

**GENERAL NOTES**

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

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**VICINITY MAP**



**PROJECT INFORMATION**

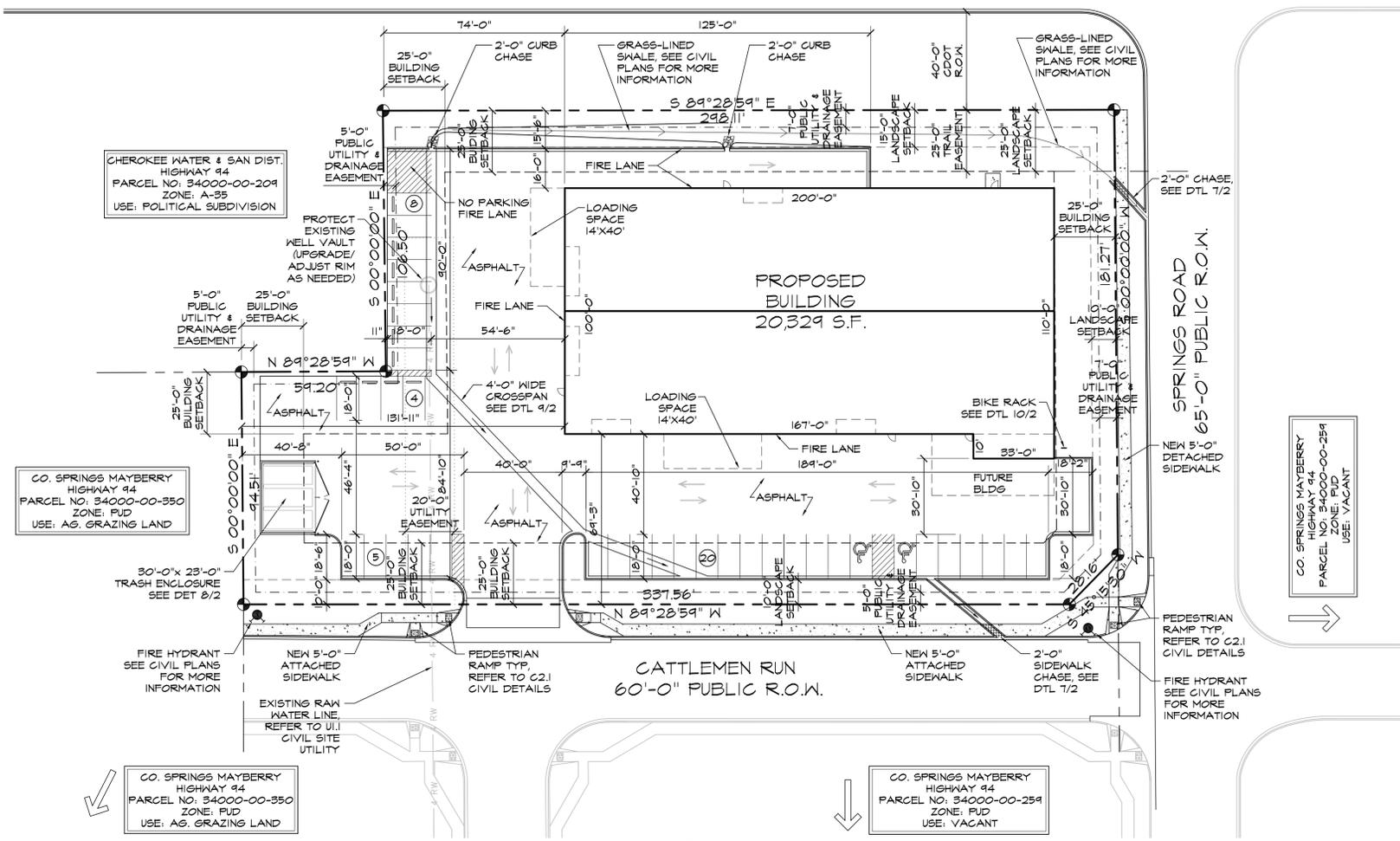
<b>PROPERTY INFORMATION</b>	OWNER NAME: COLORADO SPRINGS MAYBERRY LLC 32823 TEMECULA PKWY TEMECULA, CA 92592
<b>LEGAL DESCRIPTION:</b>	MAYBERRY, COLORADO SPRINGS FILING NO.2, LOT 1
<b>PARCEL NUMBER:</b>	34000-00-254
<b>ZONING:</b>	CS
<b>LOT SIZE:</b>	65,475 SF (1.5 ACRES)
<b>CURRENT USE:</b>	WAREHOUSE/STORAGE
<b>FLOODPLAIN STATEMENT:</b>	ZONE X (MAP NO. 0804108108, DATED DECEMBER 7, 2018)
<b>BUILDING INFORMATION</b>	GROSS BUILDING AREA: 20324 SF BUILDING FOOTPRINT AREA: 20324 SF BUILDING OCCUPANCY: F-1 TYPE OF CONSTRUCTION: II-B FIRE SYSTEMS: SPRINKLED AREA SEPARATION WALLS: NONE
<b>ZONING CODE STUDY</b>	PROPOSED PRINCIPAL USE: MANUFACTURING
<b>STRUCTURAL COVERAGE OF LOT:</b>	31%
<b>PAVEMENT COVERAGE:</b>	24%
<b>NEW BUILDING STRUCTURAL HEIGHT:</b>	33'-4 1/2" (45'-0" MAX)
<b>FRONT YARD SETBACK:</b>	25'-0"
<b>SIDE YARD SETBACK:</b>	25'-0"
<b>REAR YARD SETBACK:</b>	25'-0"
<b>REQUIRED PARKING SPACES</b>	MANUFACTURING (1 SPACE/750 SF) 20324 / 750 SF H.C. (1 SPACE/25 REQ'D) TOTAL PARKING SPACES REQUIRED: 28 TOTAL PARKING PROVIDED: 37 NEW STANDARD SPACES PROVIDED: 35 H.C. SPACES PROVIDED: 2 COMPACT PROVIDED: 0 PARALLEL PROVIDED: 0 LOADING SPACE PROVIDED: 2 (14'x40')
<b>DEVELOPMENT SCHEDULE</b>	CONSTRUCTION: SPRING 2021 LANDSCAPING: SUMMER 2021
<b>DEVELOPMENT APPLICANT</b>	COMPANY: HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915 (719)-570-1549 PHONE NUMBER: (719)-570-1008 FAX NUMBER: LISA PETERSON APPLICANT NAME: lpeterson@hammersconstruction.com APPLICANT E-MAIL:

**SITE LEGEND**

---	PROPERTY LINE
---	RIGHT OF WAY
---	TRAIL EASEMENT
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	ACCESS EASEMENT
---	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.
⊙	PROPERTY CORNER
⊙	SIGN
⊙	EXISTING FIRE HYDRANT
→	TRAFFIC FLOW
⊙	MANHOLE
⊙	PROPOSED FIRE HYDRANT
⊙	WALL PACK LIGHTING
⊙	ELECTRICAL TRANSFORMER

LORAIN ANDERSON  
910 LOG ROAD  
PARCEL NO. 34000-00-139  
ZONE: A-25 RR-5  
USE: AG. GRAZING LAND

STATE HIGHWAY NO. 94  
100'-0" R.O.W.



CHEROKEE WATER & SAN DIST.  
HIGHWAY 94  
PARCEL NO. 34000-00-209  
ZONE: A-25  
USE: POLITICAL SUBDIVISION

CO. SPRINGS MAYBERRY  
HIGHWAY 94  
PARCEL NO. 34000-00-350  
ZONE: FUD  
USE: AG. GRAZING LAND

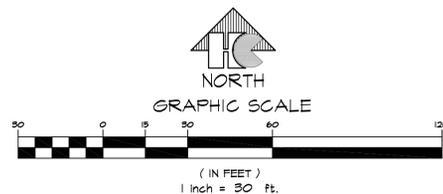
CO. SPRINGS MAYBERRY  
HIGHWAY 94  
PARCEL NO. 34000-00-350  
ZONE: FUD  
USE: AG. GRAZING LAND

CO. SPRINGS MAYBERRY  
HIGHWAY 94  
PARCEL NO. 34000-00-254  
ZONE: FUD  
USE: VACANT

CO. SPRINGS MAYBERRY  
HIGHWAY 94  
PARCEL NO. 34000-00-254  
ZONE: FUD  
USE: VACANT

**SITE PLAN**  
SCALE: 1"=30'-0"

**Approved**  
By: Craig Dossey, Executive Director  
Date: 11/22/2021  
El Paso County Planning & Community Development



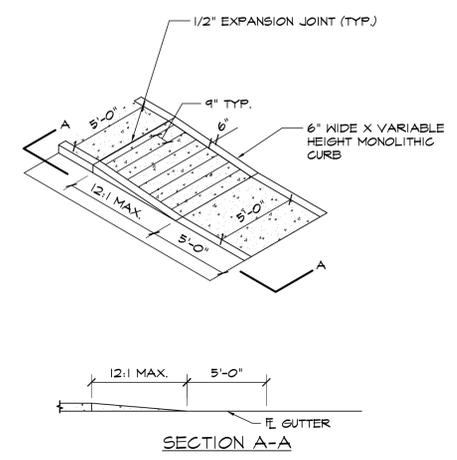
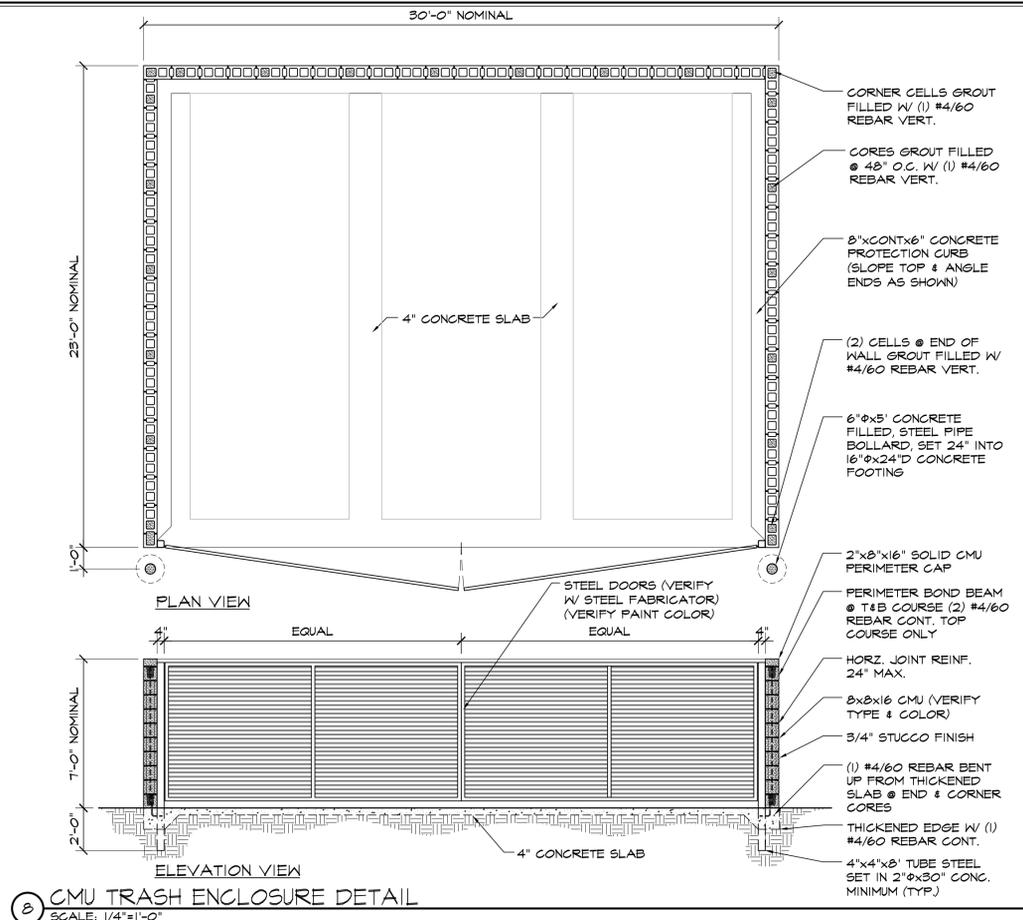
**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
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www.hammersconstruction.com

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**INTELIFAB**  
NEW MANUFACTURING BLDG  
CATTLEMEN RUN  
ELLCOTT, CO 80808  
EL PASO COUNTY, COLORADO

DATE: MAR. 31, 2020  
DRAWN BY: W. VENEROS  
PROJ. MGR: R. GREEN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1111

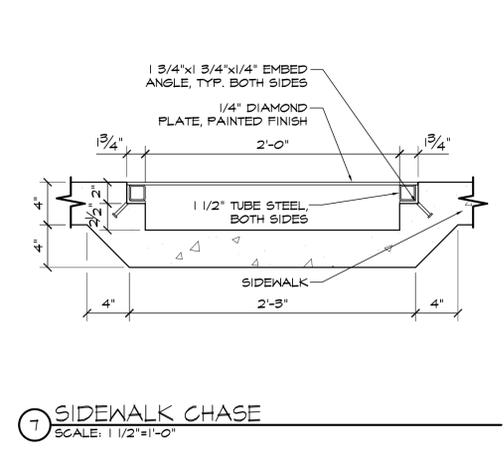
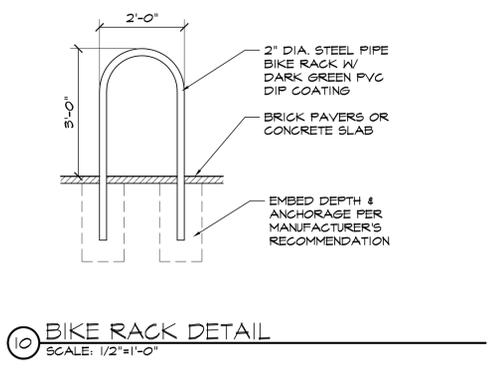
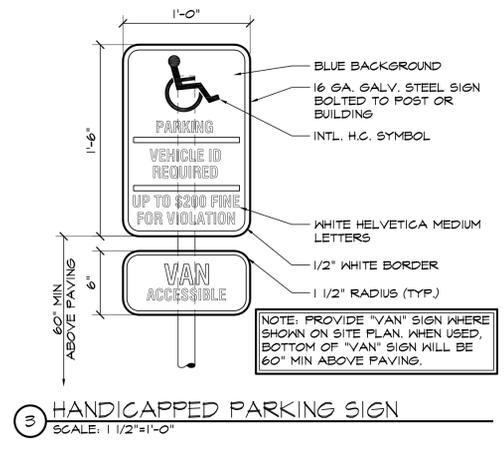
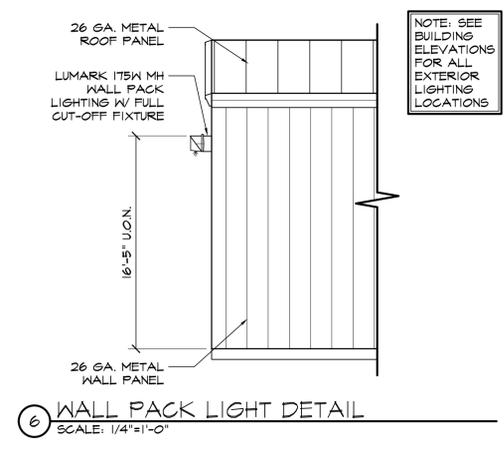
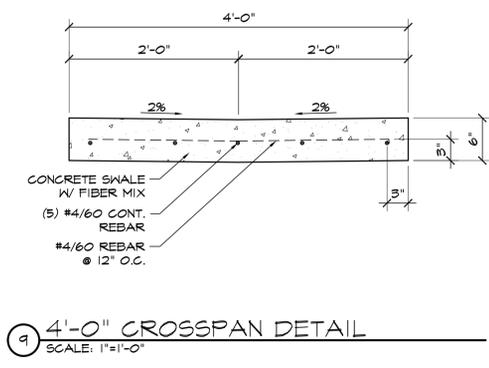
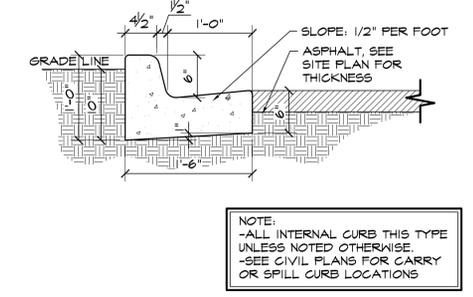
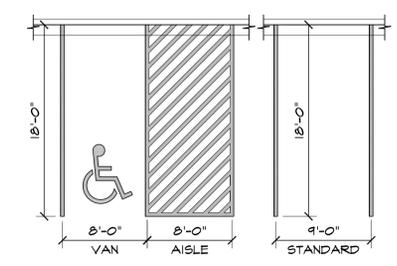
△ SUBMITTALS:  
△ 12-8-20 / COMMENTS 4-24-20  
△ 3-31-21 / COMMENTS 1-20-21



**GENERAL NOTES:**

1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT (EL PASO COUNTY) ENGINEERING DIVISION STANDARD SPECIFICATIONS.
2. SIDEWALK CROSS-SLOPE: 1/4" FT.
3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION OFFICE AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.
5. THE RAMP SURFACES SHALL BE FINISHED WITH A COARSE BROOM FINISH, PARALLEL WITH THE SCORING, IN ACCORDANCE WITH SECTION 504.03E OF THE STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL STAMP THE COMPANY NAME AND CONSTRUCTION DATE WITHIN THE PEDESTRIAN RAMP AREA.
7. PEDESTRIAN TRAVELWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN TRAVELWAY.

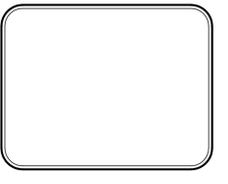
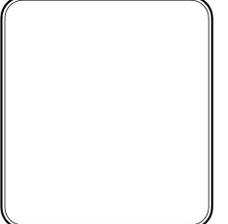
**1 ADA / STANDARD PARKING**  
SCALE: 1/8"=1'-0"



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DATE: MAR. 31, 2020  
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PROJ. MGR: R. GREEN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1111

- NOTE: SUBMITTALS:**
- 1. QUANTITY & LOCATION BY FIRE MARSHALL.
  - 2. SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND BOTTOM EDGE OF SIGN SHALL BE 1'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).

### LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

### CODE REQUIREMENTS

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
HWY 94	EXPRESSWAY	25/25 & 15 FT	299 LF	1/20 FT	15/15

MOTOR VEHICLE LOTS (MV)				
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S) CATTLEMEN RUN	FRONTAGE (FT)	2/3 LENGTH OF FRONTAGE (FT)
46	3/3		208	139
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS 14/14			

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (3%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
65,475 SF	NON-RESIDENTIAL	3,274 SF/ 3,300 SF	7/4
SHRUB SUBSTITUTES REQ./PROV.		INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
30/30		IL	75/75%

LANDSCAPE BUFFERS AND SCREENS (LB)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV.	BUFFER TREES (1/25) REQ./PROV.	EVERGREEN TREES (1/3) REQ./PROV.
SOUTH BOUNDARY	100 LF	10/10 LF	4/6	2/6

### PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Wdth/Hght	Size
<b>EVERGREEN TREES:</b>						
	PE	15	Pinus edulis	Pinyon Pine	15'x15'	6' ht.
<b>DECIDUOUS TREES:</b>						
	GTSM	10	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'x30'	1-1/2' cal.
	OAC	5	Quercus alba 'Crimson Spire'	Crimson Spire Oak	15' x 45'	1-1/2' cal.
<b>EVERGREEN SHRUBS:</b>						
	JL	21	Juniperus sabina	Buffalo Juniper	6-8' x 12-18"	#5 CONT.
<b>DECIDUOUS SHRUBS:</b>						
	BCP	3	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2-3' x 1-2'	#5 CONT.
	PFW	3	Potentilla fruticosa 'McKay's White'	McKay's White	2-3' x 2-3'	#5 CONT.
	SF	21	Spiraea x bumalda 'Froebelii'	Dwarf Korean Lilac	3-4' x 3-4'	
	SM	8	Syringa meyeri palibin		4-5' x 3-5'	

NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND QUANTITIES ARE FOR REFERENCE ONLY.

### GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Arkansas Tan Rock: 1.5" dia., 3" depth (with weed barrier) Submit sample to owner for approval	7,281 SF
	Non-Irrigated Seed Grass - Mix 'A' Submit sample to owner for approval	10,528 SF
	PROTECT EXISTING LANDSCAPE. RE-SEED AS REQUIRED	Refer to plan
	Steel Edger. See notes	

NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND SF ARE FOR REFERENCE ONLY.

### GRADE NOTE

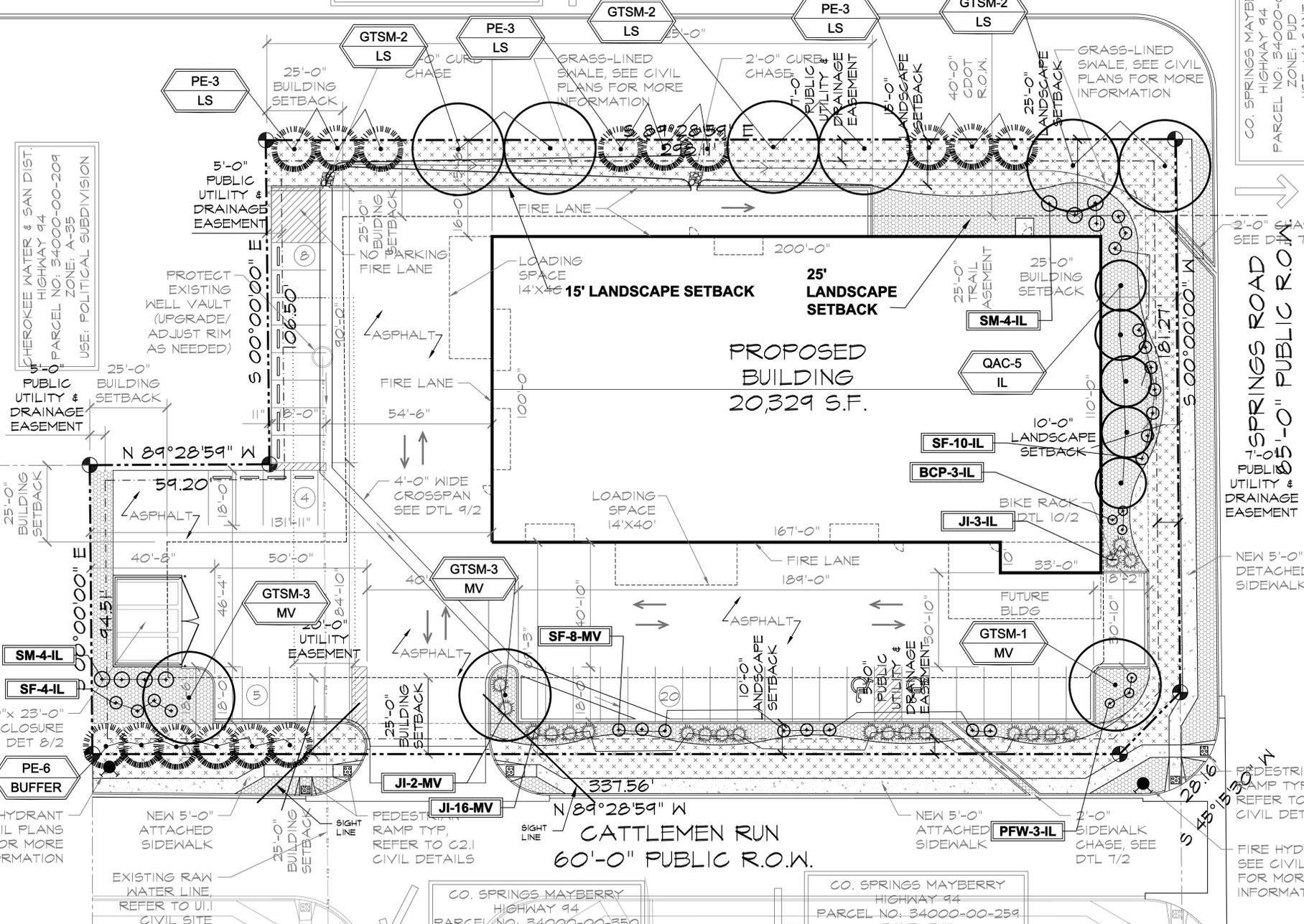
GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 6-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

### IRRIGATION SYSTEM DESCRIPTION NOTE

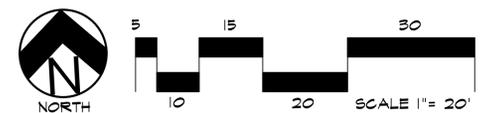
AN UNDERGROUND IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AS REQUIRED PER PLAN. IRRIGATION SYSTEM TO BE DESIGN/BUILD. AS-BUILT PLAN SHALL BE PROVIDED TO OWNER ONCE INSTALLATION IS COMPLETE AND APPROVED.

### DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANY PARTIES' ERRORS OR OMISSIONS OR FOR ANY OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.



# LANDSCAPE PLAN



**UTILITIES NOTE**  
 VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY UTILITY AND 10' FROM GAS MAINS. FOR SANITARY SEWER AND WATER MAIN LINES TREES SHALL BE PLACED A MINIMUM OF 15' FROM LINES. REFER TO LOCAL CODE.  
 ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL. SEE LOCAL CODE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
 3610 REBECCA LANE, STE. 111  
 COLORADO SPRINGS, CO 80917  
 Phone 719-477-1646  
 Fax 719-568-1122



INTELIFAB  
 ELLICOTT, CO  
 EL PASO COUNTY

PREPARED FOR:  
 HAMMERS CONSTRUCTION  
 PM: ROBERT GREEN

FOR APPROVAL ONLY

JOB NUMBER  
**901-20**

REVISIONS	DATE	PER COMMENTS
11-12-20		PER COMMENTS
2-24-21		PER COMMENTS

ORIGINAL DATE **3-20-20**  
 DRAWN BY  
 DESCRIPTION  
**LANDSCAPE PLAN**  
 SHEET NO.  
**5 OF 9**

NOT FOR CONSTRUCTION

## GENERAL SITE NOTES

- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR LANDSCAPE AND IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL RECEIVE SLEEVING. REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN LOCAL CITY STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.
- THE CONTRACTOR SHALL PROTECT ALL SITE ELEMENTS DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: CONCRETE FLATWORK, CURB & GUTTER, PAVING, SIGNS, TREES, UTILITIES, ETC. ANY DAMAGE TO INFRASTRUCTURE SHALL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR AND/OR REPLACE IN EQUAL OR BETTER CONDITION. ANY DAMAGE SHALL BE DOCUMENTED THE DAY IT OCCURS AND REPORTED TO THE CLIENT WITHIN 12 HOURS. COORDINATE WITH GENERAL CONTRACTOR.

## INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

ALL EDGING SEPARATING TURF, PLANTER, DECORATIVE ROCK, OR MULCH AREAS TO BE STEEL (1/8" x 4" x 10') WITH STAKES, GREEN BY PRO-STEEL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH POLYSPUN WEED BARRIER WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS, UNLESS OTHERWISE SPECIFIED. ORGANIC MULCH TO BE CASCADE CEDAR WITH NO LANDSCAPE FABRIC 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREV-GRO BIOMCOMP CLASS 1 (OR CITY APPROVED EQUAL).

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PLANT SAFE PREEN WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

## MAINTENANCE NOTE

### ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING. REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

### ONE-YEAR WARRANTY

AS AGREED WITH OWNER, CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

## FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE.

## SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

- RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
- REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.
- FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

## SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE ARKANSAS VALLEY SEED COMPANY (OR APPROVED EQUAL) - 'FOOTHILLS MIX'. SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS OR BROADCAST SEED, RAKE IN TO SOIL, AND HYDRO-MULCH PROCESS. SOIL SHALL BE AMENDED BREV-GRO BIOMCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1,000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

DEPENDENT ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY 1/2" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION. DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

## NATIVE GRASS MANAGEMENT NOTE

### ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

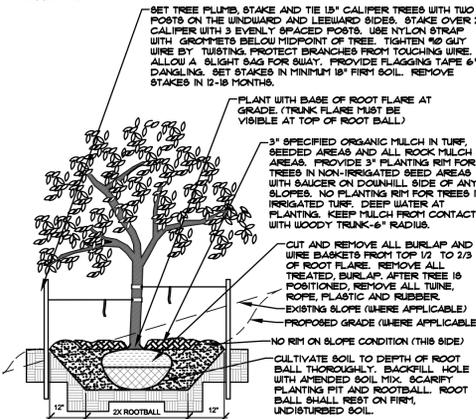
THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

- HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
- USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2,4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

### NOTES:

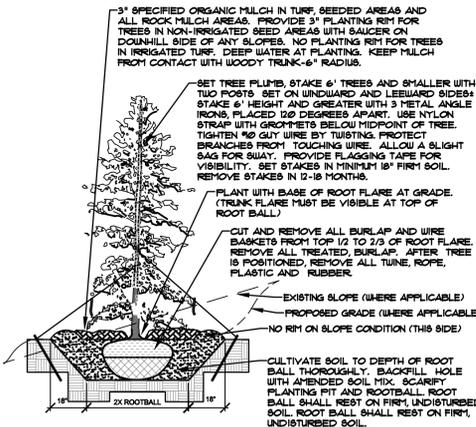
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS)
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING.
- AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED BITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUNE.
- UNWRAP OCTOBER 15 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



**A** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

### NOTES:

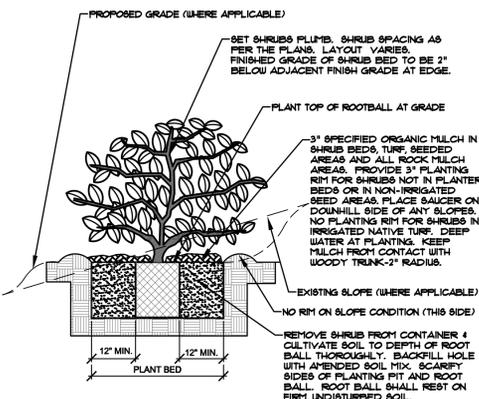
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR BARK BEETLE PRIOR TO PLANTING (SEE CONFEROUS TREE NOTE ON PLANTING NOTES SHEET)



**B** EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE

### NOTES:

- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BAND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR ROOT BAND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



**C** SHRUB PLANTING DETAIL  
NOT TO SCALE

## SEED MIX A-NON-IRRIGATED FOR ESTABLISHMENT

EROSION PROTECTION/REVEGETATION REQUIREMENTS  
Per U.S.A. Soil Conservation Service Guidelines

1. Practice No. & Name: Foothills Mix  
Range Site: Loam and shallow foothills.

2. Planned:

Seeded Prep:	Relocated to 12"	Seeding Operation
a. Method	Oct. 15 to May 15	Drill
b. Clean Tilled		Interseed
c. Firm Seeded		Broadcast
Stable cover		As needed
Interseed		2"
Other		Type
		Date
		Planting Depth

Fertilizer (Pounds Actual Per Acre):  
P205 - 20  
K - N/A  
Mowing: X  
Chemical: X  
Date: 14 days prior to seeding  
\*Apply fertilizer only if soil analysis shows it is needed, see section 02211 of specifications.

Mulch:  
Kind: Green Color Hydrochisel after seeding. (Straw/Long Stem Native straw, 50% 1/2" Long Minimum)  
Amount: 2,000 lbs/Ac, mulch (Straw, 4,000 lbs./Ac.)  
How Applied: Hydrochisel in two steps. 1st step - seed application, 2nd step - mulch application.  
How Anchored: 100 lbs/Ac. twine/Straw Crimped with heavy disks set straight or with a mulch crimper.  
Anchorage Depth: (Straw: 2-3")

Seed:	Species:	Required PLS Rates
Arkansas Valley Seed (303) 320-7500	Foothills Native Mix	20.0
		5.0

(2) # of Species in Mixture	(3) PLS Seeding Rate Per species/Acre (100%)	(4) Planned Acre	(5) Total PLS Lbs. Species Planned (3)(4)
	20.0		
	5.0		
TOTAL:	45.0 PLS/AC		

## UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY UTILITY AND 10' FROM GAS MAINS. FOR SANITARY SEWER AND WATER MAIN LINES TREES SHALL BE PLACED A MINIMUM OF 15' FROM LINES. REFER TO LOCAL CODE.

ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL. SEE LOCAL CODE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTY'S ERRORS OR OMISSIONS OR FOR ANOTHER PARTY'S FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

## DOCUMENT NOTE

NOT FOR CONSTRUCTION

JOB NUMBER  
**901-20**

REVISIONS  
11-12-20 PER COMMENTS  
2-24-21 PER COMMENTS

ORIGINAL DATE  
**3-20-20**

DRAWN BY

DESCRIPTION  
**LANDSCAPE**

**DETAILS AND NOTES**

SHEET NO.

**6 OF 9**

FOR APPROVAL ONLY

INTELI FAB  
ELLI COTT, CO  
EL PASO COUNTY

PREPARED FOR:  
HAMMERS CONSTRUCTION  
PM: ROBERT GREEN

**HIGHER GROUND**  
DESIGNS

**HIGHER GROUND DESIGNS, INC.**  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

3610 REBECCA LANE, STE. 111  
COLORADO SPRINGS, CO 80917  
Phone 719-477-1146  
Fax 719-526-1122



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400  
(719) 570-1599 | [www.hammersconstruction.com](http://www.hammersconstruction.com)

*Specializing in Design/Build*

## Property Signs

Project Name: Intelifab  
Address: 22325 Highway 94  
Calhan, CO 80808

No signs are being proposed on the site at this time. If the owner wishes to install signs in the future, they will contact EPC and fill out the necessary paperwork for approval.

**GENERAL FLR PLAN NOTES**

REFERENCE DOOR SCHEDULE FOR ALL DOOR TYPES, HARDWARE AND ETC.

EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

ALL GLAZING IN DOORS OR WITHIN TWENTY FOUR INCHES (24") OF DOORS AND WITHIN EIGHTEEN INCHES (18") OF WALKING SURFACE SHALL BE TEMPERED.

PROVIDE A DOOR CLOSERS AT ALL (1-HOUR WALL OR GREATER) DOORS AND RESTROOM DOORS.

SPRING AND MOTOR MOUNTS AND RELATED SUPPORTS TO BE SUPPLIED AND INSTALLED BY OVERHEAD DOOR MANUFACTURE.

PROVIDE CONTROL JOINTS AT A MIN. OF 30'-0" AT ALL GYP. BD. WALLS.

PROVIDE TRANSITION STRIPS AT ALL FLOOR MATERIAL CHANGES.

PROVIDE GAP TRIM AT ALL LINER PANEL.

FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE. FLOOR SLABS ARE TO BE LEVEL WITHIN CLASS B TOLERANCES, REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

REFER TO PLUMBING PLANS FOR HOSE BIB LOCATIONS AND LANDSCAPE METER/STUB LOCATIONS

DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 18" CLEAR AT STRIKE SIDE AND 12" ON PUSH SIDE OF DOOR OPENING.

ALL INTERIOR WALLS AND PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OR WALL FINISH MATERIAL.

REFER TO ROOM FINISH SCHEDULE FOR WALL TEXTURE AND FINISH.

FURNISH AND INSTALL 16 GAUGE METAL STRAP FOR WALL BACKING AT DOOR STOPS, HANGING WALL, EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.

PROVIDE AND LOCATE, ACCESS DOORS AND PANELS IN THE WALL AS REQUIRED TO PROVIDE ACCESS TO FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK.

ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEAN-OUT LOCATIONS WITH EQUIPMENT. PROPER CAPS MUST BE INSTALLED PRIOR TO COMPLETION OF INTERIOR AND EXTERIOR.

PROVIDE AND INSTALL STIFFENERS, BRACINGS, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED, ELECTRICAL AND MISC. EQUIPMENT.

ALL EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THEN 1/2" BELOW THRESHOLD.

PROVIDE A SLIP-TRACK ASSEMBLY AT ALL PARTITION WALLS THAT GO TO BOTTOM OF DECK OR STRUCTURE.

PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.

REFER TO CIVIL AND AO.I FOR ALL EXTERIOR SIDEWALK LOCATIONS.

ALL MECH, ELEC. & PLUMB. REQUIREMENTS FOR EQUIPMENT SHOWN TO BE VERIFIED & COORD. W/ G.C. PRIOR TO INSTALLATION.

REFER TO MECH, ELEC. & PLUMB. FOR BUILDING SYSTEMS EQUIPMENT.

PROVIDE SAW CUT IN CONCRETE SLAB AT A MIN. OF 10'-0" O.C.

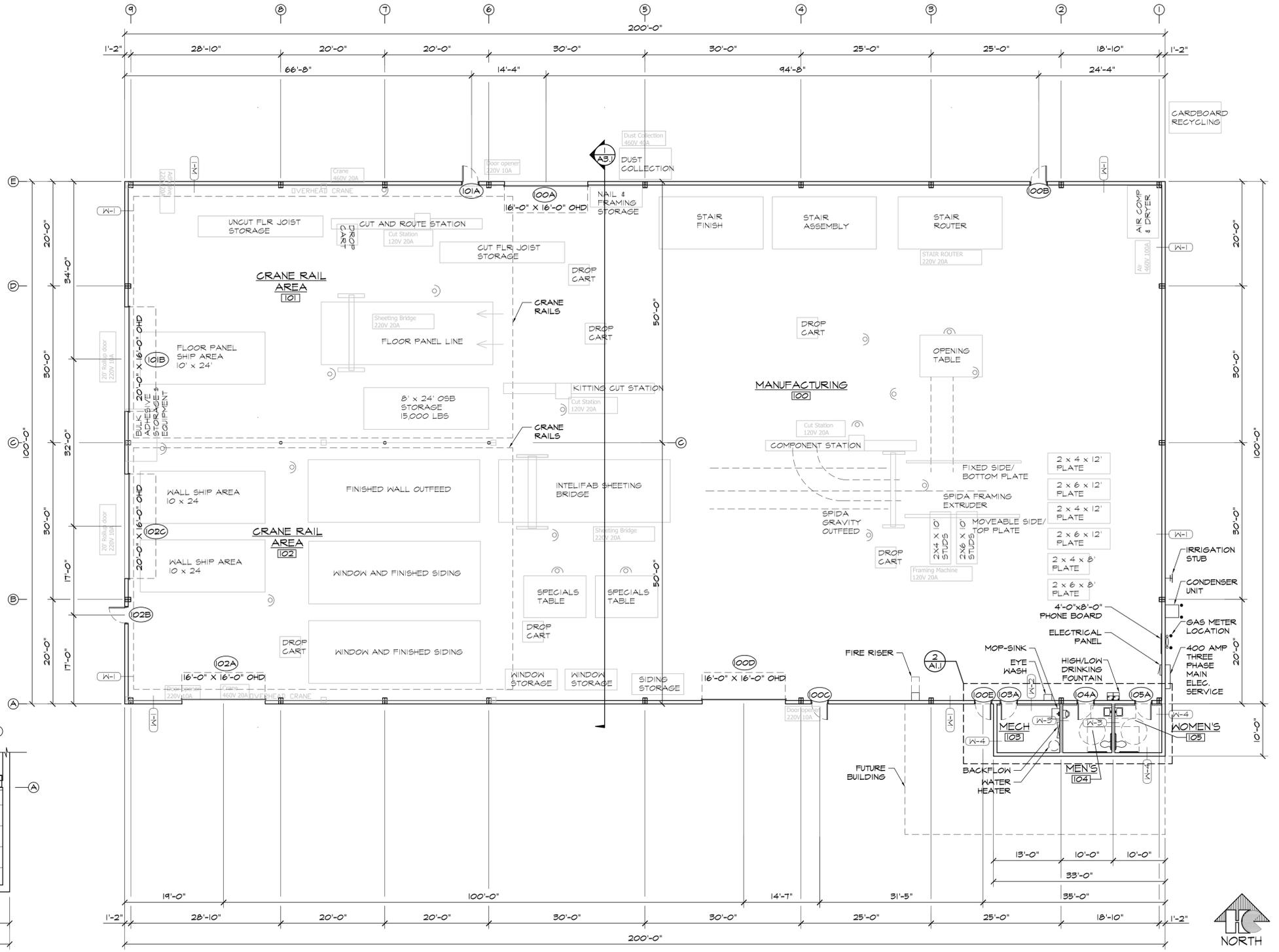
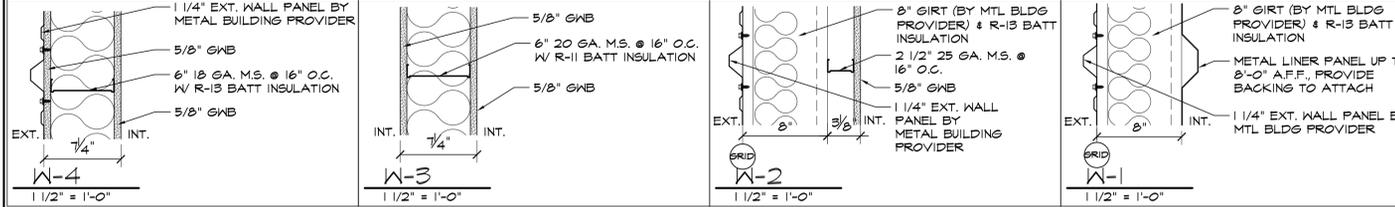
**FLOOR PLAN LEGEND**

— METAL WALL  
 — 6" MTL STUD, 9' HIGH WALL

**RCP PLAN LEGEND**

=== BULKHEAD, 3 1/2" X 25 GA. STUDS W/ TRACK TOP & BTM  
 □ 2 X 4 ACOUSTICAL GRID

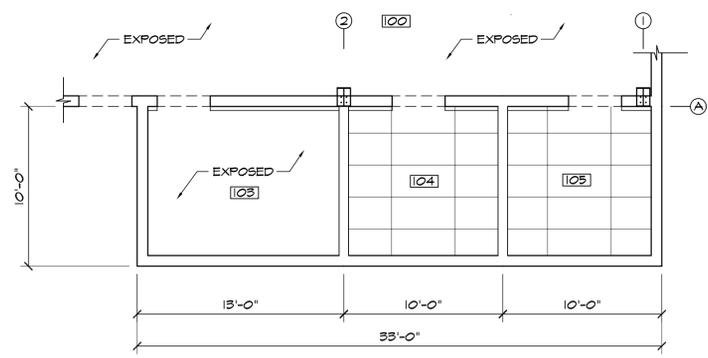
**WALL TYPE DETAILS**



**CEILING PLAN NOTES**

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND LOCATIONS, TYPICAL. COORDINATE WITH MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.

REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION ON DIFFUSERS, UNITS, ETC.



2 CEILING PLAN  
 SCALE: 3/16"=1'-0"

1 FLOOR PLAN  
 SCALE: 3/32"=1'-0"

**HAMMERS CONSTRUCTION INC.**  
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
 PRESIDENT: STEVE R. HAMMERS  
 VICE PRES: DAVID J. HAMMERS  
 1411 WOOLSEY HEIGHTS  
 COLORADO SPRINGS, CO 80915  
 (719) 570-1589 FAX (719) 570-7008  
 www.hammersconstruction.com

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**INTELFAB**  
 NEW MANUFACTURING BLDG  
 CATTLEMEN RUN  
 ELLICOTT, CO 80808  
 EL PASO COUNTY, COLORADO

DATE: MAR. 31, 2020  
 DRAWN BY: W. VENEROS  
 PROJ. MGR: R. GREEN  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 1111

REVISIONS:  
 12-8-20 / COMMENTS 4-24-20

REVISIONS:  
 12-8-20 / COMMENTS 4-24-20

REVISIONS:  
 12-8-20 / COMMENTS 4-24-20

**A1.1**  
 FLOOR PLAN & RCP PLAN

DP SUBMITTAL ONLY  
 EL PASO COUNTY FILE NO. PPR-20-012





## ARC2 LED Architectural Wall Luminaire



Catalog Number: ARC2 LED P5 40K  
 Notes:  
 Type: A

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

Depth (D1): 9.25"  
 Depth (D2): 7.5"  
 Height: 5"  
 Width: 14"  
 Weight: 11 lbs  
 (Without options)



### Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8V cold temperature option, making it suitable for pedestrian scale applications in any environment.

### ARC LED Family Overview

Luminaire	Standard EMI, 0°C	Cold EMI, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	-	1,500	2,000	3,000	-	-
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

### Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens	30K 3000K	MVOLT	EWBH Emergency battery backup, CE compliant (4W, 0°C min) <sup>1</sup>	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K	347V	ERWC Emergency battery backup, CE compliant (8W, -20°C min) <sup>1</sup>	DBLXD Black
	P3 3,000 Lumens	50K 5000K		PE Button type photocell for dusk-to-dawn operation	DNAXD Natural aluminum
	P4 4,000 Lumens			DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>2</sup>	DWHXD White
	P5 6,500 Lumens			SPOKXV 8KV surge protection <sup>1</sup>	DSBXD Sandstone
				FAD Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%.	DNBTD Textured dark bronze
					DBLXD Textured black
					DNATXD Textured natural aluminum
					DWHGXD Textured white
					DSSTXD Textured sandstone

### Accessories

W58BH DDBXD Surface-mounted back box (specify finish)

NOTES:  
 1. 347V not available with EWBH, ERWC and SPOKXV.  
 2. FAD not available with DMG.

### Performance Data

#### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	U	U <sub>0</sub>	U <sub>g</sub>	Lumens	LPW	U	U <sub>0</sub>	U <sub>g</sub>	Lumens	LPW	U	U <sub>0</sub>	U <sub>g</sub>
P1	11W	1,502	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,296	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,639	130	1	0	1

#### Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

#### Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
EWBH	693
ERWC	1,413

#### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine approximate lumen output for average ambient temperature from 0-20°C (32-104°F).

Ambient	Lumen Multiplier	
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

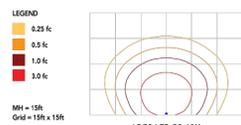
#### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing detailed per IESNA LM-80-08 and projected per IESNA TM-21-11. To calculate Lf, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

### Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



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NEW BUILD  
 INTELIFAB  
 ELLIOTT COLORADO

REV	DESCRIPTION	DRAWN	CHECK	APPR	DATE

ISSUANCE:

**ISSUED FOR REVIEW**

CLIENT:

HAMMERS CONSTRUCTION  
 1411 WOOLSEY HEIGHTS  
 COLORADO SPRINGS, CO 80915

ARCHITECT:

HAMMERS CONSTRUCTION  
 1411 WOOLSEY HEIGHTS  
 COLORADO SPRINGS, CO 80915

PROJECT NO:

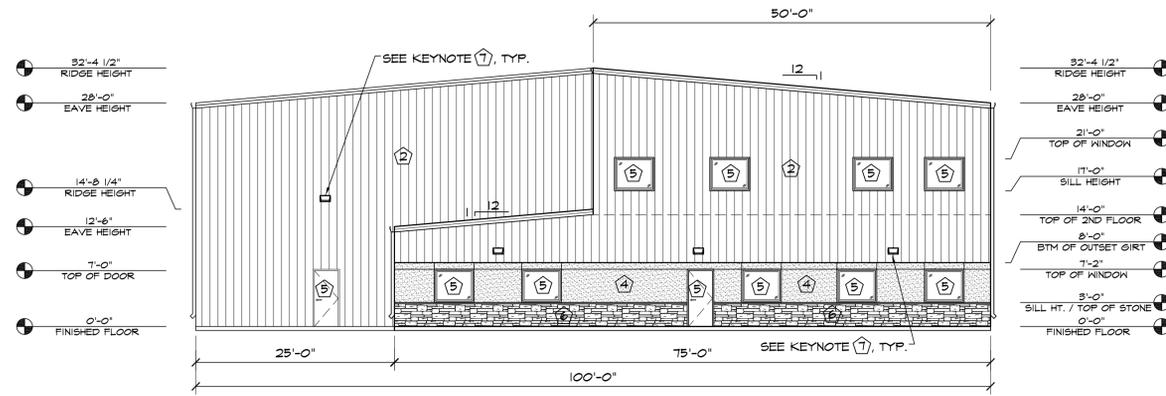
5151-20-02

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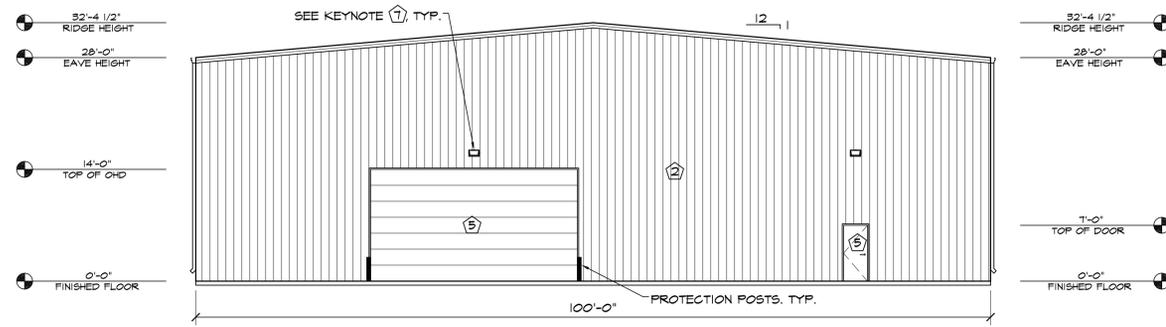
SITE  
 LIGHTING  
 SPECIFICATIONS

SHEET NO:

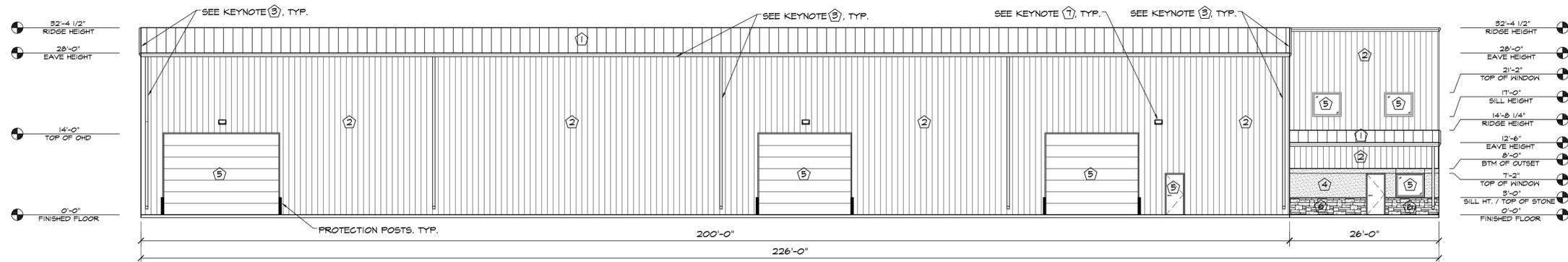
10 of 11



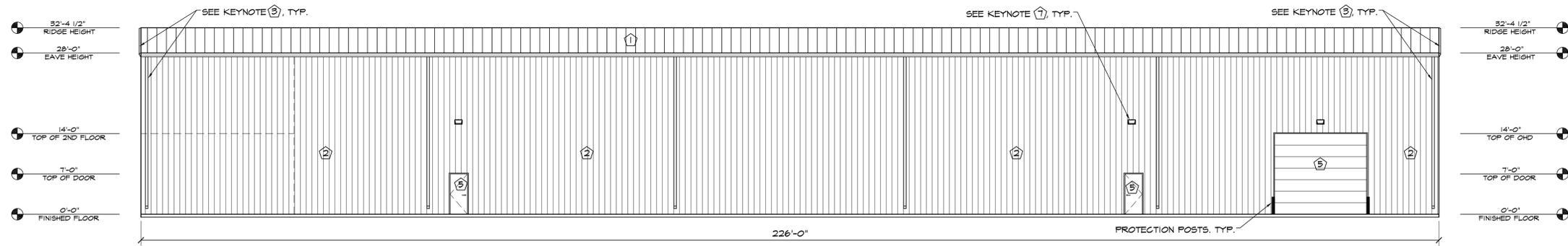
1 EAST ELEVATION  
SCALE: 3/32"=1'-0"



2 WEST ELEVATION  
SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



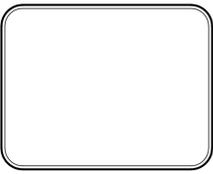
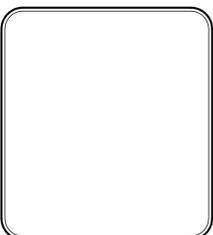
4 NORTH ELEVATION  
SCALE: 3/32"=1'-0"

ELEVATION KEY NOTES	
1	PREFINISHED 24 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER - COLOR TBD
2	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BLDG PROVIDER - COLOR TBD
3	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER - COLOR TBD
4	3/4" STUCCO FINISH SYS. WITH EXPANSION JOINT - 120 SF MAX AREA - COLOR TBD
5	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR & WINDOW INFORMATION
6	STONE VENEER
7	WALL PACK LIGHT - TOP OF LIGHT @ 15'-6" A.F.F. UNLESS OTHERWISE NOTED (FULL CUT-OFF FIX)

**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
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VICE PRES: DAVID J. HAMMERS  
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**INTELIFAB**  
NEW MANUFACTURING BLDG  
SPRINGS ROAD  
ELLICOTT, CO  
EL PASO COUNTY, COLORADO



DATE: MAR. 31, 2020  
DRAWN BY: W. VENEROS  
PROJ. MGR: R. GREEN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1111

△ SUBMITTALS:

△
△
△
△
△
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