

VICINITY MAP



SPECIALTY WOOD PRODUCTS

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

A PART OF THE NE 1/4 SECTION 33, T. 3 S., R 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

STATISTICAL INFORMATION

LAND AREA WITHIN PROPERTY LINES:
7.38 ACRES (321,697 S.F.)

GROSS FLOOR AREA: 50,000 SF

NUMBER OF BUILDINGS: 1

MAXIMUM HEIGHT OF BUILDINGS: 55 FT.

TOTAL BUILDING COVERAGE:
50,000 S.F. BLDG. AREA / 321,697 S.F.
16% SITE COVERAGE
84% OPEN AREA REMAINING

HARD SURFACE AREA:
192,346 S.F.
60% HARD SURFACE

LANDSCAPE AREA:
81,669 S.F.
25% LANDSCAPED AREA

PRESENT ZONING CLASSIFICATION: M-2

PERMITTED MAXIMUM SIGN AREA:
5 INDIVIDUAL SIGNS PERMITTED
255 S.F. TOTAL SIGN AREA
2 FACES MAX. PER SIGN.
8'-12' FEET MAX. HEIGHT

PROPOSED TOTAL SIGN AREA:
APPROX. 32 S.F. EACH FACE x
★ 4 SIGNS = 130.5 S.F.

PROPOSED NUMBER OF SIGNS:
★ 3 NEW BUILDING SIGNS & 1 EXISTING
MONUMENT SIGN TO BE RELOCATED

NUMBER OF PARKING SPACES REQUIRED:
1 PARKING SPACE/ 300 GFA OFFICE
5,950 S.F. / 300 = 20 SPACES
1 PARKING SPACE/ 2000 GFA WAREHOUSE
44,050 S.F. / 2000 = 23 SPACES; WHICH IS >
30 EMPLOYEES/ 1.5 = 20 SPACES
43 TOTAL PARKING SPACES REQUIRED

NUMBER OF MISC. SPACES REQUIRED:
2 HANDICAP SPACES REQUIRED
2 OFF-STREET LOADING SPACES REQUIRED

NUMBER OF PARKING SPACES PROVIDED:
43 PARKING SPACES PROVIDED
2 HANDICAP SPACES PROVIDED
2 OFF-STREET LOADING SPACES PROVIDED

OCCUPANCY (2003 IBC):
S-1 MODERATE-HAZARD STORAGE

PRINCIPAL OCCUPANCY: S-1
SECONDARY OCCUPANCY: B BUSINESS
OCCUPANCY SEPARATION:
NONSEPARATED USES (302.3.1) = 0 HR

REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 50% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2003 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-1998.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED OR PAINTED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

15. ALL REPRESENTATIVES AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

17. STREETLIGHT INSTALLATION COST IS FUNDED BY DEVELOPER/OWNER. COORDINATE INSTALLATION WITH PUBLIC WORKS AT 303-739-7466.

CONTACTS:

DEVELOPER
CMC GROUP, INC.
GRAHAM BENES
2000 S. COLORADO BLVD.
SUITE 10500
DENVER, CO 80222
PH. 303.741.4500
FX. 303.741.4549

ARCHITECTURAL FIRM
RHADIUS P.C.
JOEL PEHRSON
1615 CALIFORNIA STREET, SUITE 411
DENVER, COLORADO 80202
PH. 720.956.0300
FX. 720.956.0402

SIGNATURES

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, Graham T. Benes, HAS CAUSED THESE
(CMC GROUP, INC.)

PRESENT TO BE EXECUTED THIS 10th DAY OF October A.D. 2006.

BY: Graham T. Benes DATE: _____
(GRAHAM BENES) CORPORATE SEAL

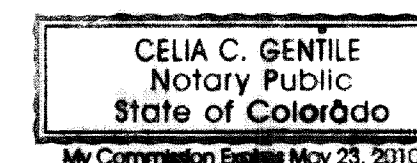
STATE OF COLORADO)SS

COUNTY OF ADAMS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY
OF October A.D., 2006 BY Graham T. Benes.

WITNESS MY HAND AND OFFICIAL SEAL.

Celia C. Gentile
(NOTARY PUBLIC)



Colorado Center, Tower 1
2000 S. Colorado Blvd.
SUITE 10500
DENVER, CO 80222

MY COMMISSION EXPIRES May 23, 2010

ADDRESS

CITY OF AURORA APPROVALS

CITY ATTORNEY: Bob Regan DATE: 10-11-06

PLANNING DIRECTOR: Ally Gattis DATE: 10/10/2006

PLANNING COMMISSION: H DATE: 8/9/2006
(CHAIRPERSON)

CITY COUNCIL: NA DATE: _____
(MAYOR)

ATTEST: NA DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: 8/9/2006

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF AURORA, COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF AD, 2006.

(CLERK AND RECORDER)

(DEPUTY)

AMENDMENTS:

DATE OF SUBMISSION

DATE OF SUBMISSION

INDEX OF DRAWINGS:

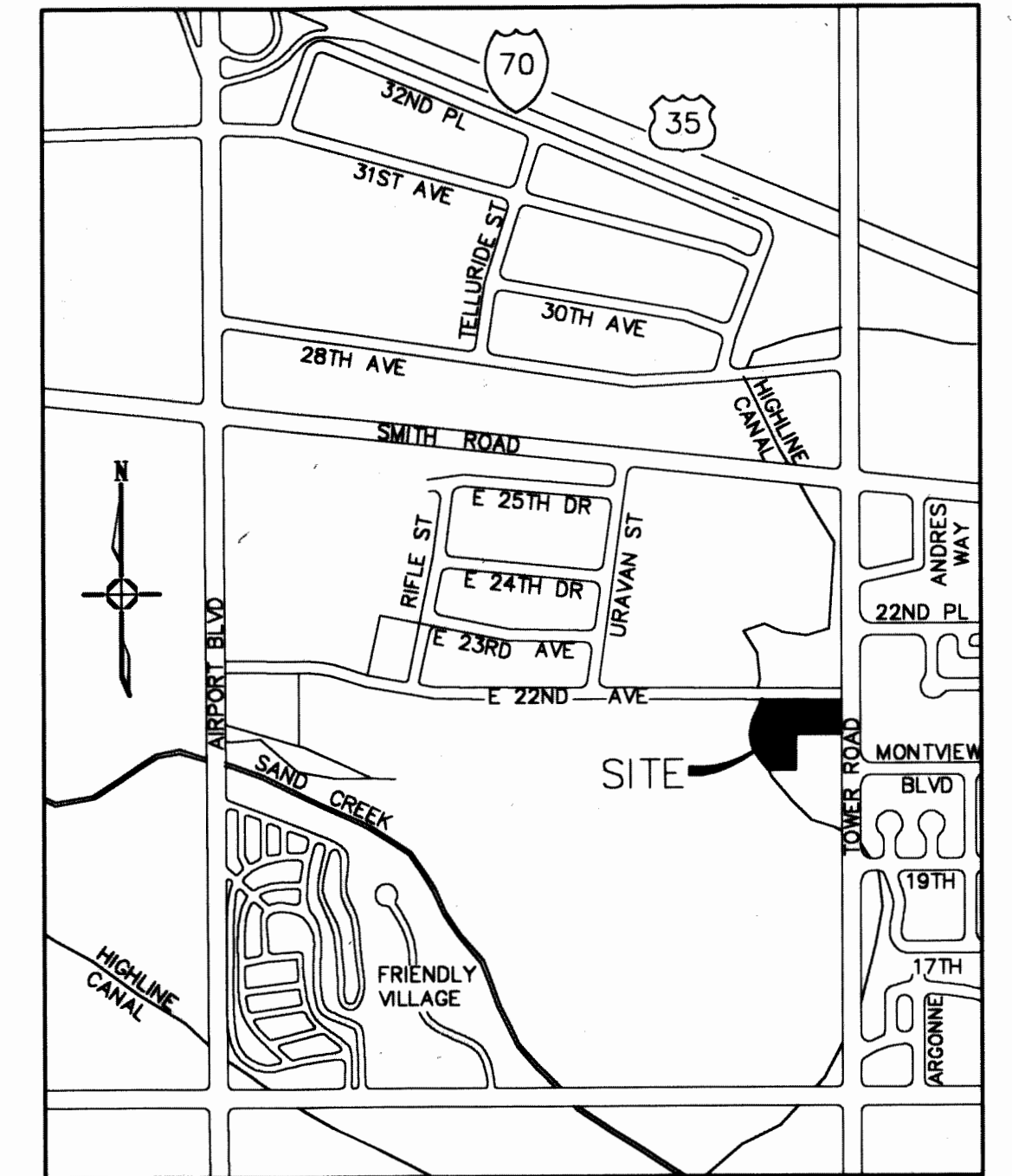
SHEET 1 OF 13: COVER SHEET
SHEET 2 OF 13: SITE PLAN
SHEET 3 OF 13: SITE DETAILS
SHEET 4 OF 13: LANDSCAPE PLANTING PLAN
SHEET 5 OF 13: LANDSCAPE PLANTING INFORMATION
SHEET 6 OF 13: EXTERIOR ELEVATIONS
SHEET 7 OF 13: EXTERIOR ELEVATIONS
SHEET 8 OF 13: FLOOR PLAN
SHEET 9 OF 13: SITE PHOTOMETRIC PLAN
SHEET 10 OF 13: LIGHTING DETAIL SHEET
SHEET 11 OF 13: LIGHTING DETAIL SHEET
SHEET 12 OF 13: GRADING PLAN
SHEET 13 OF 13: UTILITY PLAN

SHEET 1 OF 13

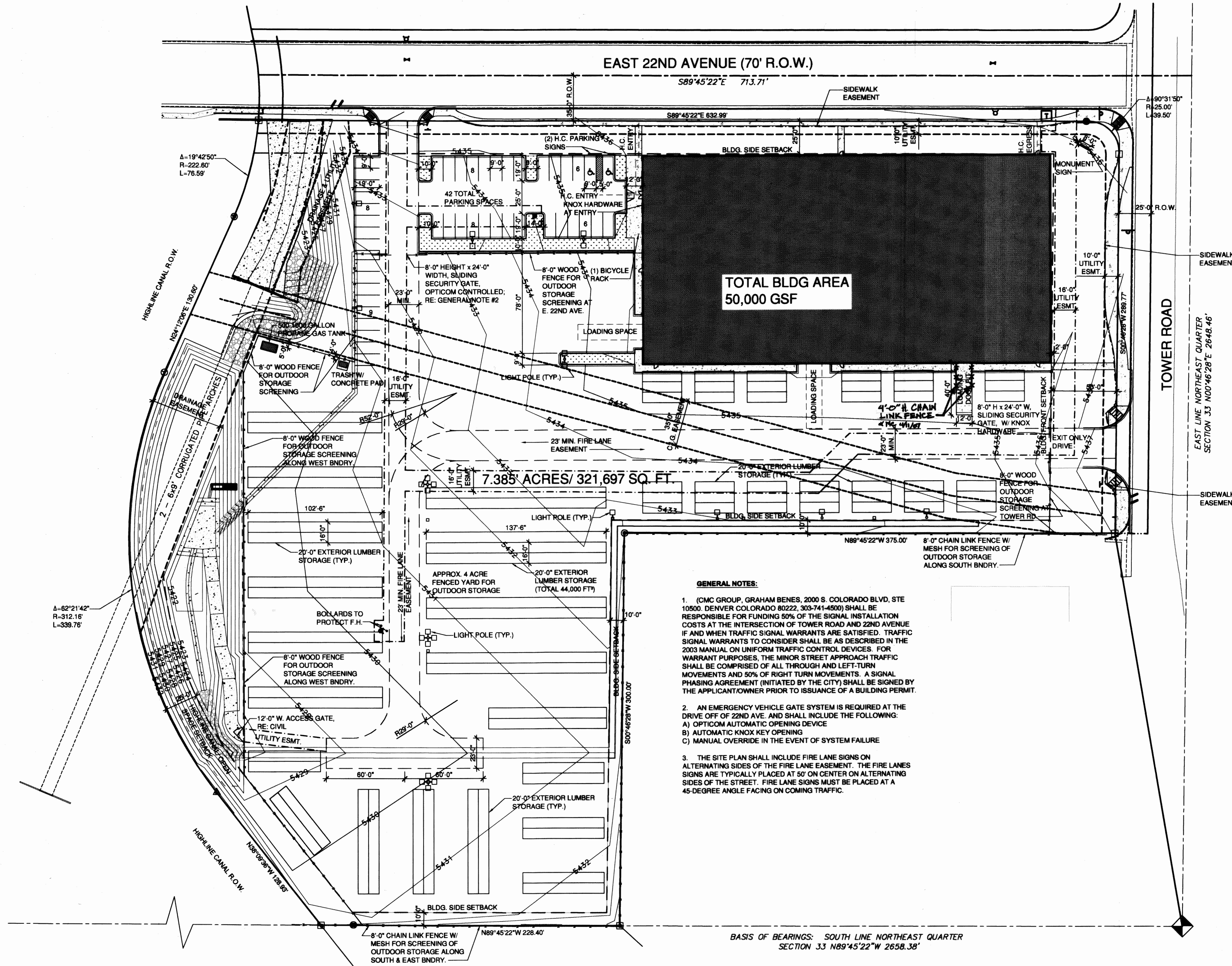
SPECIALTY WOOD PRODUCTS

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

A PART OF THE NE 1/4 SECTION 33, T. 3 S., R. 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES:

1. (CMC GROUP, GRAHAM BENES, 2000 S. COLORADO BLVD, STE 10500, DENVER COLORADO 80222, 303-741-4500) SHALL BE RESPONSIBLE FOR FUNDING 50% OF THE SIGNAL INSTALLATION COSTS AT THE INTERSECTION OF TOWER ROAD AND 22ND AVENUE IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE 2003 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENTS AND 50% OF RIGHT TURN MOVEMENTS. A SIGNAL PHASING AGREEMENT (INITIATED BY THE CITY) SHALL BE SIGNED BY THE APPLICANT/OWNER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. AN EMERGENCY VEHICLE GATE SYSTEM IS REQUIRED AT THE DRIVE OFF OF 22ND AVE. AND SHALL INCLUDE THE FOLLOWING:
A) OPTICOM AUTOMATIC OPENING DEVICE
B) AUTOMATIC KNOX KEY OPENING
C) MANUAL OVERRIDE IN THE EVENT OF SYSTEM FAILURE
3. THE SITE PLAN SHALL INCLUDE FIRE LANE SIGNS ON ALTERNATING SIDES OF THE FIRE LANE EASEMENT. THE FIRE LANE SIGNS ARE TYPICALLY PLACED AT 50' ON CENTER ON ALTERNATING SIDES OF THE STREET. FIRE LANE SIGNS MUST BE PLACED AT A 45-DEGREE ANGLE FACING ON COMING TRAFFIC.

BASIS OF BEARINGS: SOUTH LINE NORTHEAST QUARTER
SECTION 33 N89°45'22"W 2658.38'

1 SITE PLAN
0 40' 60' 80' SCALE: 1" = 40'-0"

SHEET 2 OF 13

rhadius
an architectural corporation

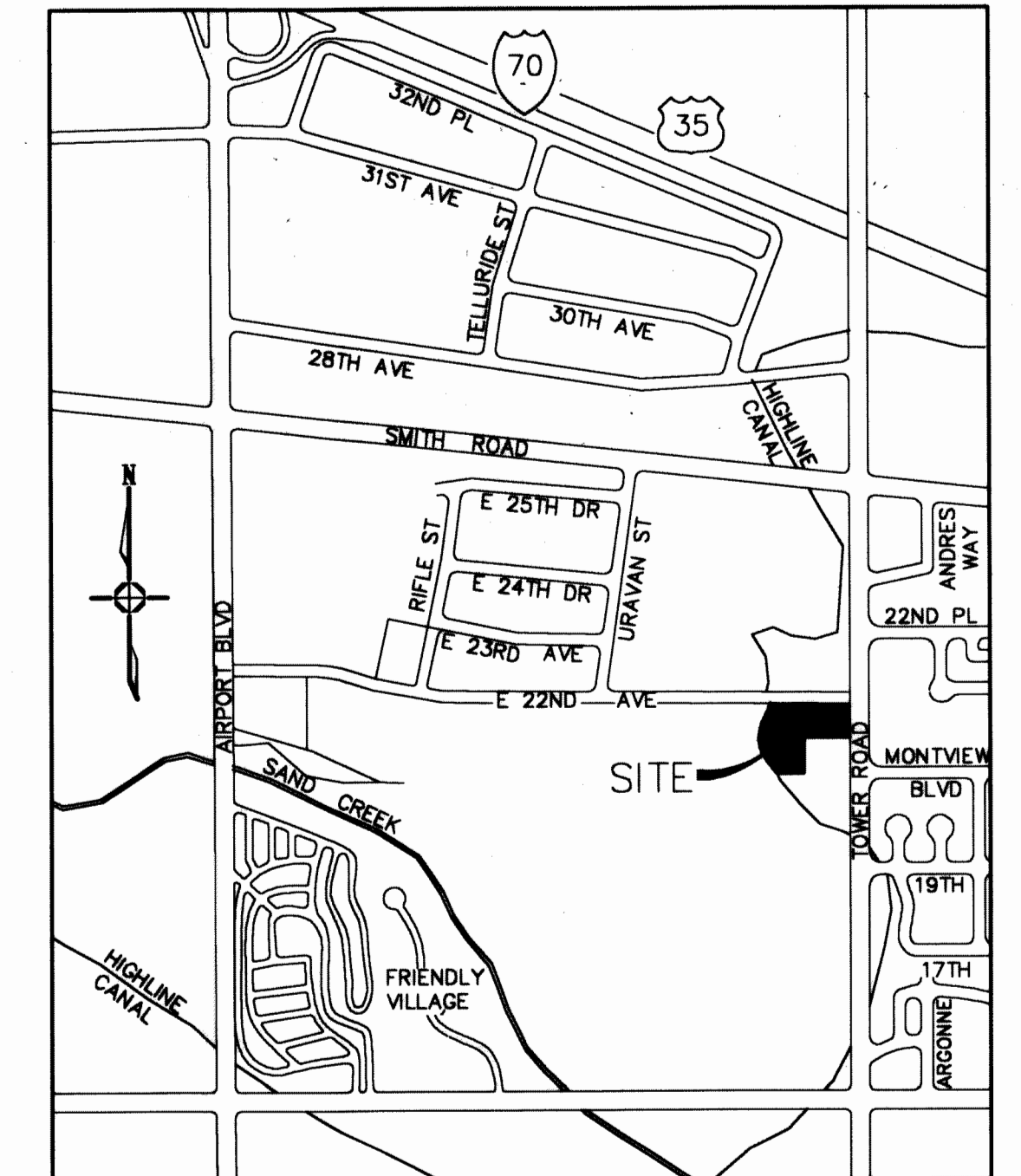
SPECIALTY WOOD PRODUCTS
4 OCTOBER, 2006

SPECIALTY WOOD PRODUCTS 2006-6019-00

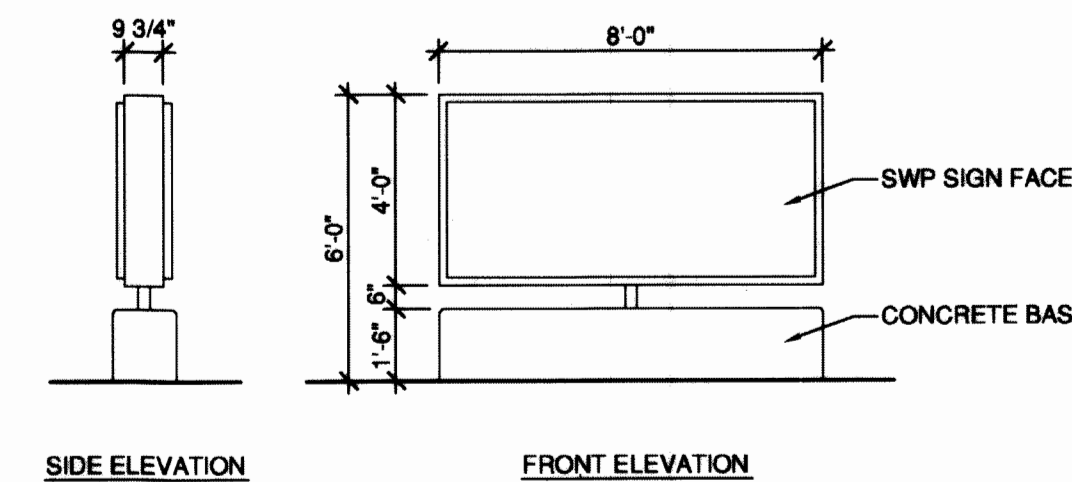
SPECIALTY WOOD PRODUCTS

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

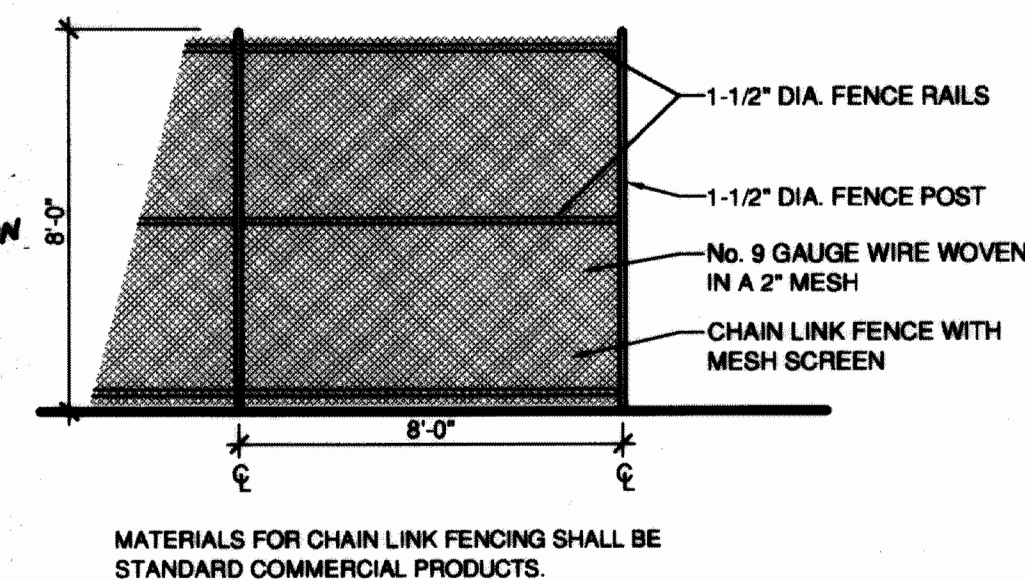
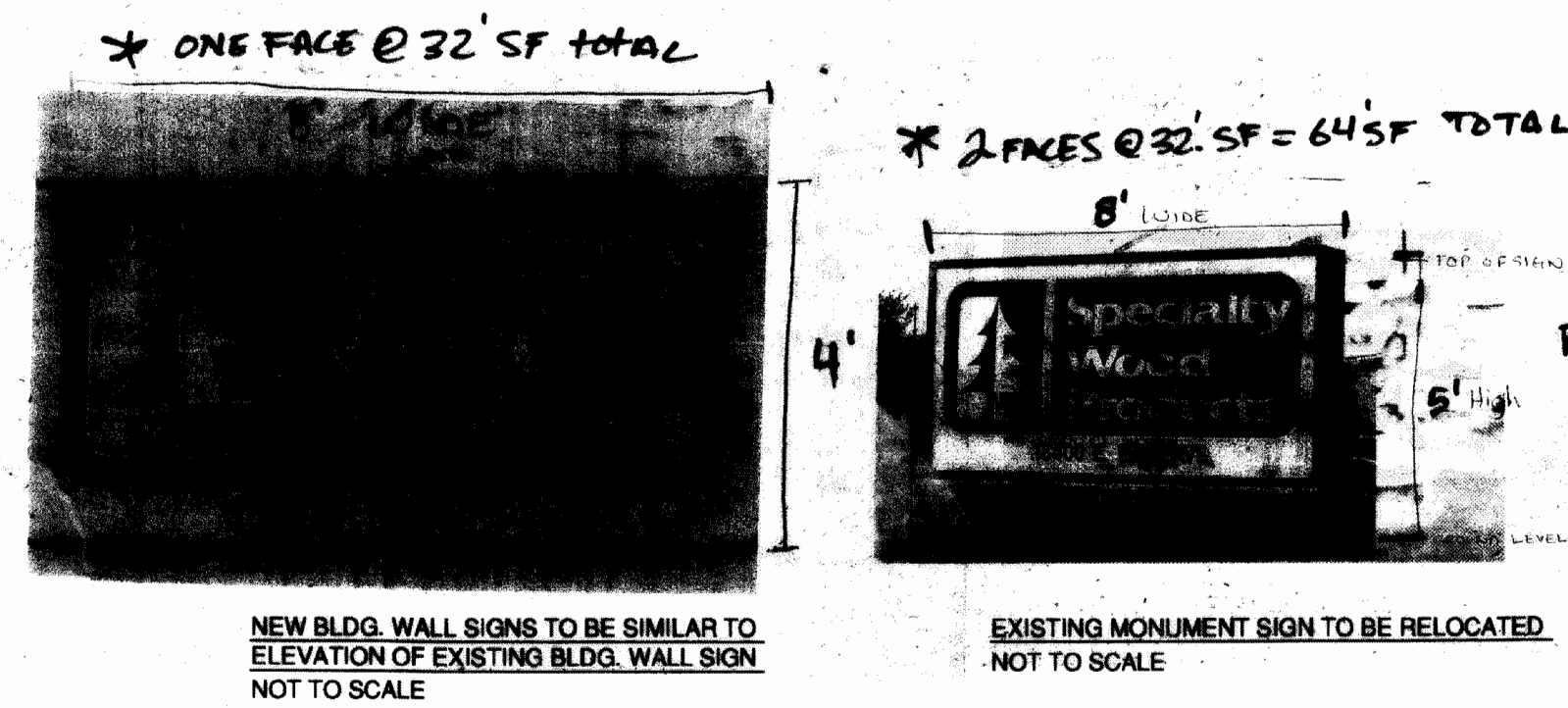
A PART OF THE NE 1/4 SECTION 33, T. 3 S., R 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



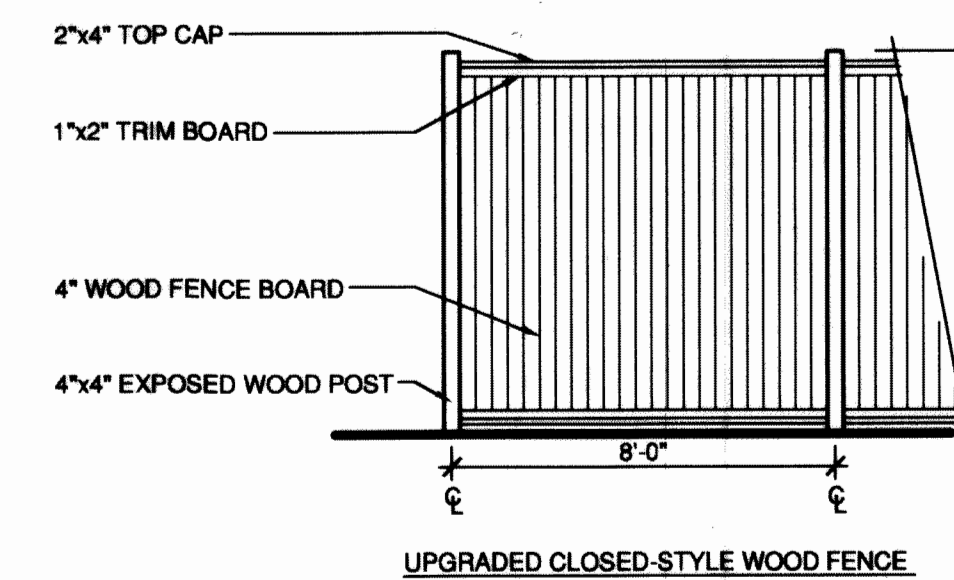
VICINITY MAP
(NOT TO SCALE)



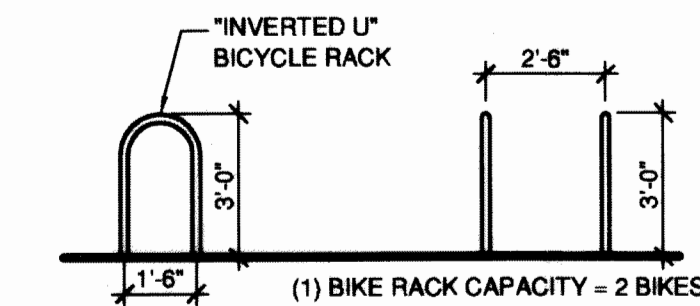
7 EXISTING MONUMENT SIGN
SCALE: 1/4" = 1'-0"



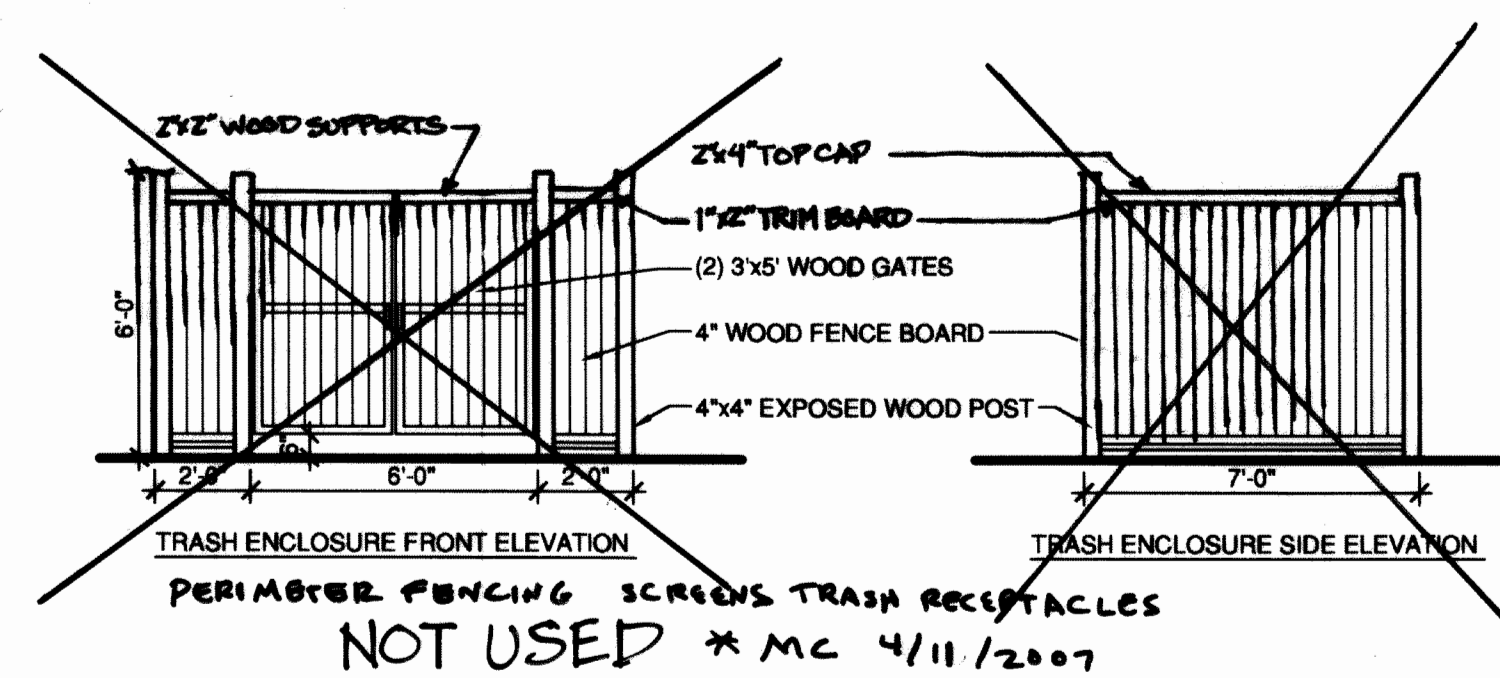
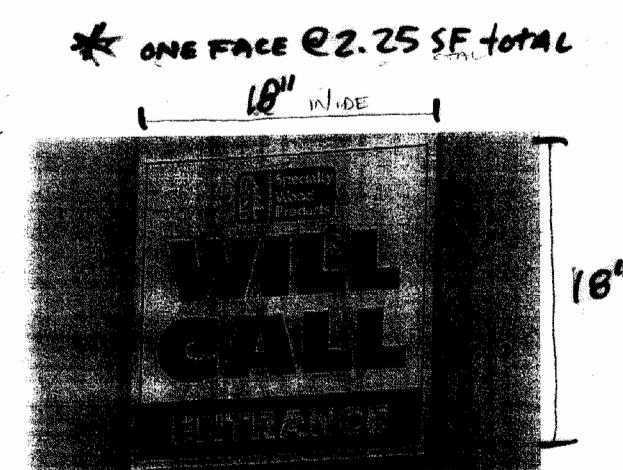
6 TYPICAL CHAIN LINK FENCE
SCALE: 1/4" = 1'-0"



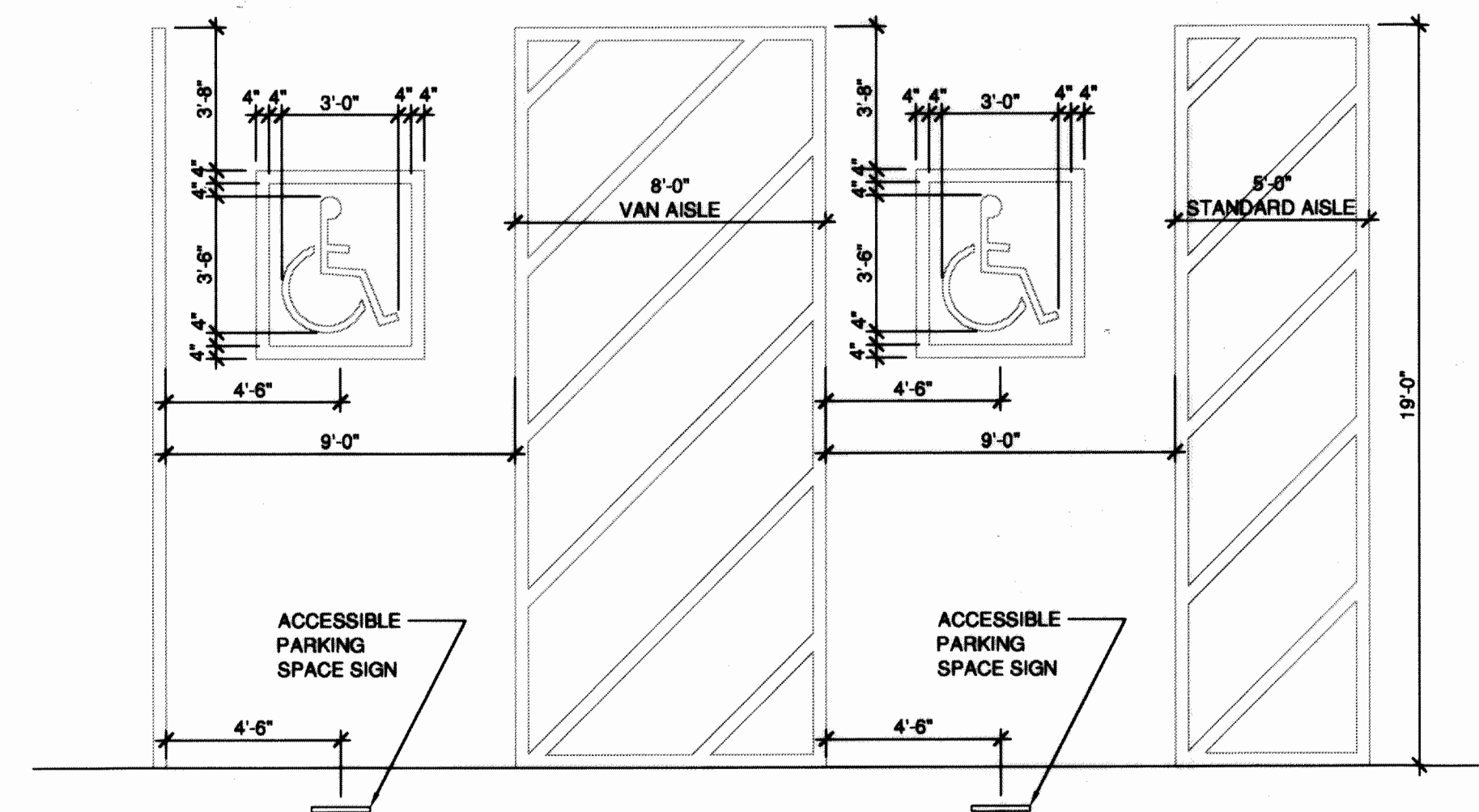
5 TYPICAL WOOD FENCE
SCALE: 1/4" = 1'-0"



4 BIKE RACK ELEVATION
SCALE: 1/4" = 1'-0"

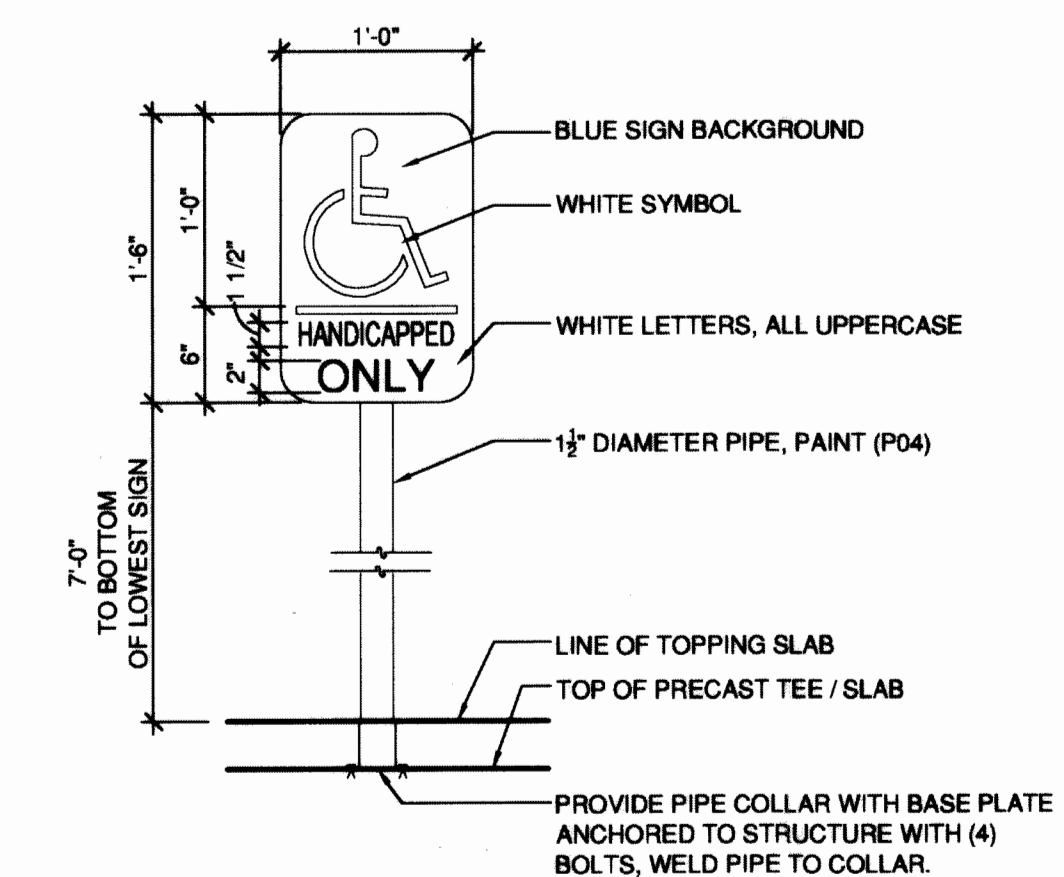


3 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



2 HC ACCESSIBLE PARKING STALLS
SCALE: 1/4" = 1'-0"

NOTE: ALL ACCESSIBLE SPACES SHALL BE DESIGNATED BY A SIGN MOUNTED ON A POST CENTERED AT THE HEAD OF EACH SPACE PER ICC/ANSI A117.1 AND CITY OF AURORA REGULATIONS

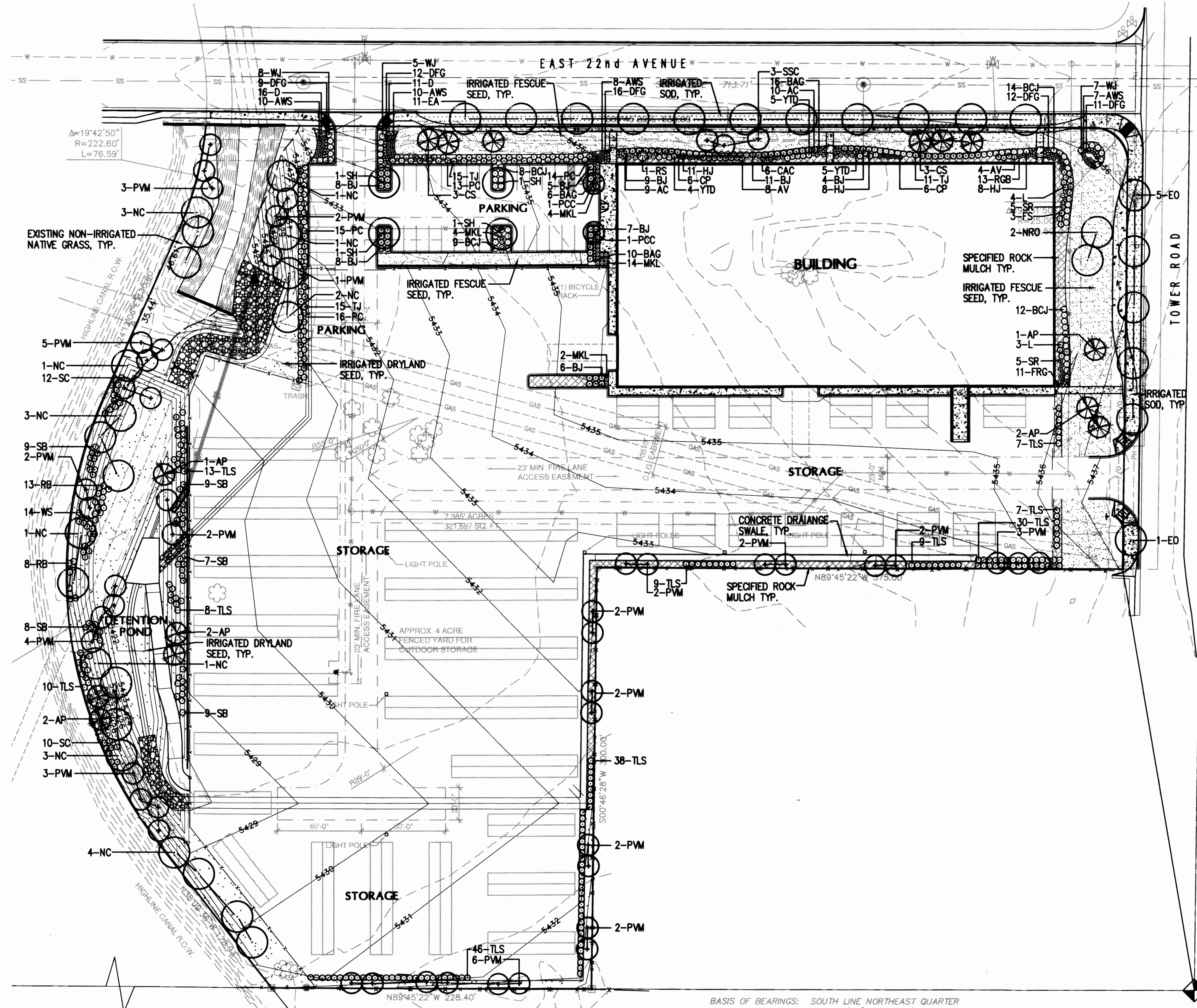


1 HC ACCESSIBLE PARKING SIGN
SCALE: 1" = 1'-0"

SPECIALTY WOOD PRODUCTS

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

A PART OF THE NE 1/4 SECTION 33, T. 3 S., R. 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LANDSCAPE NOTES:

1. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST.
2. ALL SHRUB BEDS SHALL BE MULCHED WITH SPECIFIED ROCK MULCH. REFER TO PLAN FOR SHRUB BED LOCATIONS.
3. ALL NON-IRRIGATED ZONES ADJACENT TO THE BUILDINGS SHALL BE SPECIFIED 3/4" ROCK MULCH. COLOR TO MATCH BUILDING COLORS.
4. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING)
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6. THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
8. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GROUNDCOVER LEGEND:

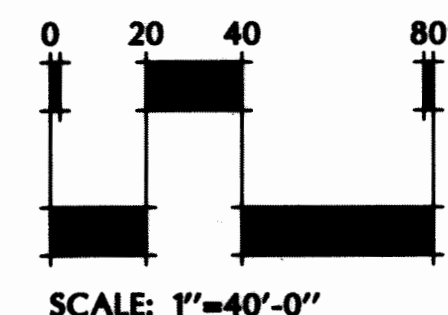
	IRRIGATED RHIZMATOUS FESCUE SOD 50% BARRINGTON 50% LABARINTH
	IRRIGATED RHIZMATOUS FESCUE SEED 50% BARRINGTON 50% LABARINTH
	IRRIGATED RESTORATIVE DRY/UPLAND GRASS SEED MIX WESTERN WHEATGRASS THICK SPIKE WHEATGRASS SIDEOTS GRAMA BLUE GRAMA LITTLE BLUESTEM PRAIRIE SANDREED SAND DROPSOED
	SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH

REFER TO SHEET 5 FOR LANDSCAPE CALCULATIONS

REFER TO SHEET 5 FOR LANDSCAPE PLANT LIST



NORTH



SCALE: 1"=40'-0"

meuran
designgroup
site design
landscape architecture
site planning
882 broadway, suite 250
denver, colorado 80203
303.512.0549 fax 303.812.1224

SHEET 4 OF 13

SPECIALTY WOOD PRODUCTS

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

A PART OF THE NE 1/4 SECTION 33, T. 3 S., R 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

TABLE OF STREET FRONTAGE, STREET PERIMETER BUFFER, AND
NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DISCRPTION BUFFER DISCRPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED (1 TREE EQUIV.)	# SHRUBS REQUIRED (10 SHRUB EQUIV.)	# TREES PROVIDED	# SHRUBS PROVIDED
EAST 22ND AVENUE				11		11	
TOWER ROAD				6		6	
E. 22ND AVE. PERIM. BUFFER 633'	25'	26'	STANDARD DESIGN PLUS XERISCAPE	16	—	7	98
TOWER ROAD PERIM. BUFFER 290'	25'	51'	STANDARD DESIGN PLUS XERISCAPE	6	—	5	20
SOUTH BUFFER/INDUST. 375'	6'	10'	STANDARD DESIGN PLUS XERISCAPE	9	47	9	48
SOUTH BUFFER/INDUST. 228'	6'	10'	STANDARD DESIGN PLUS XERISCAPE	6	29	6	29
EAST BUFFER/INDUST. 300'	6'	10'	STANDARD DESIGN PLUS XERISCAPE	8	38	8	38
HIGHLINE CANAL/INS DUT. 676'	25'	25' MIN. 88' MAX.	STANDARD DESIGN PLUS XERISCAPE	27	270	45	141***

*** 13 TREES SUBSTITUTED FOR 129 SHRUBS

NON-RESIDENTIAL BUILDING LANDSCAPE INFORMATION

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)
NORTH	313'	8	3	139
SOUTH	313'	8	0*	0*
EAST	160'	4	0	40
WEST	160'	4	2	30

* DUE TO LACK OF PLANTING AREA, EIGHT TREE EQUIVALENTS MOVED TO NORTH ELEVATION

DETENTION POND LANDSCAPE REQUIREMENTS

POND AREA	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
15,116 S.F.	4	4	38	38

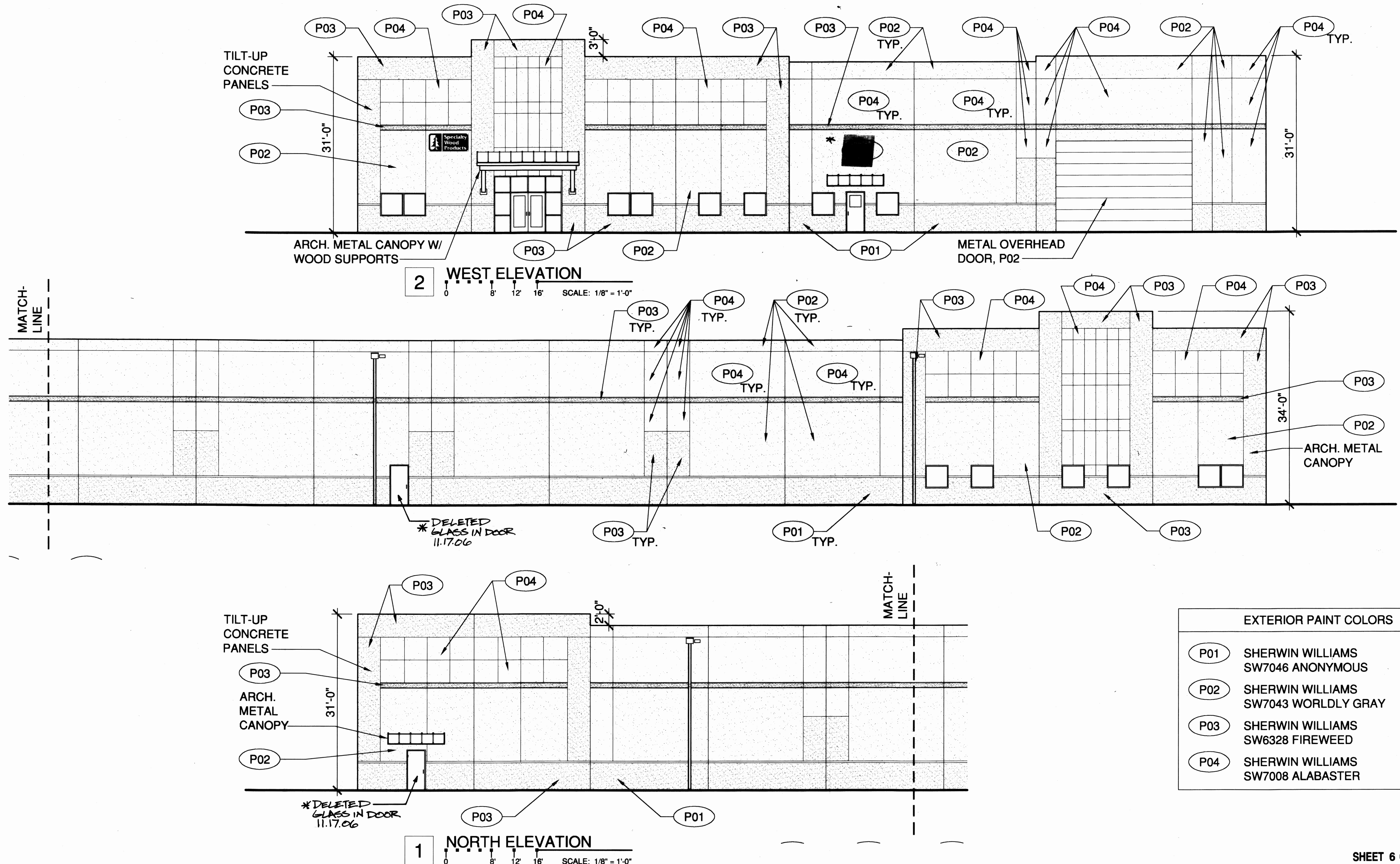
PLANT LIST:

SYM	QTY	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
DECIDUOUS SHADE TREES*					
EA	44	Empire Ash Fraxinus americana 'Empire'	3" cal.	B&B, full crown, staked	Low
SH		Shademaster Honeylocust Gleditsia triacanthos inermis 'Shademaster'	2 1/2" cal.	B&B, full crown, staked	Low
PA		Patmore Ash Fraxinus pennsylvanica 'Patmore'	2-1/2" cal.	B&B, full crown, staked	Low
EO		English Oak Quercus robur	3" cal.	B&B, full crown, staked	Med
NRO		Northern Red Oak Quercus rubra	2 1/2" cal.	B&B, full crown, staked	Med
H		Hackberry Celtis occidentalis	2 1/2" cal.	B&B, full crown, staked	Low
WC		Western Catalpa Catalpa speciosa	2 1/2" cal.	B&B, full crown, staked	Low
NC		Narrowleaf Cottonwood Populus angustifolia	2 1/2" cal.	B&B, full crown, staked	Low
13 EVERGREEN TREES - 50% 8' HT., 50% 10' HT.					
AP		Austrian Pine Pinus nigra	8'-10' ht.	B&B, full form, guyed	Low
BP		Bristlecone Pine Pinus aristata	8'-10' ht.	B&B, full form, guyed	Low
CS		Colorado Spruce Picea pugnans	8'-10' ht.	B&B, full form, guyed	Low
51 ORNAMENTAL TREES					
PCC		Chanticleer Pear Pyrus calleryana 'Chanticleer'	2" cal.	B&B, full form, guyed	Med
SSC		Spring Snow Crabapple Malus sp. 'Spring Snow'	2" cal.	B&B, full form, guyed	Low
PVM		Native Chokecherry Prunus virginiana melanocarpa	2" cal.	B&B, clump form, guyed	Low
467 DECIDUOUS SHRUBS					
AC		Alpine Currant Ribes alpinum	5 gal.	18"-24" ht., plant 3' o.c.	Low
AWS		Anthony Waterer Spiraea Spiraea 'Anthony Waterer'	5 gal.	18"-24" ht., plant 3' o.c.	Med
RGB		Rose Glow Barberry Berberis thunbergii 'Rose Glow'	5 gal.	18"-24" ht., plant 3' o.c.	Low
CP		Cistena Plum Prunus cistena	5 gal.	18"-24" ht., plant 3' o.c.	Low
SR		Shrub Rose Rosa sp. 'Carefree Beauty'	5 gal.	18"-24" ht., plant 3' o.c.	Low
MKL		Miss Kim Lilac Syringa patula	5 gal.	18"-24" ht., plant 3' o.c.	Low
CAC		Compact American Cranberry Viburnum trilobum 'Compactum'	5 gal.	18"-24" ht., plant 3' o.c.	Low
L		French Lilac Syringa vulgaris 'Charles Joly'	5 gal.	24"-30" ht., plant 4' o.c.	Low
PC		Peking Cotoneaster Cotoneaster lucidus	5 gal.	24"-30" ht., plant 4' o.c.	Low
YTD		Yellow Twig Dogwood Cornus sericea 'flaviramea'	5 gal.	24"-30" ht., plant 4' o.c.	Med
SC		Squaw Currant Ribes cereum	5 gal.	24"-30" ht., plant 4' o.c.	Low
RB		Rabbitbrush Chrysothamnus nauseosus	5 gal.	24"-30" ht., plant 4' o.c.	Low
AV		Arrowwood Viburnum Viburnum dentatum 'Blue Muffin'	5 gal.	24"-30" ht., plant 4' o.c.	Med
TLS		Three-Leaf Sumac Rhus trilobata	5 gal.	24"-30" ht., plant 4' o.c.	Low
WS		Western Sandcherry Prunus besseyi	5 gal.	24"-30" ht., plant 4' o.c.	Low
SB		Snowberry Symphoricarpos albus	5 gal.	24"-30" ht., plant 4' o.c.	Low
FS		Fragrant Sumac Rhus aromatica	5 gal.	24"-30" ht., plant 4' o.c.	Low
RS		Regent Serviceberry Amelanchier 'Regent'	5 gal.	24"-30" ht., plant 5' o.c.	Low
189 EVERGREEN SHRUBS					
WJ		Wilton Juniper Juniperus horizontalis 'Wiltonii'	5 gal.	18"-24" spread, plant 4' o.c.	Low
BJ		Buffalo Juniper Juniperus sabina 'Buffalo'	5 gal.	18"-24" spread, plant 4' o.c.	Low
BCJ		Blue Chip Juniper Juniperus horizontalis 'Blue Chip'	5 gal.	18"-24" spread, plant 4' o.c.	Low
HJ		Hughes Juniper Juniperus horizontalis 'Hughes'	5 gal.	18"-24" spread, plant 4' o.c.	Low
TJ		Tammy Juniper Juniperus sabina tamaricifolia	5 gal.	18"-24" spread, plant 4' o.c.	Low
27/102 PERENNIALS/ORNAMENTAL GRASSES					
D		Peach Daylily Hemerocallis sp.	1 gal.	container, plant 18" o.c.	Low
DFG		Dwarf Fountain Grass Pennisetum alo. 'Hameln'	1 gal.	container, plant 18" o.c.	Low
BAG		Blue Avena Grass Helictotrichon sempervirens	1 gal.	container, plant 18" o.c.	Low
FRG		Karl Foerster Feather Reed Grass Calamagrostis acut. 'Karl Foerster'	1 gal.	container, plant 18" o.c.	Low

SPECIALTY WOOD PRODUCTS

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

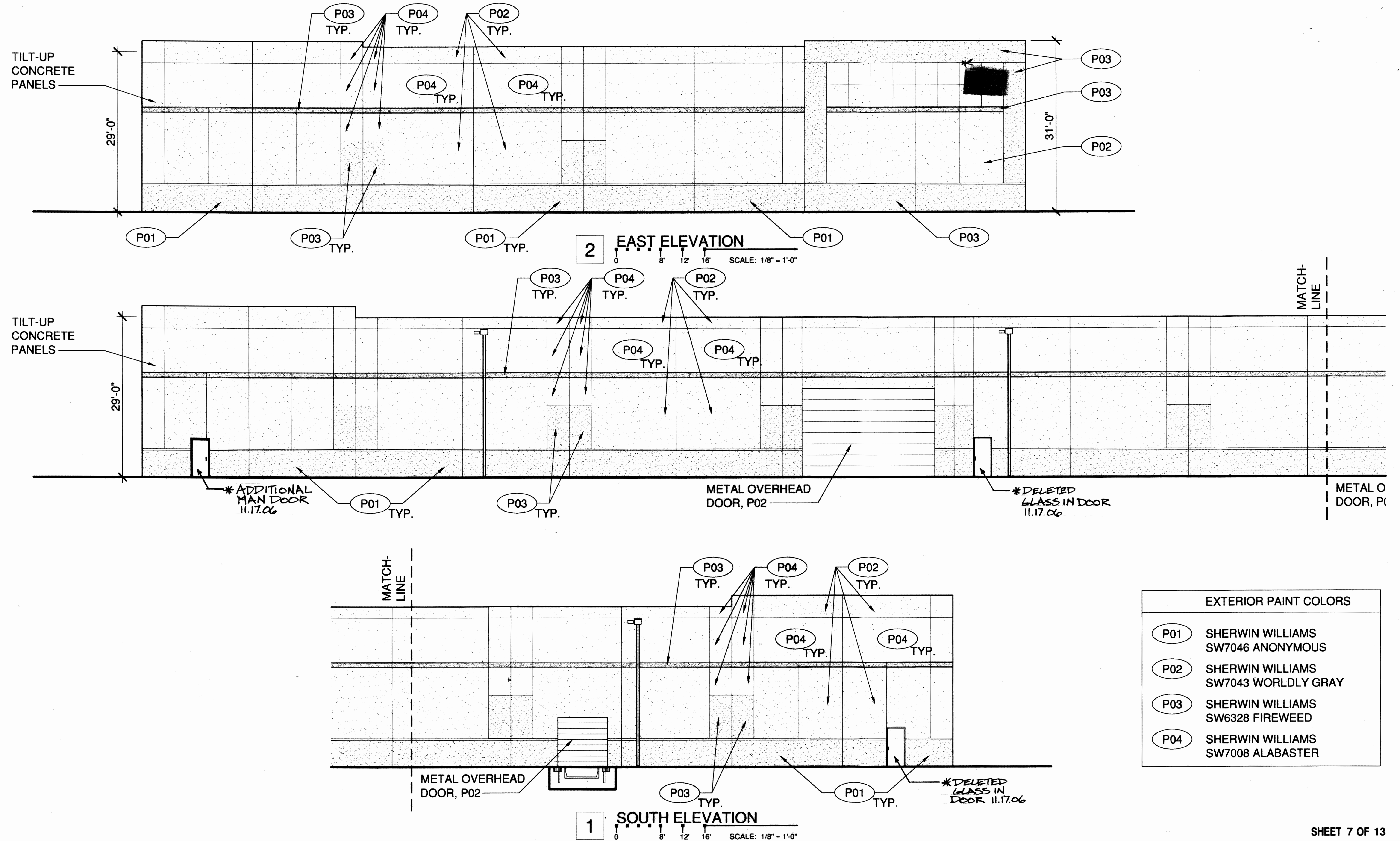
A PART OF THE NE 1/4 SECTION 33, T. 3 S., R 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



SPECIALTY WOOD PRODUCTS

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

A PART OF THE NE 1/4 SECTION 33, T. 3 S., R 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



* MC 4/11/07

SHEET 7 OF 13

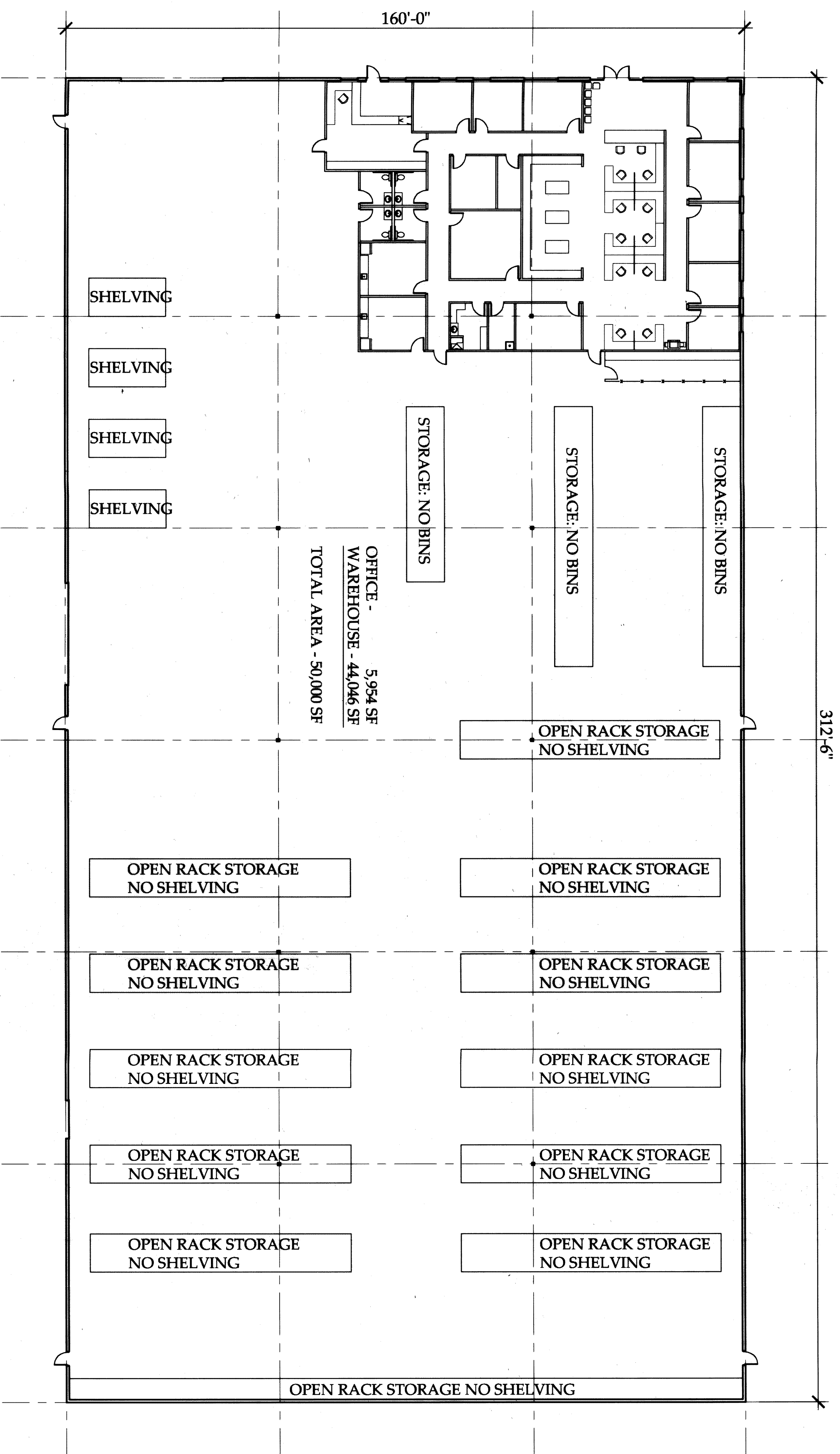
radius p.c.
architectural corporation

SPECIALTY WOOD PRODUCTS
4 OCTOBER, 2006

SPECIALTY WOOD PRODUCTS 2006-6019-00

SPECIALTY WOOD PRODUCTS

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2
A PART OF THE NE 1/4 SECTION 33, T. 3 S., R. 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

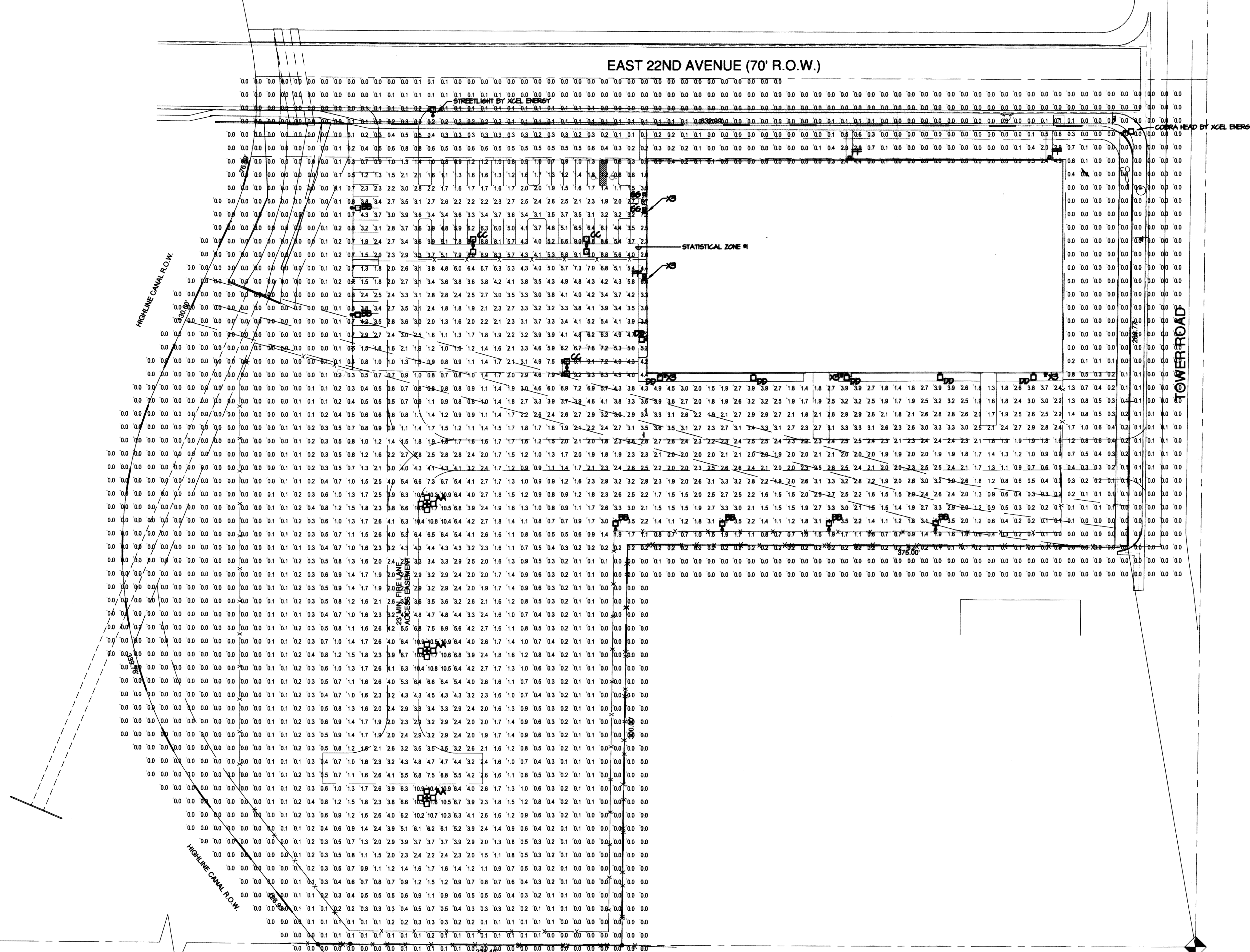


1 FLOOR PLAN
0 16' 24' 32' SCALE: 1/16" = 1'-0"
North

SPECIALTY WOOD PRODUCTS

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

A PART OF THE NE 1/4 SECTION 33, T. 3 S., R 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

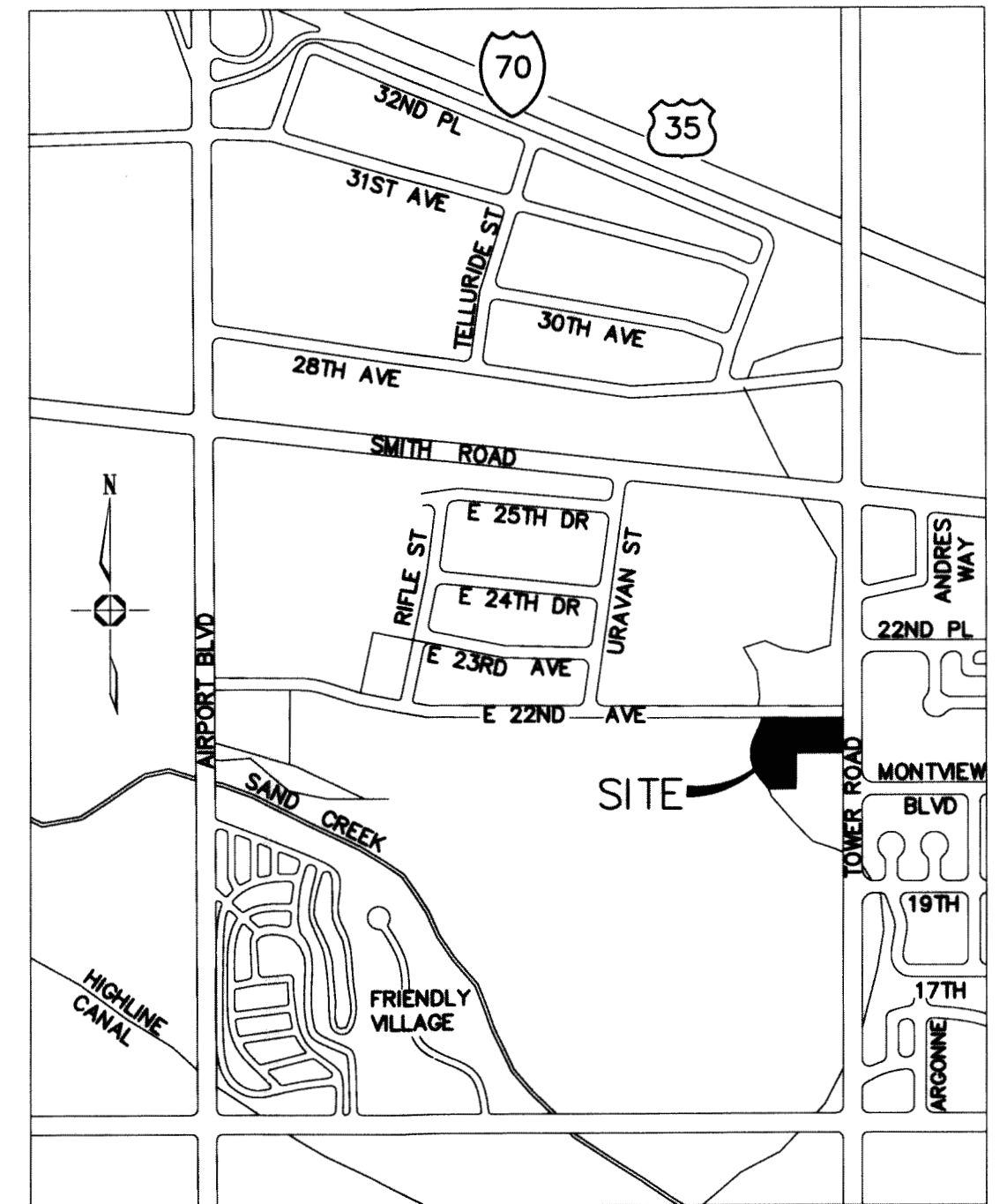


EAST 22ND AVENUE (70' R.O.W.)

STATISTICAL ZONE #1

HIGHLINE CANAL R.O.W.

TOWER ROAD



VICINITY MAP

ILLUMINATION STATISTICS

STATISTICAL ZONE #1 - 21 LLF (LIGHT LOSS FACTOR) USED THROUGHOUT.
INCLUDES PARKING LOT & LOADING DOCK AREA SOUTH OF THE PARKING LOT ONLY.
AVERAGE 5.1 FC
MAXIMUM 43 FC
MINIMUM 0.1 FC
MAXIMUM 19.51 FC
AVERAGE MIN. 5.51 FC

MAXIMUM IN STORAGE AREA: 11.7 FC



M.E.P. ENGINEERING
3565 S. Yosemite St. (W) 303.936.1633
Denver, CO 80237 (F) 303.934.3299
info@mep-eng.com www.mep-eng.com



SITE PHOTOMETRIC PLAN

SCALE: 1"=40'-0"

SPECIALTY WOOD PRODUCTS

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2
A PART OF THE NE 1/4 SECTION 33, T. 3 S., R 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



FEATURES & SPECIFICATIONS

INTENDED USE - Ideal for use in car lots, street lighting or parking areas.

CONSTRUCTION - Rugged, .063" thick aluminum extrusion housing. Continuously seam welded for weather-tight seal and integrity. Naturally anodized, extruded aluminum door frame with mitered corners is retained with (two) .188" diameter large pins and secured with (one) quarter-turn, quick release fastener. Weatherproof seal between housing and door frame is accomplished with an integrally designed, extruded silicone gasket that snaps into door frame.

FINISH - Standard finish is dark bronze (DOB) polyester powder. Other powder architectural colors available.

OPTICAL SYSTEM - Reflectors are anodized and segmented for superior uniformity and control, which allows the flexibility to mix distributions without compromising the overall lighting job. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Five cutoff distributions available: Type I (broadway), Type II (asymmetric), Type IV (forward throw, sharp cutoff), Type V (wide, forward throw), and Type V (square asymmetric). Lens is .125" thick, impact-resistant tempered glass with thermally applied, silk screened power door shield.

ELECTRICAL SYSTEM - Constant voltage autotransformer is 100% copper wound and factory-wired. Super CWA Pulse Start ballast required for 320W and 350W (must order SCWA option). Removable power door and post-tilting disconnect plug porcelain, horizontally-oriented, mogul-base socket with copper alloy, nickel plated screw shell and center contact. UL listed 1500W-600V.

INSTALLATION - Extruded, 4" aluminum arm for pole or wall mounting is shipped in future carton. Optional mountings available.

LISTING - UL listed for wet locations. Listed and labeled to comply with Canadian Standards (see Options).

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. (Order accessories on separate catalog number.)

Series	Voltage	Mounting	Options
KSF2 250M	120	SP04 Square pole (4" arm) (standard)	Shipped installed in fixture
KSF2 320M	208	SP08 Square pole (8" arm)	SF Single fuse (120, 277, 347V, n/a TB)
KSF2 350M	240	RP04 Round pole (4" arm)	DF Double fuse (208, 240, 480V, n/a TB)
KSF2 400M	277	RP08 Round pole (8" arm)	LPI Lamp included as standard
	347	WW04 Wood pole or wall (4" arm)	DOB Dark bronze (standard)
	600	WW08 Wood pole or wall (8" arm)	DWN White
		WW09 Wood pole or wall (9" arm)	DBL Black
		WW04 Wall bracket (4" arm)	Classic Colors
		WW08 Wall bracket (8" arm)	DMB Medium bronze
		WW09 Wall bracket (9" arm)	DNA Natural aluminum
		L/ARM When ordering KMA, DA12	DSS Sandstone
		Optional Mounting (shipped separately)	DCG Charcoal gray
		DA12P Degree arm (pole)	DTG Tones green
		DA12WB Degree arm (wall)	DBR Bright red
		KMA Mast arm adapter	DSB Steel blue
		KTMB Twin mounting bar	
			Shipped Separately
			PE1 NEMA twist-lock PE (120, 208, 240V)
			PE3 NEMA twist-lock PE (347V)
			PE4 NEMA twist-lock PE (480V)
			PE7 NEMA twist-lock PE (277V)
			SC Shunting only for PER option
			KSF2HS House side shield (R2,R3)
			KSF2VG Vandal guard
			Accessories: Tenon Mounting Slipfitter (Order separately)
			Number of fixtures
			2-3/8" T20-190 T20-280 T20-290 T20-320 T20-390 T20-490
			2-7/8" T25-190 T25-280 T25-290 T25-320 T25-390 T25-490
			4" T30-190 T30-280 T30-290 T30-320 T30-390 T30-490

Outdoor

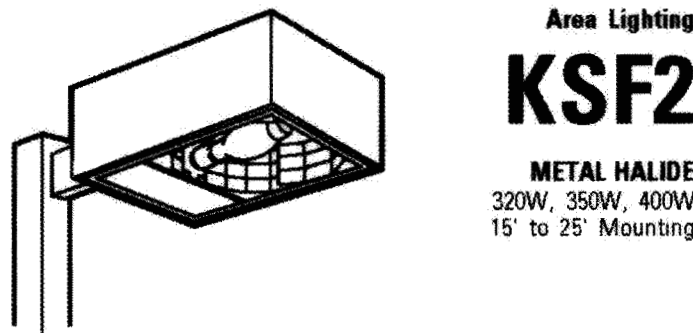
Sheet #: KSF2-M AL-330

TYPE AA, BB, CC, DD, FIXTURE

SCALE: NONE

TYPE AA - (4) HEADS PER POLE, TYPE V DISTRIBUTION
TYPE BB - (1) HEAD PER POLE, TYPE R4SC DISTRIBUTION
TYPE CC - (2) HEADS PER POLE, TYPE V DISTRIBUTION
TYPE DD - (1) WALL MOUNTED FIXTURE, TYPE R4SC DISTRIBUTION

Catalog Number	Type
Notes	



Specifications	Area Lighting
EPA 2.0 ft. (1.2m) ² (includes arm)	KSF2
Length: 25-5/16 (643)	METAL HALIDE
Width: 18-1/2 (470)	320W, 350W, 400W
Depth: 8-5/16 (211)	15' to 25' Mounting
Weight: 52 lbs (23.6kg)	
Arm: 4 (10.2)	

Example: KSF2 400M R3 120 SP04 SF DOB LPI



FEATURES & SPECIFICATIONS

INTENDED USE - For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION - Rear housing is rugged, corrosion-resistant, die-cast aluminum. Front cover is one-piece UV-resistant injection molded polycarbonate, internally painted. Captive internal hardware is specially treated for corrosion resistance and includes slotted hex-head and tamperproof fasteners.

FINISH - Dark Bronze (DOB) corrosion-resistant polyester powder.

OPTICAL SYSTEM - One-piece die-formed reflector is diffused aluminum. Refractor is clear UV stabilized polycarbonate, providing IES cutoff distribution and maximum lateral light output. Front cover is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL SYSTEM - Ballast is high resistance, high power factor, copper wound and 100% factory tested. UL listed. Components are heat-treated directly to the cast housing for maximum heat dissipation (For 50 hertz availability, consult factory).

Porcelain, horizontally oriented medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 600W, 600V and 48V pulse rated.

Medium-base lamp included with fixture.

INSTALLATION - Mount to any vertical surface or to a 4" round square outlet box. Back access through gasketed slot. Top wiring access through 1/2" threaded conduit entry. (Through-wiring requires use of a conduit tee). Photocell is field-installable.

LISTING - UL listed for wet locations. IP65 listed. Listed and labeled to comply with Canadian and Mexican Standards (see options).

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. (Order accessories on separate catalog number.)

Series	Wattage/Lamp	Voltage	Options
TWAC	50M	120	Shipped installed in fixture
	70M	208	SF Single fuse (120, 277, 347V)
	100M	240	DF Double fuse (208, 240V)
		277	XHP High power factor ballast
		347	EC Emergency circuit ¹
		TB²	DC12 Emergency circuit 12 volt (25W lamp included std.)
			DC2012 Emergency circuit 12 volt (20W lamp included)
			DC2012 Emergency circuit 12 volt (20W lamps included)
			DC2012 Emergency circuit 12 volt (20W lamps included)
			QRS Quartz restrike system ¹
			CR Enhanced corrosion-resistance
			CRT Non-stick protective coating ¹
			CSA Listed and labeled to comply with Canadian Standards

NOTES:
1. Consult factory for availability in Canada.
2. Optional multi-day ballast: 120, 208, 240, 277V in Canada 120, 277, 347V ships as 120/247.
3. Not available with multi-day ballast.
4. Lamp not included.
5. Shunting only for PER option.
6. Quartz lamp message not to exceed ballast voltage rating.
7. Not available with QRS, EC or NOM.
8. Black finish on housing only.

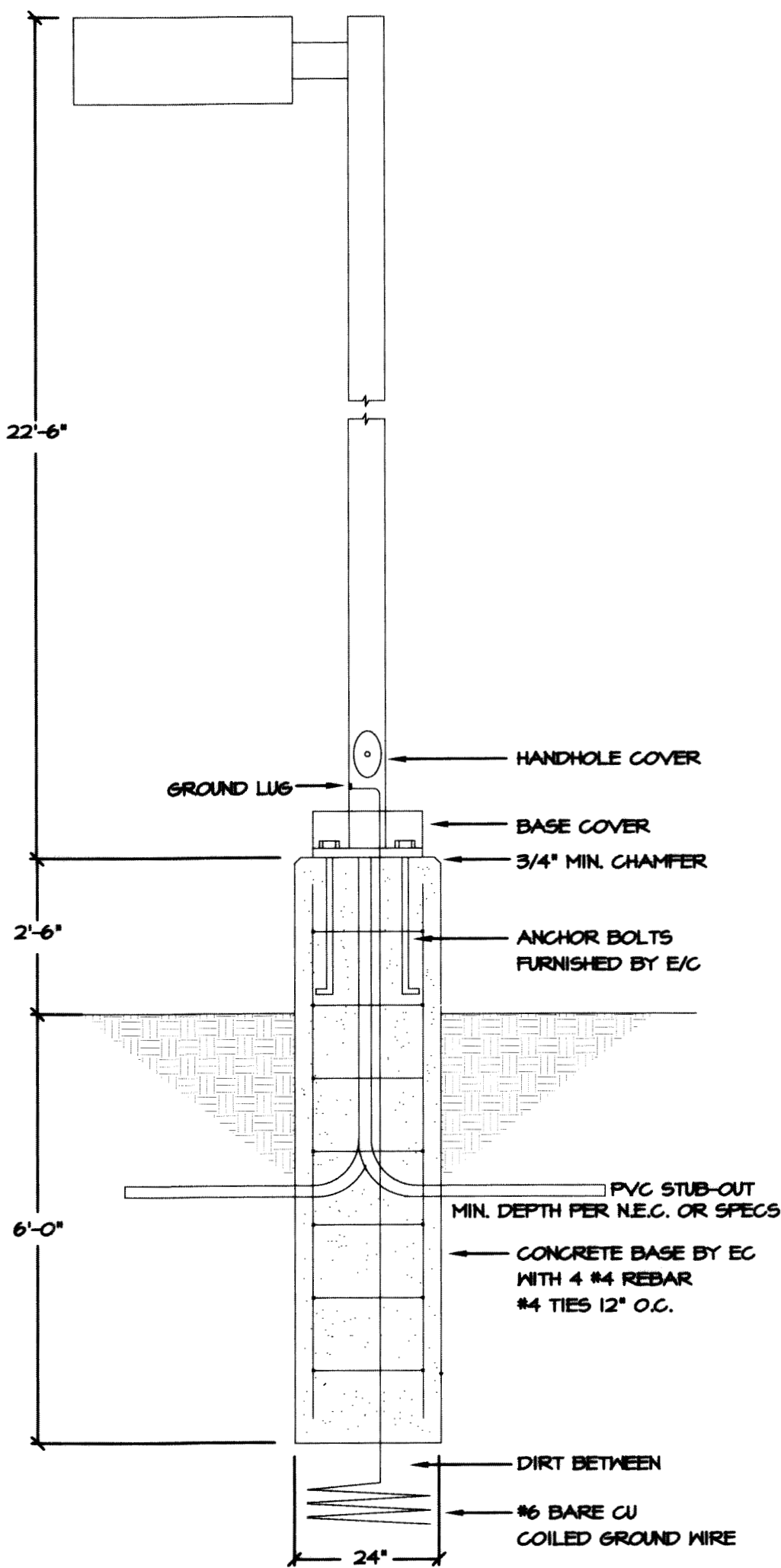
Outdoor and Special Environments

Sheet #: TWAC-M_0 BM-700

TYPE FF FIXTURE

SCALE: NONE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMPS
AA	LITHONIA OR EQUAL	KSF2-250M-RS-TB-RP04-LPI	ARCHITECTURAL CUTOFF PARKING FIXTURE (4) HEADS, TYPE V DISTRIBUTION 4" ROUND POLES	25'-0" TO TOP OF FIXTURE. SEE POLE BASE DETAIL.	(1)250M MH METAL HALIDE
BB	LITHONIA OR EQUAL	KSF2-400M-R4SC-TB-RP04-LPI	ARCHITECTURAL CUTOFF PARKING FIXTURE (1) HEAD, TYPE V FORWARD THROW SHARP CUTOFF DISTRIBUTION, 4" ROUND POLES	25'-0" TO TOP OF FIXTURE. SEE POLE BASE DETAIL.	(1)400M MH METAL HALIDE
CC	LITHONIA OR EQUAL	KSF2-400M-RS-TB-RP04-LPI	ARCHITECTURAL CUTOFF PARKING FIXTURE (2) HEADS, TYPE V DISTRIBUTION 4" ROUND POLES	25'-0" TO TOP OF FIXTURE. SEE POLE BASE DETAIL.	(1)400M MH METAL HALIDE
DD	LITHONIA OR EQUAL	KSF2-400M-R4SC-TB-MB-LPI	ARCHITECTURAL CUTOFF PARKING FIXTURE (1) HEAD, TYPE V FORWARD THROW SHARP CUTOFF DISTRIBUTION, WALL MOUNTED	25'-0" MALL MOUNTED	(1)400M MH METAL HALIDE
FF	LITHONIA OR EQUAL	TWAC-70M-TB-LPI	ARCHITECTURAL CUTOFF MALL PACK	42'-0" MALL MOUNTED	(1)70M MH METAL HALIDE
GG	LITHONIA OR EQUAL	HSR-50M-HDB-HVOLT-LPI-DOB	ARCHITECTURAL HALF ROUND MALL SCENE	44'-0" MALL MOUNTED	(1)50M MH METAL HALIDE
XS	LITHONIA OR EQUAL	AFH-H-EXT	DIE-CAST ARCHITECTURAL EMERGENCY LIGHT	MALL	(2)60M MHBG BASE XENON



POLE BASE DETAIL

NOT TO SCALE



M.E.P. ENGINEERING
3565 S. Yosemite St.
Denver, CO 80237
info@mep-eng.com
(W) 303.936.1633
(F) 303.934.3299
www.mep-eng.com

SPECIALTY WOOD PRODUCTS
LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2
A PART OF THE NE 1/4 SECTION 33, T. 3 S., R 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



FEATURES & SPECIFICATIONS

INTENDED USE

Provides a minimum of 90 minutes illumination for the rated wattage upon loss of AC power. Ideal for applications requiring low-profile, attractive emergency lighting.

CONSTRUCTION

Compact, low-profile, architectural design with die-cast aluminum housing that has a contemporary brushed nickel-plated finish. Other available finishes are: textured polyester powder coat paint in white, black and dark bronze. All finishes can be painted in the field to match the wall color of choice.

U.S. Patent No. 6,468,046.

Two 6W wedge-base xenon lamps offer 55 percent more light output than standard incandescent lamps.

Patent-pending reflector/refractor design features superior vacuum-metalized, die-casted reflectors; and multi-faceted, highly transmissive refractor that significantly improves photometrics.

Dual-voltage input capability (120/277V).

Edge connectors on printed circuit board ensure long-term durability.

Universal J-box mounting pattern.

Low-profile, integrated test switch/pilot light located below the lens.

Easily visible green status indicator.

Rigid conduit entry provision on top of the unit.

BATTERY

Sealed, maintenance-free lead-calcium battery provides 12W rated capacity.

Nickel-cadmium battery with Premium and Exterior option packages.

Automatic 48-hour recharge after a 90-minute discharge.

Low-voltage disconnect prevents excessively deep discharge that can permanently damage the battery. Single-circuit battery connection.

ELECTRONICS

Current-limiting charger maximizes battery life and minimizes energy consumption. Provides low operating costs.

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts.

Thermal protection senses circuitry temperature and adjusts charge current to prevent overheating and charger failure.

Thermal compensation adjusts charger output to provide optimum charge voltage relative to ambient temperature.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and induces capacity.

Fine-tuned charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

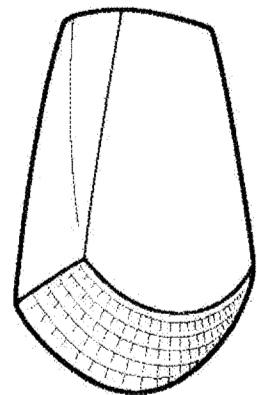
Brownout protection is automatically switched to emergency mode when supply voltage drops below 90 percent of nominal.

Catalog Number
Notes
Type

Die-Cast Architectural Emergency Light

AFN

AFFINITY



SELF-DIAGNOSTICS (SD option)

Patented Electronics - U.S. Patent No. 6,562,044.

Single multi-chromatic LED indicator to display two-state charging, test activation and three-state diagnostic status.

Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection.

Self-diagnostic testing for five minutes every 30 days and 30 minutes every six months.

Diagnostic evaluation of lamp, AC to DC transfer, charging and battery condition. Continuously monitors AC functionality.

Postpone automatic test initiates eight hour delay of an automatic test by activating the manual test switch.

LISTING

UL listed. Wet location (EXT) listed. Damp location (PREM, EXT) listed. Cold weather (EXT) listed.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.



FEATURES & SPECIFICATIONS

INTENDED USE

For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone.

FINISH — Standard finish is new textured dark bronze (DBT) corrosion-resistant polyester powder finish with other architectural colors available.

OPTICAL SYSTEM — Segmented reflectors for superior uniformity and control. Reflectors are interchangeable. Three full cutoff downlight distributions available: FT (forward throw), MD (medium throw) and WT (wide throw). Four uplight distributions available: FTU (forward throw, 10% up), MDU (medium throw, 10% up), WTU (wide throw, 10% up) and MDUS (up/down medium throw, 50% up 50% down).

ELECTRICAL SYSTEM — 50W-150W utilizes a high reactance, high power factor ballast. 35S utilizes a reactance-high power factor ballast. 175W utilizes a constant-voltage auto transformer ballast. Quick disconnect plug easily disconnects reflector from ballast. Ballasts are copper-wound and 100% factory-tested. Porcelain, medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 600V, 800V, 40V, pole rated.

INSTALLATION — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTING — UL Listed (standard). CSA Certified (see Options). Suitable for wet locations (damp location listed in lens-up orientation). WLU option offers wet location listing in up orientation (see Options). IP65 rated.

ORDERING INFORMATION

Choose the ballast/catalyst nomenclature that best suits your needs and write it on the appropriate line.

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

WSR

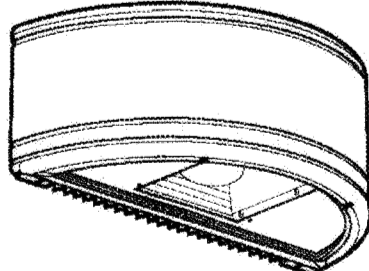
WSR

Catalog Number
Notes
Type

Decorative Wall-Mounted Lighting

WSR

METAL HALIDE
50W-175W
HIGH PRESSURE SODIUM
35W-150W



Specifications

Length: 18.0 (45.7)

Depth: 9.0 (22.8)

Overall Height: 7.25 (18.4)

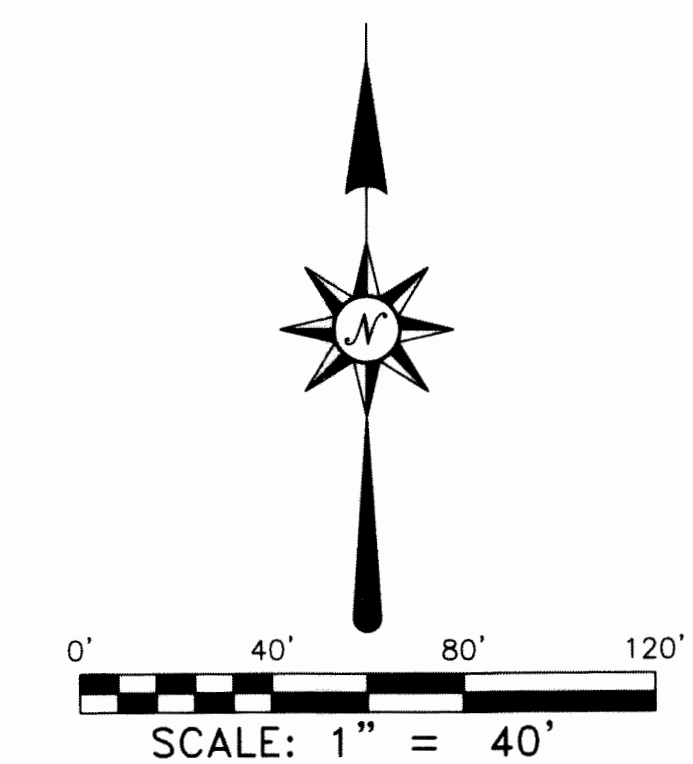
Max. Weight: 30 lbs (13.6 kg)

All dimensions are in inches (centimeters) unless otherwise specified.

Example: WSR 175M FT 120 SF LPI DNAT

Choose the ballast/cataly nonmacture that best suits your needs and vette in the appropriate line.						
WSR						
Series	Wattage/Source	Distribution	Voltage	Options		
WSR	Metal Halide	Downlight Distributions	120	Shipped Installed In Fixture	UT5	Uplift 5 degrees
	50W	FT Forward throw	208 ¹	SF Single fuse (120, 277, 347V, n/a TB)	WSRWG	Wire guard ²
	70W	MD Medium throw	240 ²	DF Double fuse (208, 240V, n/a TB or TBV)	WSRWG	Vandal guard ³
	100W	WT Wide throw	277	EC Emergency circuit	Architectural Colours ⁴	
	150W	Up/Down Distributions	TB ³	25W max 120V, incandescent lamp included)	Standard Textured Colors	
	175W	FTU Forward throw with 10% uplight	TB ⁴	DC12 Emergency circuit 12 volt (35W lamp included std.)	DBET	Dark bronze (std.)
	High Pressure Sodium	MDU Medium throw with 10% uplight (coated lamp std.)		2DC12 Emergency circuit 12 volt (2, 35W lamps included)	DSAT	Sandstone
	35S ⁵	WTU Wide throw with 10% uplight		DC2012 Emergency circuit 12 volt (20W lamp included)	UNAT	Natural aluminum
	50S			DC2012 Emergency circuit 12 volt (2, 20W lamps included)	DWHG	White
	70S				DLBL	Black
100S				Optional Textured Colors		
150S	MDUS Up/down medium throw with 50% uplight & 50% downlight (coated lamp std.)		2DC2012 Emergency circuit 12 volt (2, 20W lamps included)	DBNH	Bronze	
			QRS Quartz halide system (100W max 120V, quartz lamp not included)	DSPO	Dark gray	
			CR Enhanced corrosion resistance	DSFJ	Light gray	
			CR Non-stick protective coating (black only)	DSPE	Green	
			PE Photocatalytic, cell-battery type (n/a TB/TBV ⁶)	DSFG	Dark red	
				DSPH	Red	
				Stripping		
				WLU Wet location door for up orientation	SUBB	Dark bronze
				IBS Internal backlight shield ⁷	SDBH	White
				DFL Diffusing lens	SDBL	Black
				LPI Lamp included (std.)	SONA	Natural aluminum
				LUP Lens lamp	SOTG	Tennis green
				CSA CSA Certified	SDBR	Bright red
				USCS Uplight component shield ⁸	SDBUA	Dark blue
					SGDGM	Gray
					SYDLB	Yellow
				Shipped Separately		
				WSBWB	Black	
				WSBWB	Black	

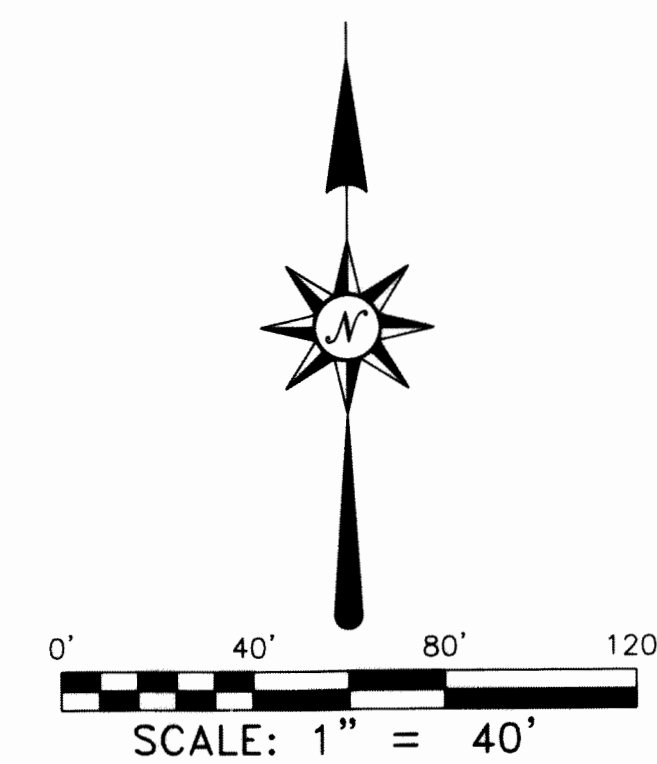
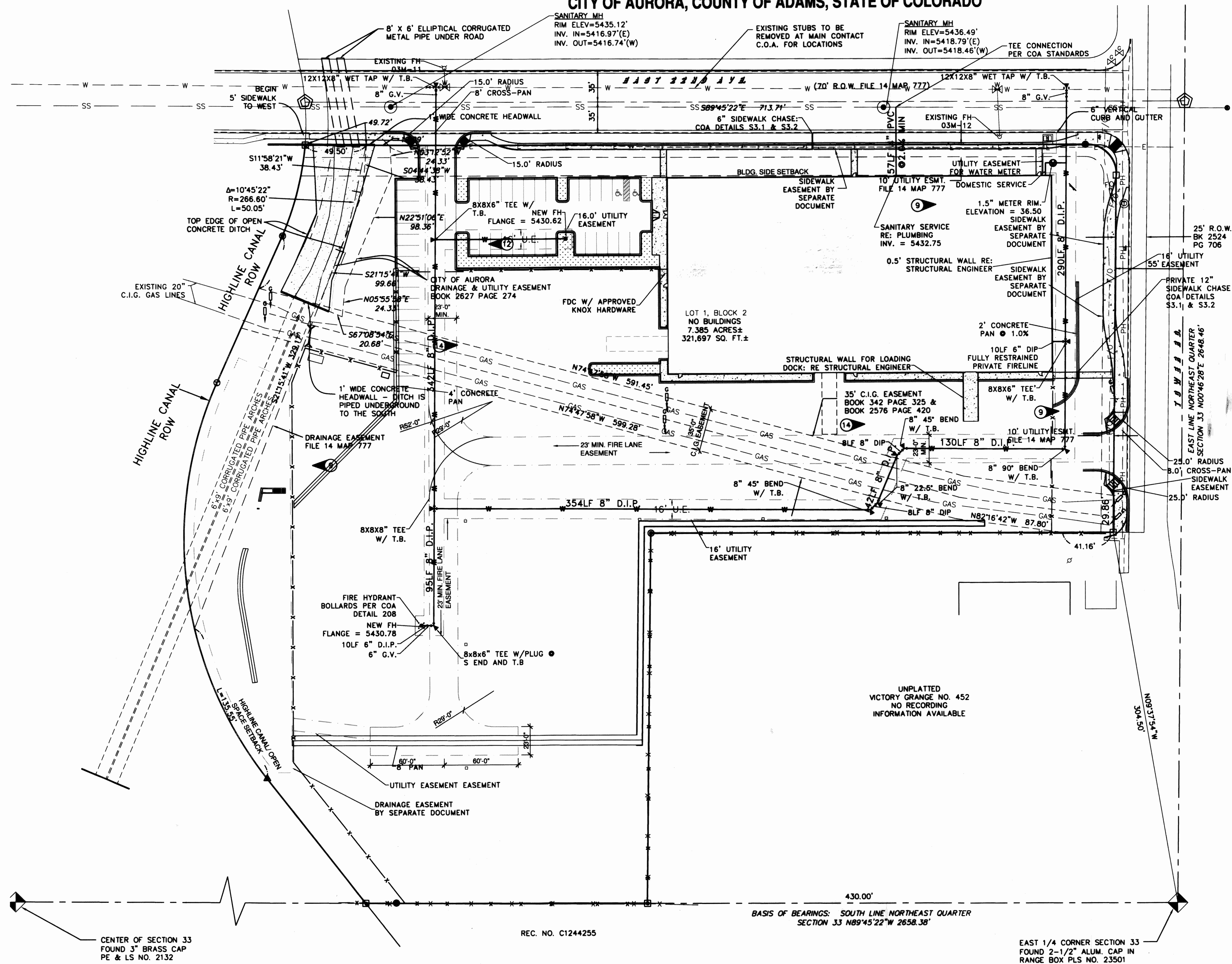
**A PART OF THE NE 1/4 SECTION 33, T. 3 S., R 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



SPECIALTY WOOD PRODUCTS

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

A PART OF THE NE 1/4 SECTION 33, T. 3 S., R. 66 W., 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



UTILITY PLAN
SHEET 13 OF 13