



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2014-CUP-02

FOR HEARING OF: June 19, 2014
Report Prepared on June 4, 2014

I. GENERAL INFORMATION

- A. APPLICANT:** RW La Vista, LLC
- B. PROPERTY OWNER:** Starboard South, LLC
- C. LOCATION:** NW Corner of Southport Parkway and Port Grace Blvd.
- D. LEGAL DESCRIPTION:** Lot 3 Southport East Replat Three
- E. REQUESTED ACTION(S):** Conditional Use Permit to allow for a hotel.
- F. EXISTING ZONING AND LAND USE:**
C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District); the property is currently vacant.
- G. PROPOSED USES:** Developer wishes to construct a 64-room extended stay hotel.
- H. SIZE OF SITE:** Applicant wishes to utilize 1.52 acres of the current 2.696 acre parcel.

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The existing site is vacant ground with a gradual downward slope to the north.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **Northwest:** PayPal; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 - 2. **Northeast:** Securities America; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 - 3. **Southeast:** Vacant; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 - 4. **Southwest:** Gas Station/Commercial Strip Center; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)

C. RELEVANT CASE HISTORY: N/A

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. It was determined by the City Engineer that no additional traffic studies are required. for the proposed action.
2. Recent traffic analyses have indicated the intersection of Southport Parkway and Giles Road is expected to operate at Level of Service "D" in PM peak hours. Previous studies, such as the one presented to the City Council in October 2000 have indicated that full build-out of the Southport development will require major intersection improvements and widening of Giles Road to six lanes. This particular project is not expected to be a significant contributor to PM peak hour traffic. The applicant needs to be aware that the entrance from Southport Parkway into the private access road may be blocked by traffic queues on Southport Parkway for brief periods in PM peak hours and their customers will need to utilize the Port Grace Boulevard access.
3. The property has access from 123rd Plaza which is a private roadway that exists from Southport Parkway to Port Grace Boulevard. Three driveway connections are proposed to this private roadway which will allow access from both Southport Parkway and from Port Grace Boulevard.

D. UTILITIES: All utilities are available to the site.

E. PARKING REQUIREMENTS:

1. Zoning regulations require a total of 67 parking stalls (64 rooms and 3 employees); 3 of these stalls are required to be handicapped accessible. The CUP site plan depicts a total of 67 parking stalls and includes the required number of accessible stalls. No additional parking is anticipated to be needed.

F. LANDSCAPING:

1. The landscaping plan has been reviewed as part of the design review process that is required for developments within Southport East and the Gateway Corridor District. Comments regarding the landscaping plan are stated within the design review letter from the City's Design Review Architect attached to this report.

G. BUILDING DESIGN:

1. The building design has been reviewed as part of the design review process that is required for developments within Southport East and the Gateway Corridor District. Comments are stated within the design review letter from the City's Design Review Architect attached to this report.

IV. REVIEW COMMENTS:

1. The applicant's latest submittal has been modified in relation to the comments provided by the City Engineer in his letter dated May 15, 2014. This review letter is attached for review. The City Engineer agrees that the modifications have met his approval.
2. The applicant has proposed language in the CUP document (see red-lines) regarding building design elements, roof color and signage. These issues are still under review; an update and staff recommendation on the design will be provided at the meeting.

V. STAFF RECOMMENDATION:



Approval of the Conditional Use Permit for a hotel, conditional on the satisfactory completion of the design review prior to City Council review.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. City Engineer's Review Letter
3. Design Review Architect's Review Letter
4. Draft CUP with Exhibits

VII. COPIES OF REPORT TO:

1. Scott Rau, RW La Vista, LLC; Applicant
2. Trenton B. Magid, Starboard South, LLC; Property Owner
3. Craig Larsen, Legacy Design Group, LLC; Architect
4. Public Upon Request


Prepared by: _____
 6-12-14
Community Development Director Date



Vicinity Map

Southport East Replat 3 - MyPlace Hotel

6/12/2014
CSB





May 15, 2014

Mr. Christopher Solberg
City Planner
City of La Vista
8116 Park View Blvd.
La Vista, NE 68128

RE: Conditional Use Permit Amendment & Administrative Plat
My Place Hotel
Lot 3, Southport East Replat Three
Initial City Engineer Review

Chris:

I have reviewed the copy of the proposed administrative plat that you provided from E&A Consulting Group, Inc. in your transmittal memo asking for comments by May 15. The plat is entitled Preliminary Administrative Plat, Southport East Replat Fourteen. I have reviewed the criteria of Section 3.08 of the Subdivision Regulations and have the following comments:

A. The block for the Surveyor's Certification needs to have the language revised to include the following wording "this plat meets or exceeds the "Minimum Standards for Surveys" adopted by the Nebraska State Board of Examiners for Land Surveyors" in accordance with Section 10.02 of the Subdivision Regulations as revised February 4, 2014.

B. The signature block for review by Sarpy County Public Works needs to be revised to be in accordance with Section 10.06 of the Subdivision Regulations as revised February 4, 2014.

C. The signature block for City approval needs to be revised to be in accordance with Section 10.08 of the Subdivision Regulations as revised February 4, 2014.

D. To allow for review of Item 3 under Section 3.08.03 of the Subdivision Regulations, the applicant needs to provide a statement by a qualified traffic engineer as to the peak hour, two-way traffic volume that the proposed use is expected to generate in accordance with the Institute of Transportation Engineers recommendations.

I have also reviewed the application that I received from you in the same transmittal for a proposed conditional use permit for a hotel to be developed on part of Lot 3, Southport East Replat Three. Based on the elements for consideration set forth in Article 6.05 of the Zoning Regulations, I have the following comments:

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Works
9900 Cornhusker Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

1. Relative to Article 6.05.04, the applicant needs to include on Site Plan Sheet C100 or C300 preliminary indications as to how Post Construction Storm Water Management will be provided to comply with the requirements to treat the first half inch of storm water runoff and to maintain no increase in peak flows from 2-year return frequency storm events above existing conditions.
2. Relative to Article 6.05.05, the applicant needs to provide the peak hour traffic estimation set forth in Item D above in order to evaluate this criterion.
3. In regards to Article 6.05.10 the location of the proposed monument sign at the southerly corner of the site needs to be moved to improve sight distance for vehicles leaving the facility. Also related to this Article, I need to point out that recent traffic analyses have indicated the intersection of Southport Parkway and Giles Road is expected to operate at Level of Service "D" in PM peak hours. Previous studies, such as the one presented to the City Council in October 2000 have indicated that full buildout of the Southport development will require major intersection improvements and widening of Giles Road to six lanes. This particular project is not expected to be a significant contributor to PM peak hour traffic. The applicant needs to be aware that the entrance from Southport Parkway into the private access road may be blocked by traffic queues on Southport Parkway for brief periods in PM peak hours and their customers will need to utilize the Port Grace Boulevard access.
4. The proposed use will not be objectionable under the other criteria in this article as long as the design standards and building permit regulations are followed during design of the facilities.

Please feel free to contact me if you have questions.



John M. Kottmann
City Engineer

Cc file

23 May 2014

Revised 12, June 2014

Mr. Chris Solberg
City of La Vista
8116 Parkview Boulevard
La Vista, NE 68128-2198

RE: Design Review – My Place Hotel
BCDM Project No. 3700-07

Dear Chris:

Per your request, we have completed a design review of the above referenced project using the Design Guidelines for the Southport Development (dated 1 September 2002) as applicable.

The following recommendations, comments and concerns are based on the provided drawings for La Vista My Place dated 5/2/2014. This review will note items *Not in Compliance* with the Design Guidelines.

5. SOUTHPORT'S STYLE

■ II. SPECIFIC STYLE REQUIREMENTS

- A. A recognizable base exists, however the mid-façade and cornice do not match proportion. See item II.D.

Not in Compliance.

Submittal describes existing design as compliant due to measured breakdown of facades.

The cornice as defined by the guideline is a horizontal molded projection, not a major portion of the façade. The intent of the guideline is that the primary building material is at least 60% of the façade (excluding the base and windows). The total percentage of primary building material shown in this exhibit is not 60% of the façade.

- **Not in Compliance.**

- B. “Punched” windows are used compliant with the guidelines.

Submittal is compliant.

- C. “Pitched Roofs shall have a slope of 6/12.”

Submittal cannot be read on elevation, confirm 6/12 pitch to standing seam roof.

Not in Compliance pending confirmation of roof pitch.

Submittal has been clarified to provide 6/12 roof pitch throughout.

- **Submittal is Compliant**

- C. “(Pitched Roofs)... shall be comprised of standing seam metal roofing of the color ranges as shown in Appendix L.”

Submitted sample roofing is not of the color range shown in Appendix L.

Not in Compliance.

Item not addressed in Re-submittal.

- **Not in Compliance.**

- D. Refer to Item 2.b. *The mid-façade shall be constructed from (1) or more of the primary building materials... The primary building materials shall comprise a minimum of 60% of the mid-façade. The remaining 40% can be comprised of the Secondary building materials.*

- Corner towers contain none of the primary building material as well as other sections.
- More information of building horizontal dimensions needed to determine compliance.
- Recommend incorporating brick into elements that currently show no primary building material element (corner towers, main façade etc. See item II.A)

Not in Compliance.

Submittal describes existing design as compliant due to measured breakdown of facades. See item IIA.

- **Not in Compliance.**

6. SITE ELEMENTS

■ I. SPECIFIC SITE ELEMENT REQUIREMENTS

- A. Serpentine Sidewalk has been provided as required.
Submittal is compliant.

Plants for the green space shall be selected from the plant list as shown in Appendix G.

-Although some plants selected comply with the list in Appendix G, several are not from this list.

-In addition, the planting sizes do not match requirements as shown in Appendix G.

Not in Compliance.

Planting list has been revised to include compliant number and sizing of planting from Appendix G.

- **Submittal is Compliant**

D. Green Space (Secondary Street Frontage) 10' requirement of landscaped area shown as required.

Submittal is compliant.

Plants for the green space shall be selected from the plant list as shown in Appendix G.

-Although some plants selected comply with the list in Appendix G, several are not from this list. Minimally select plants to meet minimum requirements for each category as listed.

-In addition, the planting sizes do not match requirements as shown in Appendix G.

Not in Compliance.

Planting list has been revised to include compliant number and sizing of planting from Appendix G.

- **Submittal is Compliant**

7. BUILDING ELEMENTS

■ II. SPECIFIC BUILDING ELEMENT REQUIREMENTS (Mandatory)

- A. *All roof top mechanical units, including motel/hotel room units shall be screened from view from public right-of-ways through the use of permanent architectural screens that are integrated with the overall design of the building.*
 - Motel/hotel PTAC thru-wall units are to be screened.
 - Provide information and details on screening to be incorporated into thru-wall units shown.

Not in Compliance.

Information has been provided for PTAC grilles.

- **Submittal is Compliant**

- B. Ground level mechanical equipment is not shown. Provide information showing locations of any and all pedestals, building utilities etc.
Compliant pending final mechanical drawings showing any exterior equipment locations.
Mechanical plans pending submittal, however design concept describes location and screening of units.
 - **Submittal is Compliant**
- C. Refuse screening shown is compliant.
Submittal is compliant.
- F. Building lighting shall use metal halide color lighting as required. Submittal does not specify color of site elements including lamps. Submittal does not specify lighting color.
Submittal is compliant pending lighting and pole color specified as required
Additional information provided specifying lighting and pole color to match guidelines.
 - **Submittal is Compliant.**
- III. SPECIFIC BUILDING ELEMENT REQUIREMENTS (Optional)
 - Requirement to provide 4 of the 6 optional elements.
 - A. Awnings. (Not provided)
 - **Submittal has described original submittal roof elements as awnings.**
 - **Building elements described do not satisfy the intent of providing awnings.**
 - **Element not provided under current submission.**
 - B. Arches. (Not provided)
 - C. Square Columns (Not provided)
 - **Submittal has described canopy columns and tower elements as square columns.**
 - **Some square column elements are included, however, the rear of the building is recommended to continue the building elements.**
 - **Element not provided under current submission and requires additional revisions.**
 - D. Pitched Roof (Provided)
 - E. Arbors (Not Provided)
 - **Submittal could incorporate this element to comply with requirements.**
 - F. Site Furniture (Provided) Provide cuts of site furniture to be included in the design with color selection indicated.
 - **Cut sheets of site furniture to be provided have been included.**
 - Provide 2 additional optional building elements as required.
Not in Compliance.
 - Provide 2 additional optional building elements as required.
Not in Compliance.

9. SIGNAGE

- *All building signs shall be individual can letters. Color of letters is up to the Building owner.*

Mr. Chris Solberg

City of La Vista

9 April 2014 Revised 11, June 2014

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- Individual can letters on building not shown. Singular sign is not compliant with this requirement. Signage reviewed by City.

Not in Compliance.

Signage has been described in more detail including trademarked signage as shown. Signage is required to be modified to comply with guidelines. (See Fantasy Car Wash ie.) Signage is reviewed by City for compliance.

If you have questions on any of the comments listed above, please contact me directly at (402) 384-6428.

Sincerely,

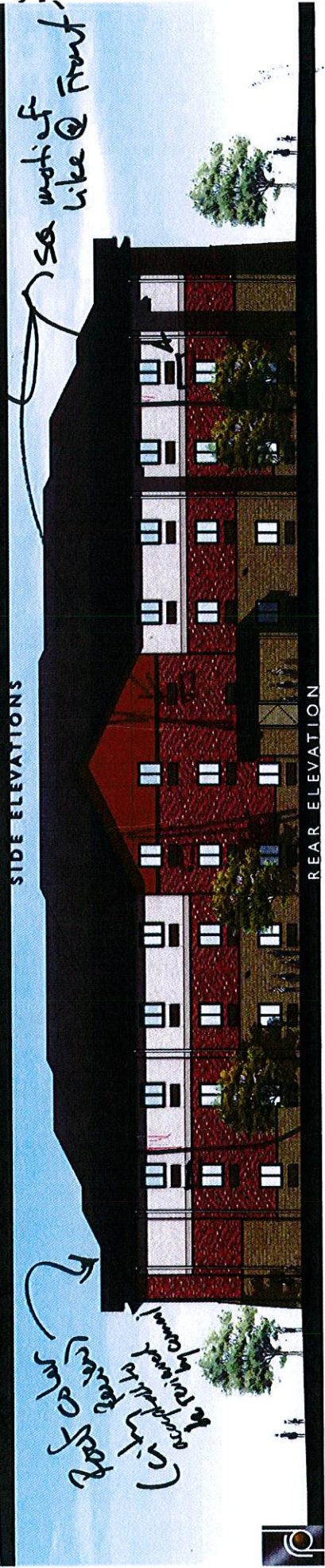
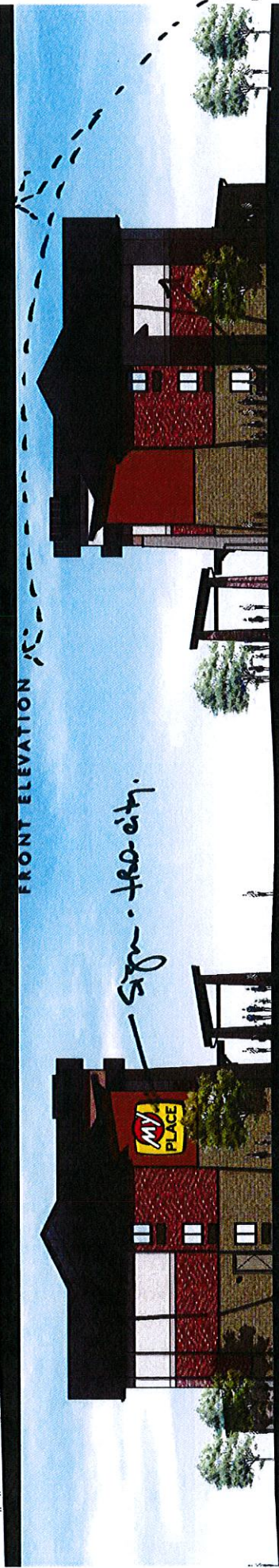
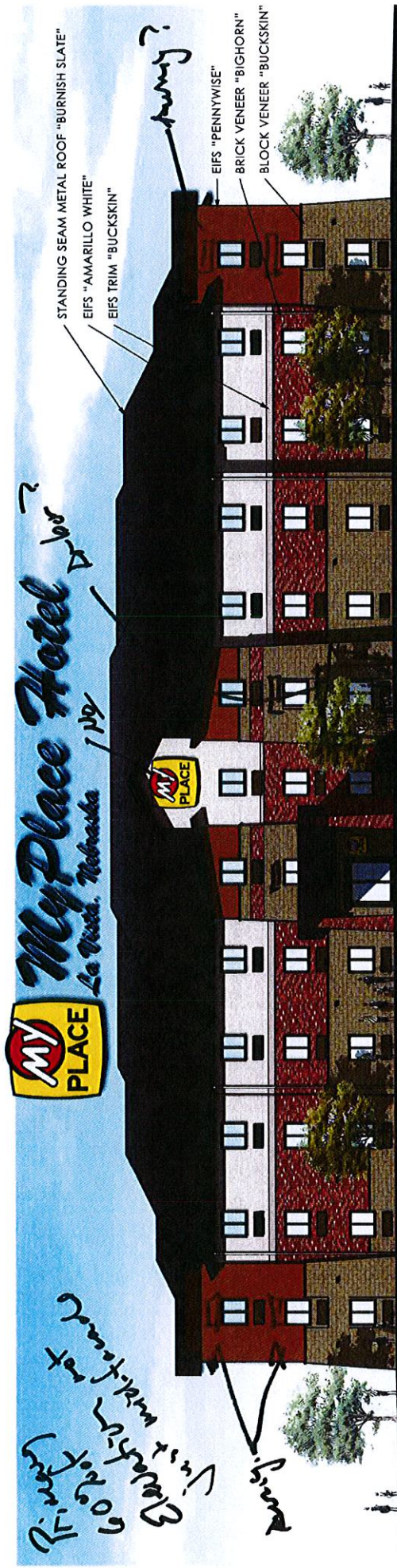
Kevin Schluckebier, AIA, LEED AP
BCDM Architects

KES/bsf

c: File 3700-07, 1.0

My Place Hotel

La Vista, Nebraska 1104



**City of La Vista
Conditional Use Permit**

Conditional Use Permit for Hotel

This Conditional Use Permit issued this _____ day of _____, 2014, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, RW La Vista, LLC ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a hotel upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 3, Southport East Replat Three located in the SE¼, Section 18, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating a hotel; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit "**C100—**" hereto for a hotel, said use hereinafter being referred to as "Permitted Use or Use".

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the proposed Use:
 - a. A site plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as Exhibit "**C100—**".
 - b. The hours of operation will be 24 hours a day seven days a week.
 - c. There will be approximately **3—** employees to work full or part time.
 - d. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete.
 - e. The premises shall be developed and maintained in accordance with the site plan (Exhibit "**C100—**") as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Chief Building Official for approval.
 - f. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties.

- g. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, FAA and ADA.
 - h. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
 - i. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
3. In respect to the Gateway Corridor Overlay District and Southport East Design Guidelines:
- a. Building Exterior (Style and Building Materials)
 - i. The elevation plans (Exhibits "A200—" and "A201—") and material submitted indicate a combination of block veneer, brick, and E.I.F.S. with a recognizable base, mid-façade and cornice.
 - ii. All windows shall be "punched" style.
 - iii. The roof shall be standing seam metal with a 6/12 pitch with a color of "Burnish Slate—".
 - iv. The project has incorporated four of the six optional building elements to the exterior design of the building as prescribed by the Southport East Design Guidelines. Site furniture is illustrated on the Site Plan (Exhibit "C100—"), and a pitched roof is illustrated on the elevation plans (Exhibits "A200—" and "A201—"). The awnings are represented in the corners of the building and above the center façade columns/towers. The square columns are represented in the towers at the end of the building, the towers flanking the front entry, and the columns supporting the entry canopy. The awnings and square columns are illustrated on the elevation plans (Exhibit "A200" and "A201"). other two building elements include: —
 - b. Mechanical Units
 - i. According to the building elevations (Exhibits "A200—" and "A201—"), there are louvers integrated with the windows at each individual room. Such louvers shall be painted to match the surrounding wall finishes.
 - ii. The ground units as shown on the landscape plan (Exhibit "L100—") are to be screened from view by a mixture of Shadblow Serviceberry, Dense Yew, Knock Out Rose, and Sea Green Juniper.
 - c. Trash Enclosure
 - i. The site plan (Exhibit "C100—") and building elevation (Exhibit "A202—") indicates screening (trash enclosure) around the refuse dumpsters. The walls of the trash enclosure are to be constructed of masonry units to match the material on the main structure. Two gates with steel frames will be utilized on the enclosure.
 - d. Landscaping and Site Treatment
 - i. The landscape plan (Exhibit "L100—") has identified the required landscaping to the site and shall be incorporated accordingly.
 - ii. Any changes to the landscape plan must be approved by the City of La Vista.
 - iii. All perimeter sidewalks shall be serpentine.
 - e. Exterior Light Fixtures
 - i. All exterior light fixtures used on this project for parking lots shall be in accordance with the Southport East Design Guidelines. Parking lot lights (Exhibit "Appendix H & Appendix I—") shall be located according to the Site Lighting Plan (Exhibit "C100—").

- ii. All additional exterior light fixtures must be submitted for approval.
- f. Signage
 - i.a) All signs shall comply with the City's sign regulations. Wall signage shall be individual can letters in accordance with the Southport East Design Guidelines. The signage displayed on the building is the trademarked identity of the hotel brand, and as such may not be modified. Signage size, lighting, and placement will be compliant with all local codes and the subdivision design guideline.
- 4. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
 - a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval, if the violation continues after written notice from the City to Owner and a reasonable time for Owner to cure such violation.
 - b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
 - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
- 5. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
 - a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
 - c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (30) days of City's giving notice thereof.
- 6. If the permitted use is not commenced within one (1) year from [REDACTED], this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
- 7. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.
- 8. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Contact Name and Address: Scott Rau
RW La Vista, LLC
1910 8th Ave NE
Aberdeen SD, 57401

Effective Date:

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pam A. Buethe
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

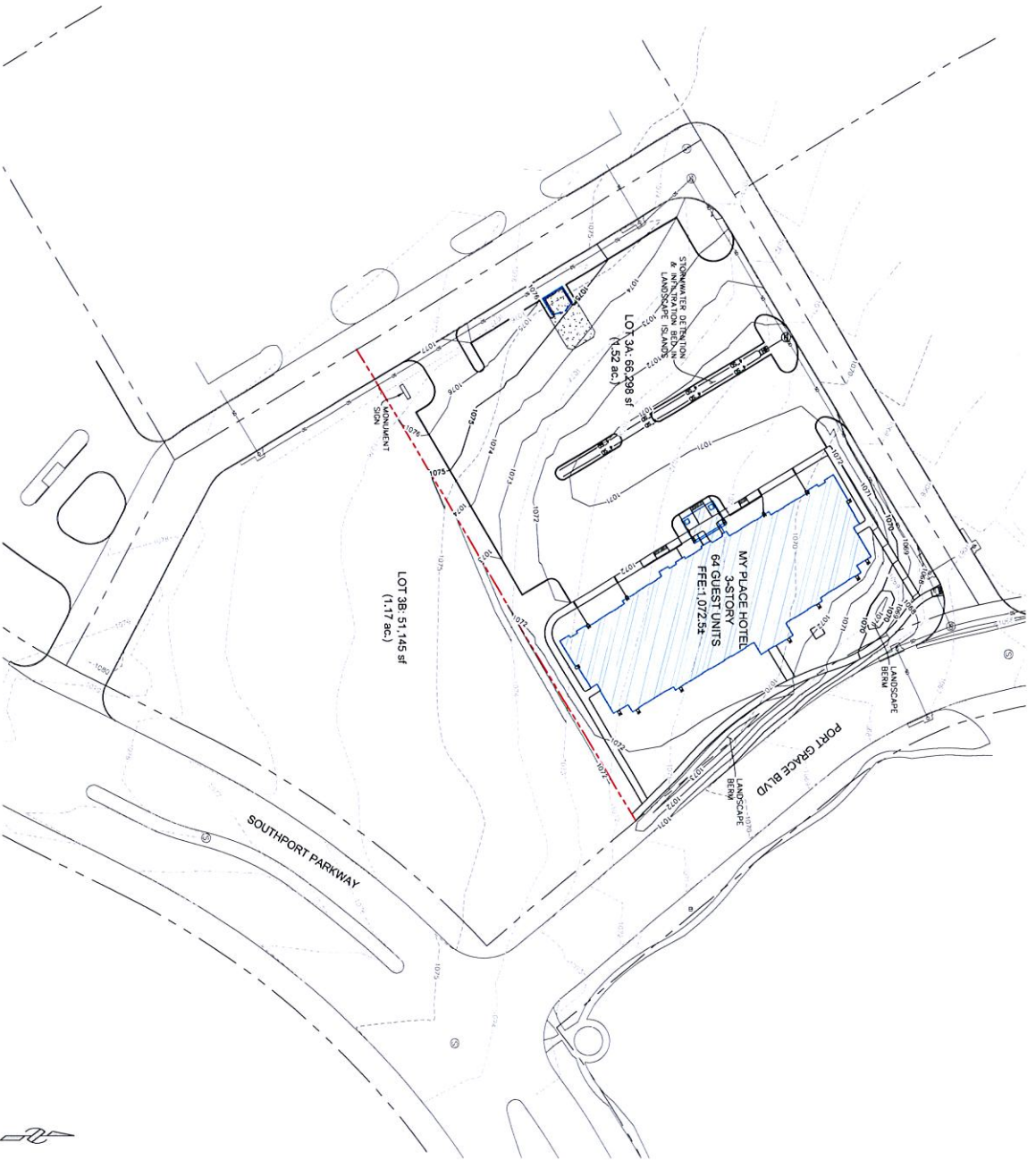
Owner:

By: _____

Title: _____

Date: _____





LEGEND	PROPOSED	EXISTING
MAJOR CONTOUR	4400	4400
MINOR CONTOUR	4400	4400
CHUR, CUTTER	4400	4400
PROPERTY LINE	4400	4400
STORMWATER INLET	4400	4400
STORMWATER CONNECTION	4400	4400
DOWNSPOUT	4400	4400
ROOF DRAIN	4400	4400
CLEANOUT	4400	4400



LA VISTA
MY PLACE

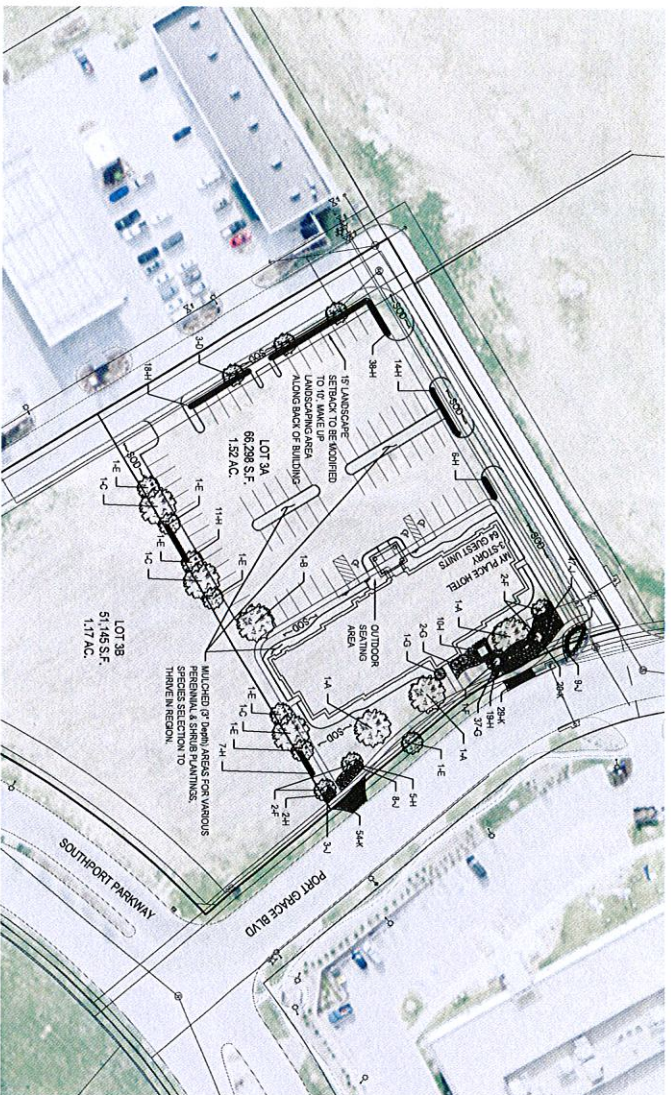
LOT 3 OF
SOUTHPORT EAST
REPLAT 3 (TO BE
REPLATED)



Drawn by: _____
 Check by: _____
 Date: _____
 Scale: _____
 Soil Date: _____



GRADING
PLAN
C300



LANDSCAPE NOTES

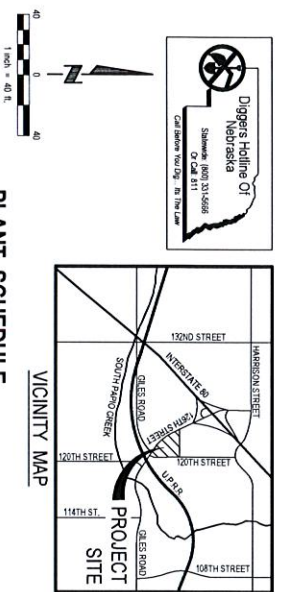
1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at its cost to the Owner.
2. All plant material shall be of good quality and meet the required size specifications. Owner reserves the right to substitute plant material of equal or better quality.
3. All plants are to be delivered immediately after planting and then watered twice a week for a period of two months from time of planting.
4. All plant material shall be prepared to be in a live and healthy growing condition for best life growing season (May) and can life growing season (September). A variety of plant material shall be provided to meet the same goals and objectives including:
5. Variety of tree and shrub species for planting.
6. Variety of plant material to be used in the landscape.
7. Variety of plant material to be used in the landscape.
8. Variety of plant material to be used in the landscape.
9. Variety of plant material to be used in the landscape.

RELOCATION NOTES

1. All landscape and related areas to be relocated.
2. Relocation to include water pit and MUD tank.
3. Relocation to include water pit and MUD tank.
4. Relocation to include water pit and MUD tank.
5. Relocation to include water pit and MUD tank.
6. Relocation to include water pit and MUD tank.
7. Relocation to include water pit and MUD tank.
8. Relocation to include water pit and MUD tank.
9. Relocation to include water pit and MUD tank.

SCODING NOTES

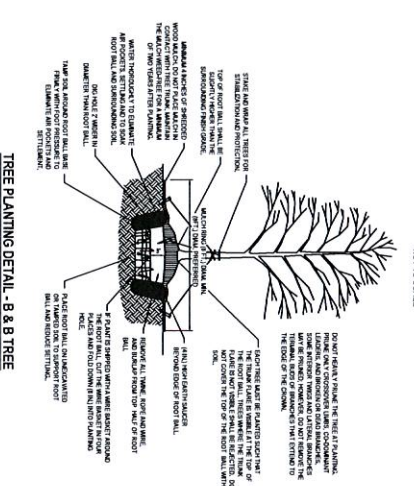
1. The contractor shall verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at its cost to the Owner.
2. All plant material shall be of good quality and meet the required size specifications. Owner reserves the right to substitute plant material of equal or better quality.
3. All plants are to be delivered immediately after planting and then watered twice a week for a period of two months from time of planting.
4. All plant material shall be prepared to be in a live and healthy growing condition for best life growing season (May) and can life growing season (September). A variety of plant material shall be provided to meet the same goals and objectives including:
5. Variety of tree and shrub species for planting.
6. Variety of plant material to be used in the landscape.
7. Variety of plant material to be used in the landscape.
8. Variety of plant material to be used in the landscape.
9. Variety of plant material to be used in the landscape.



PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	3	Gleditsia triacanthos	Shadblow	3"	B&B
B	1	Acer rubrum	Red Maple	3"	B&B
C	3	Quercus rubra	Northern Red Oak	3"	B&B
D	3	Malus 'Spring Snow'	Spring Snow Crabapple	2 1/2"	B&B
E	7	Malus 'Indian Magic'	Indian Magic Crabapple	2 1/2"	B&B
F	5	Aster 'Amberella'	Aster	2 1/2"	B&B
G	40	Trifolium repens	White Clover	18-24"	Cont.
H	120	Juniperus chinensis	Shade Green Juniper	5' Oak	Cont.
I	10	Rosa 'Knock Out'	Knock Out Rose	5' Oak	Cont.
J	67	Barberry	Barberry	5' Oak	Cont.
K	103	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	5' Oak	Cont.
L	7	Juniperus chinensis	Blue Rug Juniper	2' Oak	Cont.

SHRUB & PERENNIAL PLANTING DETAIL



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

222 North 11th Street, Suite 200, Fargo, ND 58102
Phone: 701.785.1515 Fax: 701.785.1516
www.eaconsulting.com

Professional Engineer
E. A. Consulting Group, Inc.
Fargo, ND

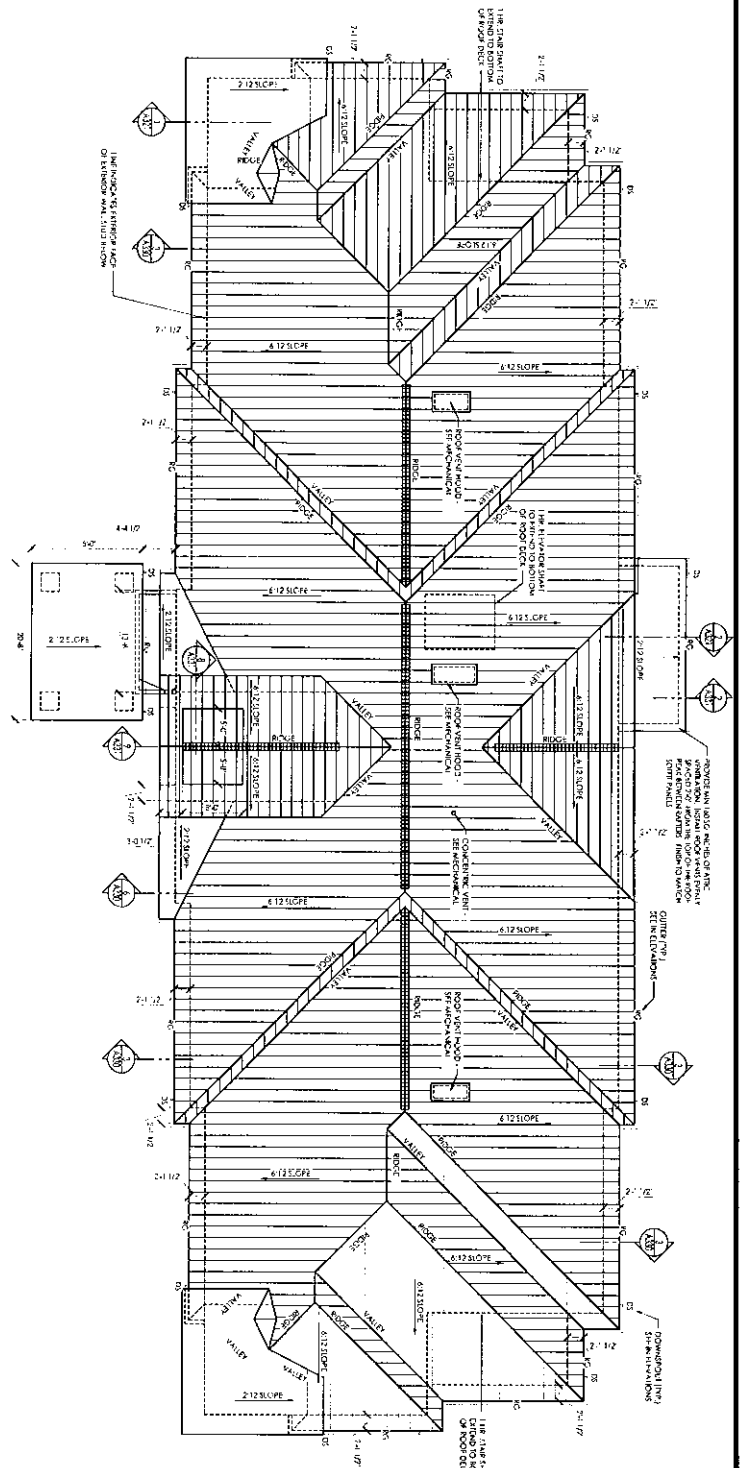
LANDSCAPE PLAN
L100

LA VISTA MY PLACE

LOT 3 OF SOUTHPORT EAST REPLANT 3 (TO BE REPLANTED)

THE RIVETT GROUP

1000 1st Avenue North, Suite 100, Fargo, ND 58102
Phone: 701.785.1515 Fax: 701.785.1516
www.rivettgroup.com



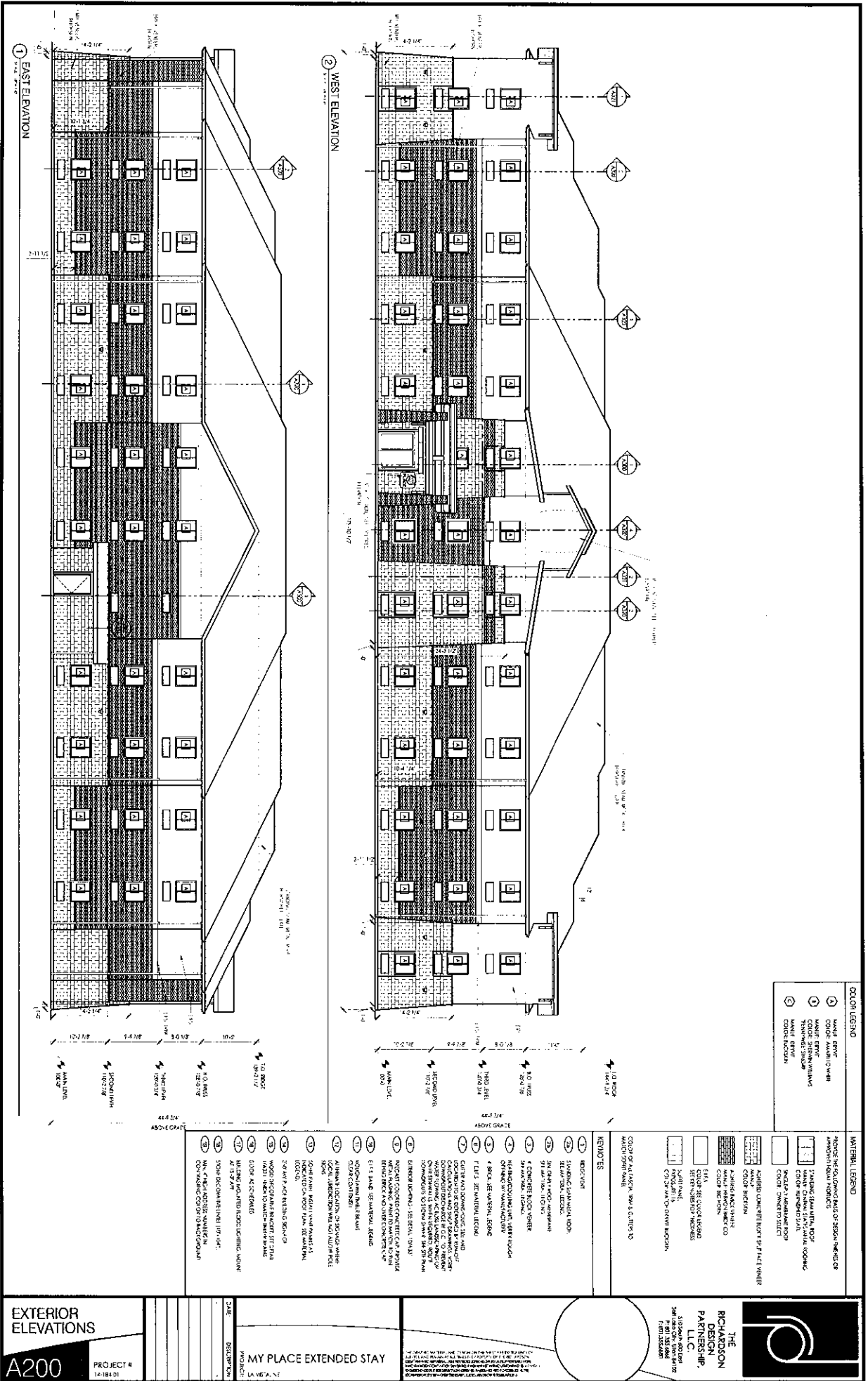
1 ROOF PLAN

ROOF PLAN GENERAL NOTES:

1. ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY.
2. ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY.
3. ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY.
4. ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY.
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19. ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY.
20. ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY.

LEGEND

- 1. BIRCHING LINE
- 2. ROOF LINE
- 3. DOWNPOUT
- 4. STANDING SEAM
- 5. SINGLE RY TECHNIC ADDENDUM



4	MANIF. DRIVE COLOR: ALABAMA WHITE
5	MANIF. DRIVE COLOR: IMPERIAL VIL. MAN'S "PENNINWOOD" SWANSD
6	MANIF. DRIVE COLOR: BUTTERFLY

[illegible][illegible]

Architectural drawing of the exterior elevation of a building. The drawing shows a gabled roof structure with a central entrance featuring a small porch. To the right of the entrance is a large window. The building is labeled "ELEVATION" and "SECTION". A scale bar at the bottom indicates a length of 10 feet. A north arrow is located at the bottom left. The drawing includes various annotations such as "10' 0\"/>

[illegible][illegible]

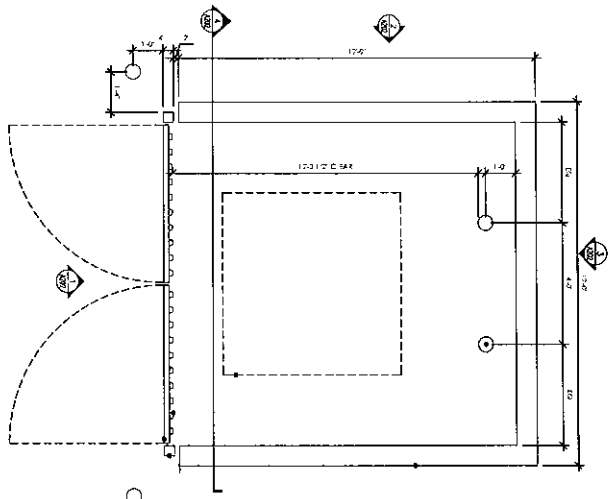
A201

PROJECT #
1-10401

MY PLACE EXTENDED STAY
LA VISTA

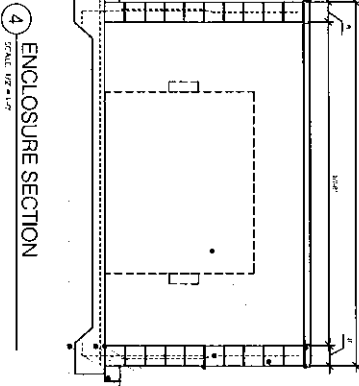
THE
RICHARDSON
DESIGN
PARTNERSHIP,
LLC



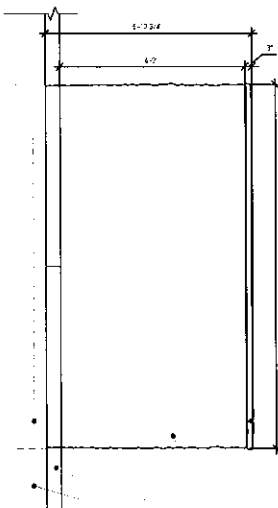


- 1. DOOR
- 2. 1/2" ALUMINUM ANGLE
- 3. 1/2" ALUMINUM ANGLE
- 4. 1/2" ALUMINUM ANGLE
- 5. 1/2" ALUMINUM ANGLE
- 6. 1/2" ALUMINUM ANGLE

5 FLOOR PLAN
SCALE: 1/2" = 1'-0"

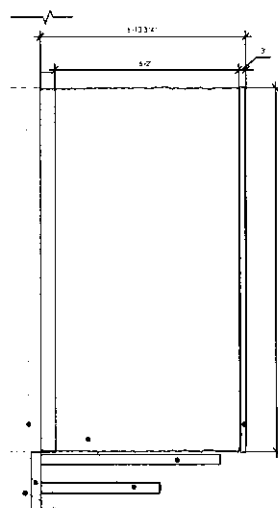


4 ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



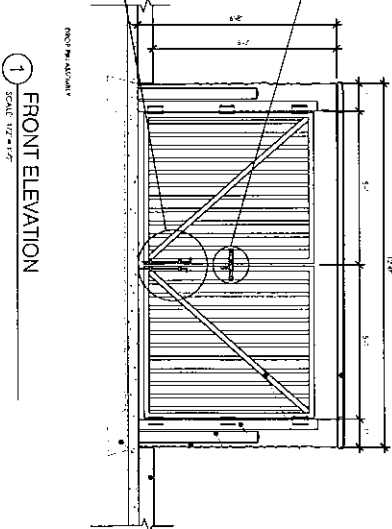
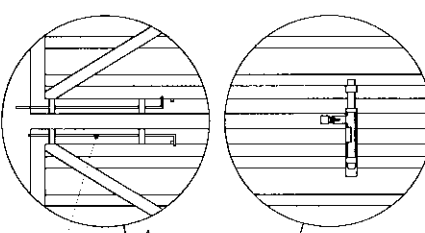
- 1. DOOR
- 2. 1/2" ALUMINUM ANGLE
- 3. 1/2" ALUMINUM ANGLE
- 4. 1/2" ALUMINUM ANGLE
- 5. 1/2" ALUMINUM ANGLE
- 6. 1/2" ALUMINUM ANGLE

3 REAR ELEVATIONS
SCALE: 1/2" = 1'-0"



- 1. DOOR
- 2. 1/2" ALUMINUM ANGLE
- 3. 1/2" ALUMINUM ANGLE
- 4. 1/2" ALUMINUM ANGLE
- 5. 1/2" ALUMINUM ANGLE
- 6. 1/2" ALUMINUM ANGLE

2 SIDE ELEVATIONS
SCALE: 1/2" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/2" = 1'-0"

CHASER, MOORE
ARCHITECTS



THE
RICHARDSON
DESIGN
PARTNERSHIP
ARCHITECTS
1000 10TH AVENUE
SUITE 1000
DENVER, CO 80202
P: 303.733.8888

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MY PLACE EXTENDED STAY
1000 10TH AVENUE
SUITE 1000
DENVER, CO 80202
P: 303.733.8888

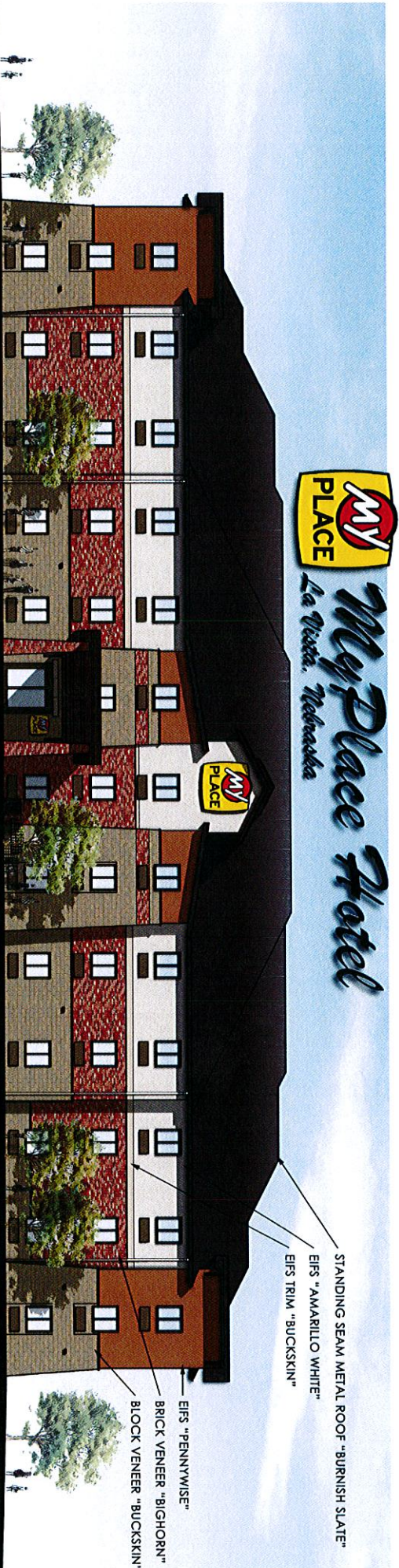
DATE: 10/20/2010
DRAWN BY: J. RICHARDSON
CHECKED BY: J. RICHARDSON

DUMSPTR
ENCLOSURE
A202
PROJECT #
1000 10TH AVENUE
SUITE 1000
DENVER, CO 80202
P: 303.733.8888

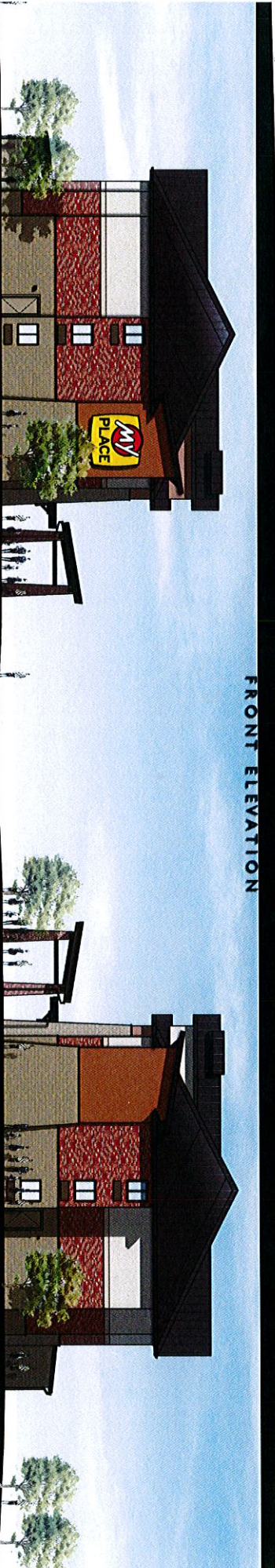


My Place Hotel

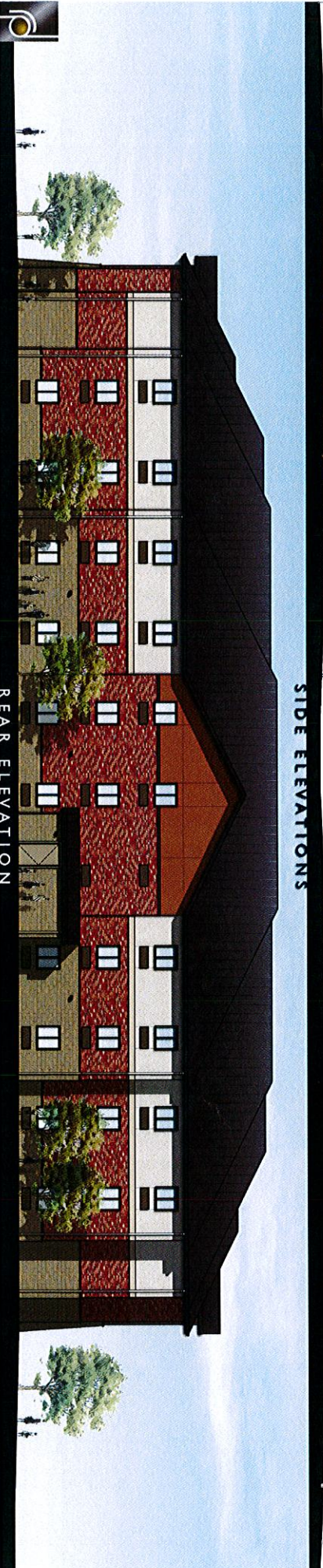
La Vista, Nebraska



FRONT ELEVATION

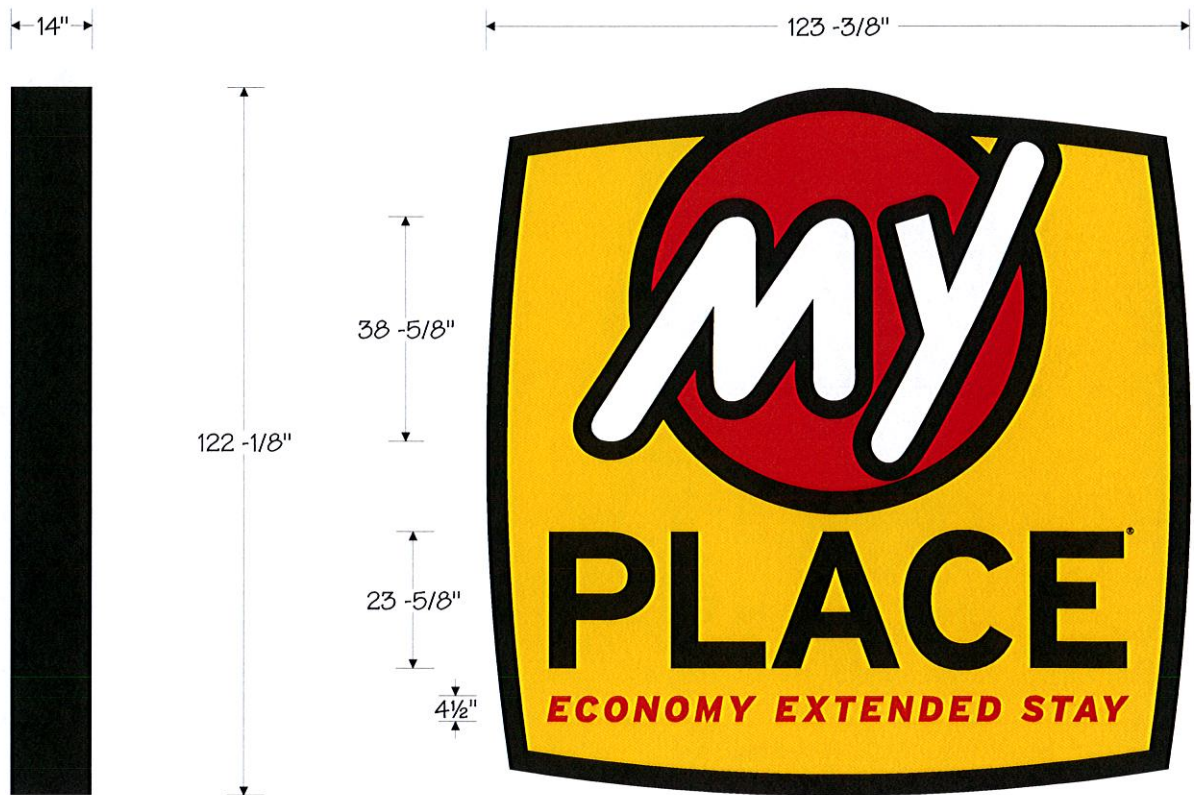


SIDE ELEVATIONS



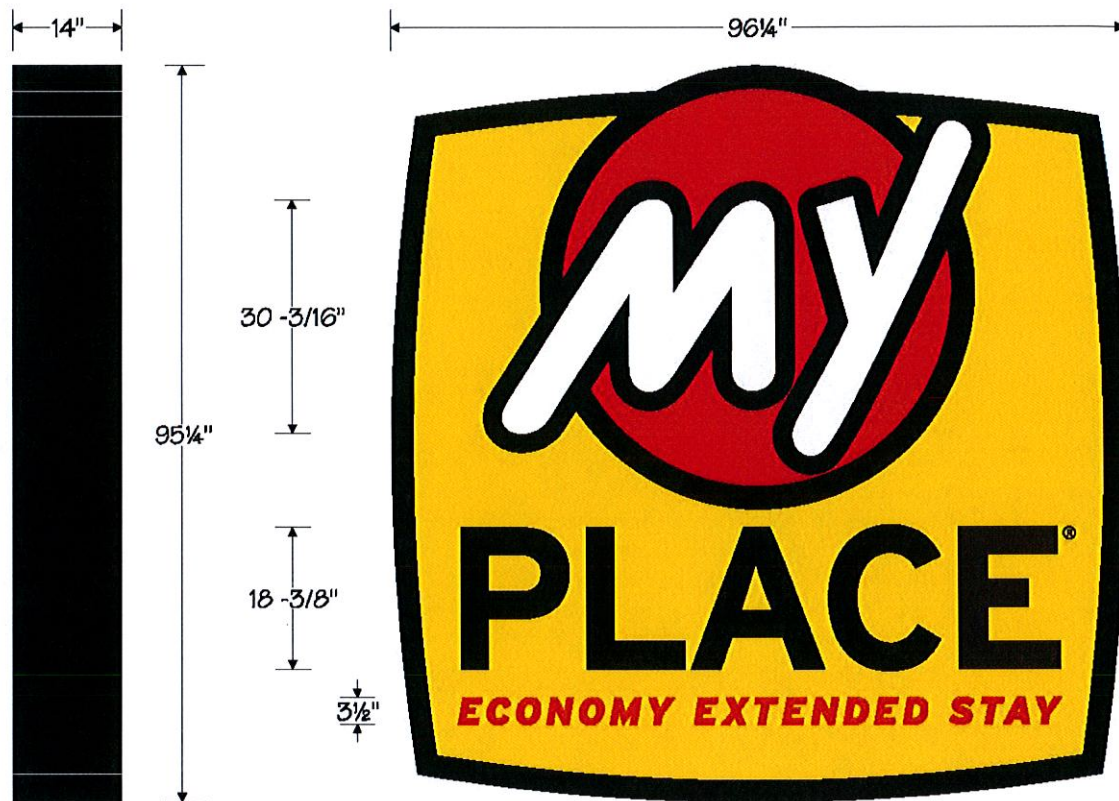
REAR ELEVATION





Specifications:

- * 122-1/8" x 123-3/8" x 14" single faced steel reverse angle frame with aluminum skin painted black
 - (.080) aluminum bleed face skin - removable
 - Wall mounted
 - Vertically wired - 120V - UL label
 - Cool white fluorescent lamps installed
 - Elect. Out: out back
 - Switch on end near bottom
 - Service door: six hand access holes
 - Qty 2: eyebolts
 - Qty 2: louvers
- * 3M Panagraphics III flexible bleed faces with first surface decoration
 - 6" center to center wedge clamps
 - Background: 3630-015 yellow vinyl with a 3630-22 black vinyl border
 - My Place: white substrate with a 3630-22 black vinyl outline
 - Circle: 3630-33 red vinyl with a 3630-22 black vinyl outline
 - Place: 3630-22 black vinyl
 - Economy Extended Stay: 3630-33 red vinyl



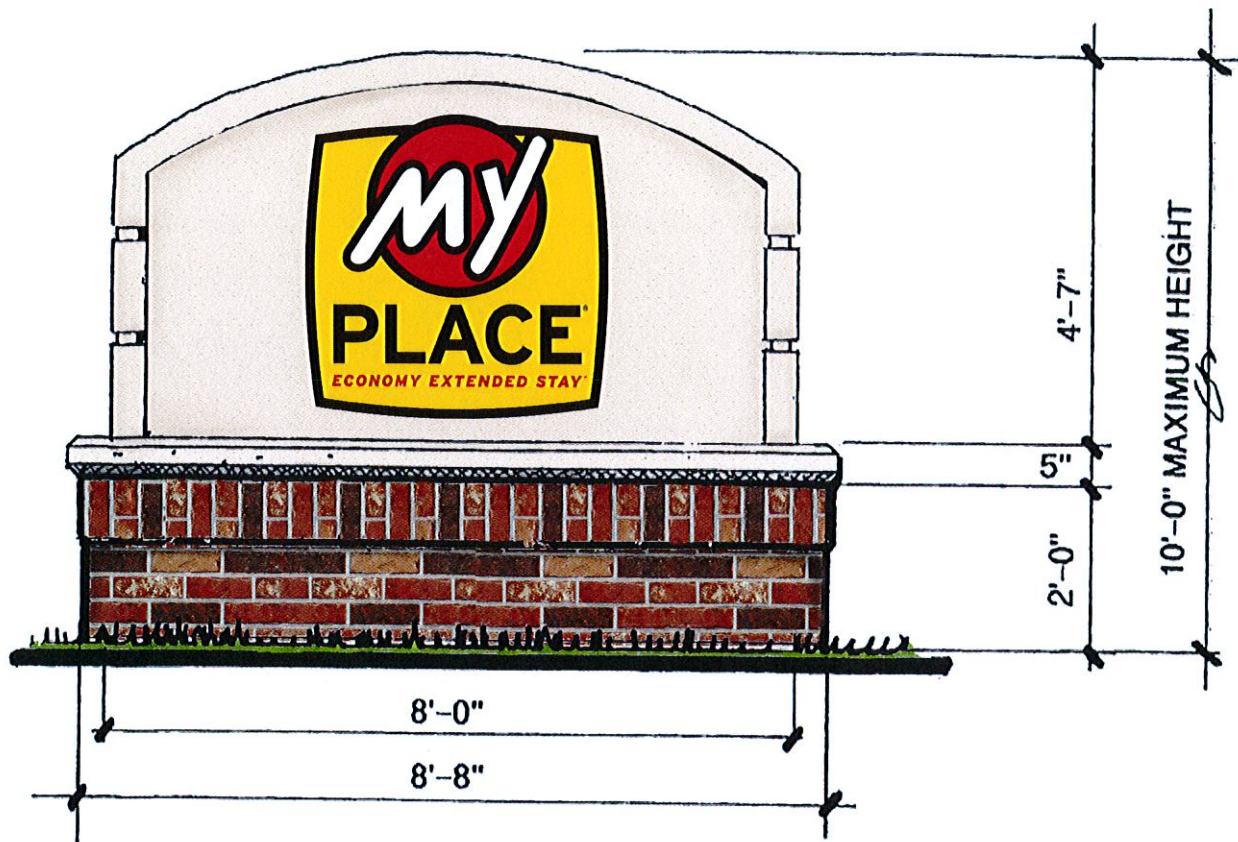
SPECIFICATIONS:

- * QTY. 4 - 95 1/4" x 96 1/4" x 14" SINGLE FACED STEEL REVERSE ANGLE FRAME WITH ALUMINUM SKIN PAINTED BLACK
 - (.080) ALUMINUM BLEED FACE SKIN - REMOVABLE
 - WALL MOUNTED
 - VERTICALLY WIRED - 120V - UL LABEL
 - COOL WHITE FLUORESCENT LAMPS INSTALLED
 - ELECT. OUT: OUT BACK
 - SWITCH LOCATED ON END NEAR BOTTOM
 - SERVICE DOOR: SIX HAND ACCESS HOLE
 - QTY. 2: EYEBOLTS

- * QTY. 4 - 3M PANAGRAPHICS III FLEXIBLE BLEED FACE WITH FIRST SURFACE DECORATION
 - 6" CENTER TO CENTER ESCO WEDGE CLAMPS
 - BACKGROUND: 3630-015 YELLOW VINYL WITH A 3630-22 BLACK VINYL BORDER
 - MY: WHITE SUBSTRATE WITH A 3630-22 BLACK VINYL OUTLINE
 - CIRCLE: 3630-33 RED VINYL WITH A 3630-22 BLACK VINYL OUTLINE
 - PLACE®: 3630-22 BLACK VINYL
 - ECONOMY EXTENDED STAY: 3630-33 RED VINYL

CUSTOMER: QUEST HOSPITALITY		SCALE: 1/2" = 1'	PLEASE SIGN & FAX TO: CUSTOMER APPROVAL: _____ DATE: _____	
LOCATION:	DATE:	DRAWING NUMBER: A53116-067		
<small>* COMPUTER GENERATED COLORS IN THIS DRAWING MAY NOT EXACTLY MATCH THE FINISHED SIGN COLORS ©THIS DRAWING IS THE PROPERTY OF ESCO MANUFACTURING. ANY REPRODUCTION IS PROHIBITED.</small>				

28. APPENDIX Q: Monument Sign



Hebron Brick Company: Big Horn
EIFS: Biscuit

Each lot shall be allowed one monument sign located 10' from the property line. Monument sign height shall be 10'-0". Maximum size of sign shall be 50 square feet. The sign may be double sided. The entire surface face of the sign construction shall be counted to the total square footage of the sign.

The sign shall be similar in construction to the example shown with the base being brick and precast and the upper part being an all natural aluminum cabinet with internally illuminated letters.



Specifications:

* 68-5/16" x 69" x 8" single faced steel angle frame with aluminum skin painted black

- 1 -1/2" retainers painted black
- Wall mounted
- Vertically wired - 120V - UL label
- Cool white fluorescent lamps installed
- Elect. Out: out back
- Switch located on end near bottom
- Qty 1: eyebolt

* Qty. 1 - Flat clear (.177) polycarbonate face with second surface decoration

- Background: 3630-015 yellow vinyl and 3630-22 black border
- My Place: white backspray with a 3630-22 black vinyl outline
- Circle: 3630-33 red vinyl with a 3630-22 black vinyl outline
- Place: 3630-22 black vinyl
- Entrance: 3630-33 red vinyl



My Place Hotels of America, LLC

PO Box 4850

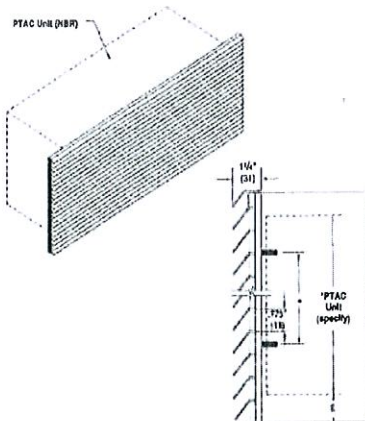
Aberdeen, SD 57402-4850

P: 605-229-8685

F: 605-229-8916

BUILDERS HARDWARE SPECIFICATIONS

Project Name:	My Place Hotel	Supplier Contact:	Quest Hospitality Suppliers 1910 8th Ave NE Aberdeen, SD 57401 800-456-3441
Spec #:	B072	Area of Use:	Guest Rooms/Back of House
Description:	Architectural Grilles	Manufacturer:	Reliable Products
Item #:		Color/Finish:	Dark Bronze
Model/Style:	Reliable Products	Dimensions:	47 1/2" x 24"
	Baked Enamel Grill w/Blank Off #186 Perimeter Frame PTAC Sleeve To Be Centered On Grille		



Issue Date: 3/5/14

Revision Date:

27. APPENDIX P: Site Furnishings

McCONNELL SERIES

(Patent No. Des. 413,449)



1- MC24 McConnell bench w/back 4'

1- MC26 McConnell bench w/back 6'

MC28 McConnell bench w/back 8'

MC14 McConnell flat bench 4'

MC16 McConnell flat bench 6'

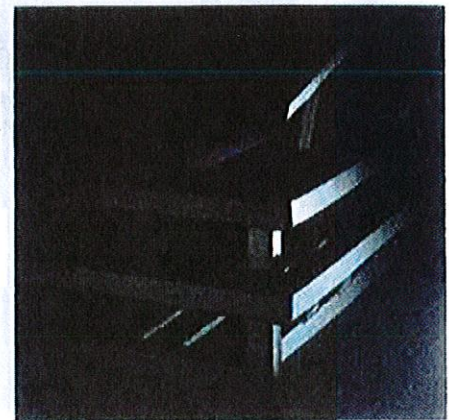
MC18 McConnell flat bench 8'

1- MC3-22 McConnell litter 22 gal.

MC3-32 McConnell litter 32 gal.

MC5 McConnell ash urn

1- MCA5 McConnell ash/trash combo

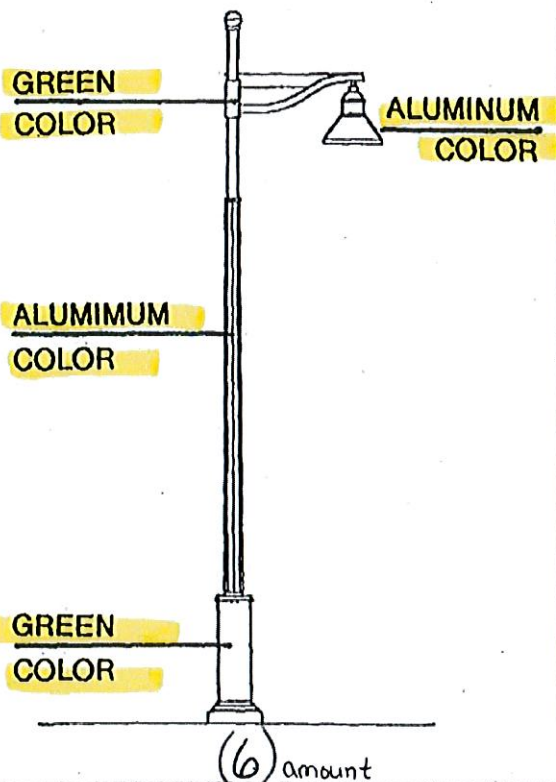
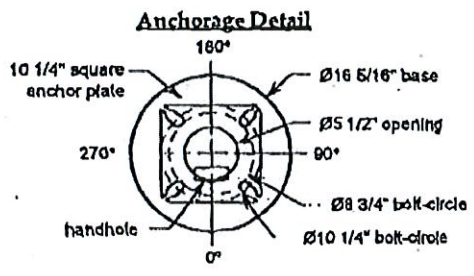


All site furnishings shall be McConnell series benches with back, Mc24, Mc26, Mc28; McConnell ash urn, Mc5, Mc5a, and trash receptacles, Mc3-22, Mc3-32.

All shall be turtle green RAL6009 powder coated finish.

Manufactured by Keystone Ridge Designs. 1-800-284-8208

19. APPENDIX H: Site Lighting - Pedestrian Plaza And Feature Lights

Custom Series Aluminum & Steel Post																																												
 <p style="text-align: center;">(6) amount</p>	<p>Post: Post shall be aluminum and steel construction, consisting of an 11-gauge, 8-sharp flat flute steel shaft with a custom tenon for luminaire arm mounting, and a spun aluminum slipover base. A handhole is located near the shaft base for wiring access.</p> <p>Arm: Luminaire arm shall be a two-way of steel construction, consisting of center extension with ball finial, (2) upswept arms with cast aluminum end finials with 1 1/2" NPT fitting for luminaire mounting. The crossarm measures 36" from post center to luminaire centers.</p> <p>Luminaire: Luminaire shall be 17 1/2" x 18" tall with flat lens panel, cast aluminum ballast housing and munich-series luminaire dome.</p> <p>Luminaire shall be furnished with a high intensity discharge ballast and horizontal socket assembly.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Lamp Type</th> <th>Mercury Vapor</th> <th>Metal Halide</th> <th>High Pressure Sodium</th> <th>Voltage</th> </tr> </thead> <tbody> <tr> <td>HID Socket Size</td> <td>□-H150</td> <td>□-M150</td> <td>□-S35</td> <td>□/120</td> </tr> <tr> <td>□-MED</td> <td>□-H75</td> <td>□-M70</td> <td>□-S50</td> <td>□/208</td> </tr> <tr> <td>□-MOG</td> <td>□-H100</td> <td>□-M100</td> <td>□-S70</td> <td>□/240</td> </tr> <tr> <td></td> <td>□-H175</td> <td>□-M160</td> <td>□-S100</td> <td>□/277</td> </tr> <tr> <td></td> <td></td> <td>□-M175</td> <td>□-S160</td> <td>□/480</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>□/480</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>□/480</td> </tr> </tbody> </table> <p>Anchorage: Post shall be furnished with (4) 3/4" x 17" x 3" hot-dip galvanized L-type anchor bolts, to be installed with a 3 1/2" projection each.</p> <p>Finish: Post, arm, and luminaires shall be furnished with a powder coat finish.</p> <div style="text-align: center;"> <p>Anchorage Detail</p>  </div> <p>Notes: All hardware shall be stainless steel. All easily accessible exterior hardware shall be tamper resistant. Post Height: 14'-0" Overall Height: 19'-0" Base Diameter: 16 9/16"Ø</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">date: 04-27-01</td> <td style="width: 33%;">scale: none</td> <td style="width: 33%;">dwg. no.: L- 4826G</td> </tr> </table> <div style="text-align: center; padding: 5px;"> <p>ANTIQUE Street Lamps</p> <p>2011-B West Rundberg Lane • Austin, TX 78758 (512) 977-8444 • Fax (512) 977-9822</p> </div>	Lamp Type	Mercury Vapor	Metal Halide	High Pressure Sodium	Voltage	HID Socket Size	□-H150	□-M150	□-S35	□/120	□-MED	□-H75	□-M70	□-S50	□/208	□-MOG	□-H100	□-M100	□-S70	□/240		□-H175	□-M160	□-S100	□/277			□-M175	□-S160	□/480					□/480					□/480	date: 04-27-01	scale: none	dwg. no.: L- 4826G
Lamp Type	Mercury Vapor	Metal Halide	High Pressure Sodium	Voltage																																								
HID Socket Size	□-H150	□-M150	□-S35	□/120																																								
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□-MOG	□-H100	□-M100	□-S70	□/240																																								
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date: 04-27-01	scale: none	dwg. no.: L- 4826G																																										

Category #

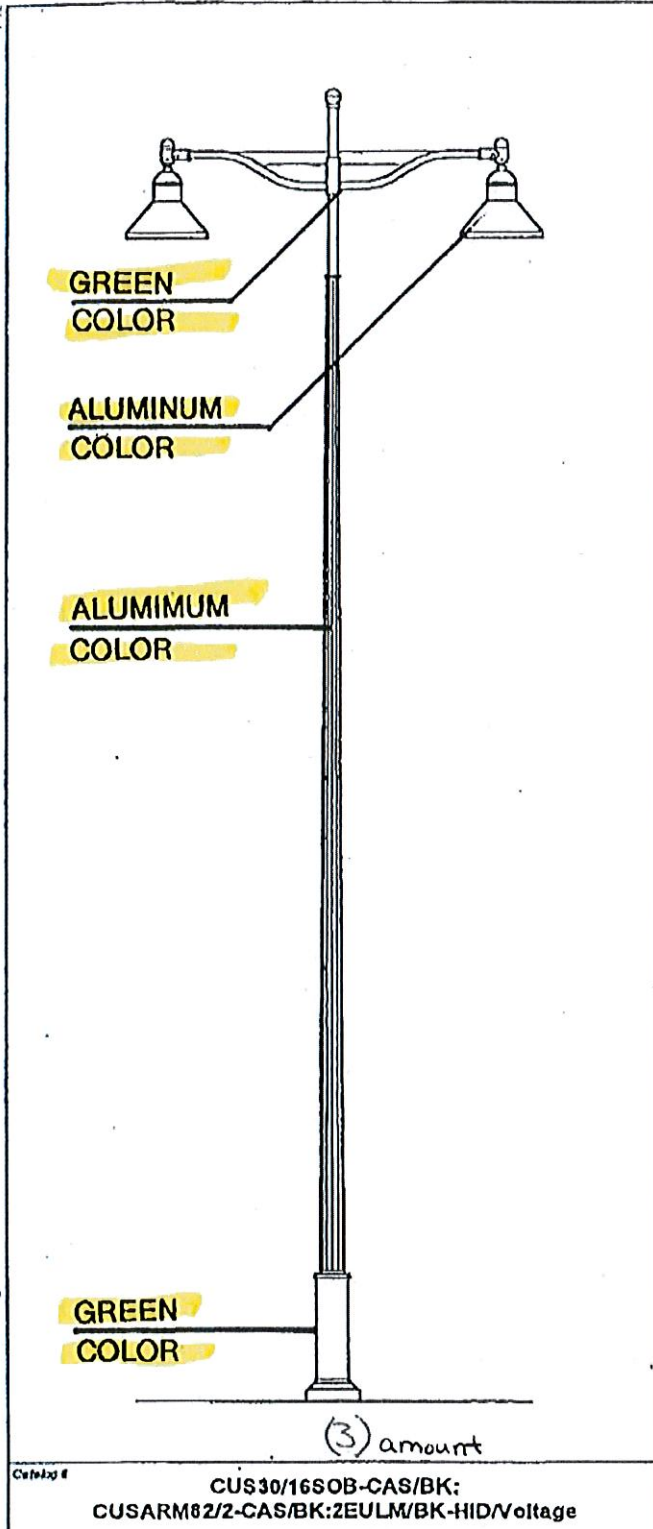
CUS14/16SOB-CAS/BK:
CUSARM72/2-CAS/BK:2EUSM/BK-HID/Voltage

1 September 2002

Southport Design Guidelines

Page 19-1

20. APPENDIX I: Site Lighting - Parking Lot Lights



Custom Series Aluminum & Steel Post

Post:

Post shall be aluminum and steel construction, consisting of an 11-gauge, 8-sharp flat flute steel shaft with a custom tenon for luminaire arm mounting, and a spun aluminum slipover base. A handhole is located near the shaft base for wiring access.

Arm:

Luminaire arm shall be a two-way of steel construction, consisting of center extension with ball finial, (2) upswept arms with cast aluminum end fittings with 1 1/2"NPT fitting for luminaire mounting. The crossarm measures 51 1/2" from post center to luminaire centers.

Luminaire:

Luminaire shall be 25"Ø x 23" tall with flat lens panel, cast aluminum ballast housing and munich-series luminaire dome.

Luminaire shall be furnished with a high intensity discharge ballast and horizontal socket assembly.

Lamp Type	Mercury Vapor	Metall Halide	High Pressure Sodium	Voltage
HID Socket Size	Q-M60 Q-M76 Q-M100 Q-M175 Q-M250	Q-M60 Q-M70 Q-M100 Q-M160 Q-M175 Q-M250	Q-S35 Q-S50 Q-S70 Q-S100 Q-S160 Q-S260	Q/120 Q/208 Q/240 Q/277 Q/480 Q/QV
Q-MED				
Q-MOG				

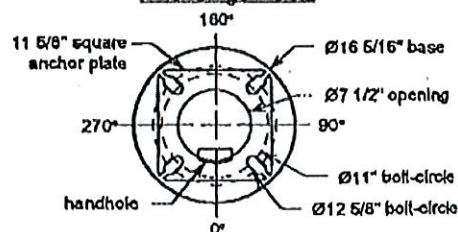
Anchorage:

Post shall be furnished with (4) 1" x 36" x 3" hot-dip galvanized L-type anchor bolts, to be installed with a 4 1/8" projection each.

Finish:

Post, arm, and luminaires shall be furnished with a 'black' powder coat finish.

Anchorage Detail



Notes:

All hardware shall be stainless steel. All easily accessible exterior hardware shall be tamper resistant.

Post Height: 30'-0"

Overall Height: 35'-0"

Base Diameter: 16 9/16"Ø

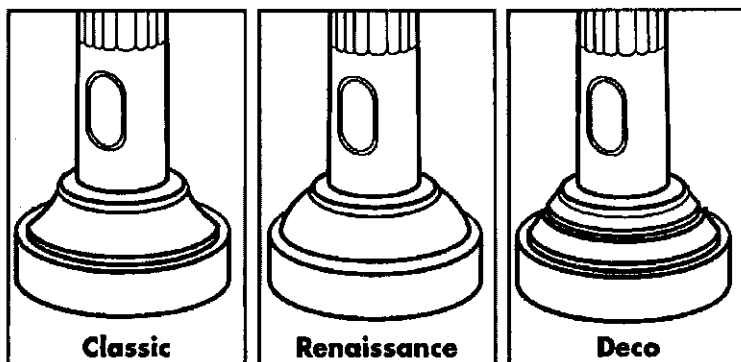
date: 04-27-01 scale: none dwg. no.: L-4826E

ANTIQUE Street Lamps

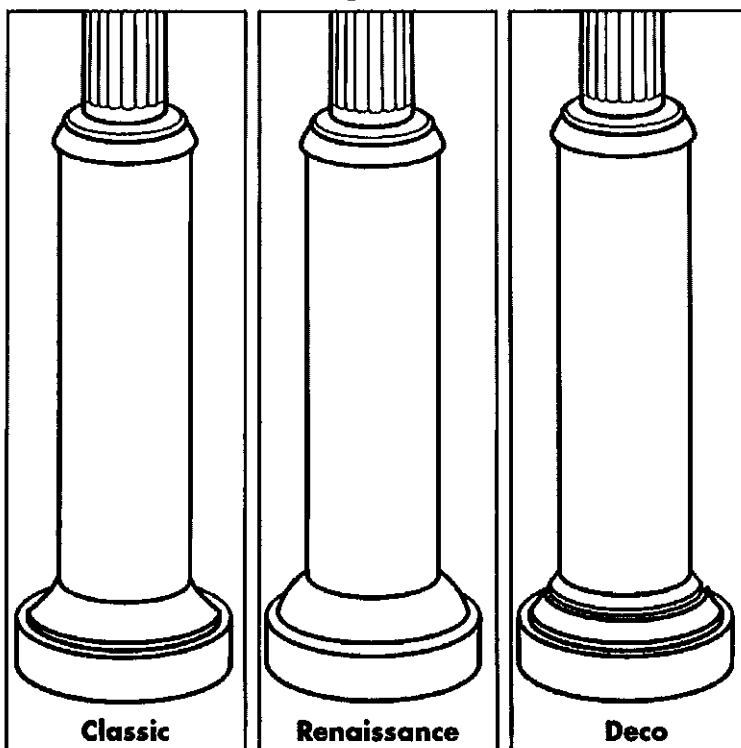
2011-B West Rundberg Lane • Austin, TX 78758
(512) 977-8444 • Fax (512) 977-9622



"BCAS" Low Base Series



"BCAF" High Base Series



SPECIFICATIONS

Low Bases "BCAS" Series: Low base assemblies are manufactured from one-piece spun aluminum and are non-structural in nature. The aluminum is alloy 1100 and spun to an approximate thickness of .125" to minimize vandalism and damage. The top hole that the pole passes through is punched based on the specified pole base diameter. The low bases can accommodate poles with base diameters of 6", 7", 8" and 9". A soft radius area is punched out of one side to allow clearance for the semi-flush handhole. The base is sanded after spinning to provide an appropriate surface for adhesion of powder coated finish.

High Bases "BCAF" Series: High base assemblies are manufactured by factory assembling two one-piece spun aluminum collars and a section of 10" diameter extruded tube. These bases are designed to be non-structural in nature. The aluminum used in the spun collars is alloy 1100 and .125" thick to minimize vandalism and damage. The extruded tube is .188" wall alloy 6063 aluminum. The top hole that the pole passes through is punched based on the specified pole base diameter. The components are welded together at the factory with all welds located on the inside away from view. A flush 4" x 6" handhole is provided at 11" above the top of the base to align with the pole handhole. This allows access to wiring without lifting the base. The high base assemblies can accommodate poles with base diameters of 6", 7" and 8". These bases are not available for 9" diameter base poles. The entire base assembly is sanded after spinning to provide an appropriate surface for adhesion of powder coated finish and to conceal the handhole.

Installation of Base Assembly: Bases are designed for "Drop-Over" installation and must be placed over the top of the pole during erection. This must occur prior to mounting of luminaires and luminaire arms to the pole. This approach provides for a clean seamless appearance when installation is complete.

Finishes: The finish for the base assemblies is polyester powder applied coating in accordance with Valmont Industries' Specifications. Base assemblies may have finishes selected individually to match pole or elements of the pole top assembly.

CATALOG LOGIC

BASE	MATERIAL	STYLE	SIZE	POLE BASE DIAMETER	FINISH
B C	A F	C	H	8	S C
BASE BC = Base Assembly	MATERIAL AS = Spun Aluminum Dropover AF = Fabricated Spun and Extruded Aluminum Dropover	STYLE C = Classic R = Renaissance D = Deco	SIZE ^① L = Low H = High	POLE BASE DIAMETER ^① 6 = 6" 7 = 7" 8 = 8" 9 = 9"	FINISH WH = White BK = Black MB = Medium Bronze SG = Slate Grey ST = Sandstone SL = Silver BR = Burgandy RD = Red CG = Copper Green BG = Blue Green HG = Hunter Green AB = Azure Blue BV = Dark Blue Violet SC = Special Color (Please Specify)

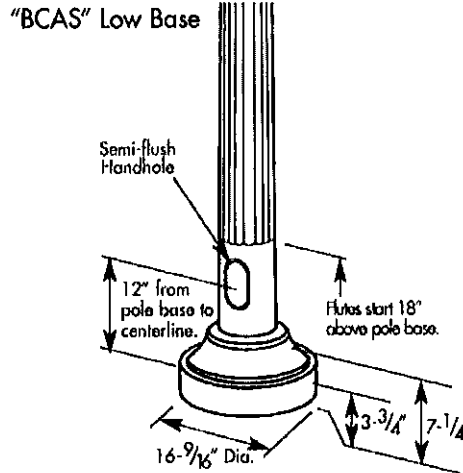
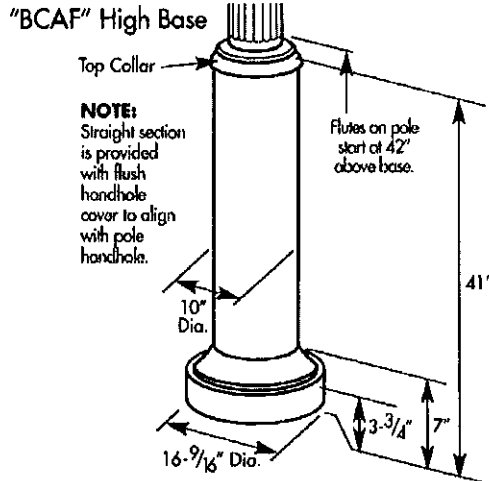
① "H" high base is not available for 9" base diameter poles.



BASE ASSEMBLIES "BCAS" AND "BCAF" SERIES

valmont
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CITY QUARTZ STEEL

CLASSIC DIMENSIONS

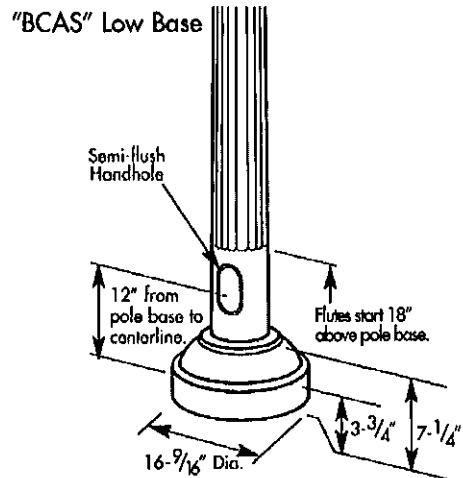
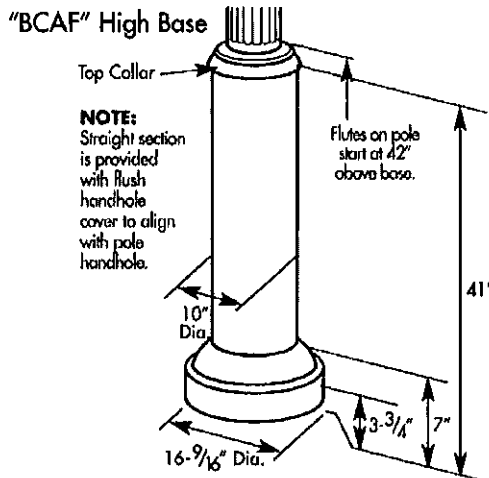


SPECIFICATION NOTES

- "BCAF" series high bases are designed for use with poles having "HT" or "HS" fluting layouts. They may also be used with City Quartz smooth "210" series poles. "BCAF" bases will not fit up to poles with "LT" or "LS" fluting patterns.

- "BCAS" series low bases may be used with all City Quartz fluted or smooth poles.

RENAISSANCE DIMENSIONS

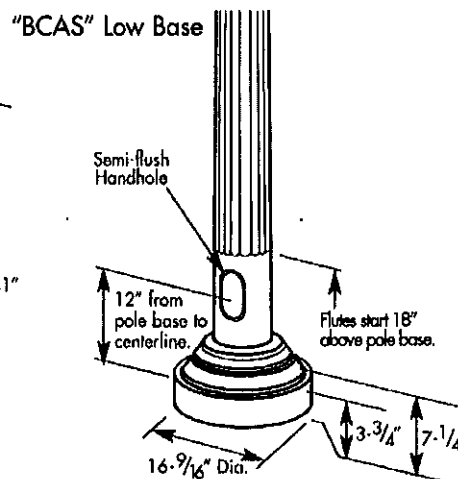
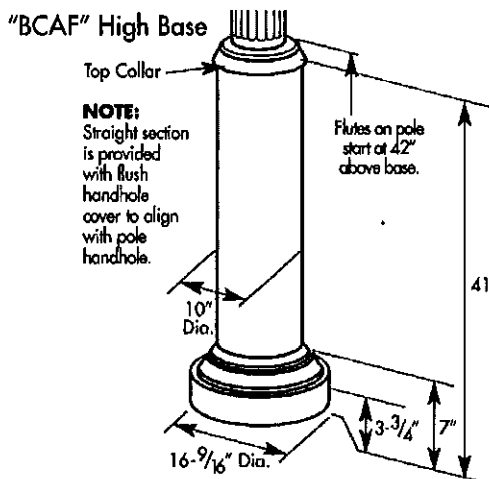


SPECIFICATION NOTES

- "BCAF" series high bases are designed for use with poles having "HT" or "HS" fluting layouts. They may also be used with City Quartz smooth "210" series poles. "BCAF" bases will not fit up to poles with "LT" or "LS" fluting patterns.

- "BCAS" series low bases may be used with all City Quartz fluted or smooth poles.

DECO DIMENSIONS

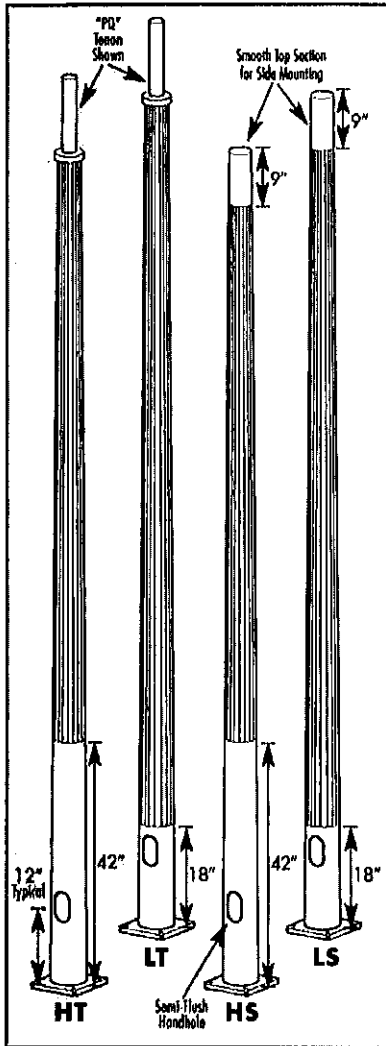


SPECIFICATION NOTES

- "BCAF" series high bases are designed for use with poles having "HT" or "HS" fluting layouts. They may also be used with City Quartz smooth "210" series poles. "BCAF" bases will not fit up to poles with "LT" or "LS" fluting patterns.

- "BCAS" series low bases may be used with all City Quartz fluted or smooth poles.

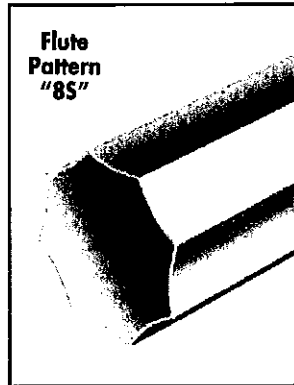
SPC016 08/05



Flute Layout Options

SPECIFICATIONS

Pole: Fluted poles are formed from tubes conforming to the ASTM A595 process with a constant linear taper of 0.14"/ft. The wall thickness is available in 11 ga. (0.1196") or 7 ga. (0.1793"). The tube's seam weld is formed by the Electric Resistance Weld (ERW), and is smooth with no visual appearance.



Fluting Process: The poles are cold rolled over a precision hardened steel mandrel to form the fluted shape indicated. The fluted shaft has uniform Doric flutes. The flutes are formed with rollers in full contact with the material from the top of the crest, through the valley of the flute, to the top of the next crest. The termination of the flutes is no greater than 1-1/2" radii transition into the round section of the pole.

Semi-flush Handhole: The reinforcing handhole rim consists of a nominal 2-1/2" x 5" oval shaped pipe material. The handhole is provided with a steel attachment bar, steel cover and one round head machine screw. The handhole is welded with the rim extending 1/4" out of the pole shaft and shaped to match the diameter of the pole.

Pole Top Tenon: Pole top tenons are fabricated from structural quality hot rolled carbon steel with yield strength of 30,000 psi. A pole top plate of hot rolled commercial quality carbon steel is welded to the top of the pole shaft.

Anchor Bolts and Base Plate: Anchor bolts are fabricated from carbon steel bar conforming to the requirements of ASTM F1554 Grade 55. The upper 12" of the bolts are hot dip galvanized per ASTM A153. Each anchor bolt is supplied with two hex nuts and two flat washers. Base plates conform to ASTM A36 and are integrally welded to the tubes with a socket welded joint.

Pole Top Cap: A removable cap is provided in conjunction with drilled shafts for direct luminaire arm attachment.

Decorative Nut Covers: The optional decorative nut covers are manufactured of a sandcast aluminum alloy 356.2 and are attached to the pole using stainless steel, self tapping hex head screws.

Electrical Ground: A nut holder is provided near the handhole and includes a 1/2" - 13UNC hex head bolt and nut.

Finish: The finish for the pole is polyester powder applied coating in accordance with Valmont Industries' Specifications.

CATALOG LOGIC

SERIES	MATERIAL	BASE DIAMETER	POLE CROSS SECTION	SHAFT THICKNESS	FLUTE LAYOUT	LENGTH	FIXTURE MOUNTING	FINISH	OPTIONS
C Q	S	8	8 S	A F	H T	3 0 0	P Q	S C	—
SERIES CQ = City Quartz	MATERIAL S = Steel	BASE DIA. ① 6 = 6.00" 7 = 7.00" 8 = 8.00" 9 = 9.00"	POLE CROSS SECTION 8S = 8 Sharp Flute	SHAFT ① THICKNESS AF = 11 Ga. Fluted EF = 7 Ga. Fluted	FLUTE LAYOUT HT = Start 42" from Base Run to Top of Pole LT = Start 18" from Base Run to Top of Pole HS = Start 42" from Base Stop 9" from Top of Pole LS = Start 18" from Base Stop 9" from Top of Pole	LENGTH ① 080 = 8'-0" 100 = 10'-0" 120 = 12'-0" 140 = 14'-0" 160 = 16'-0" 180 = 18'-0" 200 = 20'-0" 250 = 25'-0" 300 = 30'-0" 350 = 35'-0" 390 = 39'-0"	FIXTURE MOUNTING PQ = 2-3/8" x 12" Tenon for PT Assembly P2 = 2-3/8" x 4" Tenon PD = 3" x 3" Tenon D2 = Drilling for 1 or 2 Luminaires D4 = Drilling for 2 @ 90, 3 @ 90, or 4 @ 90 D3 = Drilling for 3 @ 120 *Specify fixture type and manufacturer for drilling pattern at time of order.	STANDARD FINISHES WH = White BK = Black MB = Medium Bronze SG = Slate Grey ST = Sandstone SL = Silver BR = Burgandy RD = Red CG = Copper Green BG = Blue Green HG = Hunter Green AB = Azure Blue BV = Dark Blue Violet SC = Special Color (Please Specify)	OPTIONS NC = Fluted Nut Covers SL = Special Pole Length (Please Specify)

① For available base diameter, wall thickness and length combinations, see Dimensional and Load Data table that follows.



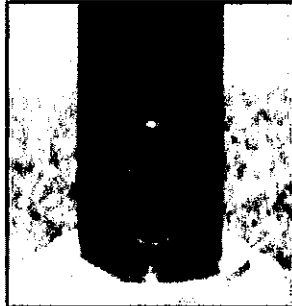
8' TO 39' ROUND TAPERED 8 SHARP FLUTE "8S" SERIES

valmont
STRUCTURES
CITY QUARTZ STEEL

ANCHOR BASE AND BOLT DIMENSIONS

Semi-Flush Steel Reinforced Handhole

The handhole is a unique semi-flush reinforced design. Rim is curved to match pole diameter in the smooth section of the pole and extends only 1/4" from the pole surface.



Cast Nut Cover

When ordering poles without base assembly, cast nut cover option can be specified to provide an attractive pole base finish.

Anchor Base Detail

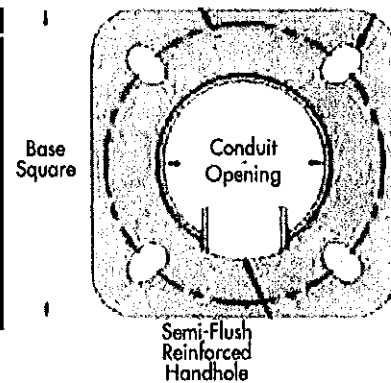
Bolt Circle

Bolt Slots

POLE DIA. (IN)	BASE DIMENSIONS (SEE DETAIL)				ANCHOR BOLTS	
	BOLT CIRCLE	BASE SQUARE	CONDUIT OPENING	BASE THK.	BOLT SIZE	BOLT PROJECT.
6.00"	9.50" ± 0.50"	10.50"	5.50"	0.75"	0.75" x 17.00" x 3.00"	3.50" ± 0.25"
7.00"	10.00" ± 0.50"	11.00"	6.50"	1.00"	1.00" x 36.00" x 4.00"	4.25" ± 0.25"
8.00"	11.00" ± 0.50"	11.75"	7.50"	1.00"	1.00" x 36.00" x 4.00"	4.25" ± 0.25"
9.00" ¹	12.50" ± 0.50"	12.00"	8.50"	1.25"	1.25" x 42.00" x 6.00"	5.00" ± 0.25"
9.00" ²	12.50" ± 0.50"	13.50"	8.50"	1.25"	1.25" x 42.00" x 6.00"	5.00" ± 0.25"

¹ Pole Diameter includes base cover.

² Pole Diameter includes nut covers.

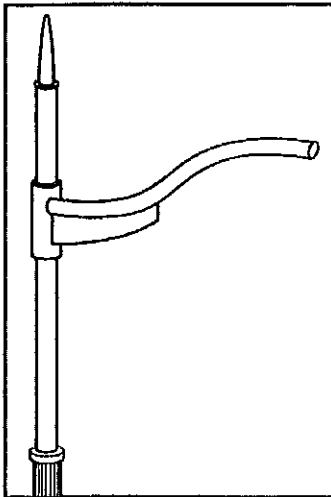


STANDARD DIMENSIONAL AND LOAD DATA

POLE HEIGHT (FT)	CATALOG NUMBER ^(A)	SHAFT				80 MPH ^(B)		90 MPH ^(B)		100 MPH ^(B)	
		BASE O.D. (IN)	TOP O.D. (IN)	WALL THK. (GA)	STRUCT. WEIGHT (LBS)	MAX EPA (SQ FT)	MAX WEIGHT (LBS)	MAX EPA (SQ FT)	MAX WEIGHT (LBS)	MAX EPA (SQ FT)	MAX WEIGHT (LBS)
8	CQS-6-8S-AF-(FL)-080-(M)-(F)-(O)	6.00	4.88	11	82	28	260	22	260	18	260
10	CQS-6-8S-AF-(FL)-100-(M)-(F)-(O)	6.00	4.60	11	94	18	260	14	260	11	260
12	CQS-6-8S-AF-(FL)-120-(M)-(F)-(O)	6.00	4.32	11	106	15	260	12	260	9	260
14	CQS-6-8S-AF-(FL)-140-(M)-(F)-(O)	6.00	4.04	11	116	13	260	10	260	7	260
16	CQS-6-8S-AF-(FL)-160-(M)-(F)-(O)	6.00	3.76	11	126	11	260	8	260	6	260
16	CQS-7-8S-AF-(FL)-160-(M)-(F)-(O)	7.00	4.76	11	151	24	260	18	260	14	260
18	CQS-7-8S-AF-(FL)-180-(M)-(F)-(O)	7.00	4.48	11	163	21	260	15	260	12	260
20	CQS-7-8S-AF-(FL)-200-(M)-(F)-(O)	7.00	4.20	11	174	18	260	13	260	10	260
20	CQS-8-8S-AF-(FL)-200-(M)-(F)-(O)	8.00	5.20	11	203	23.5	260	17.5	260	13	260
25	CQS-7-8S-AF-(FL)-250-(M)-(F)-(O)	7.00	3.50	11	199	11	260	8	260	5	260
25	CQS-8-8S-AF-(FL)-250-(M)-(F)-(O)	8.00	4.50	11	234	15.5	260	10.5	260	7.5	260
30	CQS-8-8S-AF-(FL)-300-(M)-(F)-(O)	8.00	3.80	11	261	11	260	7	260	4	260
30	CQS-9-8S-AF-(FL)-300-(M)-(F)-(O)	9.00	4.80	11	307	17.5	260	12	260	8	260
30	CQS-9-8S-EF-(FL)-300-(M)-(F)-(O)	9.00	4.80	7	436	24.5	260	17.5	260	12.5	260
35	CQS-9-8S-AF-(FL)-350-(M)-(F)-(O)	9.00	4.10	11	335	12.5	260	7.5	260	4.5	260
35	CQS-9-8S-EF-(FL)-350-(M)-(F)-(O)	9.00	4.10	7	478	19	260	13	260	8.5	260
39	CQS-9-8S-AF-(FL)-390-(M)-(F)-(O)	9.00	3.54	11	355	9	260	5	260	2	260
39	CQS-9-8S-EF-(FL)-390-(M)-(F)-(O)	9.00	3.54	7	507	15	260	9.5	260	6	260

^(A) Replace (FL) with Fluting Layout Code, (M) with Fixture Mounting Method Code, (F) with Finish Code and (O) with Options Code.

^(B) EPA calculations allow for 1.3 Wind Gust Factor. Variations from standard sizes listed above, available upon inquiry at the factory. Satisfactory performance of lighting standard is dependent upon the pole(s) being properly attached to a supporting foundation of adequate design. Valmont Industries does not design or offer recommendations for foundations.



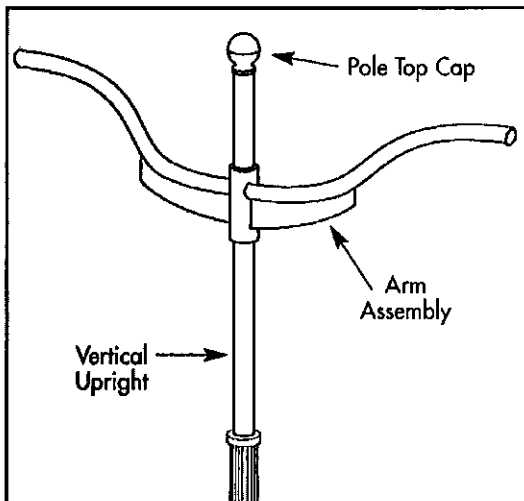
PASEO PTS-PA2

SPECIFICATIONS

Vertical Upright: Vertical uprights are manufactured from 3" O.D. x .188" steel tubing, 32,000 psi strength. A 1-1/4" diameter deburred hole is provided at a location aligning with arm termination for luminaire wiring. Steel rivnuts are factory installed in the vertical upright where required for arm mounting screws.

Luminaire Arm Assemblies: Luminaire arms are manufactured from 2" Schedule 40 pipe (2-3/8" O.D.) with a minimum yield strength of 36,000 psi. The arm is bent and welded to a one-piece half-round steel casting. A matching casting is provided for aesthetic purposes on single arms. The arm is mounted to the vertical upright with 3 stainless steel flat head socket cap screws. Two screws are located at the top of the casting and one at the bottom of the casting using beveled holes.

Luminaire Mounting: Luminaire arms may be specified with the "D2" - Hub Down or "E2" - End Slip Fit options. The "D2" option is supplied with a 1-1/2" female threaded coupling welded 1" from the end of the arm pointing down. A 1-1/2" male threaded coupling is provided to adapt to female hub luminaires. A stainless steel hex drive cup point set screw is provided in the female coupling as an anti-rotation locking device. Open ends of the arms are provided with black polypropylene flat push-in caps. Arms may also be specified with "T2" - 2-3/8" O.D. or "T3" - 3" O.D. tenon for top mounted luminaires. These tenons are located 1" from the end of the arm. "H2" and "H3" mounting has tenon on end mounted 4" O.D. hub.



Pole Top Assembly Mounting to Pole: Pole top assemblies are to be mounted to City Quartz poles with the "PQ" 2-3/8" O.D. x 12" tenon. This must be ordered with the pole to accommodate a pole top assembly. The vertical upright of the pole top assembly is provided with two sets of four stainless steel hex drive cup point set screws that secure the pole top assembly to the pole. These screws also allow for leveling of the vertical upright.

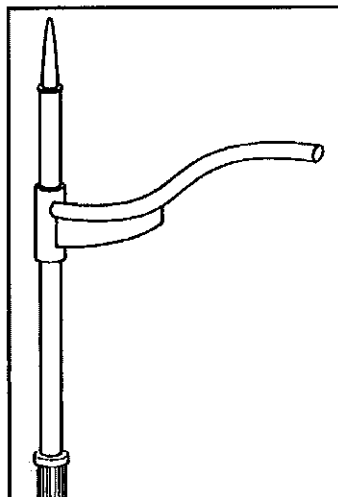
Pole Top Caps: Pole top cap options "B" - Ball and "D" - Half Dome are manufactured of spun aluminum components formed together to make a single assembly. The "S" - Spike Cap is a one-piece cast aluminum part. These three options are mounted to the pole top assembly with three stainless steel fasteners. The "F" - Flat Top Cap is a one-piece push-in style polypropylene part that is available in black finish only.

Finishes: The finish for the pole top assemblies is polyester powder applied coating in accordance with Valmont Industries' Specifications. Pole top assemblies may have different finishes on vertical upright, arm assembly and pole top cap.

CATALOG LOGIC

(3) Amount

POLE TOP ASSEMBLY	MATERIAL	SERIES	NUMBER OF ARMS	LUMINAIRE MOUNTING	VERTICAL UPRIGHT FINISH	ARM ASSEMBLY FINISH	POLE TOP CAP	POLE TOP CAP FINISH															
P T	S	- P A 2	2	E 2	V S C	A S C	S	S C															
POLE TOP ASSEMBLY PT= Pole Top Assembly	MATERIAL S= Steel	SERIES PA2=Paseo #2	NUMBER OF ARMS 1= Single 2= Double @ 180	LUMINAIRE MOUNTING E2 = End Slip Fit 2-3/8" O.D. T2 = Tenon Up 2-3/8" O.D. x 3" T3 = Tenon Up 3" O.D. x 3" D2 = Threaded Hub Down 1-1/2" NPS Female with Male Adapter H2 = Tenon Up-Hub Mounted 2-3/8" O.D. x 3" H3 = Tenon Up-Hub Mounted 3" O.D. ST = Special Mounting (Please Specify)	POLE TOP CAP B = Ball S = Spike D = Half Dome F = Flat (BK Only)																		
VERTICAL UPRIGHT, ARM ASSEMBLY, POLE TOP CAP FINISH <table border="0"> <tr> <td>WH = White</td> <td>SL = Silver</td> <td>HG = Hunter Green</td> </tr> <tr> <td>BK = Black</td> <td>BR = Burgandy</td> <td>AB = Azure Blue</td> </tr> <tr> <td>MB = Medium Bronze</td> <td>RD = Red</td> <td>BV = Dark Blue Violet</td> </tr> <tr> <td>SG = Slate Grey</td> <td>CG = Copper Green</td> <td>SC = Special Color (Please Specify)</td> </tr> <tr> <td>ST = Sandstone</td> <td>BG = Blue Green</td> <td></td> </tr> </table>									WH = White	SL = Silver	HG = Hunter Green	BK = Black	BR = Burgandy	AB = Azure Blue	MB = Medium Bronze	RD = Red	BV = Dark Blue Violet	SG = Slate Grey	CG = Copper Green	SC = Special Color (Please Specify)	ST = Sandstone	BG = Blue Green	
WH = White	SL = Silver	HG = Hunter Green																					
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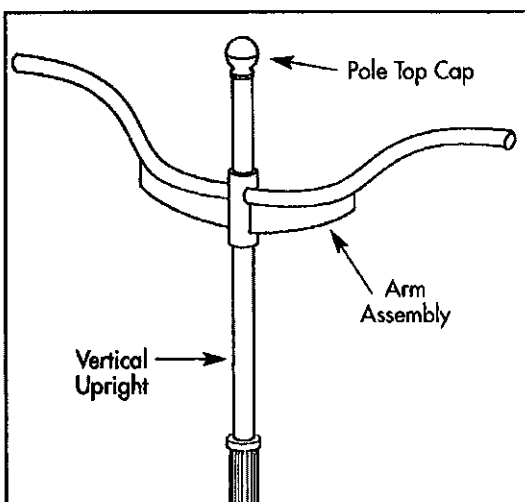
PASEO PTS-PA2

SPECIFICATIONS

Vertical Upright: Vertical uprights are manufactured from 3" O.D. x .188" steel tubing, 32,000 psi strength. A 1-1/4" diameter deburred hole is provided at a location aligning with arm termination for luminaire wiring. Steel rivnuts are factory installed in the vertical upright where required for arm mounting screws.

Luminaire Arm Assemblies: Luminaire arms are manufactured from 2" Schedule 40 pipe (2-3/8" O.D.) with a minimum yield strength of 36,000 psi. The arm is bent and welded to a one-piece half-round steel casting. A matching casting is provided for aesthetic purposes on single arms. The arm is mounted to the vertical upright with 3 stainless steel flat head socket cap screws. Two screws are located at the top of the casting and one at the bottom of the casting using beveled holes.

Luminaire Mounting: Luminaire arms may be specified with the "D2" - Hub Down or "E2" - End Slip Fit options. The "D2" option is supplied with a 1-1/2" female threaded coupling welded 1" from the end of the arm pointing down. A 1-1/2" male threaded coupling is provided to adapt to female hub luminaires. A stainless steel hex drive cup point set screw is provided in the female coupling as an anti-rotation locking device. Open ends of the arms are provided with black polypropylene flat push-in caps. Arms may also be specified with "T2" - 2-3/8" O.D. or "T3" - 3" O.D. tenon for top mounted luminaires. These tenons are located 1" from the end of the arm. "H2" and "H3" mounting has tenon on end mounted 4" O.D. hub.



Pole Top Assembly Mounting to Pole: Pole top assemblies are to be mounted to City Quartz poles with the "PQ" 2-3/8" O.D. x 12" tenon. This must be ordered with the pole to accommodate a pole top assembly. The vertical upright of the pole top assembly is provided with two sets of four stainless steel hex drive cup point set screws that secure the pole top assembly to the pole. These screws also allow for leveling of the vertical upright.

Pole Top Caps: Pole top cap options "B" - Ball and "D" - Half Dome are manufactured of spun aluminum components formed together to make a single assembly. The "S" - Spike Cap is a one-piece cast aluminum part. These three options are mounted to the pole top assembly with three stainless steel fasteners. The "F" - Flat Top Cap is a one-piece push-in style polypropylene part that is available in black finish only.

Finishes: The finish for the pole top assemblies is polyester powder applied coating in accordance with Valmont Industries' Specifications. Pole top assemblies may have different finishes on vertical upright, arm assembly and pole top cap.

CATALOG LOGIC

(6)
Amount

POLE TOP ASSEMBLY	MATERIAL	SERIES	NUMBER OF ARMS	LUMINAIRE MOUNTING	VERTICAL UPRIGHT FINISH	ARM ASSEMBLY FINISH	POLE TOP CAP	POLE TOP CAP FINISH
P T	S	- P A 2	1	E 2	V S C	A S C	S	S C
POLE TOP ASSEMBLY PT = Pole Top Assembly	MATERIAL S = Steel	SERIES PA2 = Paseo #2	NUMBER OF ARMS 1 = Single 2 = Double @ 180	LUMINAIRE MOUNTING E2 = End Slip Fit 2-3/8" O.D. T2 = Tenon Up 2-3/8" O.D. x 3" T3 = Tenon Up 3" O.D. x 3" D2 = Threaded Hub Down 1-1/2" NPS Female with Male Adapter H2 = Tenon Up-Hub Mounted 2-3/8" O.D. x 3" H3 = Tenon Up-Hub Mounted 3" O.D. ST = Special Mounting (Please Specify)	POLE TOP CAP B = Ball S = Spike D = Half Dome F = Flat (BK Only)			
VERTICAL UPRIGHT, ARM ASSEMBLY, POLE TOP CAP FINISH								
WH = White BK = Black MB = Medium Bronze SG = Slate Grey ST = Sandstone			SL = Silver BR = Burgandy RD = Red CG = Copper Green BG = Blue Green			HG = Hunter Green AB = Azura Blue BV = Dark Blue Violet SC = Special Color (Please Specify)		

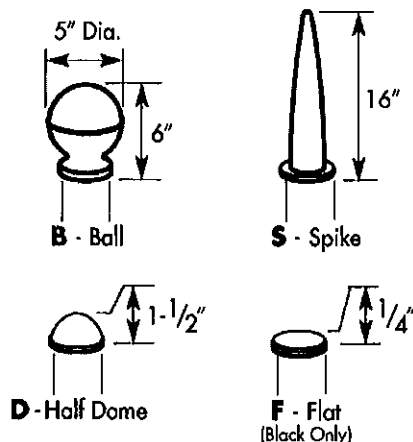


STEEL POLE TOP ASSEMBLIES PASEO SERIES "PTS-PA2"

valmont
STRUCTURES
CITY QUARTZ STEEL

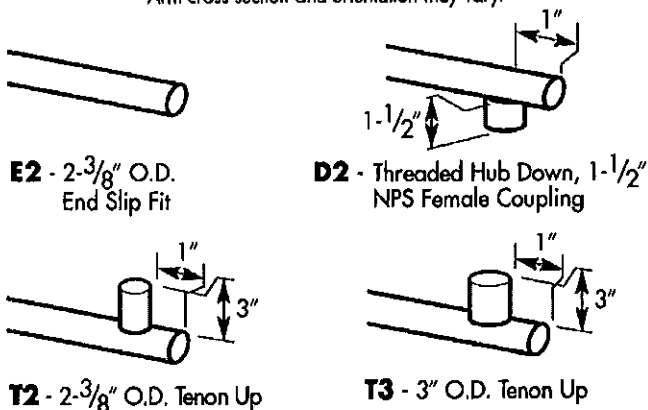
POLE TOP CAP AND LUMINAIRE MOUNTING OPTIONS

Pole Top Cap Options



Luminaire Mounting Options

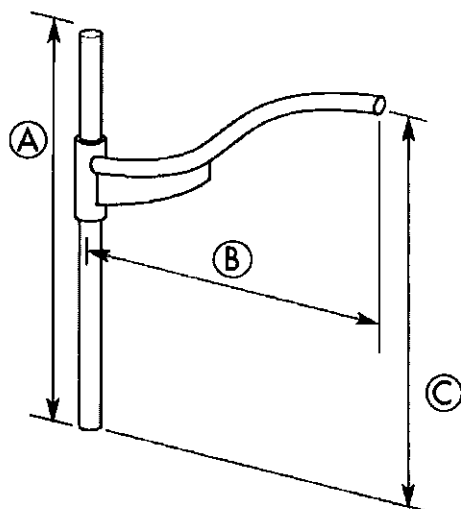
Details are shown to indicate tenon or coupling size.
Arm cross section and orientation may vary.



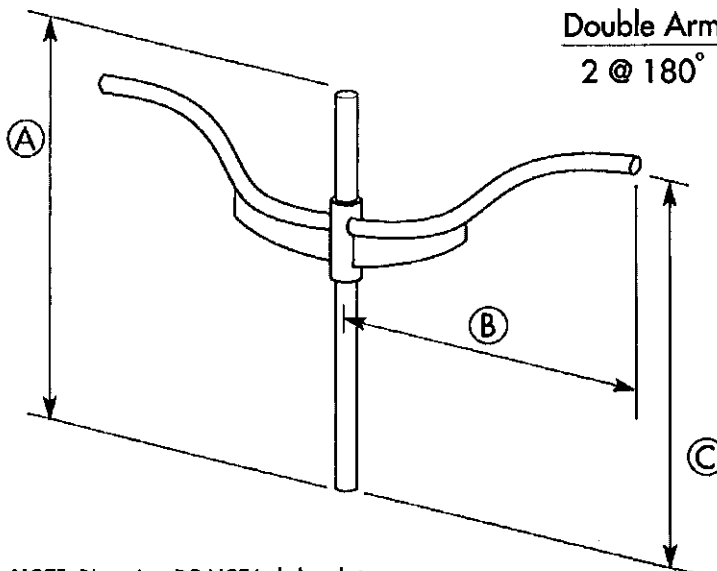
Note: D2, T2 and T3 options provided with polypropylene flush black end cap.

STANDARD DIMENSIONAL AND LOAD DATA

Single Arm



Double Arm 2 @ 180°



NOTE: Dimensions DO NOT include pole top caps.

POLE TOP SERIES	DIMENSIONS			LOAD DATA	
	(A) OVERALL HEIGHT	(B) HORIZ. DISTANCE TO LUMINAIRE	(C) HEIGHT TO LUMINAIRE ABOVE POLE TOP	POLE TOP ASSEMBLY EPA (SQ FT)	POLE TOP ASSEMBLY WEIGHT (LBS)
Single Arm PTS-PA2-1-(M)-(VF)-(AF)-(TC)-(TF)	4' - 6"	3' - 3"	4' - 3"	3.2	64
Double Arm (2 @ 180 Degrees) PTS-PA2-2-(M)-(VF)-(AF)-(TC)-(TF)	4' - 6"	3' - 3"	4' - 3"	4.9	84

"PTS" Steel Pole Top Assemblies Ordering Notes:

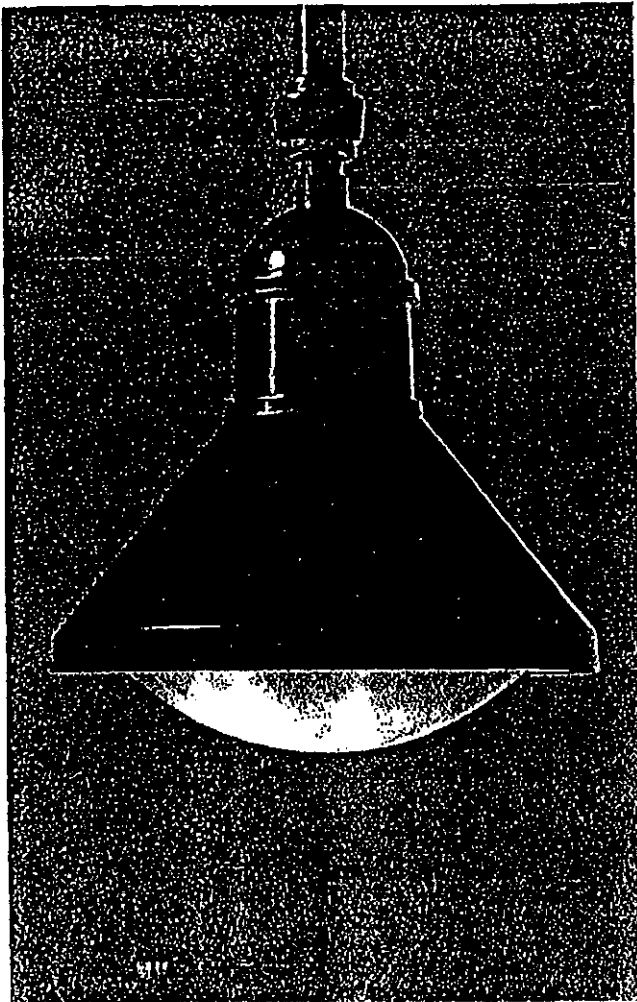
- 1) Replace (M) with Luminaire Mounting Selection, (VF) with Vertical Upright Finish Selection, (AF) with Arm Assembly Finish Selection, (TC) with Pole Top Cap Selection and (TF) with Pole Top Finish Selection. See Catalog Logic for choices.
- 2) Pole Top Assembly weight and EPA must be added to luminaire load data to determine appropriate pole size. Pole top assemblies are designed for a maximum load of 140 lbs and 5.0 EPA per luminaire.

3-CQS-14B Valmont Industries, Inc., 7002 N. 288th St., P.O. Box 358 ~ Valley, Nebraska 68064-0358 (800)825-6668 ~ www.valmont.com

SPC7007 06/05

19. APPENDIX H: Site Lighting – Luminaries

MUNICH SERIES Large Luminaires



EM25RT GCSG

EUROTIQUE™
Architectural Lighting

ANTIQUE Street Lamps
An Affinity Brands Company
2011-B W. Rundberg Ln. • Austin, TX 78758
Ph (512) 977-8444 • Fax (512) 977-9622
www.antiquestreetslamps.com

SPECIFICATIONS

DESCRIPTION

The luminaire shall consist of a ballast housing and skirt with internal reflector and horizontal lamp. Lens shall be flat, sag, half sphere or drop globe.

DIMENSIONS

Dimensions shall be as detailed on the back page.

MATERIALS

The ballast housing and skirt shall be cast aluminum. Globe material shall be clear glass, flat or sag, or clear acrylic, half sphere or drop globe. The reflector shall be anodized and segmented for superior uniformity and control. All hardware shall be stainless steel.

INSTALLATION

The luminaire shall have 1.5" female, NPT at top for mounting to Eurotique™ 5" diameter arms. The globe shall be gasketed and mounted on an aluminum ring which is hinged to the skirt and furnished with a captive screw for easy relamping. The reflector shall pivot and be secured with a captive screw for easy access to the ballast plate. The ballast and socket assembly shall be furnished with a quick disconnect plug and mount on a removable ballast plate.

FINISH

For finish specifications and color options, see "Finish" section in catalog.

LIGHT SOURCE

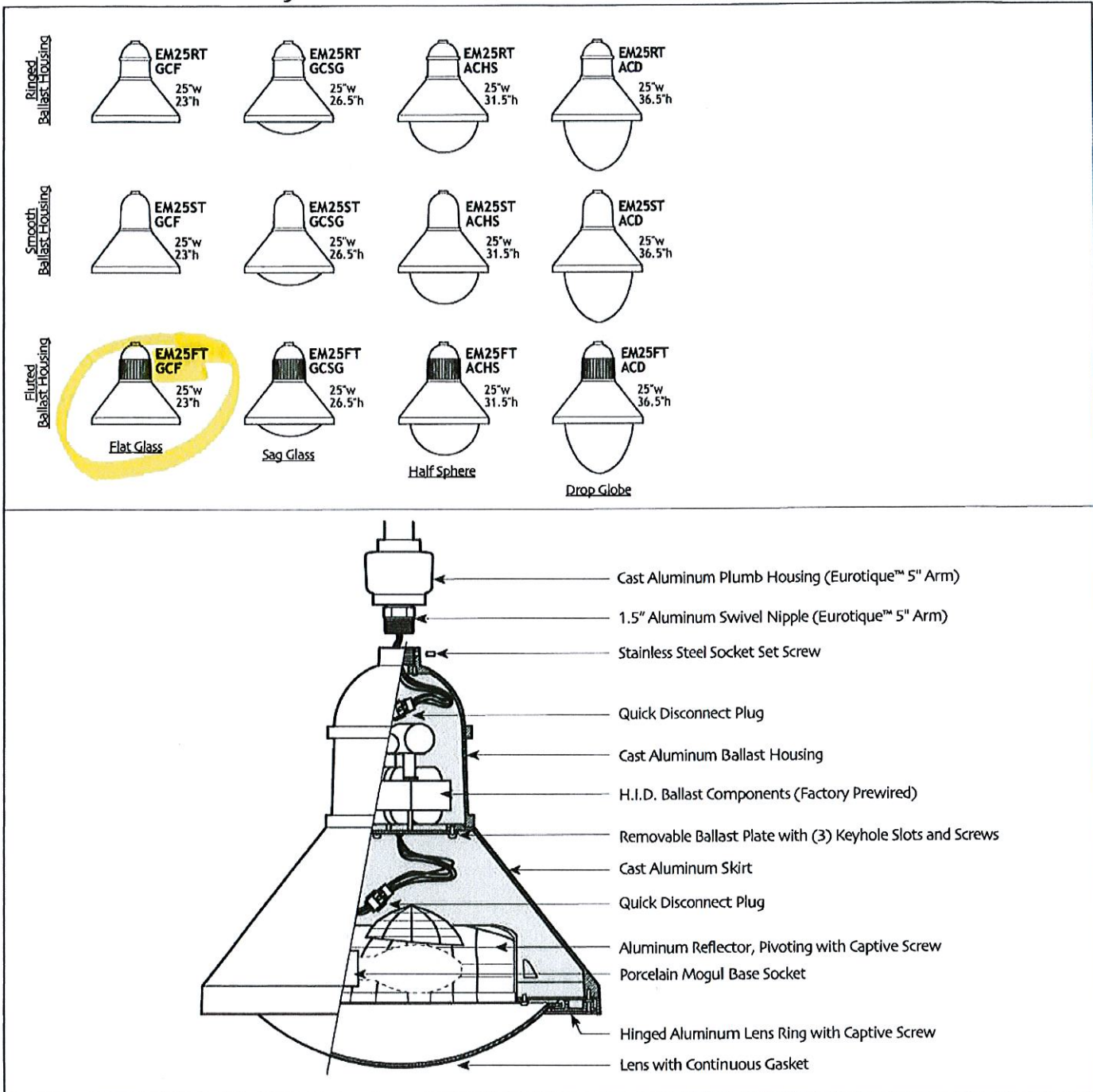
Luminaires shall be furnished with an H.I.D. ballast and socket assembly. Luminaire shall be UL listed and labeled as suitable for wet locations. Socket shall be glazed porcelain, mogul base, with a copper alloy nickel plated screw shell and center contact. Ballast shall be core and coil, high power factor, regulating type.

CERTIFICATION

Upon request, manufacturer shall supply UL file# and listing information.

PHOTOMETRY

See "Eurotique™ PHOTOMETRICS" tab in catalog.



ORDERING INFORMATION

Choose the **boldface** catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: **EM25RT 175H MOG GCSG SR2 120 ANBK DF**

Series	Wattage/Lamp		Distribution ³	Voltage	Finish ²	Options
EM25RT	175H	MOG 175 watt Mercury Vapor	SR2 IES Distribution	120	ANBK Black	HS House Slide Shield
EM25ST	250H	MOG 250 watt Mercury Vapor	SR3 IES Distribution	208	ANDB Dark Bronze	SF Single Fusing
EM25FT	400H	MOG 400 watt Mercury Vapor	SR4SC IES Distribution	240	ANDG Dark Green	DF Double Fusing
	175M	MOG 175 watt Metal Halide	SR4W IES Distribution	277	ANVG Verde Green	
	250M	MOG 250 watt Metal Halide	SR5S IES Distribution	347	ANPP Prime Painted	
	400M	MOG 400 watt Metal Halide		480¹	CM Custom Match	
	150S	MOG 150 watt High Pressure Sodium		TB¹	CS Custom Select RAL colors	
	250S	MOG 250 watt High Pressure Sodium				
	400S	MOG 400 watt High Pressure Sodium				
			Lens Material			
			GCF Glass, Clear Flat			
			GCSG Glass, Clear Sag			
			ACHS Acrylic, Clear Half Sphere			
			ACD Acrylic, Clear Drop Globe			

ANTIQUE Street Lamps
An Acuity Brands Company

2011-8 W. Rundberg Ln. • Austin, TX 78758
Ph (512) 977-8444 • Fax (512) 977-9622
www.antiquestreetlamps.com