS	FINISH	MOUNTING	WATTAGE	VOLTAGE	REMARKS
C	WAC LIGHTING	WS-W77211	LED	3000K	90	1346	TBD	SURFACE AT 7'-0" ABOVE FINISHED GRADE	17	MVOLT	OUTDOOR WALL SCONCE WITH A CLED DRIVERLESS TECHNOLOGY
W	LITHONIA LIGHTING	DSXW1 LED 20C 530 30K T4M MVOLT	LED	3000K	80	3912	BLACK	SURFACE AT 11'-0" ABOVE FINISHED GRADE	35	MVOLT	LED WALL LUMINAURE

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. NOT ALL EXISTING CONDITIONS ARE SHOWN FOR CLARITY.

B. CONTRACTOR SHALL PROVIDE ALL REQUIRED CUTTING, TRENCHING, BACKFILLING, AND RESTORATION.

C. THESE PHOTOMETRIC CALCULATIONS ARE BASED ON MANUFACTURER'S IES FILES AND 0.95 LIGHT DEPRECIATION FACTOR.

D. ACTUAL ILLUMINANCE LEVELS MAY DIFFER FROM THE FOOT CANDLE LEVELS SHOWN DUE TO VARIABLE FIELD CONDITIONS, SUCH AS NEARBY EXISTING LUMINAIRES, LUMINAIRE DIRT DEPRECIATION, LANDSCAPING, AND FUTURE DEVELOPMENTS.

DEVELOPMENTAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 10'-0"

PLANT ENGINEERING CONSULTANTS

320 WEST FILLMORE STREET COLORADO SPRINGS CO 80907

719 473 7077

www.planteci.com

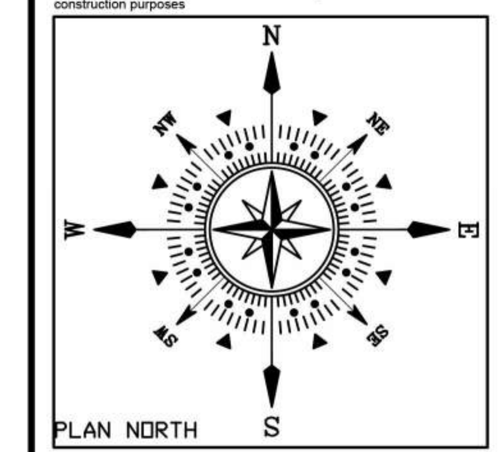
William Guman & Associates, Ltd.

LANDSCAPE ARCHITECTURE | URBAN PLANNING | ENTITLEMENT COORDINATION

731 North Weber Street, Suite 10
Colorado Springs, CO 80903
719-633-9700

This drawing is diagrammatic. In the event of a conflict, quantities which can be determined graphically shall prevail over scheduled, stated, or implied quantities. Field changes made without prior approval by the Reviewing Agencies of the record drawing may result in delay of final acceptance and/or issuance of a certificate of occupancy where applicable.

Only drawings which bear the official stamp of the licensed landscape architect in the state in which the drawing is issued are intended for construction purposes



PROJECT NAME: 501 NORTH WAHSATCH AVENUE

PROJECT ADDRESS: 501 NORTH WAHSATCH AVENUE COLORADO SPRINGS, CO 80903

PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE PREPARED: AUG 20, 2024
DESIGNED BY: CBW
CHECKED BY: MPP
REVISIONS:

DATE	BY	DESCRIPTION

NOTES:

SHEET TITLE: DEVELOPMENTAL SITE PHOTOMETRIC PLAN

PLAN SCALE: 1"=10'0"

SHEET NO.

DP1

8 OF 9 SHEETS

REVIEWING AGENCY FILE NO.

d"series

D-Series Size 1
LED Wall Luminaire

NIGHTTIME FRIENDLY · BAA · BABA

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

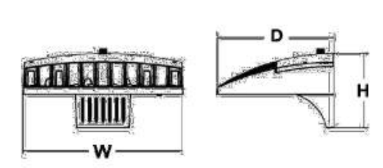
Specifications

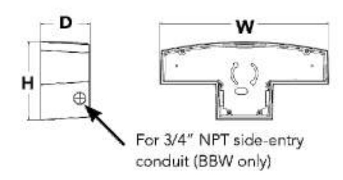
Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		





Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant [8,9]

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V) [3,10] DF Double fuse (208, 240 or 480V) [3,10] HS House-side shield [11] SPD Separate surge protection [12] **Shipped separately** [11] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with E20WC.
11. Also available as a separate accessory; see Accessories information.
12. Not available with E20WC.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

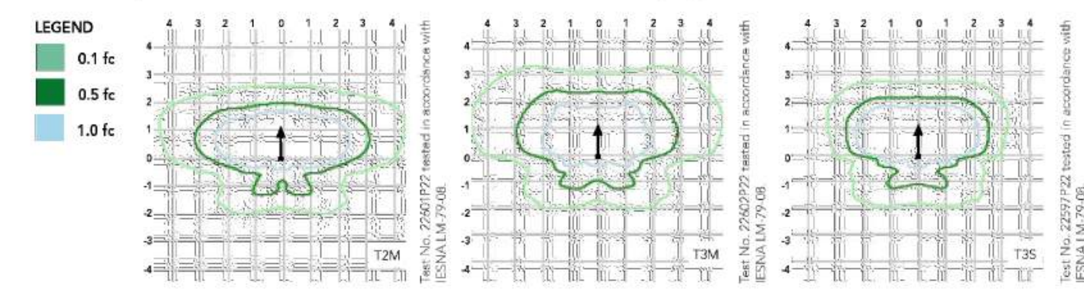
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

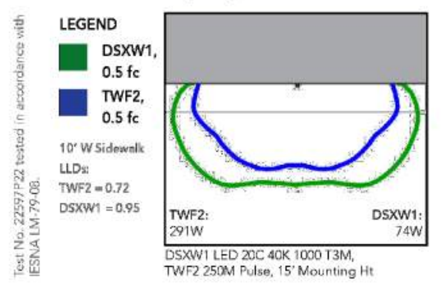
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').

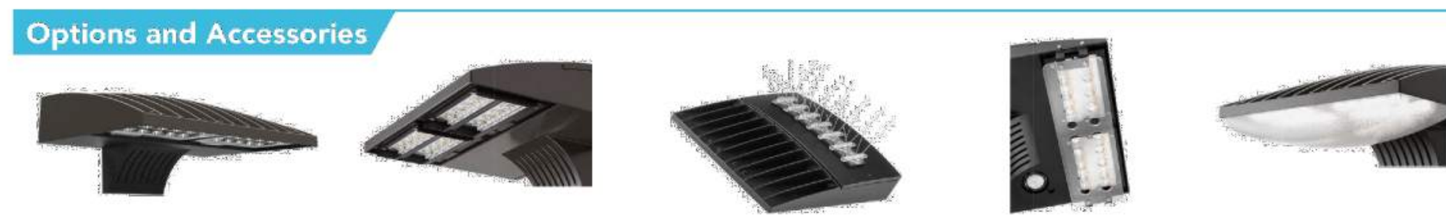


Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories



T3M (left) · HS - House-side shields · BSW - Bird-deterrent spikes · VG - Vandal guard · DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI) Lumens	B	U	G	LPW	40K (4000 K, 70CRI) Lumens	B	U	G	LPW	50K (5000 K, 70CRI) Lumens	B	U	G	LPW	AMBPC (Amber Phosphor Converted) Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

WAC LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

Rockport

Outdoor Wall Sconce 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W77211 11"	3000K	○ AL Brushed Aluminum ○ BK Black	17W	1346	763

Example: **WS-W77211-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Industrial style meets nautical edginess. A look and design reliable for a pragmatic and aesthetic approach to the workplace or the home.

FEATURES

- Downlight illumination
- ACLED driverless technology
- 5 Year warranty

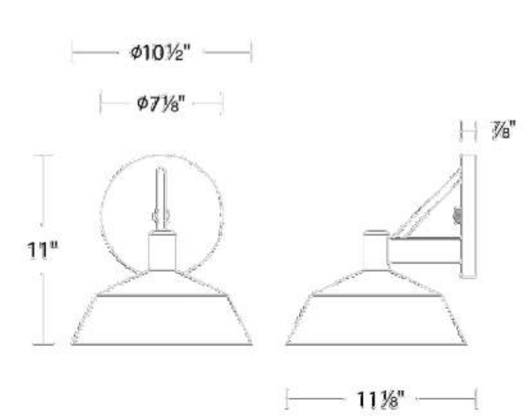
SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10% ,TRIAC: 100-10%
Rated Life:	54000 Hours
Standards:	ETL, cETL,IP65,Title 24 JA8 Compliant Wet Location Listed
Construction:	Aluminum body, etched acrylic diffuser

FINISHES:

Brushed Aluminum · Black

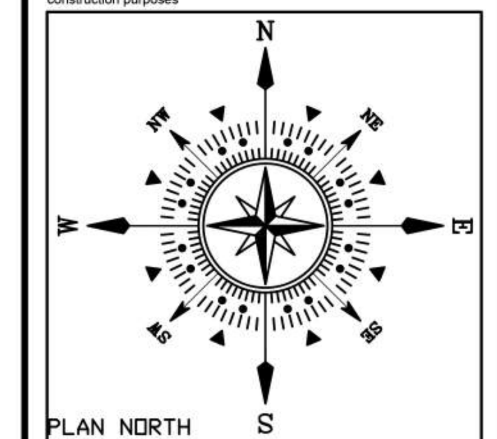
LINE DRAWING:



WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. August 2024

PLANT ENGINEERING CONSULTANTS
320 WEST FILLMORE STREET COLORADO SPRINGS CO 80907
719 473 7077 www.planteci.com

William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE | URBAN PLANNING | ENTITLEMENT COORDINATION
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
719-633-9700



PROJECT NAME: 501 NORTH WAHSATCH AVENUE

PROJECT ADDRESS: 501 NORTH WAHSATCH AVENUE COLORADO SPRINGS, CO 80903

PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE PREPARED: AUG 20, 2024
DESIGNED BY: CBW
CHECKED BY: MPP
REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

SHEET TITLE: CUT SHEETS

PLAN SCALE: 1"=10'0"

SHEET NO.

DP2

REVIEWING AGENCY FILE NO.