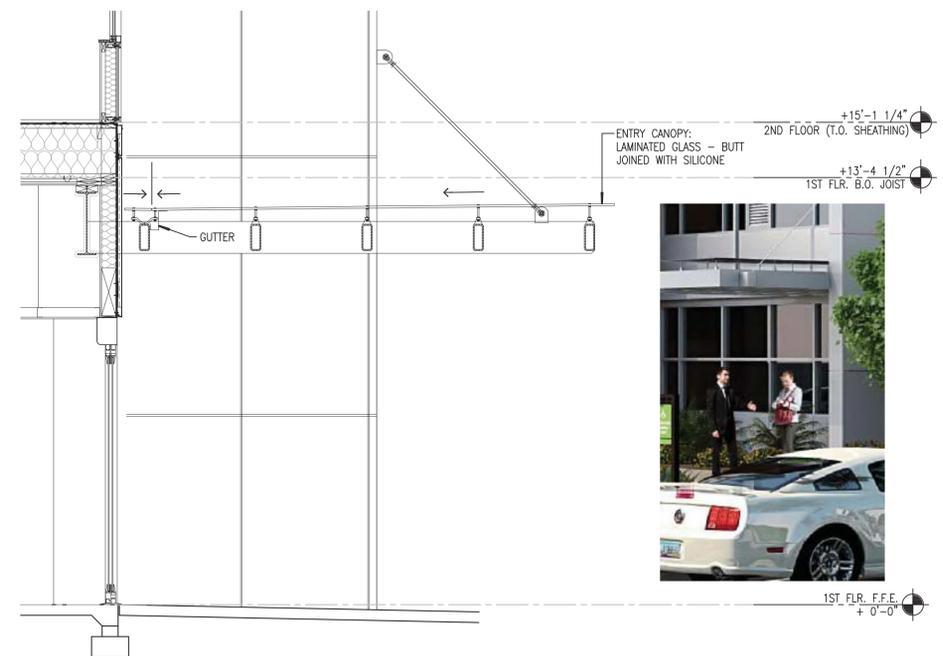
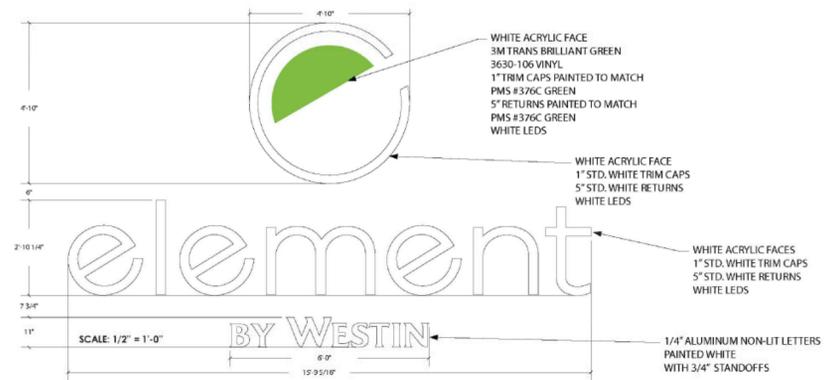
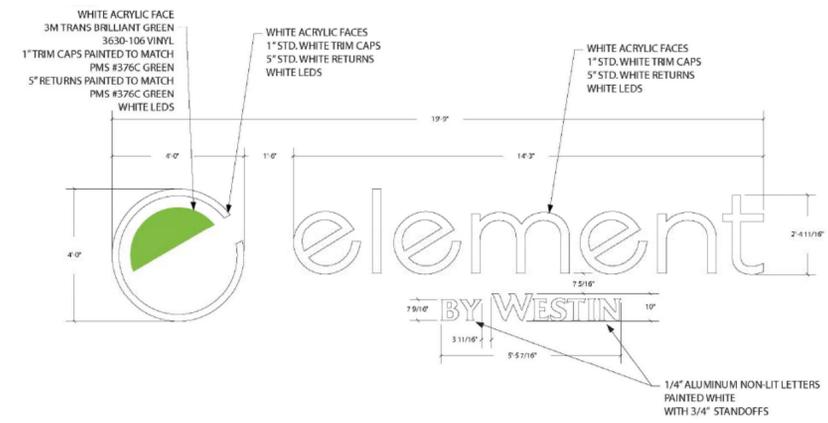
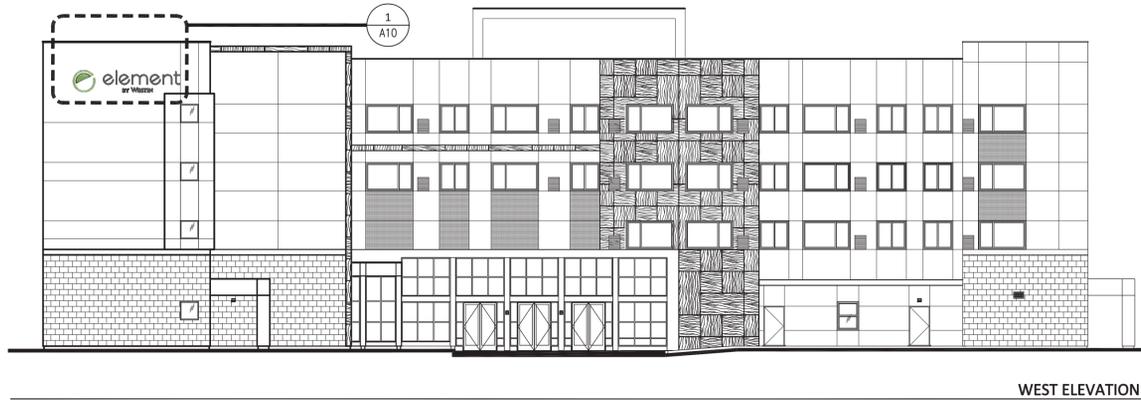


VESTING RIGHTS:

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SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR ELEMENT HOTEL by Westin Superior, Colorado

LEGAL DESCRIPTION:
Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate In The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State of Colorado



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PK ARCHITECTS, PC
4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR



SUPERIOR, COLORADO

PROJECT NO: 16-302
PRINT DATE: 8-24-2016
DRAWN BY: MP
CHECKED BY: SK

SHEET TITLE:
BUILDING SIGNAGE AND ARCHITECTURAL DETAILS

SHEET NUMBER:
A10 of 17

FINAL DEVELOPMENT PLAN

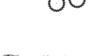
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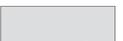
SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR ELEMENT HOTEL by Westin Superior, Colorado

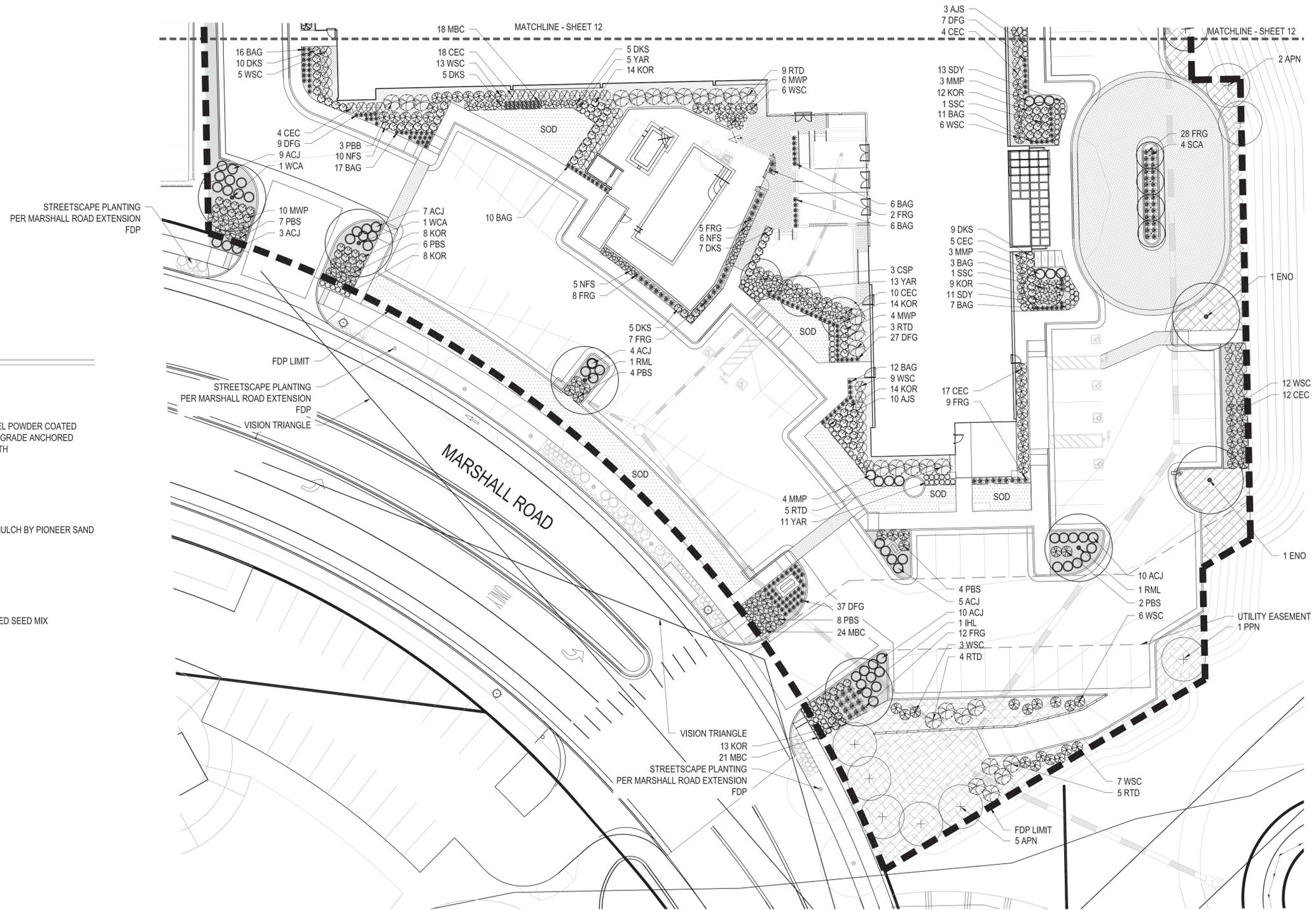
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PLANTING LEGEND:

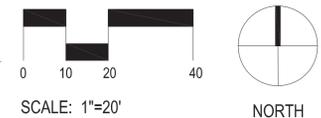
-  DECIDUOUS SHADE TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  EXISTING TREE
-  EVERGREEN SHRUB
-  DECIDUOUS SHRUB
-  ORNAMENTAL GRASS
-  PERENNIALS

MATERIAL LEGEND:

-  FDP LIMIT
-  STEEL EDGER
1/8" X 6" X 10' ROLLED TOP STEEL POWDER COATED BLACK INSTALLED FLUSH WITH GRADE ANCHORED WITH (4) 14" STAKES PER LENGTH
-  ROCK MULCH
1-1/2" RIVER ROCK
-  WOOD MULCH
3" DEPTH NON-DYED CEDAR MULCH BY PIONEER SAND COMPANY. (303) 340-1440
-  SOD
TEXAS BLUEGRASS HYBRID
-  NATIVE SEED
ROCK CREEK NATIVE IRRIGATED SEED MIX



1 LANDSCAPE PLAN
SCALE: 1"=20'



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4515 S. McCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



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DESIGN COLLABORATIVE
1509 YORK ST., SUITE 2J
DENVER, CO 80206
P - 720.465.6168

SUPERIOR TOWN
CENTER FINAL
DEVELOPMENT
PLAN



SUPERIOR,
COLORADO

PROJECT NO: 16-302
PRINT DATE: 8-24-2016
DRAWN BY: JY
CHECKED BY: DG

SHEET TITLE:
LANDSCAPE
PLAN

SHEET NUMBER:
A11 of 17

FINAL DEVELOPMENT PLAN

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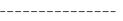
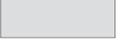
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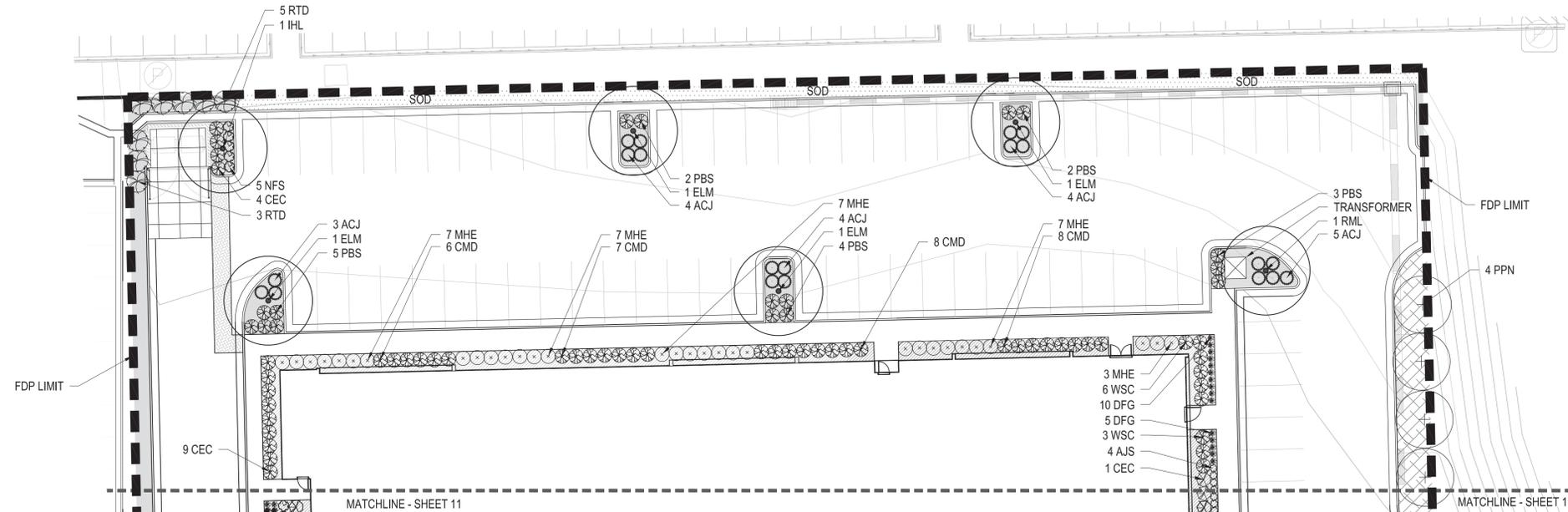
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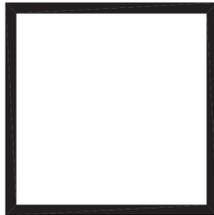
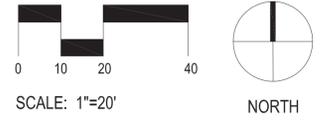
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1 LANDSCAPE PLAN
SCALE: 1"= 20'



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TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621

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SUPERIOR TOWN
CENTER FINAL
DEVELOPMENT
PLAN

element
BY WESTIN

SUPERIOR,
COLORADO

PROJECT NO: 16-302
PRINT DATE: 8-24-2016
DRAWN BY: JY
CHECKED BY: DG

SHEET TITLE:
**LANDSCAPE
PLAN**

SHEET NUMBER:
A12 of 17

FINAL DEVELOPMENT PLAN

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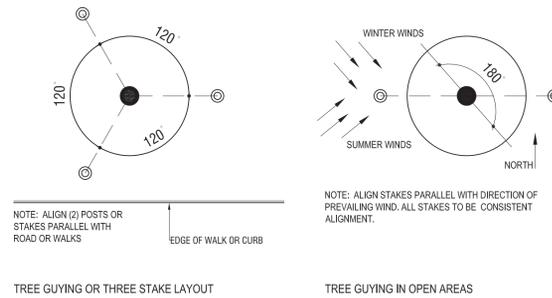
SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR ELEMENT HOTEL by Westin Superior, Colorado

LEGAL DESCRIPTION:
Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate In The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State Of Colorado

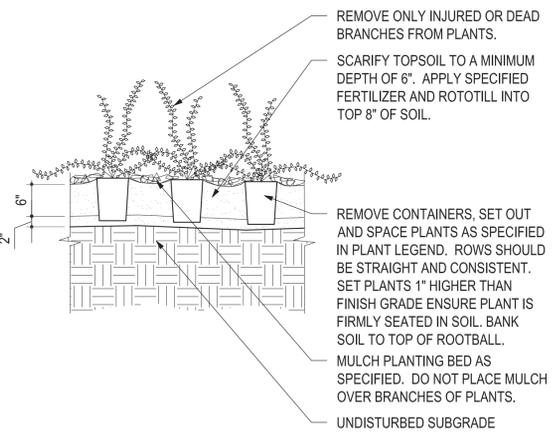
PLANTING SCHEDULE:

DECIDUOUS SHADE TREES								
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	HEIGHT	WIDTH	WATER
ELM	<i>Acer platanoides</i> 'Emerald Lustre'	Emerald Lustre Maple	4	2.5" cal.	as shown	40 - 50'	30-40'	M
WCA	<i>Catalpa speciosa</i>	Western Catalpa	2	2.5" cal.	as shown	40-60'	30-50'	L
ENO	<i>Quercus robur</i>	English Oak	2	2.5" cal.	as shown	40-60'	40-60'	L - M
IHL	<i>Gleditsia triacanthos inermis</i> 'Imperial'	Imperial Honeylocust	2	2.5" cal.	as shown	30-35'	30-35'	L
RML	<i>Tilia americana</i> 'Redmond'	Redmond Linden	3	2.5" cal.	as shown	40-50'	30-40'	L - M
EVERGREEN TREES								
PPN	<i>Pinus ponderosa</i>	Ponderosa Pine	5	10"	as shown	40'	25'	L
APN	<i>Pinus nigra</i>	Austrian Pine	7	10"	as shown	50'	20-25'	L
ORNAMENTAL TREES								
SSC	<i>Malus x 'Spring Snow'</i>	Spring Snow Crabapple	2	2" cal.	as shown	20'	15'	M
CSP	<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Select Pear	3	2" cal.	as shown	20-30'	15-20'	M
SCA	<i>Populus tremula</i> 'Erecta'	Swedish Columnar Aspen	4	2" cal.	as shown	30-40"	10'	M
EVERGREEN SHRUBS								
ACJ	<i>Juniperus sabina</i> 'Arcadia'	Arcadia Juniper	68	#5	4' o.c.	12"	6'	L
MMP	<i>Pinus mugo</i> 'Mops'	Miniature Mugo Pine	10	#5	4' o.c.	3-4'	3-4'	L
MIHE	<i>Euonymus kiautschovica</i> 'Manhattar'	Manhattan Euonymus	31	#5	4' o.c.	4-6'	6-8'	M
DECIDUOUS SHRUBS								
RTD	<i>Cornus sericea</i> 'Bailey'	Bailey Redtwig Dogwood	34	#5	6' o.c.	6-8'	6-10'	M
PBB	<i>Buddleia davidii</i> 'Pink Delight'	Pink Butterfly Bush	3	#5	6' o.c.	6-8'	6-8'	L
CMD	<i>Daphne x burkwoodii</i> 'Carol Mackie'	Carol Mackie Daphne	29	#5	4' o.c.	3-5'	3-5'	M
CEC	<i>Viburnum opulus</i> 'Compactum'	Compact European Cranberrybush	84	#5	4' o.c.	4-5'	4-5'	M
KOR	<i>Rosa x 'Knockout'</i>	Knockout Rose	92	#5	3' o.c.	3-4'	3-4'	M
DKS	<i>Caryopteris x clandonensis</i> 'Dark Knight'	Dark Knight Blue Mist Spirea	41	#5	3' o.c.	3-4'	3-4'	L
NFS	<i>Spirea japonica</i> 'Neon Flash'	Neon Flash Spirea	26	#5	3' o.c.	3'	3'	L
WSC	<i>Prunus besseyi</i>	Western Sandcherry	76	#5	4' o.c.	4-6'	4-6'	L
PBS	<i>Prunus besseyi</i> 'Pawnee Buttes'	Creeping Western Sandcherry	47	#5	4' o.c.	1-2'	4-6'	M
MWP	<i>Potentilla fruticosa</i> 'McKay's White'	McKay's White Potentilla	20	#5	3' o.c.	2-3'	2-3'	L
ORNAMENTAL GRASSES								
BAG	<i>Helictotrichon sempervirens</i>	Blue Avena Grass	88	#1	24" o.c.	2-3'	2'	M
DFG	<i>Pennisetum alopecuroides</i> 'Hamelit'	Dwarf Fountain Grass	95	#1	2' o.c.	2-3'	2'	L
FRG	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	71	#1	2-3' o.c.	3-4'	2-3'	M
PERENNIALS								
AJS	<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Sedum	17	#1	24" o.c.	18-36"	18-24"	L
SDY	<i>Leucanthemum sp.</i>	Shasta Daisy	24	#1	24" o.c.	12-24"	12-24"	M
MBC	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	63	#1	18" o.c.	12-18"	12-18"	M
YAR	<i>Achillea</i> 'Moonshine'	Moonshine Yarrow	29	#1	24" o.c.	18-24"	2-3'	L

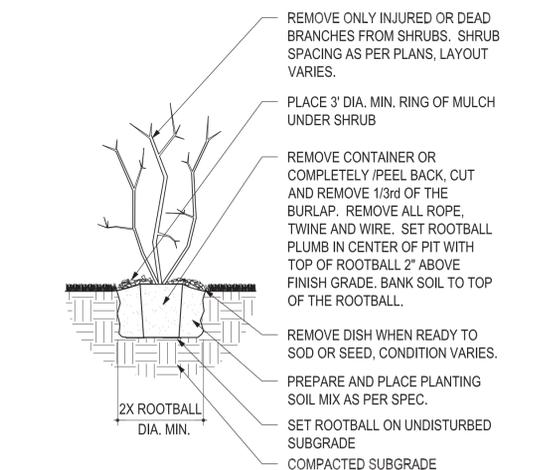
LANDSCAPE DENSITIES			
LANDSCAPE AREA	UNIT	REQUIRED	PROVIDED
OPEN SPACE LANDSCAPE AREA (DEVELOPED LANDSCAPE):	13,337 SF	12-TREES 134-SHRUBS	10-TREES 363-SHRUBS
OPEN SPACE LANDSCAPE AREA (NATURALIZED LANDSCAPE):	2,665 SF	1-TREES 6-SHRUBS	3-TREES 0-SHRUBS
DETENTION POND EDGE LANDSCAPES	246 LF	5-TREES 25-SHRUBS	5-TREES 25-SHRUBS
FOUNDATION PLANTING	661 LF	165-SHRUBS	170-SHRUBS
BUFFER ADJACENT TO COMMERCIAL, RETAIL, AND OFFICE USES	838 LF	21-TREES	21-TREES (13 ON ADJACENT PROPERTY)
PARKING LOT ISLANDS LESS THAN 360 S.F.	2,021 SF	12-TREES 68-SHRUBS	10-TREES 98-SHRUBS



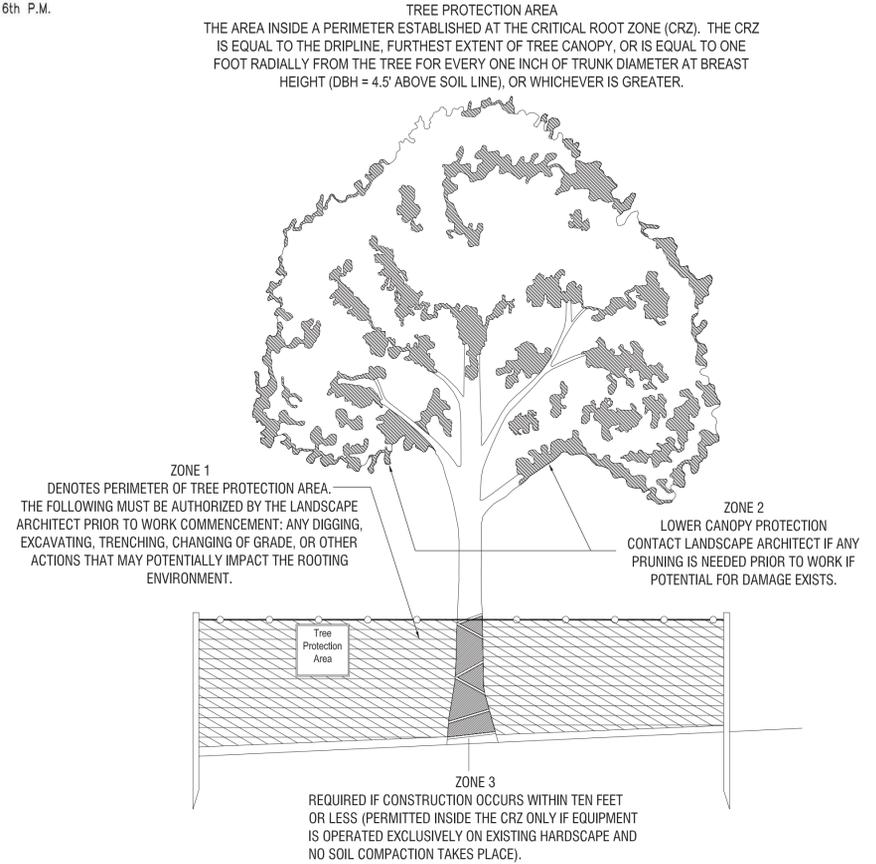
3 TREE GUYING DETAIL SCALE: 1/2" = 1'-0"



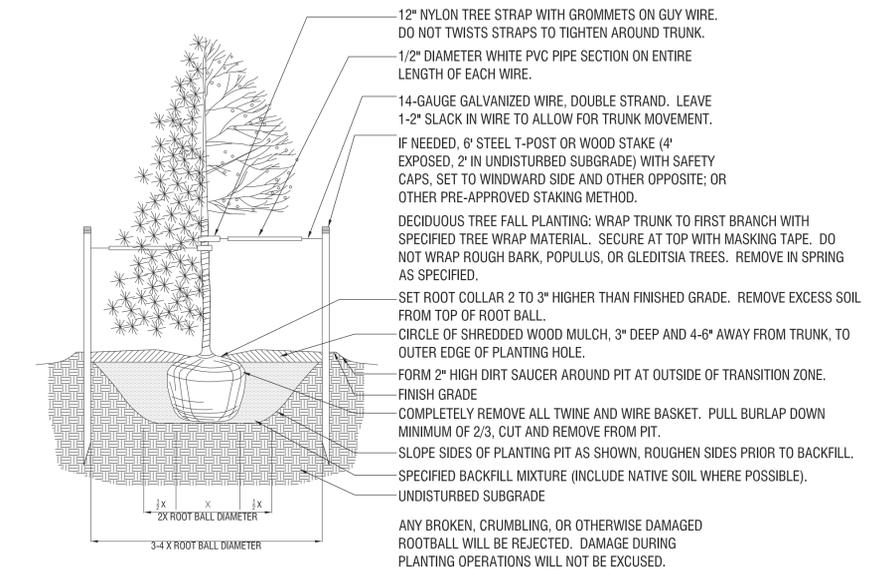
4 GROUNDCOVER DETAIL SCALE: 1/2" = 1'-0"



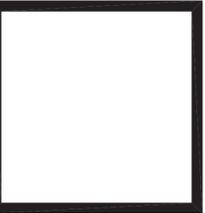
4 SHRUB PLANTING DETAIL SCALE: 1/2" = 1'-0"



1 TREE PRESERVATION DETAIL SCALE: 1/2" = 1'-0"



2 TREE PLANTING DETAIL SCALE: 1/2" = 1'-0"



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SUPERIOR TOWN
CENTER FINAL
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element
BY WESTIN

.....
**SUPERIOR,
COLORADO**

PROJECT NO:	16-302
PRINT DATE:	8-24-2016
DRAWN BY:	JY
CHECKED BY:	DG

SHEET TITLE:
**LANDSCAPING
SCHEDULES**

SHEET NUMBER:
A13 of 17

FINAL DEVELOPMENT PLAN

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EXTEND FOUR SPARE CONTROL WIRES WITH COMMONS FROM CONTROLLER "A" TO INDICATED LOCATION. ROUTE TWO (OF FOUR) GREEN SPARE WIRES IN CLOCKWISE DIRECTION AROUND MAINLINE LOOP. ROUTE TWO REMAINING BLACK SPARE WIRES IN COUNTER-CLOCKWISE DIRECTION AROUND MAINLINE LOOP. STUB ALL WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

Irrigation Construction Notes

- ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY OXBOW DESIGN COLLABORATIVE.
- REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
- CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. EACH SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF XXX PSI.

TAP LOCATION NUMBER	REQUIRED PRESSURE
1	64 PSI

- CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE
3/4" & 1" PIPING	ONE 2" PVC SLEEVE EA.
1-1/2" & 2" PIPING	ONE 4" PVC SLEEVE EA.
1-25 CONTROL WIRES	ONE 2" PVC SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING

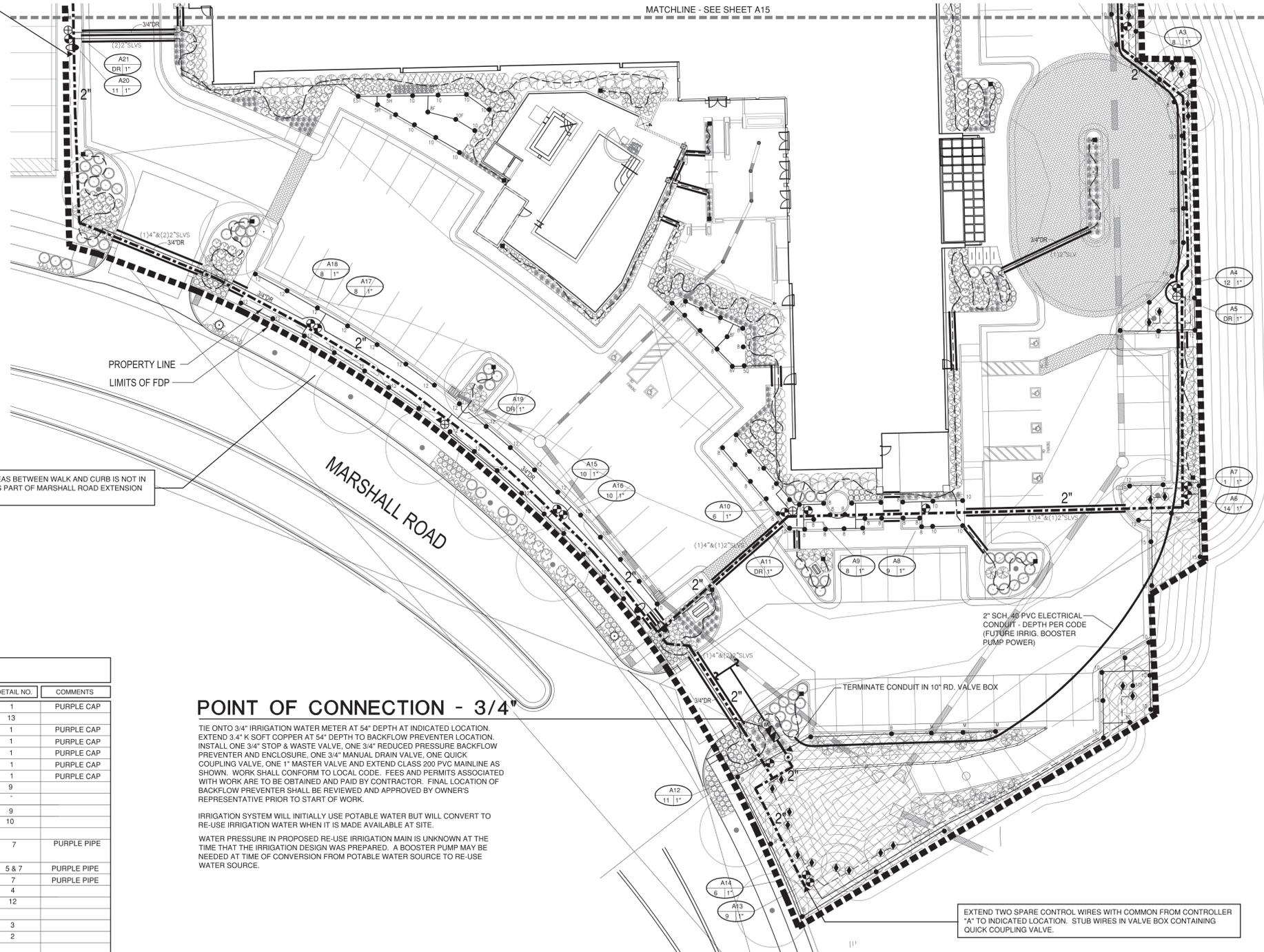
- WHERE NOT NOTED ON IRRIGATION PLANS CONTRACTOR TO INSTALL PLASTIC 15 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED GREATER THAN 12 FEET. INSTALL 12 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 10-12 FEET. INSTALL 10 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED 8-10 FEET. INSTALL 8 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 8 FEET AND LESS.
- REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES. TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
- VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
- REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
- LATERAL PIPING DIAMETERS SHALL INCLUDE 1" AND 1 1/2". 3/4" AND 1 1/4" DIAMETER LATERAL PIPE IS NOT ACCEPTABLE.

Irrigation Equipment and Materials Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
•	HUNTER	PROS-06-PRS30-CV-R W/ RAIN BIRD HE-VAN NOZZ.	POP-UP SPRAY HEAD	1	PURPLE CAP
•	HUNTER	RWS-M-B-C-1402 W/ RWS SOCK	ROOT WATERING SYSTEM	13	
•	HUNTER	PROS-06-PRS40-CV-R W/ MP1000-90 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	PURPLE CAP
•	HUNTER	PROS-06-PRS40-CV-R W/ MP2000-90NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	PURPLE CAP
•	HUNTER	PROS-06-PRS40-CV-R W/ MP2000-360 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	PURPLE CAP
•	HUNTER	PROS-06-PRS40-CV-R W/ MP3000-90 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	PURPLE CAP
•	HUNTER	PROS-06-PRS40-CV-R W/ MP3000-360 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	PURPLE CAP
•		LINE SIZE	GATE VALVE	9	
•		3/4" - BY OTHERS	IRRIG. WATER METER	-	
•	RAIN BIRD	KCZ-100-PRB-COM	DRIP VALVE ASSEMBLY	9	
•	TORO	DURA-POL	POLY DRIP TUBING	10	
---		SCHEDULE 40 SOLVENT WELD	PVC SLEEVING	-	PURPLE PIPE
---		CLASS 200 SOLVENT WELD - 1" DIA. UNLESS NOTED OTHERWISE	PVC LATERAL	7	PURPLE PIPE
---		CLASS 200 SOLVENT WELD	PVC MAINLINE	5 & 7	PURPLE PIPE
---		CLASS 315 SOLVENT WELD - 3/4"	PVC DRIP SUPPLY LATERAL	7	PURPLE PIPE
•	BUCKNER-SUPERIOR	3200 SERIES - 1"	MASTER VALVE	4	
•	HUNTER	WRF-CLIK	WIRELESS RAIN/FREEZE SENSOR	12	
•		LINE SIZE	DRIP LINE BLOW-OUT STOP	-	
•	RAIN BIRD	44 NP	QUICK COUPLING VALVE	3	
•	RAIN BIRD	PES-B SERIES	ELECTRIC CONTROL VALVE	2	
•	HUNTER	I-CORE-PL SERIES	ELECTRIC CONTROLLER	-	
•		3/4" DIA.	MANUAL DRAIN VALVE	5	
•	FEBCO	825YA - 3/4" DIA.	IRRIG. BACKFLOW PREVENTER	14 & 15	
---			LIMITS OF FDP	-	

CONTROLLER & STATION NO.
CONTROL VALVE SIZE

IRRIGATION IN AREAS BETWEEN WALK AND CURB IS NOT IN CONTRACT AND IS PART OF MARSHALL ROAD EXTENSION FDP PROJECT.



POINT OF CONNECTION - 3/4"

TIE ONTO 3/4" IRRIGATION WATER METER AT 54" DEPTH AT INDICATED LOCATION. EXTEND 3.4' K SOFT COPPER AT 54" DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP & WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER AND ENCLOSURE, ONE 3/4" MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE AND EXTEND CLASS 200 PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF BACKFLOW PREVENTER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.

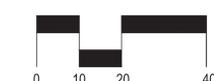
IRRIGATION SYSTEM WILL INITIALLY USE POTABLE WATER BUT WILL CONVERT TO RE-USE IRRIGATION WATER WHEN IT IS MADE AVAILABLE AT SITE.

WATER PRESSURE IN PROPOSED RE-USE IRRIGATION MAIN IS UNKNOWN AT THE TIME THAT THE IRRIGATION DESIGN WAS PREPARED. A BOOSTER PUMP MAY BE NEEDED AT TIME OF CONVERSION FROM POTABLE WATER SOURCE TO RE-USE WATER SOURCE.

EXTEND TWO SPARE CONTROL WIRES WITH COMMON FROM CONTROLLER "A" TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

1 IRRIGATION PLAN

SCALE: 1"= 20'



SCALE: 1"=20'

NORTH



PK ARCHITECTS, PC
4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



1509 YORK ST., SUITE 2J
DENVER, CO 80206
P - 720.465.6168



1714 W. JEFFERSON AVENUE, SUITE 201
LAKESIDE, COLORADO 80225
VOICE: 303.986.2175
FAX: 303.989.5814

SUPERIOR TOWN
CENTER FINAL
DEVELOPMENT
PLAN



SUPERIOR,
COLORADO

PROJECT NO: 16-302
PRINT DATE: 8-24-2016
DRAWN BY: DZ
CHECKED BY: DZ

SHEET TITLE:
**IRRIGATION
PLAN**

SHEET NUMBER:
A14 of 17

FINAL DEVELOPMENT PLAN

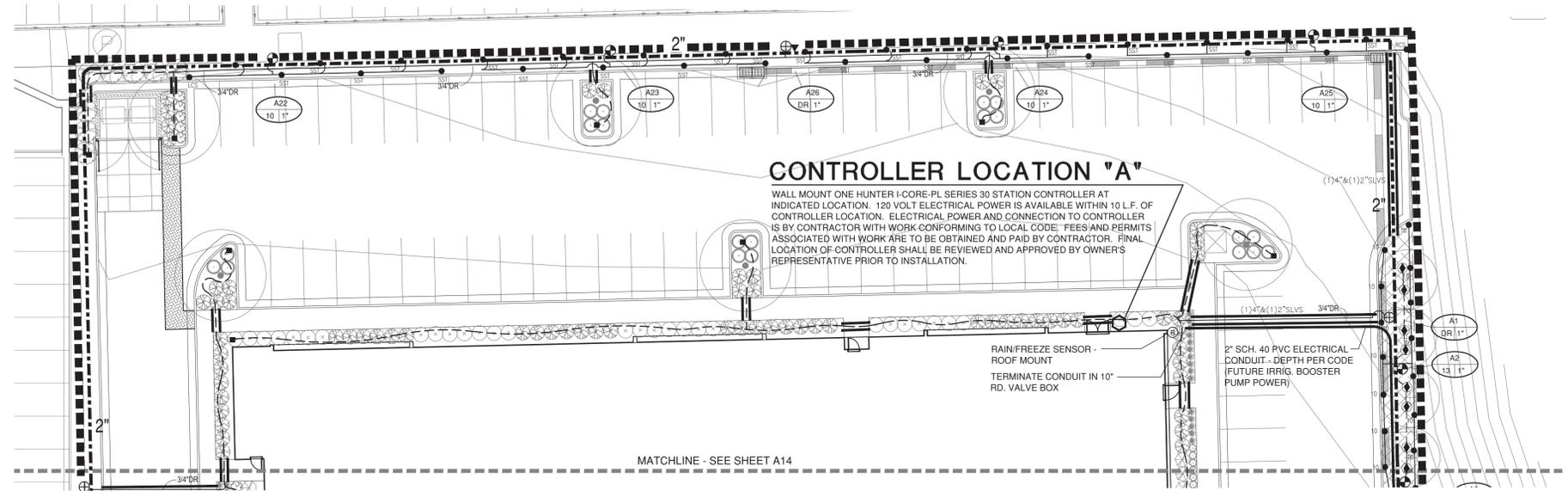
VESTING RIGHTS:

THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, et seq. C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE, AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

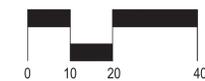
SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR ELEMENT HOTEL by Westin Superior, Colorado

LEGAL DESCRIPTION:

Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate In The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State of Colorado



1 IRRIGATION PLAN
SCALE: 1"= 20'



SCALE: 1"=20'



NORTH



PK ARCHITECTS, PC

4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



1509 YORK ST., SUITE 2J
DENVER, CO 80206
P - 720.465.6168



SUPERIOR TOWN
CENTER FINAL
DEVELOPMENT
PLAN



SUPERIOR,
COLORADO

PROJECT NO:	16-302
PRINT DATE:	8-24-2016
DRAWN BY:	DZ
CHECKED BY:	DZ

SHEET TITLE:
IRRIGATION
PLAN

SHEET NUMBER:
A15 of 17

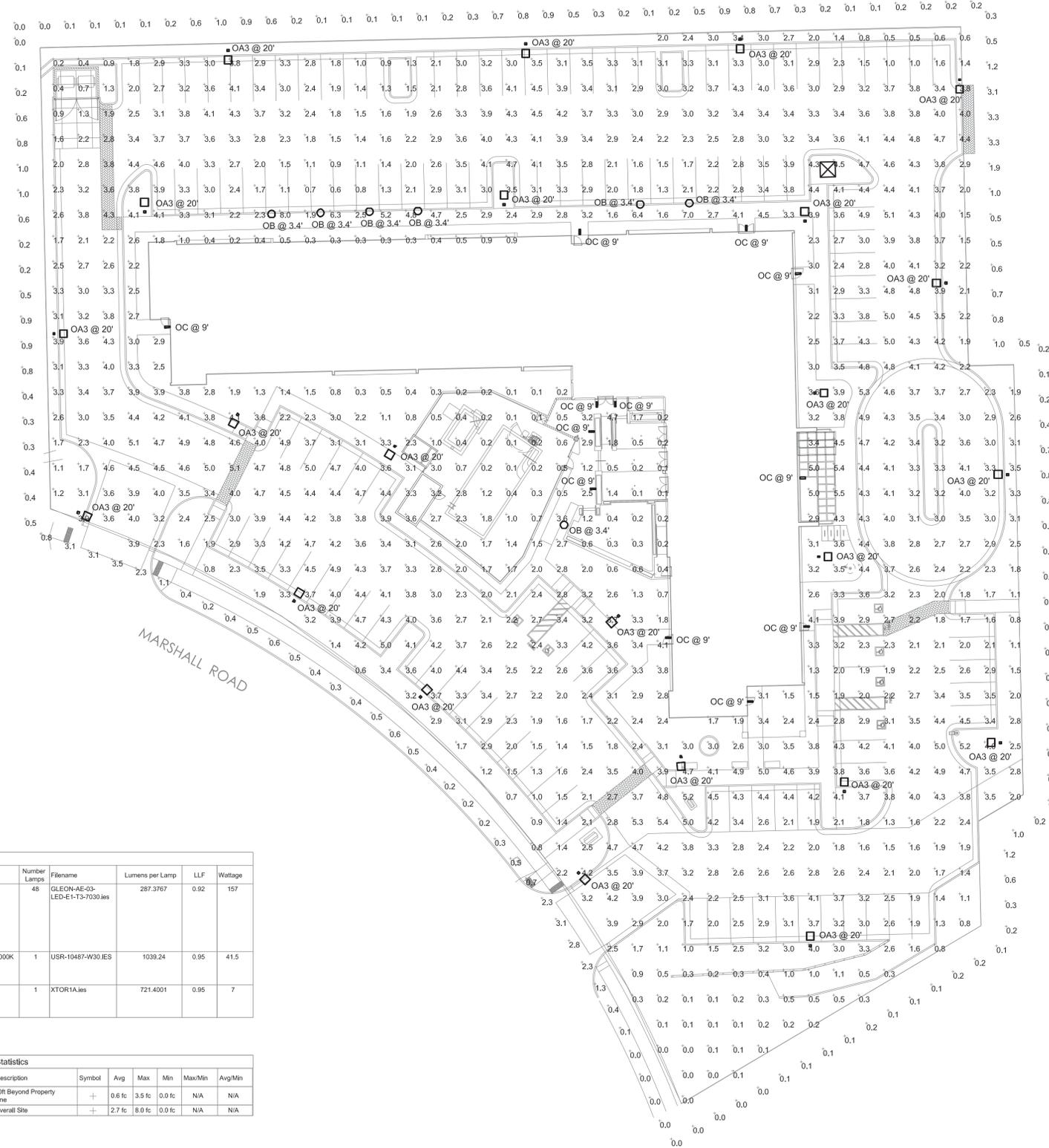
FINAL DEVELOPMENT PLAN

VESTING RIGHTS:

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Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate In The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State Of Colorado



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
□	OA3	23	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AE-03-LED-E-1-T3-7030	GALLEON LED AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 3000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		45	GLEON-AE-03-LED-E-1-T3-7030.ies	287.3767	0.92	157
○	OB	7	LIGMAN	USR-10487-W30	Strand bollard LED	1 LED 3000K	1	USR-10487-W30.IES	1039.24	0.95	41.5
▭	OC	12	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR1A	LUMARK CROSSSTOUR 1A - 5000K CCT		1	XTOR1A.ies	721.4001	0.95	7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
10ft Beyond Property Line	+	0.6 fc	3.5 fc	0.0 fc	N/A	N/A
Overall Site	+	2.7 fc	8.0 fc	0.0 fc	N/A	N/A

LIGHTING PLAN
SCALE: 1" = 25'-0"
NORTH



PK ARCHITECTS, PC
4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621

VAN BOERUM & FRANK ASSOCIATES, INC.
CONSULTING ENGINEERS
Salt Lake City - Logan - St. George - Tempe
1602 S. Priest Dr, Suite 103
Tempe, AZ 85281
VBA Project Number: 16322

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN



SUPERIOR, COLORADO

PROJECT NO: 16-302
PRINT DATE: 8-24-2016
DRAWN BY: EV
CHECKED BY: BH

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
A16 of 17

FINAL DEVELOPMENT PLAN

VESTING RIGHTS:

THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, et seq. C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE, AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR ELEMENT HOTEL by Westin Superior, Colorado

LEGAL DESCRIPTION:

Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate In The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State of Colorado

Project #	Type
0A3	OC
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosures thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP65 rated.

Optics
Patented, high-efficiency inject-injected AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet custom application requirements. Offered standard in 4000K (eV. 2700 CCT to CRI) Optional 6000K CCT and 3000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 50Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 18kV of transient line surge. The Gallleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the RA (High Ambient) option. Light Squares are IP65 rated. Greater than 90% lumen maintenance expected at 50,000 hours. Available in standard 1A drive current and optional 550mA and 700mA drive currents.

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal both guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Round pole adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated. **QUICK MOUNT ARM:** Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener. Facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

McGraw-Hill



GALLLEON LED

1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE

DIMENSIONS

CERTIFICATION DATA
UL919, Wet Location Listed (SD 3001)
UL919, LMB0 Compliant
3G Vibration Rated
IP65 Rated
DesignLights Consortium® Qualified®

ENERGY DATA
Electrolytic LED Driver
120V/277V/50/60Hz
347V & 480V 50/60Hz
40°C Max. Temperature
90°C Max. Temperature (P-A Option)
CE, C-UL Marking

DRILLING PATTERN

DIMENSION DATA

Number of Light Squares	"A" Width (356mm)	"B" Standard Arm Length (7" Arm (178mm))	"B" Extended Arm Length (10" (254mm))	Weight with Arm (lbs. (kg.))	EPA with Arm (Sq. Ft.)
1-4	15-1/2" (393mm)	7" (178mm)	10" (254mm)	33 (15.0)	3.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	10" (254mm)	56 (25.4)	1.07
9-10	33-5/8" (854mm)	7" (178mm)	10" (254mm)	68 (30.8)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with standard arm length.

TYPE: 0A3 (CONTINUED) GLEON GALLLEON LED

ARM MOUNTING REQUIREMENTS

Configuration	90° Apert	120° Apert	2 @ 180°
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)	Tidier
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)	Tidier
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)	Tidier
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)	Tidier
GLEON-AE-05	10" Extended Arm (Standard)	7" Arm (Standard)	Tidier
GLEON-AE-06	10" Extended Arm (Standard)	7" Arm (Standard)	Tidier
GLEON-AE-07	10" Extended Arm (Standard)	10" Extended Arm (Standard)	Tidier
GLEON-AE-08	10" Extended Arm (Standard)	10" Extended Arm (Standard)	Tidier
GLEON-AE-09	10" Extended Arm (Standard)	10" Extended Arm (Standard)	Tidier
GLEON-AE-10	10" Extended Arm (Standard)	10" Extended Arm (Standard)	Tidier

STANDARD WALL MOUNT

MAST ARM MOUNT

QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

QUICK MOUNT ARM DATA

Number of Light Squares	"A" Width (356mm)	Weight with QM Arm (lbs.)	Weight with OMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (393mm)	36 (16.3)	36 (16.3)	1.11
5-6	21-5/8" (549mm)	46 (20.9)	46 (20.9)	1.11
7-8	27-5/8" (702mm)	56 (25.4)	56 (25.4)	1.11

NOTES: 1. QM arm available with 1 light square configuration. 2. OMEA arm available with 1 light square configuration. 3. QM arm to be used when mounting two fixtures at 90° on a single pole.

TYPE: 0A3 (CONTINUED) GLEON GALLLEON LED

ORDERING INFORMATION

Product Family	Light Engine	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON-Gallleon	AE-1A Drive Current	01-1 LED: Solid State Light Emitting Diode	120-277V/50-60Hz/71"	T2: Type II T2E: Extended Length T3: Type III T3E: Extended Length T4: Type IV T4E: Extended Length T5: Type V T5E: Extended Length T6: Type VI T6E: Extended Length T7: Type VII T7E: Extended Length T8: Type VIII T8E: Extended Length T9: Type IX T9E: Extended Length T10: Type X T10E: Extended Length	AP-Grey BK-Black BL-Blue BR-Bronze GR-Grey MA-Mat Silver WH-White	[Blank] Arm for Round or Square Pole EA-Extended Arm* MA-Mast Arm WA-Wall Mount QA-Quick Mount SA-Standard Arm OEMA-Quick Mount Arm, Extended Length*

Options (Add as Suffix)

0A-BA1099-HEMA Photocell (Multi-Tap - 105-265V)
0A-BA1097-HEMA Photocell - 480V
0A-BA1098-HEMA Photocell - 240V
0A-BA1095-Photocell (Standard) 240V
0A-BA1096-Photocell (Standard) 240V
0A-BA1094-Photocell (Standard) 240V
0A-BA1093-Photocell (Standard) 240V
0A-BA1092-Photocell (Standard) 240V
0A-BA1091-Photocell (Standard) 240V
0A-BA1090-Photocell (Standard) 240V
0A-BA1089-Photocell (Standard) 240V
0A-BA1088-Photocell (Standard) 240V
0A-BA1087-Photocell (Standard) 240V
0A-BA1086-Photocell (Standard) 240V
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0A-BA1084-Photocell (Standard) 240V
0A-BA1083-Photocell (Standard) 240V
0A-BA1082-Photocell (Standard) 240V
0A-BA1081-Photocell (Standard) 240V
0A-BA1080-Photocell (Standard) 240V
0A-BA1079-Photocell (Standard) 240V
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0A-BA1076-Photocell (Standard) 240V
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0A-BA1005-Photocell (Standard) 240V
0A-BA1004-Photocell (Standard) 240V
0A-BA1003-Photocell (Standard) 240V
0A-BA1002-Photocell (Standard) 240V
0A-BA1001-Photocell (Standard) 240V
0A-BA1000-Photocell (Standard) 240V

TYPE: 0B LUMINAIRE SPECIFICATION

USR-10487 TYPE: 0B
Strand bollard LED

A decorative bollard with a fully shielded lamp providing symmetrical light distribution with no glare and meeting Dark Sky criteria. Designed to house different options of energy saving compact fluorescent, metal halide and high pressure sodium lamps. For use in various applications including - entrances, gardens, precincts, pathways. Extruded aluminum column and low copper content die cast housing with high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and opal glass diffuser. Housing is treated with a chemical chromated protection before powder coating, ensuring high corrosion resistance. Integral control gear.

Physical Data
Length: 17.71"
Height: 46.55"
Weight: 18.0 lbs
Lamp: 40w-1275lm - White - LED
LED Color (Please Specify)
W02-2700K
W30-3000K
W30-3000K
W30-3000K
Voltage (Please Specify)
120V
277V
Other
Options (Please Specify)
Color (Please Specify)
01-Black - RAL 9011
02-White - RAL 9003
03-Mat Silver - RAL 9006
04-Silver - RAL 9014
02-Dark Grey - RAL 7043
04-Metallic Silver - RAL 9006
07-Custom - RAL

Mounting Accessories
Anchor Bolt Kit
Specify Custom Height _____ ft

ORDERING INFORMATION

Sample Number	LED Color	LED Voltage	Options (Add as Suffix)	Accessories (Order Separately)
USR-10487-01	01-Black	120V	W02-2700K	WG-TOR: Wire Guard* PC1-Photocell 120V* PC2-Photocell 240-277V* WT-Summit White HA-60° High Ambient*

STOCK ORDERING INFORMATION

7W Series	10W Series	20W Series
XTOR1A-7W-5000K, Carbon Bronze	XTOR2A-10W-5000K, Carbon Bronze	XTOR3A-20W-5000K, Carbon Bronze
XTOR1A-7W-5600K, Summit White	XTOR2A-10W-5600K, Summit White	XTOR3A-20W-5600K, Summit White
XTOR1A-7W-6000K, 120V PC, Carbon Bronze	XTOR2A-10W-6000K, 120V PC, Carbon Bronze	XTOR3A-20W-6000K, 120V PC, Carbon Bronze
XTOR1A-7W-6000K, 120V PC, Summit White	XTOR2A-10W-6000K, 120V PC, Summit White	XTOR3A-20W-6000K, 120V PC, Summit White

5-DAY QUICK SHIP ORDERING INFORMATION

7W Series	10W Series	20W Series
XTOR1A-WFPC1-7W-5000K, Summit White, 120V PC	XTOR2A-WFPC1-10W-5000K, Summit White, 120V PC	XTOR3A-WFPC1-20W-5000K, Summit White, 120V PC
XTOR1A-WFPC1-7W-5600K, Summit White, 120V PC	XTOR2A-WFPC1-10W-5600K, Summit White, 120V PC	XTOR3A-WFPC1-20W-5600K, Summit White, 120V PC
XTOR1A-WFPC1-7W-6000K, Summit White, 120V PC	XTOR2A-WFPC1-10W-6000K, Summit White, 120V PC	XTOR3A-WFPC1-20W-6000K, Summit White, 120V PC
XTOR1A-WFPC1-7W-6000K, 120V PC, Carbon Bronze	XTOR2A-WFPC1-10W-6000K, 120V PC, Carbon Bronze	XTOR3A-WFPC1-20W-6000K, 120V PC, Carbon Bronze
XTOR1A-WFPC1-7W-6000K, 120V PC, Summit White	XTOR2A-WFPC1-10W-6000K, 120V PC, Summit White	XTOR3A-WFPC1-20W-6000K, 120V PC, Summit White

Lumark

Project #	Type
OC	OC
Comments	Date
Prepared by	

DESCRIPTION
The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with superior light, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour luminaire the most versatile luminaire for facade/interior illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks etc.

SPECIFICATION FEATURES
Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 7W and 10W. The large housing is available in the 20W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for addition to junction box or wall. External fan design extracts heat from LED source. 7W models operate in -40°C to 40°C (-40°F to 104°F). 10W and 20W models operate in -40°C to 40°C (-40°F to 104°F). High ambient 60°C models available. Crosstour luminaires maintain greater than 90% of initial light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for three-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED chamber incorporates a custom engineered mirrored anodized reflector providing high efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets EISA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumens packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Optical
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 7W and 10W. The large housing is available in the 20W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for addition to junction box or wall. External fan design extracts heat from LED source. 7W models operate in -40°C to 40°C (-40°F to 104°F). 10W and 20W models operate in -40°C to 40°C (-40°F to 104°F). High ambient 60°C models available. Crosstour luminaires maintain greater than 90% of initial light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for three-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED chamber incorporates a custom engineered mirrored anodized reflector providing high efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets EISA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumens packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 7W models operate in -40°C to 40°C (-40°F to 104°F). 10W and 20W models operate in -40°C to 40°C (-40°F to 104°F). High ambient 60°C models available. Crosstour luminaires maintain greater than 90% of initial light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for three-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED chamber incorporates a custom engineered mirrored anodized reflector providing high efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets EISA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumens packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Applications: WALL / SURFACE POST / BOLLARD LOW LEVEL FLOODLIGHT INVERTED SITE LIGHTING

Warranty
Five-year warranty.

DIMENSIONS

ESCUITECHON PLATES

CERTIFICATION DATA
UL919, Wet Location Listed (SD 3001)
UL919, LMB0 Compliant
3G Vibration Rated
IP65 Rated
DesignLights Consortium® Qualified®

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Maximum
EPA Effective Projected Area (Sq. Ft.)
XTOR1A-0.45
XTOR2A-0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs (1.7 - 2.4 kg)

TYPE: 0C (CONTINUED) XTOR CROSSTOUR LED

LUMEN MAINTENANCE

Ambient Temperature	TM21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
25°C	>=95%	>=250,000
40°C	>=90%	>=200,000
50°C	>=85%	>=170,000

LUMENS / GR/CCT TABLE

LED Information	XTOR1A	XTOR2A	XTOR2AN	XTOR3A	XTOR3AN
External lumens (Wall Mount)	725	1,523	1,523	2,904	2,904
External lumens (Wall Mount) Accessory GU-1	460	1,060	970	2,160	1,730
B.U.G. Rating *	B1-U1-G0	B1-U1-G0	B1-U1-G0	B1-U1-G0	B1-U1-G0
CR (Color Rendering Index)	80	80	80	80	80
Power Consumption (Watt)	7.0	10.0	10.0	20.0	20.0

CURRENT DRAW

Voltage	XTOR1A	XTOR2A	XTOR3A
120V	0.06A	0.16A	0.22A
200V	0.06A	0.09A	0.13A
240V	0.06A	0.07A	0.10A
277V	0.06A	0.06A	0.09A
347V	0.05A	0.05A	0.08A

ORDERING INFORMATION

Sample Number	LED Color	LED Voltage	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1A-0C-01	01-Black	120V	W02-2700K	WG-TOR: Wire Guard* PC1-Photocell 120V* PC2-Photocell 240-277V* WT-Summit White HA-60° High Ambient*

STOCK ORDERING INFORMATION

7W Series	10W Series	20W Series
XTOR1A-7W-5000K, Carbon Bronze	XTOR2A-10W-5000K, Carbon Bronze	XTOR3A-20W-5000K, Carbon Bronze
XTOR1A-7W-5600K, Summit White	XTOR2A-10W-5600K, Summit White	XTOR3A-20W-5600K, Summit White
XTOR1A-7W-6000K, 120V PC, Carbon Bronze	XTOR2A-10W-6000K, 120V PC, Carbon Bronze	XTOR3A-20W-6000K, 120V PC, Carbon Bronze
XTOR1A-7W-6000K, 120V PC, Summit White	XTOR2A-10W-6000K, 120V PC, Summit White	XTOR3A-20W-6000K, 120V PC, Summit White

5-DAY QUICK SHIP ORDERING INFORMATION

7W Series	10W Series	20W Series
XTOR1A-WFPC1-7W-5000K, Summit White, 120V PC	XTOR2A-WFPC1-10W-5000K, Summit White, 120V PC	XTOR3A-WFPC1-20W-5000K, Summit White, 120V PC
XTOR1A-WFPC1-7W-5600K, Summit White, 120V PC	XTOR2A-WFPC1-10W-5600K, Summit White, 120V PC	XTOR3A-WFPC1-20W-5600K, Summit White, 120V PC
XTOR1A-WFPC1-7W-6000K, Summit White, 120V PC	XTOR2A-WFPC1-10W-6000K, Summit White, 120V PC	XTOR3A-WFPC1-20W-6000K, Summit White, 120V PC
XTOR1A-WFPC1-7W-6000K, 120V PC, Carbon Bronze	XTOR2A-WFPC1-10W-6000K, 120V PC, Carbon Bronze	XTOR3A-WFPC1-20W-6000K, 120V PC, Carbon Bronze
XTOR1A-WFPC1-7W-6000K, 120V PC, Summit White	XTOR2A-WFPC1-10W-6000K, 120V PC, Summit White	XTOR3A-WFPC1-20W-6000K, 120V PC, Summit White

OK ARCHITECTS

PK ARCHITECTS, PC

4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1