



NORTH POTOMAC YARD COMMON ELEMENTS

DESIGN GUIDELINES

December 20, 2021

NORTH POTOMAC YARD

COMMON ELEMENTS DESIGN GUIDELINES

TABLE OF CONTENTS

COMMON ELEMENTS3
PERMEABLE PAVING4
STREETS5

- EAST REED AVENUE
- EAST REED AVENUE AT EXCHANGE AVENUE
- EXCHANGE AVENUE
- EXCHANGE AVENUE AT BLOCK 18&20
- UNIVERSITY DRIVE
- UNIVERSITY DRIVE MID-BLOCK CROSSING
- EVANS LANE
- EVANS LANE AT METRO PLAZA
- POTOMAC AVENUE

FURNISHINGS14
LIGHTING18
APPENDIX19

PREPARED BY

OJB LANDSCAPE ARCHITECTURE

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CPYR THEATER LLC.

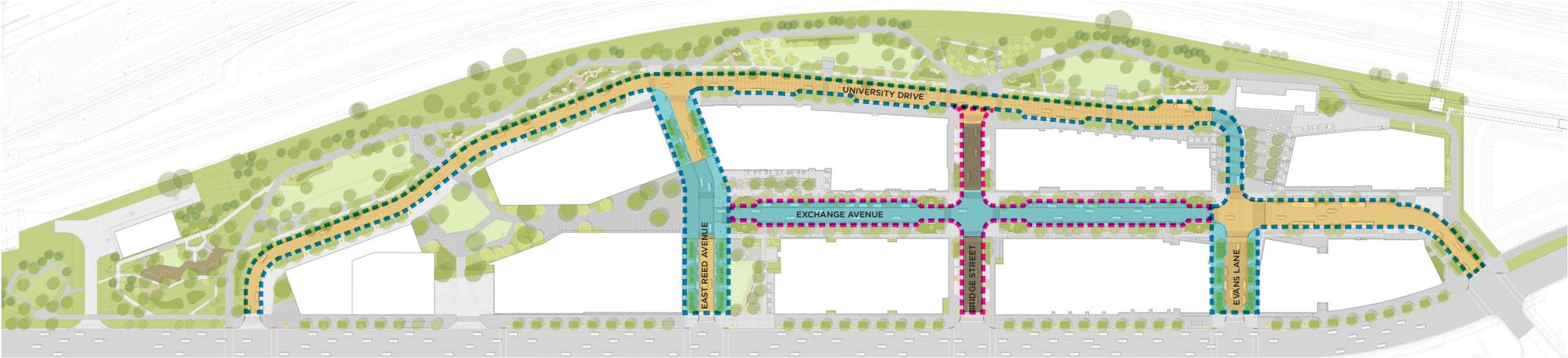
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VERSION	ISSUE DATE
INFRASTRUCTURE PLAN	12/04/2020
REVISION 1	07/06/2021
REVISION 2	12/20/2021
REVISION 3	02/24/2022

COMMON ELEMENTS



- PUBLIC STREET
- PRIVATE STREET
- CONCRETE
- ASPHALT
- CONCRETE UNIT PAVER

STREET

PAVING:

- PEDESTRIAN/VEHICULAR CONCRETE
- UNIT PAVER
- PEDESTRIAN/VEHICULAR PERMEABLE
- CONCRETE UNIT PAVER
- GRANITE ROADWAY EDGE
- GRANITE PEDESTRIAN CROSSING
- GRANITE TACTILE PAVING
- CAST IRON TACTILE PAVING
- PAVER GRATE
- VEHICULAR CONCRETE
- VEHICULAR PERMEABLE CONCRETE
- PEDESTRIAN CONCRETE
- ASPHALT

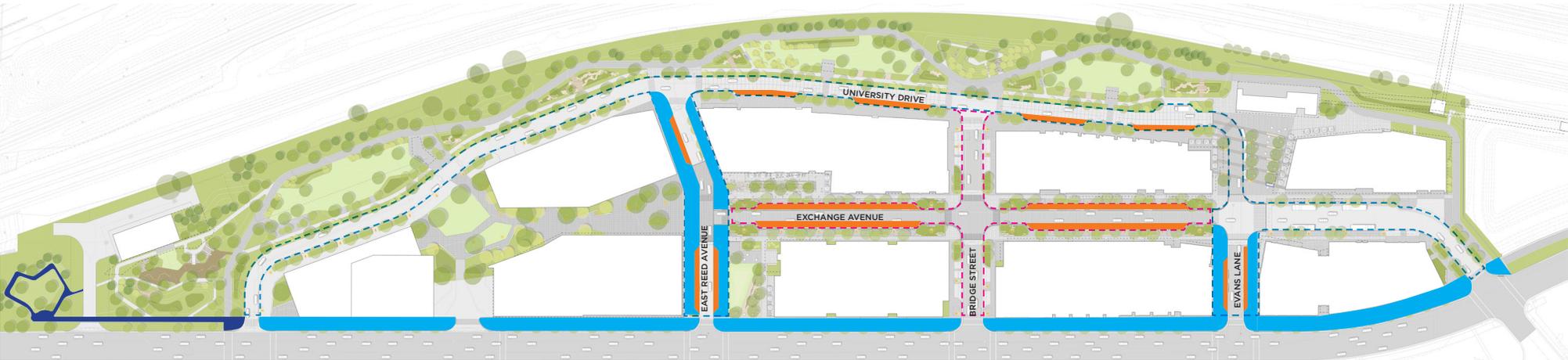
SITE FURNISHING:

- CUSTOM STONE AND WOOD BENCHES
- DISTRICT BENCHES
- BIKE RACKS
- BOLLARDS
- LITTER AND RECYCLING

LIGHTING:

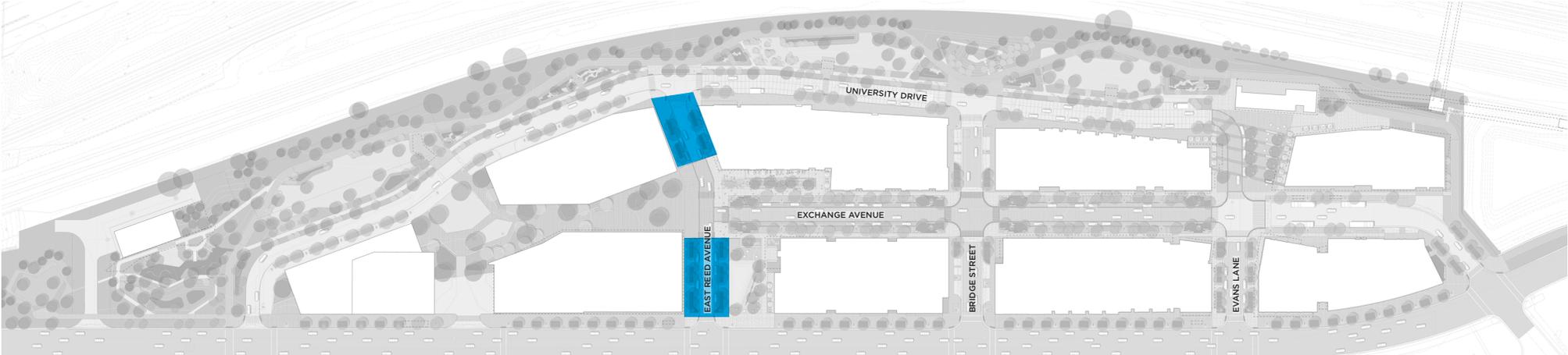
- POTOMAC AVENUE STREET LIGHT
- DISTRICT STREET LIGHT
- POLE MOUNTED FLOOD LIGHT

PERMEABLE PAVING



- PEDESTRIAN PERMEABLE CONCRETE
- PEDESTRIAN PERMEABLE PAVER
- VEHICULAR PERMEABLE PAVER

STREETS | EAST REED AVENUE



① PEDESTRIAN PERMEABLE CONCRETE UNIT PAVER
 12"X36" Prest Paver #M3757 with Tudor finish



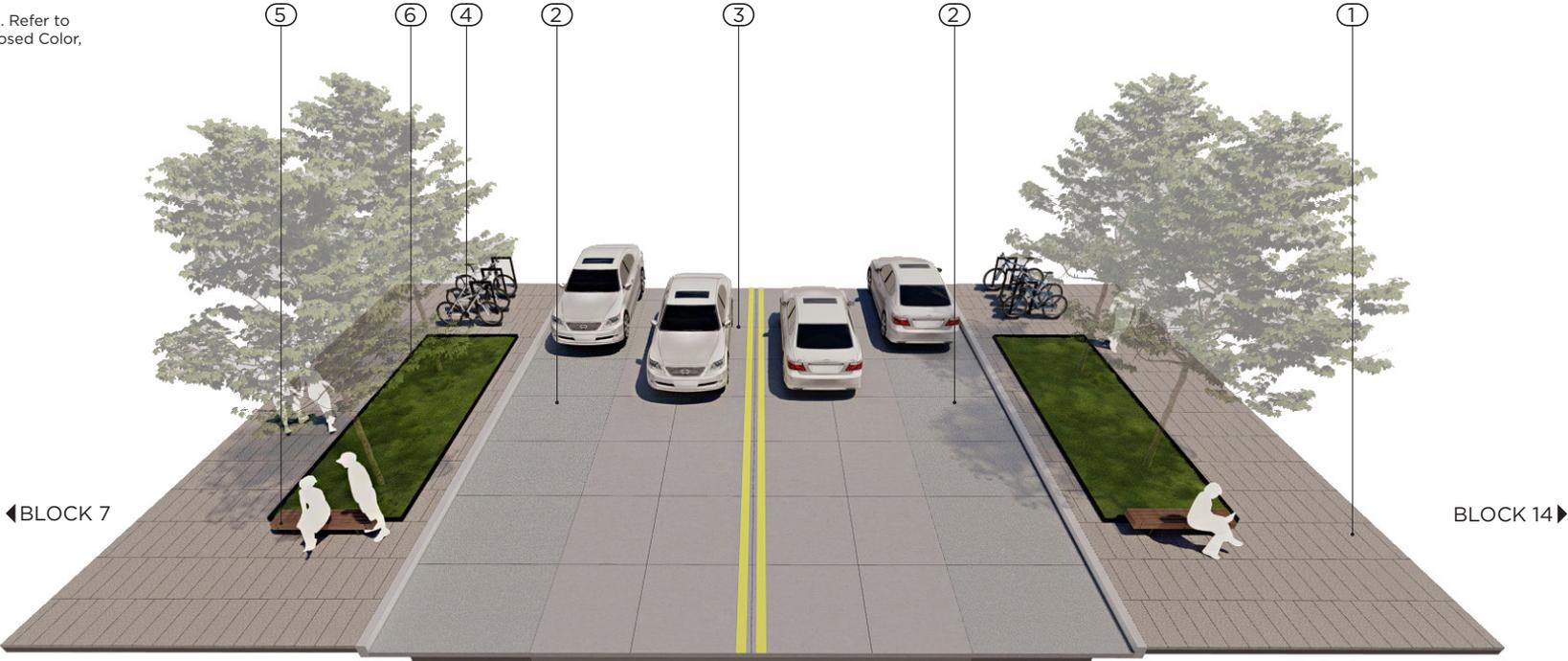
② VEHICULAR PERMEABLE CONCRETE
 Grey Concrete

③ VEHICULAR CONCRETE
 Natural Concrete with Light Broom Finish. Refer to Appendix Page 19 for Paving Detail, Proposed Color, Scoring Pattern.

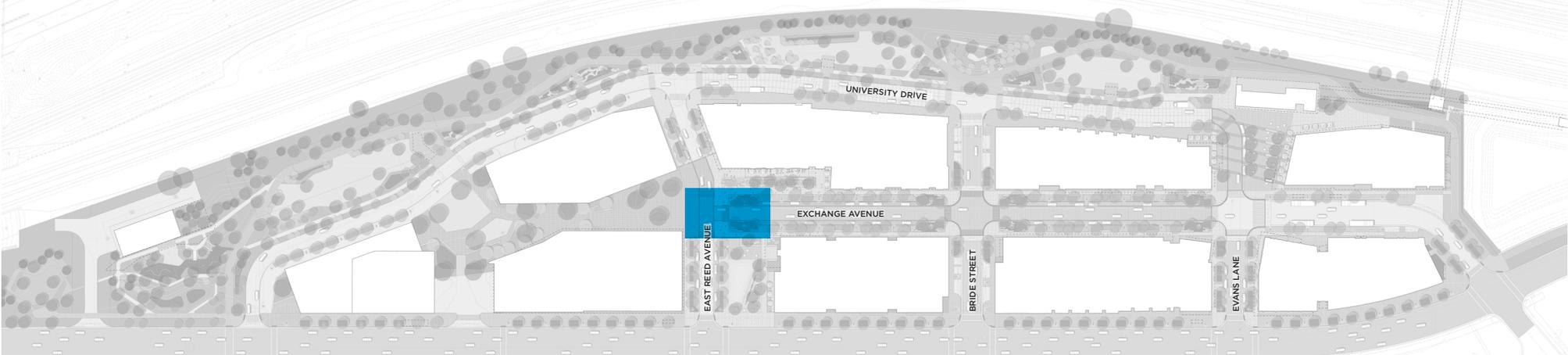
④ BIKE RACK

⑤ DISTRICT BENCH, TYPE 1

⑥ PLANTING METAL EDGING



STREETS | EAST REED AVENUE AT EXCHANGE AVENUE



① PEDESTRIAN CONCRETE UNIT PAVER

12"x36" Prest Paver #M3757 with Tudor finish



② VEHICULAR CONCRETE UNIT PAVER

4"x8" Prest Brick #B91763 with Tudor Finish



③ PEDESTRIAN CONCRETE UNIT PAVER CHARCOAL MIX

6"x18" Prest Paver #M1763, #M3757, and #M1764 Mix



④ GRANITE ROADWAY EDGE

6"x 6" Granite Paver



⑤ CUSTOM STONE AND WOOD BENCH, TYPE 1

⑥ BOLLARD

⑦ PLANTING METAL EDGING

⑧ GRANITE PEDESTRIAN CROSSING

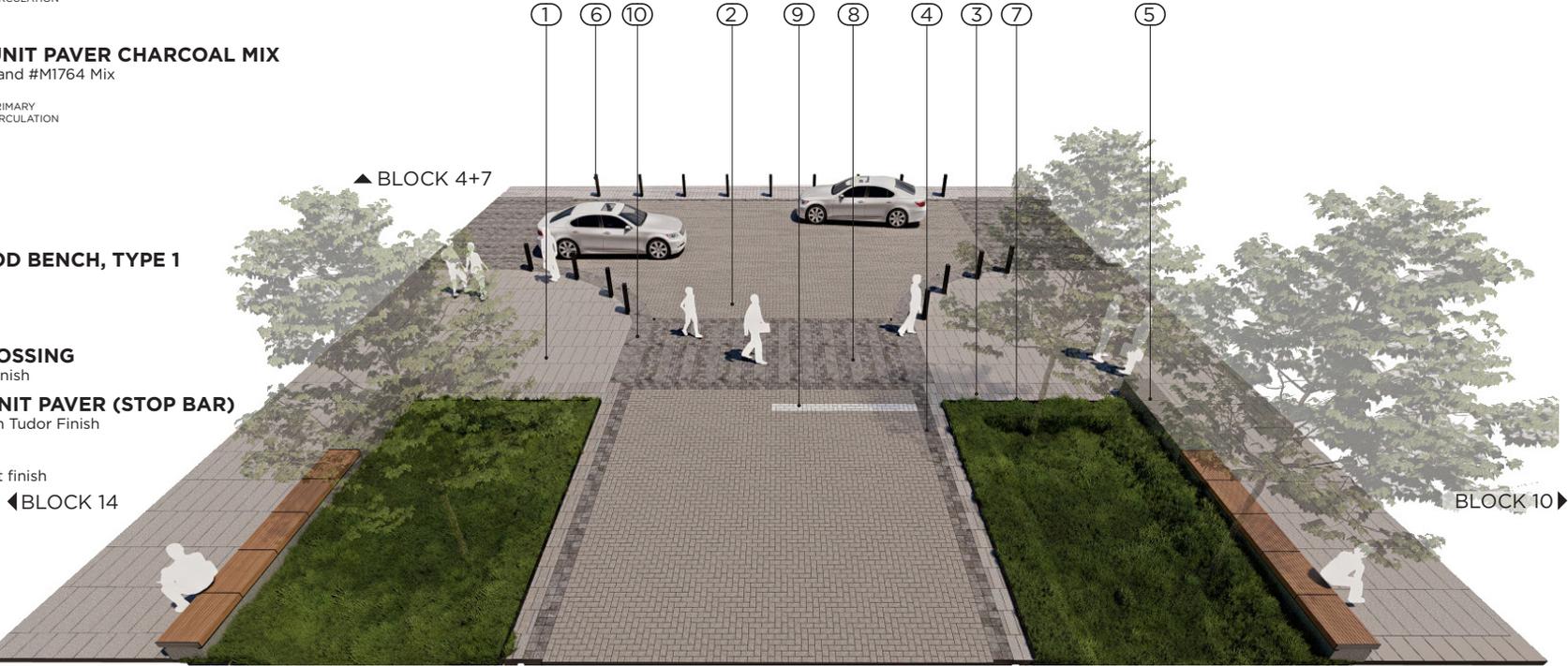
12"x24" Granite Paver with Thermal finish

⑨ VEHICULAR CONCRETE UNIT PAVER (STOP BAR)

4"x8" Preset Brick Glacier White with Tudor Finish

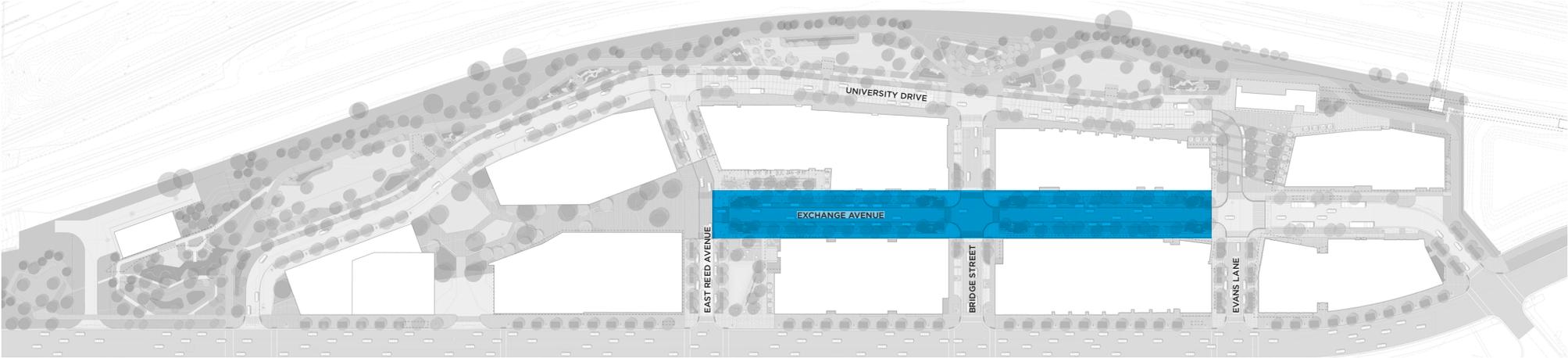
⑩ GRANITE TACTILE PAVING

24"x24" Granite Paver with Sandblast finish



NOTE: COBBLE PAVER PROVIDE TACTILE DIFFERENTIATION BETWEEN SIDEWALK AND ROADWAY

STREETS | EXCHANGE AVENUE



① PEDESTRIAN CONCRETE UNIT PAVER
12"X36" Prest Paver #M3757 with Tudor finish



② PEDESTRIAN CONCRETE UNIT PAVER
6"X18" Prest Paver #M3757 with Tudor finish



③ VEHICULAR CONCRETE UNIT PAVER
4"X8" Prest Brick #B91763 with Tudor Finish



④ PEDESTRIAN CONCRETE UNIT PAVER CHARCOAL MIX
6"X18" Prest Paver #M1763, #M3757, and #M1764 Mix



⑤ VEHICULAR CONCRETE PERMEABLE PAVER
4"X8" Prest Brick #B91763 Permeable Paver



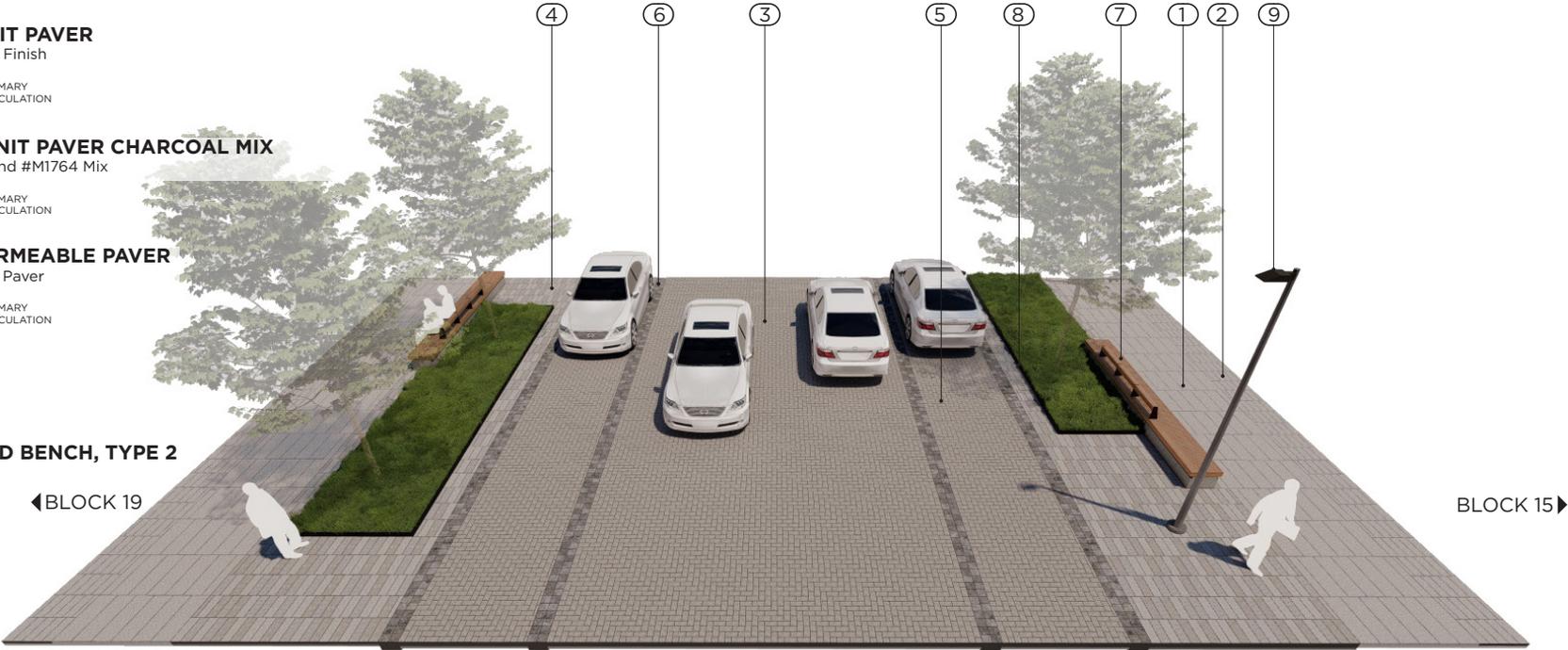
⑥ GRANITE ROADWAY EDGE
6"X 6" Granite Paver



⑦ CUSTOM STONE AND WOOD BENCH, TYPE 2

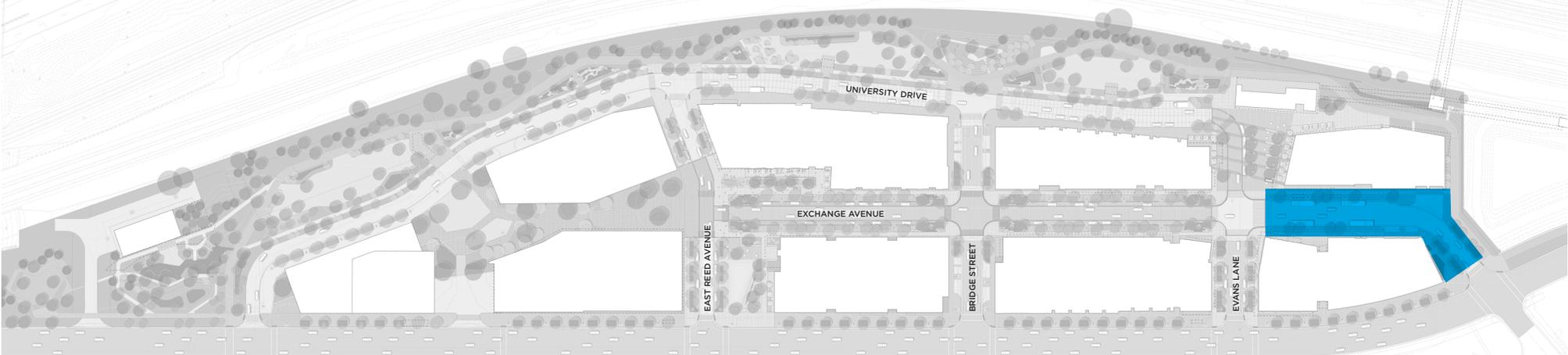
⑧ PLANTING METAL EDGING ← BLOCK 19

⑨ DISTRICT STREET LIGHT



NOTE: COBBLE PAVER PROVIDE TACTILE DIFFERENTIATION BETWEEN SIDEWALK AND ROADWAY

STREETS | EXCHANGE AVENUE AT BLOCK 18 & 20



① PEDESTRIAN CONCRETE UNIT PAVER

12"X36" Prest Paver #M3757 with Tudor finish



② PEDESTRIAN CONCRETE UNIT PAVER

6"X18" Prest Paver #M3757 with Tudor Finish



③ PAVER GRATE

④ VEHICULAR CONCRETE

Natural Concrete with Light Broom Finish. Refer to Appendix Page 19 for Paving Detail, Proposed Color, Scoring Pattern.

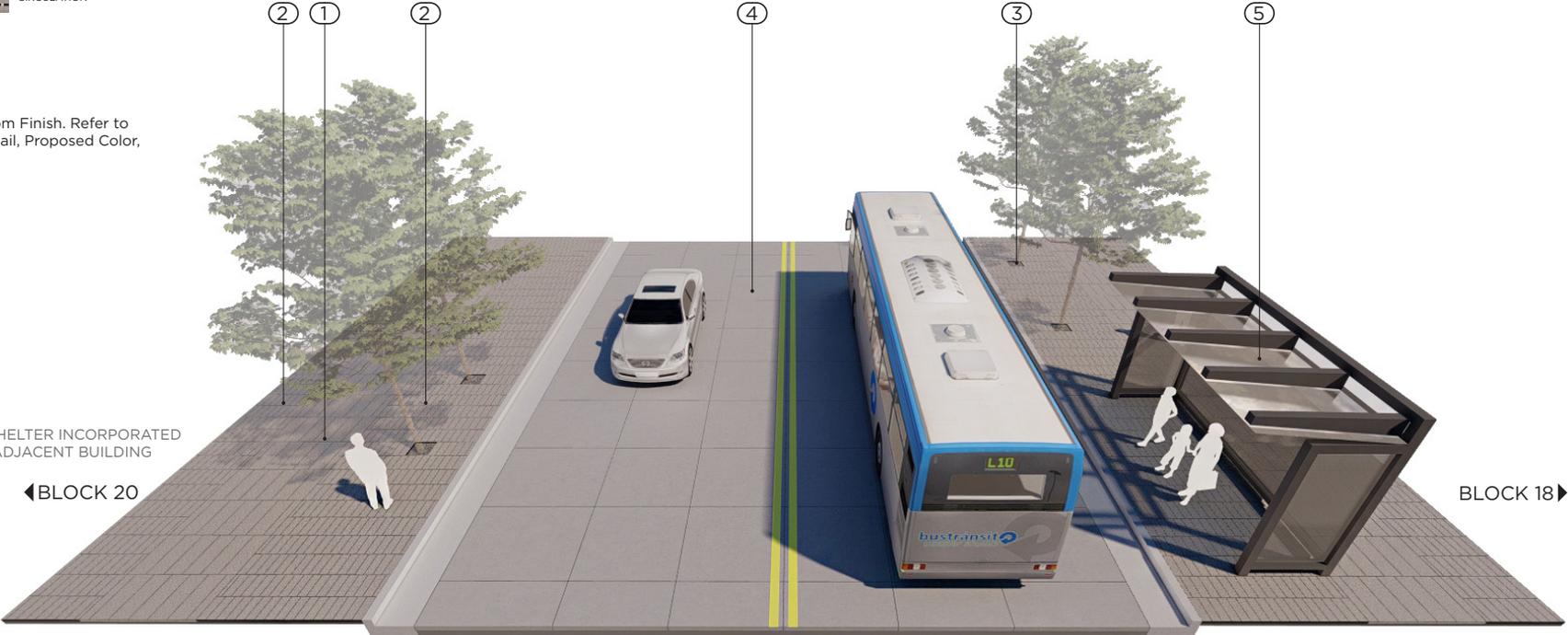
⑤ BUS SHELTER

City Standard

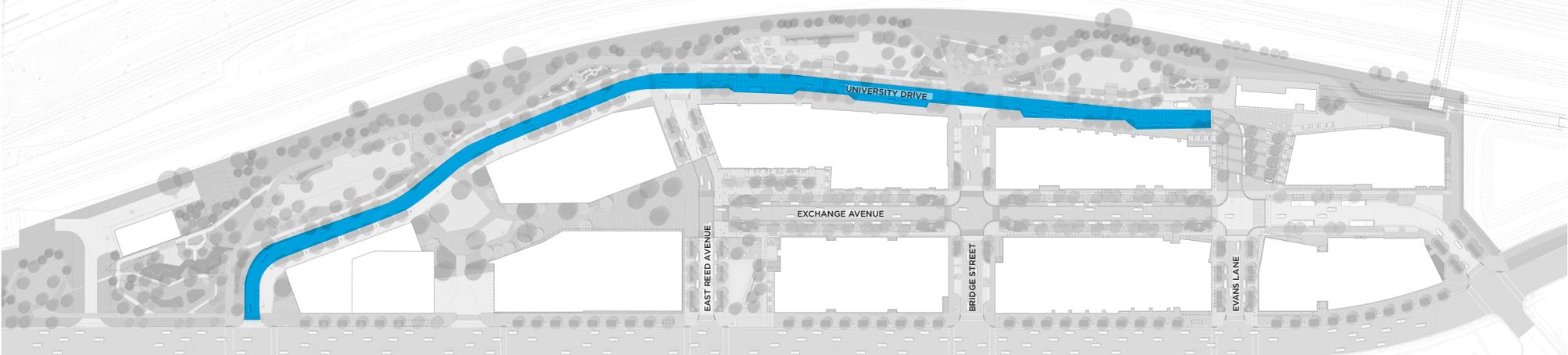
* BUS SHELTER INCORPORATED INTO ADJACENT BUILDING

← BLOCK 20

BLOCK 18 →



STREETS | UNIVERSITY DRIVE

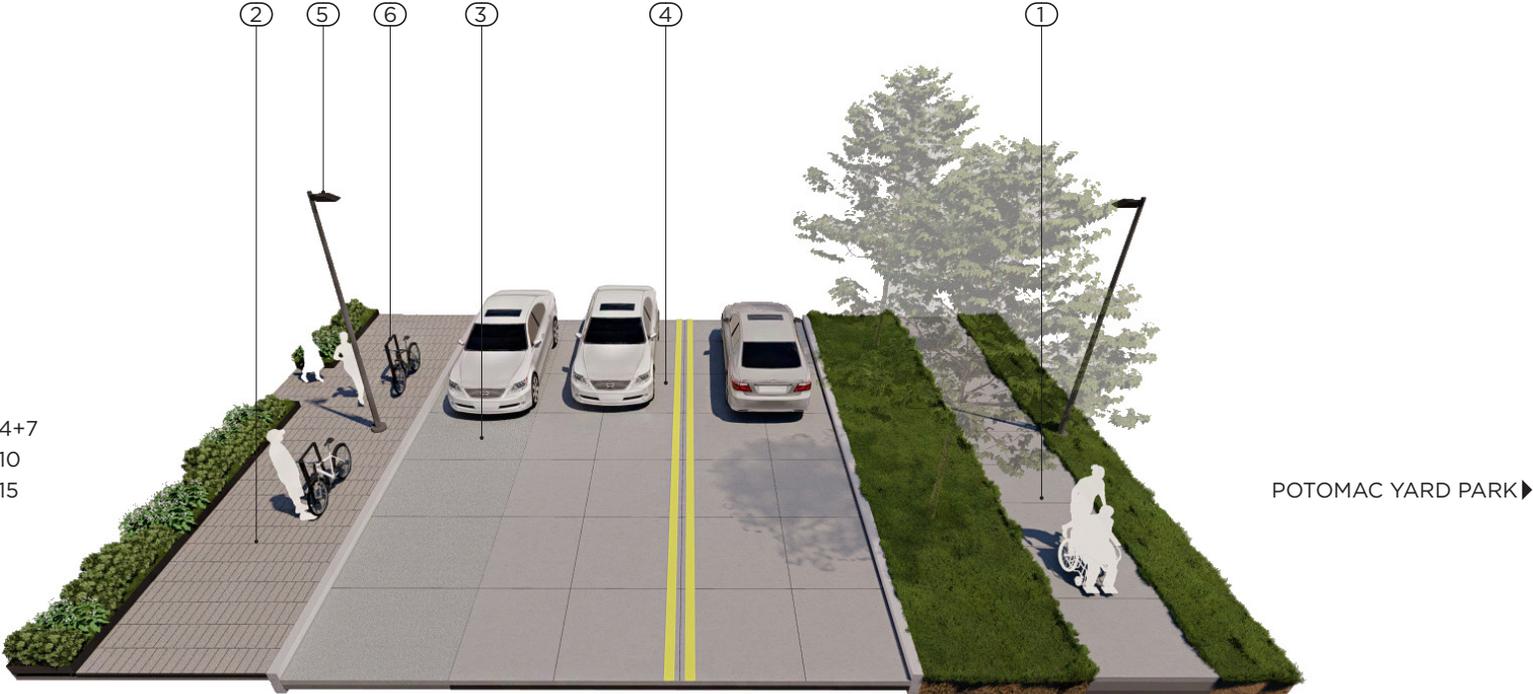


- ① **PEDESTRIAN CONCRETE**
Natural Concrete with Light Broom Finish
- ② **PEDESTRIAN CONCRETE UNIT PAVER**
6"x18" Prest Paver #M3757 with Tudor finish



- ③ **VEHICULAR PERMEABLE CONCRETE**
Grey Concrete
- ④ **VEHICULAR CONCRETE**
Natural Concrete with Light Broom Finish. Refer to Appendix Page 19 for Paving Detail, Proposed Color, Scoring Pattern.

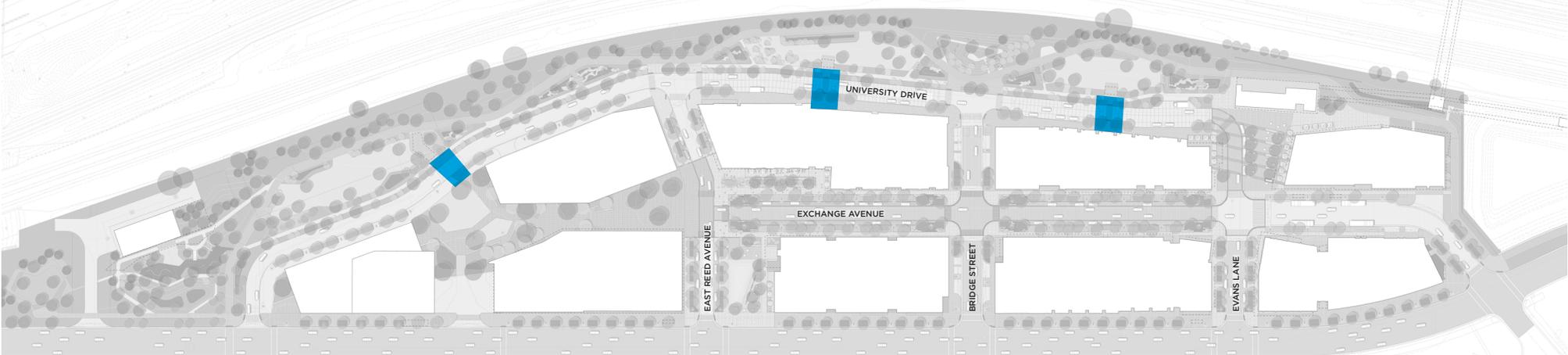
- ⑤ **DISTRICT STREET LIGHT**
- ⑥ **BIKE RACK**



BLOCK 4+7
 ◀ BLOCK 10
 BLOCK 15

POTOMAC YARD PARK ▶

STREETS | UNIVERSITY DRIVE MID-BLOCK CROSSING



① **VEHICULAR CONCRETE**
 Natural Concrete with Light Broom Finish. Refer to Appendix Page 19 for Paving Detail, Proposed Color, Scoring Pattern.

② **PEDESTRIAN CONCRETE UNIT PAVER**
 6"x18" Prest Paver #M3757 with Tudor finish

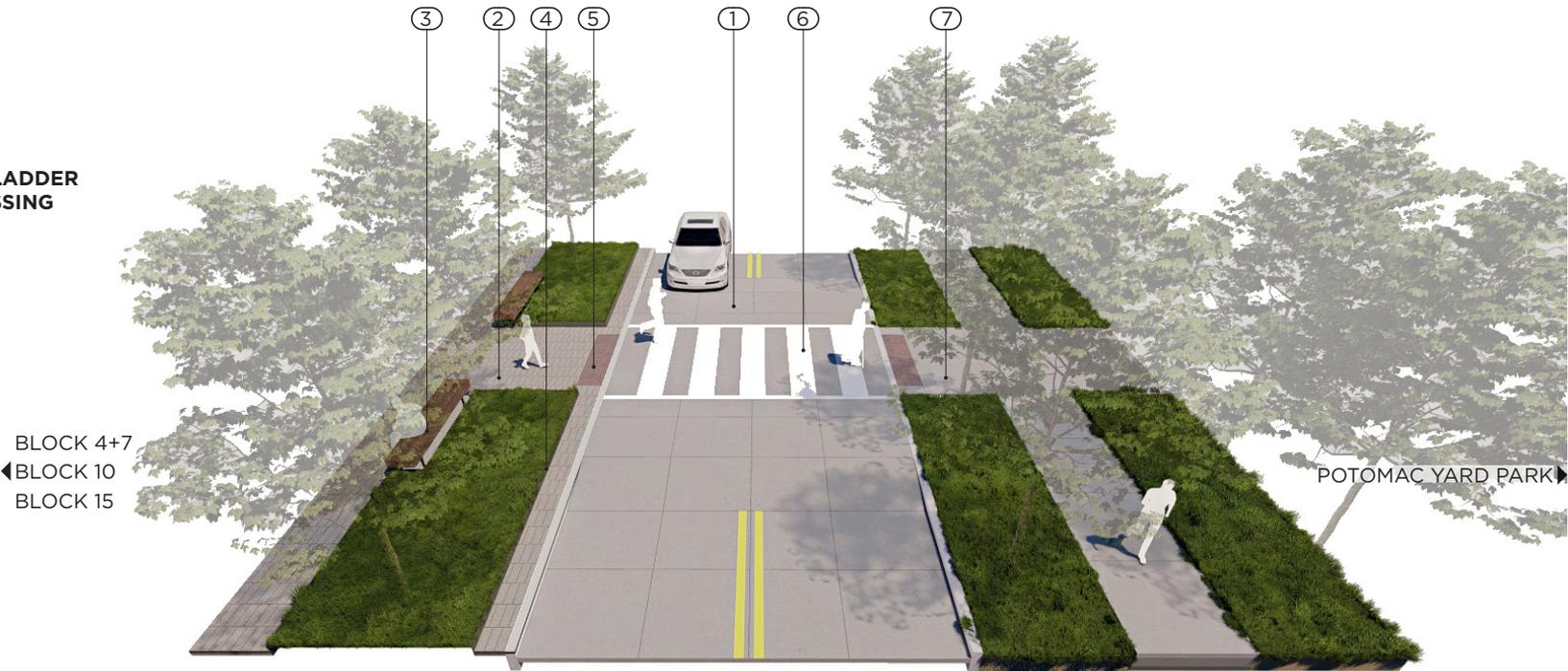
③ **DISTRICT BENCH, TYPE 2**

④ **PLANTING METAL EDGING**

⑤ **CAST IRON TACTILE PAVING**

⑥ **STANDARD, HIGHLY VISIBLE, LADDER STYLE THERMOPLASTIC CROSSING**

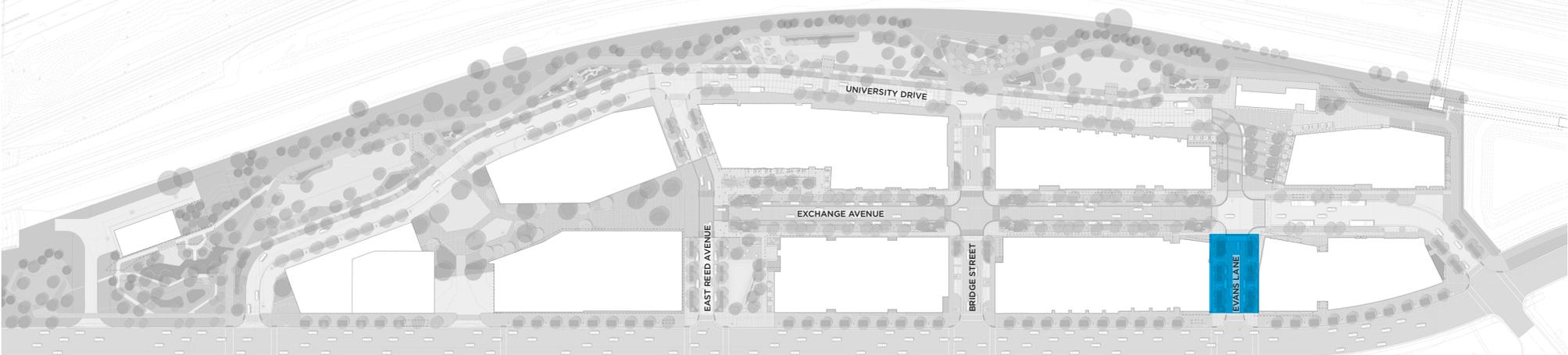
⑦ **PEDESTRIAN CONCRETE**
 Natural Concrete with Light Broom Finish



BLOCK 4+7
 ◀ BLOCK 10
 BLOCK 15

POTOMAC YARD PARK ▶

STREETS | EVANS LANE



① **PEDESTRIAN PERMEABLE CONCRETE UNIT PAVER**

12"X36" Prest Paver #M3757 with Tudor finish



② **VEHICULAR PERMEABLE CONCRETE**

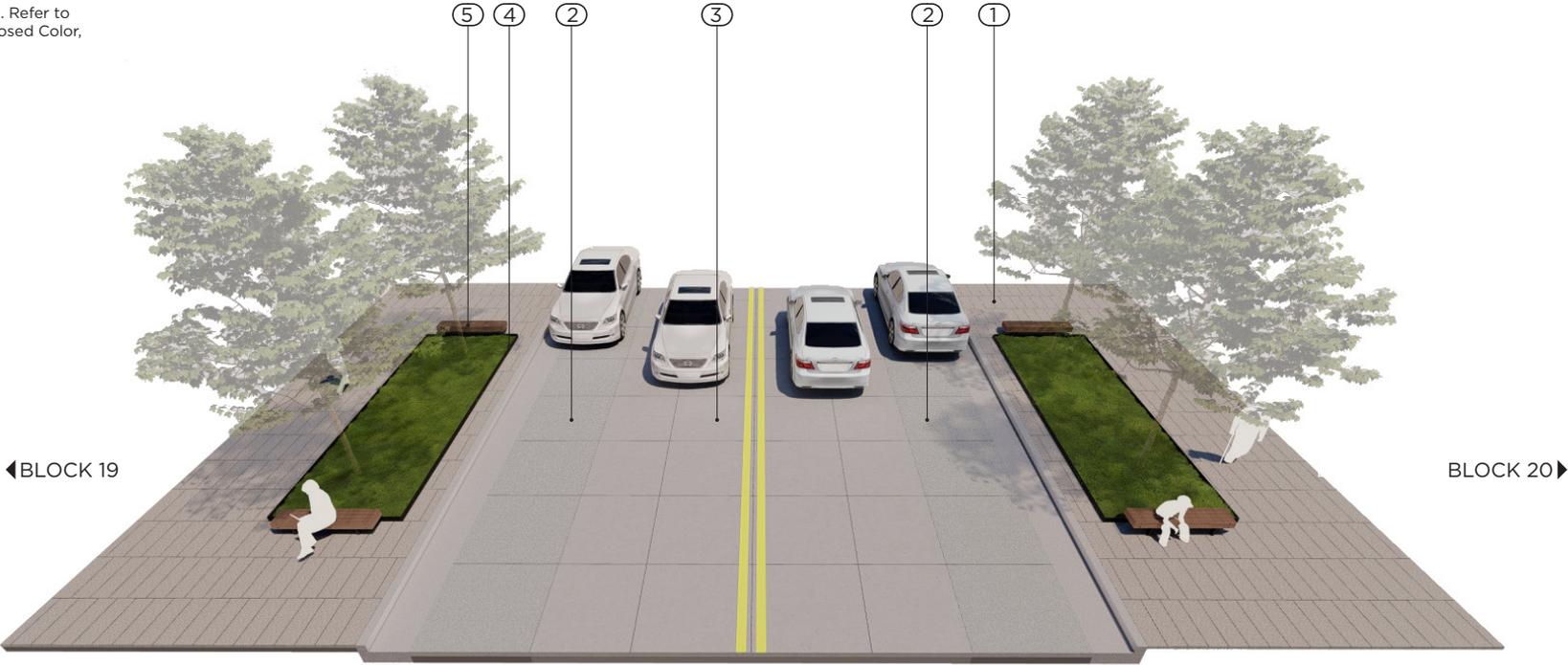
Grey Concrete

③ **VEHICULAR CONCRETE**

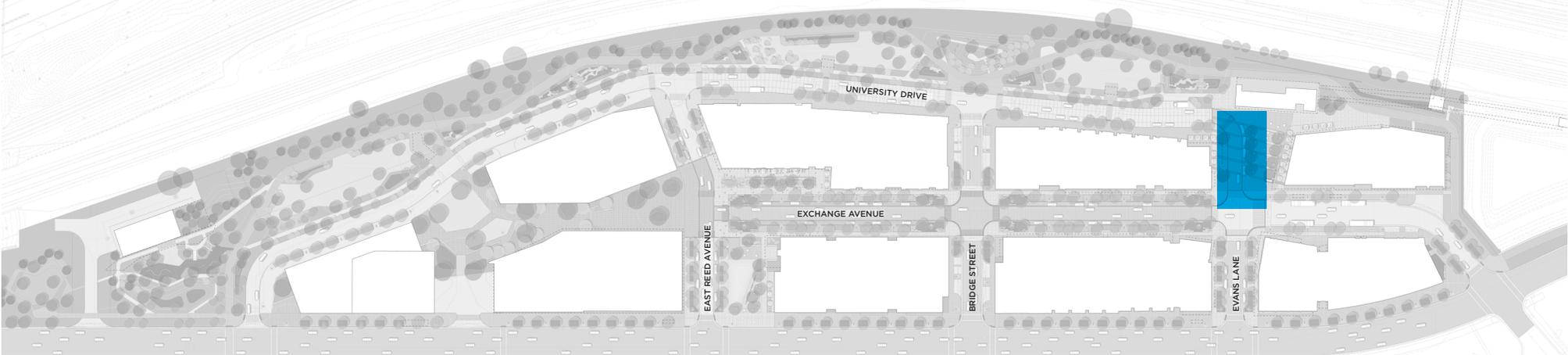
Natural Concrete with Light Broom Finish. Refer to Appendix Page 19 for Paving Detail, Proposed Color, Scoring Pattern.

④ **PLANTING METAL EDGING**

⑤ **DISTRICT BENCH, TYPE 1**



STREETS | EVANS LANE AT METRO PLAZA



① PEDESTRIAN CONCRETE UNIT PAVER

12"X36" Prest Paver #M3757 with Tudor Finish



② VEHICULAR CONCRETE UNIT PAVER

4"X8" Prest Brick #B91763 with Tudor Finish



③ PEDESTRIAN CONCRETE UNIT PAVER CHARCOAL MIX

6"X18" Prest Paver #M1764, #M3757, and #M1763 Mix



④ GRANITE ROADWAY EDGE

6"X 6" GRANITE PAVER



⑤ VEHICULAR CONCRETE UNIT PAVER

4"X8" Prest Brick #B91517 with Tudor Finish

⑥ PEDESTRIAN GRANITE PAVER

12"X48" Virginia Mist with Thermal Finish

⑦ VEHICULAR GRANITE PAVER

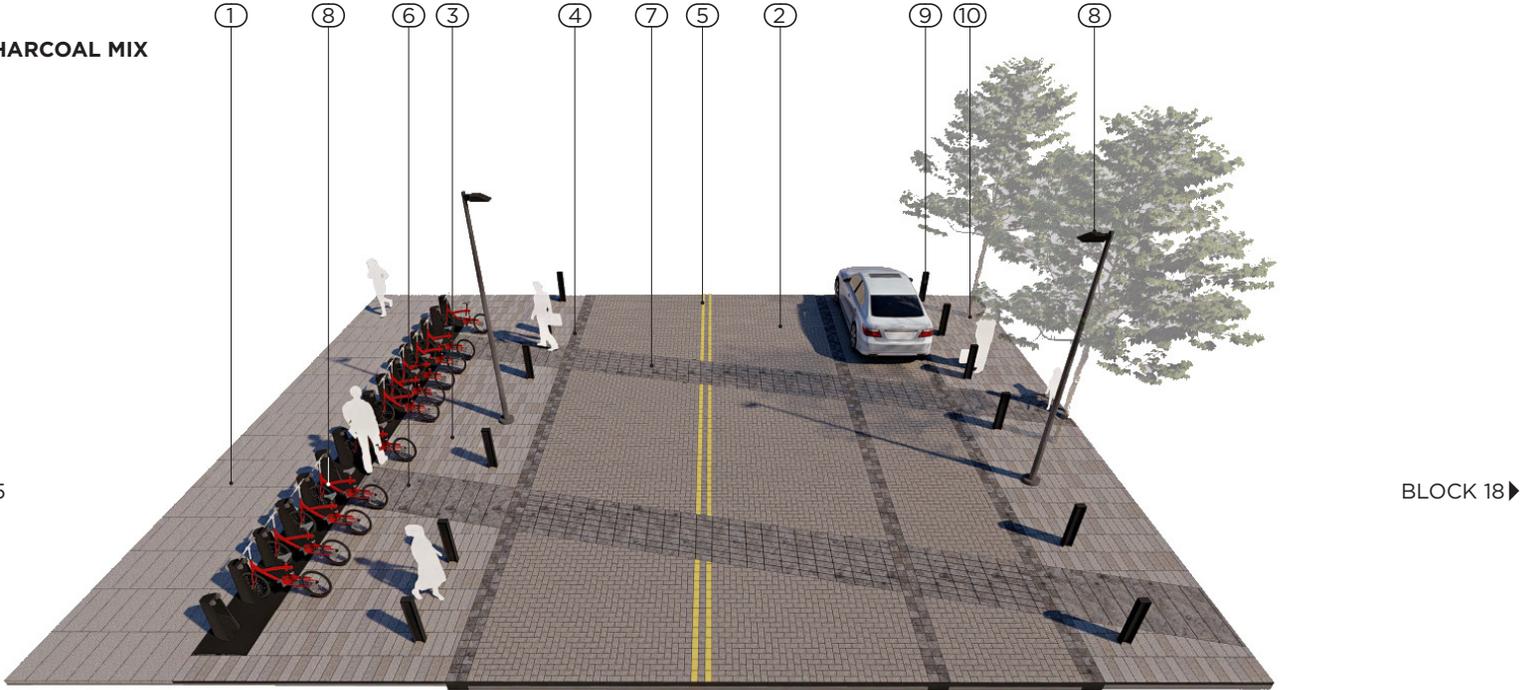
12"x6" Virginia Mist with Thermal Finish

⑧ BIKE SHARE STATION

⑨ BOLLARD

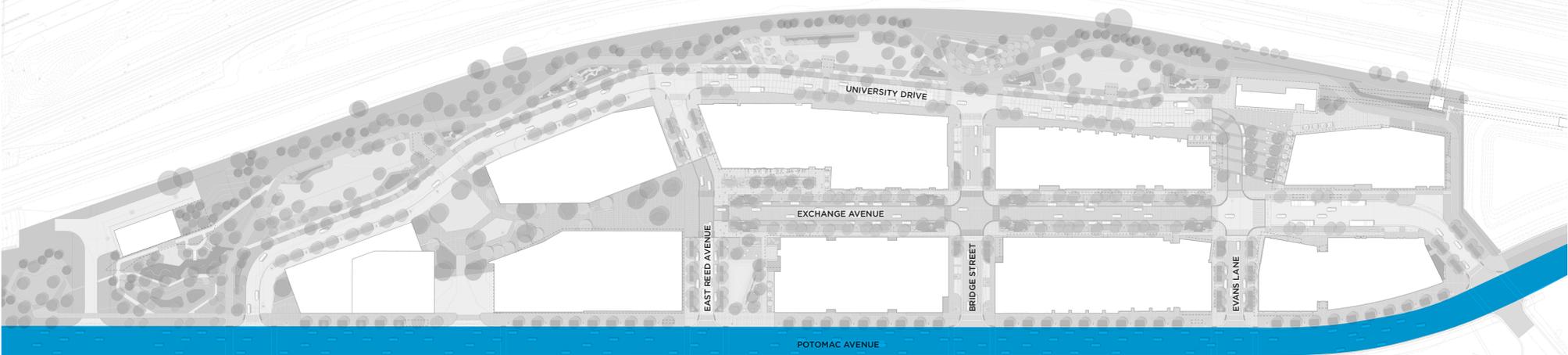
⑩ DISTRICT STREET LIGHT

⑪ PAVER GRATE



NOTE: LANES TO BE DELINEATED AT CURVE. SPECIFICATION TO BE DETERMINED DURING FINAL SITE PLAN;
COBBLE PAVER PROVIDE TACTILE DIFFERENTIATION BETWEEN SIDEWALK AND ROADWAY.

STREETS | POTOMAC AVENUE



① PEDESTRIAN PERMEABLE CONCRETE UNIT PAVER

6"X18" Prest Paver #M3757 with Tudor finish

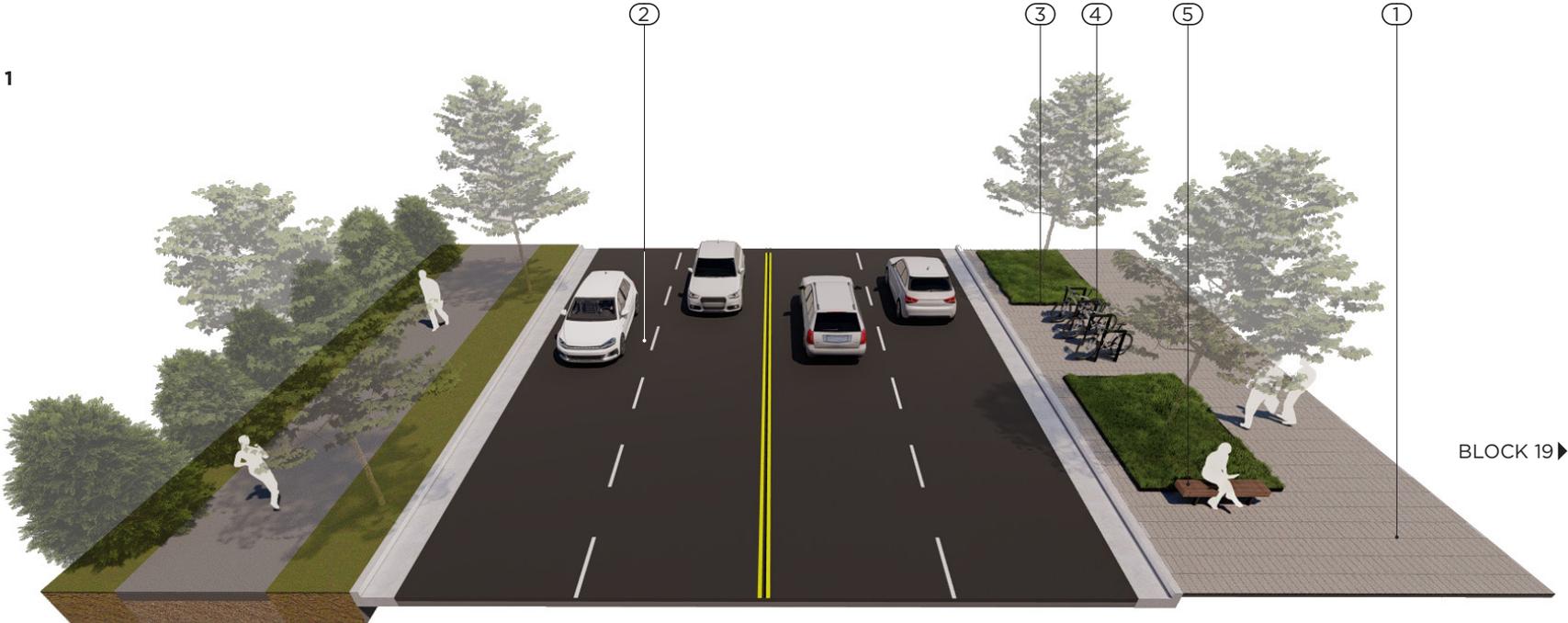


② ASPHALT PAVING

③ PLANTING METAL EDGING

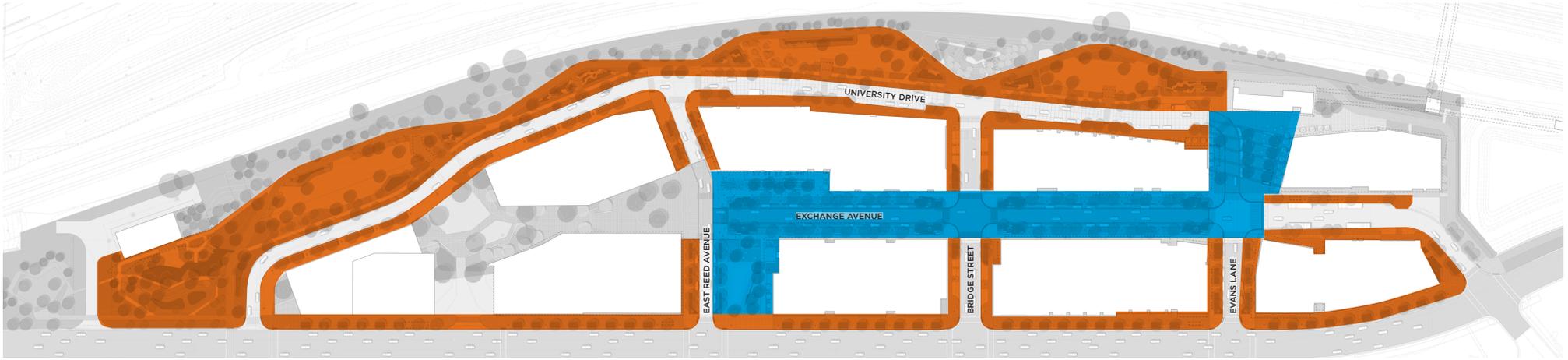
④ BIKE RACK

⑤ DISTRICT BENCH, TYPE 1



BLOCK 19 ▶

COMMON ELEMENTS | FURNISHINGS



CUSTOM STONE AND WOOD BENCH

Manufacturer: Landscape Forms Studio 431

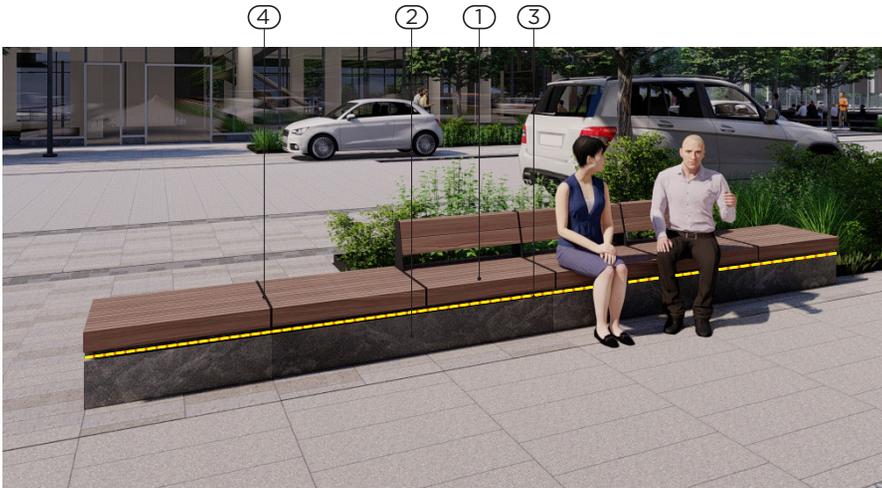
Life Span: More than 15 years

*See Appendix Page 22

Dimension: Height: 18"

Width: 36"

Length: varies



① **WOOD TOP**

Jatoba



③ **INTEGRATED STRIP LIGHT**

② **MONOLITHIC GRANITE BASE**

Virginia Mist



④ **SKATE DETERRENT**

RAL:9011

DISTRICT BENCH

Manufacturer: MMCite

Product Names: Woody LWD110t

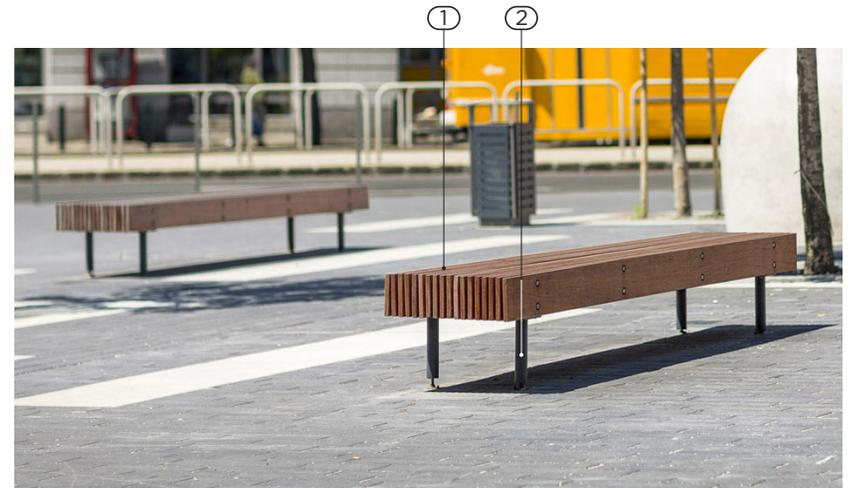
Life Span: More than 15 years

*See Appendix Page 20

Dimension: Height: 17"

Width: 20"

Length: 55"



① **WOOD TOP**

Jatoba



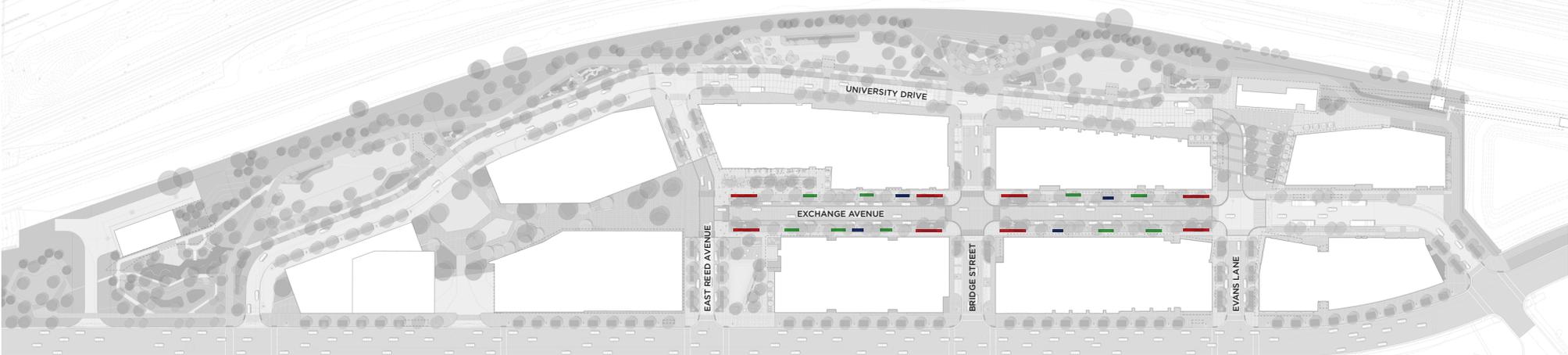
② **METAL SUPPORT**

RAL:9011



NOTE: CUSTOM BENCH DESIGN IS CONCEPTUAL. DESIGN AND DETAIL TO BE DEVELOPED DURING FINAL SITE PLAN

COMMON ELEMENTS | FURNISHINGS



CUSTOM STONE AND WOOD BENCH CONFIGURATIONS

Wood Table and Bench



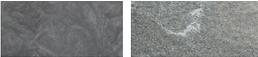
Wood and Stone Bench with Bench Back



Wood and Stone Bench at Street Intersection



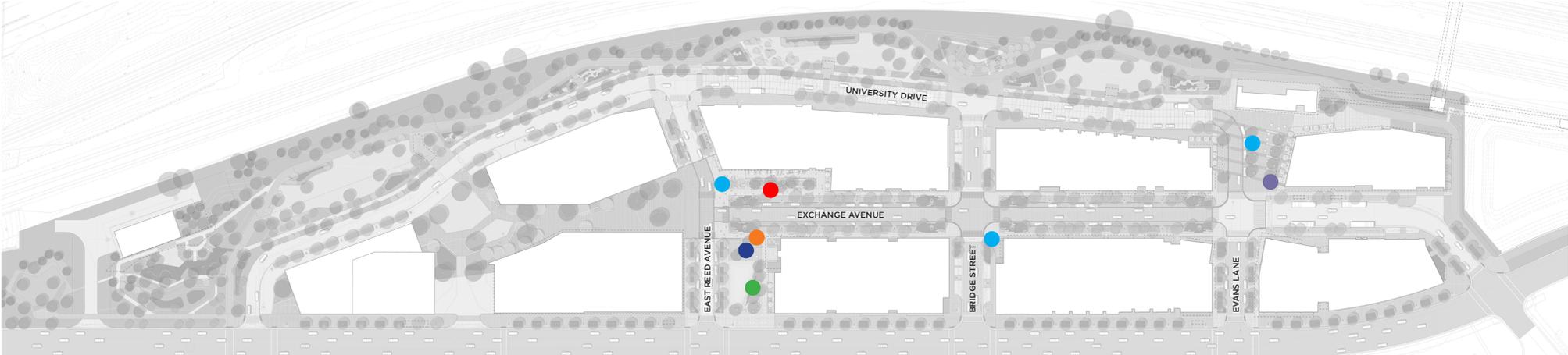
- ① Wood Top 
- ② Table and Bench Metal Leg 
- ③ Integrated Power Outlet

- ① Wood Top 
- ② Monolithic Granite Stone Base 
- ③ Skate Deterrent 
- ④ Integrated Bench Light 

- ① Wood Top 
- ② Monolithic Granite Stone Base 
- ③ Skate Deterrent 
- ④ Integrated Bench Light 

NOTE: CUSTOM BENCH DESIGN IS CONCEPTUAL. DESIGN AND DETAIL TO BE DEVELOPED DURING FINAL SITE PLAN

COMMON ELEMENTS | FURNISHINGS



TECHNOLOGICALLY FORWARD SITE FURNISHING

● Block 10 Plaza Seating Element



• PROVIDE UNIQUE AND VARIED SEATING CONFIGURATIONS

● Community Swing



• INTEGRATED COLOR-CHANGING LIGHTS

● Community Table



• INTEGRATED POWER OUTLETS

● Public Art



NOTE: PUBLIC ART SHOWN AS PLACE HOLDER. FINAL SELECTION AND LOCATIONS TO BE APPROVED BY DEVELOPER AND CITY PER PUBLIC ART POLICY.

● Public Art

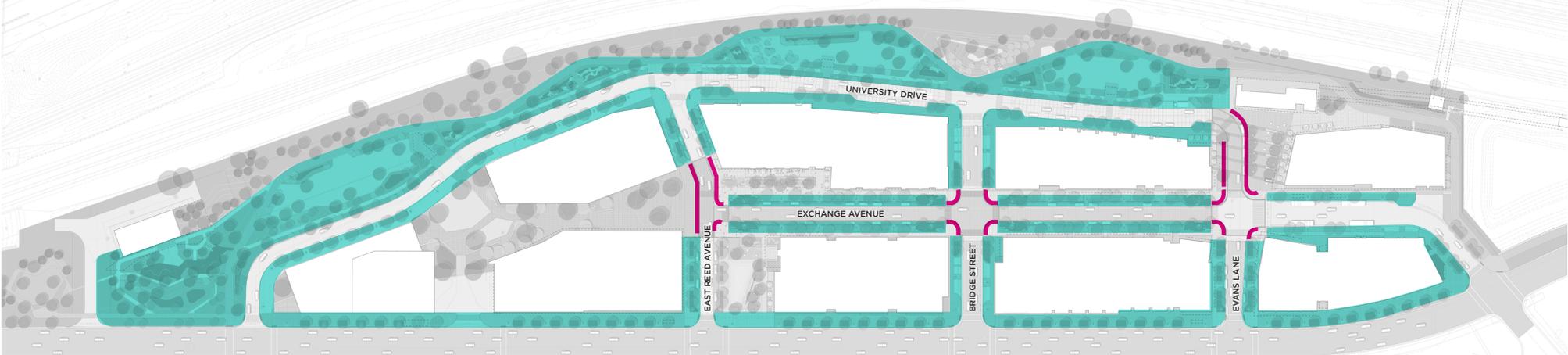


● Information Kiosk



• PROVIDES OPPORTUNITIES FOR DIGITAL PROGRAMMING AND CONSISTENTLY UPDATED MAPPING

COMMON ELEMENTS | FURNISHINGS



BIKE RACK

Manufacturer: MMCITE LOT LIMIT
Finish: RAL 9011
Life Span: More than 15 years

*See Appendix Page 20



BOLLARD

Manufacturer: Landscape Forms Studio 431
Finish: RAIL 9011
Life Span: More than 15 years

*See Appendix Page 22



LITTER AND RECYCLING

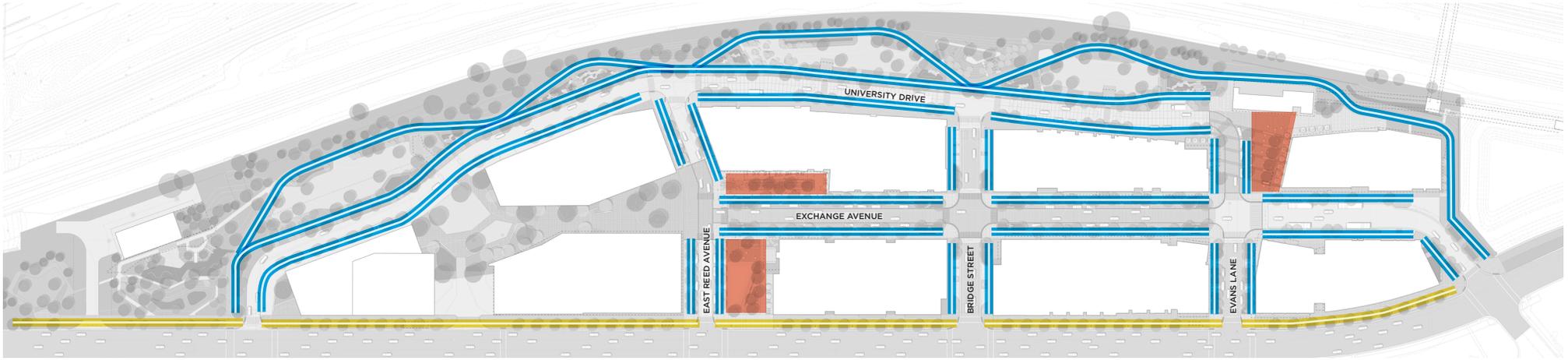
Manufacturer: ID CREATED BOX SOLID
Body Finish: RAL 9011
Door Finish: RAL 9011
Life Span: More than 15 years

*See Appendix Page 21



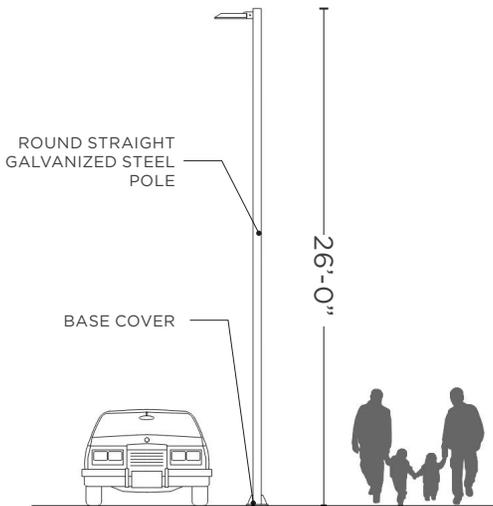
NOTE: ALL MATERIALS AND SPECIFICATIONS SUBJECT TO CHANGE DURING FINAL SITE PLAN PROCESS

COMMON ELEMENTS | LIGHTING



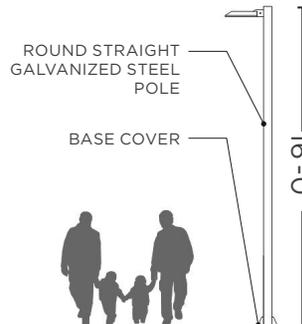
POTOMAC AVENUE STREET LIGHT

Fixture: LIGMAN USE-90002 Streamer Medium Rectangular Streetlight
Pole: SPD-RSS-5512 Galvanized Steel Pole
Finish: Black RAL 9011



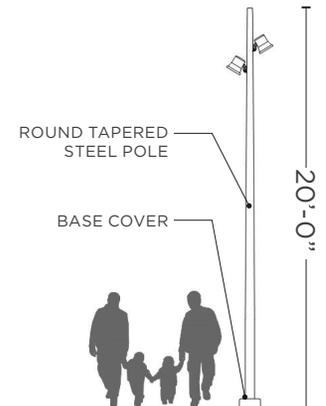
DISTRICT STREET LIGHT

Fixture: LIGMAN USE-90002 Streamer Medium Rectangular Streetlight
Pole: SPD-RSS-5512 Galvanized Steel Pole
Finish: Black RAL 9011



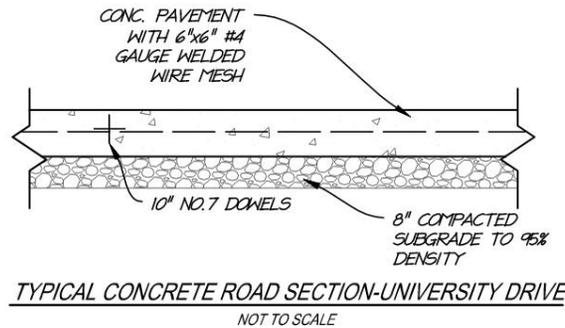
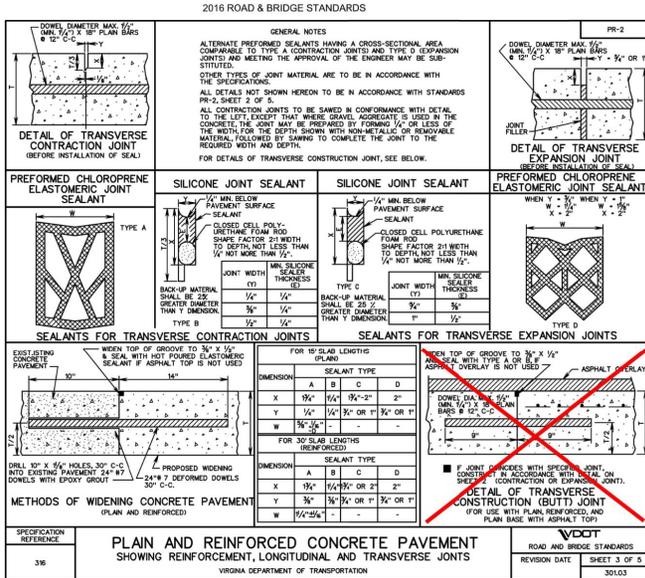
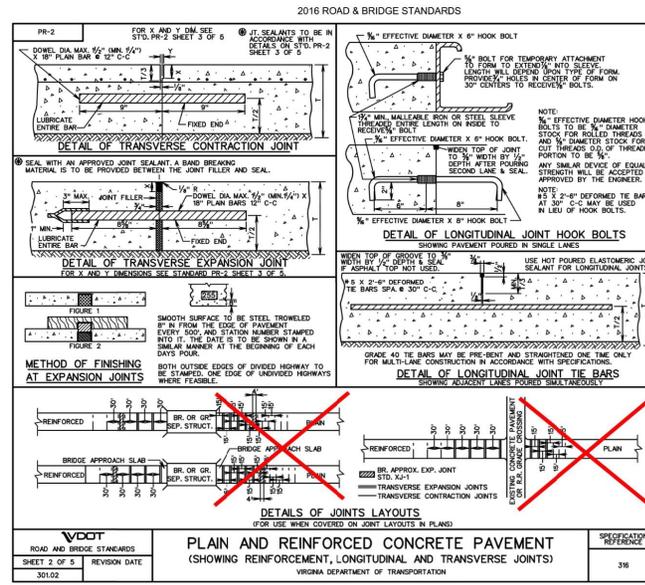
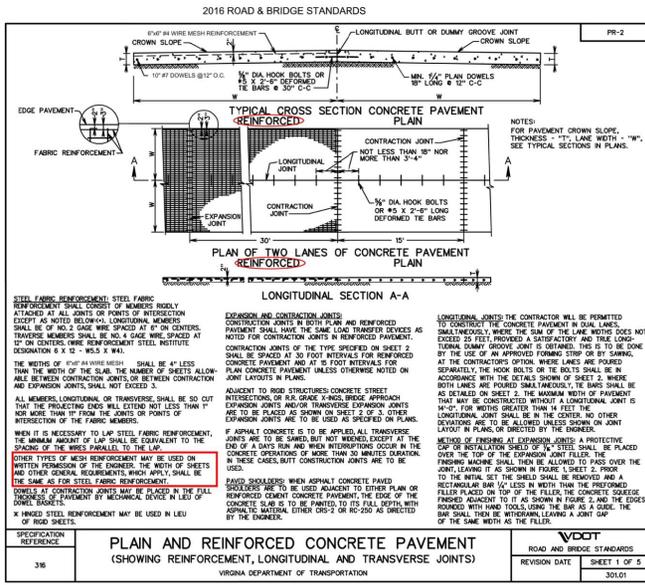
POLE MOUNTED FLOOD LIGHT

Fixture: LIGMAN UOD-50051 Odessa small Threaded Knuckle Floodlight
Pole: UOD-21023 Odessa Cluster Column
Finish: Black RAL 9011



NOTE: TOP OF ALL FOOTINGS TO BE LOCATED MINIMUM 6" BELOW GRADE
 SEE APPENDIX PAGE 20 FOR 5G READY LIGHT POLE CUT SHEET

APPENDIX | VEHICULAR CONCRETE DETAILS



ESI
PEER REVIEW

APPROVED DEVELOPMENT SITE PLAN NO. **DSP2019-00049**
DEPARTMENT OF PLANNING & ZONING

DIRECTOR: _____ DATE: _____
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR: _____ DATE: _____

CHAIRMAN, PLANNING COMMISSION: _____ DATE: _____
DATE RECORDED: _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

christopher consultants
9900 main st
suite 400
fairfax, va 22031
engineering • surveying • land planning

NORTH POTOMAC YARD - PHASE I
INTERIM INFRASTRUCTURE PLAN

CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
1	02/20/2020	FIRST SUBMISSION
2	08/21/2020	SECOND SUBMISSION
3	11/11/2020	THIRD SUBMISSION
4	12/24/2020	FOURTH SUBMISSION
5	02/18/2021	FIFTH SUBMISSION
6	03/12/2021	SIGNATURE SET SUBMISSION
7	07/12/2021	MINOR AMENDMENT 1ST SUBMISSION
8	08/07/2021	MINOR AMENDMENT 2ND SUBMISSION

PROJECT NO: 88024.172.03
DRAWING NO: 110041
DATE: 2020-08-25
DESIGN: ALH
DRAWN: MMA
CHECKED: KMW

SITE DETAILS

SHEET NO. **C201A**

APPENDIX | SITE FURNISHING LIFE EXPECTANCY

DISTRICT BENCH AND BIKE RACKS

Hi Yisi,

This is a bit of a tricky question to answer, however, this is what the factory and myself have come up with. It is more specific to the lifespan of the materials used in the two products. I hope this helps.

Jatoba is graded Durability Class 1 (is the highest durability rating) which means that timber is projected to last for 50+ years in a fully protected area (H1) and 50+ years outside above the ground (H3). Class 1 timber lasts for 25+ years if it is in the ground (H5), such as a deck pole.
⇒ the expected lifespan of untreated and maintained Jatoba is 50+ years outdoors

With the hot-dip galvanized* and powder-coated steel (on both Woody and Lotlimit)
The steel components are grade S235JR and are pre-zinc treated (degreased and cleaned) and then are hot-dip galvanized in a liquid zinc bath, with thickness between 40-80µm (depending on the product and the design). This process provides a rust-free coating with a lifespan of at least 25–35 years outdoors. Once the products are galvanized, the polyester powder coating is applied electrostatically (layer of 60 - 80µm NDF) which has an even longer lifespan (up to 20 years), as the powder coating protects the zinc.

Mmcité also offers a two-coat powder coat for the C5 corrosion environment which will increase the durability of the steel treatment. When we say "two-coat powder coat" it essentially means that there will be an intermediate layer between the zinc and powder coat. This intermediate is most commonly zinc-enriched epoxy corrosion-retardant powder and adds excellent chemical resistance, especially needed for the C5 class environments. Such treatment can add 5+ years in product life expectancy.

- ⇒ the expected lifespan of maintained hot-dip galvanized and powder-coated steel is 45+ years outdoors
- ⇒ the expected lifespan of maintained hot-dip galvanized and two-coat powder-coated steel is 50+ years outdoors

Best,

Tony DiRocco
Specification, Showroom & National Account Sales
tdirocco@apexltg.com | c: 508.630.6270
Visit us! [Apex Lighting](#) | [Apex Integrated Building Solutions](#)



ID CREATED BOX SOLID LITTER AND RECEPTACLE

Re: Box solid life expectancy

 Mark Anderson <mark@idcreated.com>
To  Yisi Liu
Cc  Nicole Romo idcreated;  Suzanne Anderson;  Ryan Ort

 You replied to this message on 10/27/2021 11:09 AM.

Suggested Meetings

Hi Yisi,

Yes the life expectancy will be at least 15 years.

If you have any questions please feel to give me a phone call or email.

Thanks,

Mark Anderson
CEO
id created, Inc.
Check out our new updated website!
idcreated.com
760-613-6262
Sent from my iPhone

CUSTOM STONE AND WOOD BENCH AND BOLLARD



Budget Overview

Date: May 26, 2021

Project: Potomac Yards

Studio 431 Custom Lead Times Vary And Will Be Determined At The Time The Order Is Placed. Custom Lead Times Can Range Anywhere From 7 To 9 Months.

Quote Is Based On Drawings Dated: April 29, 2021 (Specifications Not Included)

Budget Is Based On Current Market Price. Due To The Volatile Market, Price Is Subject To Change Upon Time Of Award.

Inclusions:

- **Modified District Bench**
 - Support: Powder Coated Steel, Standard Color TBD
 - Wood: Unfinished Nominal 2x6 lpe
 - Hardware: Stainless Steel
 - Typical Life Span Of Bench Is More Than 15 Years With Proper Maintenance

CELLULAR PODIUM - CP16 Cellular Pole with Steamer Outreach Arm



50w LED
5000 Lumens

IP66
Suitable for wet locations

IK08
Impact Resistant (Vandal Resistant)

EPA - Contact Factory

Construction

Aluminum.
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B2 - U0 - G2

Finishing.
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

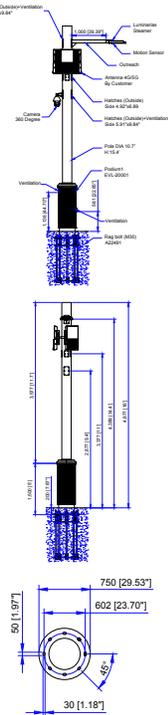
Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Having brought in site engineering specialists from companies like Nokia to help develop our unique smart pole system. Designed from the ground up specifically for telco equipment to which other standard smart city options like EV, digital signage, cameras etc. can be added.

This product provides our clients with a series of scalable communication enclosure platforms suitable for a combination of Mini-macro, Macro and Small Cell equipment, covering 3G, 4G, 5G and Wi-Fi technologies.

The highest power with proper thermal management for telecom equipment on the market currently, up to 1200W, this means more coverage, less poles!

For the first time Telco's now have a pole into which they can fit combinations of Macro LTE, 4G and 5G equipment.



Mounting Detail

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

CELLULAR PODIUM-CP25 Cellular Pole with Steamer Outreach Arm



115w LED
15000 Lumens

IP66
Suitable for wet locations

IK08
Impact Resistant (Vandal Resistant)

EPA - Contact Factory

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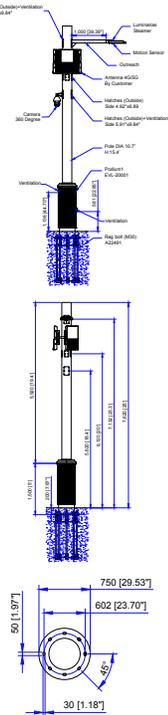
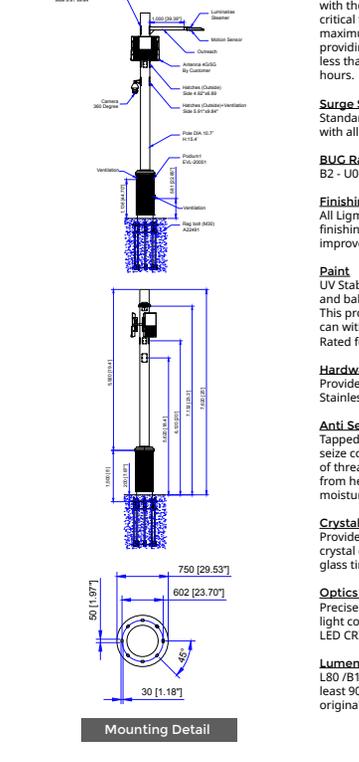
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