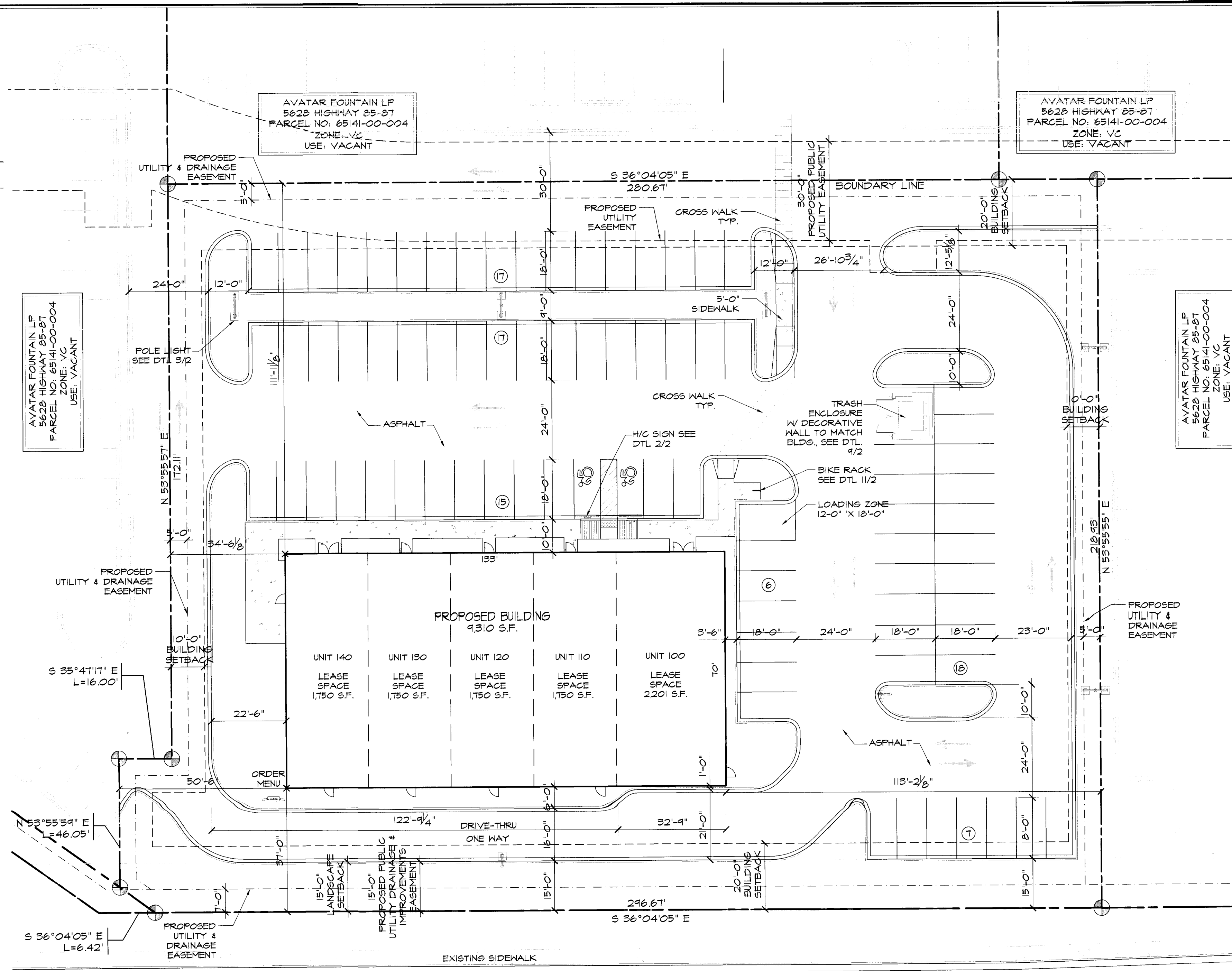
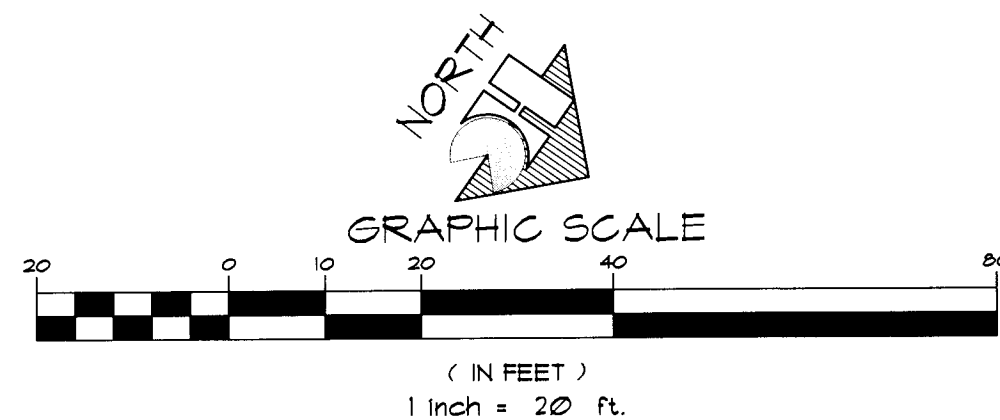


KEY PLAN



COLORADO STATE HIGHWAY 85-87



BANK OF MOUNTAIN VALLEY  
502 SECURITY BLVD  
PARCEL NO. 65141-03-029  
ZONE: R-4 CAD-O  
USE: BANK

T-ELEVEN INC  
205 MAIN ST.  
PARCEL NO. 65141-03-020  
ZONE: CC  
USE: CONVENIENCE MARKET

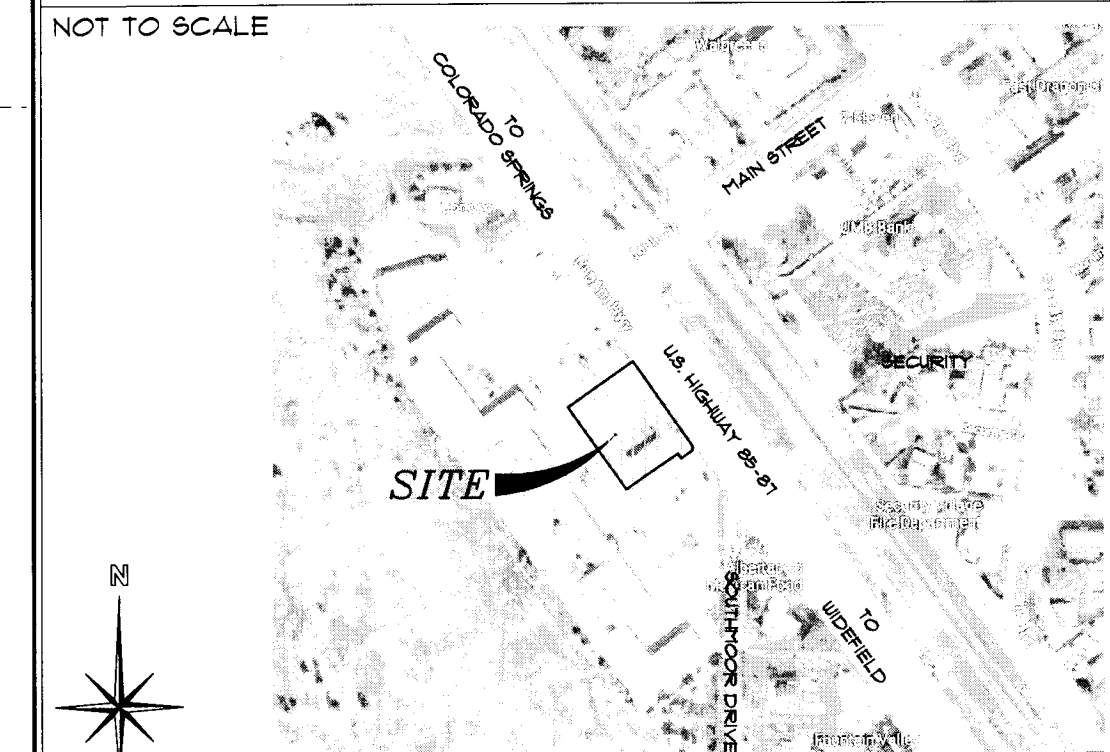
1 SITE PLAN  
SCALE: 1"=20'-0"

## DRAWING INDEX

- 1 OF 4 - SITE PLAN & PROJECT INFORMATION, DRAWING INDEX
- 2 OF 4 - SITE DETAILS
- 3 OF 4 - PRELIMINARY GRADING PLAN
- 4 OF 4 - PRELIMINARY UTILITY PLAN
- 5 OF 4 - LANDSCAPE PLAN
- 6 OF 4 - LANDSCAPE DETAILS & NOTES
- 7 OF 4 - PHOTOMETRIC PLAN
- 8 OF 4 - PHOTOMETRIC DETAILS
- 9 OF 4 - DP BUILDING ELEVATIONS

## VICINITY MAP

NOT TO SCALE



## PROJECT INFORMATION

<u>PROPERTY INFORMATION</u>		AVATAR FOUNTAIN LP 6800 JERICHO TPKE STE 120W #20 SYOSSET, NY 11791-4445
OWNER NAME:		
<u>LEGAL DESCRIPTION:</u>		SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
PARCEL NUMBER LOT 10:		65141-00-004
ZONING:		VC
LOT SIZE LCT 5:		62,143 SF (1.43 ACRES)
CURRENT USE:		VACANT
FLOODPLAIN STATEMENT:		ZONE X (MAP NO. 08041C07635, DATED DEC 1, 2018)
<u>BUILDING INFORMATION</u>		
GROSS BUILDING AREA:		9,310 SF
BUILDING OCCUPANCY:		M
TYPE OF CONSTRUCTION:		11-B
FIRE SYSTEMS:		NONE
AREA SEPARATION WALLS:		NONE
OPEN SPACE/LANDSCAPE AREA:		52,833 S.F. (85%)
<u>ZONING CODE STUDY</u>		
PROPOSED PRINCIPAL USE:		COMMERCIAL CENTER
STRUCTURAL COVERAGE:		15%
PAVEMENT COVERAGE:		50%
STREET COVERAGE:		1%
BUILDING STRUCTURAL HEIGHT:		24'-0" (45'-0" MAX)
FRONT YARD SETBACK:		20'-0"
SIDE YARD SETBACK:		10'-0"
REAR YARD SETBACK:		20'-0"
<u>REQUIRED PARKING SPACES:</u>		
COMMERCIAL CTR (1 SPACE/250 S.F.), (9,310 S.F. / 250 S.F.)		37
H.C.-(1) SPACE/250 REQ'D)		37
TOTAL PARKING SPACES REQUIRED:		37
TOTAL PARKING PROVIDED:		80
STANDARD SPACES PROVIDED		80
H.C. SPACES PROVIDED		2
COMPACT SPACES PROVIDED		0
LOADING SPACE PROVIDED		1 (12'X18')
(SEE DETAIL 2 OF 1 FOR DIMENSIONS)		
<u>DEVELOPMENT SCHEDULE</u>		
CONSTRUCTION:		WINTER 2019
LANDSCAPING:		SPRING 2020
<u>DEVELOPMENT APPLICANT</u>		
COMPANY:		HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLOR. SPGS, CO 80915
PHONE NUMBER:		(719)-570-1599
FAX NUMBER:		(719)-570-1008
APPLICANT NAME:		LISA PETERSON
APPLICANT E-MAIL:		lpeterson@hammersconstruction.com

## SITE LEGEND

PROPERTY LINE	RIGHT OF WAY	BUILDING SETBACK	LANDSCAPE SETBACK	UTILITY/DRAINAGE EASEMENT	ELECTRICAL EASEMENT	ACCESS EASEMENT	OPAQUE CHAINLINK FENCE	6' HIGH WROUGHT IRON FENCE	GAS LINE	WATER LINE	ELECTRICAL LINE	SANITARY SEWER LINE	STORM SEWER LINE	RETAINING WALL	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.
PROPERTY CORNER	TRAFFIC FLOW	WALL PACK LIGHTING	SIGN	MANHOLE	ELECTRICAL TRANSFORMER	EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT								

**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) 570-1599 FAX (719) 570-7008  
www.hammersconstruction.com

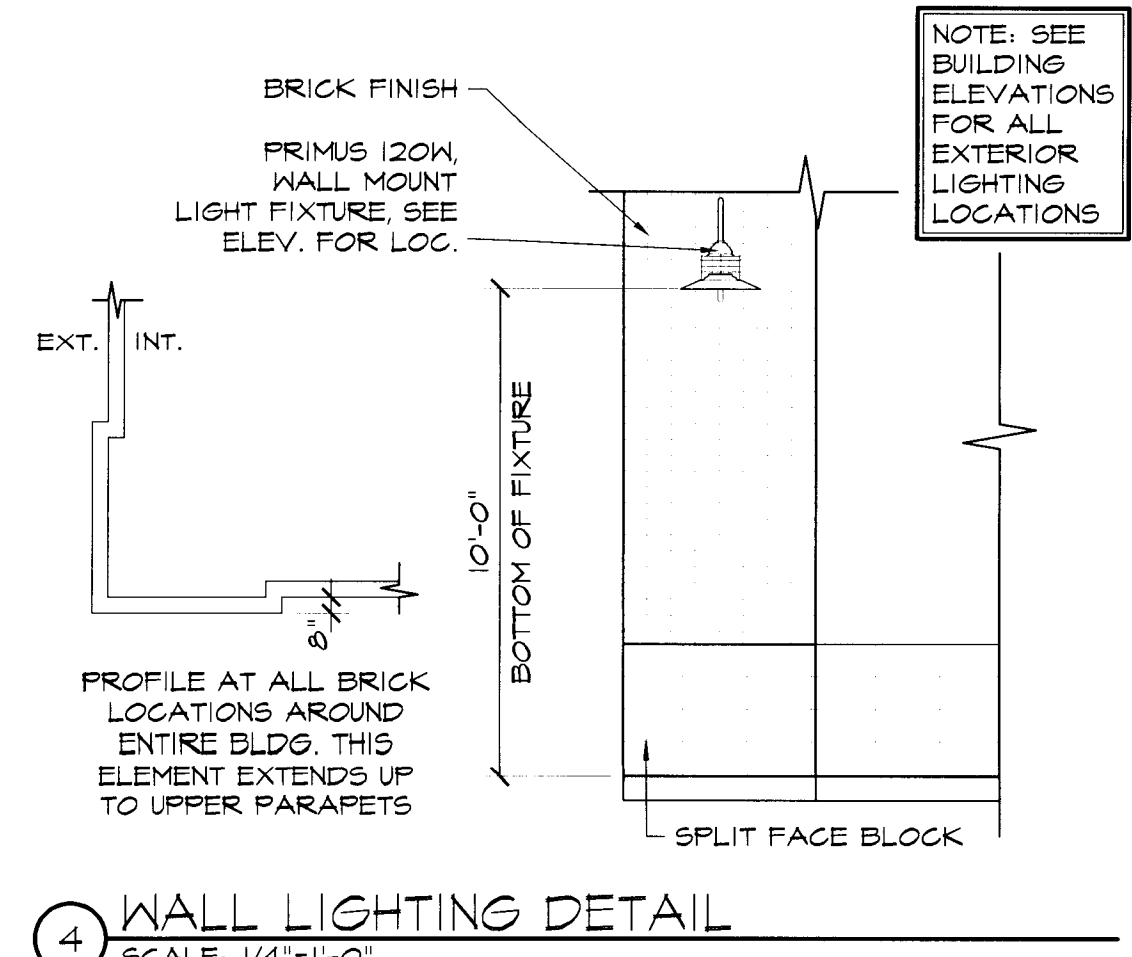
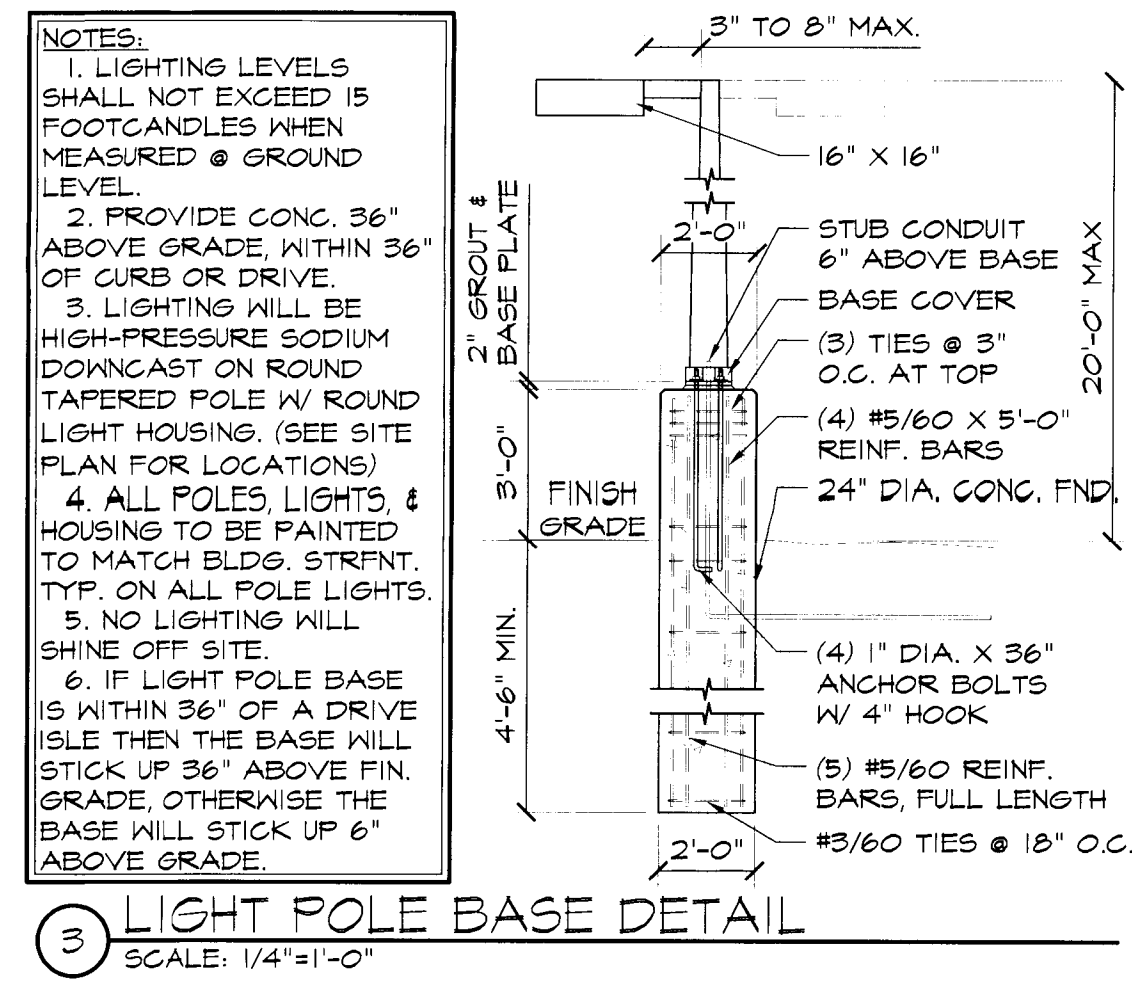
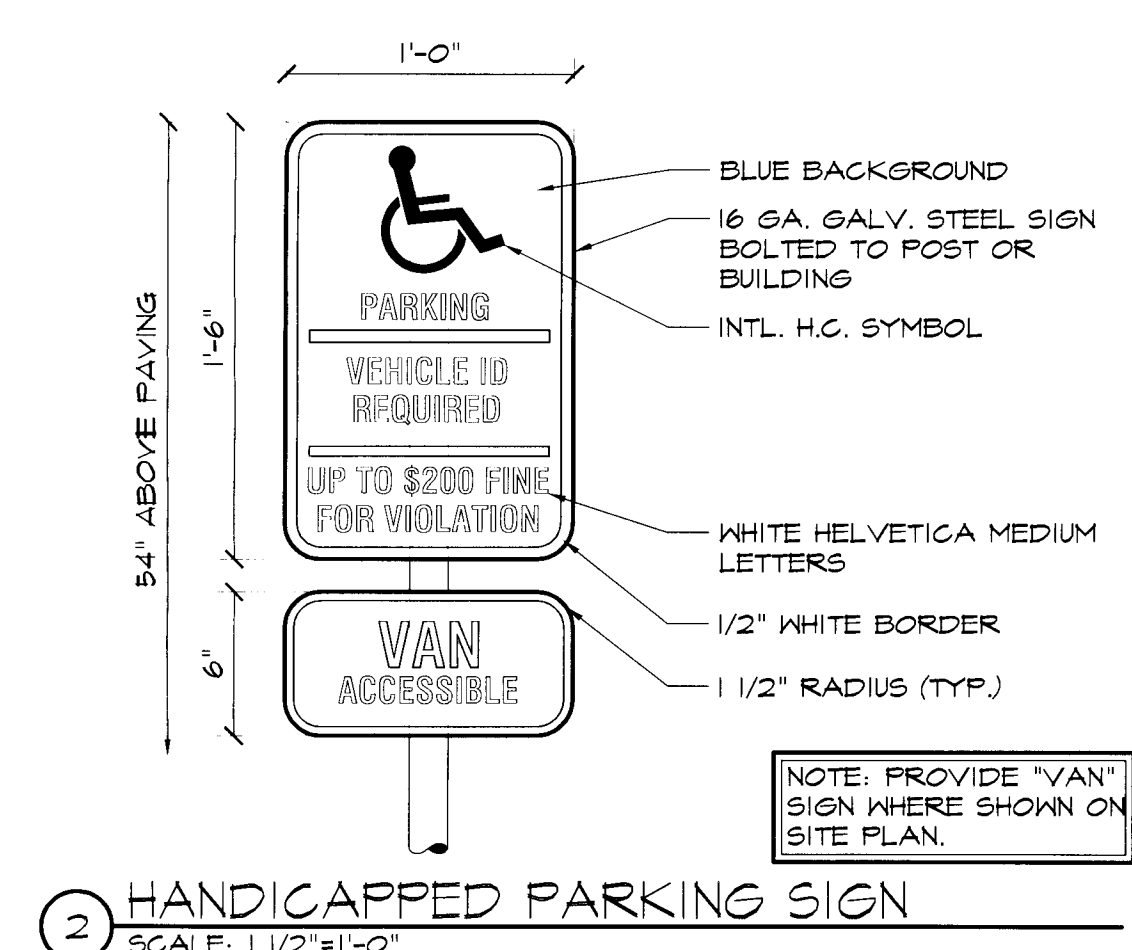
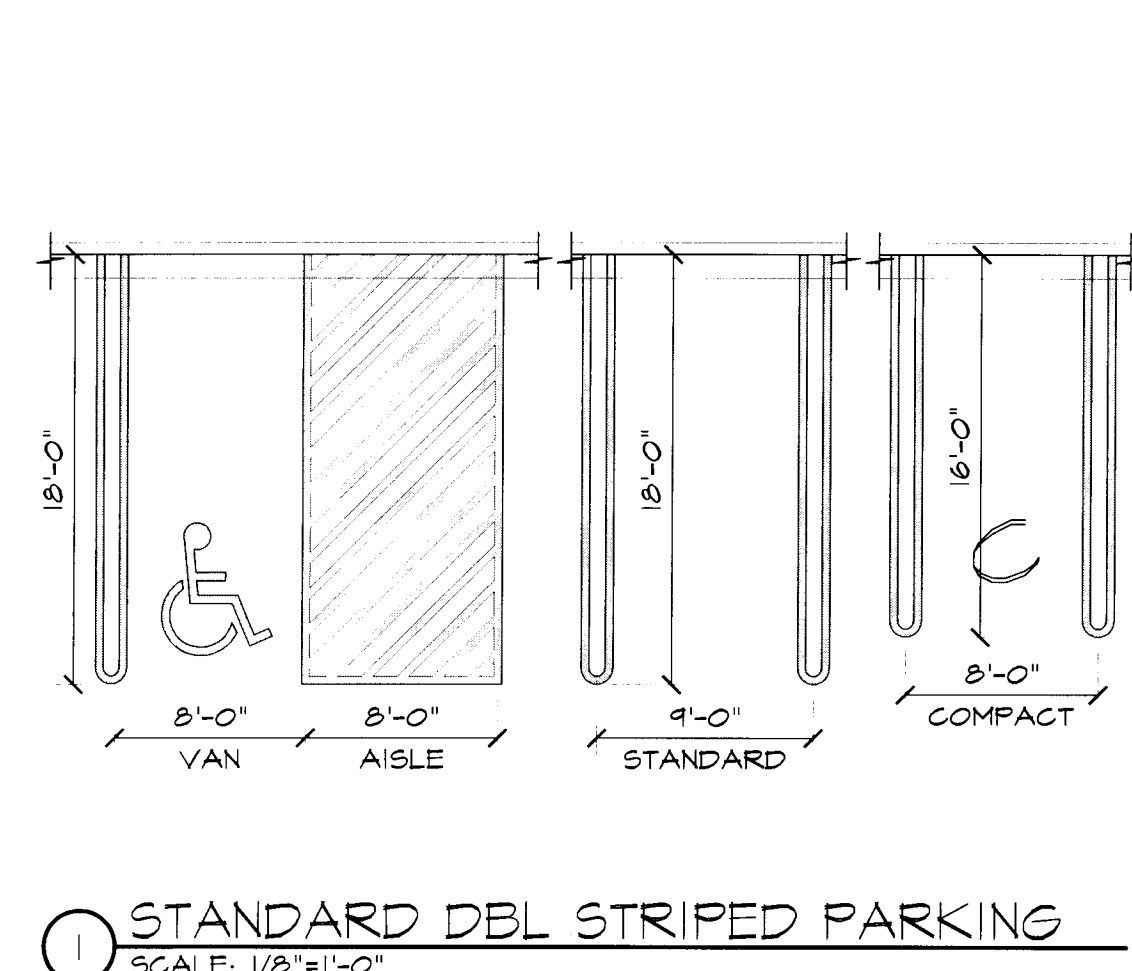
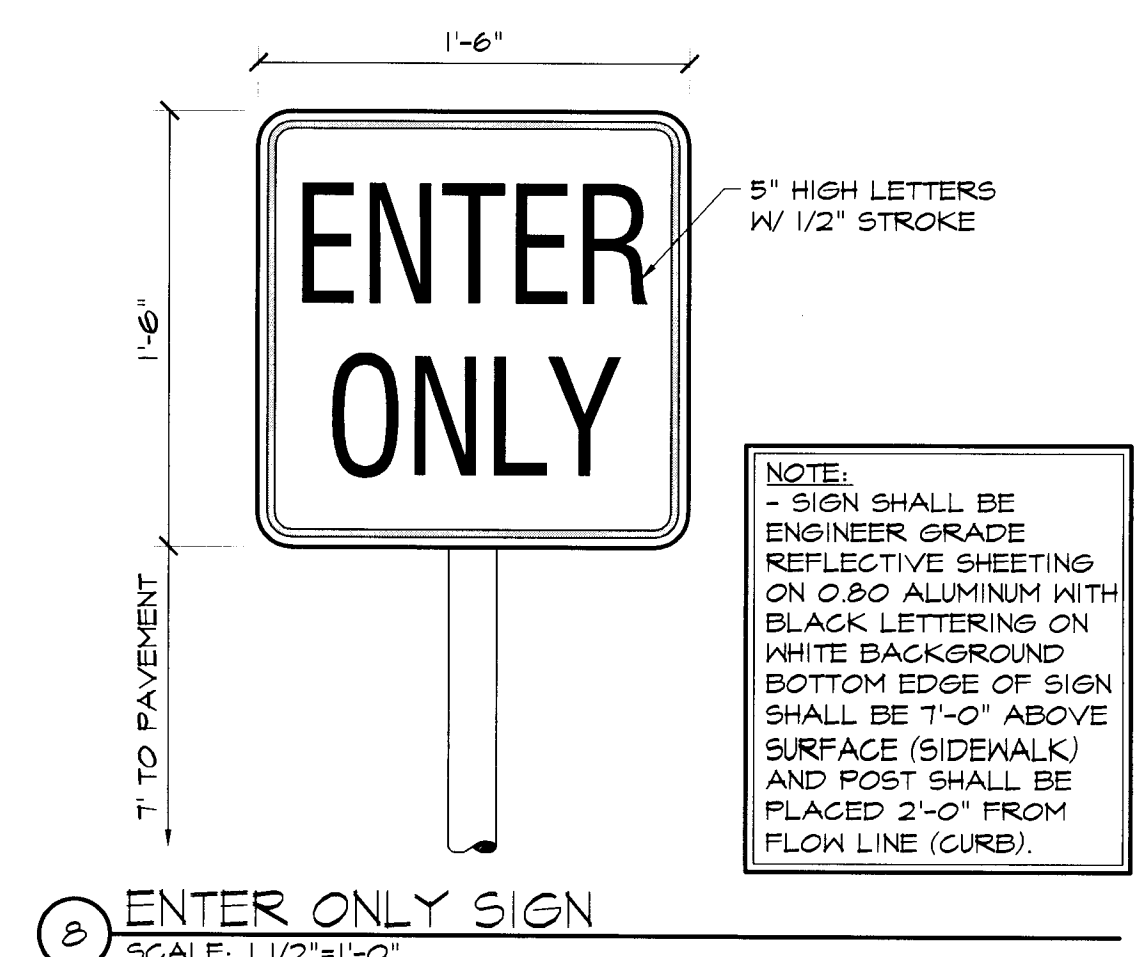
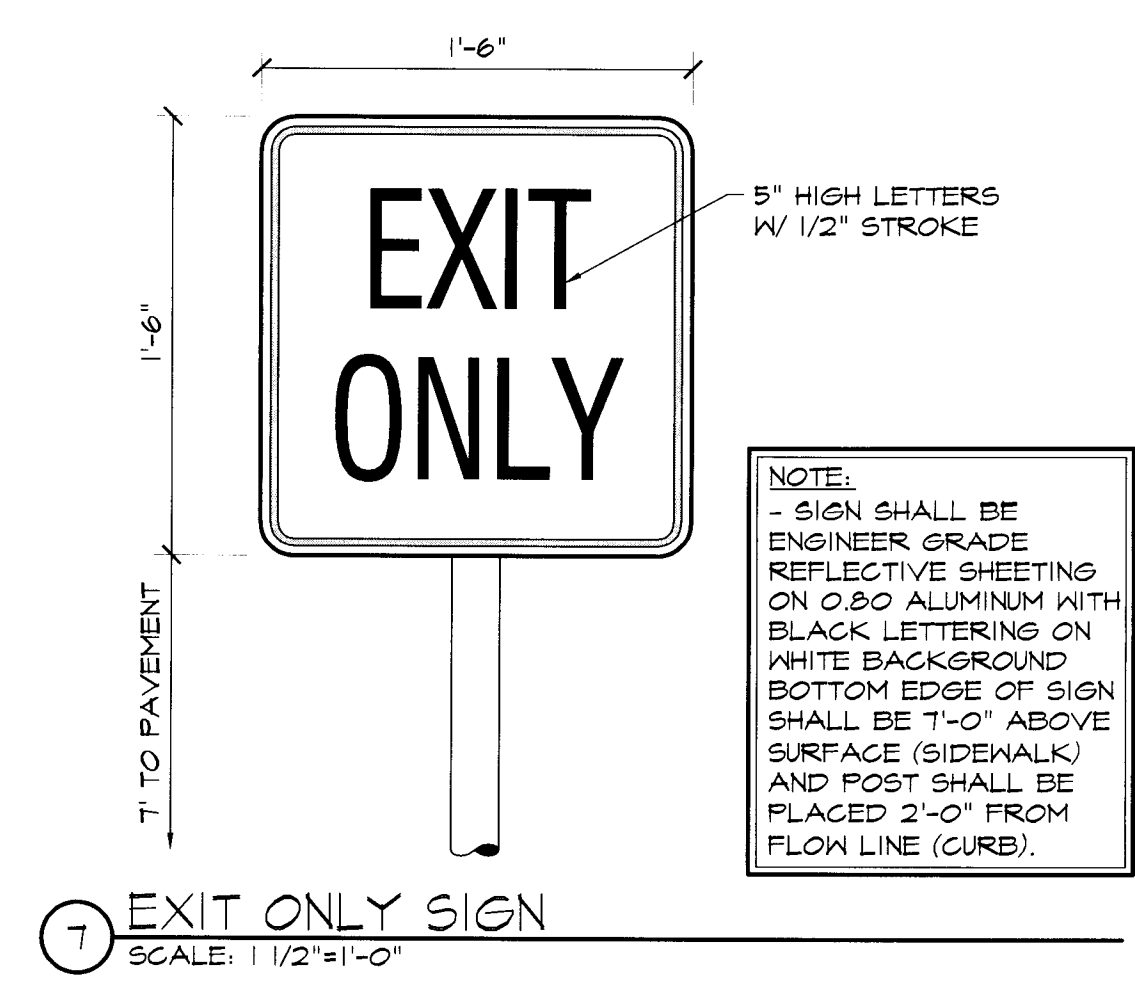
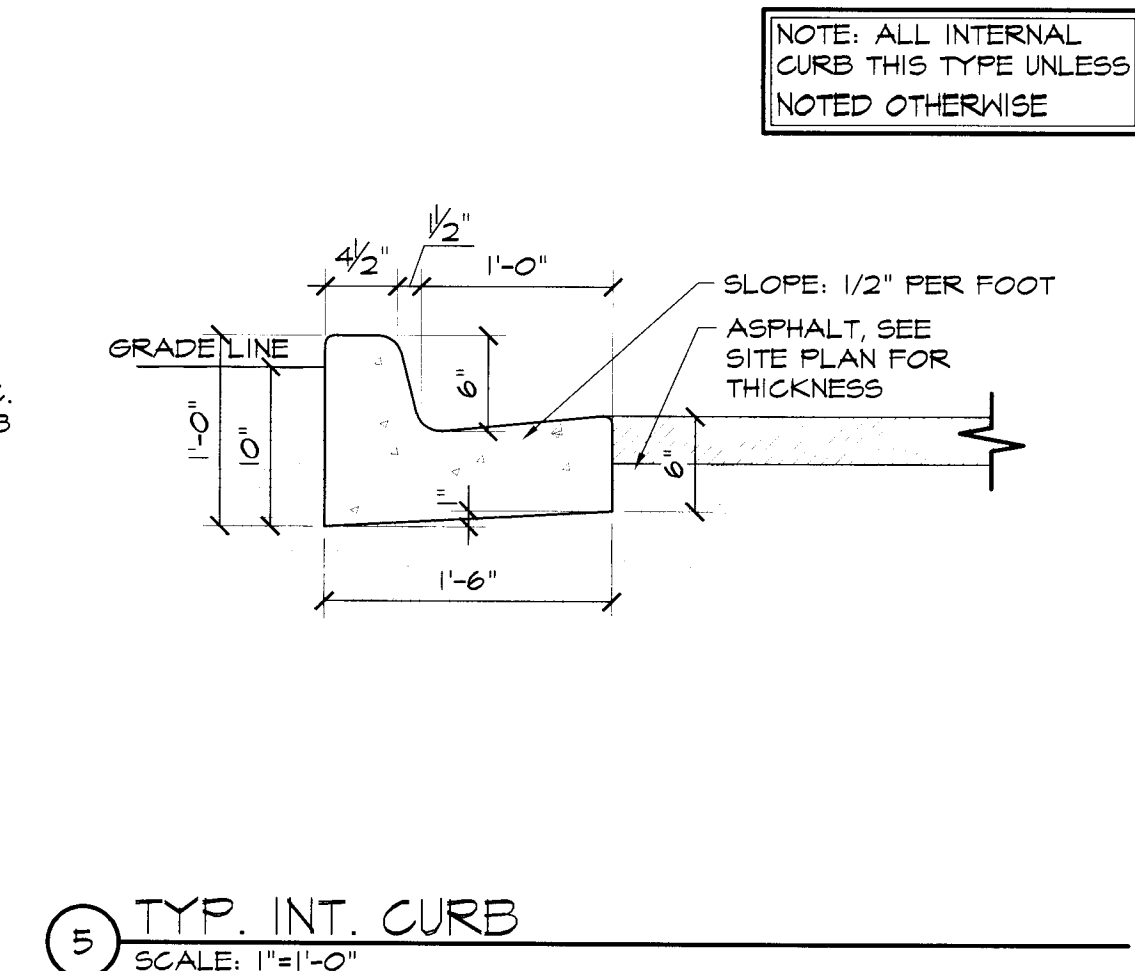
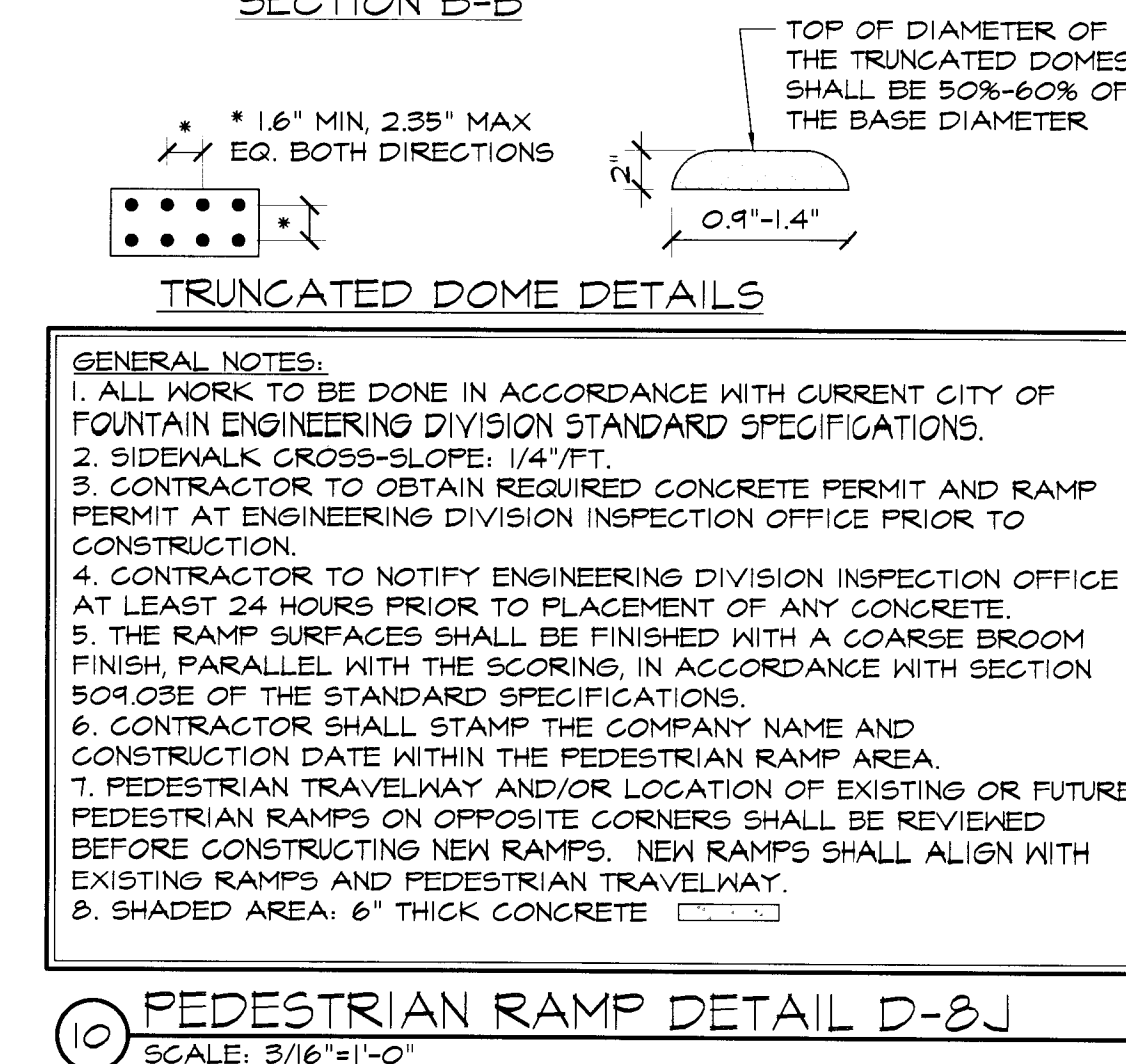
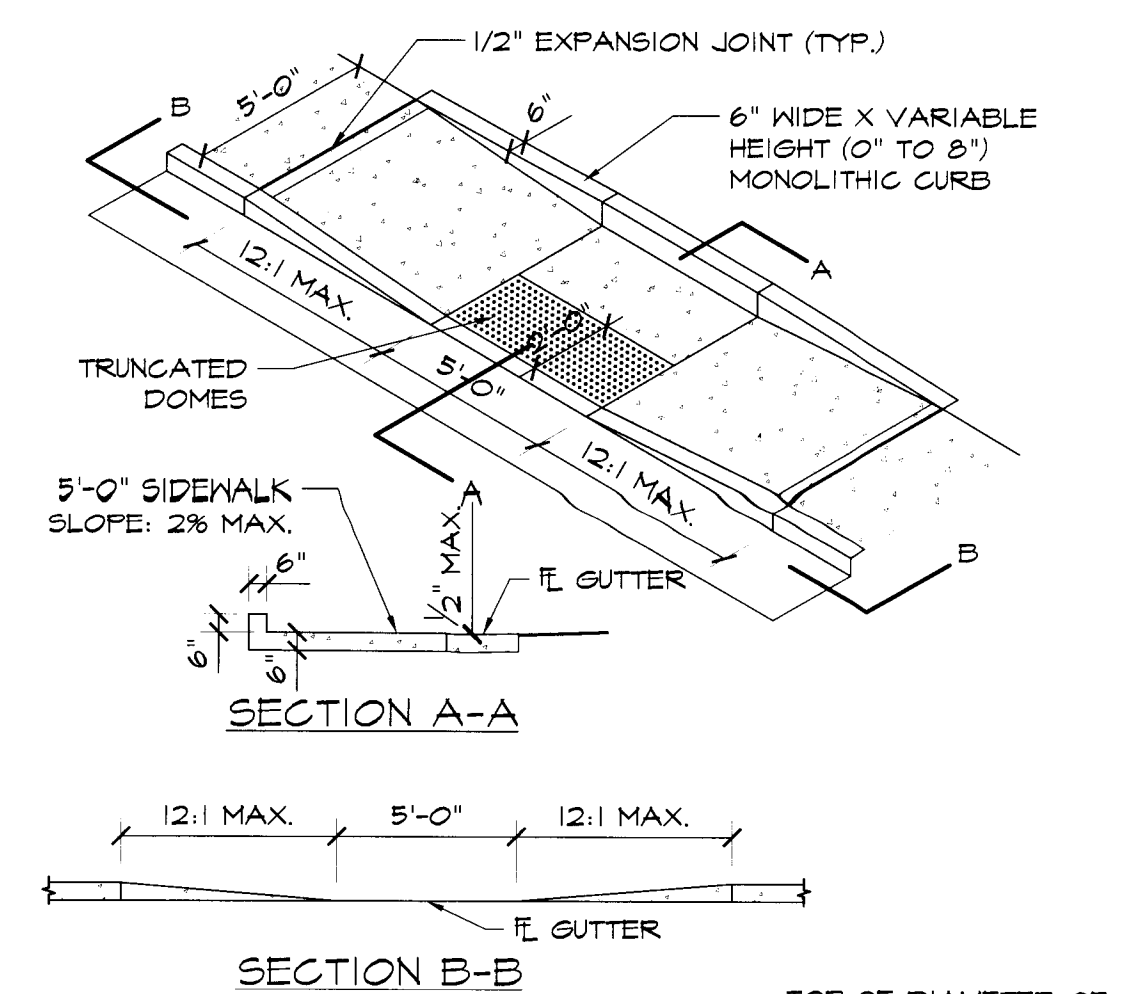
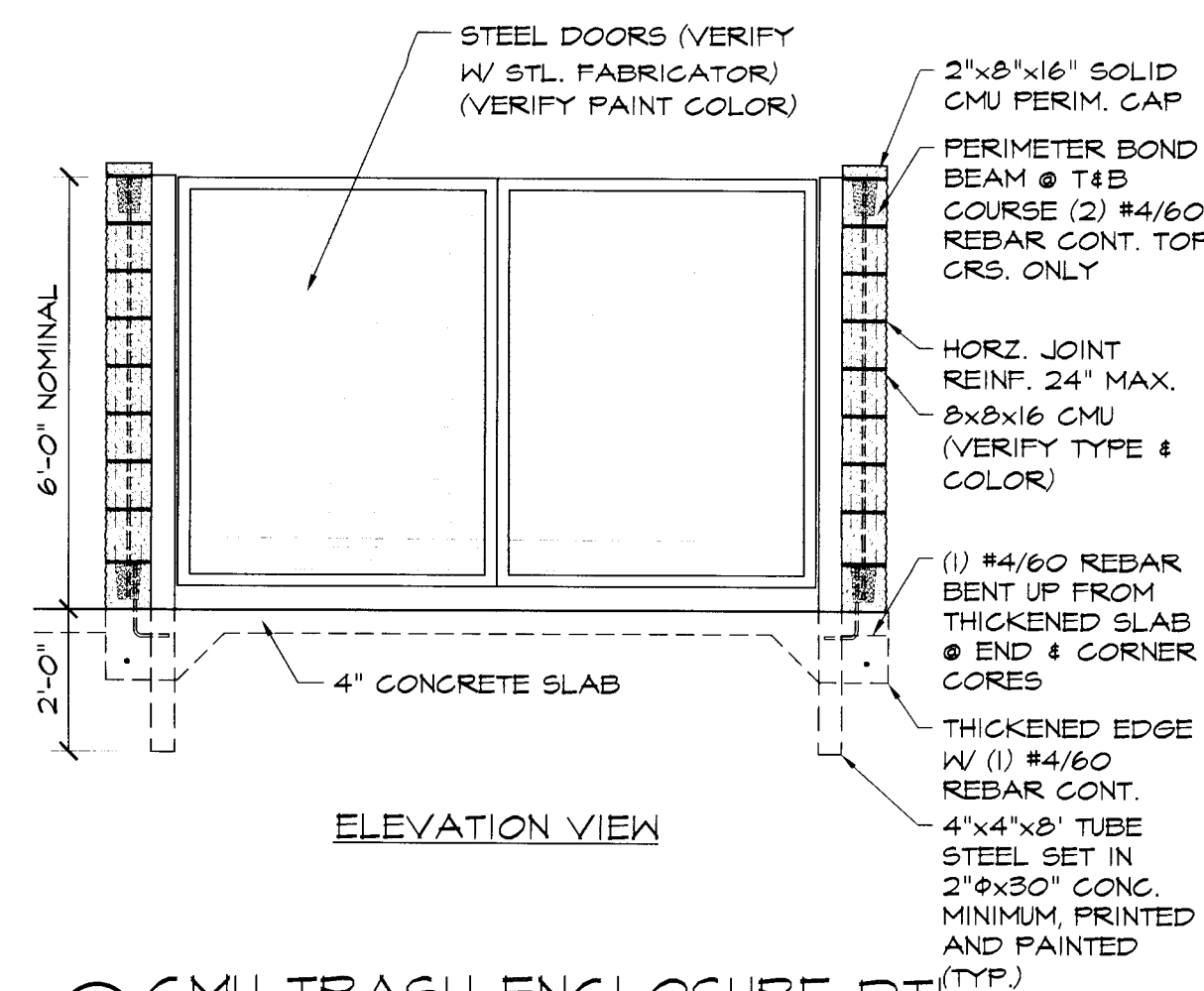
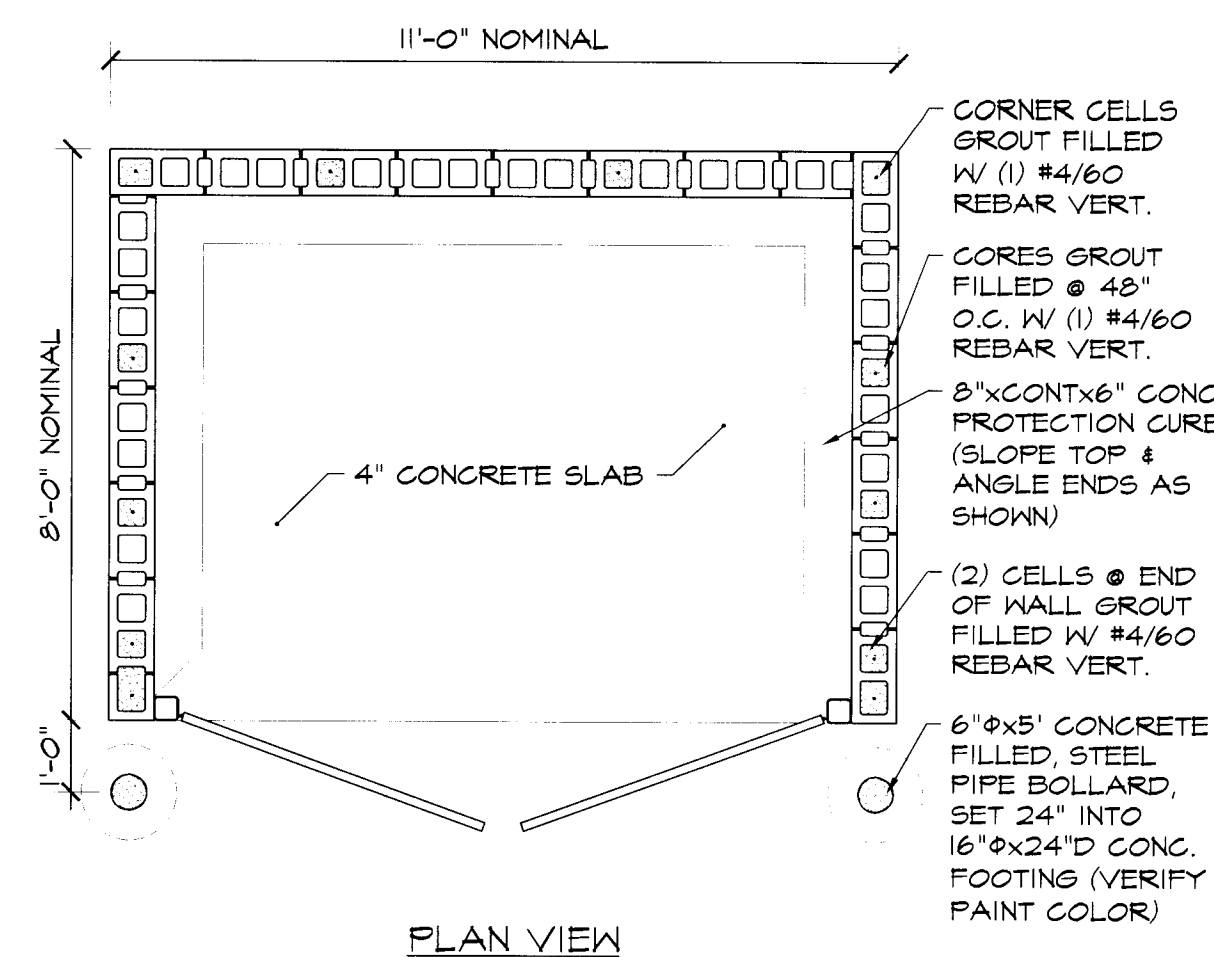
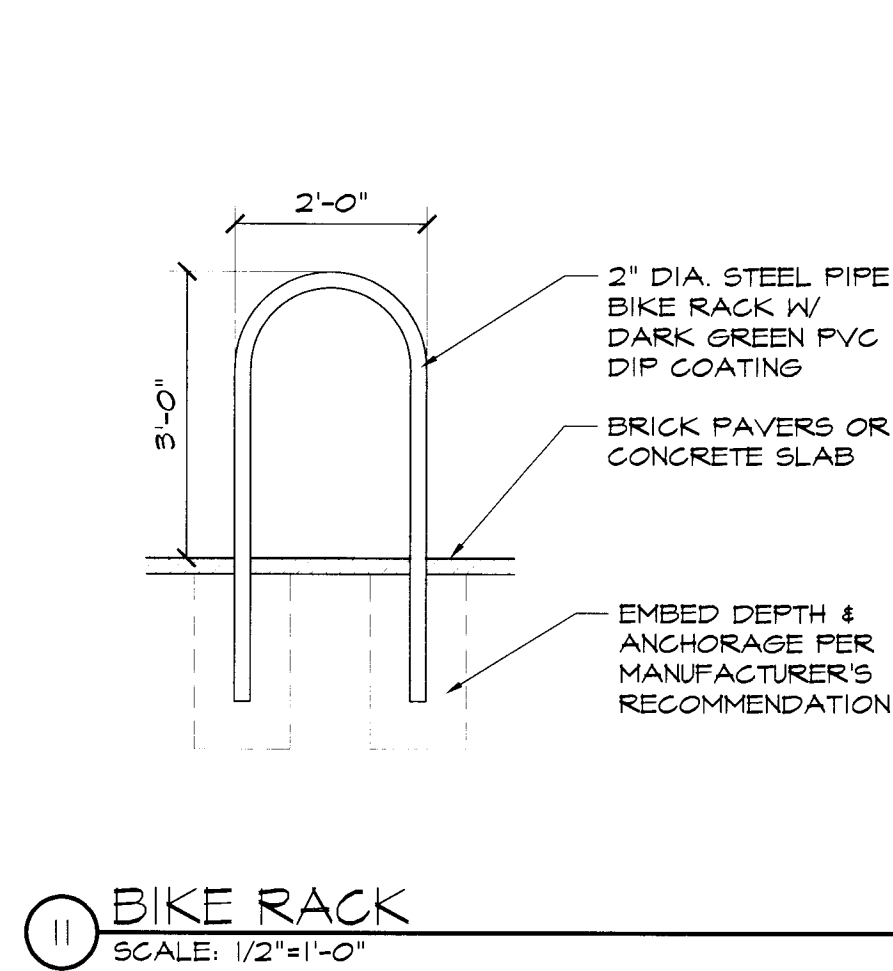
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**RIVER BEND CROSSING**  
LOT 3  
HIGHWAY 85-87  
FOUNTAIN, CO 80817  
EL PASO COUNTY, COLORADO

DATE: MAY 28, 2019  
DRAWN BY: D. AQUINO  
PROJ. MGR: JOE BUTLER  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1140

RESUBMITTALS:


**1 of 9**  
SITE PLAN



**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

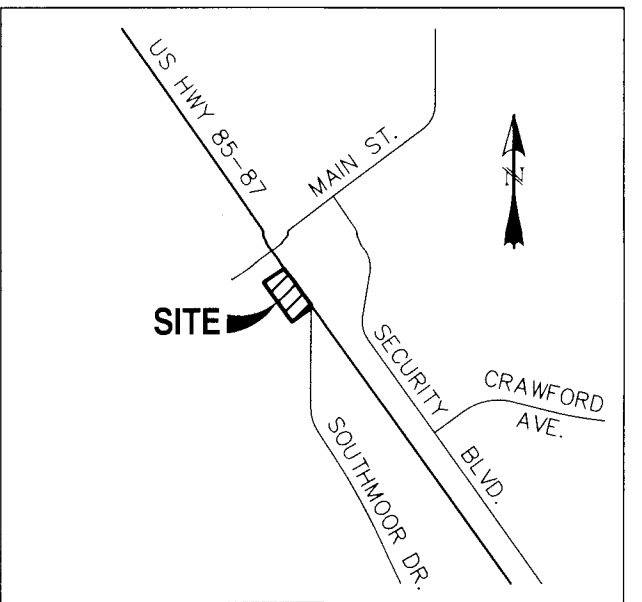
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOODLEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 576-1389 FAX (719) 576-7008  
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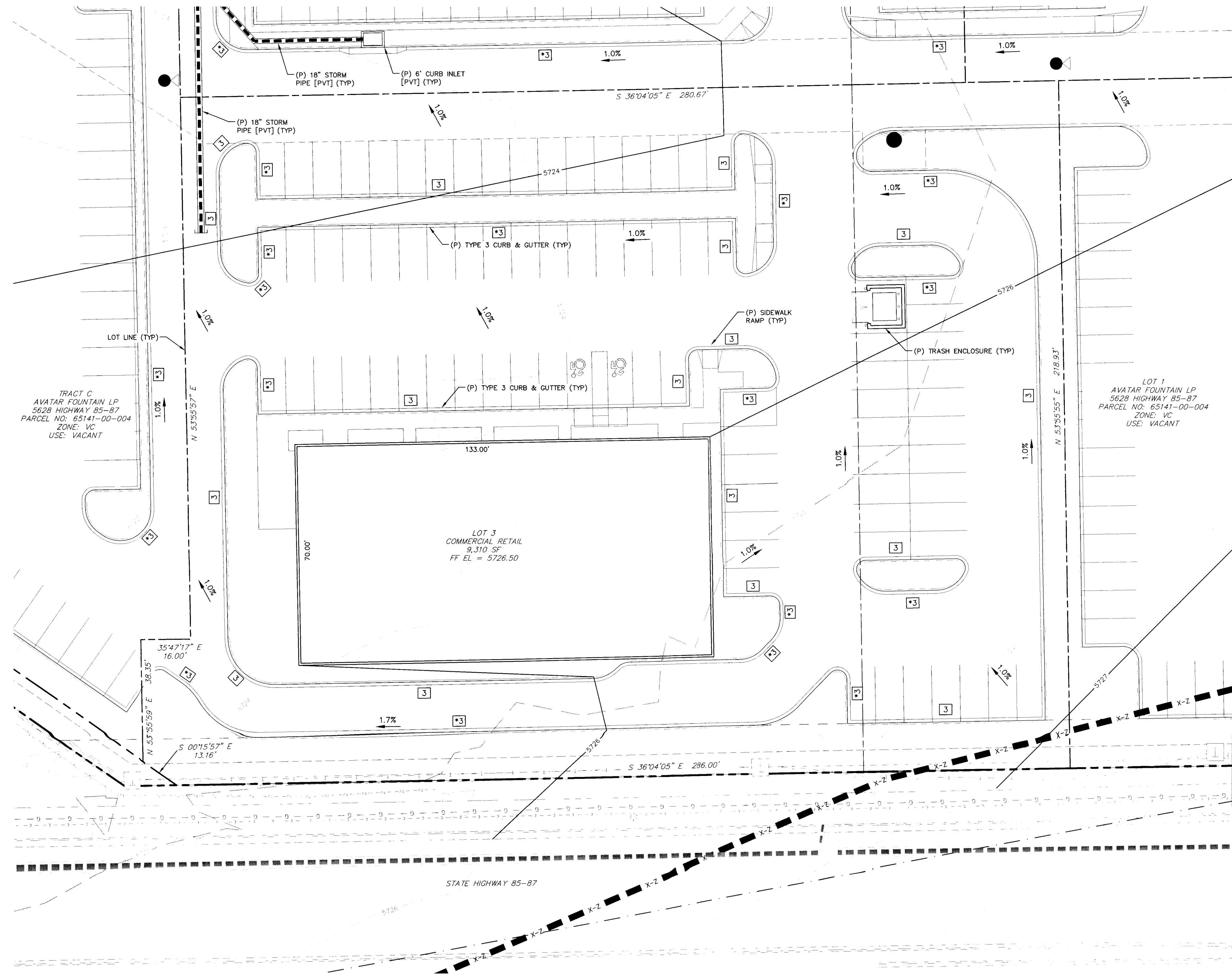
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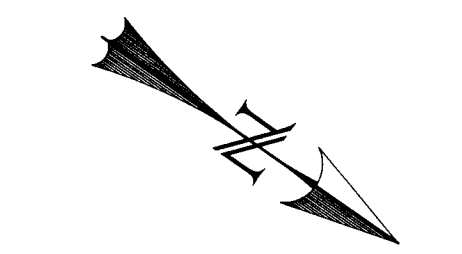
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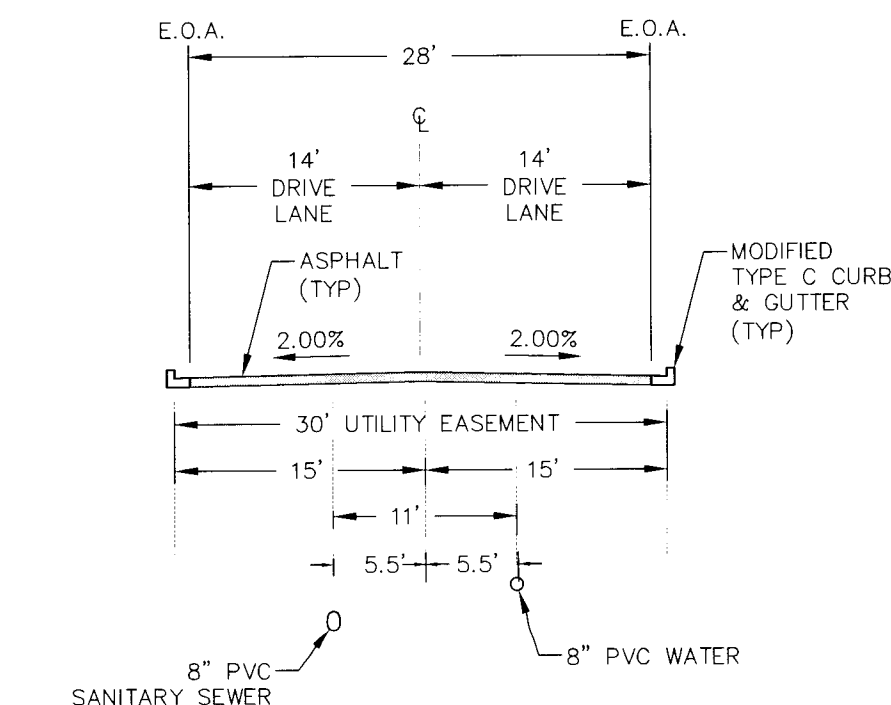
VICINITY MAP  
SCALE: N.T.S.



SITE MAP-LOT 3  
SCALE: 1"=20'



0 20 40  
SCALE: 1" = 20'

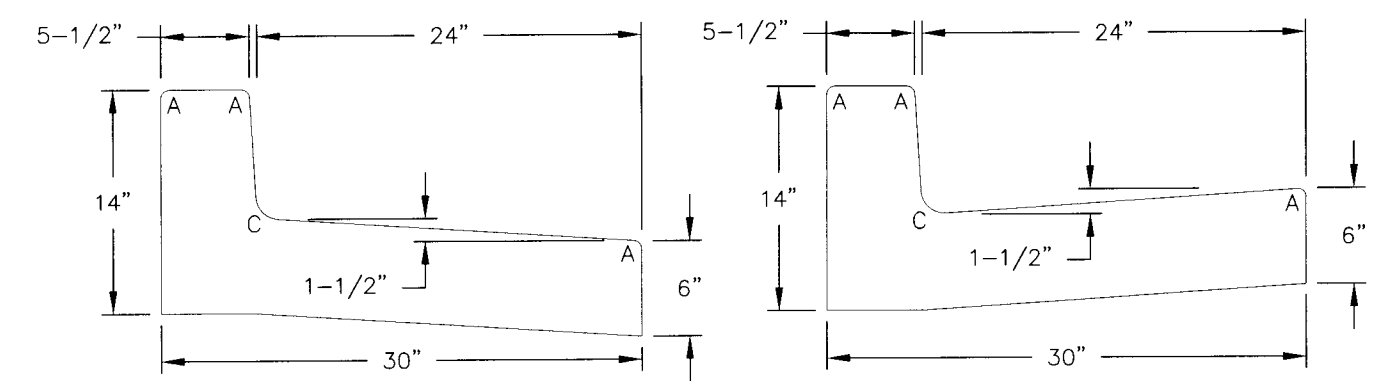
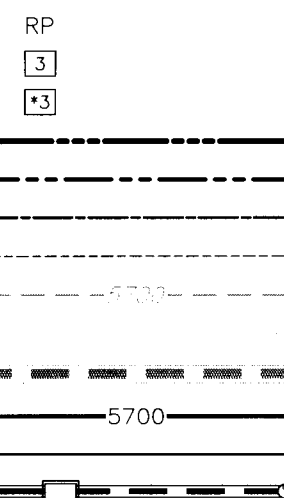


TYPICAL SECTION - INTERNAL ACCESS ROAD [PRIVATE]  
SCALE: N.T.S.

LEGEND

EXISTING  
PROPOSED  
CURB & GUTTER  
EASEMENT  
PUBLIC IMPROVEMENT  
BEGIN TRANSITION  
END TRANSITION  
CURB RETURN  
POINT OF CURVATURE  
POINT OF TANGENCY  
POINT ON CURVE  
POINT OF COMPOUND CURVATURE  
POINT OF REVERSE CURVATURE

(E) RADIUS POINT  
(P) TYPE 3 CURB CALL-OUT (SPILL)  
C&G MODIFIED TYPE 3 CURB CALL-OUT (CARRY)  
ESMT BOUNDARY  
PUB RIGHT-OF-WAY  
PI LOT LINE  
BT EASEMENT  
ET (E) CONTOUR, INDEX  
CR (E) CONTOUR  
PC (E) STORM SEWER  
PT (P) CONTOUR, INDEX  
POC (P) CONTOUR  
PCC (P) STORM SEWER, INLET, MH  
PRC

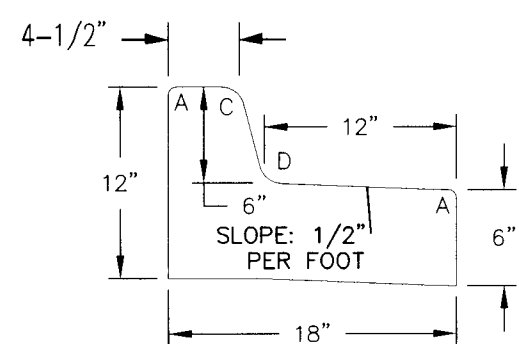


TYPE 1'  
VERTICAL CURB & GUTTER  
SCALE: N.T.S.

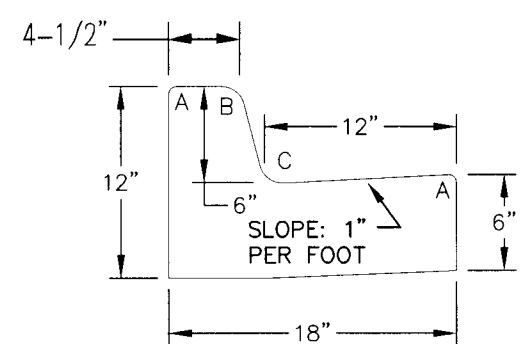
TYPE 1  
VERTICAL CURB & GUTTER  
SCALE: N.T.S.

RADIUS LEGEND:

A = 1/2"  
B = 1-1/2"  
C = 1-1/2" TO 2"



TYPE 3  
MEDIAN CURB & GUTTER  
SCALE: N.T.S.

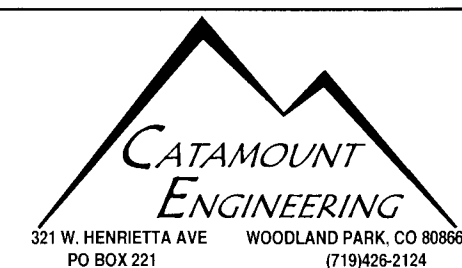


TYPE 3'  
MEDIAN CURB & GUTTER [CARRY]  
SCALE: N.T.S.

REV.	DESCRIPTION	DATE



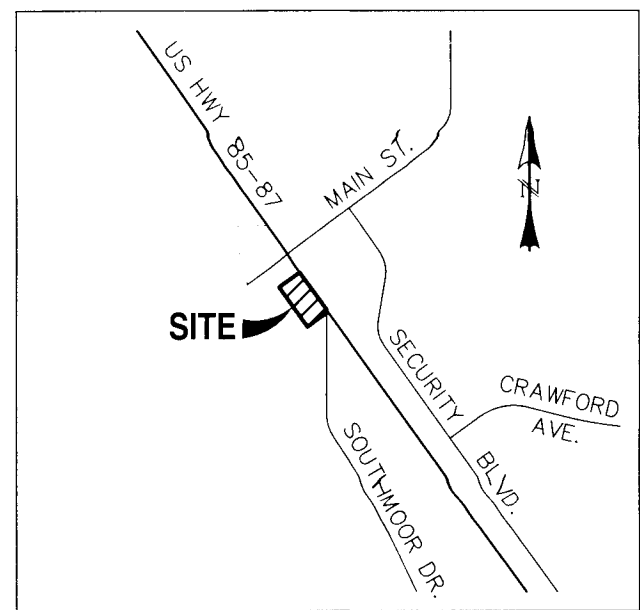
PREPARED FOR:  
AVATAR FOUNTAIN LP  
6800 JERICHO TURNPIKE  
SUITE 120W, #204  
SYOSSET, NY 11791



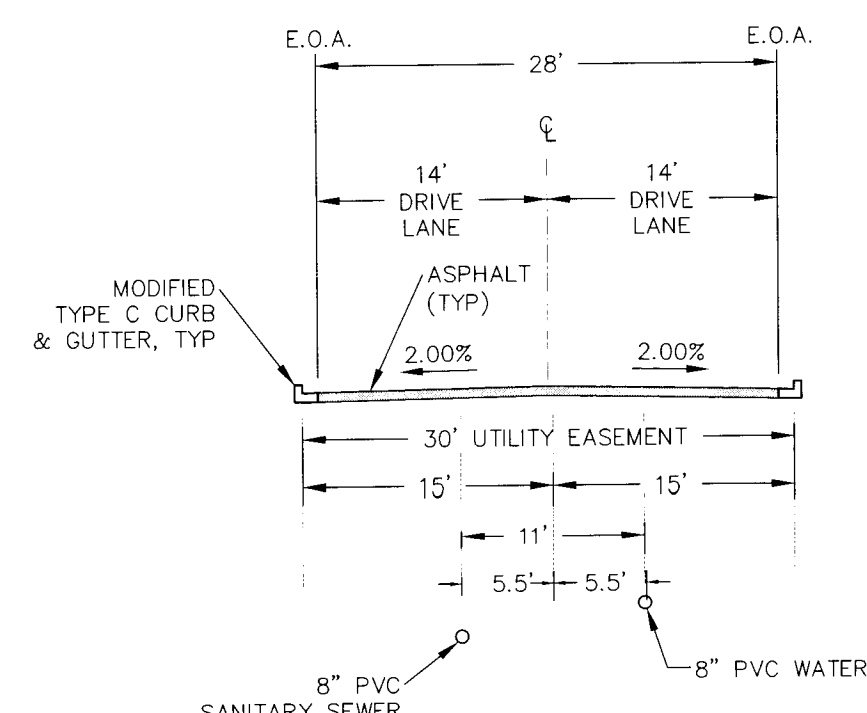
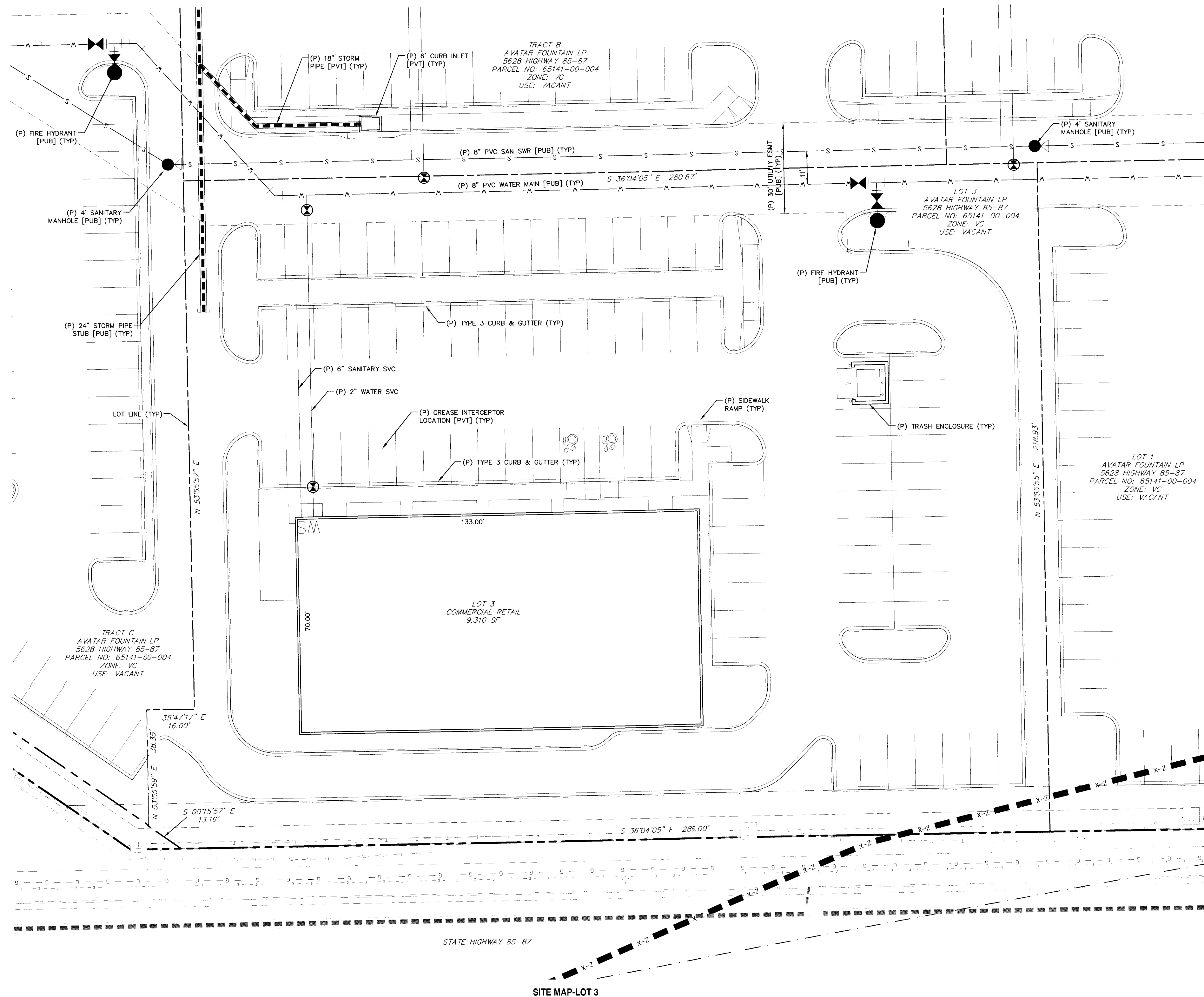
LOT 3  
RIVERBEND CROSSING  
PRELIMINARY GRADING PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: 1" = 20'	DATE: 05/28/19
JOB NUMBER: 17-115	SHEET: 3 OF 9

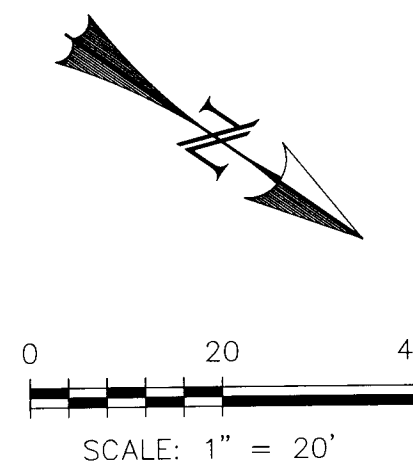




VICINITY MAP  
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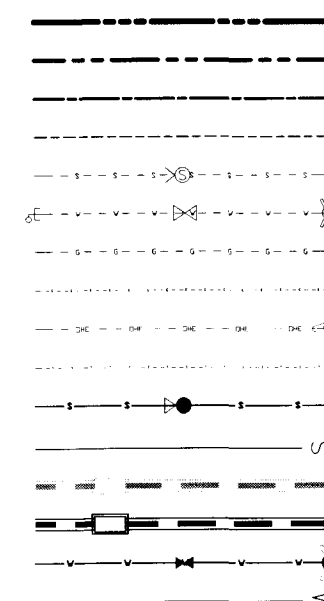


TYPICAL SECTION - INTERNAL ACCESS ROAD [PRIVATE]  
SCALE: N.T.S.

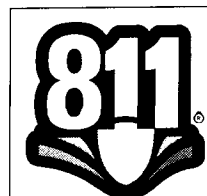


LEGEND

- |                             |      |                                |
|-----------------------------|------|--------------------------------|
| EXISTING                    | (E)  | BOUNDARY                       |
| PROPOSED                    | (P)  | RIGHT-OF-WAY                   |
| CURB & GUTTER               | C&G  | LOT LINE                       |
| PUBLIC IMPROVEMENT          | PUB  | EASEMENT                       |
| EASEMENT                    | IMP  | (E) SANITARY MAIN, MH          |
| FIRE HYDRANT                | ESMT | (E) WATER MAIN, BOV, VALVE, FH |
| MANHOLE                     | FH   | (E) GAS MAIN                   |
| SANITARY SEWER              | MH   | (E) ELECTRIC LINE              |
| STORM WATER                 | SAN  | (E) OVERHEAD ELECTRIC LINE     |
| POINT OF CURVATURE          | SWR  | (E) TELEPHONE LINE             |
| POINT OF TANGENCY           | STM  | (P) SANITARY MAIN, MH          |
| POINT ON CURVE              | WTR  | (P) SANITARY SEWER SERVICE     |
| POINT OF COMPOUND CURVATURE | PC   | (E) STORM SEWER, INLET, MH     |
| POINT OF REVERSE CURVATURE  | PT   | (P) STORM SEWER, INLET, MH     |
|                             | POC  | (P) WATER MAIN, VALVE, FH      |
|                             | PCC  | (P) WATER SERVICE              |
|                             | PRC  |                                |



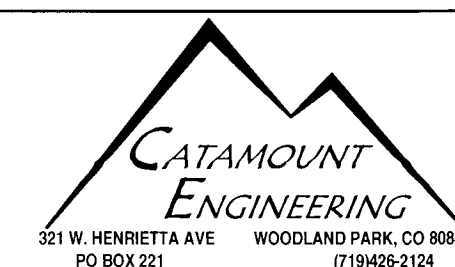
REV.	DESCRIPTION	DATE



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PREPARED FOR:  
AVATAR FOUNTAIN LP

6800 JERCHO TURNPIKE  
SUITE 120W #204  
SYOSSET, NY 11791



LOT 3  
RIVERBEND CROSSING  
PRELIMINARY UTILITY PLAN

DESIGNED BY	DLM	DRAWN BY	DBM
SCALE:	1" = 20'	DATE:	05/28/19
JOB NUMBER	17-115	SHEET	4 OF 9

## 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 CITY OF FOUNTAIN PLANNING AND OWNER REPRESENTATIVE.

## IRRIGATION NOTE

AN UNDERGROUND IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AND SPRAY/ROTOR SYSTEM FOR SOD GRASS AREAS. CONNECT TO EXISTING SYSTEM. INSTALL PER LOCAL CODE.

THE IRRIGATION SYSTEM IS TO RUN OFF SUB-METERED TAP AT DOMESTIC WATER LINE. VERIFY PRESSURE AND DISCHARGE RATE ON SITE PRIOR TO CONSTRUCTION OF IRRIGATION SYSTEM BEYOND THE METER AND BACKFLOW. HGD RECOMMENDS INSTALLING A SUB-METER AND BACKFLOW FOR IRRIGATION TO PREVENT ANY CHANCE OF DOMESTIC WATER SUPPLY CONTAMINATION. REFER TO IRRIGATION PLAN IF AVAILABLE.

MAXIMUM FLOW AT ANY ONE TIME SHALL BE 12 GPM BASED ON .75" TAP SIZE.

HUNTER AND/OR RAINBIRD EQUIPMENT MUST BE USED UNLESS OWNER APPROVED.

## GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX SF
	River Rock: 2-4" diameter	4,006 SF
	Denver Granite: .75" diameter	3,459 SF

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

## LANDSCAPE COVERAGE NOTE:

BASED ON A MATURE WIDTH OF SHRUBS AND ORNAMENTAL GRASSES AT LEAST 50% OF LIVE COVERAGE (CITY REQUIREMENT) IS ACHIEVED.

## LANDSCAPE REQUIREMENTS TABLE

LOCATION	REQUIREMENT	CALCULATION (lineal feet, # spaces, percent requirement)	TREES/SHRUBS/SF REQUIRED	TREES/SHRUBS/SF PROVIDED
PARKING LOT (MV)	1 TREE PER 8 PARKING SPACES 5% OF PARKING AREA	80 NEW SPACES 15,684 SF X 5%=785 SF	10 TREES 785 SQ. FT. REQ.	10 TREES 2,197 SQ. FT. PROVIDED
SITE AREA NON-LIVING COVERAGE	50% MAX. OF LANDSCAPE AREA NON-LIVING	LANDSCAPE AREA: 7465 SF	NON-LIVING MAX SF 3733 SF	NON-LIVING AREA 3,700 SF

## GENERAL SITE NOTES

- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL BE SLEEVED (CL 200 PVC) FOR DRIP IRRIGATION.
- 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.

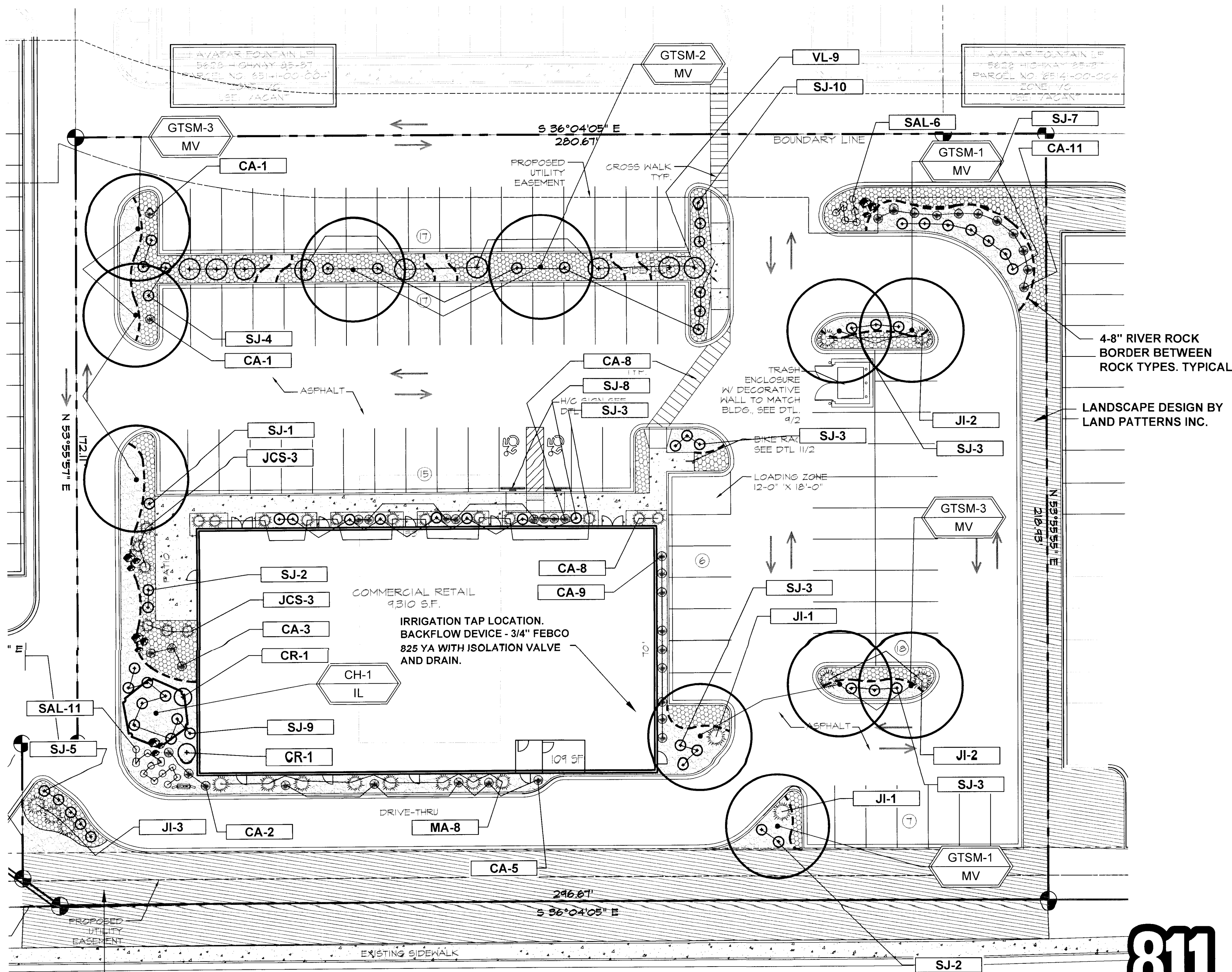
## PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Width	Planting Size B&B
DECIDUOUS TREES:						
	GTSM	11	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'	1-1/2' cal.
	CH	1	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn	20'	1-1/2' cal.
EVERGREEN SHRUBS:						
	JL	9	Juniperus sabina	Buffalo Juniper	6'	#5 CONT
	JCS	6	Juniperus x chinensis 'Spartan'	Spartan Juniper	3-4' x 12-15'	#5 CONT
	MA	8	Mahonia aquifolium compacta	Compact Oregon Grape Holly	3-4' x 2-3'	#5 CONT
	PM	12	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	2-3' x 2-3'	#5 CONT
DECIDUOUS SHRUBS:						
	CR	2	Cornus stolonifera 'Redtwig'	Red Twig Dogwood	6-10' x 8-10'	#5 CONT.
	SJ	60	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1-2'	#5 CONT.
	VL	9	Viburnum lentago 'Nannyberry'	Nannyberry Viburnum	6-8' x 8-10'	#5 CONT.
ORNAMENTAL GRASSES:						
	CA	41	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'	#5 CONT.
PERENNIALS						
	SAL	17	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.

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

## DOCUMENT NOTE

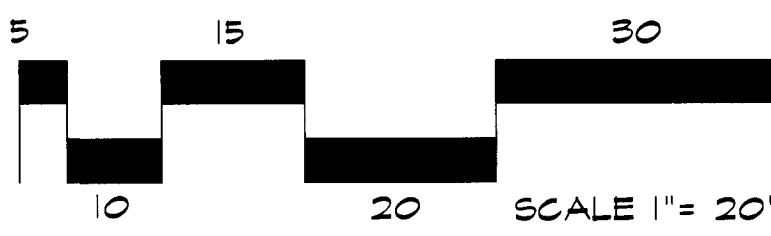
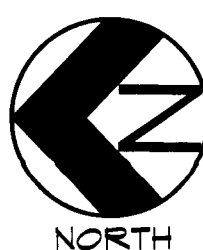
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANY OTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANY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



LANDSCAPE DESIGN BY  
LAND PATTERNS INC.

COLORADO STATE HIGHWAY 85-87

## LANDSCAPE PLAN



NOTE: FOR DRAWING SHEET SIZE LESS THAN 24x36" REFER TO BAR SCALE.



Know what's below.  
Call before you dig.

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

5530 NORTH ACADEMY BLVD., STE. 207  
COLORADO SPRINGS, CO 80918  
Phone: 719-586-1122  
Fax: 719-586-1122

HIGHER GROUND  
DESIGNS

RIVER BEND CROSSING  
LOT 3  
HIGHWAY 85/87, FOUNTAIN CO

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PREPARED FOR:  
HAMMERS CONSTRUCTION, INC.

FOR APPROVAL ONLY

NOT FOR CONSTRUCTION

JOB NUMBER  
849-19

REVISIONS

ORIGINAL DATE

5-24-19

DRAWN BY

JM

DESCRIPTION

LANDSCAPE PLAN

SHEET NO.

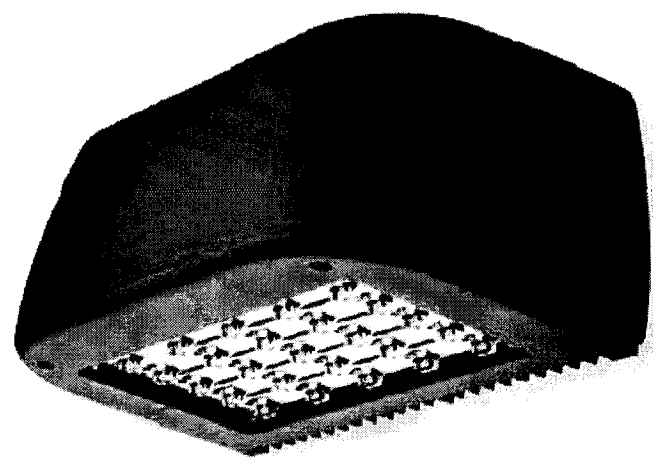
L1.1



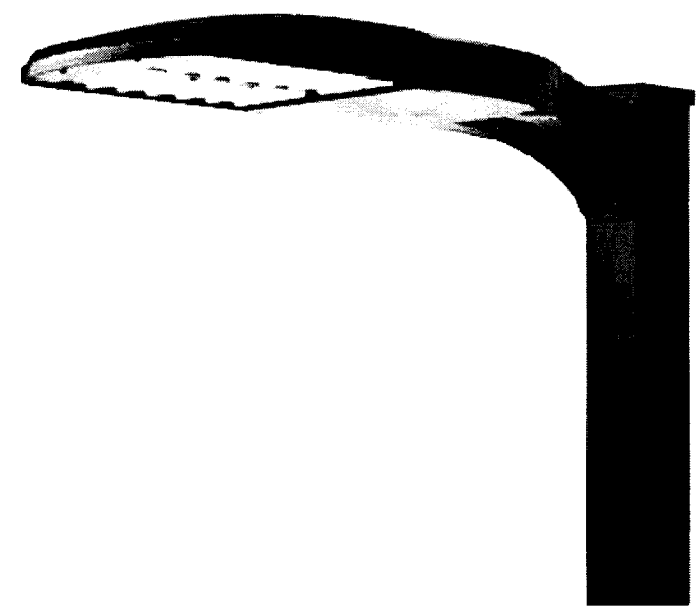


CALCULATION ZONE STATISTICS						
DESCRIPTION	SYMBOL (fc)	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	MAX./MIN. (fc)	AVG./MIN. (fc)
LOT 3 AREA	+	2.4	12.2	0.5	24.4:1	4.8:1
SURROUNDING AREA	+	1.5	12.4	0.0	N/A	N/A

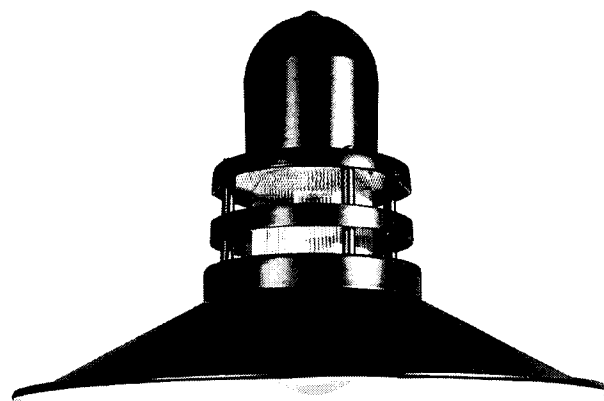
LIGHT FIXTURE SCHEDULE								
MARK	MANUFACTURER	MODEL	LAMP TYPE	MOUNTING	DESCRIPTION	VOLTAGE	WATTS	NOTES
A	LITHONIA	DSX1 LED 60C 1000 40K T4M MVOLT MA	LED	POLE	TRIPLE HEAD @ 22'	120	627.8	1
B	LITHONIA	DSX1 LED 60C 700 40K T4M MVOLT HS MA	LED	POLE	SINGLE HEAD @ 20'	120	130.4	1
C	LITHONIA	DSX1 LED 60C 700 40K T4M MVOLT HS MA	LED	POLE	DOUBLE HEAD @ 20'	120	260.8	1
D	LITHONIA	DSX1 LED 40C 1000 30K T2M MVOLT MA	LED	POLE	SINGLE HEAD @ 20'	120	138.2	1
SC	LITHONIA	OLLWU	LED	SURFACE	DN. & UP. LT. SCONCE	120	14.3	1
WP1	LITHONIA	CSXW LED 30C 700 40K T2M	LED	SURFACE	WALLPACK	120	69	1
WP2	ANP LIGHTING	ORB16CLM016LDNW40K	LED	SURFACE	DECORATIVE WLPK.	120	37.2	1
NOTES: 1) CONFIRM ALL LIGHT FIXTURE SELECTIONS WITH TENANT PRIOR TO ORDERING. THIS INCLUDES COLORS, COLOR TEMPERATURES, MANUFACTURER, ETC.								



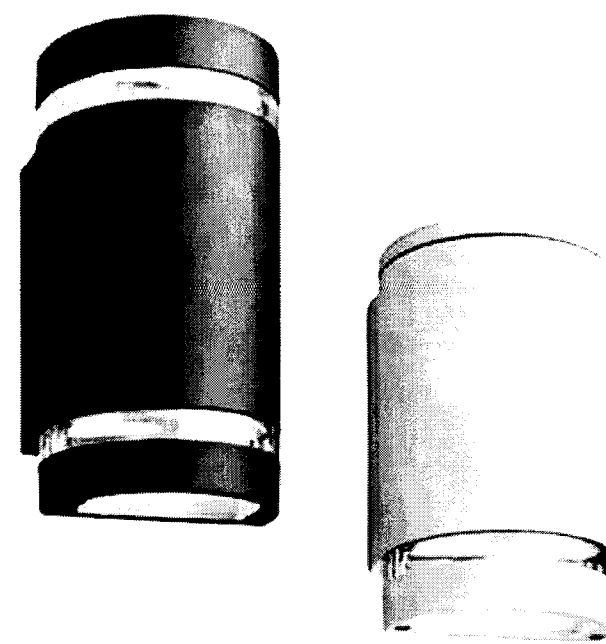
4 CSXW - WP1  
7 SCALE: NONE



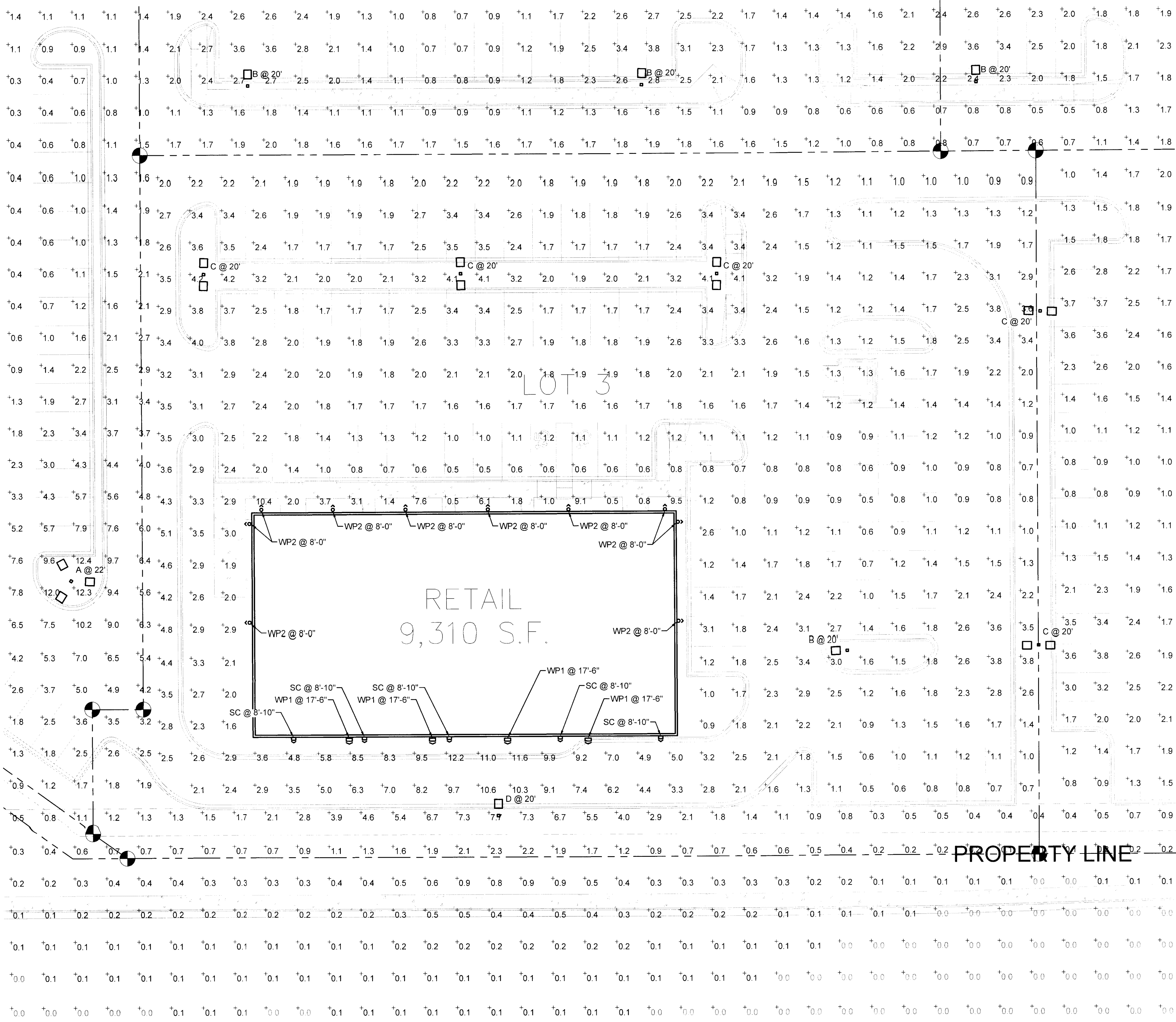
2 DSX1 - A, B, C, & D  
7 SCALE: NONE



5 ORB16 - WP2  
7 SCALE: NONE



3 OLLWU - SC  
7 SCALE: NONE



1 SITE PHOTOMETRIC PLAN  
7 SCALE: 1"=20'-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) 570-1999 FAX (719) 570-7008  
www.hammersconstruction.com

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RIVERBEND CROSSING

LOT 3

HIGHWAY 85-87  
FOUNTAIN, CO  
EL PASO COUNTY, COLORADO

**McShea Consulting, LLC**

MECHANICAL • ELECTRICAL • PLUMBING  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80907  
Project 19-1332

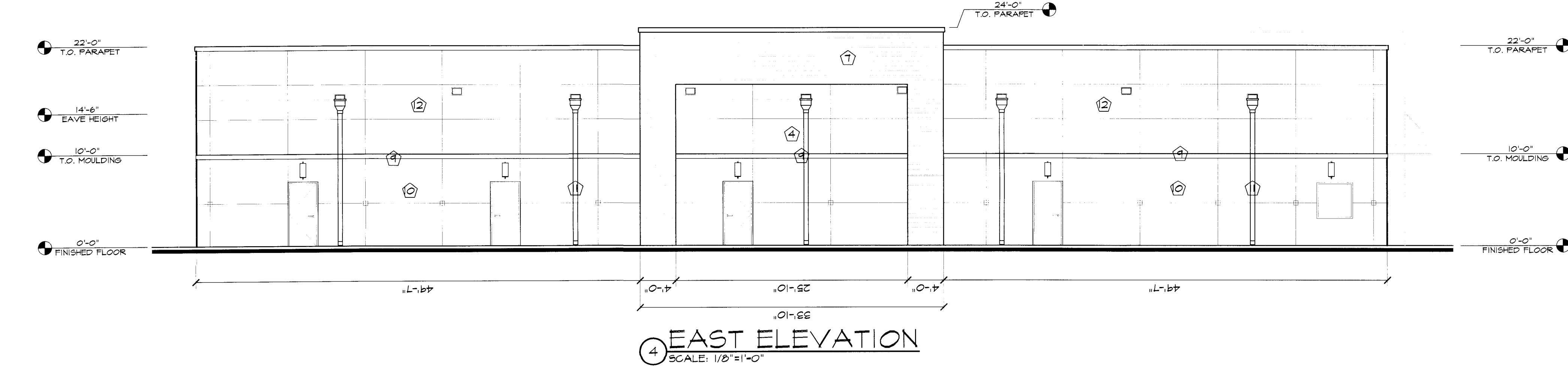
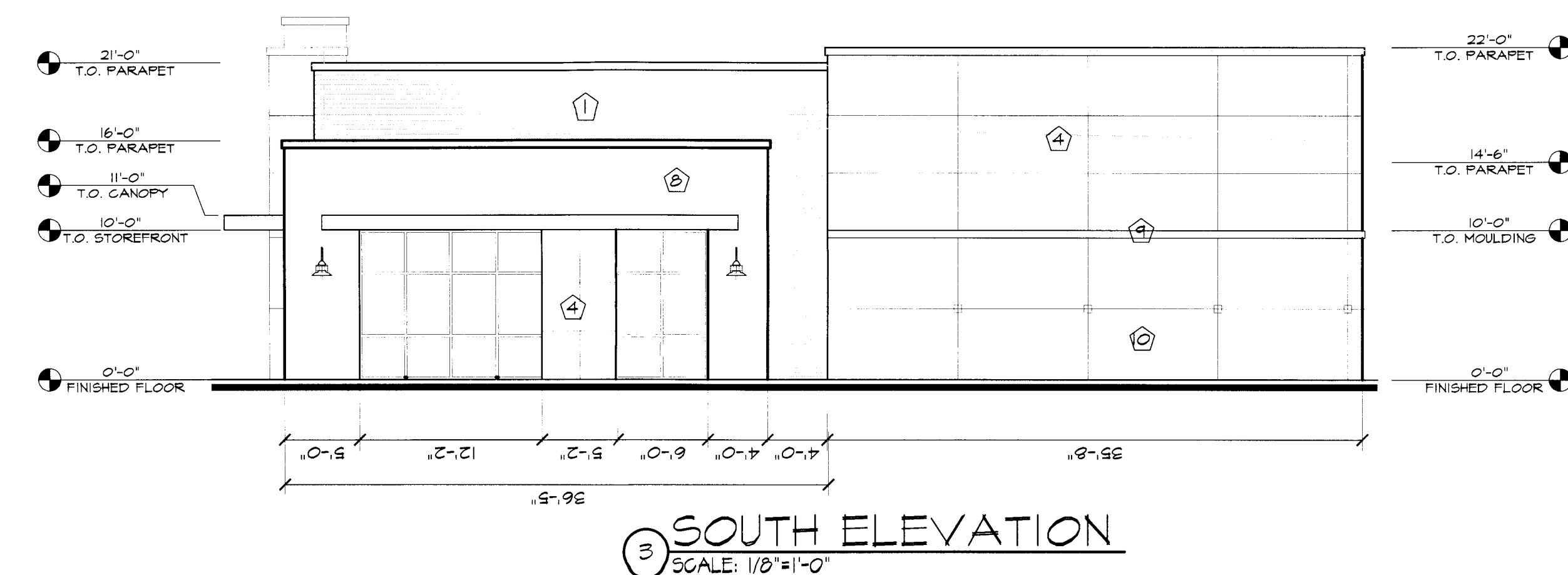
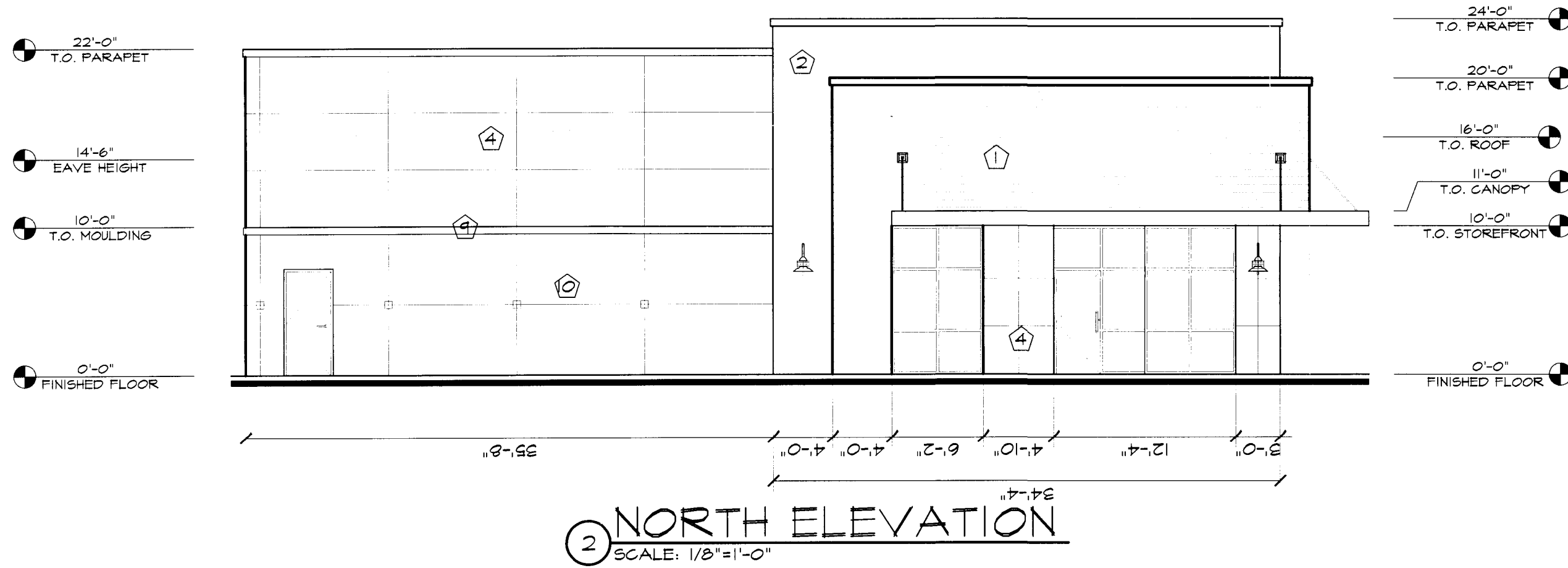
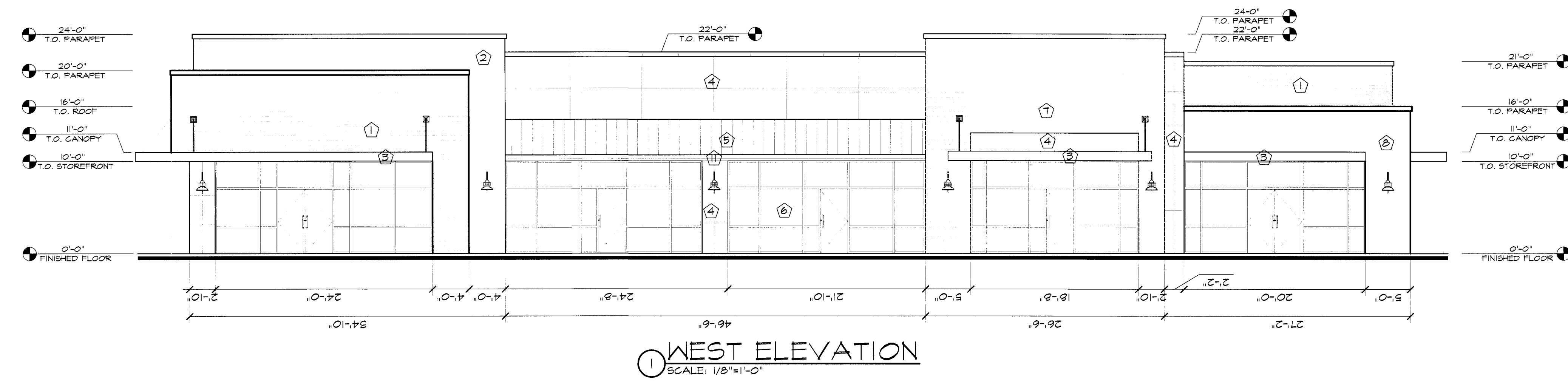
REVIEW SET; NOT  
FOR CONSTRUCTION  
06.05.2019

DATE: 06.05.2019  
DRAWN BY: CCF  
PROJ. MNGR: JOE BUTLER  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1140







ELEVATION KEY NOTES	
1	FIBER CEMENT PANELS VINTAGEWOOD BY NICHHA -BARK
2	3/4" STUCCO FINISH SYSTEM
3	METAL CANOPY
4	PANELIZED FIBER CEMENT CLADDING SYSTEM EMPIRE BLOCK BY NICHHA
5	REFINISHED 24 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER
6	SEE SCHEDULES ON A4.1 FOR ALL DOOR AND WINDOW INFORMATION
7	HORIZONTAL METAL PANEL BY MDCI - PBD IN CHARCOAL GRAY
8	ILLUMINATION FIBER CEMENT PANEL BY NICHHA - TBD
9	MOULDING STUCCO FINISH - TBD
10	3/4" STUCCO FINISH SYSTEM - TBD
11	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER-BURNISHED SLATE
12	12"X18" OPENING FOR ROOF BACK-UP OVERFLOW DRAIN

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VICE PRES. DAVID J. HAMMERS  
1411 WOODSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1599 FAX (719) 570-7008  
www.hammersconstruction.com

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RIVER BEND CROSSING  
LOT 3  
HIGHWAY 85-87  
FOUNTAIN, CO 80817  
EL PASO COUNTY, COLORADO

DATE: MAY 28, 2019  
DRAWN BY: D. AQUINO  
PROJ. MGR: JOE BUTLER  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1140

RESUBMITTALS:
▲
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