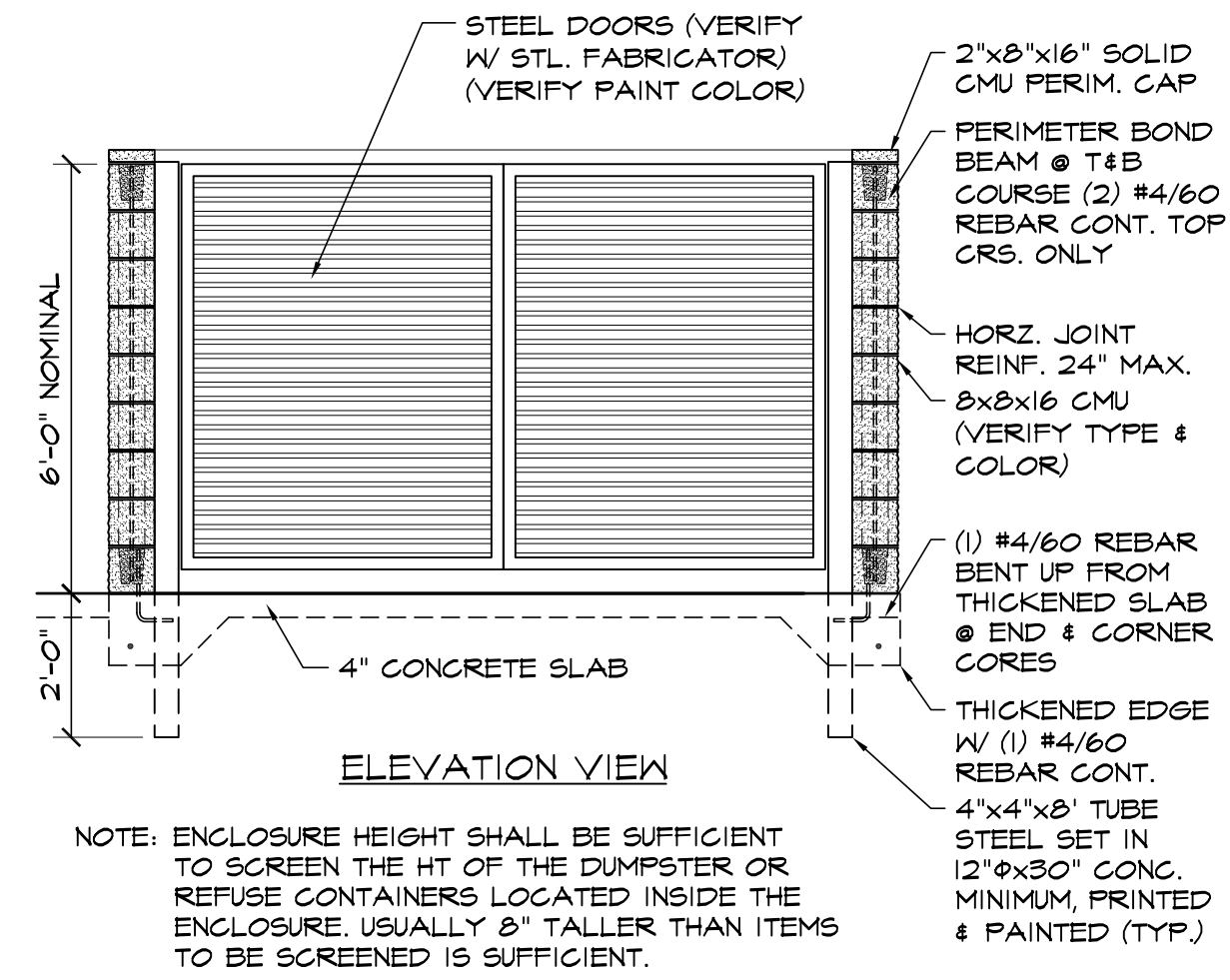


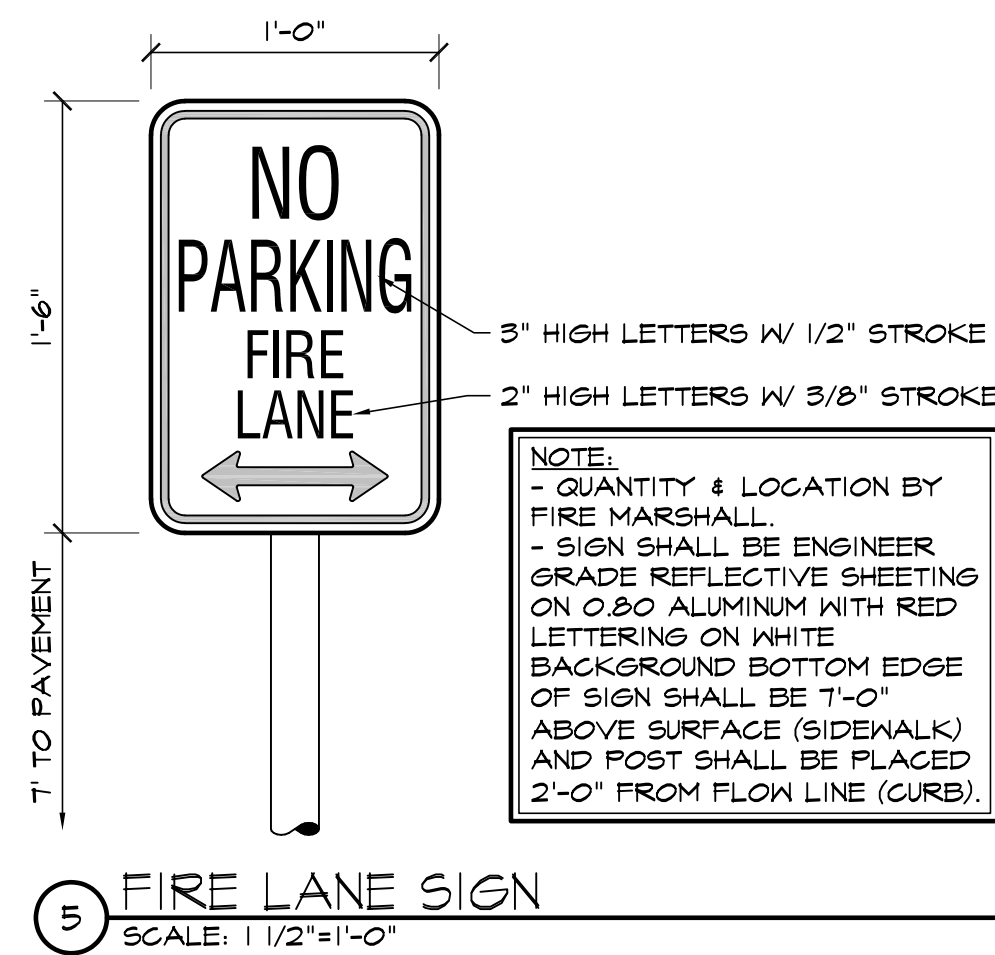
PLAN VIEW



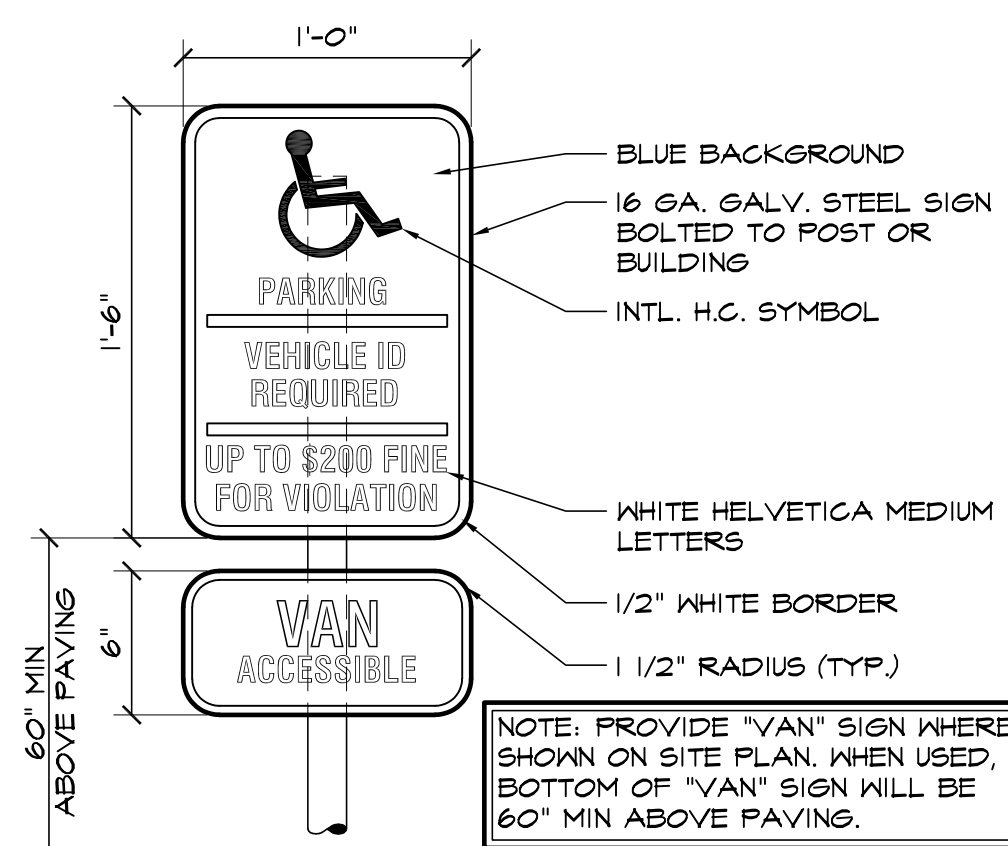
ELEVATION VIEW

9 CMU TRASH ENCLOSURE DTL  
SCALE: 3/8"=1'-0"

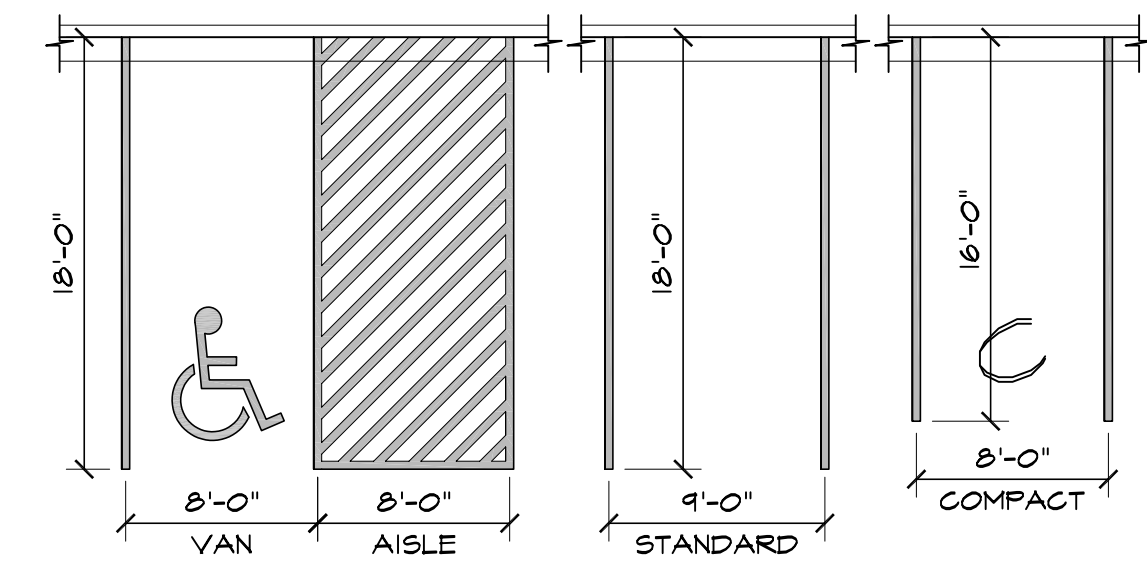
NOTE: ENCLOSURE HEIGHT SHALL BE SUFFICIENT TO SCREEN THE HT OF THE DUMPSTER OR REFUSE CONTAINERS LOCATED INSIDE THE ENCLOSURE, USUALLY 8' TALLER THAN ITEMS TO BE SCREENED IS SUFFICIENT.



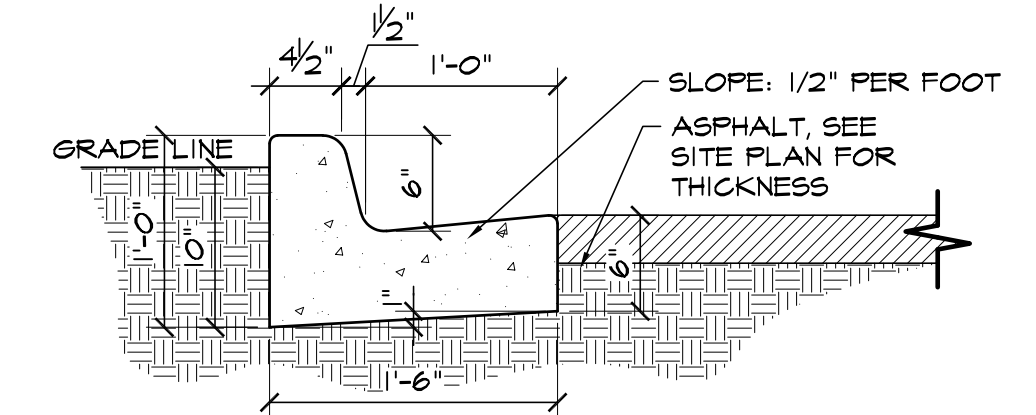
5 FIRE LANE SIGN  
SCALE: 1/2"=1'-0"



6 HANDICAPPED PARKING SIGN  
SCALE: 1/2"=1'-0"

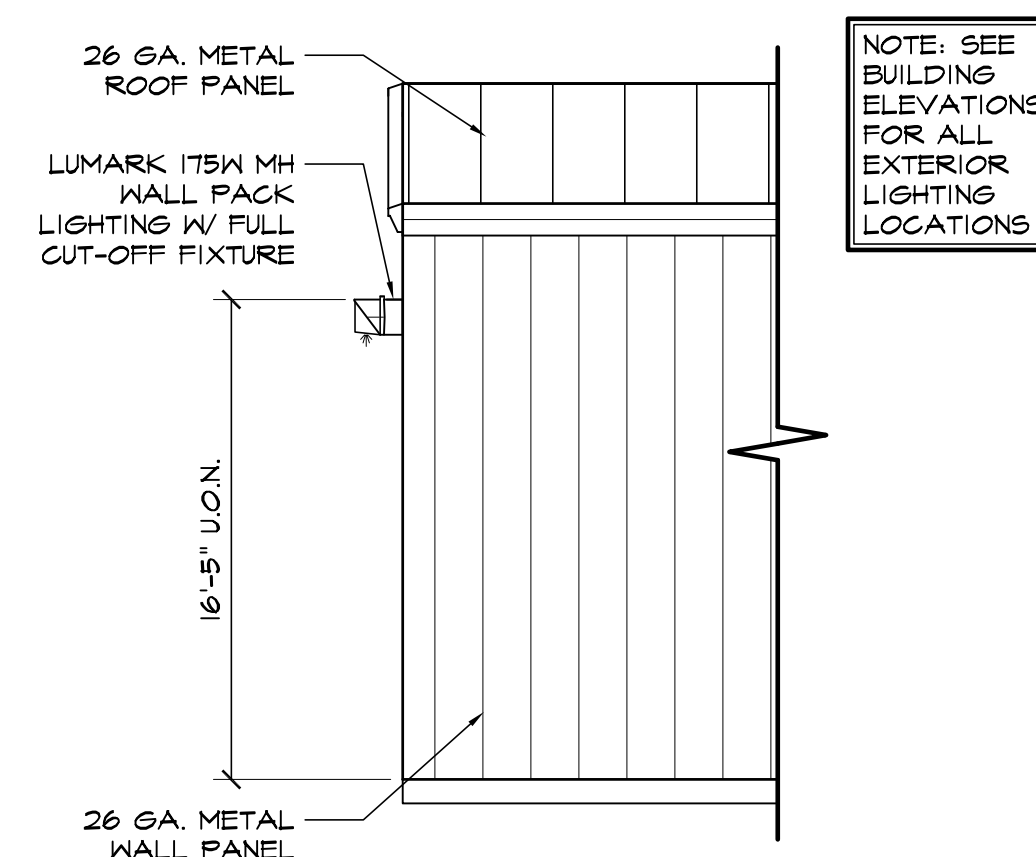


1 ADA / STANDARD PARKING  
SCALE: 1/8"=1'-0"

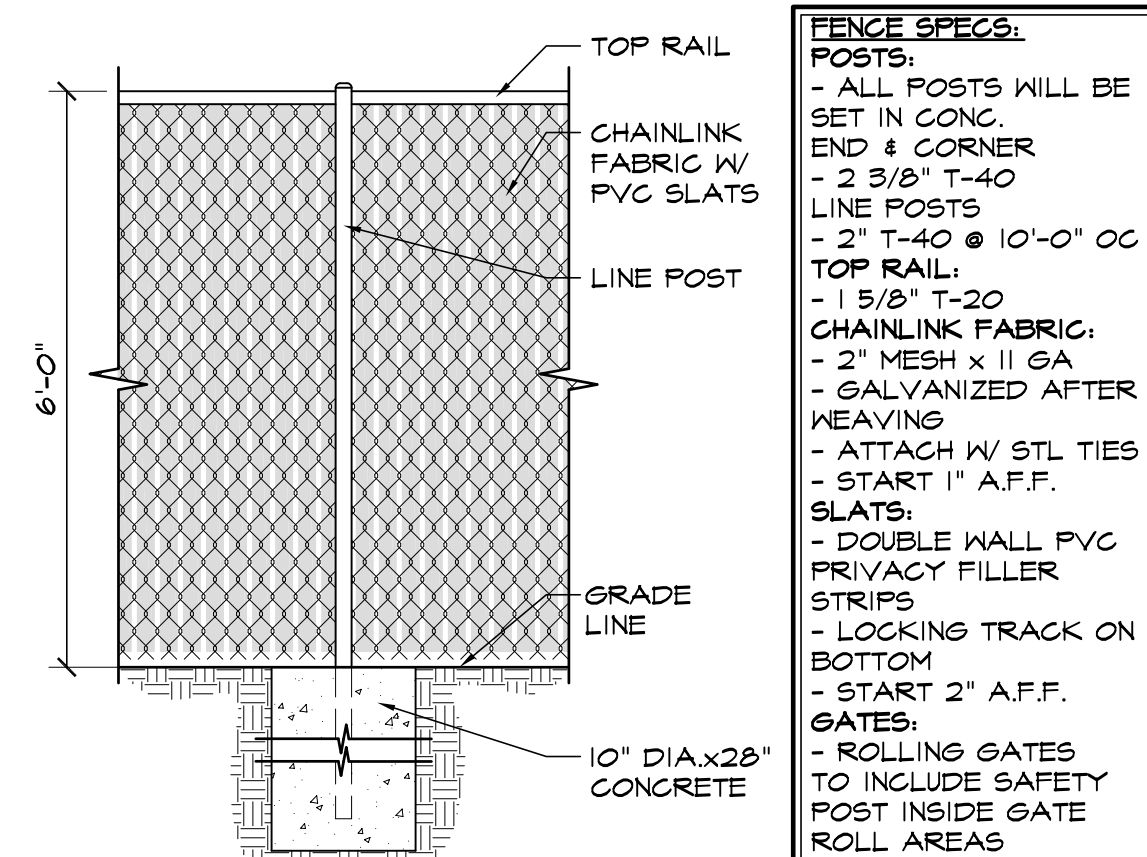


2 EPC TYPE B CURB  
SCALE: 1"=1'-0"

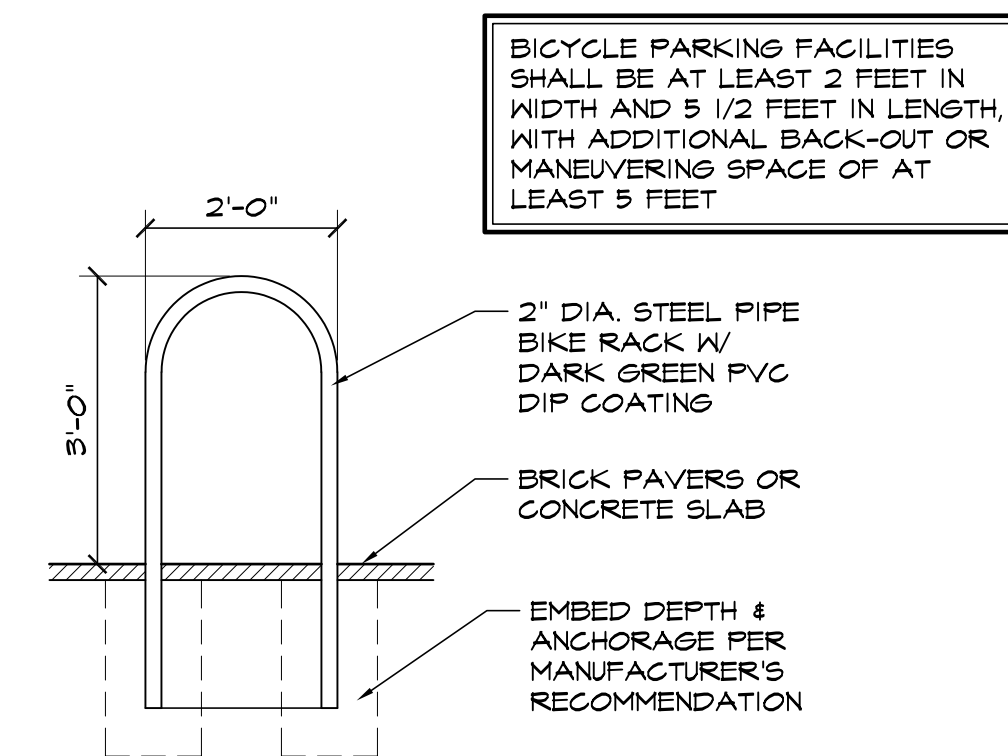
NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE. SEE CIVIL PLANS FOR CARRY OR SPILL CURB LOCATIONS.



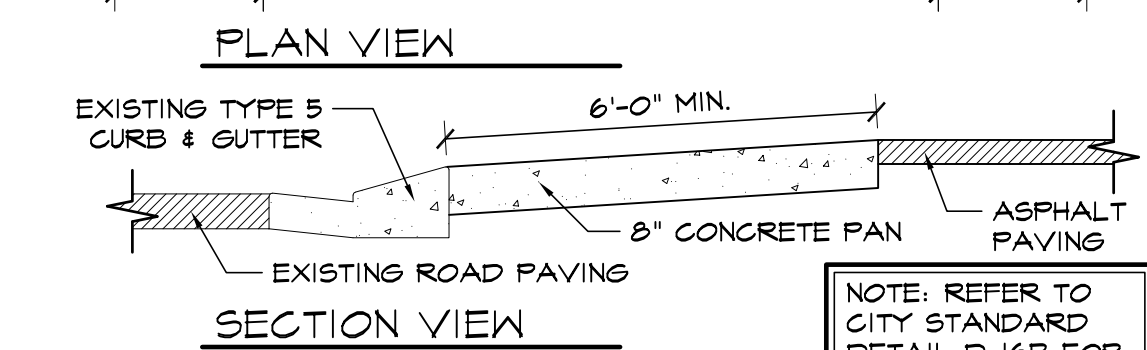
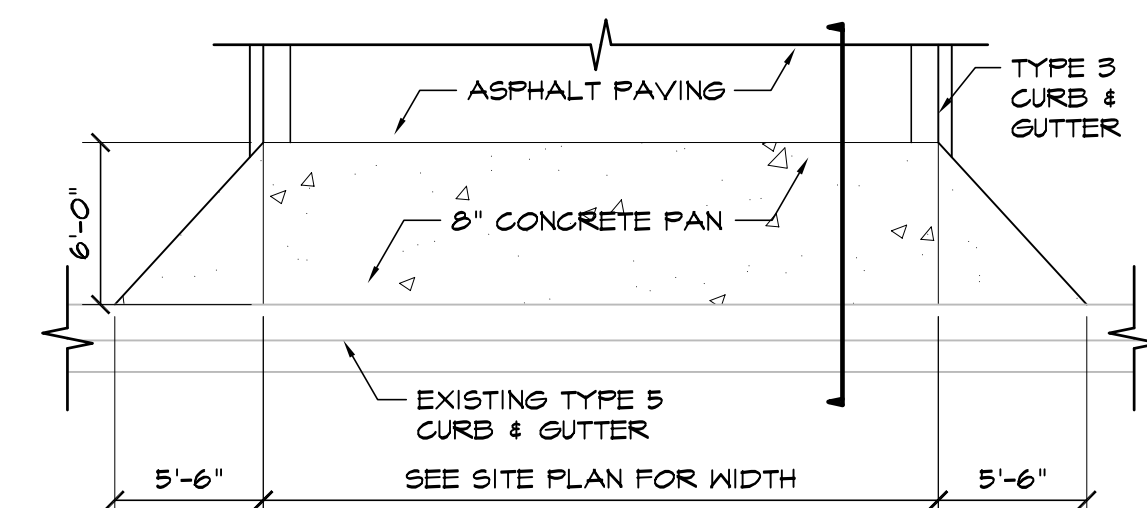
7 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"



3 CHAINLINK FENCE DETAIL  
SCALE: 1/2"=1'-0"



8 BIKE RACK DETAIL  
SCALE: 1/2"=1'-0"



4 DRIVEWAY DETAIL  
NOT TO SCALE

EL PASO COUNTY FILE NO. PPR-21-011

**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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**CBP 2-1, LOT 3**  
7755 GARY WATSON POINT  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

DATE: FEB 23, 2021  
DRAWN BY: W. VENEROS  
PROJ. MGR: R. GREEN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1161

- RESUBMITTALS:
- 4/16/21 / COMMENTS 3/24/21
  - 5-3-21 / COMMENTS 5-3-21
  - 5-14-21 / COMMENTS 5-13-21



**IRRIGATION SYSTEM NOTE**  
 NOTE: IRRIGATION SYSTEM TO BE DESIGN/BUILD FOR ALL PLANTING AREAS WITH DRIP FOR ALL PLANTS. COORDINATE WITH GENERAL CONTRACTOR AND OWNER.

**MATERIAL NOTES**  
 VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER AS REQUIRED.

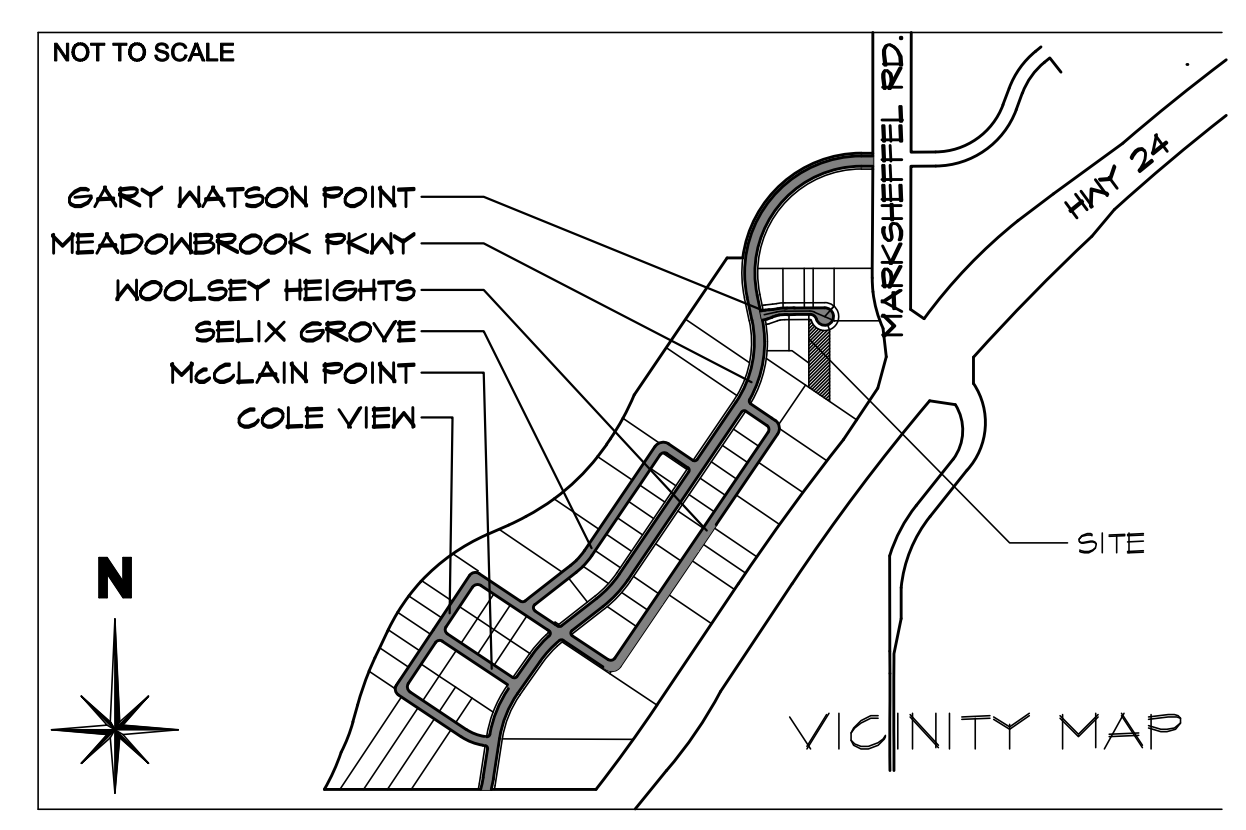
**LAYOUT NOTES**  
 CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

**GROUND COVER LEGEND**

SYMBOL	DESCRIPTION	APPROX. SF
	Kentucky Bluegrass Sod	610 SF
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier) Submit sample to Owner for approval.	780 SF
	Denver Granite Rock: 3/4" Diameter (with weed barrier) Submit sample to Owner for approval.	1903 SF
	Arkansas Tan Rock Cobble: 2-4" Diameter (with weed barrier) Submit sample prior to ordering material.	425 SF
	Edger: 4-8" Dia. Arkansas Tan Cobble.	
	Accent Boulders: Denver Granite	

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN. VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER AS REQUIRED.

**GRADE NOTE**  
 GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" 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.



**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
GARY WATSON PT	PRIVATE DRIVE	10/10 FT	100	1/30	3/3

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/8 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE (6)	2/3 LENGTH OF FRONTAGE (FT)
14	1/1	N/A	0

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
41,723 SF	NON-RESIDENTIAL	2,090/2,839 SF	3/3

LANDSCAPE BUFFERS AND SCREENS (LS)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE, ---	SETBACK BUFFER REQ. / PROV. FENCE	BUFFER TREES (1/20') REQ./PROV. - NA	EVERGREEN TREES (1/3) REQ./PROV. - NA
OPAQUE FENCE REQUIREMENT: FENCE FOR BUFFER REQUIREMENT AS SHOWN ON SOUTH BUFFER				

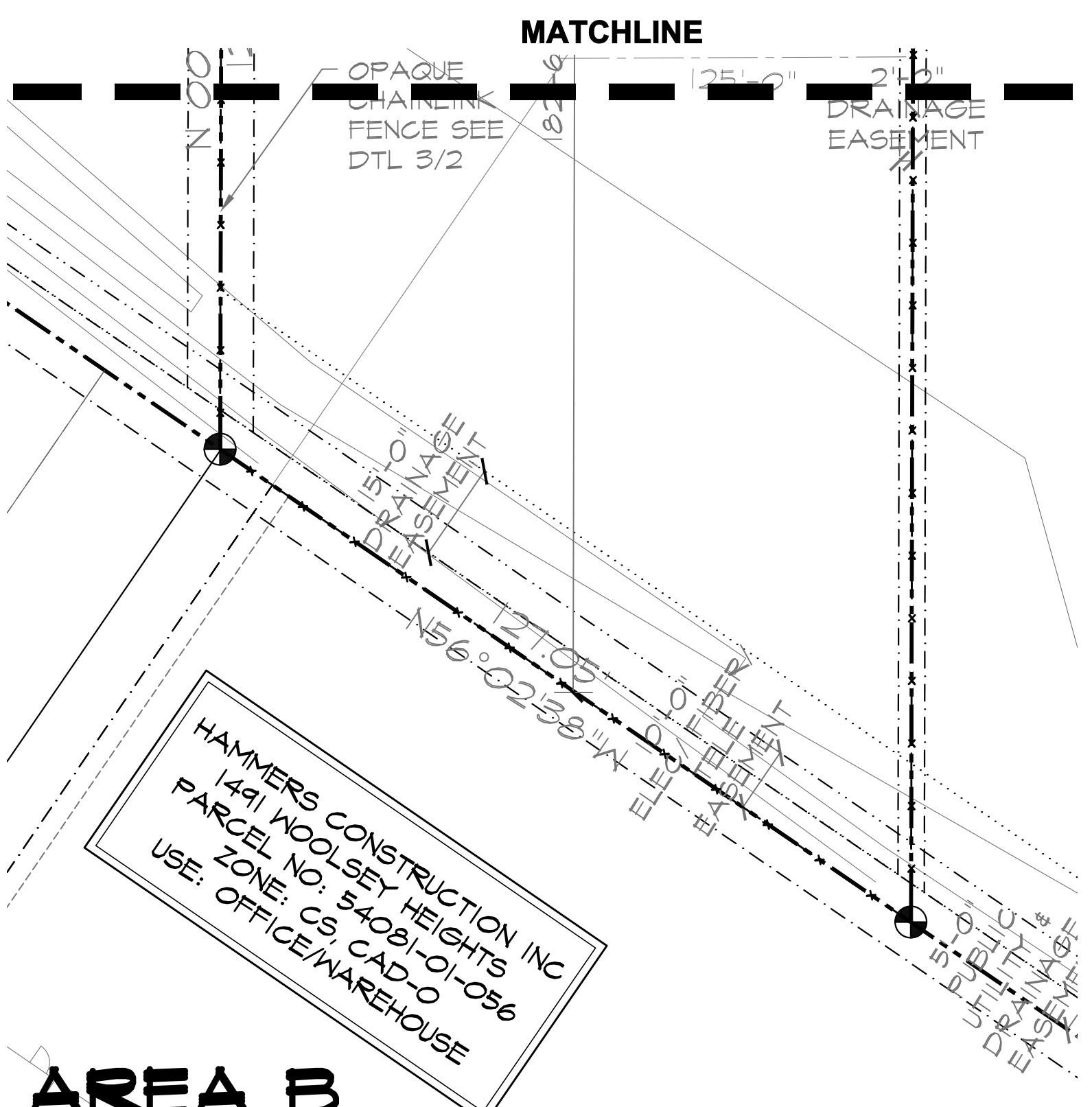
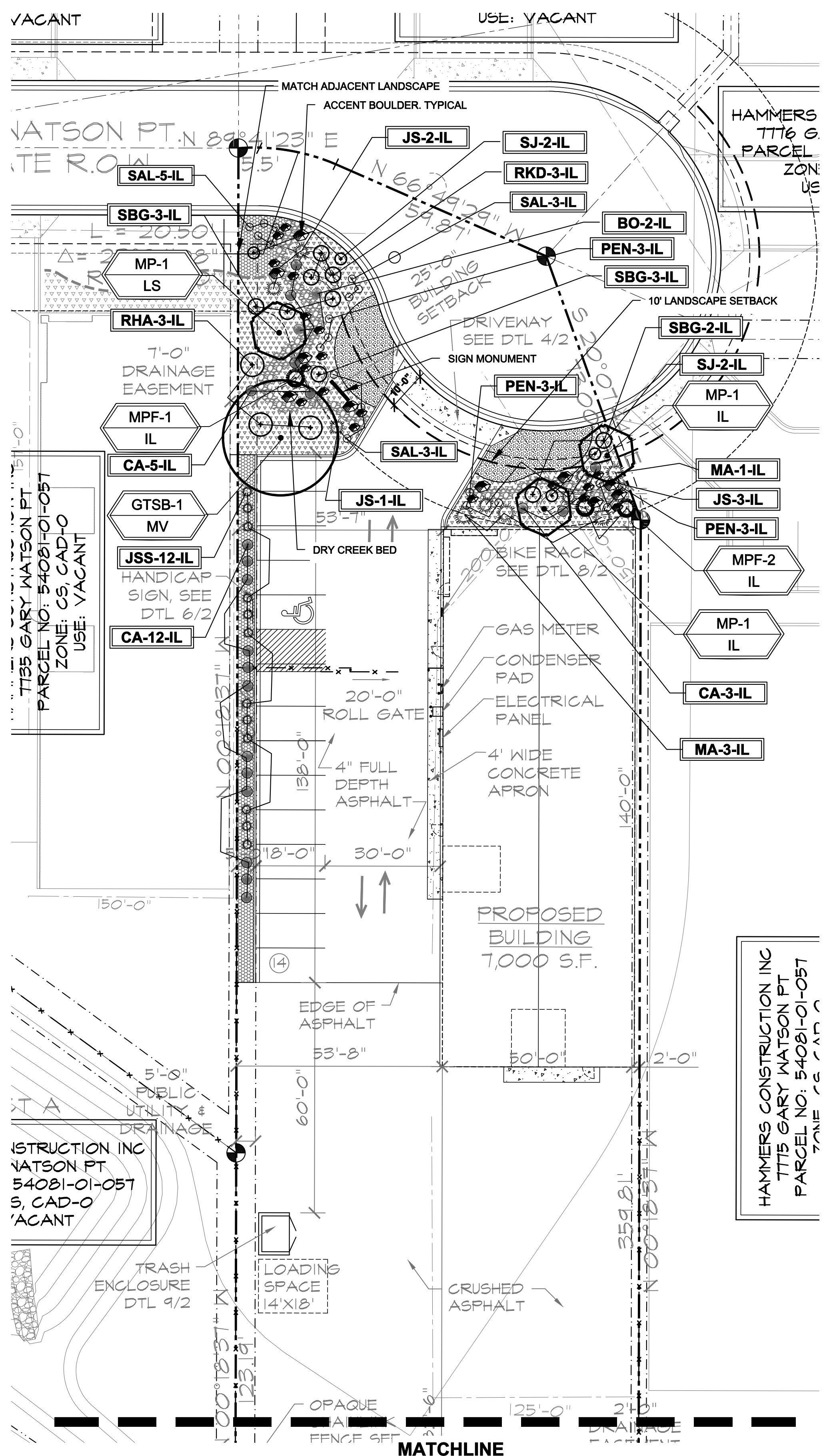
**PLANT SCHEDULE**

Symbol	Abbr.	QTY.	Botanical Name	Common Name	WATER USE	Mature Planting Size	B & B
<b>EVERGREEN TREES:</b>							
	PFF	3	<i>Pinus pungens Fastigiata</i> Wells	Blue Totem	MED	4' x 12'	6' ht
<b>DECIDUOUS TREES:</b>							
	GTSB	1	<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust Skyline OR Shademaster	MED	30'-40'	1-1/2" cal.
	MP	3	<i>Malus 'Profusion'</i>	Profusion Crabapple	MED	15x15'	1-1/2" cal.
<b>EVERGREEN SHRUBS:</b>							
	JSS	12	<i>Juniperus scopulorum 'Skyrocket'</i>	Skyrocket Juniper	MED	2-4' x 15-20'	6" HT.
	JS	6	<i>Pinus pungens 'Glasua Globosa'</i>	Globe Blue Spruce	MED	5-6' x 3-5'	# 5
	MA	4	<i>Mahonia aquifolium compacta</i>	Compact Oregon Grape Holly	MED	3-4' x 2-3'	# 5
<b>DECIDUOUS SHRUBS:</b>							
	RHA	3	<i>Rhus aromatica 'Gro-low'</i>	Sumac Gro-Low	LOW	5-7' x 2'	# 5
	SBG	6	<i>Rosa x double knockout 'Radtke'</i>	Double Knockout Rose	MED	3-4' x 3-4'	# 5
	SJ	4	<i>Spiraea x burnaldia 'Goldflame'</i>	Goldflame Spiraea	MED	3-4' x 2-3'	# 5
			<i>Spiraea japonica 'Majic Carpet'</i>	Majic Carpet, Spiraea	MED	1-2' x 1-2'	# 5
<b>ORNAMENTAL GRASSES:</b>							
	CA	20	<i>Calamagrostis acutiflora 'Overdam'</i>	Overdam Feather Reed Grass	MED	1-3' / 2-3'	1 GAL.
	BO	2	<i>Bouteloua gracilis 'blond ambition'</i>	Blonde Ambition Grass	MED	2' x 2-3'	1 GAL.
<b>PERENNIALS:</b>							
	PEN	9	<i>Penstemon pinifolius</i>	Pineleaf Penstemon	LOW	12"x12"	1 GAL.
	SAL	11	<i>Salvia nemorosa 'May Night'</i>	May Night Salvia	LOW	24 x 24"	1 GAL.

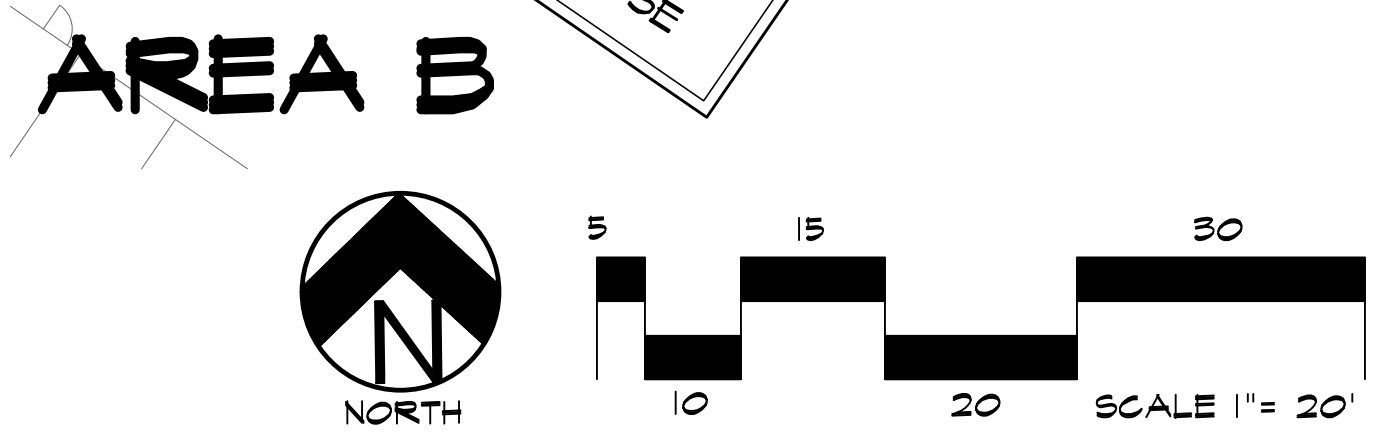
NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

**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 GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER EL PASO COUNTY. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

**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 OF OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.



**LANDSCAPE PLAN - AREA A**



**811**  
 Know what's below.  
 Call before you dig.

**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
 5350 NORTH ACADEMY BLVD. STE 207  
 COLORADO SPRINGS, CO 80918  
 Phone 719-477-1646  
 Fax 719-586-1122



CLAREMONT BUSINESS PARK - 2-1, LOT 3  
 7755 GARY WATSON POINT  
 COLORADO SPRINGS, 80915  
 EL PASO COUNTY, CO

PREPARED FOR:  
 HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION

JOB NUMBER	975-21
REVISIONS	
04-15-21	PER COMMENTS
05-17-21	PER COMMENTS
ORIGINAL DATE	2-19-21
DRAWN BY:	JM
DESCRIPTION:	LANDSCAPE PLAN
SHEET NO.	L1.1

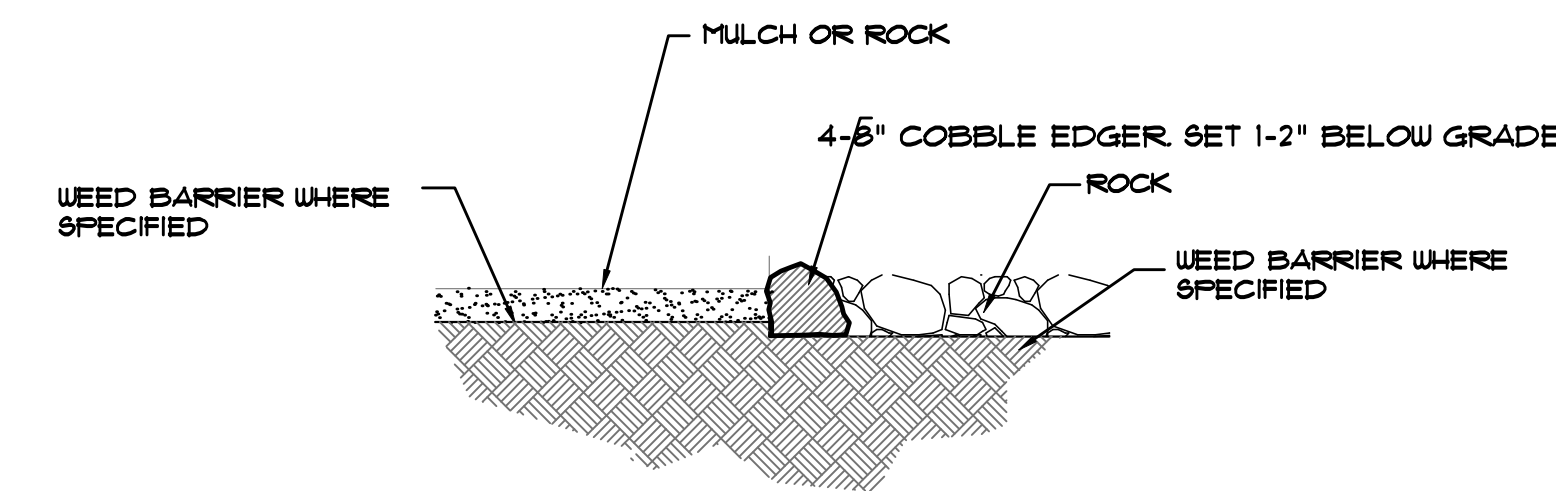


## GENERAL SITE NOTES

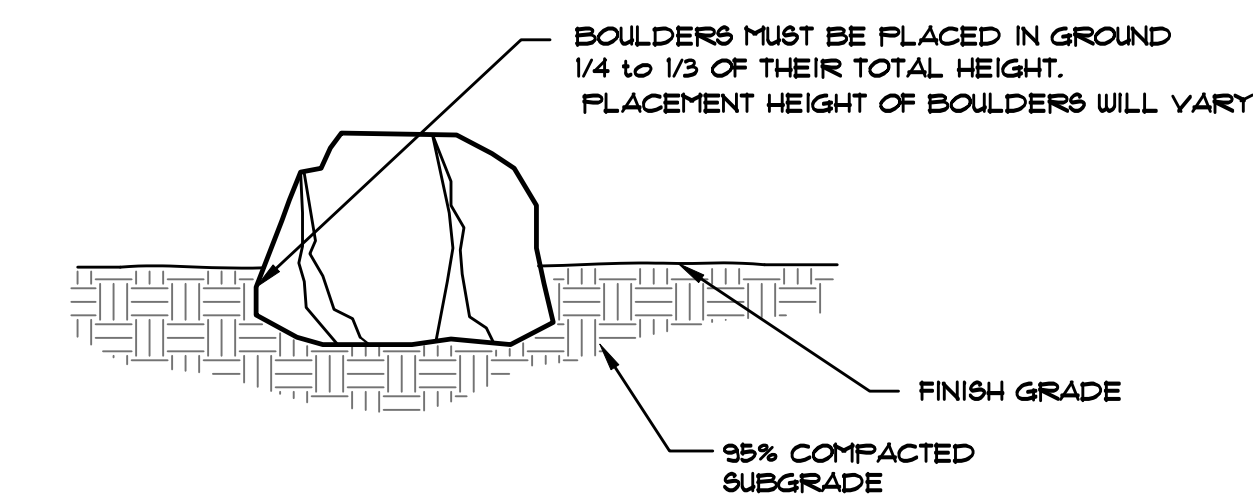
- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR LANDSCAPE AND IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL RECEIVE SLEEVING. REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE 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 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% BREW-GRO BIOCOMP 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](http://WWW.PREEN.COM)



**D** MULCH/ROCK SECTION  
NOT TO SCALE



**E** ACCENT BOULDER SECTION  
NOT TO SCALE

## FIRE SIGNAGE NOTE

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

## SOIL PREP NOTES

FOR PLANTING AREAS 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.

## 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.

## SOD INSTALLATION NOTE

SOIL PREPARATION FOR SODDED 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. 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.
- APPLY THE FOLLOWING AMENDMENTS: APPLY CLASS 1 BREW GROW MATERIAL AT A RATE OF 3 CUBIC YARDS PER 1000 SQ.FT. OF SOIL AREA. DISK (TILL) COMPOST SOIL TO A DEPTH OF 6" (INCHES).

BLUEGRASS SOD

- PROVIDE HEALTHY, FIELD GROWN SOD, FREE FROM OTHER GRASSES, WEEDS, INSECTS AND THEIR EGGS, DISEASES, STONES AND DEBRIS, AND A MINIMUM OF ONE (1) YEAR OLD. FURNISH FROM A SOD FARM WHERE IT HAS RECEIVED REGULAR WATERING, MOWING, FERTILIZING, WEED CONTROL AND SPRAYING.
- MOW SOD TO 1 1/2" TO 2" HEIGHT PRIOR TO CUTTING AND CUT TO A UNIFORM THICKNESS OF 3/4" TO 1". DELIVER IN ROLLS 6' LONG AND 18" WIDE. SMALL, IRREGULAR OR BROKEN PIECES OF SOD WILL NOT BE ACCEPTED. DO NOT CUT MORE SOD THAN CAN BE PUT IN PLACE AT THE SITE THE SAME DAY.
- DELIVER SOD TO THE SITE WITHIN 24 HOURS OF HARVESTING, AND PROTECT FROM DRYING OUT, EXPOSURE OF ROOTS TO THE SUN AND OTHER INJURY.

SOD INSTALLATION

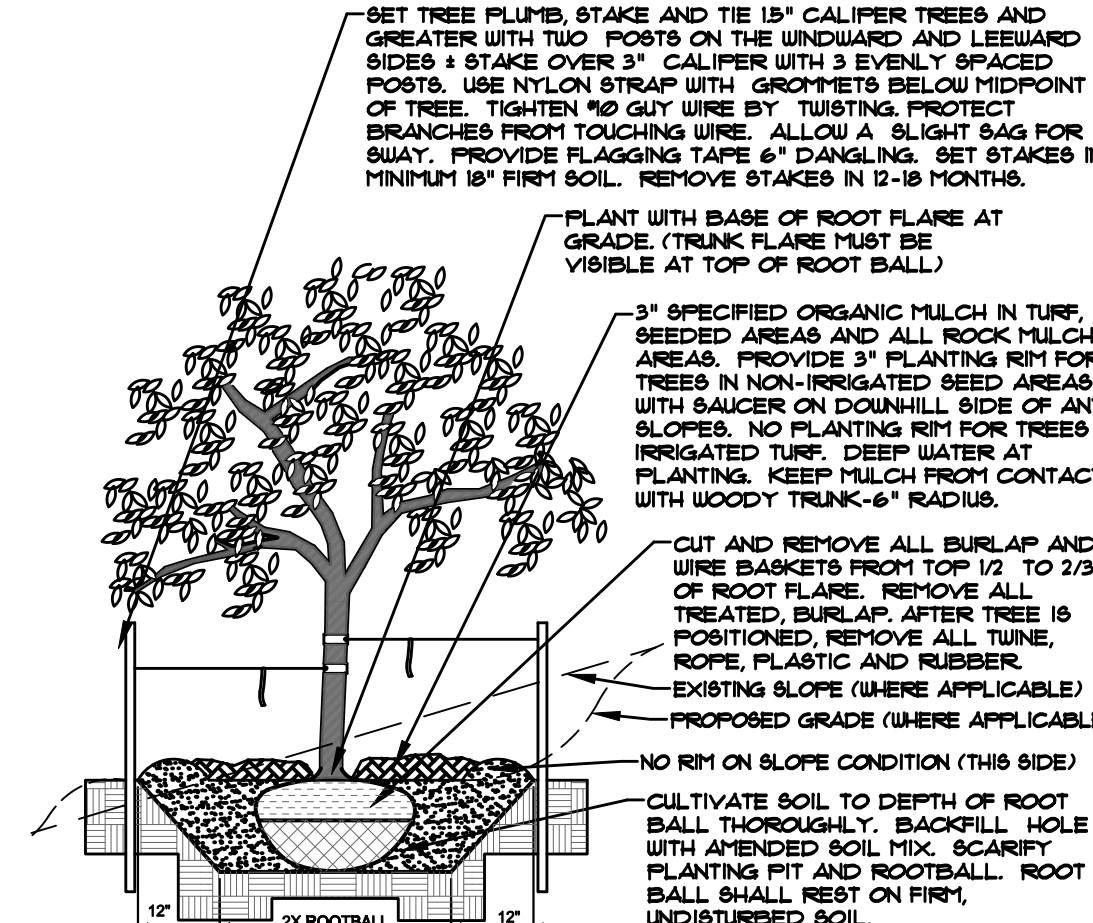
- AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED. REMOVE HARD AND SOFT AREAS. SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
- LAY SOD SMOOTHLY, EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY. LAY WITHIN EIGHT (8) HOURS AFTER DELIVERY.
- WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
- ROLL SOD WITH A LIGHT ROLLER DIAGONALLY, LEVELING IRREGULARITIES AND SEALING JOINTS.
- KEEP THE SOIL BED MOIST DURING LAYING OF SOD.
- NEWLY INSTALLED SOD SHALL BE WATERED WITH 1/2 INCH OF WATER PER DAY FOR THE FIRST 3 DAYS, FILLING THE WATER HOLDING CAPACITY OF THE TOP 4-6 INCHES OF THE SOIL. TOTAL AMOUNT OF WATER SHOULD BE SPLIT UP OVER 2 OR 3 WATERING PERIODS EACH DAY.
- WEEK 1: AFTER INSTALLATION, WATER NEW TURF 3/4" TO 1-1/4" OF WATER PER DAY FOR THE FIRST 7 DAYS SPLIT UP OVER 4 OR 5 WATERING PERIODS EACH DAY. THE WARMER THE TEMPERATURE, THE MORE WATER YOU NEED TO APPLY.
- WEEK 2: AFTER THE FIRST 7 DAYS, WATER AT THE RATE OF 1/2" PER DAY FOR 7 DAYS. SPLIT UP OVER 2-3 WATERING PERIODS EACH DAY.
- WEEK 3: IF WATERING RESTRICTIONS ALLOW, WATER 1/4" PER DAY EVERY OTHER DAY FOR 7 DAYS. AFTER THE FIRST TWO OR THREE WEEKS, REVERT TO WATERING 1-2 TIMES PER WEEK AS LOCAL WATERING RESTRICTIONS ALLOW.
- KENTUCKY BLUEGRASS TURF: 3.1 LBS NITROGEN PER 1,000 SF. APPLY ABOUT 1 LB OF RECOMMENDED NITROGEN IN LATE SUMMER. APPLY HALF OF REMAINING NITROGEN REQUIREMENT MID-FALL, HALF IN MID SPRING. FOR HIGH MAINTENANCE TURF, APPLY ABOUT 1 LB OF THE RECOMMENDED NITROGEN IN EARLY SUMMER. TO OBTAIN 1 LB OF ACTUAL NITROGEN, APPLY 3 TO 4 LB OF 34-0-0, 5 LB OF 20-0-0, 10 LB OF 10-0-0, OR SIMILAR FERTILIZERS.

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SOD BLUEGRASS LAWN

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

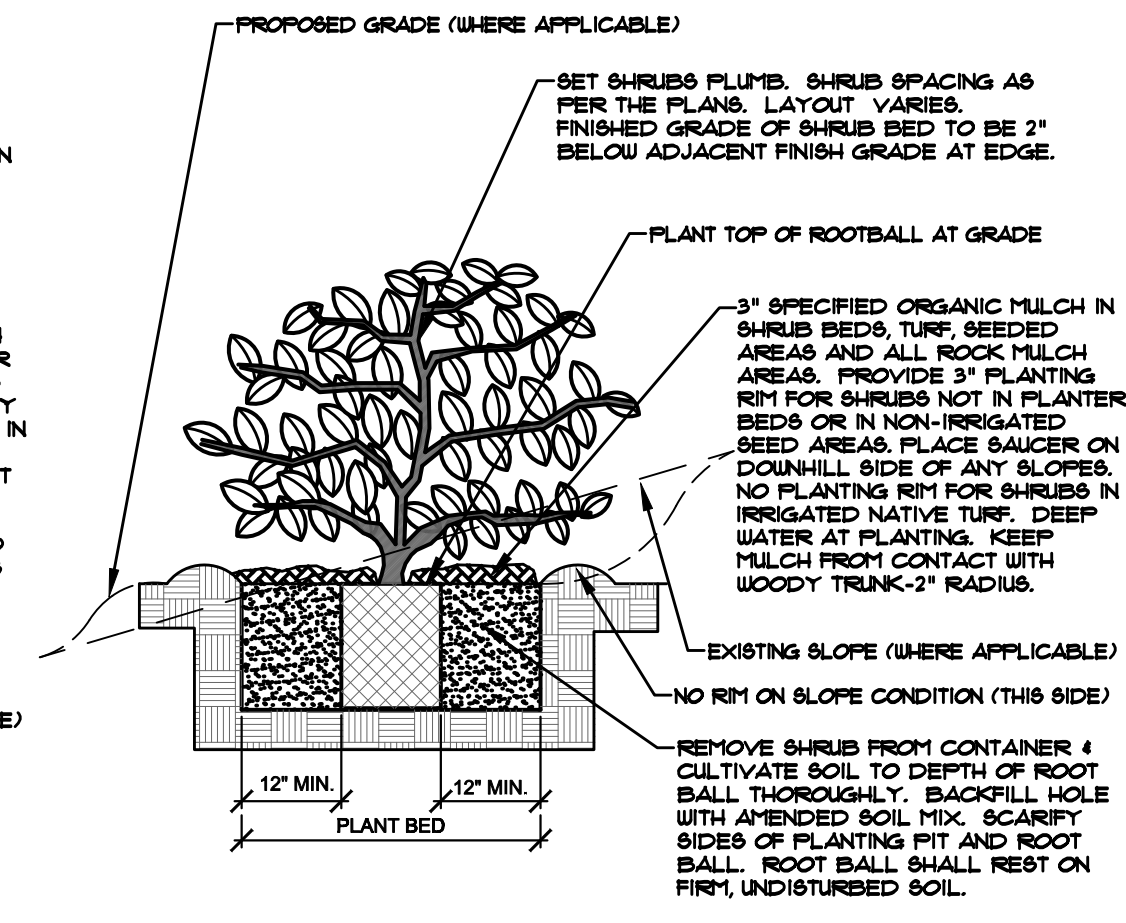
MOW SODDED LAWN AS SOON AS THERE IS ENOUGH TOP GROWTH TO CUT WITH MOWER SET AT 3" HEIGHT. DO NOT CUT MORE THAN 1/3 LENGTH OF THE GRASS BLADE AT ANY ONE MOWING. DO NOT MOW LESS THAN 3" OFF WHEN GRASS IS WET. REMOVE ALL HEAVY GRASS CLIPPING IMMEDIATELY AFTER MOWING.

- NOTES:
- TRUNK 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 IF POSSIBLE.
  - APENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - WRAP TRUNK ON EXPOSED BITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TURF.
  - DO NOT FERTILIZE TREES DURING THE FIRST GROWING SEASON.
  - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



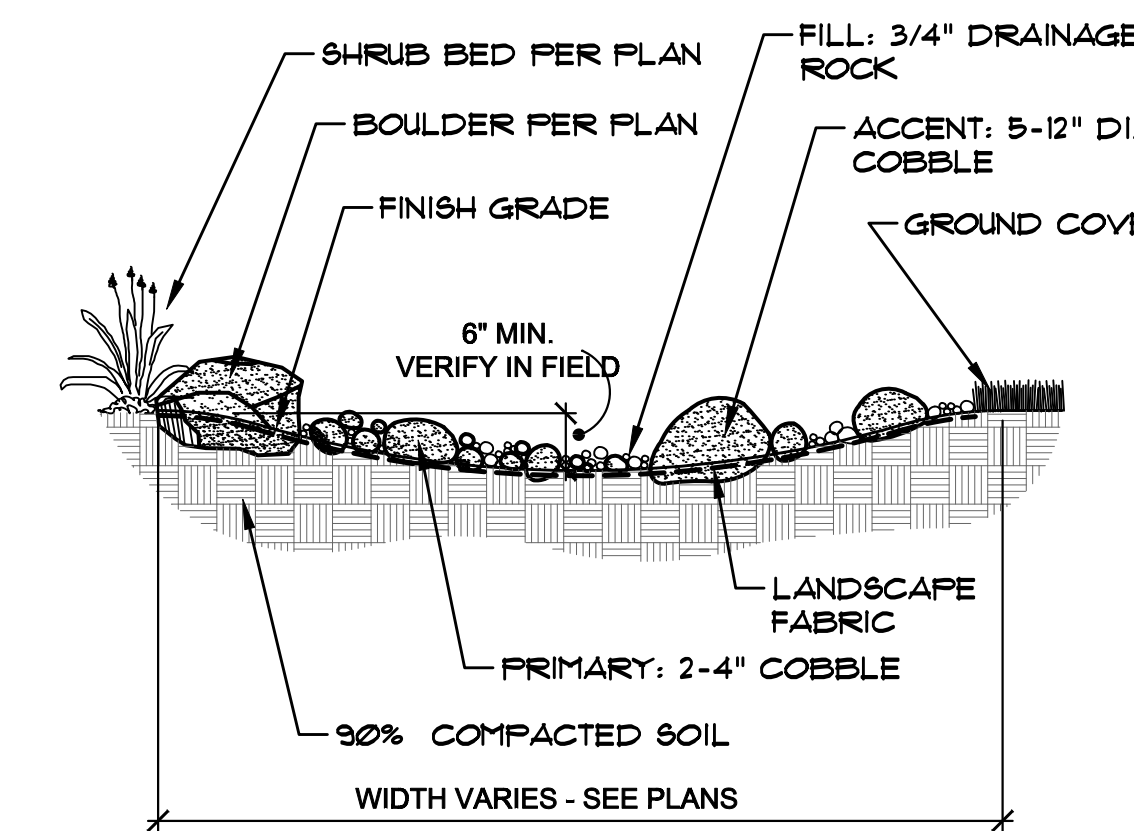
**A** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- 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.
  - APENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - FOR ROOT END 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 POT BOUND PLANTS ONLY, MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



**B** SHRUB PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- SHRUB AND TURF AREAS MAY VARY FROM DETAIL - SEE PLANS FOR ACTUAL LOCATIONS
  - 15% MIN. SLOPE TO 25% MAX SLOPE WITHIN SWALE (TOWARDS CENTER)
  - SEE PLANS FOR ROCK / COBBLE TYPE(S)



**C** ROCK SWALE  
NTS

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

5350 NORTH ACADEMY BLVD., STE 207  
COLORADO SPRINGS, CO 80918  
Phone 719-477-1648  
Fax 719-566-1122

**HIGHER GROUND DESIGNS**

CLAREMONT BUSINESS PARK - 2-1, LOT 3  
7755 GARY WATSON POINT  
COLORADO SPRINGS, 80915  
EL PASO COUNTY, CO

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PREPARED FOR:  
HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION	JOB NUMBER	975-21
	REVISIONS	
	04-15-21	PER COMMENTS
	05-17-21	PER COMMENTS
	ORIGINAL DATE	2-19-21
	DRAWN BY:	JM
	DESCRIPTION:	
	DETAILS AND NOTES	
	SHEET NO.	L1.2

## DOCUMENT NOTE

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FILE NO. PPR 21-011



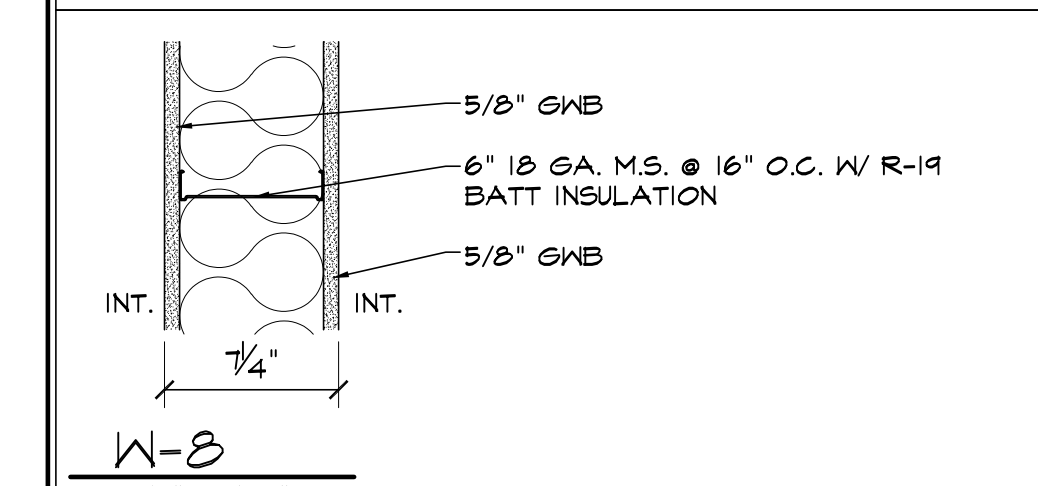
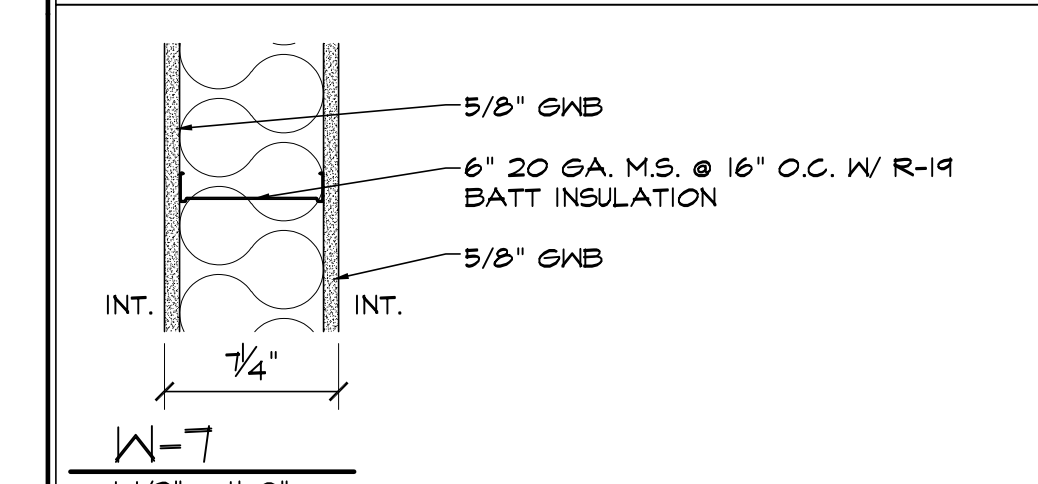
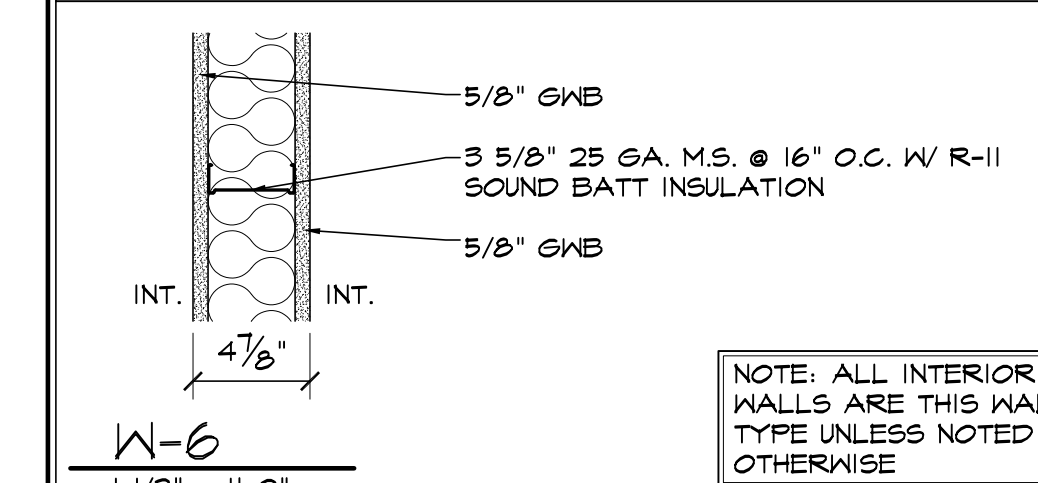
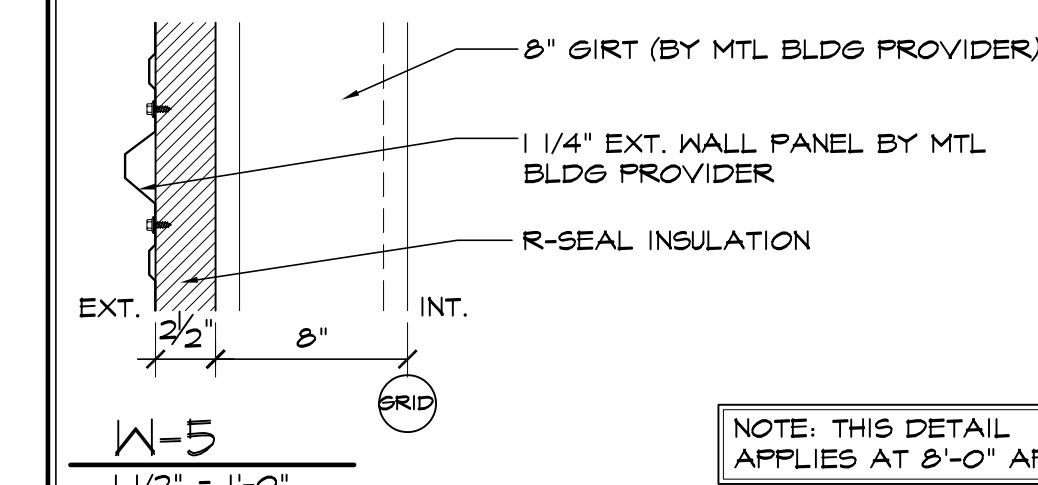
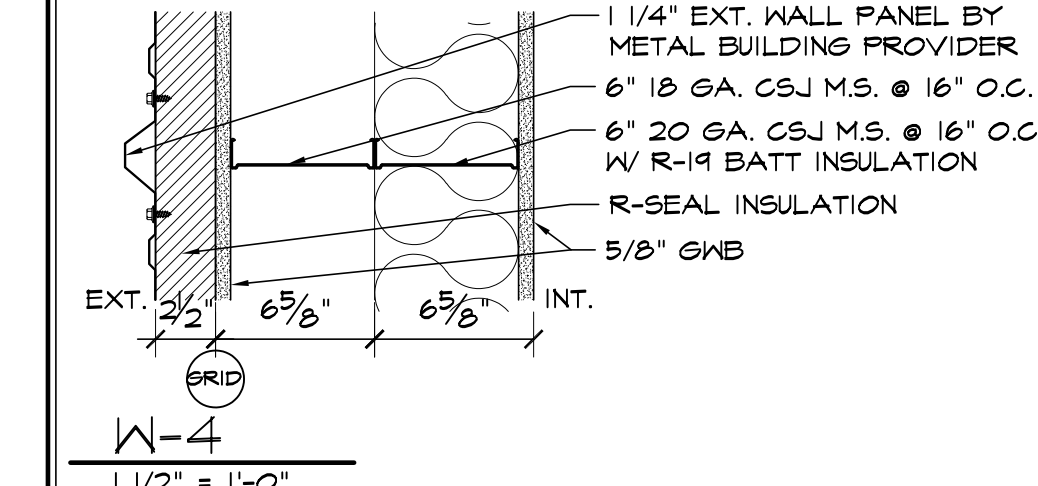
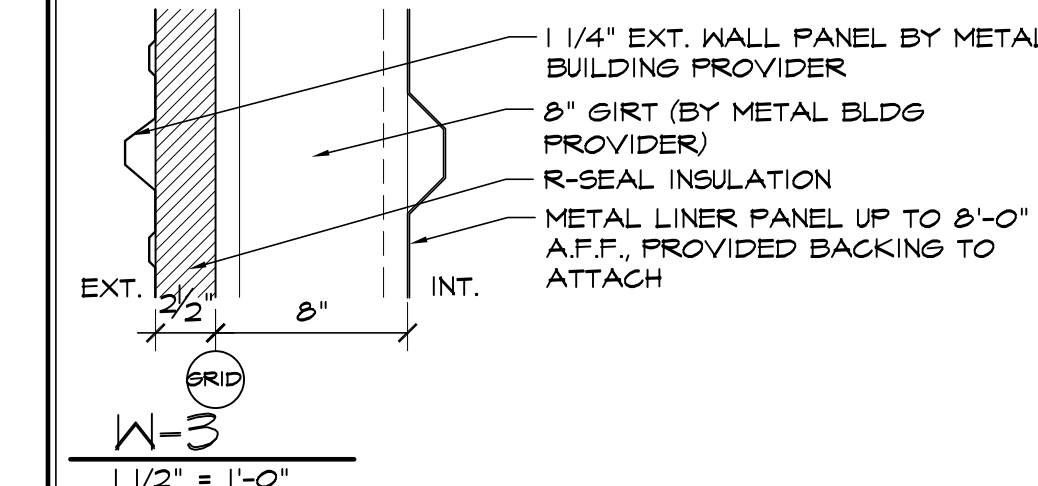
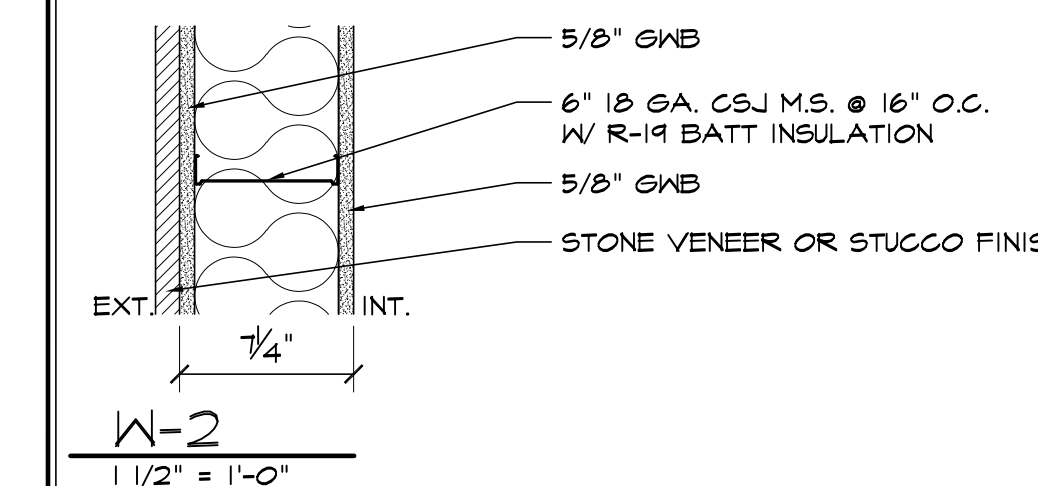
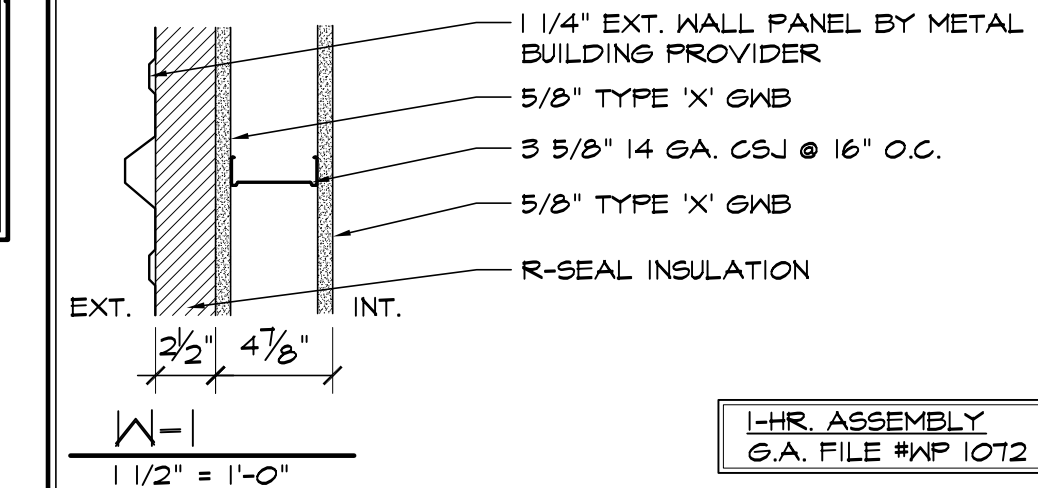
**GENERAL FLOOR PLAN NOTES**

- 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 CLOSER 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 MANUFACTURER.
- PROVIDE CONTROL JOINTS AT A MIN. OF 30'-0" AT ALL GYP. BD. WALLS.
- PROVIDE TRANSITION STRIPS AT ALL FLOOR MATERIAL CHANGES.
- PROVIDE CASP TRIM AT ALL LINER PANEL.
- FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE. FLOOR SLABS ARE TO BE LEVEL WITH 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 GAPS MUST BE INSTALLED PRIOR TO COMPLETION OF INTERIOR AND EXTERIOR.
- PROVIDE AND INSTALL STIFFENERS, BRACING, 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 THAN 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 A01 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**

- FULL HEIGHT WALL
- 6" MTL STUD, 9'-0" HIGH WALL
- 9'-0" HIGH WALL
- 1-HR. FIRE RATED WALL

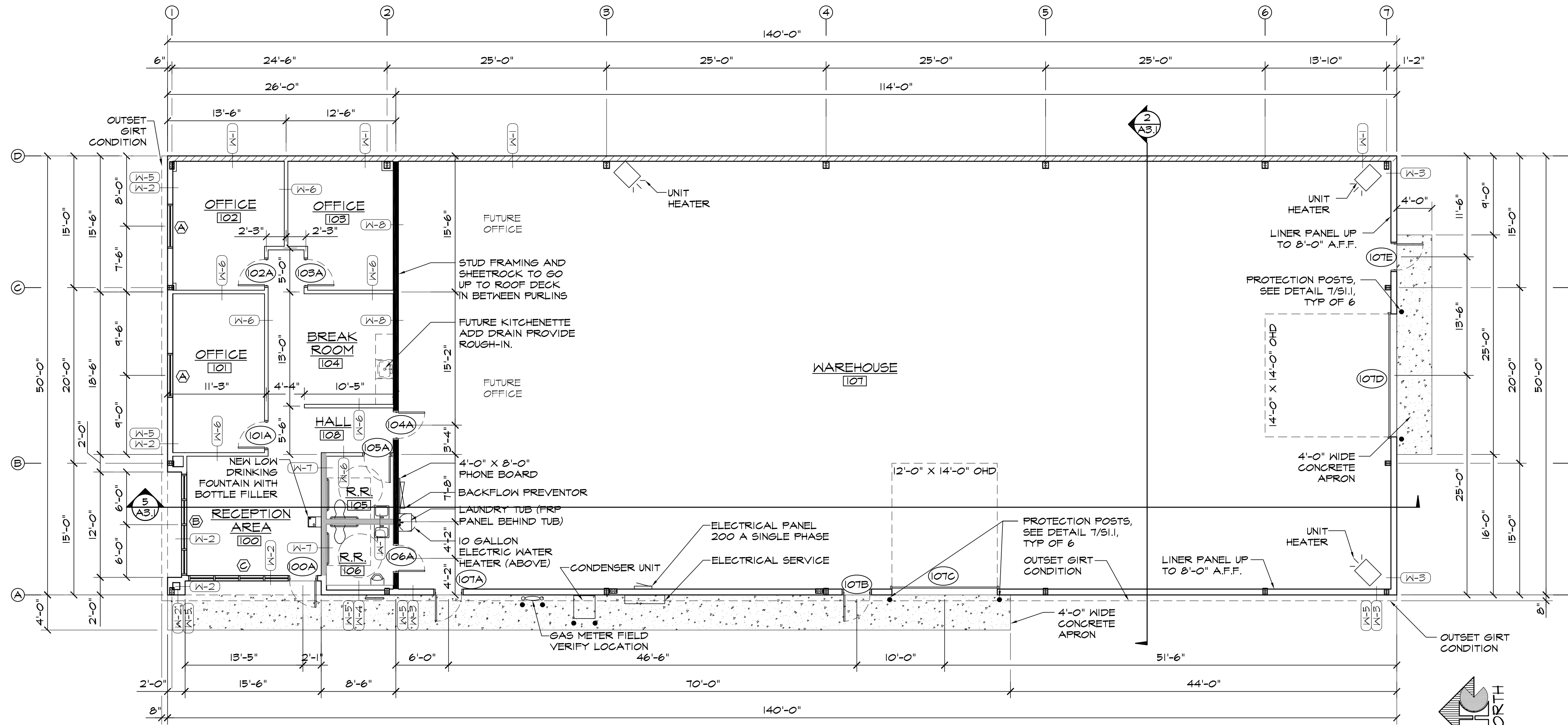
**WALL TYPE DETAILS**



**HAMMERS CONSTRUCTION INC.**  
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
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**CBP 2-1, LOT 3**  
 7155 GARY WATSON POINT  
 COLORADO SPRINGS, CO 80915  
 EL PASO COUNTY, COLORADO



**FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

FOR DP SUBMITTAL ONLY

DATE: FEB. 23, 2021  
 DRAWN BY: W. VENEROS  
 PROJ. MGR: R. GREEN  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 1161

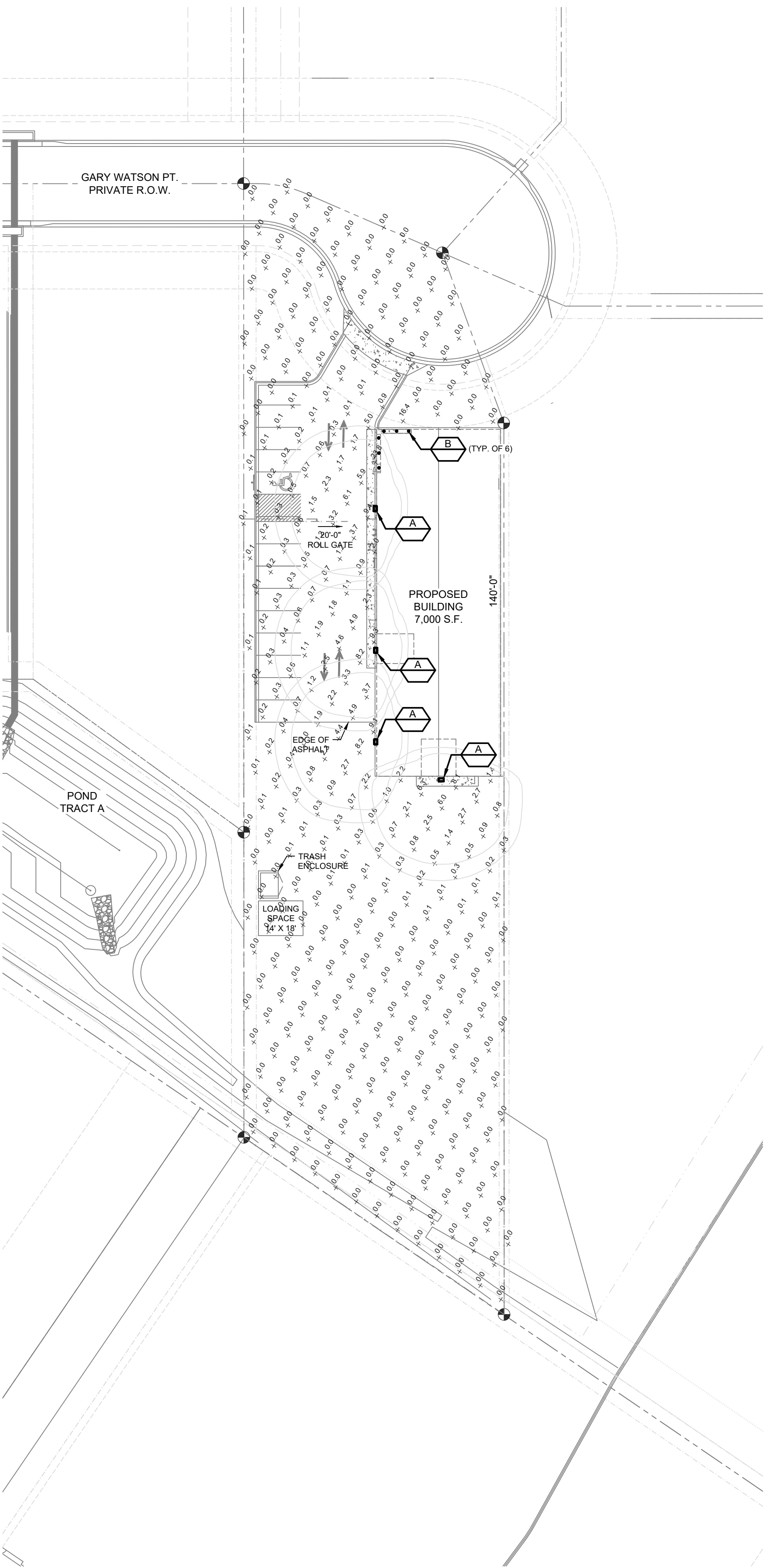
REVISIONS:


**A1.1**  
 FLOOR PLAN



Schedule																	
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A		4	Lithonia Lighting	WDGE2 LED P5 40K 80CRI VF	WDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC		1	WDGE2_LED_P5_40K_80CRI_VF.ies	5996	1	0.92	48.44	100%	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1		
	B		6	Lithonia Lighting	LDN6 40/15 LO6AR LSS	6IN LDN, 4000K, 1500LM, CLEAR, SEMI-SPECULAR REFLECTOR, CR180		1	LDN6_40_15_LO6AR_LSS.ies	1516	1	0.92	17.52	100%	DIRECT, SC-0=1.02, SC-90=1.03		

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.7 fc	23.8 fc	0.0 fc	N/A	N/A



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**CBP 2-1, LOT 3**  
**PHOTOMETRICS**  
**7755 GARY WATSON POINT**  
**EL PASO COUNTY, CO**

REV	DESCRIPTION	DRAWN	CHECK	APPR	DATE

ISSUANCE:  
**ISSUED FOR PERMIT**

CLIENT:  
**HAMMERS CONSTRUCTION**  
 1411 WOOLSEY HEIGHTS  
 COLORADO SPRINGS, CO 80915

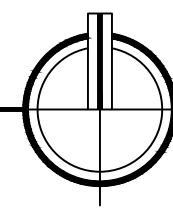
ARCHITECT:

PROJECT NO:  
 5151-20-05D

TITLE:  
**PHOTOMETRICS**  
**SITE PLAN**

SHEET NO:  
**9 OF 11**

**PHOTOMETRICS SITE PLAN**  
 SCALE: 1/32" = 1'-0"

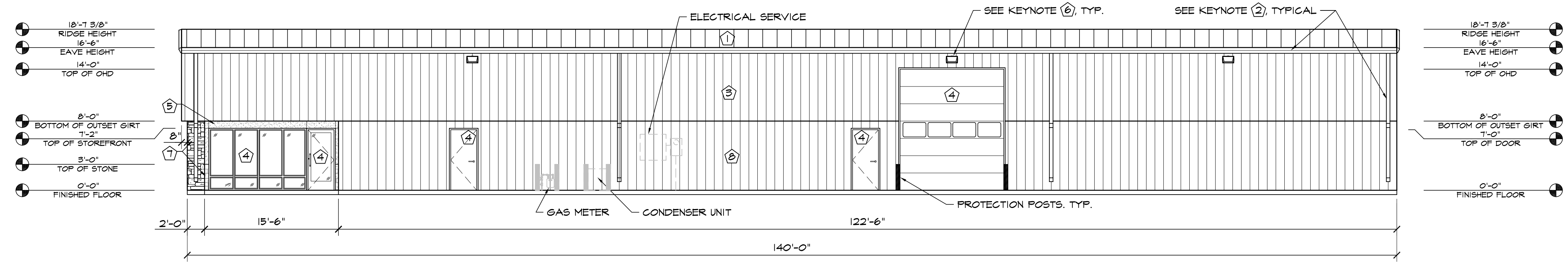


PPR-21-010

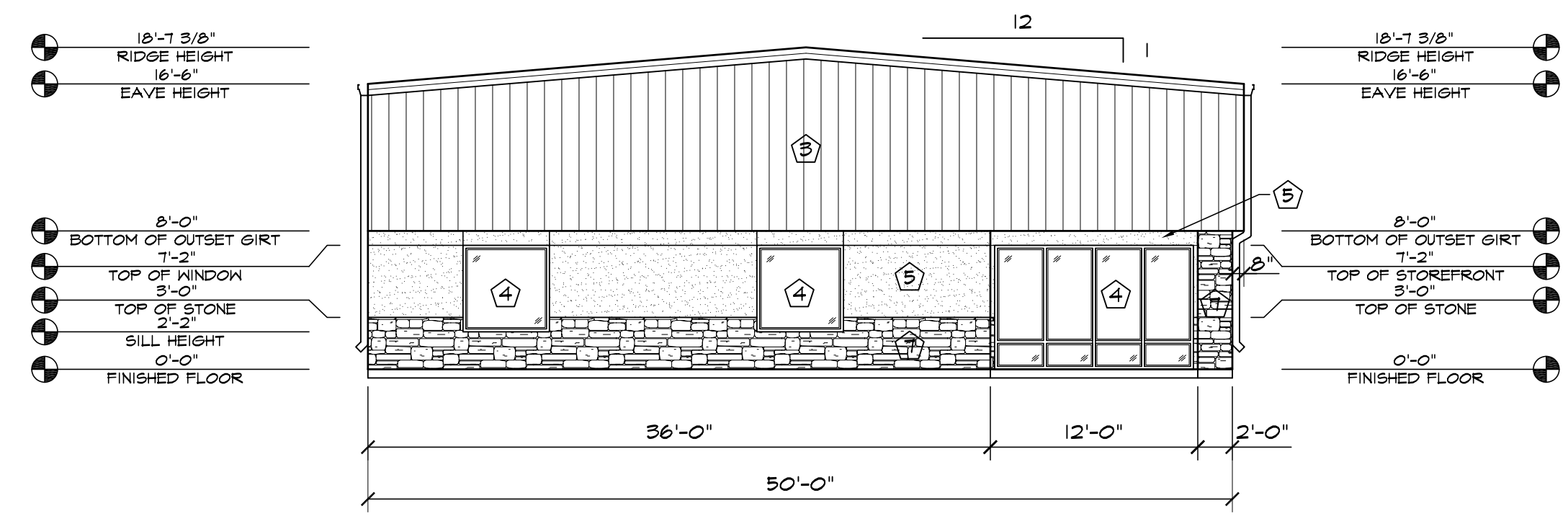




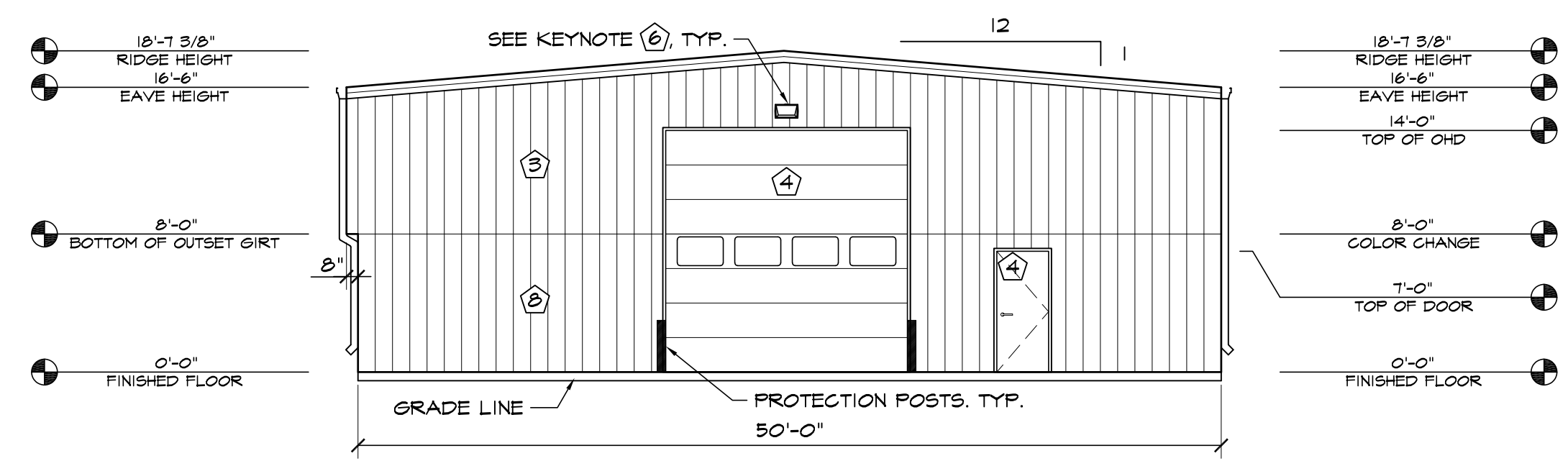




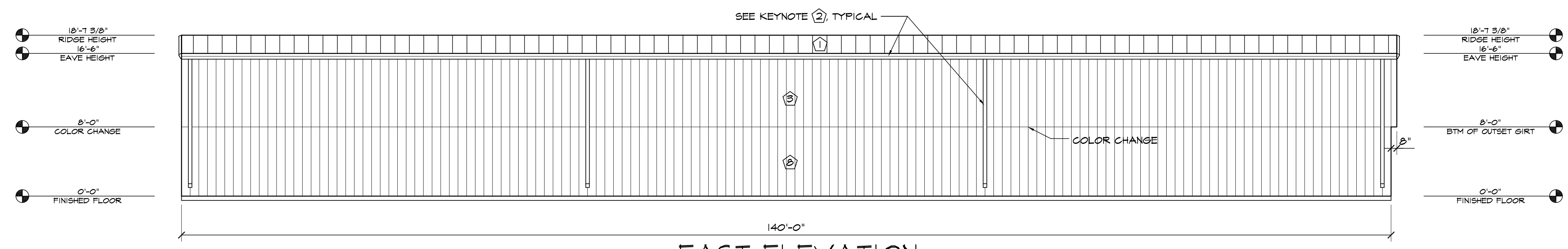
1 WEST ELEVATION  
SCALE: 1/8"=1'-0"



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



3 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



4 EAST ELEVATION  
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES	
①	PREFINISHED 24 GA. "FBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER
②	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
③	PREFINISHED 26 GA. "FBR" METAL WALL PANELS BY METAL BUILDING PROVIDER
④	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION
⑤	3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-120 SF MAX AREA
⑥	WALL PACK LIGHT TOP OF LIGHT @ 15'-6" A.F.F. SEE ELECT. PLANS
⑦	STONE VENEER W/ 2" CAP INSTALLED W/ SCHLUTER TRIM
⑧	PREFINISHED 26 GA. "FBR" METAL WALL PANELS BY METAL BUILDING PROVIDER

NOTES  
R-SEAL THICKNESS IS NOT REFLECTED IN THE ELEVATION DIMENSIONS.

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CBP 2-1, LOT 3  
7755 GARY WATSON POINT  
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DATE: FEB 23, 2021  
DRAWN BY: W. VENEROS  
PROJ. MGR: R. GREEN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1161

RESUBMITTALS:	
▲	4/16/21 / COMMENTS 3/24/21
▲	
▲	
▲	
▲	