

LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION LAFAYETTE SELF-STORAGE

SITE PLAN AND ARCHITECTURAL

A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH,
RANGE 69 WEST OF THE 6TH P.M. CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO
CASE NUMBER 2023-SDP-0001

LEGAL DESCRIPTION

LOT 10, BLOCK 1, BLACK DIAMOND SUBDIVISION FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO.

PROJECT DESCRIPTION

DEVELOPMENT OF A THREE-STORY, FREE-STANDING STRUCTURE FOR A SELF-STORAGE FACILITY WITH A 1,000 SF MANAGER'S APARTMENT. THE STRUCTURE IS ABOVE GRADE AT A HEIGHT OF 35 FEET. CUSTOMERS WILL ACCESS THE BUILDING THROUGH AN OFFICE ON THE SOUTH EAST SIDE OF THE BUILDING AND/OR INTERIOR PULL-IN LOADING AREA FROM THE SOUTH SIDE OF THE BUILDING. CUSTOMER PARKING IS PROVIDED ON THE EAST SIDE OF THE BUILDING WITH AN ADDITIONAL LOADING LOBBY ON THE NORTH EAST, AND ADDITIONAL CUSTOMER PARKING. THE BUILDING AND LOADING AREAS ARE SECURED AND ACCESSED BY CUSTOMERS WITH A KEYPAD AND UNIQUE CODE. THE OFFICE IS ADJACENT TO THE LOADING AREA AND INCLUDES WINDOWS TO MONITOR LOADING ACTIVITIES BY ON-SITE MANAGEMENT.

SITE DATA TABLE

SITE DATA	
ADDRESS	685 ASPEN RIDGE DRIVE
JURISDICTION	LAFAYETTE COUNTY
APN	146534002002
NET ACRES / S.F.	1.68 ACRES (73,181 S.F.)
ZONING	M1 (INDUSTRIAL DISTRICT)
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SELF STORAGE
CONSTRUCTION TYPE	II-B
OCCUPANCY TYPE	S-1 (STORAGE), B (BUSINESS)
BUILDING HEIGHT ALLOWED	35 FEET
BUILDING HEIGHT PROPOSED	35 FEET
BUILDING HEIGHT PROPOSED WITH RTU	35 FEET
BUILDING AREA (3-STORY) WITH 1,000 SF OFFICE AREA & 1,000 SF MANAGER'S APARTMENT	89,592 S.F.
BUILDING SETBACKS	
	REQUIRED ACTUAL
FRONT SETBACK	20 FEET 69 FEET
SIDE INTERIOR SETBACK (NORTH)	0 FEET 30 FEET
SIDE INTERIOR SETBACK (SOUTH)	0 FEET 47 FEET
REAR SETBACK	0 FEET 50 FEET
LANDSCAPE CALCULATION	
TOTAL LANDSCAPE AREA REQUIRED	11,258 S.F.
TOTAL LANDSCAPE AREA PROVIDED	24,493 S.F.
STANDARD PARKING REQUIRED:	
1 SPACE PER 2 EMPLOYEES + 2	6 SPACES
1 SPACE PER 300 S.F. OF OFFICE + 4	
CODE 26-20-20(i) & 26-20-20(j)	
STANDARD PARKING PROVIDED	7 SPACES
ADA PARKING REQUIRED	1 SPACES
ADA PARKING PROVIDED	1 SPACES
EV READY SPACES REQUIRED:	
STORAGE: OCCUPANCY S-1	
OFFICE: OCCUPANCY B	
MANAGER'S APARTMENT: R-2	1 SPACES
5% OF TOTAL STALL REQUIRED TO BE EV READY	
EV READY SPACES PROVIDED	1 SPACES
LOADING SPACES REQUIRED:	
(1) 300 SF LOADING SPACE	1 SPACES
LOADING PARKING PROVIDED:	
(2) 630 SF LOADING SPACES	2 SPACES

VICINITY MAP



PARCEL NUMBER: 146534002002

SPECIAL USE

MINI STORAGE SPECIAL USE:
1. SITE MUST BE IN COMPLIANCE WITH THE TRAFFIC GENERATION ANALYSIS DATED NOVEMBER 1, 2023.
2. HOURS OF OPERATION ARE LIMITED TO 6:00 AM - 10:00 PM.
3. IF THE MINI-STORAGE IS NOT IMPLEMENTED WITHIN 2 YEARS OF THE APPROVAL DATE OF THIS PLAN THE APPROVAL SHALL EXPIRE UNLESS EXTENDED BY PLANNING COMMISSION IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN THE LAFAYETTE CODE OF ORDINANCES, AS AMENDED.

NOTES

- ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD88 DATUM.
- THE GRADES SHOWN ON THE BUILDING ELEVATIONS ARE THE SAME AS THE GRADES SHOWN ON THE FINAL GRADING PLAN.
- ALL REQUIRED APPROVALS AND COPIES OF EXECUTED EASEMENTS, SUCH AS TEMPORARY CONSTRUCTION OR PERMANENT MAINTENANCE ACCESS, FROM ADJACENT PROPERTY OWNER(S) AND UTILITY PROVIDERS, SHALL BE PROVIDED TO THE CITY PRIOR TO THE APPROVAL OF THE BUILDING PLANS.
- ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE AGREED UPON BY THE CITY AND PROPERTY OWNER.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION STANDARDS.
- APPROVAL OF SITE CIVIL ENGINEERING PLANS BY THE CITY OF LAFAYETTE SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- SIGNAGE SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. A SIGN PERMIT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- SITE PLAN AND ARCHITECTURAL REVIEW SHALL BE VALID FOR TWO (2) YEARS OR AS LONG AS THERE EXISTS A VALID BUILDING PERMIT.
- FINAL DETERMINATION OF EV PARKING REQUIREMENTS SHALL BE DETERMINED AT TIME OF BUILDING PERMIT WHEN BUILDING TYPE HAS BEEN DETERMINED.

WATER DEDICATION

SEE WATER DEDICATION REQUIREMENT SUMMARY TABLE FOR THE NUMBER OF ACRE-FEET OF WATER REQUIRED FOR DEVELOPMENT OF LOT. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL THE CITY BECOMES TITLED OWNER OF ALL WATER RIGHTS REQUIRED FOR DEVELOPMENT. IF, IN THE FUTURE, THE ACTUAL ANNUAL WATER NEEDS OF DEVELOPMENT EXCEED THE PROJECTED WATER DEDICATION REQUIREMENT FOR DEVELOPMENT, THEN THE CITY RESERVES THE RIGHT TO REQUIRE OWNER TO ACQUIRE AND DEDICATE ADDITIONAL WATER RIGHTS IN AN AMOUNT TO MAKE UP FOR ANY SHORTFALL AND IN A FORM SOLELY DETERMINED BY THE CITY.

PROJECT DIRECTORY

DEVELOPER: 1784 HOLDINGS, LLC
8777 N. GAINNEY CENTER DR., STE 191
SCOTTSDALE, ARIZONA 85258
POINT OF CONTACT: MICHELLE BACH
mbach@1784holdings.com 509.669.7946

CIVIL ENGINEER: CIVIL RESOURCES
8308 COLORADO BLVD, STE 200
FIRESTONE, COLORADO 80530
POINT OF CONTACT: JIM BRZOSTOWICZ
jim@civilresources.com 303.833.1416

LANDSCAPE ARCHITECT: EVERGREEN DESIGN GROUP
1600 BROADWAY, STE 1600
DENVER, COLORADO 80202
POINT OF CONTACT: KENN BATES
kenn@evergreendesigngroup.com 800.680.6630

SHEET INDEX

Sheet Index	
Sheet Number	Sheet Name
General	
G.01	COVER SHEET
G.02	CERTIFICATION BLOCKS
Civil	
C1.00	SITE PLAN
C2.00	GRADING PLAN
C3.00	UTILITY PLAN
C4.00	FIRE ACCESS EXHIBIT
Architectural	
A.02	SITE DETAILS
A.03.1	FLOOR PLANS
A.03.2	FLOOR PLANS
A.03.3	FLOOR PLANS
A.04	MATERIAL BOARD
A.04.1	BUILDING ELEVATIONS
A.04.2	BUILDING ELEVATIONS
A.04.3	COLOR BUILDING ELEVATIONS
A.04.4	COLOR BUILDING ELEVATIONS
A.04.5	SITE CROSS SECTION
A.05.1	RENDER VIEWS
A.05.2	RENDER VIEWS
Landscape	
LP-1	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE SPECIFICATIONS & DETAILS
LP-3	LANDSCAPE SPECIFICATIONS & NOTES
LI-1	IRRIGATION PLAN
LI-2	IRRIGATION DETAILS
LI-3	IRRIGATION SPECIFICATIONS
Photometric	
E.01	PHOTOMETRIC PLAN
E.02	LIGHTING CUT SHETS

PROJECT DESCRIPTION
PROPOSED 3-STORY
CLIMATE-CONTROLLED
SELF-STORAGE FACILITY

CITY LAFAYETTE

STATE COLORADO

ISSUE DATE

SP SITE PLAN 2ND SUBMITTAL 07-22-2025

DESC. TITLE DATE

DRAWING TITLE

COVER SHEET

G.01

**LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION
LAFAYETTE SELF STORAGE**

SITE PLAN AND ARCHITECTURE
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

Certification Blocks
SPAR and Special Use Applications
Created April 8, 2024

Certificate of Ownership

Know all men by these presents, that _____, hereby certifies that he/she is the owner of fee title to all that real property situated in the City of Lafayette, County of Boulder, State of Colorado, described as follows:

A tract of land located in the ...

Executed this ___ day of _____, 20 A.D.

Owner

State of _____)
)ss
County of _____)

The foregoing Lender's Approval was acknowledged before me this ___ day of _____, 20 A.D. by _____ as _____ of (Mortgage Company Name.)

Notary Public

Lenders Approval

(Mortgage Company Name), hereby consent to the subdivision of the property herein described and to the recording of the condominium map of this plat.

(Mortgage Company Name)

By: _____

Capacity _____

State of _____)

County of _____)ss
)

The foregoing Lender's Approval was acknowledged before me this ___ day of _____, 20 A.D. by _____ as _____ of (Mortgage Company Name.)

Notary Public

My Commission expires: _____

City Council Certificate

This Site Plan and Architectural and Special Use is approved by the City Council of the City of Lafayette, Colorado, this day of _____, 20 A.D., provided that approval in no way obligates the City of Lafayette for the financing, construction or maintenance of public improvements on property interest owned or dedicated to the public.

Mayor

Witness my hand and official seal of the City of Lafayette.

Attest: City Clerk _____

PROJECT DESCRIPTION

PROPOSED 3-STORY
CLIMATE-CONTROLLED
SELF-STORAGE FACILITY

CITY LAFAYETTE

STATE COLORADO

ISSUE DATE

SP SITE PLAN 2ND SUBMITTAL 07-22-2025

DRAWING TITLE

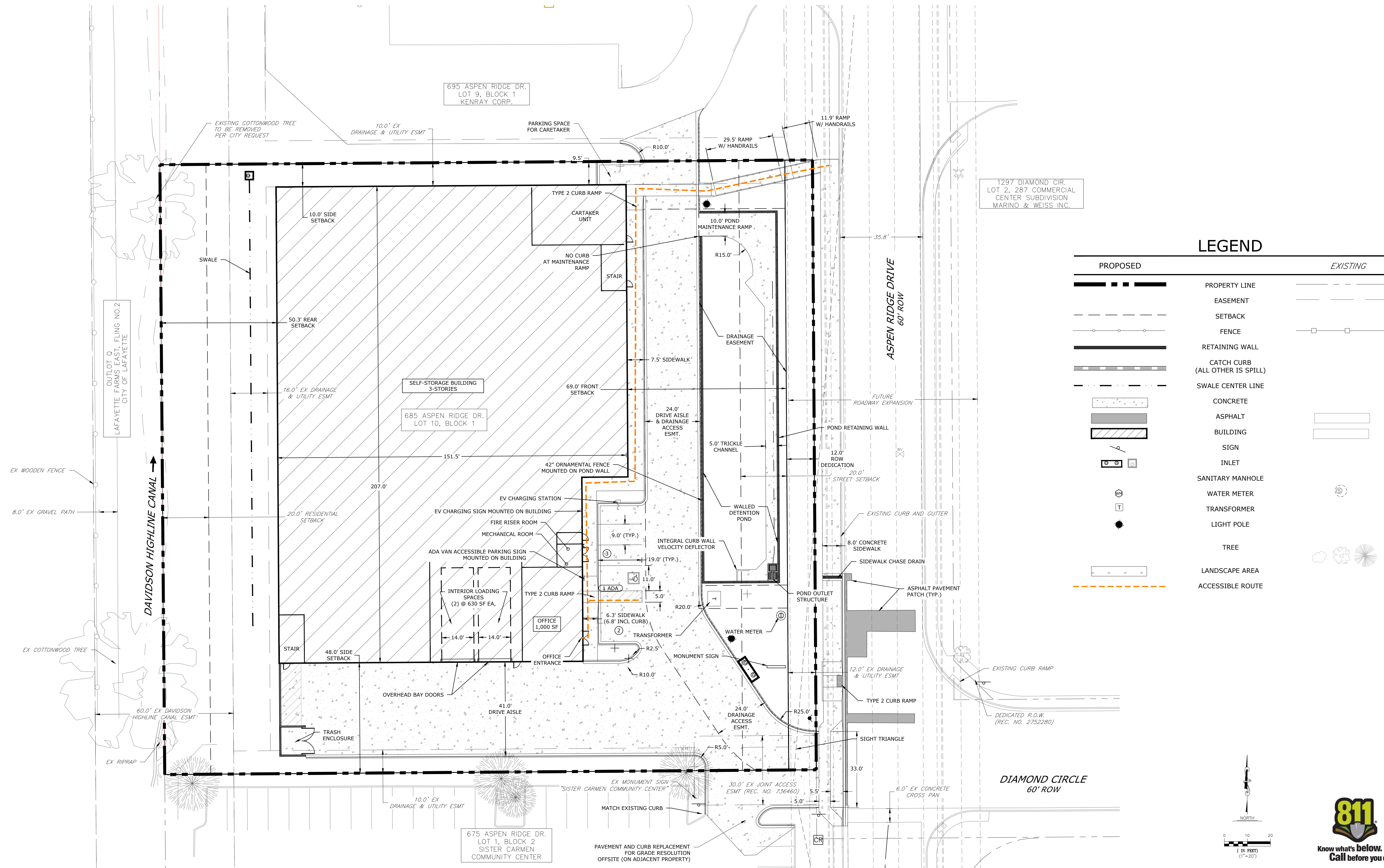
**CERTIFICATION
BLOCKS**

G.02

LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION LAFAYETTE SELF STORAGE

SITE PLAN AND ARCHITECTURE

A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



Architecture Engineering
Interior Design Industrial
TELE 602.441.4505 FAX
901 E Madison St, Phoenix, AZ 85034
www.eapc.net

CONSULTANTS



CIVIL RESOURCES
8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

CLIENT

1784 Holdings

PROJECT DESCRIPTION
LAFAYETTE SELF STORAGE

CITY LAFAYETTE
STATE COLORADO

ISSUE DATES

SP	SECOND SITE PLAN SUBMITTAL	07-18-2025
SP	SITE PLAN APPLICATION	12-01-2023
MARK	DESCRIPTION	DATE

PROJECT NO: 20233230

DRAWN BY: RJJ

CHECKED BY: JAB

COPYRIGHT:
All plans, specifications, computer files, field data, notes and other documents and instruments prepared by EAPC, EAPC shall retain all common law, statutory and other reserved rights, including the copyright thereto.

STAMP

DRAWING TITLE
SITE PLAN

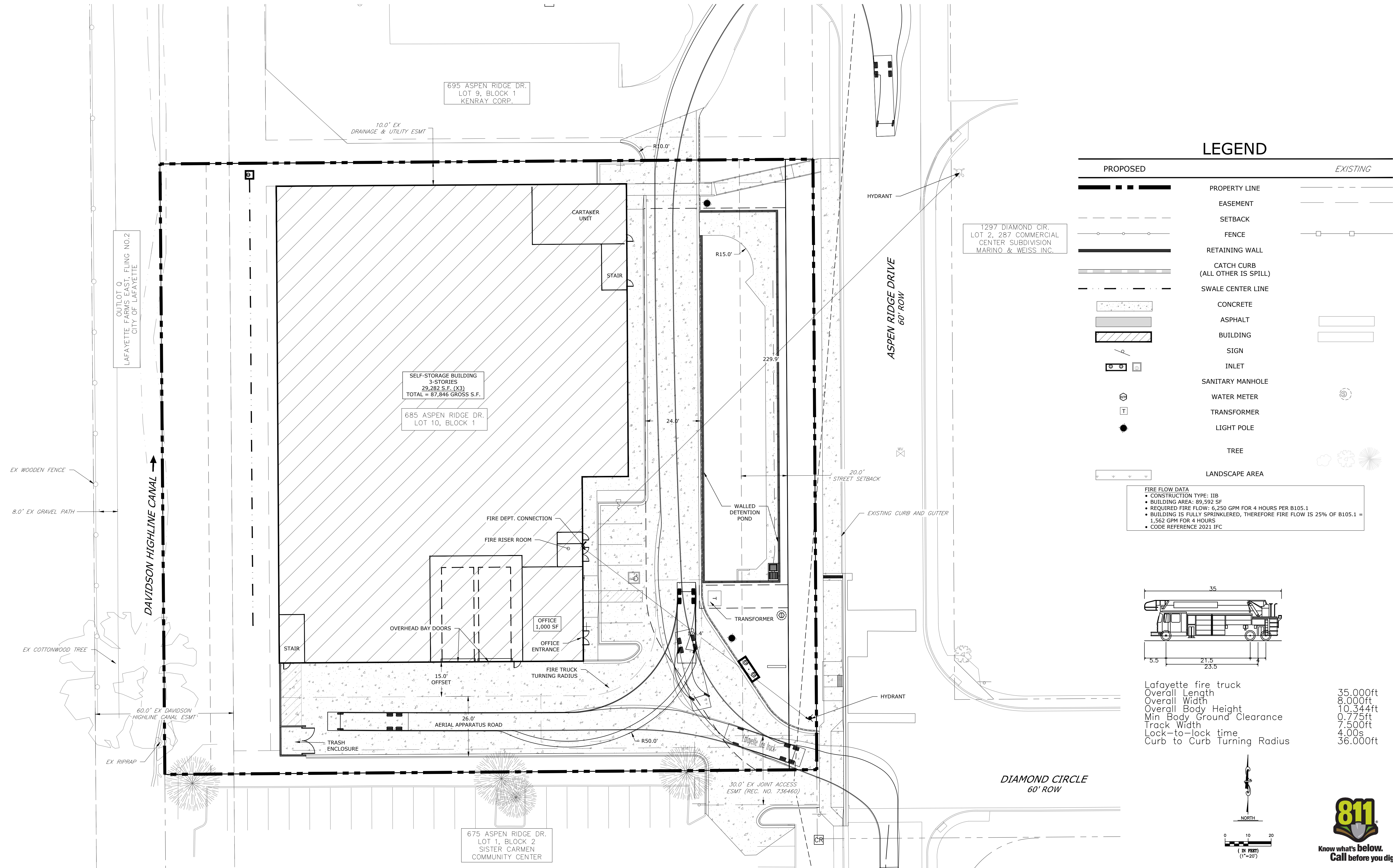


C1.00

LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION LAFAYETTE SELF STORAGE

SITE PLAN AND ARCHITECTURE

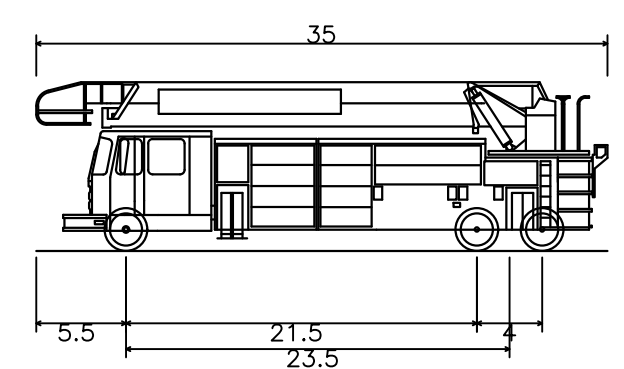
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



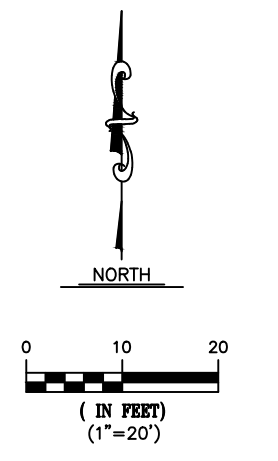
LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	EASEMENT	
	SETBACK	
	FENCE	
	RETAINING WALL	
	CATCH CURB (ALL OTHER IS SPILL)	
	SWALE CENTER LINE	
	CONCRETE	
	ASPHALT	
	BUILDING	
	SIGN	
	INLET	
	SANITARY MANHOLE	
	WATER METER	
	TRANSFORMER	
	LIGHT POLE	
	TREE	
	LANDSCAPE AREA	

FIRE FLOW DATA
 • CONSTRUCTION TYPE: IIB
 • BUILDING AREA: 89,592 SF
 • REQUIRED FIRE FLOW: 6,250 GPM FOR 4 HOURS PER B105.1
 • BUILDING IS FULLY SPRINKLERED, THEREFORE FIRE FLOW IS 25% OF B105.1 = 1,562 GPM FOR 4 HOURS
 • CODE REFERENCE 2021 IFC



Lafayette fire truck
 Overall Length 35.000ft
 Overall Width 8.000ft
 Overall Body Height 10.344ft
 Min Body Ground Clearance 0.775ft
 Track Width 7.500ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 36.000ft



EAPC
 Architecture Engineering
 Interior Design Industrial
 TELE 602.441.4505 FAX
 901 E Madison St, Phoenix, AZ 85034
 www.eapc.net

CONSULTANTS

 CIVIL RESOURCES
 8308 COLORADO BLVD
 SUITE 200
 FIRESTONE, CO 80530
 303.833.1416
 WWW.CIVILRESOURCES.COM

CLIENT
1784 Holdings

PROJECT DESCRIPTION
LAFAYETTE SELF STORAGE
 CITY LAFAYETTE
 STATE COLORADO

ISSUE DATES

SP	DESCRIPTION	DATE
SP	SECOND SITE PLAN SUBMITTAL	07-18-2025
SP	SITE PLAN APPLICATION	12-01-2023

PROJECT NO: 20233230
 DRAWN BY: RJJ
 CHECKED BY: JAB

COPYRIGHT:
 All plans, specifications, computer files, field data, notes and other documents and instruments prepared by EAPC, EAPC shall retain all common law, statutory and other reserved rights, including the copyright thereto.

STAMP

DRAWING TITLE
FIRE ACCESS EXHIBIT

C4.00

**LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION
LAFAYETTE SELF STORAGE**

SITE PLAN AND ARCHITECTURE
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

PROJECT DESCRIPTION

PROPOSED 3-STORY
CLIMATE-CONTROLLED
SELF-STORAGE FACILITY

CITY LAFAYETTE

STATE COLORADO

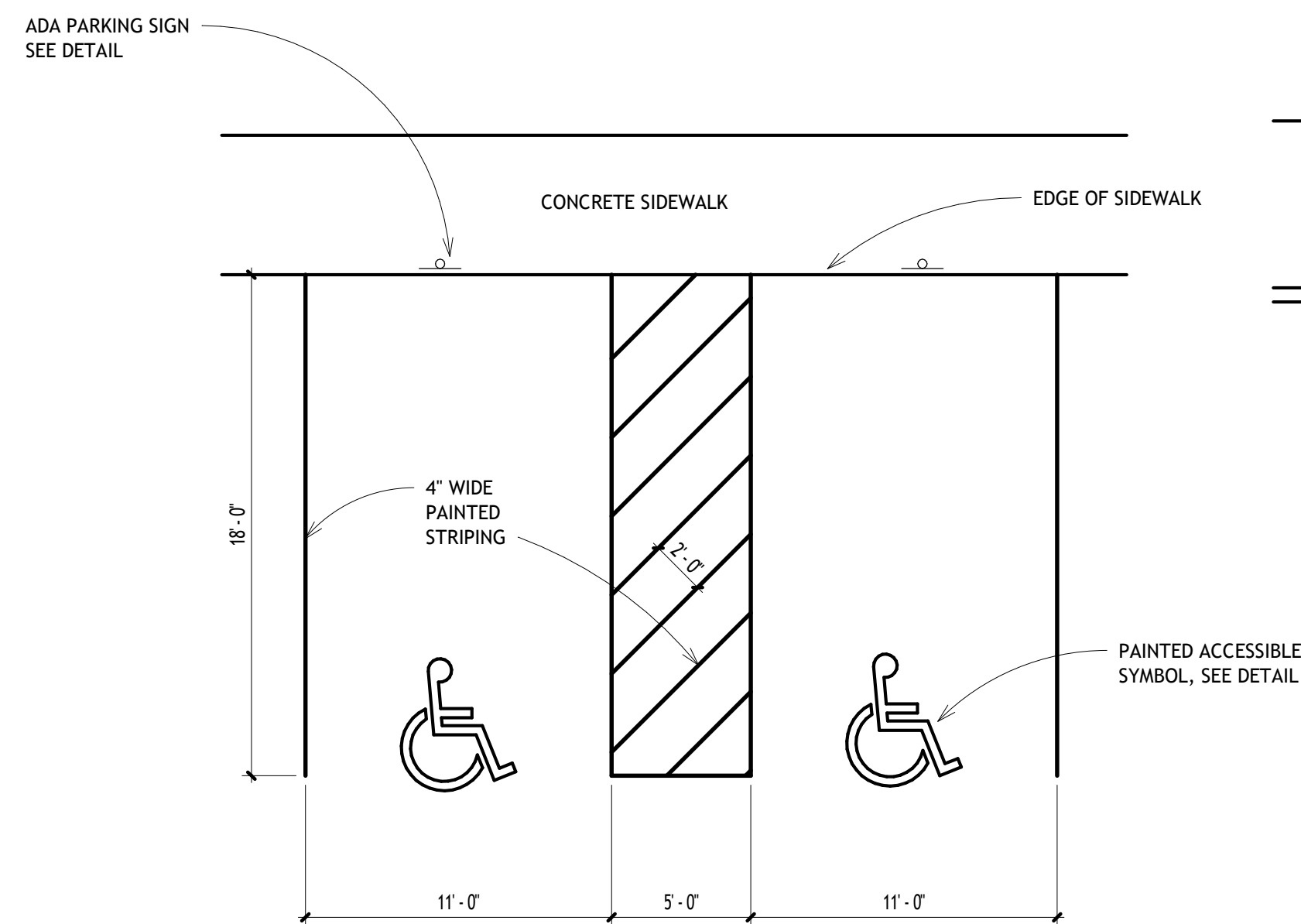
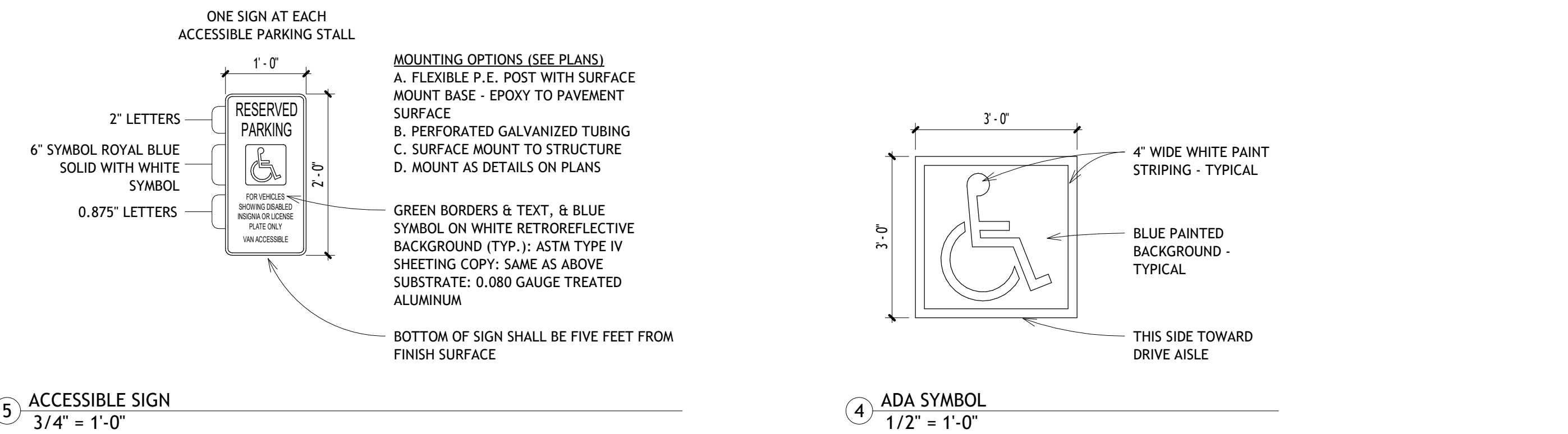
ISSUE DATE

SP	SITE PLAN 2ND SUBMITTAL	07-22-2025
DESC.	TITLE	DATE

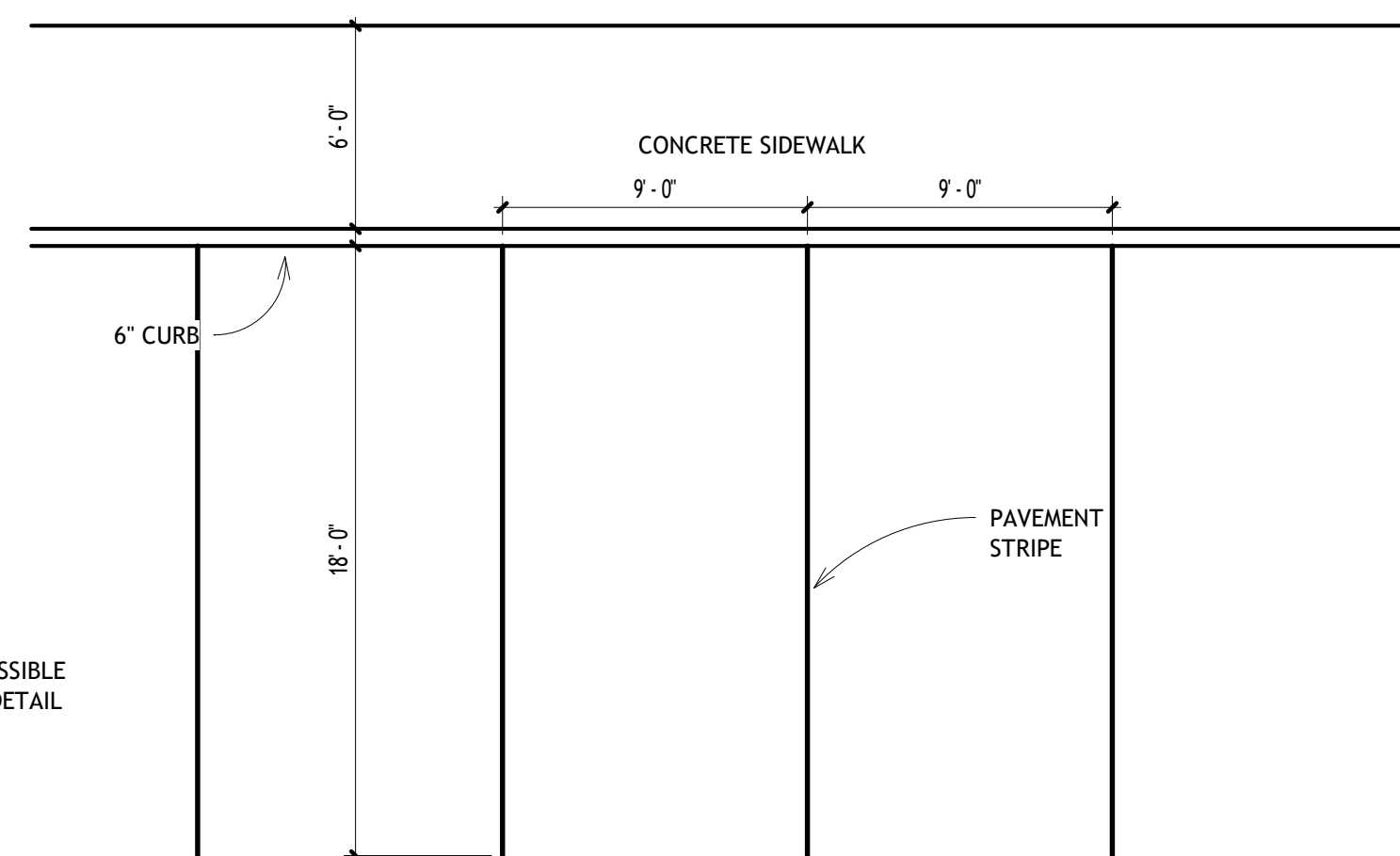
DRAWING TITLE

SITE DETAILS

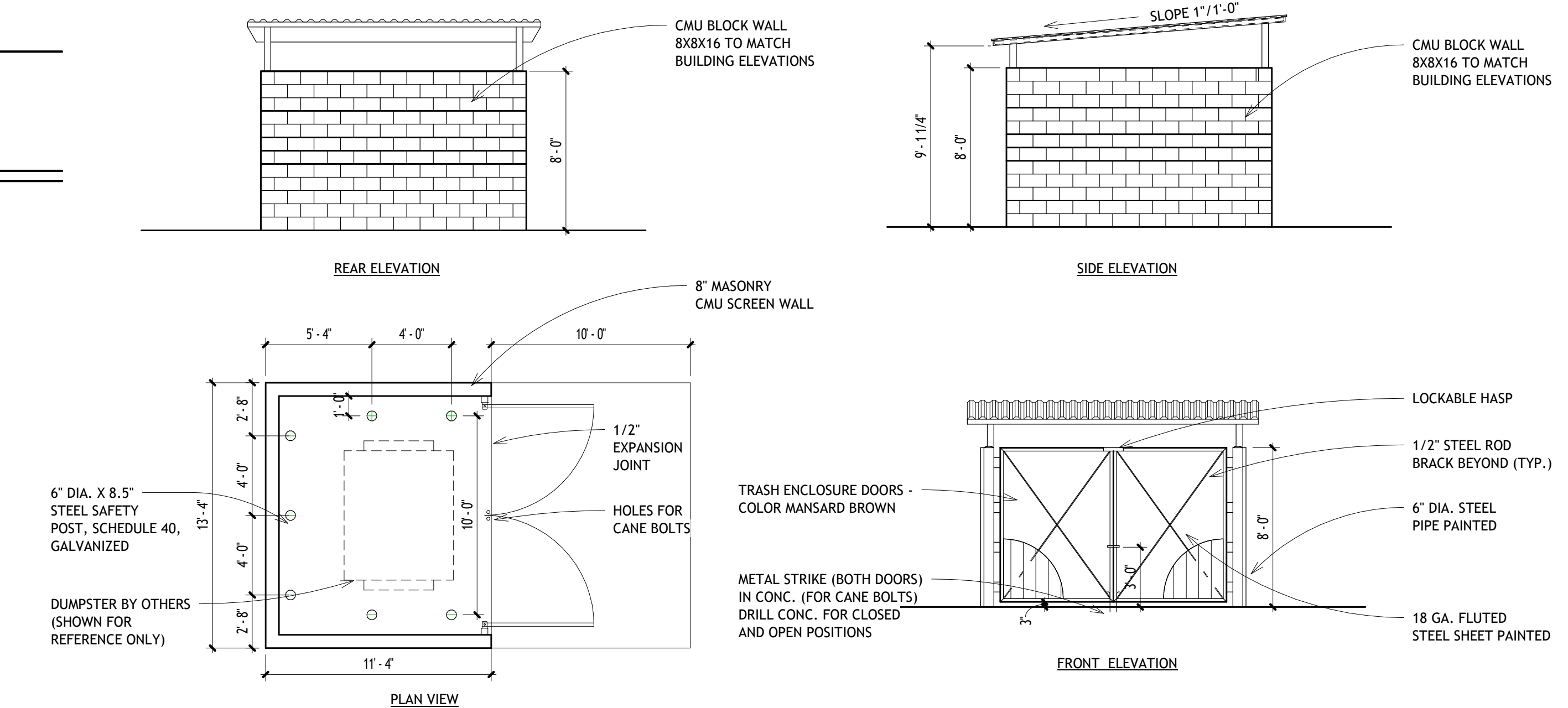
A.02



3 ADA PARKING TYPICAL
3/16" = 1'-0"



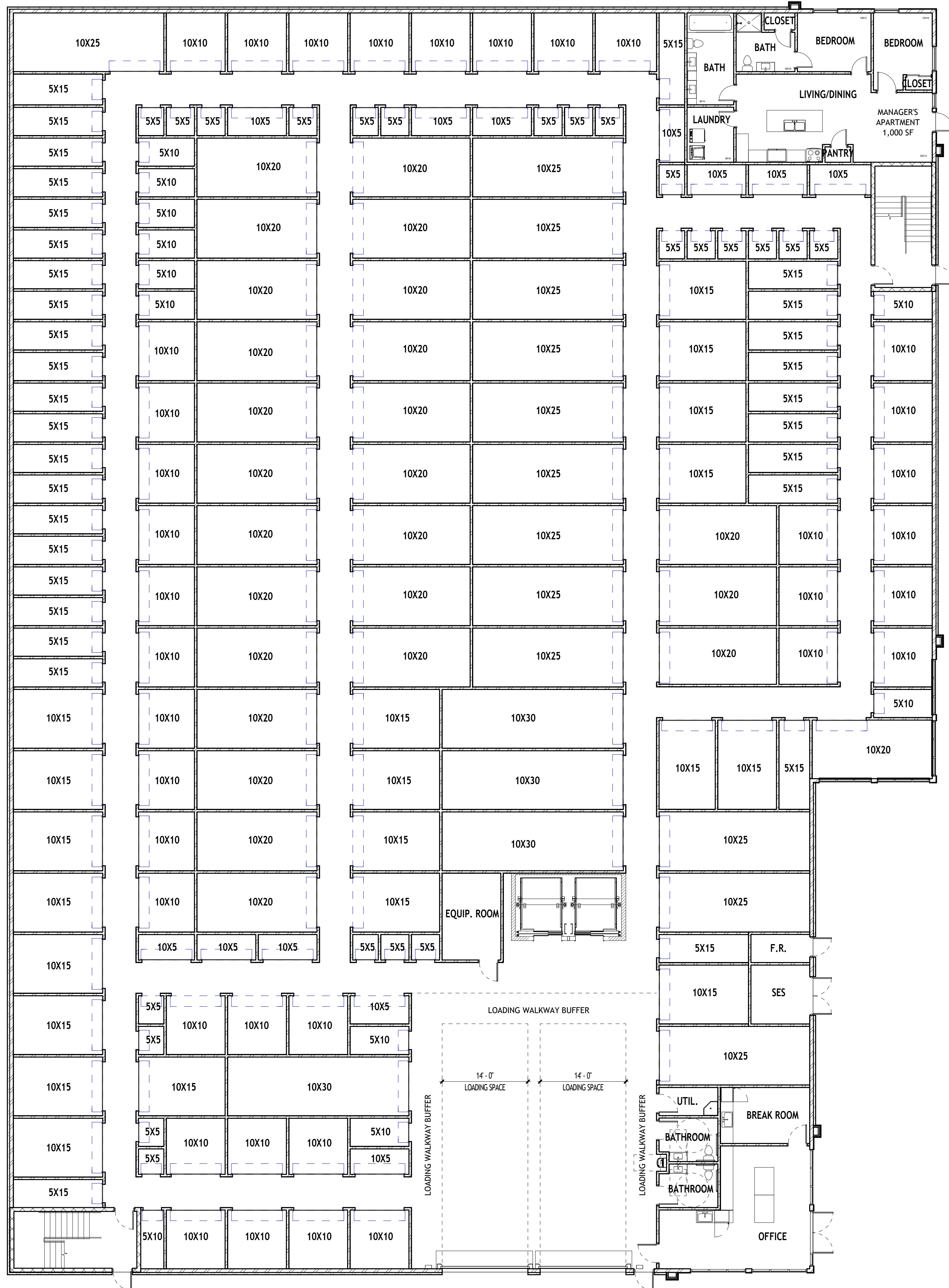
2 PARKING TYPICAL
3/16" = 1'-0"



1 TRASH ENCLOSURE DETAIL
3/16" = 1'-0"

**LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION
LAFAYETTE SELF STORAGE**

SITE PLAN AND ARCHITECTURE
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



OVERALL UNIT MIX			
UNIT SIZE	COUNT	S.F. PER UNIT	S.F. TOTAL
5X5	96	25.00 SF	2400.00 SF
5X7.5	1	37.50 SF	37.50 SF
5X10	81	50.00 SF	4050.00 SF
5X15	130	75.00 SF	9750.00 SF
7.5X12.5	2	93.75 SF	187.50 SF
10X5	60	50.00 SF	3000.00 SF
10X7.5	5	75.00 SF	375.00 SF
10X10	153	100.00 SF	15300.00 SF
10X12.5	46	125.00 SF	5750.00 SF
10X15	76	150.00 SF	11400.00 SF
10X20	27	200.00 SF	5400.00 SF
10X25	15	250.00 SF	3750.00 SF
10X30	4	300.00 SF	1200.00 SF
12.5X7.5	1	93.75 SF	93.75 SF
12.5X10	1	125.00 SF	125.00 SF
12.5X12.5	2	156.25 SF	312.50 SF
17.5X7.5	1	131.25 SF	131.25 SF
TOTAL:	701		63262.50 SF
GROSS SF:		89,592 SF	
PERCENT LEASABLE:	71%		
AVERAGE UNIT SIZE:	90 SF		

FIRST FLOOR UNIT MIX			
UNIT SIZE	COUNT	S.F. PER UNIT	S.F. TOTAL
5X5	23	25.00 SF	575.00 SF
5X10	11	50.00 SF	550.00 SF
5X15	32	75.00 SF	2400.00 SF
10X5	12	50.00 SF	600.00 SF
10X10	37	100.00 SF	3700.00 SF
10X15	20	150.00 SF	3000.00 SF
10X20	26	200.00 SF	5200.00 SF
10X25	13	250.00 SF	3250.00 SF
10X30	4	300.00 SF	1200.00 SF
TOTAL:	178		20475.00 SF

PROJECT DESCRIPTION
**PROPOSED 3-STORY
CLIMATE-CONTROLLED
SELF-STORAGE FACILITY**

CITY **LAFAYETTE**
STATE **COLORADO**

ISSUE DATE

SP	SITE PLAN 2ND SUBMITTAL	07-22-2025
DESC.	TITLE	DATE

DRAWING TITLE
FLOOR PLANS

A.03.1

1 FIRST FLOOR PLAN
1" = 10'-0"

**LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION
LAFAYETTE SELF STORAGE**

SITE PLAN AND ARCHITECTURE
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

THIRD FLOOR UNIT MIX			
UNIT SIZE	COUNT	S.F. PER UNIT	S.F. TOTAL
5X5	45	25.00 SF	1125.00 SF
5X10	43	50.00 SF	2150.00 SF
5X15	53	75.00 SF	3975.00 SF
7.5X12.5	1	93.75 SF	93.75 SF
10X5	31	50.00 SF	1550.00 SF
10X7.5	4	75.00 SF	300.00 SF
10X10	55	100.00 SF	5500.00 SF
10X12.5	23	125.00 SF	2875.00 SF
10X15	26	150.00 SF	3900.00 SF
10X25	1	250.00 SF	250.00 SF
12.5X12.5	1	156.25 SF	156.25 SF
17.5X7.5	1	131.25 SF	131.25 SF
TOTAL:	284		22006.25 SF



① THIRD FLOOR PLAN
1" = 10'-0"

PROJECT DESCRIPTION	
PROPOSED 3-STORY CLIMATE-CONTROLLED SELF-STORAGE FACILITY	
CITY	LAFAYETTE
STATE	COLORADO
ISSUE DATE	

SP	SITE PLAN 2ND SUBMITTAL	07-22-2025
DESC.	TITLE	DATE

DRAWING TITLE

FLOOR PLANS

A.03.3

**LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION
LAFAYETTE SELF STORAGE**

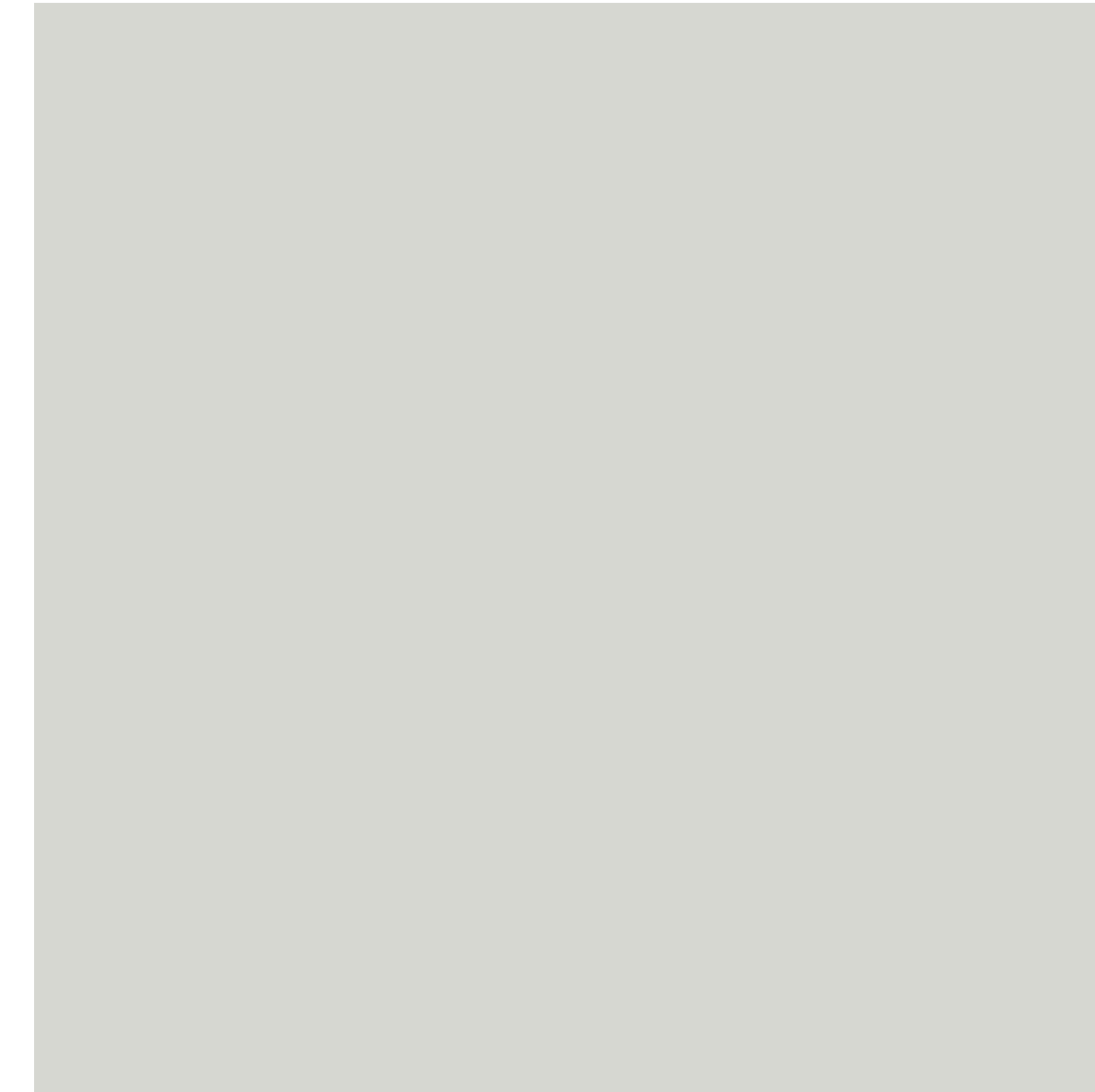
SITE PLAN AND ARCHITECTURE
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



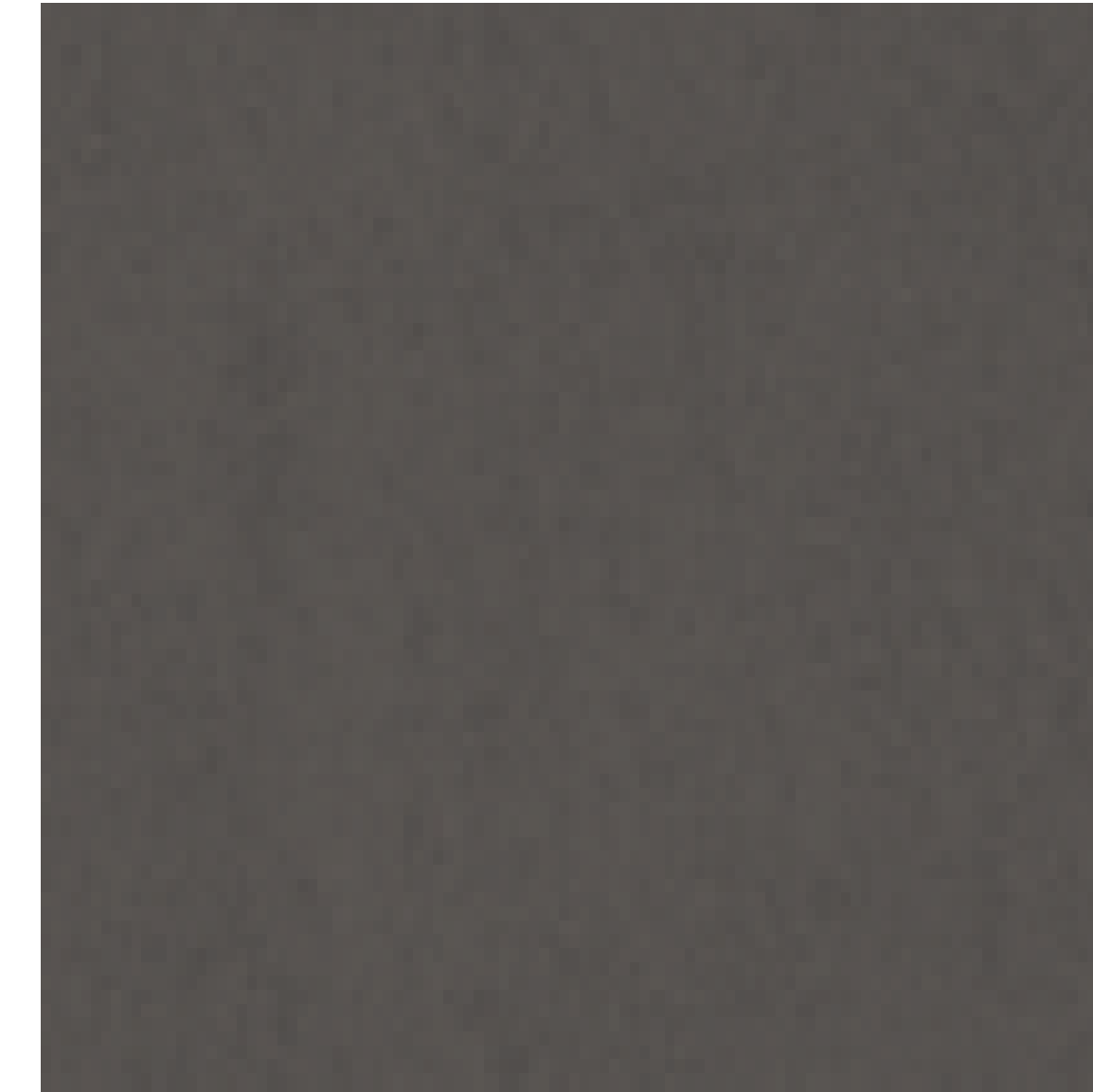
01 - CMU SPLIT FACE
OLD CASTLE BLOCK
COLOR 'TEAK'



02 - CMU SPLIT FACE
OLD CASTLE BLOCK
COLOR 'CHARCOAL'



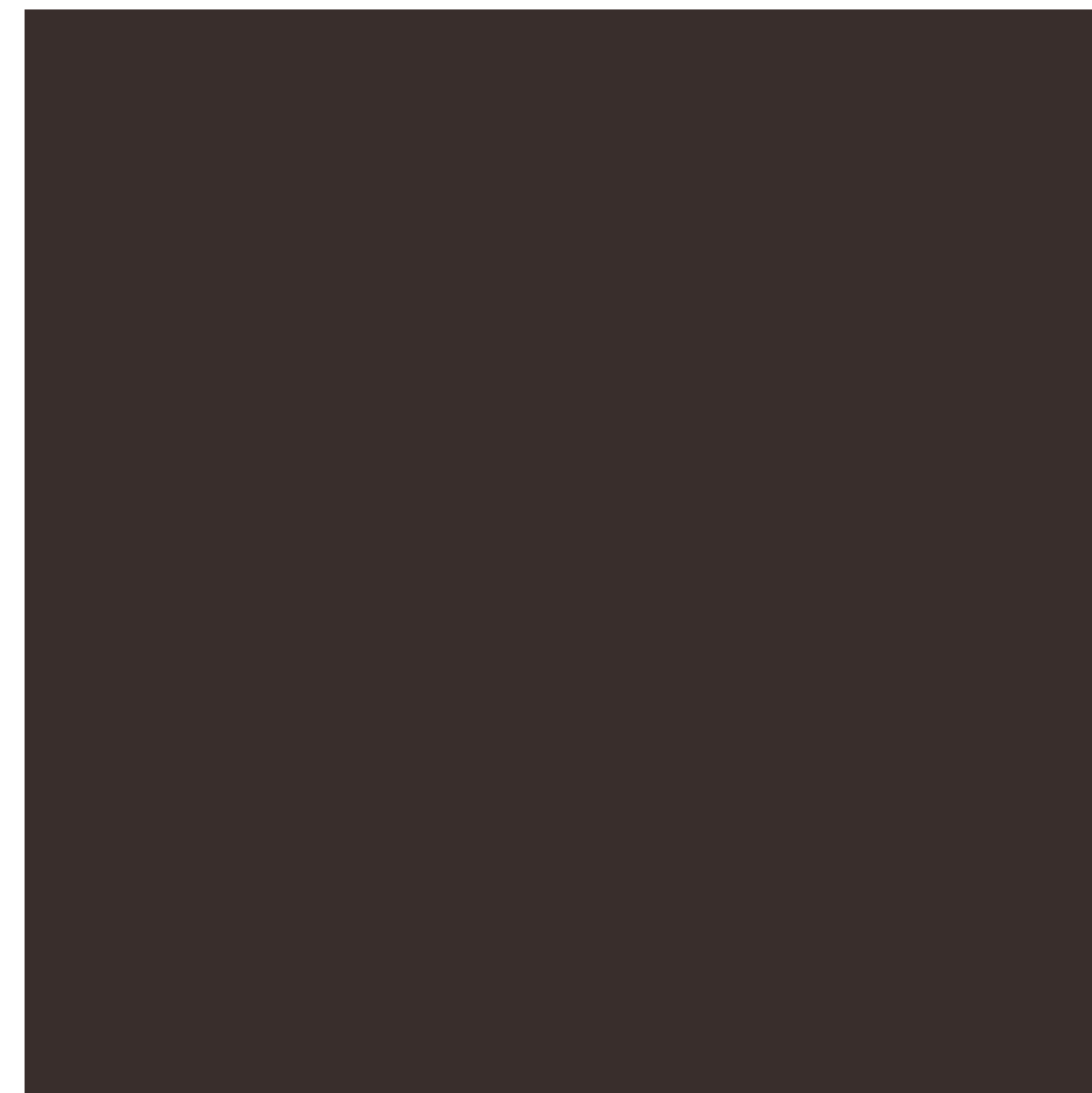
03 - MEDIUM FINISH STUCCO
TO MATCH DUNN EDWARDS PAINT
DEC791 COLOR 'CLOUD'



04 - MEDIUM FINISH STUCCO SCORED
TO MATCH SHERWIN WILLIAMS PAINT
COLOR 'AD CHRIS BRONZE'



05 - STO CAST STUCCO
TO MATCH SUMMIT BRICK
COLOR 'IRON MOUNTAIN'



06, 07, 08 & 09 - PREFINISHED
METAL & AWNINGS
TO MATCH 'MANSARD BROWN'



12 - RYTEC VISION ROLL UP DOOR
COLOR RAL8019



13 - HM DOOR PAINTED
TO MATCH DUNN EDWARDS PAINT
DE6089 COLOR 'BRICK FENCE'

PROJECT DESCRIPTION

PROPOSED 3-STORY
CLIMATE-CONTROLLED
SELF-STORAGE FACILITY

CITY LAFAYETTE

STATE COLORADO

ISSUE DATE

SP	SITE PLAN 2ND SUBMITTAL	07-22-2025
DESC.	TITLE	DATE

DRAWING TITLE

MATERIAL BOARD

LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION LAFAYETTE SELF STORAGE

SITE PLAN AND ARCHITECTURE
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU SPLIT FACE VENEER, 4X8X16, OLD CASTLE BLOCK COLOR 'TEAK'
02	CMU SPLIT FACE VENEER, 4X8X16, OLD CASTLE BLOCK COLOR 'CHARCOAL'
03	MEDIUM FINISH STUCCO PAINTED TO MATCH DUNN EDWARDS PAINT DEC791 'CLOUD'
04	MEDIUM FINISH STUCCO PAINTED AND SCORED TO MATCH CUSTOM SHERWIN WILLIAMS COLOR 'AD CHRIS BRONZE'
05	STO CAST STUCCO TO MATCH SUMMIT BRICK COLOR IRON MOUNTAIN
06	METAL PARAPET CAP PRE-FINISHED TO MATCH COLOR 'MANSARD BROWN'
07	METAL CMU CAP PRE-FINISHED TO MATCH COLOR 'MANSARD BROWN'
08	METAL WINDOW/DOOR AWNINGS PRE-FINISHED TO MATCH COLOR 'MANSARD BROWN'
09	ACCENT COLUMN PRE-FINISHED TO MATCH 'MANSARD BROWN'
10	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FINISH, VISION GLASS
11	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FINISH, SPANDREL GLAZING UNIT
12	RYTEC VISION ROLL UP DOOR, COLOR RAL8019
13	H.M. DOOR PAINTED TO MATCH DUNN EDWARDS PAINT DE6089 'BRICK FENCE'

1784 Holdings

8777 N. GAINES CENTER DRIVE, SUITE 191
SCOTTSDALE, ARIZONA 85258

PROJECT DESCRIPTION
PROPOSED 3-STORY
CLIMATE-CONTROLLED
SELF-STORAGE FACILITY

CITY LAFAYETTE

STATE COLORADO

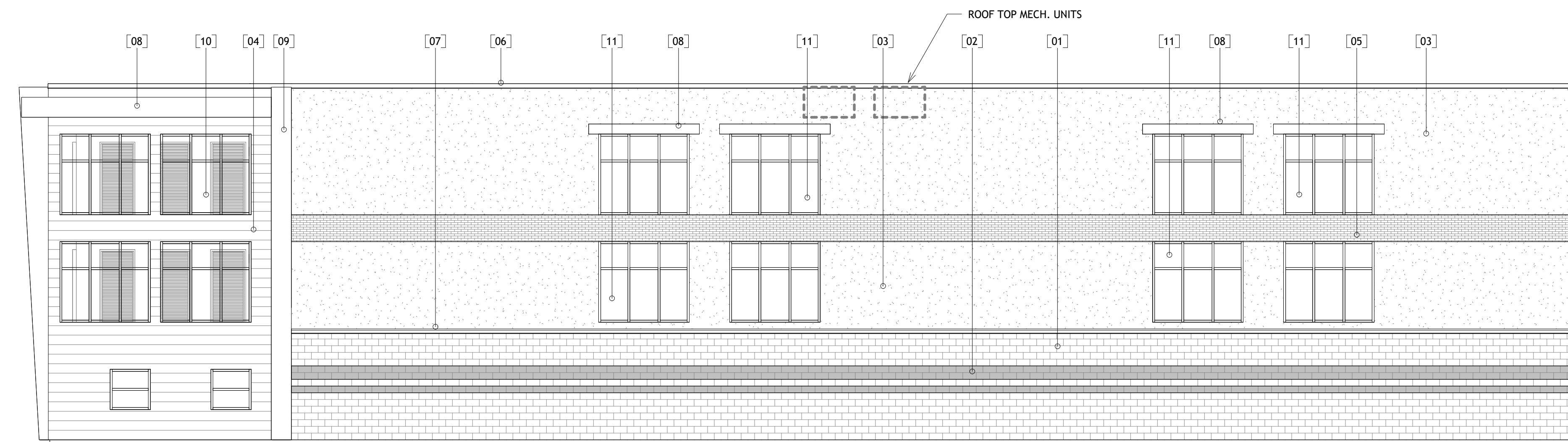
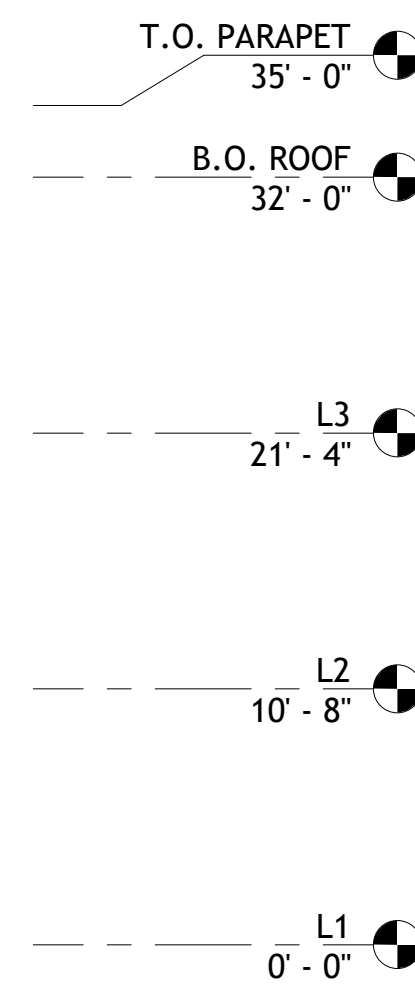
ISSUE DATE

SP	SITE PLAN 2ND SUBMITTAL	07-22-2025
DESC.	TITLE	DATE

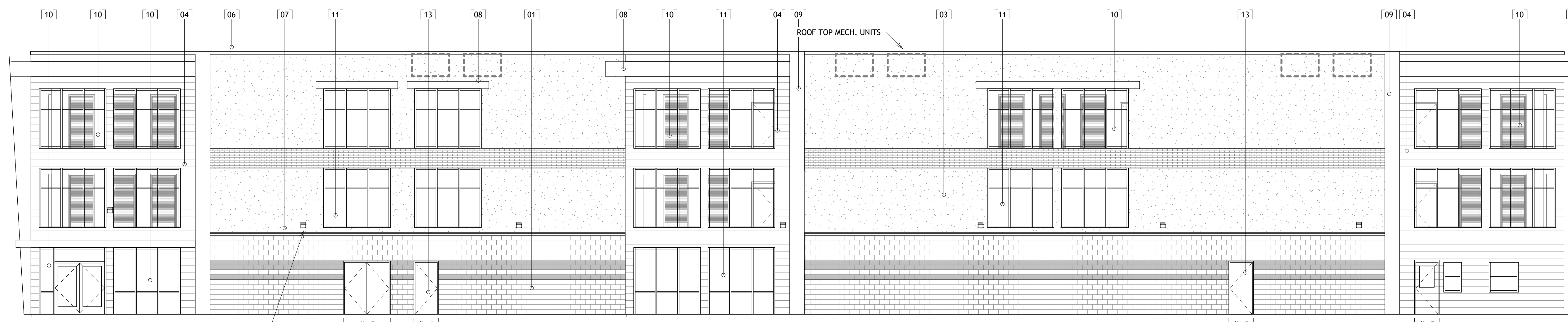
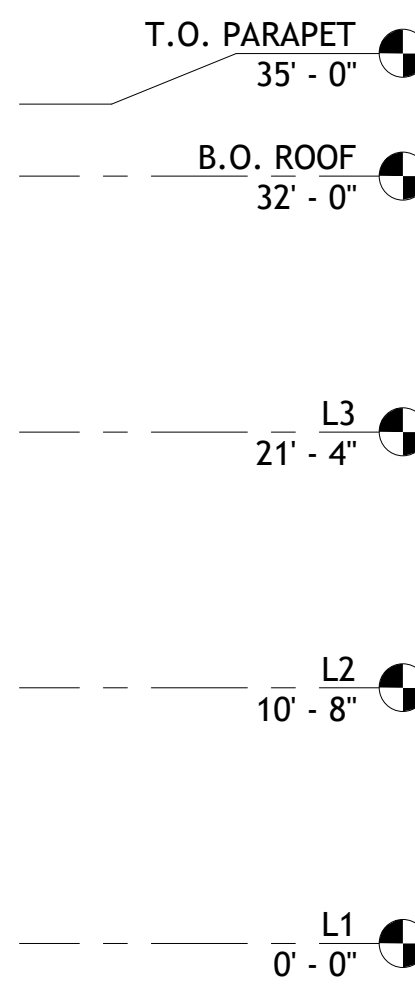
DRAWING TITLE

BUILDING
ELEVATIONS

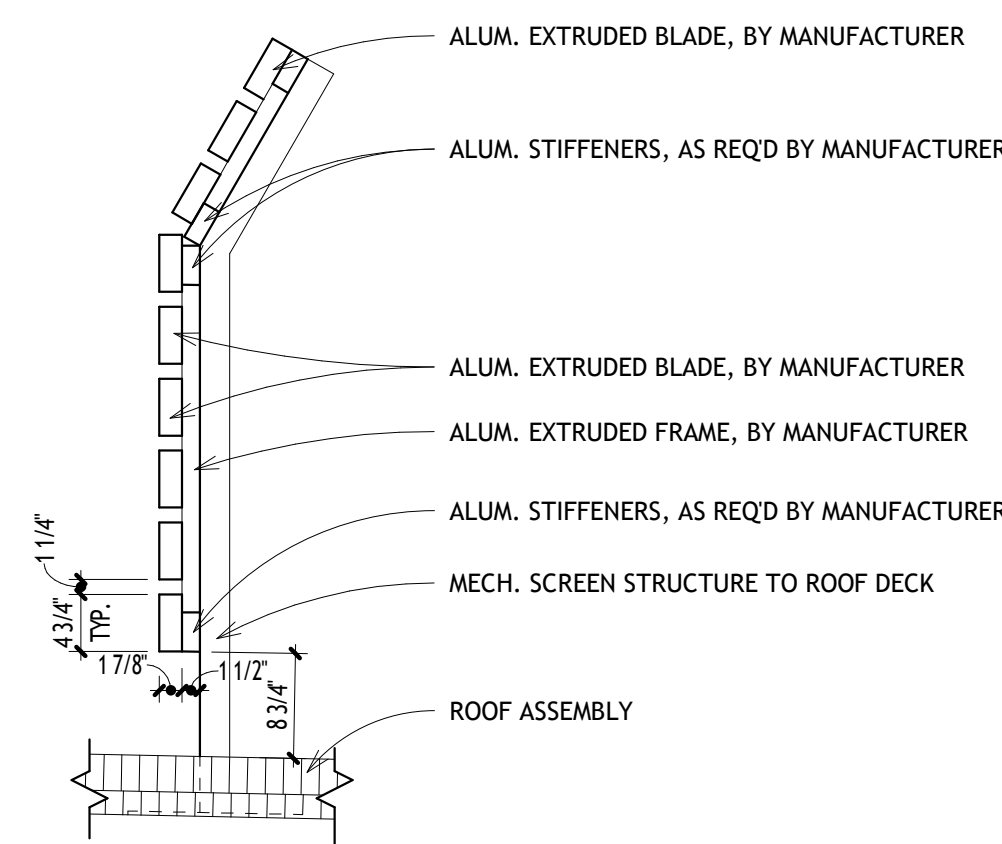
A.04.1



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



1 EAST ELEVATION
1/8" = 1'-0"



3 MECHANICAL SCREENING DETAIL
3/4" = 1'-0"

WALL MOUNTED LED LIGHT -
SEE PHOTOMETRIC PLAN

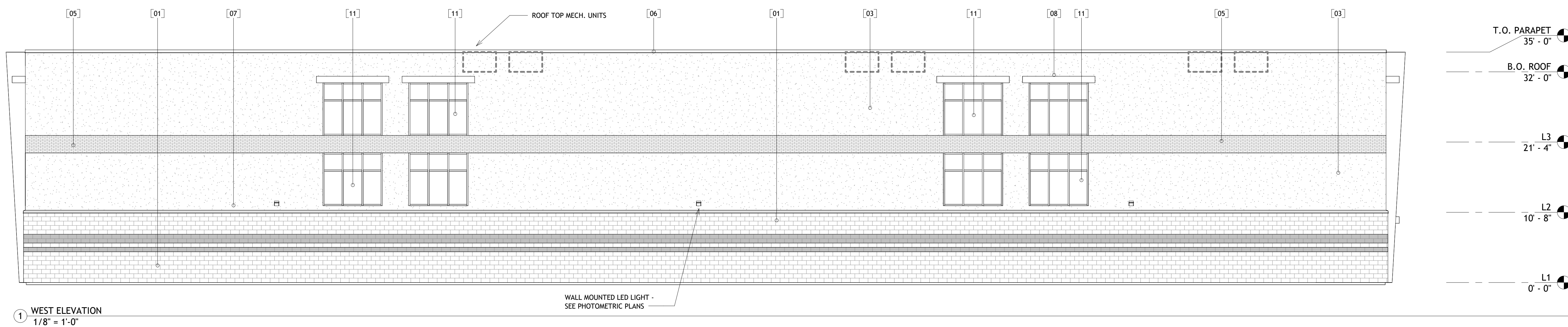
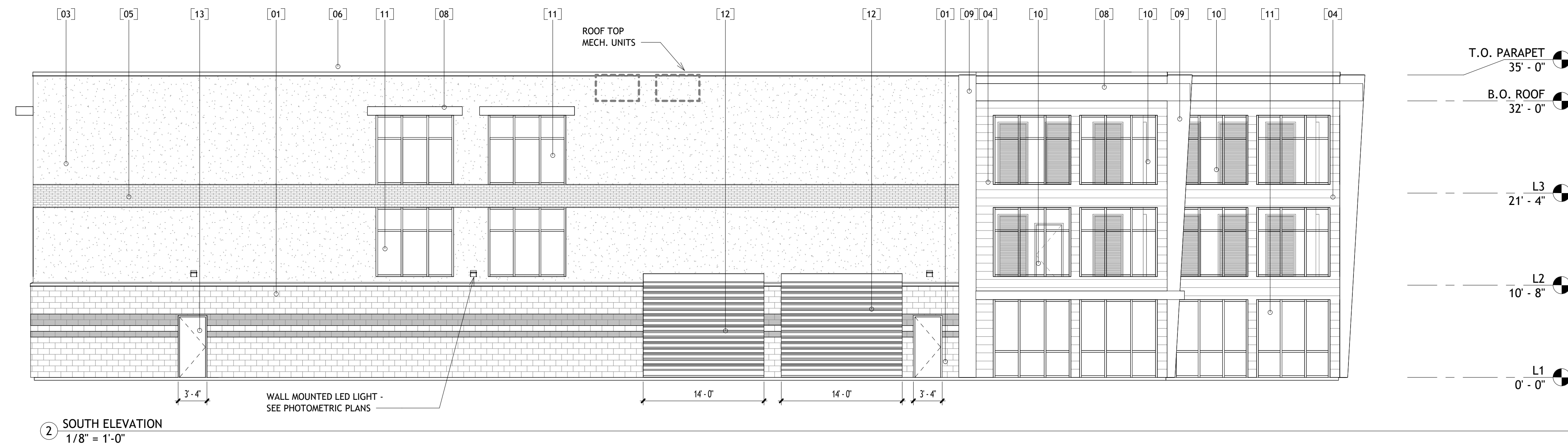
LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION LAFAYETTE SELF STORAGE

SITE PLAN AND ARCHITECTURE
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU SPLIT FACE VENEER, 4X8X16, OLD CASTLE BLOCK COLOR 'TEAK'
02	CMU SPLIT FACE VENEER, 4X8X16, OLD CASTLE BLOCK COLOR 'CHARCOAL'
03	MEDIUM FINISH STUCCO PAINTED TO MATCH DUNN EDWARDS PAINT DEC791 'CLOUD'
04	MEDIUM FINISH STUCCO PAINTED AND SCORED TO MATCH CUSTOM SHERWIN WILLIAMS COLOR 'AD CHRIS BRONZE'
05	STO CAST STUCCO TO MATCH SUMMIT BRICK COLOR IRON MOUNTAIN
06	METAL PARAPET CAP PRE-FINISHED TO MATCH COLOR 'MANSARD BROWN'
07	METAL CMU CAP PRE-FINISHED TO MATCH COLOR 'MANSARD BROWN'
08	METAL WINDOW/DOOR AWNINGS PRE-FINISHED TO MATCH COLOR 'MANSARD BROWN'
09	ACCENT COLUMN PRE-FINISHED TO MATCH 'MANSARD BROWN'
10	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FINISH, VISION GLASS
11	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FINISH, SPANDREL GLAZING UNIT
12	RYTEC VISION ROLL UP DOOR, COLOR RAL8019
13	H.M. DOOR PAINTED TO MATCH DUNN EDWARDS PAINT DE6089 'BRICK FENCE'

1784 Holdings

8777 N. GAINY CENTER DRIVE, SUITE 191
SCOTTSDALE, ARIZONA 85258



PROJECT DESCRIPTION

PROPOSED 3-STORY
CLIMATE-CONTROLLED
SELF-STORAGE FACILITY

CITY LAFAYETTE

STATE COLORADO

ISSUE DATE

SP	SITE PLAN 2ND SUBMITTAL	07-22-2025
DESC.	TITLE	DATE

DRAWING TITLE

BUILDING
ELEVATIONS

A.04.2

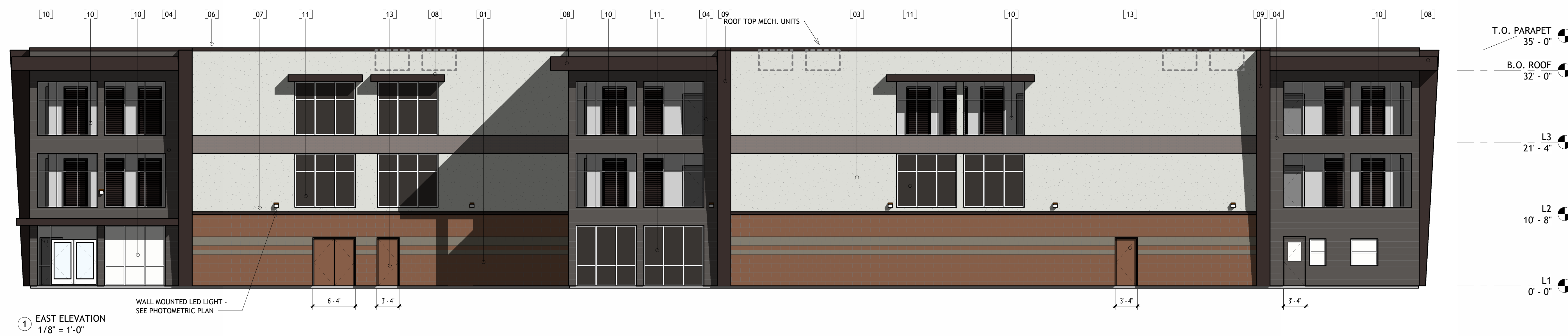
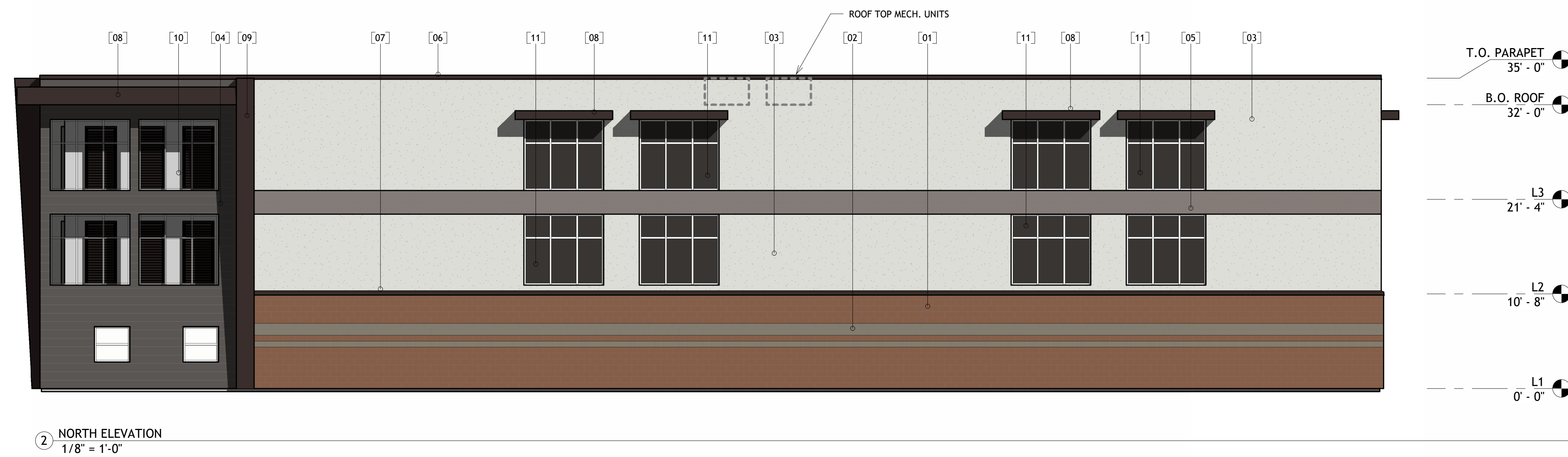
**LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION
LAFAYETTE SELF STORAGE**

SITE PLAN AND ARCHITECTURE
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU SPLIT FACE VENEER, 4X8X16, OLD CASTLE BLOCK COLOR 'TEAK'
02	CMU SPLIT FACE VENEER, 4X8X16, OLD CASTLE BLOCK COLOR 'CHARCOAL'
03	MEDIUM FINISH STUCCO PAINTED TO MATCH DUNN EDWARDS PAINT DEC791 'CLOUD'
04	MEDIUM FINISH STUCCO PAINTED AND SCORED TO MATCH CUSTOM SHERWIN WILLIAMS COLOR 'AD CHRIS BRONZE'
05	STO CAST STUCCO TO MATCH SUMMIT BRICK COLOR IRON MOUNTAIN
06	METAL PARAPET CAP PRE-FINISHED TO MATCH COLOR 'MANSARD BROWN'
07	METAL CMU CAP PRE-FINISHED TO MATCH COLOR 'MANSARD BROWN'
08	METAL WINDOW/DOOR AWNINGS PRE-FINISHED TO MATCH COLOR 'MANSARD BROWN'
09	ACCENT COLUMN PRE-FINISHED TO MATCH 'MANSARD BROWN'
10	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FINISH, VISION GLASS
11	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FINISH, SPANDREL GLAZING UNIT
12	RYTEC VISION ROLL UP DOOR, COLOR RAL8019
13	H.M. DOOR PAINTED TO MATCH DUNN EDWARDS PAINT DE6089 'BRICK FENCE'

1784 Holdings

8777 N. GAINY CENTER DRIVE, SUITE 191
SCOTTSDALE, ARIZONA 85258



PROJECT DESCRIPTION

PROPOSED 3-STORY
CLIMATE-CONTROLLED
SELF-STORAGE FACILITY

CITY LAFAYETTE

STATE COLORADO

ISSUE DATE

SP	SITE PLAN 2ND SUBMITTAL	07-22-2025
DESC.	TITLE	DATE

DRAWING TITLE

**COLOR BUILDING
ELEVATIONS**

A.04.3

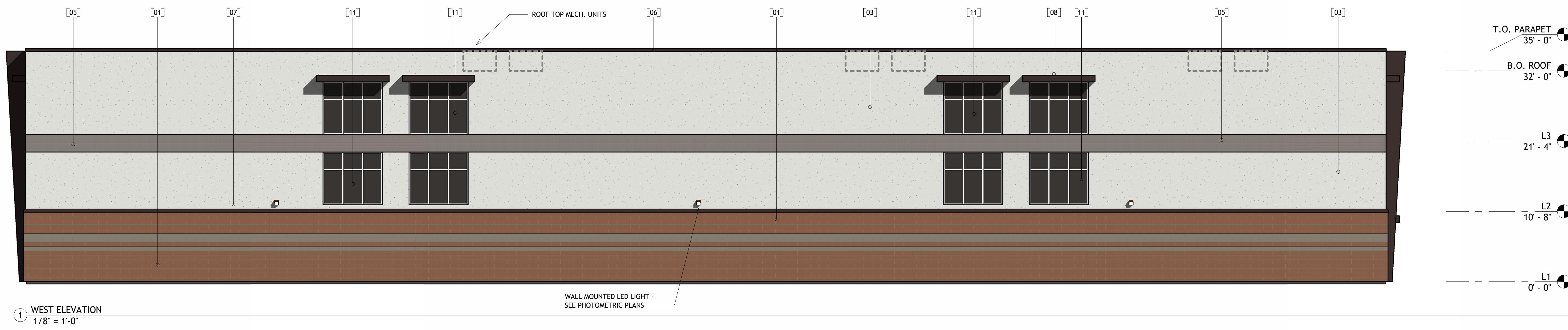
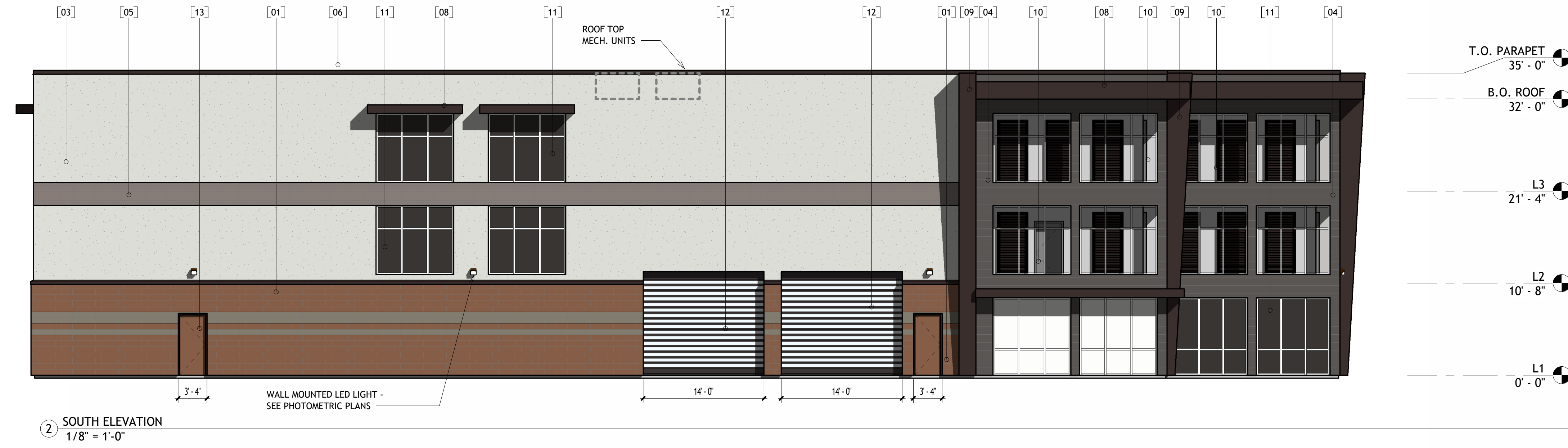
**LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION
LAFAYETTE SELF STORAGE**

SITE PLAN AND ARCHITECTURE
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU SPLIT FACE VENEER, 4X8X16, OLD CASTLE BLOCK COLOR 'TEAK'
02	CMU SPLIT FACE VENEER, 4X8X16, OLD CASTLE BLOCK COLOR 'CHARCOAL'
03	MEDIUM FINISH STUCCO PAINTED TO MATCH DUNN EDWARDS PAINT DEC791 'CLOUD'
04	MEDIUM FINISH STUCCO PAINTED AND SCORED TO MATCH CUSTOM SHERWIN WILLIAMS COLOR 'AD CHRIS BRONZE'
05	STO CAST STUCCO TO MATCH SUMMIT BRICK COLOR IRON MOUNTAIN
06	METAL PARAPET CAP PRE-FINISHED TO MATCH COLOR 'MANSARD BROWN'
07	METAL CMU CAP PRE-FINISHED TO MATCH COLOR 'MANSARD BROWN'
08	METAL WINDOW/DOOR AWNINGS PRE-FINISHED TO MATCH COLOR 'MANSARD BROWN'
09	ACCENT COLUMN PRE-FINISHED TO MATCH 'MANSARD BROWN'
10	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FINISH, VISION GLASS
11	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FINISH, SPANDREL GLAZING UNIT
12	RYTEC VISION ROLL UP DOOR, COLOR RAL8019
13	H.M. DOOR PAINTED TO MATCH DUNN EDWARDS PAINT DE6089 'BRICK FENCE'

1784 Holdings

8777 N. GAINIEY CENTER DRIVE, SUITE 191
SCOTTSDALE, ARIZONA 85258



PROJECT DESCRIPTION
PROPOSED 3-STORY
CLIMATE-CONTROLLED
SELF-STORAGE FACILITY

CITY LAFAYETTE
STATE COLORADO

ISSUE DATE

SP	SITE PLAN 2ND SUBMITTAL	07-22-2025
DESC.	TITLE	DATE

DRAWING TITLE
**COLOR BUILDING
ELEVATIONS**

A.04.4

LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION LAFAYETTE SELF STORAGE

SITE PLAN AND ARCHITECTURE
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



CROSS SECTION - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

PROJECT DESCRIPTION

PROPOSED 3-STORY
 CLIMATE-CONTROLLED
 SELF-STORAGE FACILITY

CITY LAFAYETTE

STATE COLORADO

ISSUE DATE

SP SITE PLAN 2ND SUBMITTAL 07-22-2025

DRAWING TITLE

SITE CROSS
 SECTION

A.04.5

**LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION
LAFAYETTE SELF STORAGE**

SITE PLAN AND ARCHITECTURE
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



SOUTHEAST PERSPECTIVE VIEW

PROJECT DESCRIPTION

PROPOSED 3-STORY
CLIMATE-CONTROLLED
SELF-STORAGE FACILITY

CITY LAFAYETTE

STATE COLORADO

ISSUE DATE

SP	SITE PLAN 2ND SUBMITTAL	07-22-2025
DESC.	TITLE	DATE

DRAWING TITLE

RENDER VIEWS

A.05.1

**LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION
LAFAYETTE SELF STORAGE**

SITE PLAN AND ARCHITECTURE
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



NORTHEAST PERSPECTIVE VIEW

PROJECT DESCRIPTION

PROPOSED 3-STORY
CLIMATE-CONTROLLED
SELF-STORAGE FACILITY

CITY LAFAYETTE

STATE COLORADO

ISSUE DATE

SP	SITE PLAN 2ND SUBMITTAL	07-22-2025
DESC.	TITLE	DATE

DRAWING TITLE

RENDER VIEWS

A.05.2

LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION LAFAYETTE SELF STORAGE

SITE PLAN AND ARCHITECTURAL

A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

CONSULTANTS



CLIENT

1784 Holdings

PROJECT DESCRIPTION

**PROPOSED
SELF-STORAGE**

CITY LAFAYETTE

STATE COLORADO

ISSUE DATES

DD	SECOND SITE PLAN SUBMITTAL	07-22-2025
DD	PRELIMINARY SITE PLAN	12-01-2023
MARK	DESCRIPTION	DATE

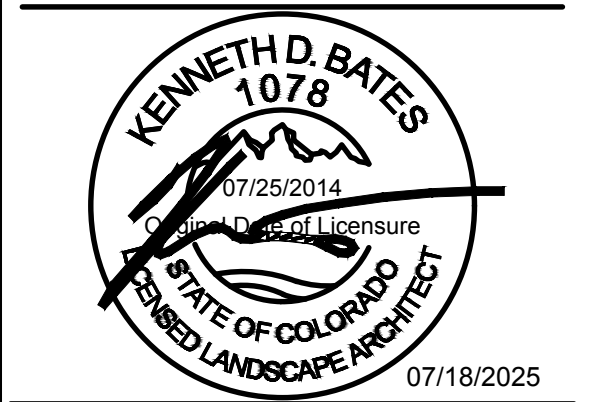
PROJECT NO: 20233230

DRAWN BY: LC/KB

CHECKED BY: KB

COPYRIGHT:
All plans, specifications, computer files, field data, notes and other documents and instruments prepared by EAPC, as instruments of service shall remain the property of EAPC. EAPC shall retain all common law, statutory and other reserved rights, including the copyright therein.

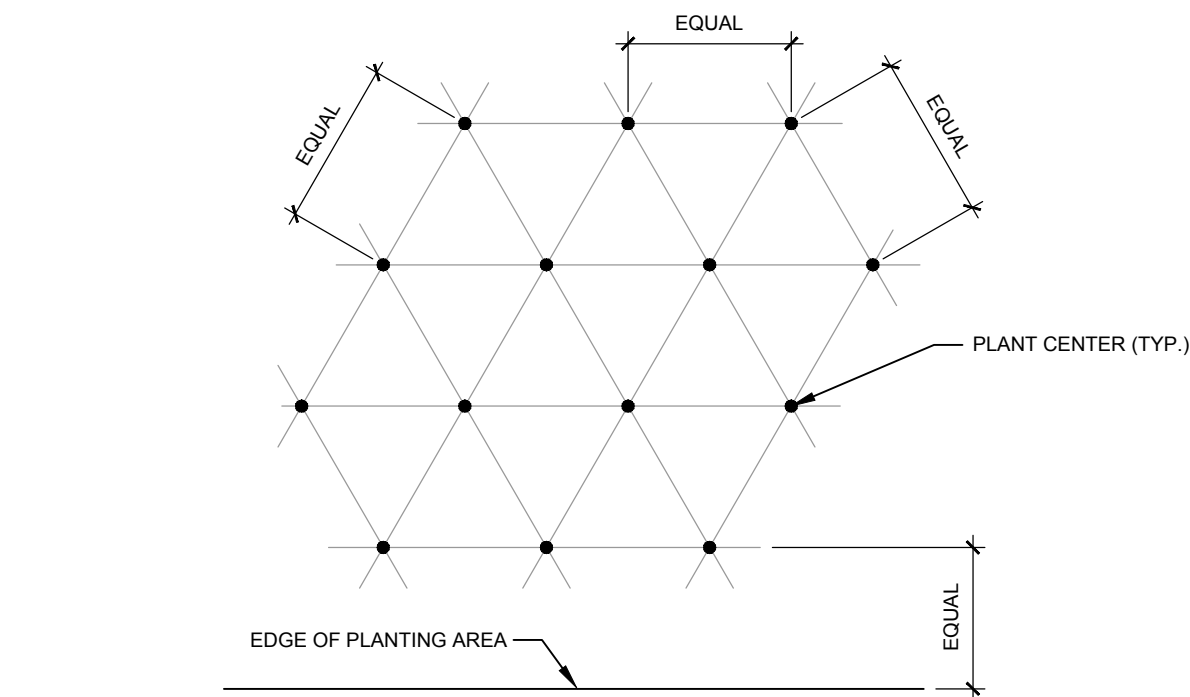
STAMP



DRAWING TITLE

**LANDSCAPE
SPECIFICATIONS &
DETAILS**

LP-2



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

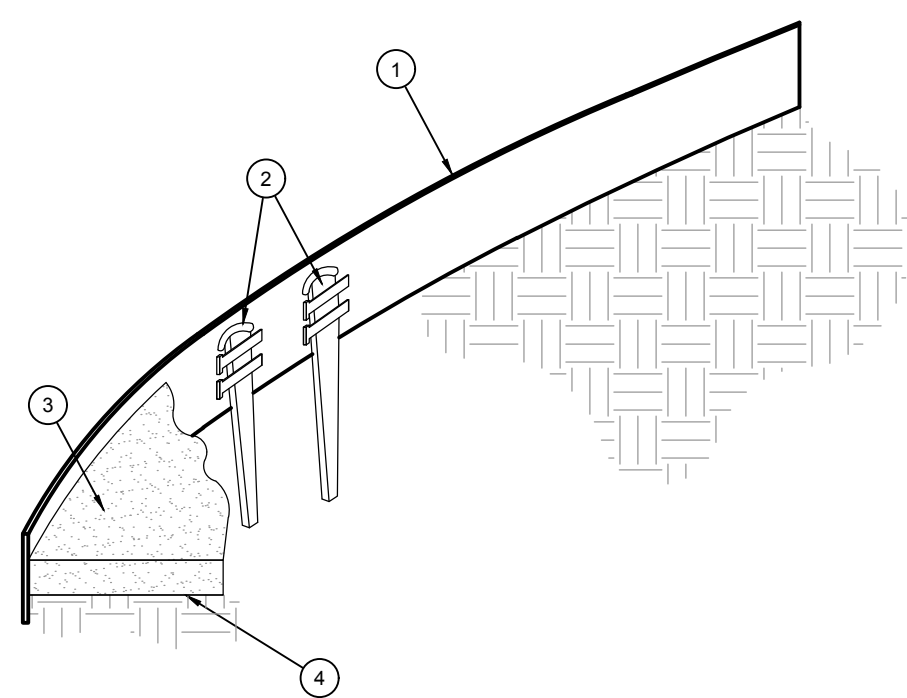
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW(S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING

SCALE: NTS



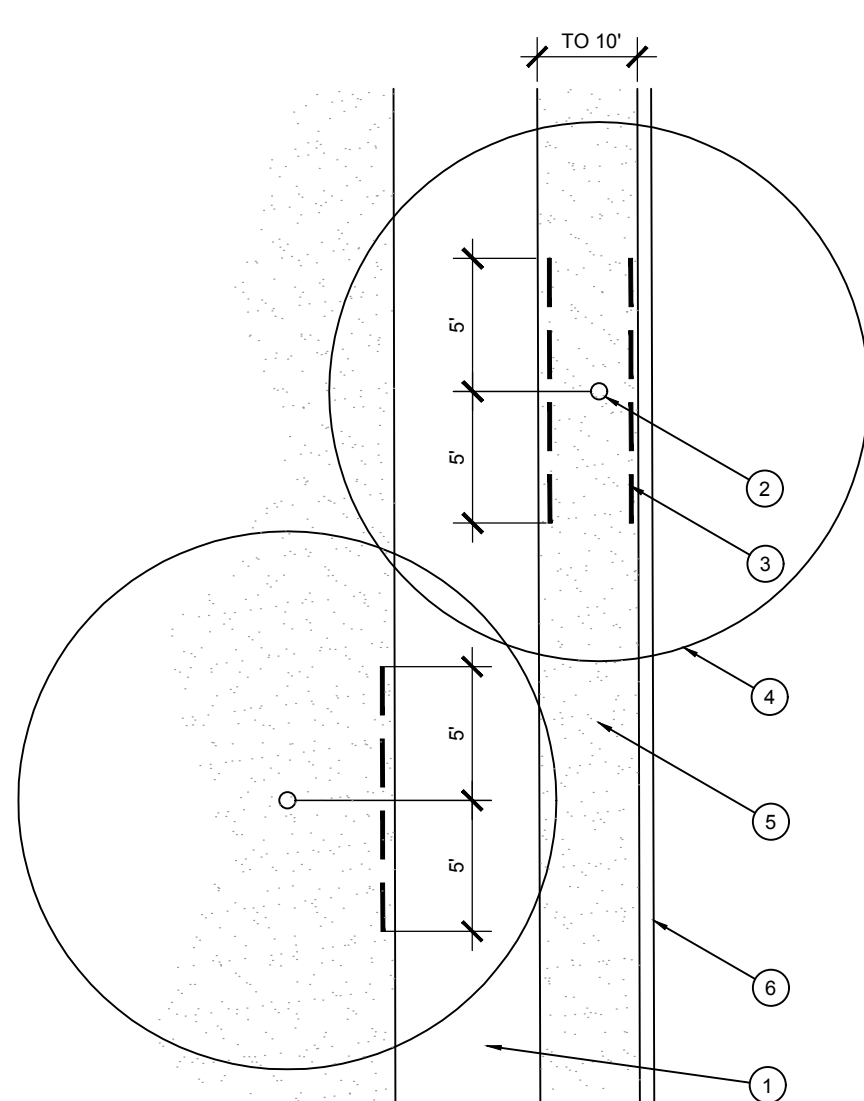
- 1) ROLLED-TOP STEEL EDGING PER PLANS.
- 2) TAPERED STEEL STAKES.
- 3) MULCH, TYPE AND DEPTH PER PLANS.
- 4) FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING

SCALE: NOT TO SCALE

OPEN LANDSCAPE
PARKWAY
OR ISLAND

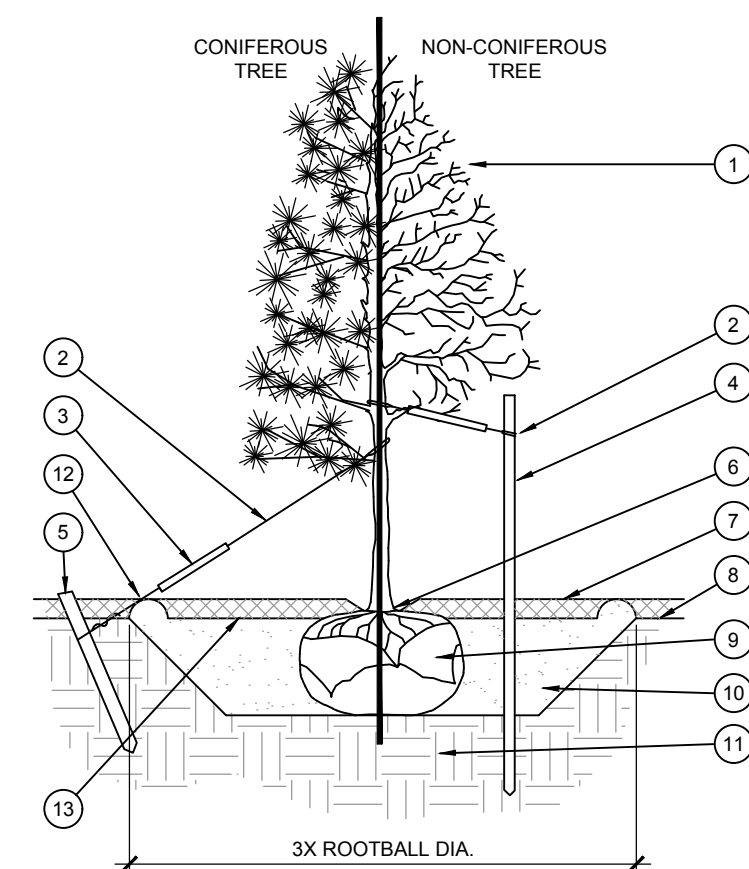


- 1) TYPICAL WALKWAY OR PAVING
- 2) TREE TRUNK
- 3) LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 4) TREE CANOPY
- 5) TYPICAL PLANTING AREA
- 6) TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

E ROOT BARRIER - PLAN VIEW

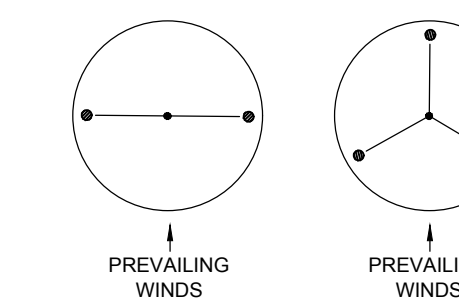
SCALE: NOT TO SCALE



- 1) TREE CANOPY.
- 2) CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5) PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6) TRUNK FLARE.
- 7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8) FINISH GRADE.
- 9) ROOT BALL.
- 10) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11) UNDISTURBED NATIVE SOIL.
- 12) 4" HIGH EARTHEN WATERING BASIN.
- 13) FINISH GRADE.

A TREE PLANTING

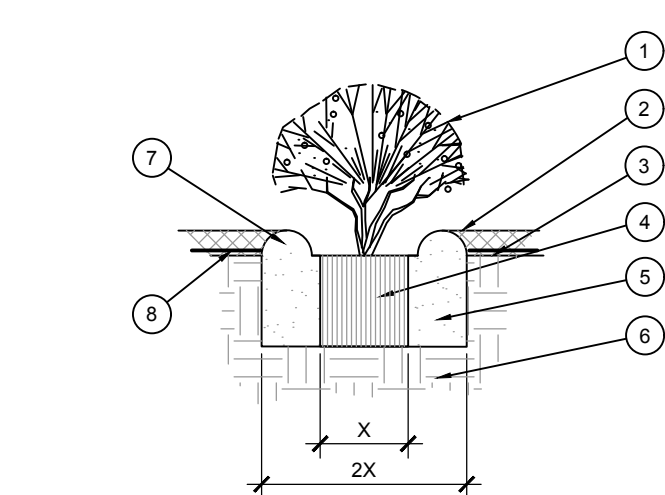
SCALE: NOT TO SCALE



NOTES:
1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2) REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3) FOR BAB TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4) REMOVE ALL NURSERY STAKES AFTER PLANTING.
5) FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6) STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

B SHRUB AND PERENNIAL PLANTING

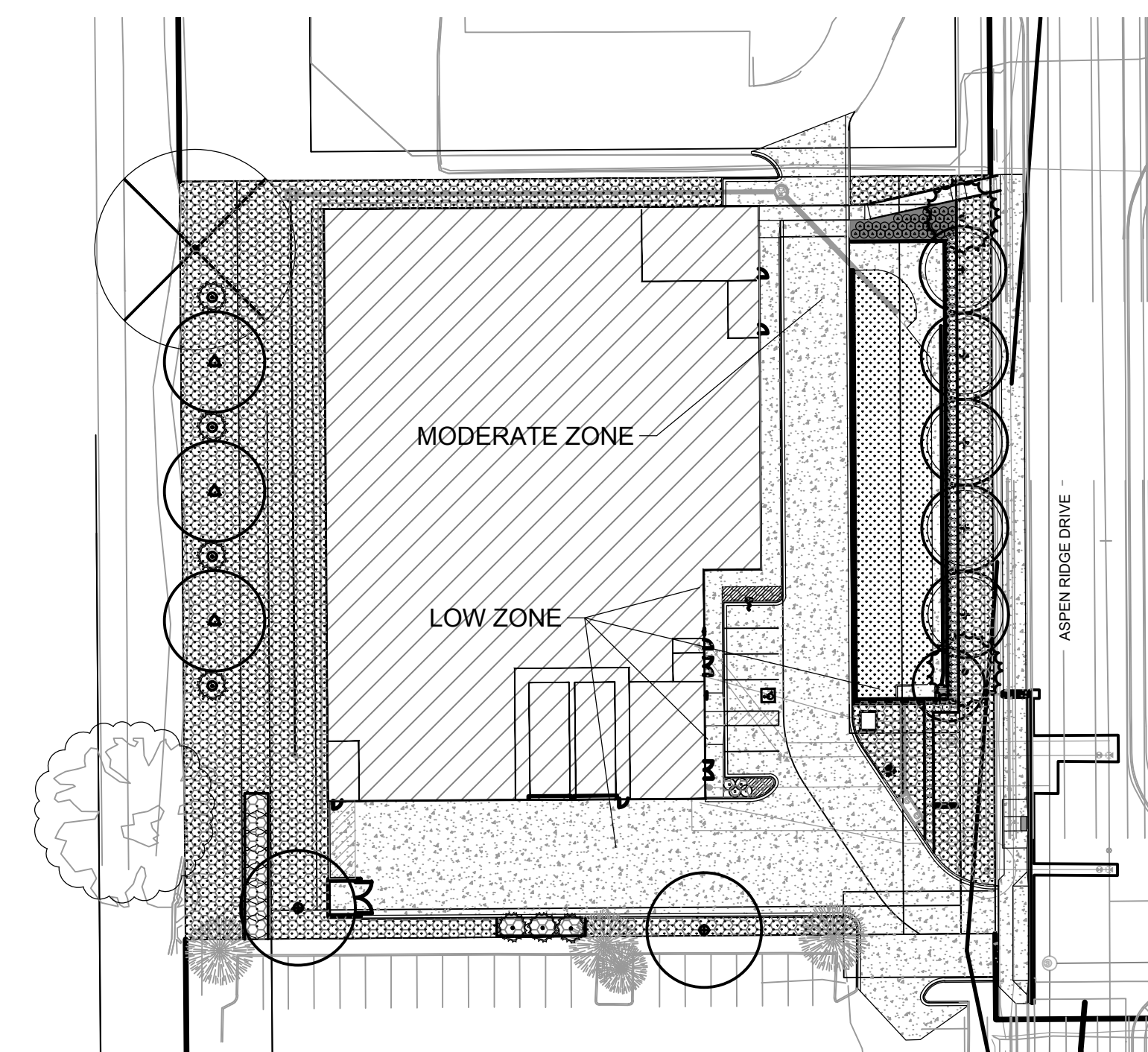
SCALE: NTS



- 1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3) FINISH GRADE.
- 4) ROOT BALL.
- 5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6) UNDISTURBED NATIVE SOIL.
- 7) 3" HIGH EARTHEN WATERING BASIN.
- 8) WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



HYDROZONE DIAGRAM
NOT TO SCALE

LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION

LAFAYETTE SELF STORAGE

SITE PLAN AND ARCHITECTURAL

A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSII Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCODING AND GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (BBB), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDED IN FORMAL UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 - SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
 - TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT 0.5 PERCENT; NOT EXCEEDING 0.5 PERCENT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
 - FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL TESTING AGENCY (SEE BELOW).
 - MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 - TREE STAKING AND GUYING
 - STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 41, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 - STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
 - PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS. ANY CHANGES IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE SOIL AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PRE-PLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - IRON SULPHATE - 2 LBS. PER CU. YD.

- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AND SLOPES AS SHOWN ON GRADING PLANS. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
- B. SUBMITTALS
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 - SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 - SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 - WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID INJURY TO TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS, WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINE AND THE CONTRACTOR SHALL CLEARLY INDICATE THE LOCATION OF ANY EXPOSED ROOTS WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

- D. TREE PLANTING
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 - SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT TEASE ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURE, CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - TREE STAKING: IN ORDER TO MAINTAIN PROPER TRUNK CURVATURE AND TO PREVENT ROOTS FROM BEING EXPOSED TO KEEP TREES UPRIGHT, SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1" X 2" TREES: TWO STAKES PER TREE
 - 2-1/2" X 4" TREES: THREE STAKES PER TREE
 - TREES OVER 4" CALIPER: GUY AS NEEDED
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - #15 CONT. - 24" BOX TREES: TWO STAKES PER TREE
 - 36" X 48" BOX TREES: THREE STAKES PER TREE
 - OVER 48" BOX TREES: GUY AS NEEDED
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE, BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

MULCH

- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

CLEAN UP

- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE

- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- WHEN THE INSPECTOR PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPAIR AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

LANDSCAPE MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROZONOZED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDDOD OR RESEEDOD (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS, AND BURLAPPED AREAS AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AND SLOPES AS SHOWN ON GRADING PLANS. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS). THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDOD AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONOZED CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSOR INPUT CAPABILITIES.



Architecture | Engineering
Interior Design | Industrial

TELE 602.441.4505 FAX
901 E Madison St, Phoenix, AZ 85034

www.eapc.net

CONSULTANTS

National Presence. Local Expertise.



EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING | IRRIGATION DESIGN

CLIENT

1784 Holdings

PROJECT DESCRIPTION

PROPOSED SELF-STORAGE

CITY LAFAYETTE

STATE COLORADO

ISSUE DATES

DD	SECOND SITE PLAN SUBMITTAL	07-22-2025
DD	PRELIMINARY SITE PLAN	12-01-2023
MARK	DESCRIPTION	DATE

PROJECT NO: 20233230

DRAWN BY: LC/KB

CHECKED BY: KB

COPYRIGHT:

All plans, specifications, computer files, field data, notes and other documents and instruments prepared by EAPC, as instruments of service shall remain the property of EAPC. EAPC shall retain all common law, statutory and other reserved rights, including the copyright therein.

STAMP



DRAWING TITLE

LANDSCAPE SPECIFICATIONS & NOTES

LP-3

LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION LAFAYETTE SELF STORAGE

SITE PLAN AND ARCHITECTURAL

A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS PER DETAILS.

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.

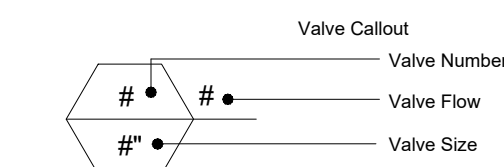
COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

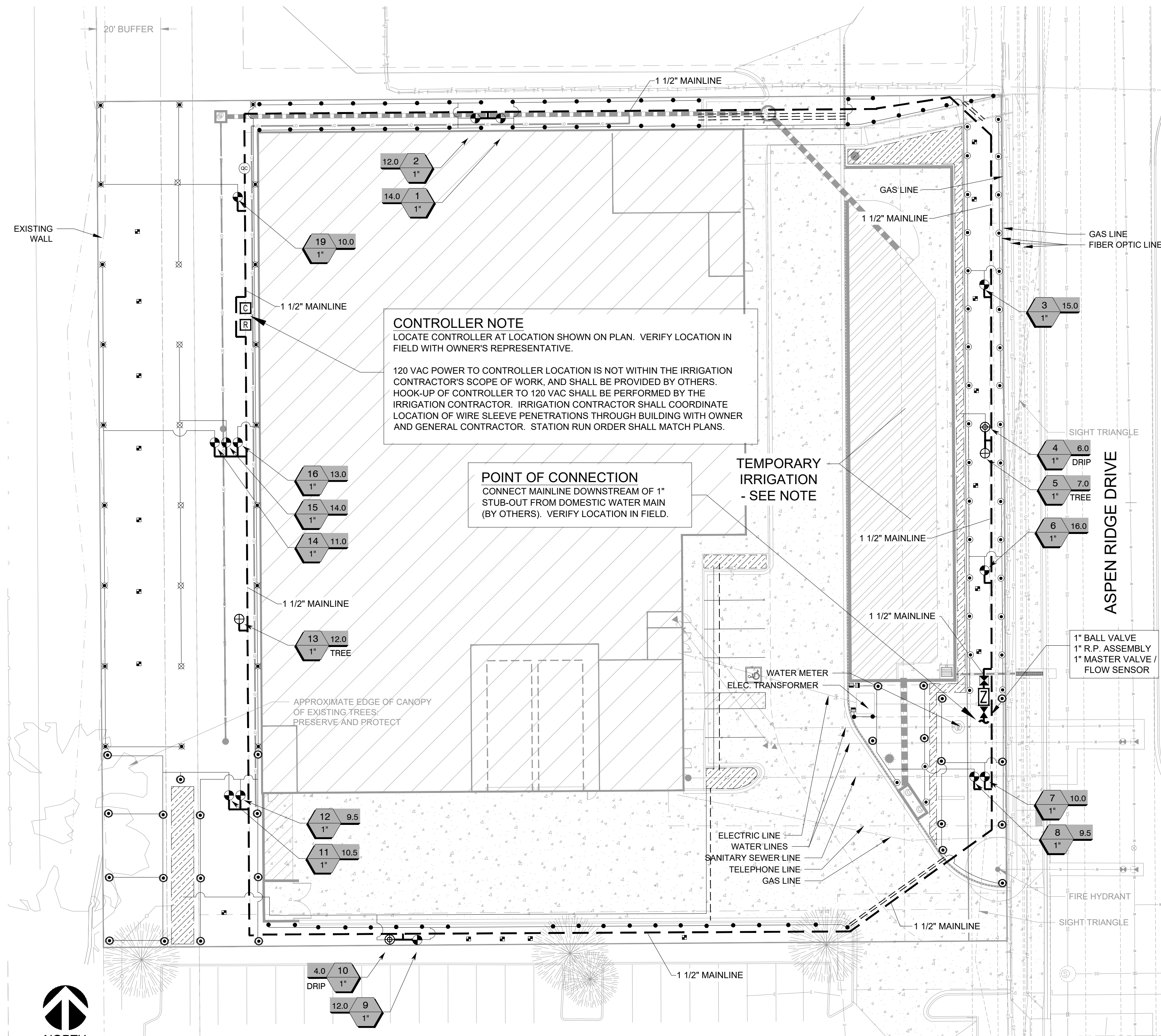
VALVE KEY



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
1/4" TI	RAIN BIRD R-VAN-STRIP 1806-SAM-P45, TURF ROTARY, 5' X15' (LCS AND RCS), 5' X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
•	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45"-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊙	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45"-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊙	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45"-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
•	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
⊙	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE
⊙	RAINBIRD 5004FCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, FULL CIRCLE, #3.0 LA NOZZLE UNLESS NOTED OTHERWISE
⊕	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.30GPM TO 20GPM.
⊕	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
⊕	RAIN BIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
▭	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
▭	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLOSURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION
⊕	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
⊕	RAINBIRD 33DLRC QUICK COUPLER, 3/4"
⊕	RAINBIRD ESP12LMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMSM12 STATION MODULE
⊕	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
⊕	1" MASTER VALVE (WITH PRESSURE REGULATOR) MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES

- IRRIGATION LATERAL LINE: CLASS 200 PVC
- IRRIGATION MAINLINE: SCHEDULE 40 PVC
- IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
- IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED



CONTROLLER NOTE
LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.
120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

POINT OF CONNECTION
CONNECT MAINLINE DOWNSTREAM OF 1" STUB-OUT FROM DOMESTIC WATER MAIN (BY OTHERS). VERIFY LOCATION IN FIELD.

TEMPORARY IRRIGATION - SEE NOTE

APPROXIMATE EDGE OF CANOPY OF EXISTING TREES. PRESERVE AND PROTECT



Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

NOTE: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES AS SUCH. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

EAPC
Architecture | Engineering
Interior Design | Industrial
TELE 602.441.4505 FAX
901 E Madison St, Phoenix, AZ 85034
www.eapc.net

CONSULTANTS
National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING | IRRIGATION DESIGN

CLIENT
1784 Holdings

PROJECT DESCRIPTION
PROPOSED SELF-STORAGE

CITY LAFAYETTE
STATE COLORADO

ISSUE DATES

DD	DESCRIPTION	DATE
DD	SECOND SITE PLAN SUBMITTAL	07-22-2025
DD	PRELIMINARY SITE PLAN	12-01-2023

PROJECT NO: 20233230
DRAWN BY: LC/KB
CHECKED BY: KB

COPYRIGHT:
All plans, specifications, computer files, field data, notes and other documents and instruments prepared by EAPC, as instruments of service shall remain the property of EAPC. EAPC shall retain all common law, statutory and other reserved rights, including the copyright therein.

STAMP
KENNETH D. BATES
1078
07/25/2014
Professional Engineer
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
07/18/2025

DRAWING TITLE
IRRIGATION PLAN

LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION LAFAYETTE SELF STORAGE

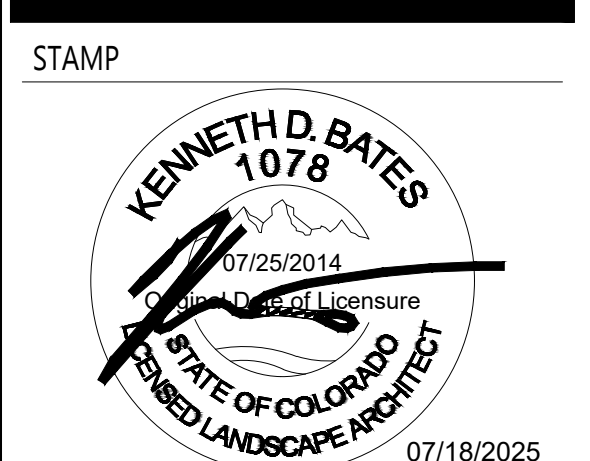
SITE PLAN AND ARCHITECTURAL

A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

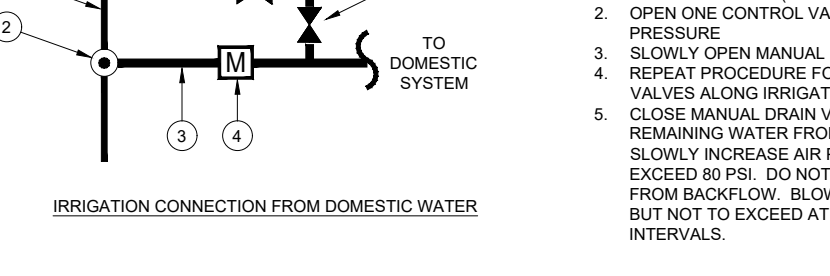
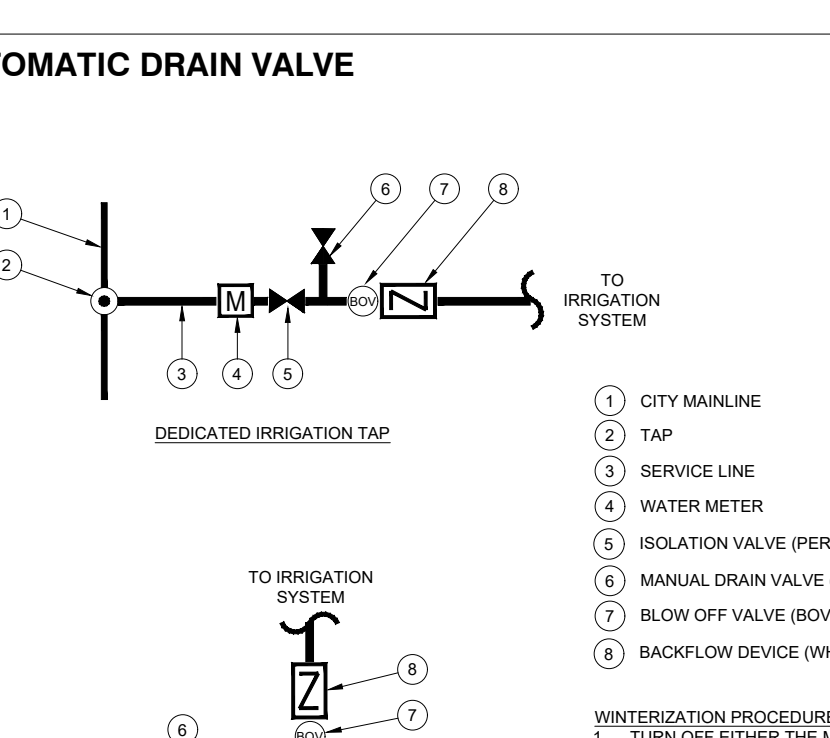
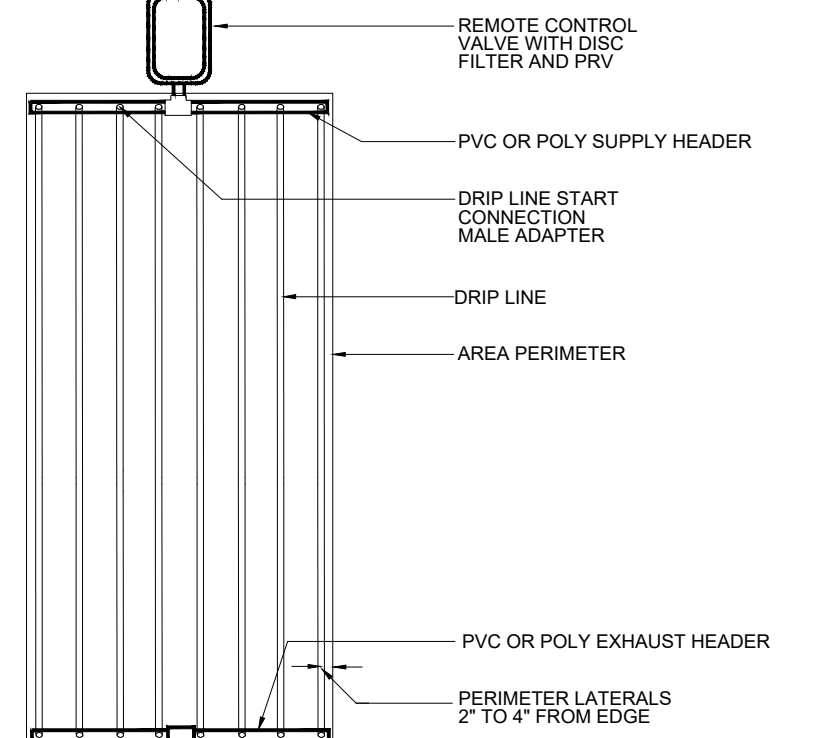
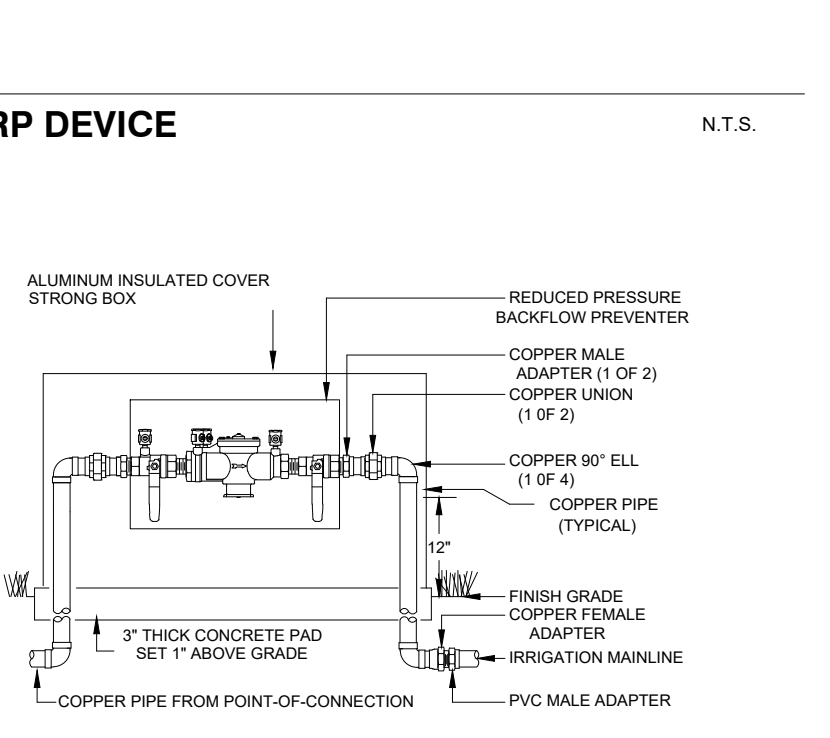
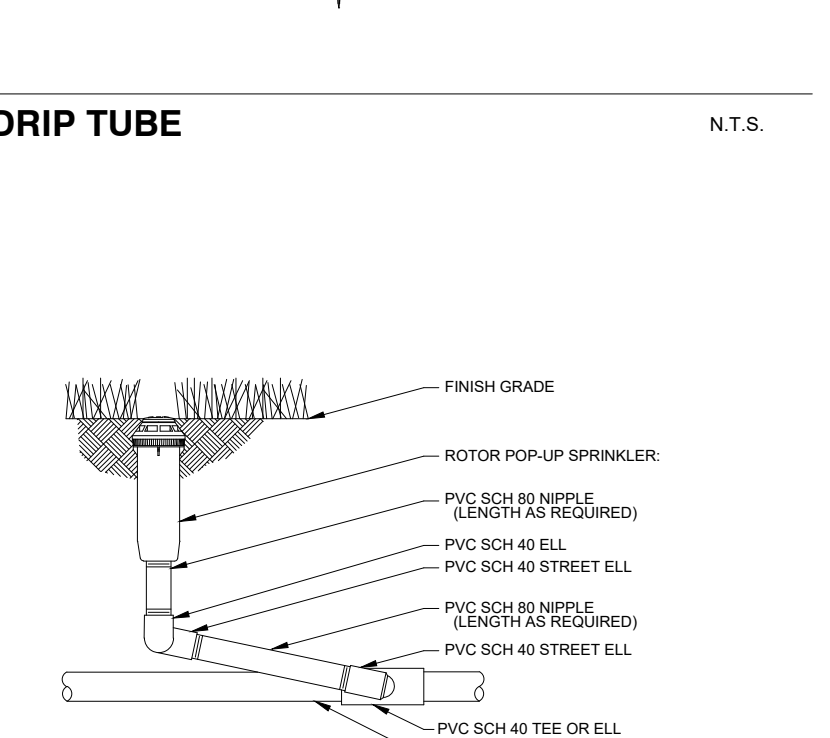
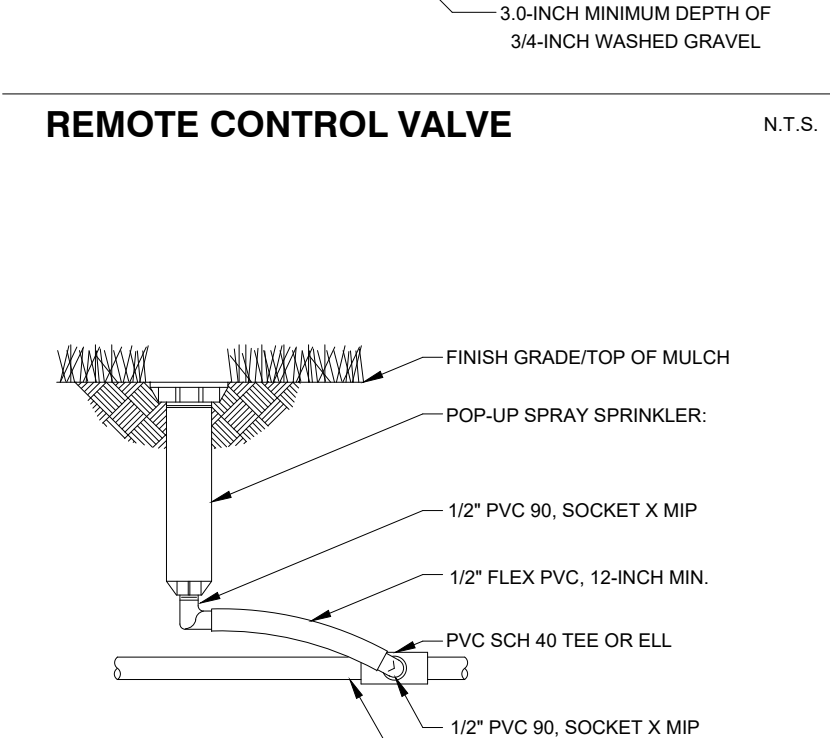
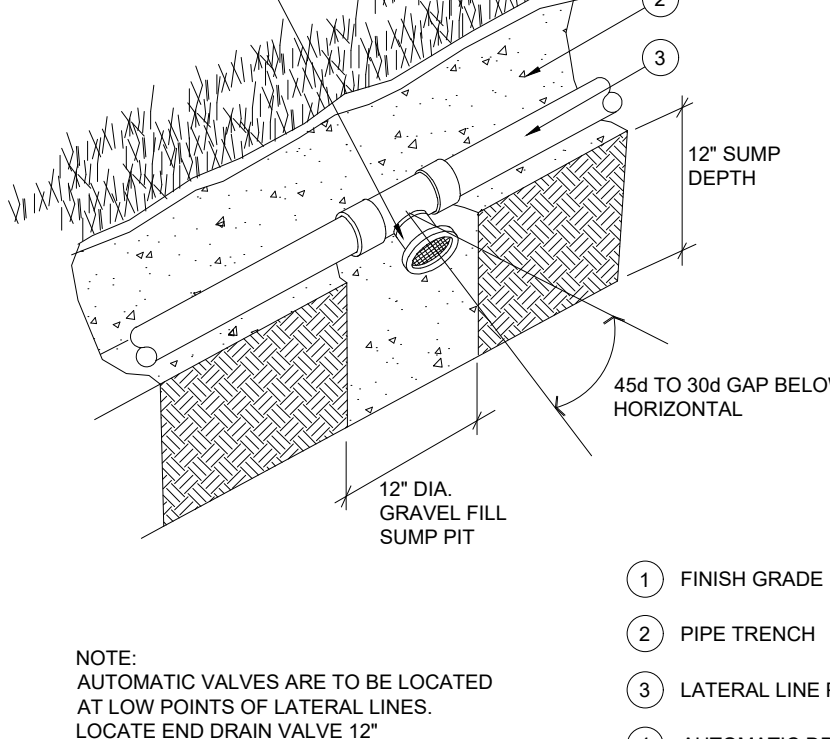
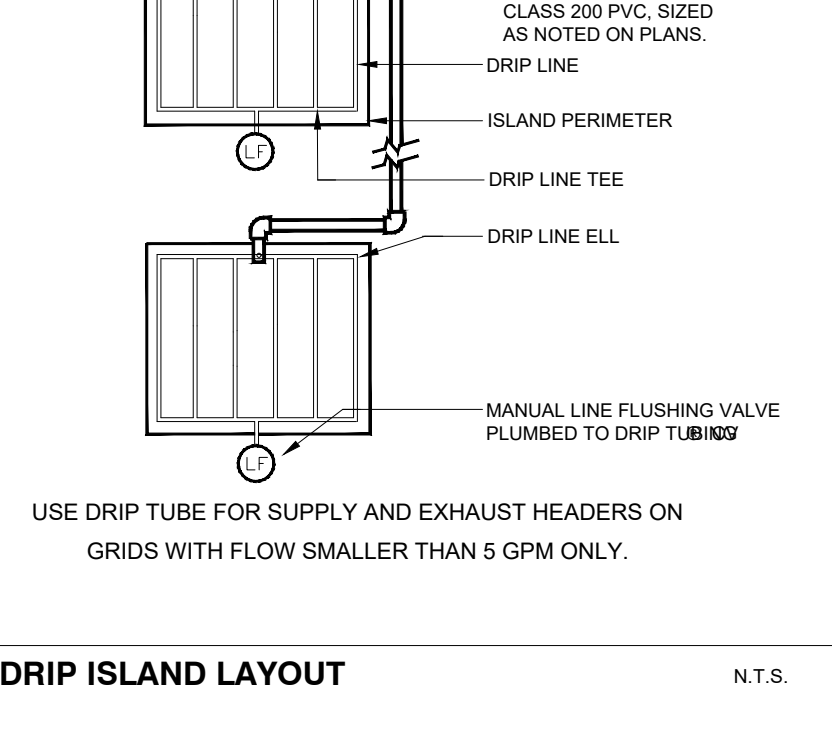
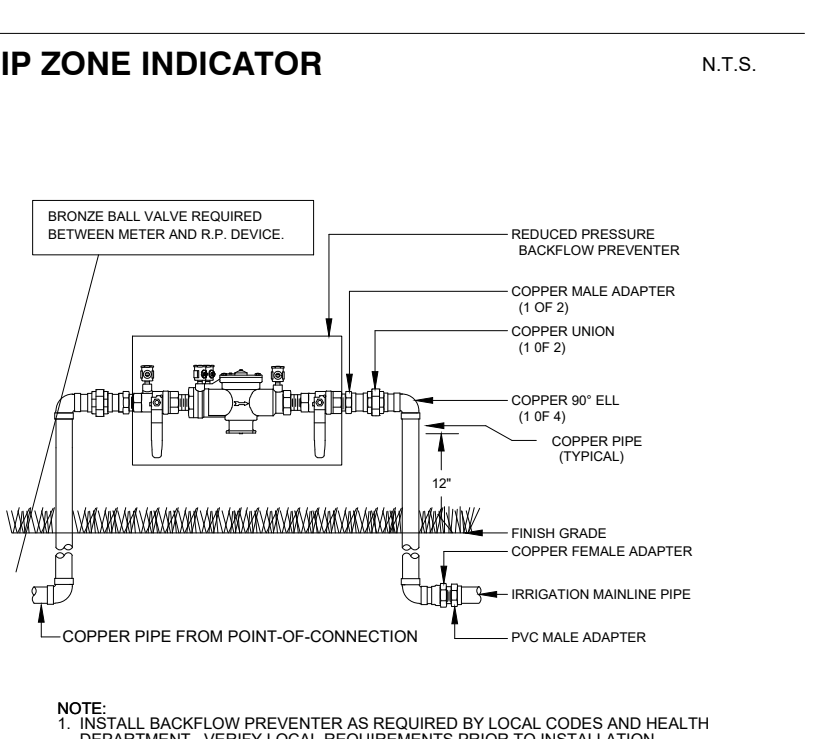
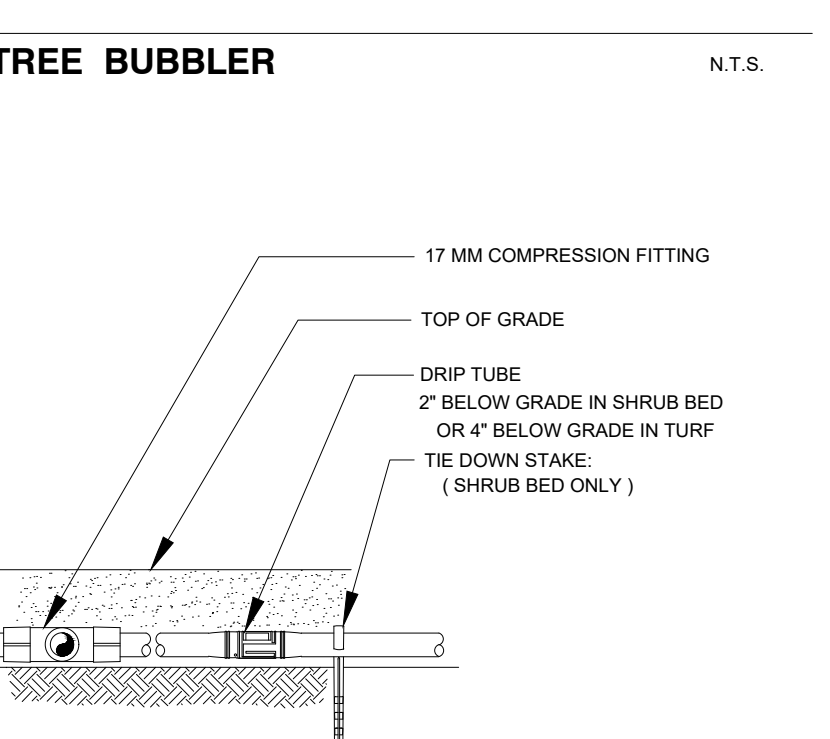
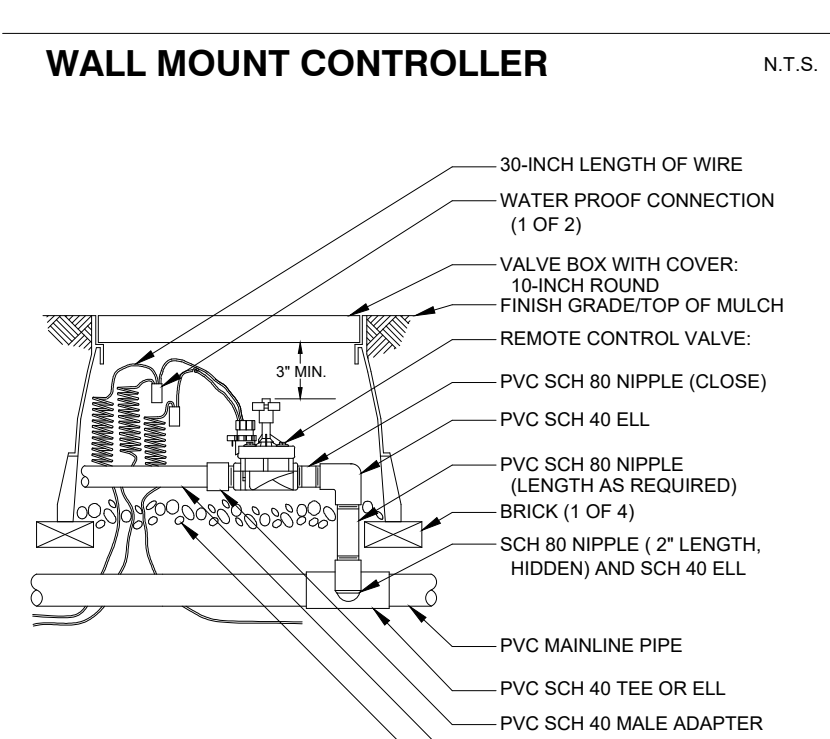
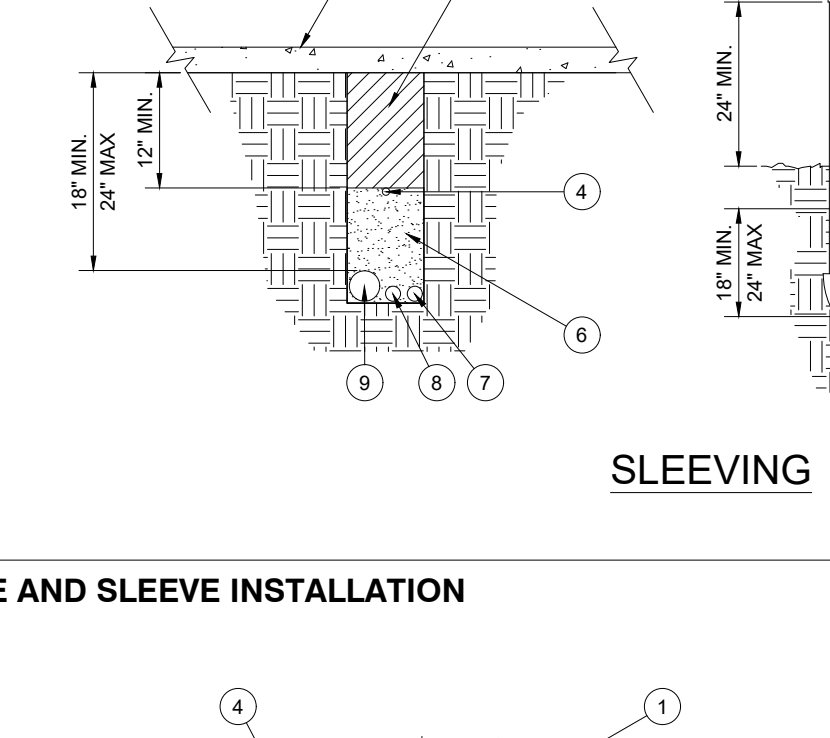
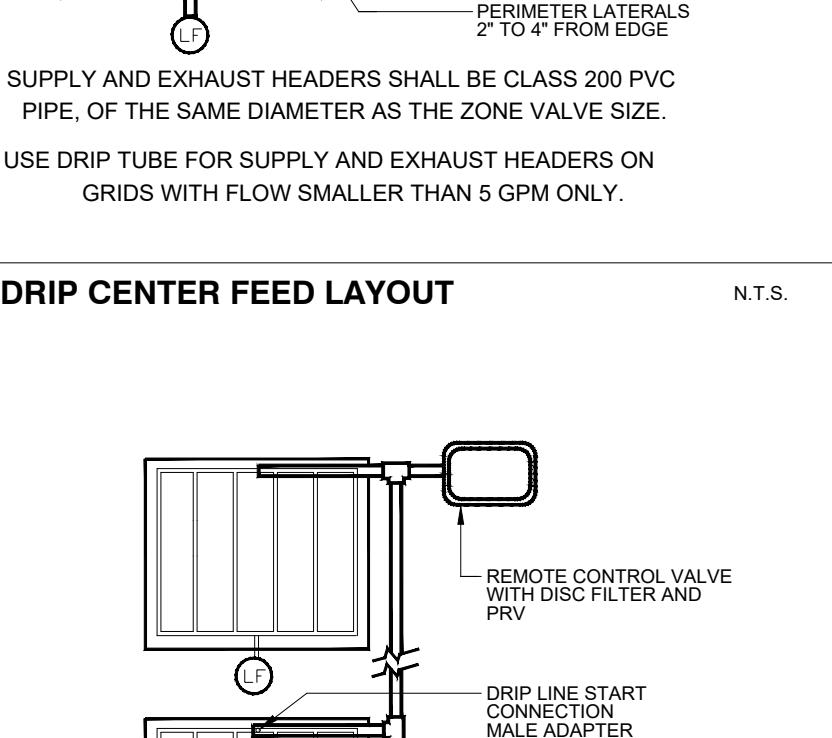
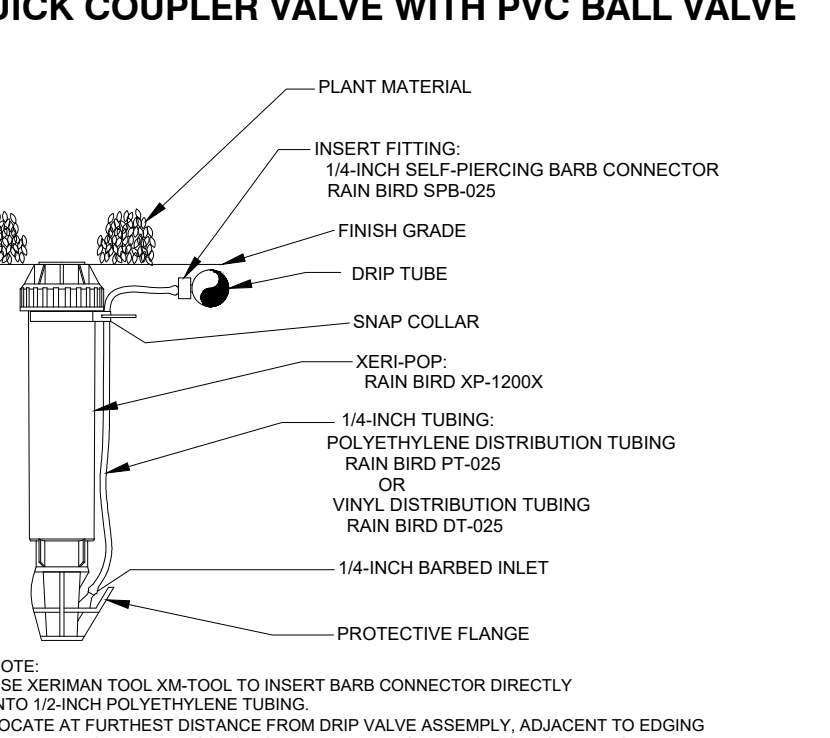
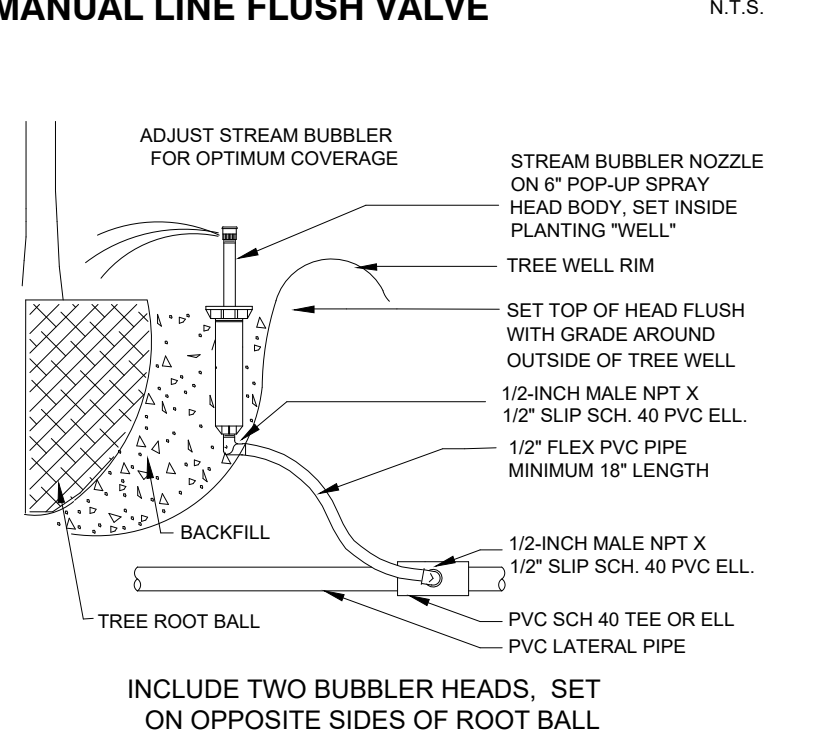
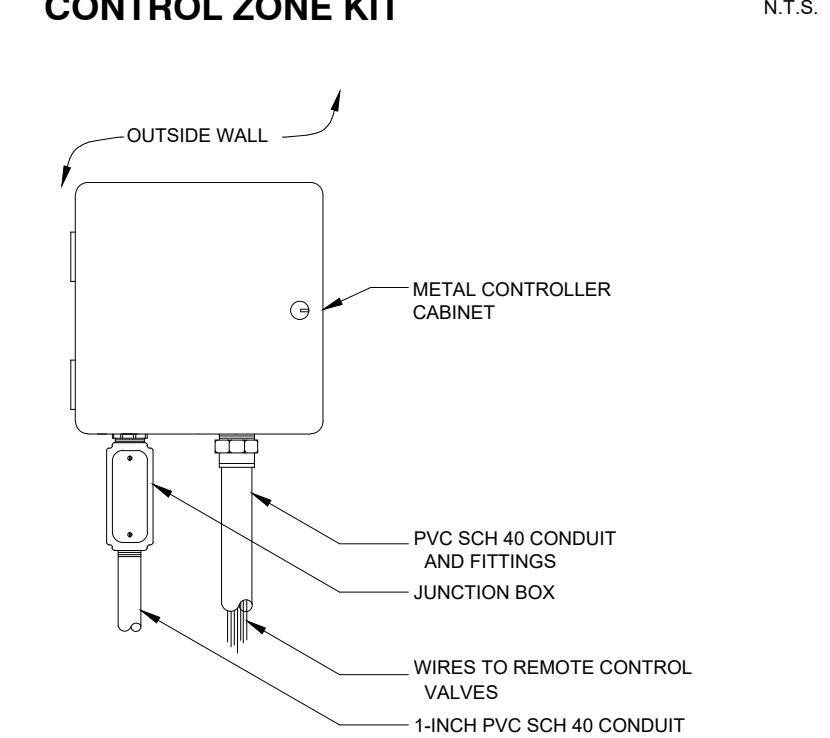
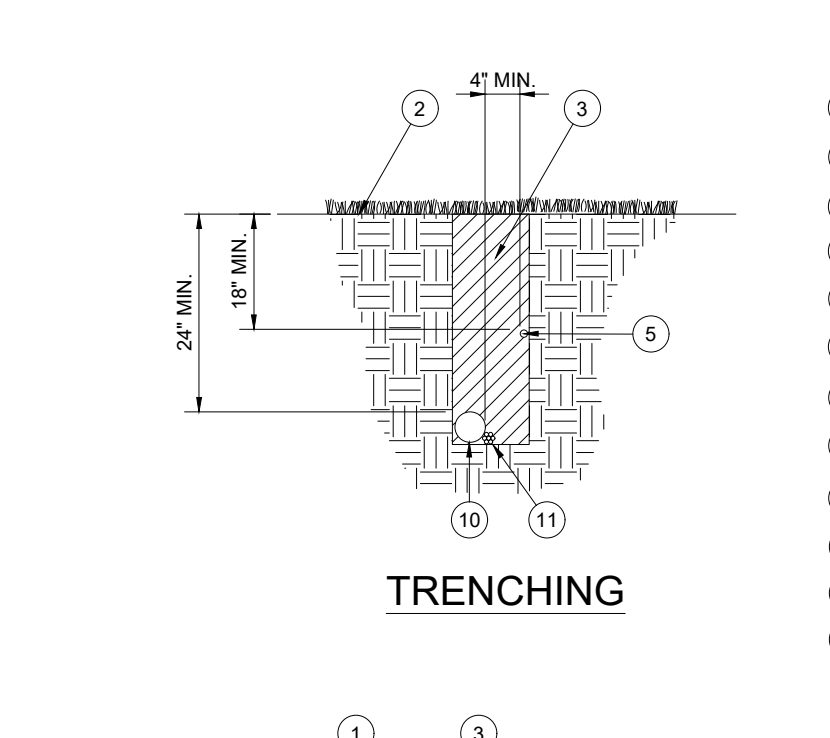
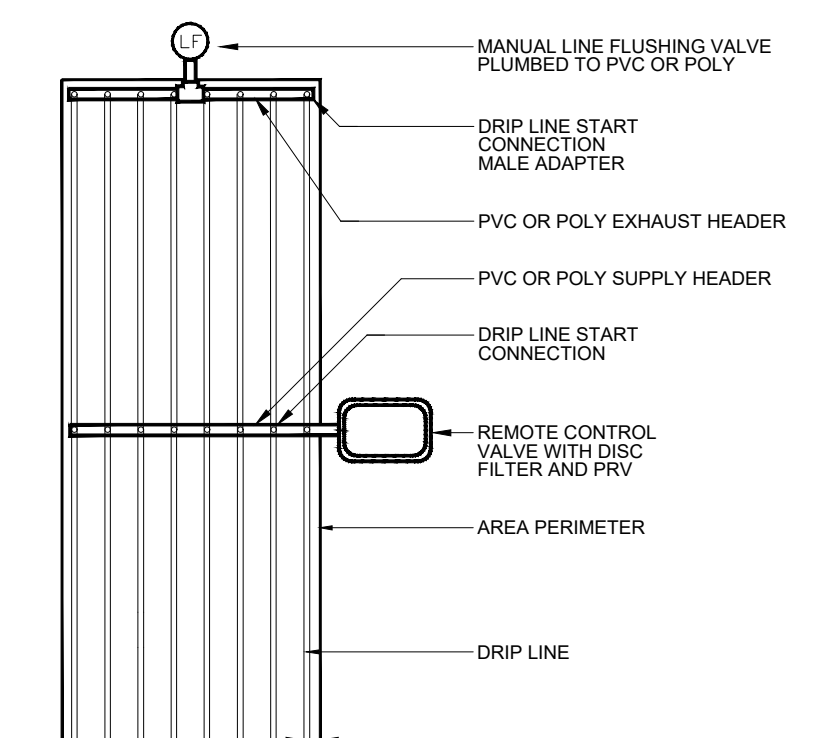
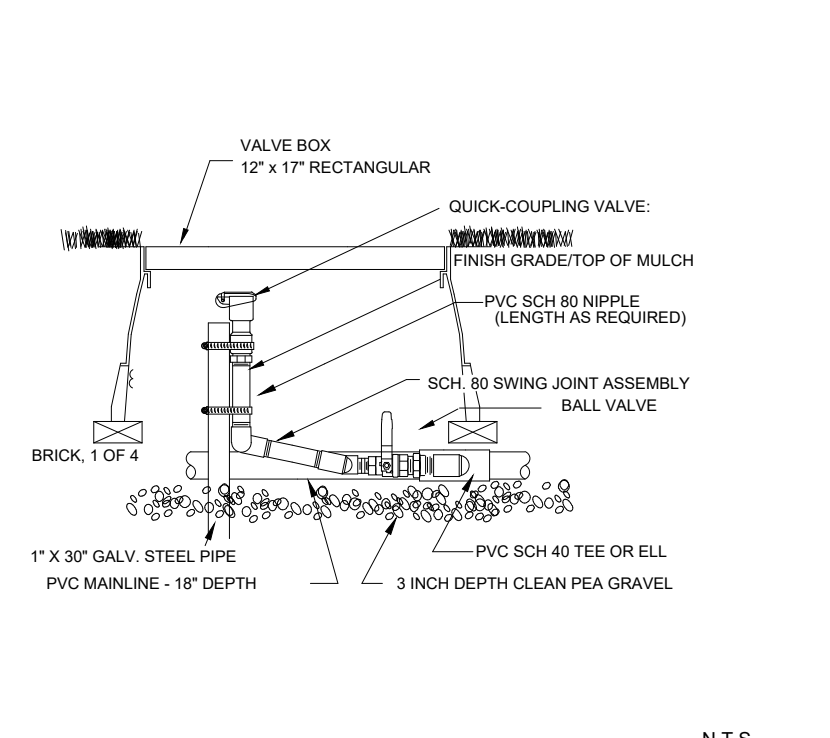
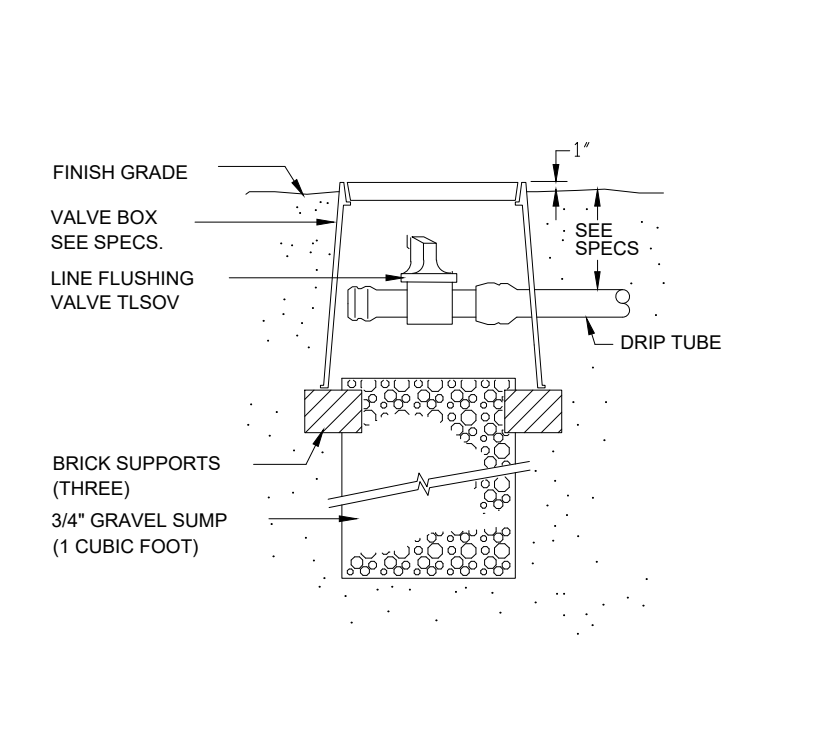
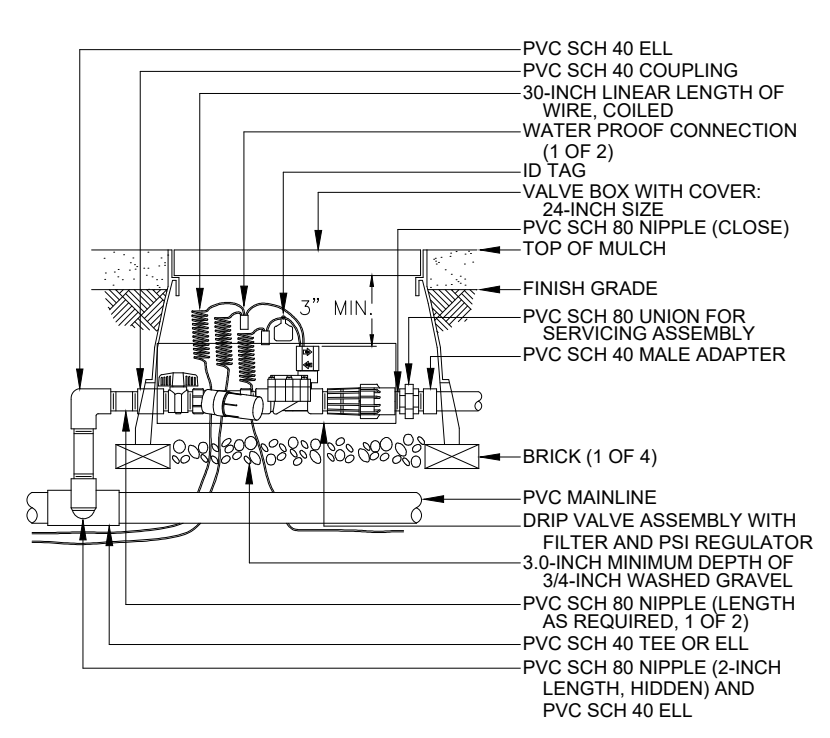
DD	SECOND SITE PLAN SUBMITTAL	07-22-2025
DD	PRELIMINARY SITE PLAN	12-01-2023
MARK	DESCRIPTION	DATE

PROJECT NO: 20233230
DRAWN BY: LC/KB
CHECKED BY: KB

COPYRIGHT:
All plans, specifications, computer files, field data, notes and other documents and instruments prepared by EAPC, as instruments of service shall remain the property of EAPC. EAPC shall retain all common law, statutory and other reserved rights, including the copyright thereon.



DRAWING TITLE
IRRIGATION DETAILS



LOT 10, BLK 1, BLACK DIAMOND SUBDIVISION LAFAYETTE SELF STORAGE

SITE PLAN AND ARCHITECTURAL

A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

IRRIGATION SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
- ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
 - THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
 - THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC. COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
 - FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB AT LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

- A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN APPROVED EQUAL BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
- B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- C. PIPING
- PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
 - SCHEDULE 40 PIPE FOR ALL 1/2" OR LESS
 - CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
 - CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
 - SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
 - FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE
- D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH ALL CONTROLLER SETTINGS SHOWN ON THE PLANS.
- E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.
- F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVE BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
- G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
- H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
- I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
- J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
- STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
 - COMMON WIRE - WHITE
 - EXTRA COMMON WIRES - BLUE
- K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
- L. RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

- A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
- B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- C. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
- D. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- E. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 88 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIVE MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
- F. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
- G. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
- H. TRENCING NEAR EXISTING TREES
- CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5 ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- I. BACKFILL
- ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOIL, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
 - IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.

- J. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ION A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).
- K. PIPING
- PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
 - MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES (24" FOR MAINLINE 3"-5", AND 30" FOR MAINLINE 6" AND GREATER). LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
 - ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
 - ALL SOLVENT-WELDED CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELDED PRIMER AND GEL.
 - PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.
- L. VALVES
- VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
 - VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).
 - EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
 - DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.
- M. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
- SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
 - DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 24"-36" ON CENTER.
- N. SPRAY, ROTOR, AND BUBBLER HEADS
- ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
 - ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 1/2 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #70 SOLVENT AND #70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
 - ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDCAPE, WITH A CLEARANCE OF TWELVE INCHES (MINIMUM) FROM BUILDINGS, UNLESS OTHERWISE SPECIFIED.
 - ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
 - LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND.
- O. AUTOMATIC CONTROLLER
- INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
 - THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
 - ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER, WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS. THE CONTRACTOR SHALL MAKE ALL SPLICES IN 8 FT ROUND VALVE BOXES WITH 3MS "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
 - PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
 - CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3MS "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
 - PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
 - THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.
- P. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. PROVIDE MINIMUM 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTIONS, AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
- Q. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- R. QUALITY CONTROL
- PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
 - TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
 - MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
- T. CLEAN UP
- DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- U. INSPECTION AND ACCEPTANCE
- UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, WRITTEN NOTIFICATION OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
 - CONTROL CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH ZONE, USING A SEPARATE COLOR FOR EACH ZONE.
 - TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
 - QUICK COUPLER KEYS (2)
 - CONTROLLER MANUAL (1)
 - CONTROLLER KEYS (2)
 - A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR CONSULTANT DRAWING MARKUPS.
- V. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
- W. WARRANTY
- THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
 - BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
 - IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
- X. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD R-VAN-STRIP 1806-SAM-P45, TURF ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE
	RAINBIRD 5004FCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, FULL CIRCLE, #3.0 LA NOZZLE UNLESS NOTED OTHERWISE
	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAIN BIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	AREA TO RECEIVE DRIFLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLOSURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE U-STREAM SIDE. G.G. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION
	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
	RAINBIRD 33DLRC QUICK COUPLER, 3/4"
	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMSM12 STATION MODULE
	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
	1" MASTER VALVE (WITH PRESSURE REGULATOR) MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES

- IRRIGATION LATERAL LINE: CLASS 200 PVC
- IRRIGATION MAINLINE: SCHEDULE 40 PVC
- IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
- IRRIGATION LINES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

IRRIGATION NOTE:

- L.I.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
- ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS

WATER CONSERVATION

IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:

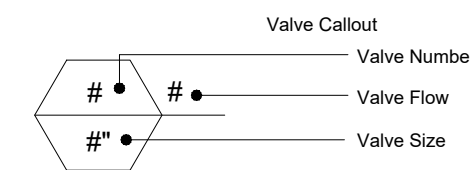
- SEPARATE TURF / SHRUB ZONES FOR SCHEDULING ADJUSTMENT
- NO OVERSPRAY ONTO PAVEMENT PERMITTED
- USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE

LATERAL PIPE SIZE CHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

FLOW IN GPM	LATERAL PIPE SIZE
UP TO 5 GPM	3/4" CLASS 200
6 - 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4" CLASS 200
29 - 35 GPM	1 1/2" CLASS 200
36 - 54 GPM	2" CLASS 200
55 - 81 GPM	2 1/2" CLASS 200
82 - 120 GPM	3" CLASS 200

VALVE KEY



CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information: Irrigation Meter, By Others

FLOW AVAILABLE
Water Meter Stub-Out Size: 1"
Flow Available: 20 gpm

PRESSURE AVAILABLE
Static Pressure at POC (est.): 68.00 psi
Elevation Change: NA
Service Line Size: NA
Length of Service Line: NA
Pressure Available: 65.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 16.0 gpm
Flow Available at POC: 20.0 gpm
Residual Flow Available: 4.0 gpm

Critical Station: 6
Head Pressure Required: 35.0 psi
Loss (Laterals): 3.50 psi
Loss through Valve: 1.8 psi
Pressure Req. at Critical Station: 40.3 psi
Loss for Main Line: 1.6 psi
Loss for Fittings 20% (Main Line): 0.32 psi
Loss for Master Valve: 1.8 psi
Loss for Backflow: 11.0 psi
Loss for Water Meter: 1.6 psi
Critical Station Pressure at POC: 56.09 psi
Pressure Available: 65.00 psi
Residual Pressure Available: 8.91 psi



Architecture Engineering
Interior Design Industrial

TELE 602.441.4505 FAX
901 E Madison St, Phoenix, AZ 85034

www.eapc.net

CONSULTANTS



CLIENT



PROJECT DESCRIPTION

PROPOSED SELF-STORAGE

CITY LAFAYETTE

STATE COLORADO

ISSUE DATES

DD	SECOND SITE PLAN SUBMITTAL	07-22-2025
DD	PRELIMINARY SITE PLAN	12-01-2023

MARK	DESCRIPTION	DATE
DD	SECOND SITE PLAN SUBMITTAL	07-22-2025
DD	PRELIMINARY SITE PLAN	12-01-2023

PROJECT NO: 20233230

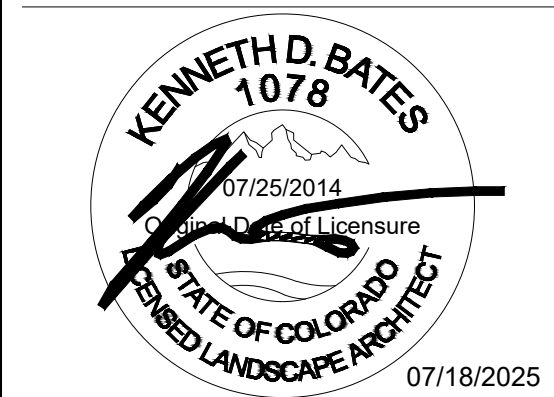
DRAWN BY: LC/KB

CHECKED BY: KB

COPYRIGHT:

All plans, specifications, computer files, field data, notes and other documents and instruments prepared by EAPC, as instruments of service shall remain the property of EAPC. EAPC shall retain all common law, statutory and other reserved rights, including the copyright therein.

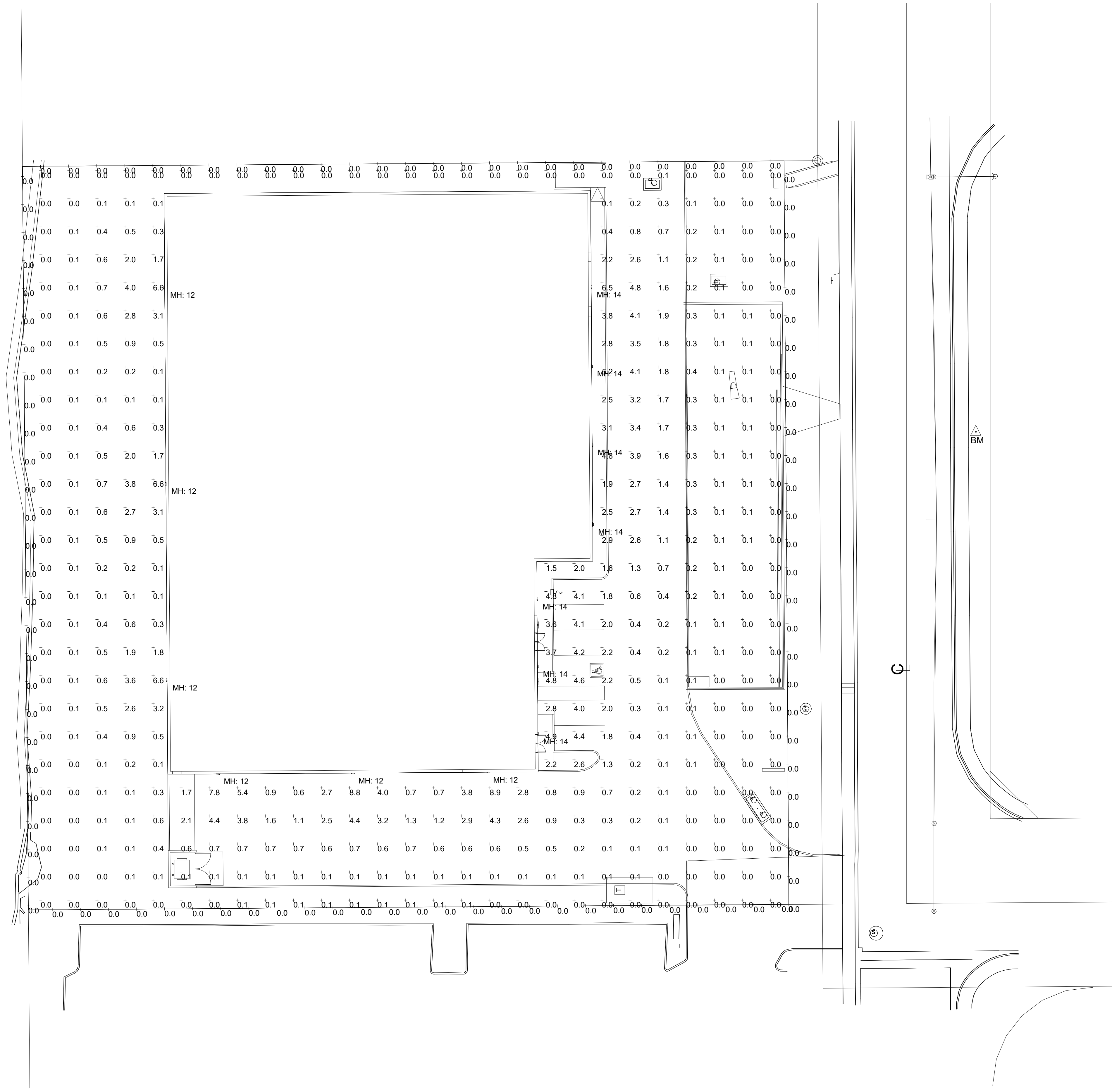
STAMP



DRAWING TITLE

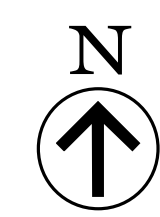
IRRIGATION SPECIFICATIONS

LI-3



*NOTE: ALL LAMPS WILL BE FULL CUTOFF

1 PHOTOMETRIC SITE PLAN
1" = 20'-0"



PROJECT DESCRIPTION

PROPOSED 3-STORY
CLIMATE-CONTROLLED
SELF-STORAGE FACILITY

CITY LAFAYETTE

STATE COLORADO

ISSUE DATE

SP	SITE PLAN 2ND SUBMITTAL	07-22-2025
DESC.	TITLE	DATE

DRAWING TITLE

PHOTOMETRIC
PLAN



EcoNight® 4

Outdoor LED Full Cutoff Wall Pack



Key Features

- Low-wattage, highly-efficient patented LED replacement for legacy HID wall packs.
- Full cutoff design for restrictive lighting zones to eliminate forward/upward light.
- Robust die-cast housing is IP65-rated to protect integral components from harsh environments.
- BAA-compliant model available.

Electrical

- 120-277VAC 0-10V dimming standard.
- System power factor >90% and THD <20%.
- Operating temperature: -40°C to 45°C (-40°F to 113°F).

Mounting

- Designed for wall mounting above four feet from the ground.
- Housing is configured for mounting directly over a standard 4" outlet box (by others) or surface wiring via any of the convenient 1/2" threaded conduit entries.

Construction

- Two-piece die-cast aluminum housing optimizes thermal management (IP65 Rated).
- Housing is protected by a RoHS compliant, corrosion resistant powder coat finish.
- Standard architectural bronze finish. Consult factory for custom color options.
- Clear tempered glass lens.

Optics

- Industry-leading LEDs with 4000K and 5000K CCT (minimum 70 CRI).
- IES Type III short distribution.
- Lumen Maintenance: >167,000 hours (L70).¹

Warranty

- Backed by US LED's industry-leading Ten-Year Warranty.

Project	Date
Catalog Number	Type

Product Performance Summary

Lumen Output	Up to 12,375 lumens
Efficacy	Up to 174 LPW
CRI	≥ 70 CRI
Available CCT	4000K & 5000K
Warranty	Ten-Year Warranty

Product Overview

Introducing the EcoNight®4 – the next evolution in US LED's energy-efficient wall pack lighting. Designed to replace legacy HID wall packs, the EcoNight®4 offers a full-cutoff design engineered to meet the demands of restrictive lighting zones, eliminating forward/upward light and minimizing light pollution. This cutting-edge LED wall pack guarantees durability and longevity, ensuring steadfast performance even in the harshest conditions. Say goodbye to frequent replacements, as the EcoNight®4 promises ultra-long-life operation, providing sustainable and brilliant lighting for many years.

Product Applications

- Self-Storage Facilities
- Educational Facilities
- Business Campuses
- Industrial Facilities
- Mall/Retail Areas
- Building Exteriors
- Security Lighting
- Parking Lots

Product Certifications

- UL Listed
- DL Premium Listed
- Complies with UL1598 and CSA C22.2
- Suitable for Wet Locations
- IP65 Rated Enclosure
- RoHS Compliant



Ordering Information

Series	Variant	Input Voltage	CCT	Wattage	Finish
ULFC1	1 Standard	UNVL 120-277V	40 4000K	24 24W	BZ Bronze
			50 5000K	32 32W	W White ²
				40 40W	C Custom ²
				45 45W	
				60 60W	
				75 75W	

Example: ULFC1-1-UNVL-50-40-BZ

Compliance	Accessories
BAA Buy American Act Compliant	BB Remote Battery Back-Up
	C Casambi Enabled
	IB Integrated Battery Back-Up
	PC Photocell

¹ US LED product "Lumens" refer only to the LED light engine, not the power source, and are based on the Illuminating Engineering Society's TM21 Projected Lumen Maintenance methodology at a 25° C / 77° F ambient temperature. The lifetime are solely meant to be a guide for expected LED degradation and not a warranty or predictive of their actual life, which can be affected by ambient temperatures and other factors.
² Custom colors available upon request. Please consult and specify color with the factory.
 www.usled.com | 866-972-9191 | customerservice@usled.com
 031925 Due to continued product improvements, product specifications are subject to change without notice. Please visit www.usled.com for the most updated product specifications. 1

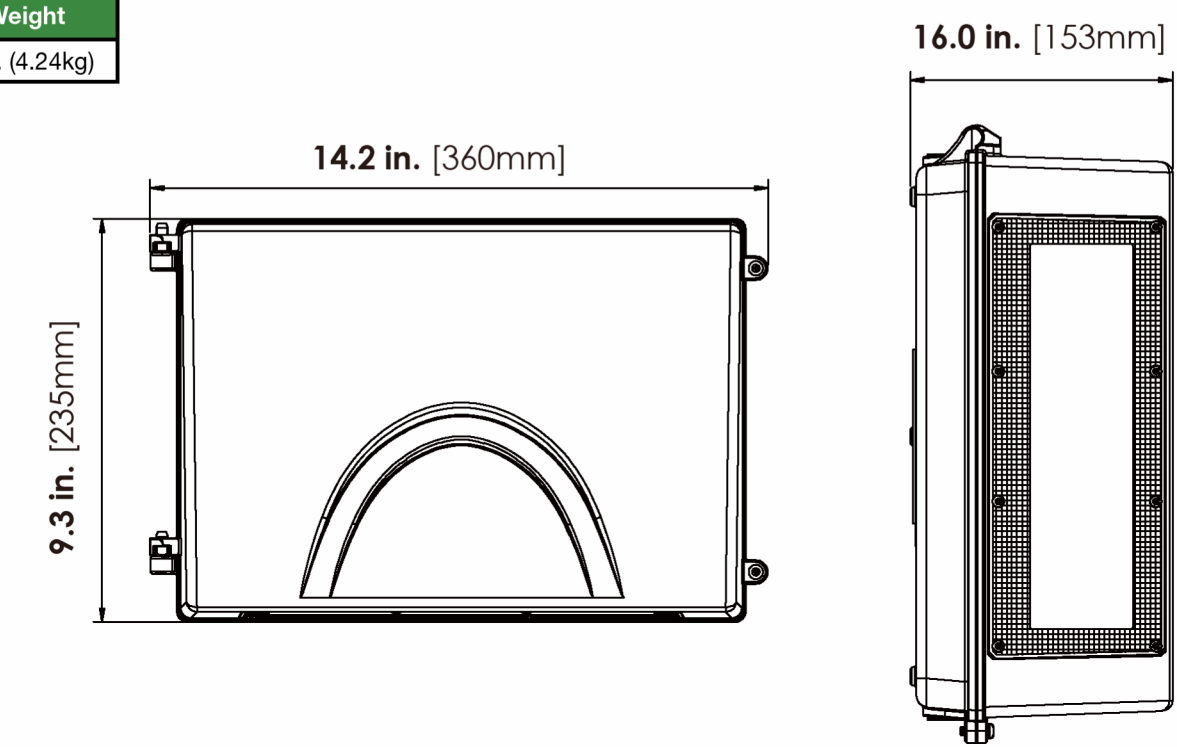
EcoNight® 4

Outdoor LED Full Cutoff Wall Pack



Dimensions

Net Weight	9.35 lbs. (4.24kg)
------------	--------------------



Performance Data

All photometric testing performed to IESNA LM-79 standards by an accredited testing facility. For photometric data details, please visit www.usled.com or consult the factory directly.

Model	CCT	System Level Power	Delivered Lumens	Efficacy	BUG Rating	L70 Calculated Life
ULFC1-1-UNVL-50-24-XX	5000K	23W	4,025	174 LPW	B1-U2-G1	≥167,000 Hours
ULFC1-1-UNVL-50-32-XX	5000K	31W	5,394	171 LPW	B1-U2-G1	≥167,000 Hours
ULFC1-1-UNVL-50-40-XX	5000K	39W	6,634	168 LPW	B2-U2-G1	≥167,000 Hours
ULFC1-1-UNVL-50-45-XX	5000K	47W	7,933	168 LPW	B2-U2-G1	≥167,000 Hours
ULFC1-1-UNVL-50-60-XX	5000K	62W	10,308	166 LPW	B2-U2-G1	≥167,000 Hours
ULFC1-1-UNVL-50-75-XX	5000K	75W	12,375	165 LPW	B2-U2-G2	≥167,000 Hours

ULFC1-1 031925 Due to continued product improvements, product specifications are subject to change without notice. Please visit www.usled.com for the most updated product specifications. 2

EcoNight® 4

Outdoor LED Full Cutoff Wall Pack



Accessories

[Option BB] Remote Emergency Battery Back-Up

Product Overview

UL Listed LED emergency driver that allows the same luminaire to be used for both normal and emergency operation. In the event of a power failure, the battery back-up switches to the emergency mode and operates the luminaire for 90 minutes.

Key Features

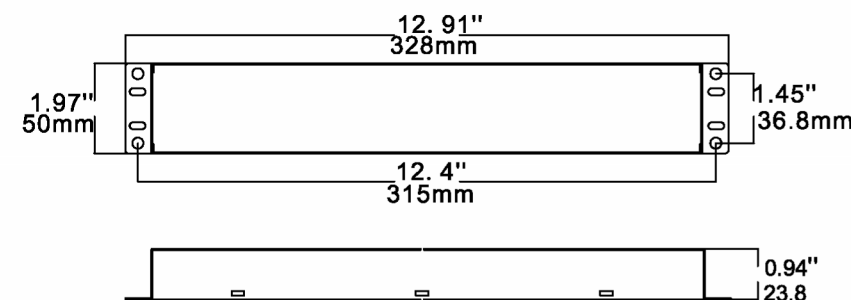
- Meets all NEC, IBC, and Life Safety Code Emergency Lighting Requirements
- Suitable for use in plenum or damp locations.
- Constant wattage delivery maintains illumination for the full emergency runtime with no degradation.
- Self-testing feature.
- Five-Year warranty.



Specifications

Rated Input Voltage	100-347VAC, 50/60Hz
Input Current	≤100mA Max
Input Power	12W Max
Output Voltage Range	170V DC
Output Power	6-25W
Recharge Time	24 Hours
Discharge Time	90 Minutes
Ambient Temperature Rating	0°C to 50°C (32°F to 122°F)

Product Dimensions



ULFC1-1 031925 Due to continued product improvements, product specifications are subject to change without notice. Please visit www.usled.com for the most updated product specifications. 3

EcoNight® 4

Outdoor LED Full Cutoff Wall Pack



Accessories

[Option PC] Electronic Photocell 120-277VAC

Product Overview

The electronic photocontrol accessory is perfect for simplified outdoor lighting control, providing easy ON/OFF function in accordance with the ambient lighting level.

Key Features

- Installed internally within the fixture (no external mounting required).
- Non-drift silicon light sensor with IR filter.
- DC relay with zero-crossing circuitry for extended life.



Specifications

Sensor Time Delay	Instant ON; 3 sec to 10 sec OFF
Photocell Type	Silicon Diode
Photo Control Switch Type	Relay
Power Consumption	0.4W Max
Activation On	10-20Lx
Activation Off	30-80Lx
Dimensions	2.25" (H) x 1.14" (W) x 1.73" (D)
Operation Temperature	-40°C to 70°C (-40°F to 158°F)

ULFC1-1 031925 Due to continued product improvements, product specifications are subject to change without notice. Please visit www.usled.com for the most updated product specifications. 4

PROJECT DESCRIPTION

PROPOSED 3-STORY CLIMATE-CONTROLLED SELF-STORAGE FACILITY

CITY LAFAYETTE

STATE COLORADO

ISSUE DATE

SP	SITE PLAN 2ND SUBMITTAL	07-22-2025
DESC.	TITLE	DATE

DRAWING TITLE

LIGHTING CUT SHEETS

E.02