GENERAL CONDITIONS NOTES

1. SOURCE OF BASE SHEETS IS MARTIN AND MARTIN AND IS ASSUMED TO BE CORRECT. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO EXISTING SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
3. CONTACT LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION 48 HOURS PRIOR TO ANY EXCAVATION.
4. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.
5. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE SITE REPRESENTATIVE BEFORE STARTING WORK.
6. REQUEST INSPECTION AS REQUIRED IN THE SPECIFICATIONS 48 HOURS IN ADVANCE OF PERFORMING ANY WORK UNLESS OTHERWISE NOTED ON THIS SHEET.

DEMOLITION - SALVAGE - PRESERVATION NOTES

1. SEE GENERAL CONDITIONS NOTES ON THIS SHEET.
2. SITE FURNISHINGS AND SITE STRUCTURES SHALL REMAIN IN PLACE UNLESS DESIGNATED FOR REMOVAL OR SALVAGE. REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
3. ON TREES DESIGNATED FOR REMOVAL, REMOVE TREE STUMPS 12" BELOW GRADE. WHERE NEW TREES ARE TO BE PLACED, REMOVE STUMP AND ROOTS TO FIVE FOOT DIAMETER AREA.
4. IN AREAS DESIGNATED AS NATIVE TURF AREAS IN THE DEMOLITION PLAN, FOOT AND VEHICLE TRAFFIC SHOULD BE RESTRICTED DURING DEMOLITION AND CONSTRUCTION TO THE EXTENT POSSIBLE.
5. VERIFY THE LOCATION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
6. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. EXISTING TREES TO BE REMOVED OR PRESERVED IN PLACE MUST BE VERIFIED IN FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
8. TREE PRESERVATION FENCING IS REPRESENTED WITH A DASHED LINE TO PROTECT WITHIN DRIPLINE WHERE POSSIBLE.
9. REMOVE DEMOLISHED MATERIALS FROM THE SITE. DISPOSE OF MATERIALS TO LEGAL, REGIONAL SOLID WASTE FACILITY. DISPOSAL BY BURNING AND OR BURYING IS PROHIBITED.
10. STOCKPILE ANY NATIVE TOPSOIL FOR LATER RE-USE IN PROJECT.

LAYOUT NOTES

1. SEE GENERAL CONDITIONS NOTES ON THIS SHEET.
2. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. ALL LAYOUT TO BE CONFIRMED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL," SPACE REFERENCED ITEMS EQUALLY, MEASURED TO THEIR CENTER LINES.
5. MEASUREMENTS ARE TO FACE OF BUILDING, WALL OR THE FIXED SITE IMPROVEMENT. DIMENSIONS TO CENTER LINES IS INDICATED.
6. INSTALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
7. EXPANSION JOINTS IN CONCRETE WALKWAYS SHALL BE LOCATED AT THIRTY FEET (30'-0") O.C. MAXIMUM.

PLANTING NOTES

1. SEE GENERAL CONDITIONS NOTES ON THIS SHEET.
2. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
3. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
4. LANDSCAPE CONTRACTOR TO PLACE PLANT BUCKETS IN-FIELD ACCORDING TO PLANTING PLAN FOR LANDSCAPE ARCHITECT FOR FINAL ADJUSTMENT AND APPROVAL PRIOR TO INSTALLATION.
5. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
6. TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
7. PRUNE NEWLY PLANTED TREES ONLY IF DIRECTED BY LANDSCAPE ARCHITECT.
8. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS AS DESIGNATED PER NOTES AND DRAWINGS.
9. FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER. COORDINATE WITH MULCH DEPTH.
10. PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS AND OTHER AREAS.
11. CUT AND REMOVE WIRE BASKET, AND BURLAP FROM TOP 1/3 OF TREE ROOT BALL.
12. ANY SUBSTITUTIONS PROPOSED BY CONTRACTOR TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIAL.

ADA COMPLIANCE NOTES

1. THE CONTRACTOR SHALL ENSURE ADA COMPLIANCE FOR CONSTRUCTION OF ADA FEATURES AND APPURTENANCES (INCLUDING, BUT NOT LIMITED TO, SIDEWALK & CURB RAMP CROSS SLOPES, RAMP SLOPES, LEVEL LANDINGS, ETC) AS DETAILED IN THE PLANS AND IN ACCORDANCE WITH REFERENCED STANDARD DRAWING, SPECIFICATIONS AND ESTABLISHED ADA GUIDELINES AND STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD CHECKING SLOPES AND DIMENSIONS OF ALL FORM WORK FOR COMPLIANCE PRIOR TO INSTALLATION OF CONCRETE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ANY ADA FEATURES AND APPURTENANCES AT ANY TIME BEFORE FINAL COMPLETION OF THE PROJECT AND MAY REQUIRE THE CONTRACTOR TO REMOVE, REPLACE, AND/OR CORRECT ANY WORK AT THE CONTRACTORS EXPENSE THAT IS NOT IN COMPLIANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT.

TABLE OF ABBREVIATION

APPROX	APPROXIMATE	MIN	MINIMUM
ARCH	ARCHITECT	MISC	MISCELLANEOUS
AVG	AVERAGE	MTD	MOUNTED
B&B	BALLED AND BURLAPPED	MTL	METAL
BC	BOTTOM OF CURB	N	NORTH
BF	BOTTOM OF FOOTING	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BM	BENCHMARK	NOM	NOMINAL
BOC	BACK OF CURB	NTS	NOT TO SCALE
BR	BOTTOM OF RAMP	OAE	OR APPROVED EQUAL
BRG	BEARING	OC	ON CENTER
BS	BOTTOM OF STEP	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WALL	OPP	OPPOSITE
CAL	CALIPER	PAR	PARALLEL
CAP	CAPACITY	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CHAM	CHAMFER	PERF	PERFORATED
CIP	CAST IN PLACE	PED	PEDESTRIAN
CJ	CONTROL JOINT	PI	POINT OF INTERSECTION
CL	CENTER LINE	PL	PROPERTY LINE
CLR	CLEARANCE	PLTR	PLANTER AREA
CM	CENTIMETER	PT	POINT, POINT OF TANGENCY
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
COMP	COMPACTED	PVMT	PAVEMENT
CONC	CONCRETE	PVR	PAVER
CONST	CONSTRUCTION	QTY	QUANTITY
CONT	CONTINUOUS	R	RADIUS
CONTR	CONTRACTOR	RECEP	RECEPTACLE
CU	CUBIC	REF	REFERENCE
CY	CUBIC YARD	REINF	REINFORCE(D)
DBL	DOUBLE	REM	REMOVE
DF	DIRECTION OF FLOW	REQ'D	REQUIRED
DEG	DEGREE	REV	REVISION, REVISED
DEMO	DEMOLISH, DEMOLITION	ROW	RIGHT OF WAY
DIA	DIAMETER	RT	RIGHT
DIM	DIMENSION	S	SOUTH
DTL	DETAIL	SAN	SANITARY
DWG	DRAWING	SCH	SCHEDULE
E	EAST	SD	STORM DRAIN
EA	EACH	SEC	SECTION
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SI	STORM INLET
ENG	ENGINEER	SIM	SIMILAR
EQ	EQUAL	SNT	SEALANT
EQUIP	EQUIPMENT	SPECS	SPECIFICATIONS
EST	ESTIMATE	SQ	SQUARE
E.W.	EACH WAY	ST	STORM SEWER
EX	EXISTING	SY	SQUARE YARD
EXP	EXPANSION, EXPOSED	STA	STATION
FF	FINISHED FLOOR ELEVATION	STD	STANDARD
FG	FINISHED GRADE	STL	STEEL
FIN	FINISH	STRL	STRUCTURAL
FL	FLOW LINE	SYM	SYMMETRICAL
FOC	FACE OF CURB	T&B	TOP AND BOTTOM
FT	FOOT (FEET)	TBD	TOP OF BACK CURB
FTG	FOOTING	TBC	TO BE DETERMINED
GA	GAUGE	TC	TOP OF CURB
GAL	GALVANIZED	TF	TOP OF FOOTING
GC	GENERAL CONTRACT(OR)	THK	THICK
GEN	GENERAL	TOC	TOP OF CONCRETE
HORIZ	HORIZONTAL	TOPO	TOPOGRAPHY
HP	HIGH POINT	TSL	TOP OF SLAB
HT	HEIGHT	TRAS	TRANSFORMER
ID	INSIDE DIAMETER	TR	TOP OF RAMP
INV	INVERT ELEVATION	TS	TOP OF STEP
IN	INCH(ES)	TW	TOP OF WALL
INCL	INCLUDE(D)	TYP	TYPICAL
INL	INLET	VAR	VARIES
IRR	IRRIGATION	VERT	VERTICAL
JT	JOINT	VEH	VEHICLE
LIN	LINEAR	VOL	VOLUME
LF	LINEAR FEET	W	WITH
LP	LOW POINT	W/O	WITHOUT
LT	LIGHT	WT	WEIGHT
MATL	MATERIAL	WL	WEIR LEVEL
MAX	MAXIMUM	WWF	WELDED WIRE FABRIC
MEMB	MEMBRANE	YD	YARD
MH	MANHOLE	@	AT

LINE LEGEND:

- LOW — LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- CENTERLINE
- OVERHEAD
- EXPANSION JOINT
- CONTROL JOINT

MATERIALS LEGEND

- PAVING: ASPHALT: SEE CIVIL PLANS
- PAVING: GRAY CONCRETE, PEDESTRIAN AREAS; SAND FINISH
- PAVING: GRAY CONCRETE, VEHICULAR AREAS; SAND FINISH
- PAVING: SUMMIT BRICK, SAND SET, PEDESTRIAN AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: SUMMIT BRICK, SAND SET, VEHICULAR AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: FLAGSTONE PAVING, MORTAR SET; LYONS RED
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; NATIVE GRASS SEED MIX
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; TURF GRASS SEED MIX
- PAVING: GRAVEL PAVE, INVISIBLE STRUCTURES; 3/8" BLUE GREY; SITE ONE LANDSCAPE SUPPLY
- MULCH: SHREDDED BARK, 3" DEPTH; UTILIZE CAMPUS SOURCE
- MULCH: AGGREGATE BLEND 50/50: 2-4" / 6"+ BLUE RIVER ROCK; SITE ONE LANDSCAPE SUPPLY
- BOARDWALK: STEEL PLANKS
- BRIDGE: STEEL FRAME + PLANKS
- EDGING: BRICK HEADER ROW; SUMMIT BRICK, 653 INCA
- EDGING: CONCRETE RIBBON CURB, VEHICULAR; GRAY CONCRETE, SAND FINISH
- EDGING: CONCRETE RIBBON CURB, PEDESTRIAN; GRAY CONCRETE, SAND FINISH
- SAFTEY CURB: GRAY CONCRETE, SAND FINISH
- BOULDER WALL: RETAINING
- WALL: CAST-IN-PLACE CONCRETE; GRAY CONCRETE, HARD TROWEL
- WALL: DRY SET SANDSTONE W/TIGHT JOINTS + COMPACTED AGG. BASE.
- WALL: KODAH SEGMENTED BLOCK RETAINING WALL SYSTEM; COLOR SADDLE; BATTERED WALL W/ REINFORCEMENT
- WALL: STUCCO; MATCH EXISTING
- STAIR: CONCRETE; GRAY, SAND FINISH
- STAIR: SUMMIT BRICK; BULLNOSE HEADER ROW 853 'FLINT' TREAD BRICK; 50/50 BLEND 653 INCA , 656 ACADEMY
- BENCH: MONOLITHIC STONE; COLORADO RED
- BENCH: CAST IN PLACE CONCRETE; GRAY
- BENCH: RECLAIMED WOOD STUMP

SITE FURNITURE + BOULDERS

SYMBOL	QTY	TYPE	MANUFACTURER - MODEL - COLOR
	1	25' FLAGPOLE	THE FLAGPOLE COMPANY; MODEL EH255188 OR APPROVED EQUAL.
	12	BOLA BIKE RACK	LANDSCAPE FORMS; POWDER COATED STEEL NUTMEG; 32" x 28.25" x 1.5"
	35	BOLLARD FIXED R-7907	RELIANCE FOUNDRY; POWDERCOATED STEEL BRONZE; 36" x 4-3/8"
	2	HARVEST SIDE TABLE	LANDSCAPE FORMS; HARVEST; FREESTANDING
m	67	MEDIUM BOULDER	GRANITE BOULDER; MIXED COLOR; 3' x 2' x 2'
	4	PARALLEL 42 BENCH	LANDSCAPE FORMS; PARALLEL 42; FREESTANDING
	6	PODS	LANDSCAPE FORMS; PODS; FREESTANDING
S	69	SMALL BOULDER	GRANITE BOULDER; MIXED COLOR; 2' x 1.5' x 1.5'
	3	TRIPLE SEAT AND TABLE	LANDSCAPE FORMS; TAKE-OUT; TRIPLE; FREESTANDING

DEMOLITION LEGEND

- CLEAR AND GRUB: CONDUCT THIS ACTIVITY BY HAND WHEN IN AND AROUND EXISTING TREES TO REMAIN
- REMOVE TREE; REMOVE STUMP 12" BELOW GRADE EXCEPT IN AREAS WHERE NEW TREES ARE TO BE PLACED: IN THIS CONDITION REMOVE STUMP AND ROOTS
- REMOVE SHRUB; REMOVE STUMP AND ROOTS TO THE GREATEST EXTENT POSSIBLE

PROTECTION LEGEND

- TREE PROTECTION FENCING; SEE SPECIFICATIONS FOR REQUIREMENT

DETAILS LEGEND:

- SUBGRADE
- AMENDED TOPSOIL
- SAND / CRUSHED STONE PAVING
- MULCH
- AGGREGATE BASE COURSE
- COBBLE
- GRAVEL
- BRICK
- CONCRETE
- STEEL
- STONE
- MORTAR
- STUCCO/PLASTER
- CONCRETE BLOCK
- WOOD

6.2.2 LANDSCAPE REQUIREMENTS, CALCULATIONS + NOTES

PROPERTY TAX NUMBER: R5500000164
CURRENT ZONING: A-5 CAD-O
PROPERTY AREA: 937 AC
PROJECT AREA: 10.25 ACRES (AC) = 446,490 SQUARE FEET (SF)

C. PARKING LOT LANDSCAPE REQUIREMENTS:

- TWO PARKING LOTS ARE W/IN THE PROJECT AREA:
  -EAST PARKING: 24 SPACES
  -WEST PARKING: 6 SPACES

-REQUIRED PARKING LOT TREES: EAST PARKING LOT REQUIRED ONLY;
1 TREE PER 15 SPACES REQUIRED
-24 SPACES / 15 = 2 TREES
-5 SHADE TREES PROVIDED (SEE SHEET L.701)
TREES = Autumn Fantasy Maple / Acer x feemanii DTR 102
-ALL TREES ARE PROTECTED BY PARKING BUMPERS OR CURBS.

-A PARKING ISLANDS MUST BE PROVIDED AFTER EVERY 15 SPACES MAX.
-EAST PARKING LOT IS ONLY A SINGLE ROW.
-EAST PARKING LOT UTILIZES THE PERIMETER AREA FOR THE INCORPORATION OF TREES & SHRUBS PLANTINGS INSTEAD OF AN ISLAND.

-PARKING LOT SCREENING:
-EACH PARKING AREA IS SCREENED WITH PERIMETER LANDSCAPING TO MEET THE 2/3 FRONTAGE REQUIREMENTS.

-EAST PARKING FRONTAGE = 243 LF ; 160' MUST BE PLANTED AS A SCREEN.
238 LF OF THE FRONTAGE IS PLANTED WITH SHRUBS ALONG THE NORTH SIDE OF THE PARKING, CREATING SCREEN. SHEET L.701

-WEST PARKING FRONTAGE = 106 LF; 70' MUST BE PLANTED AS A SCREEN.
85 LF OF FRONTAGE IS PLANTED WITH SHRUBS ALONG THE EAST SIDE OF THE PARKING, CREATING A SCREEN. SHEET L.703

E. NTERNAL LANDSCAPING FOR NON-RESIDENTIAL USES:

-9% OF THE PROJECT AREA SHALL BE LANDSCAPED.
446,490 SF * 9% = 40,569 SF OF THE AREA SHALL BE LANDSCAPED.

-49% OF THE PROJECT AREA SHALL BE OPEN SPACE.
446,490 SF * 49% = 220,076 SF OF THE AREA SHALL BE OPEN SPACE.

THE OPEN SPACE AREA INCLUDES:
NATIVE MEADOW/GRASS = 40% (178,008 SF) OF TOTAL OPEN SPACE.
TURF GRASS = 9% (42,068 SF) OF TOTAL OPEN SPACE.

-13% OF THE PROJECT AREA SHALL BE IMPERMEABLE SURFACE.
446,490 SF * 13% = 56,375 SF OF THE AREA SHALL BE IMPERMEABLE SURFACE.

-1 TREE / 500 SQUARE FEET OF REQUIRED LANDSCAPE AREA SHALL BE PROVIDED:
24,582/ 500 = 49 TREES REQUIRED.
212 TREES PROVIDED.

G. OTHER REQUIREMENTS:
-A NEW REFUSE AREA, LABELED "TRASH ENCLOSURE" ON THE PLANS, IS PLANNED AT THE NORTH SIDE OF THE EXISTING STUDENT CENTER BLDG. THE CONTAINERS ARE SCREENED WITH WALLS AND GATES. SEE TRASH ENCLOSURE DETAIL 5.8/ L.408.

APPROVED
Plan Review
06/05/2026 1:02:28 PM
Delivered
EPC Planning & Community Development Department

LAKE | FLATO ARCHITECTS INC.
(C)2021 LAKE|FLATO ARCHITECTS, INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3404

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0109

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052
PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

GENERAL NOTES

L001

Central File Path:
Local File Path:

SEED MIX LEGEND

GRASS PAVE / NATIVE GRASS SEED MIX:
INVISIBLE STRUCTURES, BLUE GRAMA + BUFFALO GRASS BLEND
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASS PAVE / TURF GRASS SEED MIX:
INVISIBLE STRUCTURES, COLORADO BLUE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

COLORADO BLUE SOD
CONFIRM SOD SELECTION W/ L.A. PRIOR TO ORDERING MATERIALS

WOODLAND SEED MIX:
MIX: 60% GRASSES / 40% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASSES

Botanical Name	*Common Name*	*% of Mix*
Bouteloua gracilis	Blue Grama Grass	10%
Bouteloua curtipendula	Sideoats Grama	10%
Elymus trachycaulus	Slender Wheatgrass	5%
Festuca ovina	Sheep Fescue	5%
Koeleria albescens	Prairie Junegrass	5%
Poa pratensis scopularum	Mountain Bluegrass	5%
Pascopyrum smithii	Western Wheatgrass	10%
Schizachyrium scoparium	Little Bluestem	10%

WILDFLOWERS

Botanical Name	*Common Name*	*% of Mix*
Asclepias verticillata	Whorled Milkweed	5%
Eriogonum umbellatum	Sulphur Buckwheat	2%
Erigeron speciosus	Showy Fleabane	5%
Gaillardia aristata	Blanketflower	3%
Heliomeris multiflora	Showy Goldeneye	5%
Liatris punctata	Dotted Gayfeather	5%
Penstemon strictus	Rocky Mnt. Beardtongue	5%
Penstemon rydbergii	Rydberg Penstemon	5%
Peritoma serrulata	Rocky Mountain Beeplant	5%

RIPARIAN SEED MIX
MIX: AS LISTED FOR EACH SUB-ZONE SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 3LBS PLS / 1000 SF

EMERGENT ZONE (Saturated soils or shallow water)

Botanical Name	*Common Name*	*% of Mix*
Juncus balticus	Baltic Rush	35%
Eleocharis palustris	Creeping Spikerush	35%
Carex nebrascensis	Nebraska Sedge	30%

FRINGE ZONE (3' Zone parallel to the saturaded soil area)

Botanical Name	*Common Name*	*% of Mix*
Juncus ensifolius	Swordleaf Rush	30%
Deschampsia cespitosa	Tufted Hairgrass	20%
Verbena hastata	Blue Vervain	15%
Lobelia siphilitica	Great Blue Lobelia	20%
Caltha leptosephala	Western Marsh Marigold	15%

BIO-SWALE SEED MIX
MIX: 75% GRASSES / 25% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 3LBS PLS / 1000 SF

GRASSES

Botanical Name	*Common Name*	*% of Mix*
Bouteloua gracilis	Blue Grama Grass	10%
Beckmannia syzigachne	American Sloughrass	10%
Carex nebrascensis	Nebraska Sedge	5%
Carex praegracilis	Clustered Field Sedge	5%
Deschampsia cespitosa	Tufted Hairgrass	10%
Elymus trachychaulus	Slender Wheatgrass	5%
Juncus balticus	Baltic Rush	5%
Pascopyrum smithii	Western Wheatgrass	5%
Poa fendleriana	Muttongrass	5%
Schizachyrium scoparium	Little Bluestem	15%

WILDFLOWERS

Botanical Name	*Common Name*	*% of Mix*
Asclepians speciosa	Showy Milkweed	3%
Gaillardia aristata	Blanetflower	5%
Liatris punctata	Dotted Gayfeather	2%
Penstemon angustifolius	Broadbeard Beardtongue	5%
Ratibida columnifera	Prairie Coneflower	5%
Verbena hastata	Blue Vervain	5%

MEADOW SEED MIX
MIX: 60% GRASSES / 40% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASSES

Botanical Name	*Common Name*	*% of Mix*
Bouteloua gracilis	Blue Grama Grass	15%
Bouteloua dactyloides	Buffalo Grass	5%
Bouteloua curtipendula	Sideoats Grama	5%
Elymus trachycaulus	Slender Wheatgrass	5%
Hilaria jamesii	Galleta Grass	5%
Koeleria albescens	Prairie Junegrass	5%
Schizachyrium scoparium	Little Bluestem	10%
Festuca ovina	Sheep Fescue	5%
Sporobolus cryptandrus	Sand Dropseed	5%

WILDFLOWERS

Botanical Name	*Common Name*	*% of Mix*
Achillea millefolium v. occi.	Western Yarrow	5%
Asclepias tuberosa	Butterfly Milkweed	5%
Dalea purpurea	Purple Prair. Cone.	5%
Echinacea angustifolia	Narrow Leaf Coneflower	5%
Liatris punctata	Dotted Gayfeather	5%
Linum perenne	Blue Flax	2%
Penstemon angustifolius	Broadbeard Beardtongue	5%
Ratibida columnifera	Prairie Coneflower	5%
Sphaeralcea coccinea	Scarlet Globemallow	3%

PLANT PALETTE L.701

TREES

SYMBOL	ID	QTY	BOTANICAL	COMMON N	SIZE
	ABA	8	Amelanchier laevis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' HT. CLTR
	AF	5	Acer x freemanii DTR 102	Autumn Fantasy Maple	2" CAL.
	AN	5	Acer negundo 'Sensation'	Sensation Box Elder	2.5" CAL.
	AT	5	Alnus incana tenuifolia	Thinleaf Alder	6' HT.
	BO	27	Betula occidentalis	Water Birch	8' HT. CLTR
	PD	4	Populus deltoides ssp. monilifera 'Jeronimus'	Jeronimus Plains Cottonwood	2" CAL.
	PF	9	Pinus flexis	Limber Pine	8' HT.
	PM	3	Pseudotsug a menziesii	Douglas Fir	7' HT. MIN.
	PN	3	Pinus edulis	Pinon Pine	8' HT
	QG	9	Quercus gambelii	Gambel Oak	15 GAL
	UA	1	Ulmus 'Accolade'	Accolade Elm	2.5" CAL

SHRUBS

SYMBOL	ID	QTY	BOTANICAL	COMMON N	SIZE
	Arc	8	Arctostphylo s x coloradoensi s 'Chieftain'	Chieftain Manzanita	5 GAL
	Are	61	Salix repens 'Arenaria'	Creeping Silver Willow	5 GAL
	Atr	6	Artemisia tridentata	Big Sage	5 GAL
	Bg	12	Betula glandulosa	Bog Birch	5 GAL
	Cf	14	Cinquefoil fruticosa	Shrubby Cinquefoil	5 GAL
	Ci	25	Cercocarpus intricatus	Littleaf Mountain Mahogany	5 GAL
	Cml	8	Cercocarpus ledifolius	Curlleaf Mountain Mahogany	5 GAL
	Csd	14	Cornus sericea	Red Osier Dogwood	5 GAL
	Fi	3	Amorpha fruticosa	False Indigo	5 GAL
	Fn	12	Forestiera neomexican a	New Mexico Privet	6' CLTR
	Ma	6	Mahonia aquifolium	Oregon Grape	5 GAL
	Mr	63	Mahonia repens	Creeping Mahonia	5 GAL
	Pa	7	Perovskia atriplicifolia 'Little Spire'	Russian Sage	5 GAL
	Pb	14	Prunus besseyi	Western Sand Cherry	5 GAL
	Pv	3	Prunus virginiana	Chokecherry	5 GAL
	Rag	37	Rhus aromatica 'Gro-low'	Gro-low Sumac	5 GAL
	Rc	7	Ribes aureum	Golden Currant	5 GAL
	Rg	14	Rhus glabra	Smooth Sumac	5 GAL
	Rp	11	Rubus parviflorus	Thimbleberr y	5 GAL
	Rt	15	Rhus trilobata	Three Leaf Sumac	5 GAL
	Rta	28	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 GAL
	Se	16	Salix exigua	Coyote Willow	5 GAL
	Sk	47	Symphoricar pos 'Kolmamogo' PP #34,523	Pink Symphony Snowberry	5 GAL
	So	14	Symphoicar pus occidentalis	Western Snowberry	5 GAL
	Sp	12	Salix purpurea 'Nana'	Dwarf Arctic Willow	5 GAL

PERENNIALS

SYMBOL	ID	QTY	BOTANICAL	COMMON N	SIZE
	ppi	18	Penstemon pinifolius	Pineleaf Penstemon	1 GAL
	sh	110	Sporobolus heterolepis	Prairie Dropseed	1 GAL
	ss	16	Schizachyriu m scoparium 'Blaze'	Little Bluestem	1 GAL

PLANT PALETTE L.702

TREES

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ABA	9	Amelanchier laevis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' MULTI
	AF	6	Acer x freemanii DTR 102	Autumn Fantasy Maple	2" CAL.
	AGD	8	Acer grandidentatum 'Mesa Glow'	Mesa Glow Big Tooth Maple	2" CAL.
	AN	3	Acer negundo 'Sensation'	Sensation Box Elder	2.5" CAL
	ARG	3	Acer glabrum	Rocky Mountain Maple	6' MULTI
	CCI	5	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2" CAL
	JS	4	Juniperus scopulorum	Rocky Mountain Juniper	6' HT. MIN.
	PD	4	Populus deltoides ssp. monilifera 'Jeronimus'	Jeronimus Plains Cottonwood	2" CAL.
	PN	6	Pinus edulis	Pinon Pine	8' HT
	PP	3	Picea pungens 'Bakeri'	Bakeri Colorado Blue Spruce	7' HT. MIN.
	PT	34	Populus tremuloides	Quaking Aspen	2" CAL / MULTI
	QS	1	Quercus shummardi	Shummard Oak	2.5" CAL.
	UA	7	Ulmus 'Accolade'	Accolade Elm	2.5" CAL
	UF	5	Ulmus 'Frontier'	Frontier Elm	2.5" CAL

SHRUBS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Acn	47	Atriplex canescens	Four Wing Saltbush	5 GAL
	Afb	32	Artemisia frigida	Prairie Sagebrush	5 GAL
	Arc	17	Arctostphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 GAL
	Are	16	Salix repens 'Arenaria'	Creeping Silver Willow	5 GAL
	Atr	27	Artemisia tridentata	Big Sage	5 GAL
	Cf	60	Cinquefoil fruticosa	Shrubby Cinquefoil	5 GAL
	Ci	35	Cercocarpus intricatus	Littleaf Mountain Mahogany	5 GAL
	Cml	1	Cercocarpus ledifolius	Curlleaf Mountain Mahogany	5 GAL
	Csd	21	Cornus sericea	Red Osier Dogwood	5 GAL
	Fi	29	Amorpha fruticosa	False Indigo	5 GAL
	Fn	11	Forestiera neomexicana	New Mexico Privet	6' MULTI
	Fp	77	Fallugia paradoxa	Apache Plume	5 GAL
	Lti	30	Lonicera involucrata	Twinberry Honeysuckle	5 GAL
	Mf	3	Mahonia fremontii	Fremont Mahonia	5 GAL
	Mr	85	Mahonia repens	Creeping Mahonia	5 GAL
	Pa	38	Perovskia atriplicifolia 'Little Spire'	Russian Sage	5 GAL
	Pb	30	Prunus besseyi	Western Sand Cherry	5 GAL
	Pv	2	Prunus virginiana	Chokecherry	5 GAL
	Pym	16	Physocarpus monogynus	Native Ninebark	5 GAL
	Rag	37	Rhus aromatica 'Gro-low'	Gro-low Sumac	5 GAL
	Rc	25	Ribes aureum	Golden Currant	5 GAL
	Rg	11	Rhus glabra	Smooth Sumac	5 GAL
	Rt	19	Rhus trilobata	Three Leaf Sumac	5 GAL
	Rta	26	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 GAL
	Sk	89	Symphoricarpos 'Kolmamogo' PP #34,523	Pink Symphony Snowberry	5 GAL
	Sp	30	Salix purpurea 'Nana'	Dwarf Arctic Willow	5 GAL
		0			

PERENNIALS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ac	25	Agastache ruprestris	Sunset Agastache	1 GAL
	am	69	Achillea millefolium	Common White Yarrow	1 GAL
	as	20	Asclepias speciosa	Showy Milkweed	1 GAL
	bb	23	Andropogon gerardii	Big Bluestem	1 GAL
	civ	46	Callirhoe involucrata	Poppy Mallow	1 GAL
	ep	25	Echinacea purpurea 'Mangus Superior'	Mangus Superior Echinacea	1 GAL
GLP	glp	92	Oenothera lindheimeri	White Gaura	1 GAL
	li	36	Linum lewisii	Blue Flax	1 GAL
	ns	9	Nepeta 'Six Hills Giant'	Six Hills Giant Catmint	1 GAL
	ps	110	Penstemon strictus	Rocky Mountain Penstemon	1 GAL
	sh	47	Sporobolus heterolepis	Prairie Dropseed	1 GAL
	sl	12	Symphyotrichum laeve	Smooth Blue Aster	1 GAL
	ss	267	Schizachyrium scoparium 'Blaze'	Little Bluestem	1 GAL

PLANT PALETTE L.703

TREES

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AF	1	Acer x freemanii DTR 102	Autumn Fantasy Maple	2" CAL.
	CCI	9	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2" CAL
	PD	1	Populus deltoides ssp. monilifera 'Jeronimus'	Jeronimus Plains Cottonwood	2" CAL.
	PF	2	Pinus flexis	Limber Pine	6' HT. MIN.
	PPD	2	Pinus ponderosa	Ponderosa Pine	8' TALL MIN.
	UA	2	Ulmus 'Accolade'	Accolade Elm	2.5" CAL
	UF	2	Ulmus 'Frontier'	Frontier Elm	2.5" CAL

SHRUBS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Afb	6	Artemisia frigida	Prairie Sagebrush	5 GAL
	Arc	11	Arctostphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 GAL
	Atr	26	Artemisia tridentata	Big Sage	5 GAL
	Cf	21	Cinquefoil fruticosa	Shrubby Cinquefoil	5 GAL
	Fi	11	Amorpha fruticosa	False Indigo	5 GAL
	Fp	37	Fallugia paradoxa	Apache Plume	5 GAL
	Lti	7	Lonicera involucrata	Twinberry Honeysuckle	5 GAL
	Mf	9	Mahonia fremontii	Fremont Mahonia	5 GAL
	Pa	4	Perovskia atriplicifolia 'Little Spire'	Russian Sage	5 GAL
	Pb	6	Prunus besseyi	Western Sand Cherry	5 GAL
	Rag	6	Rhus aromatica 'Gro-low'	Gro-low Sumac	5 GAL
	Rc	9	Ribes aureum	Golden Currant	5 GAL
	Rt	35	Rhus trilobata	Three Leaf Sumac	5 GAL
	Rta	18	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 GAL
	Sk	4	Symphoricarpos 'Kolmamogo' PP #34,523	Pink Symphony Snowberry	5 GAL
	So	25	Symphoicarpus occidentalis	Western Snowberry	5 GAL

PERENNIALS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ac	8	Agastache ruprestris	Sunset Agastache	1 GAL
	Atr	6	Artemisia tridentata	Big Sage	5 GAL
	ep	23	Echinacea purpurea 'Mangus Superior'	Mangus Superior Echinacea	1 GAL
GLP	glp	17	Oenothera lindheimeri	White Gaura	1 GAL
	li	10	Linum lewisii	Blue Flax	1 GAL
	ps	15	Penstemon strictus	Rocky Mountain Penstemon	1 GAL
	ss	13	Schizachyrium scoparium 'Blaze'	Little Bluestem	1 GAL

PLANT PALETTE L.704

TREES

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	PD	1	Populus deltoides ssp. monilifera 'Jeronimus'	Jeronimus Plains Cottonwood	2" CAL.
	PF	2	Pinus flexis	Limber Pine	6' HT. MIN.
	PT	8	Populus tremuloides	Quaking Aspen	6' MULTI
	UA	3	Ulmus 'Accolade'	Accolade Elm	2.5" CAL.
	UF	1	Ulmus 'Frontier'	Frontier Elm	2.5" CAL.

SHRUBS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Afb	8	Artemisia frigida	Prairie Sagebrush	5 GAL
	Cf	10	Cinquefoil fruticosa	Shrubby Cinquefoil	5 GAL
	Ci	5	Cercocarpus intricatus	Littleaf Mountain Mahogany	5 GAL
	Cml	1	Cercocarpus ledifolius	Curlleaf Mountain Mahogany	5 GAL
	Csd	2	Cornus sericea	Red Osier Dogwood	5 GAL
	Fp	4	Fallugia paradoxa	Apache Plume	5 GAL
	Lti	10	Lonicera involucrata	Twinberry Honeysuckle	5 GAL
	Mf	5	Mahonia fremontii	Fremont Mahonia	5 GAL
	Mr	9	Mahonia repens	Creeping Mahonia	5 GAL
	Pb	22	Prunus besseyi	Western Sand Cherry	5 GAL
	Pym	10	Physocarpus monogynus	Native Ninebark	5 GAL
	Sar	23	Salix repens	Creeping Silver Willow	5 GAL
	Sk	25	Symphoricarpos 'Kolmamogo' PP #34,523	Pink Symphony Snowberry	5 GAL
	So	4	Symphoicarpus occidentalis	Western Snowberry	5 GAL

PERENNIALS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	am	18	Achillea millefolium	Common White Yarrow	1 GAL
GLP	glp	10	Oenothera lindheimeri	White Gaura	1 GAL
	ps	12	Penstemon strictus	Rocky Mountain Penstemon	1 GAL
	ss	34	Schizachyrium scoparium 'Blaze'	Little Bluestem	1 GAL

ARCHITECTS INC.
LAKE | FLATO
©2021 LAKE|FLATO ARCHITECTS, INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052
PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

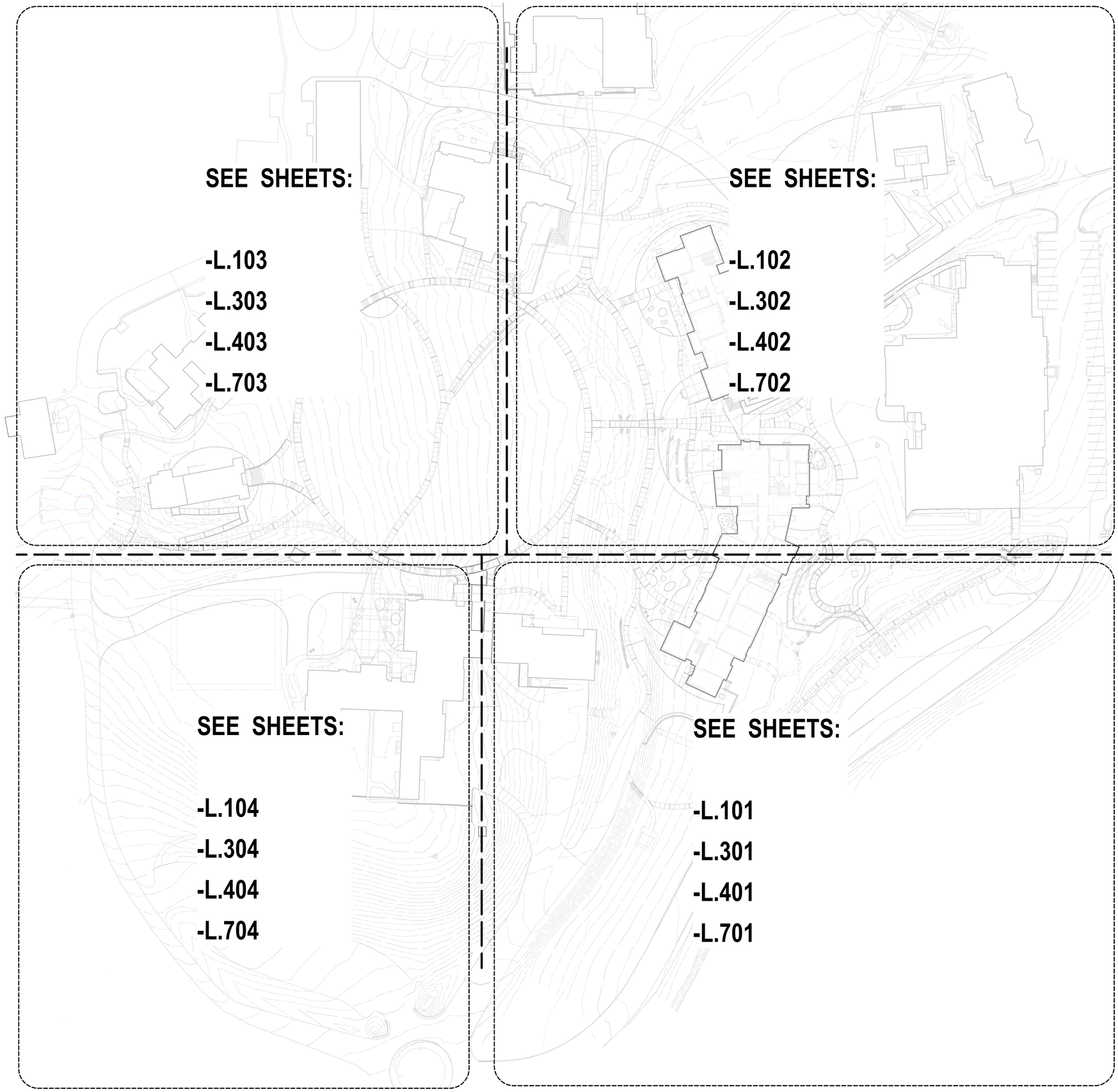
NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

PLANTING NOTES

L002

Central File Path\
Local File Path



SHEET INDEX:

DEMOLITION +
TREE PRESERVATION PLAN: L.101 - 104
LAYOUT PLAN: L.301 - 304
MATERIALS PLAN: L.401 - 404
PLANTING PLAN: L.701 - 704

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
13499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3404

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0100

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

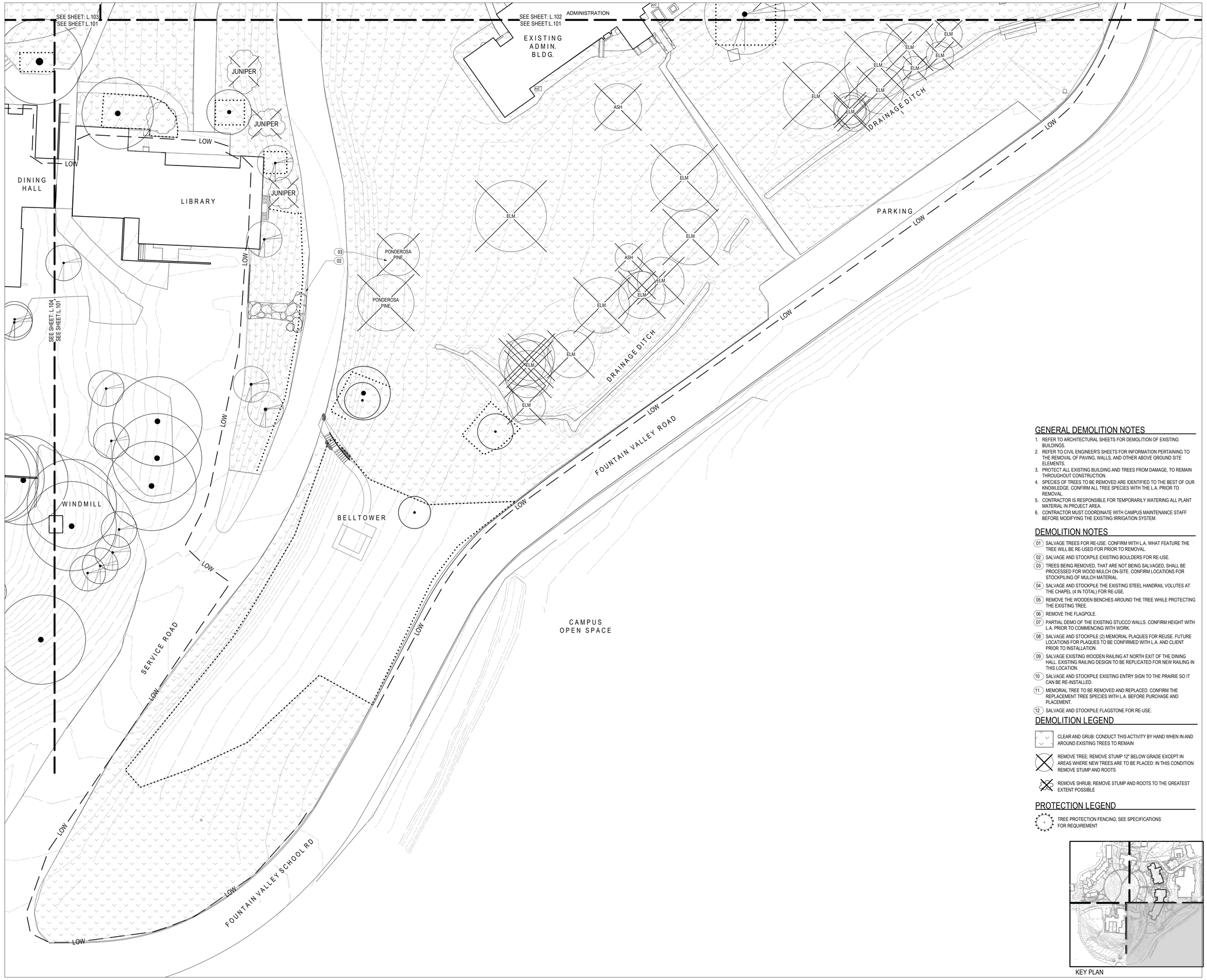
NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

REFERENCE PLAN

L003

Control of the Public
Local Entity Public



GENERAL DEMOLITION NOTES

1. REFER TO ARCHITECTURAL SHEETS FOR DEMOLITION OF EXISTING BUILDINGS.
2. REFER TO CIVIL ENGINEER'S SHEETS FOR INFORMATION PERTAINING TO THE REMOVAL OF PAVING, WALLS, AND OTHER ABOVE GROUND SITE ELEMENTS.
3. PROTECT ALL EXISTING BUILDING AND TREES FROM DAMAGE, TO REMAIN THROUGHOUT CONSTRUCTION.
4. SPECIES OF TREES TO BE REMOVED ARE IDENTIFIED TO THE BEST OF OUR KNOWLEDGE. CONFIRM ALL TREE SPECIES WITH THE L.A. PRIOR TO REMOVAL.
5. CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY WATERING ALL PLANT MATERIAL IN PROJECT AREA.
6. CONTRACTOR MUST COORDINATE WITH CAMPUS MAINTENANCE STAFF BEFORE MODIFYING THE EXISTING IRRIGATION SYSTEM.

DEMOLITION NOTES

01. SALVAGE TREES FOR RE-USE. CONFIRM WITH L.A. WHAT FEATURE THE TREE WILL BE RE-USED FOR PRIOR TO REMOVAL.
02. SALVAGE AND STOCKPILE EXISTING BOULDERS FOR RE-USE.
03. TREES BEING REMOVED, THAT ARE NOT BEING SALVAGED, SHALL BE PROCESSED FOR WOOD MULCH ON-SITE. CONFIRM LOCATIONS FOR STOCKPILING OF MULCH MATERIAL.
04. SALVAGE AND STOCKPILE THE EXISTING STEEL HANDRAIL VOLUTES AT THE CHAPEL (4 IN TOTAL) FOR RE-USE.
05. REMOVE THE WOODEN BENCHES AROUND THE TREE WHILE PROTECTING THE EXISTING TREE.
06. REMOVE THE FLAGPOLE.
07. PARTIAL DEMO OF THE EXISTING STUCCO WALLS. CONFIRM HEIGHT WITH L.A. PRIOR TO COMMENCING WITH WORK.
08. SALVAGE AND STOCKPILE (2) MEMORIAL PLAQUES FOR REUSE. FUTURE LOCATIONS FOR PLAQUES TO BE CONFIRMED WITH L.A. AND CLIENT PRIOR TO INSTALLATION.
09. SALVAGE EXISTING WOODEN RAILING AT NORTH EXIT OF THE DINING HALL. EXISTING RAILING DESIGN TO BE REPLICATED FOR NEW RAILING IN THIS LOCATION.
10. SALVAGE AND STOCKPILE EXISTING ENTRY SIGN TO THE PRAIRIE SO IT CAN BE RE-INSTALLED.
11. MEMORIAL TREE TO BE REMOVED AND REPLACED. CONFIRM THE REPLACEMENT TREE SPECIES WITH L.A. BEFORE PURCHASE AND PLACEMENT.
12. SALVAGE AND STOCKPILE FLAGSTONE FOR RE-USE.

DEMOLITION LEGEND

CLEAR AND GRUB: CONDUCT THIS ACTIVITY BY HAND WHEN IN AND AROUND EXISTING TREES TO REMAIN

REMOVE TREE; REMOVE STUMP 12" BELOW GRADE EXCEPT IN AREAS WHERE NEW TREES ARE TO BE PLACED; IN THIS CONDITION REMOVE STUMP AND ROOTS

REMOVE SHRUB; REMOVE STUMP AND ROOTS TO THE GREATEST EXTENT POSSIBLE

PROTECTION LEGEND

TREE PROTECTION FENCING; SEE SPECIFICATIONS FOR REQUIREMENT

KEY PLAN

A L.101 - SOUTHEAST CAMPUS

NORTH

0 10 20 40

SCALE: 1" = 20'

Central File Path:
Local File Path:

ARCHITECTS INC.
LAKE | FLATO
© 2023 LAKE|FLATO ARCHITECTS, INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3404

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

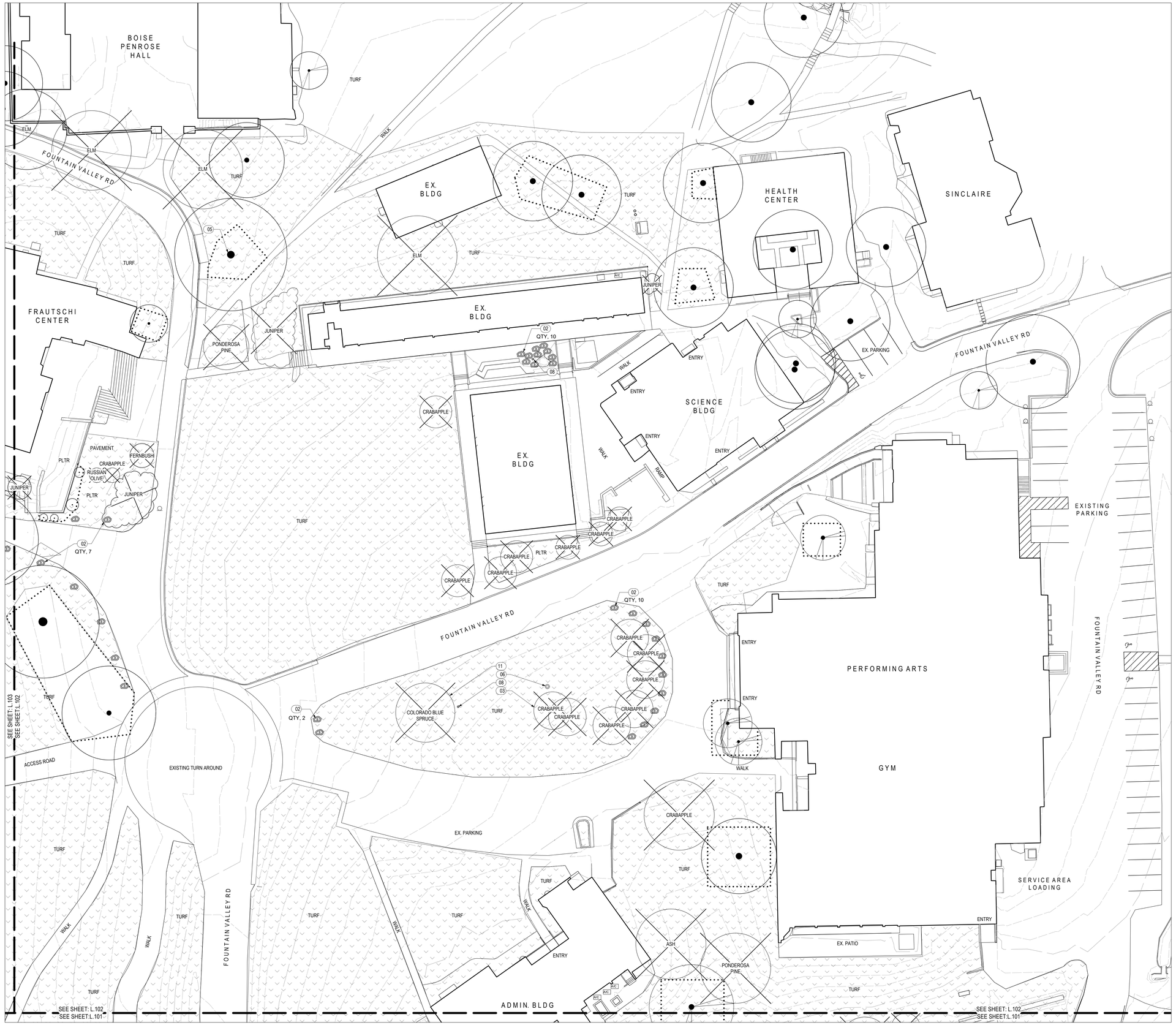
REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

DEMOLITION +TREE PRESERVATION PLAN

L101



GENERAL DEMOLITION NOTES

1. REFER TO ARCHITECTURAL SHEETS FOR DEMOLITION OF EXISTING BUILDINGS.
2. REFER TO CIVIL ENGINEER'S SHEETS FOR INFORMATION PERTAINING TO THE REMOVAL OF PAVING, WALLS, AND OTHER ABOVE GROUND SITE ELEMENTS.
3. PROTECT ALL EXISTING BUILDING AND TREES FROM DAMAGE, TO REMAIN THROUGHOUT CONSTRUCTION.
4. SPECIES OF TREES TO BE REMOVED ARE IDENTIFIED TO THE BEST OF OUR KNOWLEDGE. CONFIRM ALL TREE SPECIES WITH THE L.A. PRIOR TO REMOVAL.
5. CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY WATERING ALL PLANT MATERIAL IN PROJECT AREA.
6. CONTRACTOR MUST COORDINATE WITH CAMPUS MAINTENANCE STAFF BEFORE MODIFYING THE EXISTING IRRIGATION SYSTEM.

DEMOLITION NOTES

01 SALVAGE TREES FOR RE-USE. CONFIRM WITH L.A. WHAT FEATURE THE TREE WILL BE RE-USED FOR PRIOR TO REMOVAL.

02 SALVAGE AND STOCKPILE EXISTING BOULDERS FOR RE-USE.

03 TREES BEING REMOVED, THAT ARE NOT BEING SALVAGED, SHALL BE PROCESSED FOR WOOD MULCH ON-SITE. CONFIRM LOCATIONS FOR STOCKPILING OF MULCH MATERIAL.

04 SALVAGE AND STOCKPILE THE EXISTING STEEL HANDRAIL VOLUTES AT THE CHAPEL (4 IN TOTAL) FOR RE-USE.

05 REMOVE THE WOODEN BENCHES AROUND THE TREE WHILE PROTECTING THE EXISTING TREE.

06 REMOVE THE FLAGPOLE.

07 PARTIAL DEMO OF THE EXISTING STUCCO WALLS. CONFIRM HEIGHT WITH L.A. PRIOR TO COMMENCING WITH WORK.

08 SALVAGE AND STOCKPILE (2) MEMORIAL PLAQUES FOR REUSE. FUTURE LOCATIONS FOR PLAQUES TO BE CONFIRMED WITH L.A. AND CLIENT PRIOR TO INSTALLATION.

09 SALVAGE EXISTING WOODEN RAILING AT NORTH EXIT OF THE DINING HALL. EXISTING RAILING DESIGN TO BE REPLICATED FOR NEW RAILING IN THIS LOCATION.

10 SALVAGE AND STOCKPILE EXISTING ENTRY SIGN TO THE PRAIRIE SO IT CAN BE RE-INSTALLED.

11 MEMORIAL TREE TO BE REMOVED AND REPLACED. CONFIRM THE REPLACEMENT TREE SPECIES WITH L.A. BEFORE PURCHASE AND PLACEMENT.

12 SALVAGE AND STOCKPILE FLAGSTONE FOR RE-USE.

DEMOLITION LEGEND

CLEAR AND GRUB: CONDUCT THIS ACTIVITY BY HAND WHEN IN AND AROUND EXISTING TREES TO REMAIN

REMOVE TREE; REMOVE STUMP 12" BELOW GRADE EXCEPT IN AREAS WHERE NEW TREES ARE TO BE PLACED; IN THIS CONDITION REMOVE STUMP AND ROOTS

REMOVE SHRUB; REMOVE STUMP AND ROOTS TO THE GREATEST EXTENT POSSIBLE

PROTECTION LEGEND

TREE PROTECTION FENCING; SEE SPECIFICATIONS FOR REQUIREMENT



KEY PLAN

NORTH 0 10 20 40 SCALE: 1" = 20'

A L.102 - NORTHEAST CAMPUS

ARCHITECTS INC.
LAKE | FLATO
© 2021 LAKE|FLATO ARCHITECTS, INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **JC / EK**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

DEMOLITION +TREE PRESERVATION PLAN

L102

Central File Path:
Local File Path:



A L.103 - NORTHWEST CAMPUS

GENERAL DEMOLITION NOTES

1. REFER TO ARCHITECTURAL SHEETS FOR DEMOLITION OF EXISTING BUILDINGS.
2. REFER TO CIVIL ENGINEER'S SHEETS FOR INFORMATION PERTAINING TO THE REMOVAL OF PAVING, WALLS, AND OTHER ABOVE GROUND SITE ELEMENTS.
3. PROTECT ALL EXISTING BUILDING AND TREES FROM DAMAGE, TO REMAIN THROUGHOUT CONSTRUCTION.
4. SPECIES OF TREES TO BE REMOVED ARE IDENTIFIED TO THE BEST OF OUR KNOWLEDGE. CONFIRM ALL TREE SPECIES WITH THE L.A. PRIOR TO REMOVAL.
5. CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY WATERING ALL PLANT MATERIAL IN PROJECT AREA.
6. CONTRACTOR MUST COORDINATE WITH CAMPUS MAINTENANCE STAFF BEFORE MODIFYING THE EXISTING IRRIGATION SYSTEM.

DEMOLITION NOTES

01 SALVAGE TREES FOR RE-USE. CONFIRM WITH L.A. WHAT FEATURE THE TREE WILL BE RE-USED FOR PRIOR TO REMOVAL.

02 SALVAGE AND STOCKPILE EXISTING BOULDERS FOR RE-USE.

03 TREES BEING REMOVED, THAT ARE NOT BEING SALVAGED, SHALL BE PROCESSED FOR WOOD MULCH ON-SITE. CONFIRM LOCATIONS FOR STOCKPILING OF MULCH MATERIAL.

04 SALVAGE AND STOCKPILE THE EXISTING STEEL HANDRAIL VOLUTES AT THE CHAPEL (4 IN TOTAL) FOR RE-USE.

05 REMOVE THE WOODEN BENCHES AROUND THE TREE WHILE PROTECTING THE EXISTING TREE.

06 REMOVE THE FLAGPOLE.

07 PARTIAL DEMO OF THE EXISTING STUCCO WALLS. CONFIRM HEIGHT WITH L.A. PRIOR TO COMMENCING WITH WORK.

08 SALVAGE AND STOCKPILE (2) MEMORIAL PLAQUES FOR REUSE. FUTURE LOCATIONS FOR PLAQUES TO BE CONFIRMED WITH L.A. AND CLIENT PRIOR TO INSTALLATION.

09 SALVAGE EXISTING WOODEN RAILING AT NORTH EXIT OF THE DINING HALL. EXISTING RAILING DESIGN TO BE REPLICATED FOR NEW RAILING IN THIS LOCATION.

10 SALVAGE AND STOCKPILE EXISTING ENTRY SIGN TO THE PRAIRIE SO IT CAN BE RE-INSTALLED.

11 MEMORIAL TREE TO BE REMOVED AND REPLACED. CONFIRM THE REPLACEMENT TREE SPECIES WITH L.A. BEFORE PURCHASE AND PLACEMENT.

12 SALVAGE AND STOCKPILE FLAGSTONE FOR RE-USE.

DEMOLITION LEGEND

CLEAR AND GRUB: CONDUCT THIS ACTIVITY BY HAND WHEN IN AND AROUND EXISTING TREES TO REMAIN

REMOVE TREE; REMOVE STUMP 12" BELOW GRADE EXCEPT IN AREAS WHERE NEW TREES ARE TO BE PLACED; IN THIS CONDITION REMOVE STUMP AND ROOTS

REMOVE SHRUB; REMOVE STUMP AND ROOTS TO THE GREATEST EXTENT POSSIBLE

PROTECTION LEGEND

TREE PROTECTION FENCING; SEE SPECIFICATIONS FOR REQUIREMENT



KEY PLAN

NORTH 0 10 20 40 SCALE: 1" = 20'

ARCHITECTS INC.
LAKE | FLATO
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

© 2023 LAKE/FLATO ARCHITECTS, INC.

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8515

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.5159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

DEMOLITION +TREE PRESERVATION PLAN

L103

Central File Path:
Local File Path:



GENERAL DEMOLITION NOTES

1. REFER TO ARCHITECTURAL SHEETS FOR DEMOLITION OF EXISTING BUILDINGS.
2. REFER TO CIVIL ENGINEER'S SHEETS FOR INFORMATION PERTAINING TO THE REMOVAL OF PAVING, WALLS, AND OTHER ABOVE GROUND SITE ELEMENTS.
3. PROTECT ALL EXISTING BUILDING AND TREES FROM DAMAGE, TO REMAIN THROUGHOUT CONSTRUCTION.
4. SPECIES OF TREES TO BE REMOVED ARE IDENTIFIED TO THE BEST OF OUR KNOWLEDGE. CONFIRM ALL TREE SPECIES WITH THE L.A. PRIOR TO REMOVAL.
5. CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY WATERING ALL PLANT MATERIAL IN PROJECT AREA.
6. CONTRACTOR MUST COORDINATE WITH CAMPUS MAINTENANCE STAFF BEFORE MODIFYING THE EXISTING IRRIGATION SYSTEM.

DEMOLITION NOTES

(01) SALVAGE TREES FOR RE-USE. CONFIRM WITH L.A. WHAT FEATURE THE TREE WILL BE RE-USED FOR PRIOR TO REMOVAL.

(02) SALVAGE AND STOCKPILE EXISTING BOULDERS FOR RE-USE.

(03) TREES BEING REMOVED, THAT ARE NOT BEING SALVAGED, SHALL BE PROCESSED FOR WOOD MULCH ON-SITE. CONFIRM LOCATIONS FOR STOCKPILING OF MULCH MATERIAL.

(04) SALVAGE AND STOCKPILE THE EXISTING STEEL HANDRAIL VOLUTES AT THE CHAPEL (4 IN TOTAL) FOR RE-USE.

(05) REMOVE THE WOODEN BENCHES AROUND THE TREE WHILE PROTECTING THE EXISTING TREE.

(06) REMOVE THE FLAGPOLE.

(07) PARTIAL DEMO OF THE EXISTING STUCCO WALLS. CONFIRM HEIGHT WITH L.A. PRIOR TO COMMENCING WITH WORK.

(08) SALVAGE AND STOCKPILE (2) MEMORIAL PLAQUES FOR REUSE. FUTURE LOCATIONS FOR PLAQUES TO BE CONFIRMED WITH L.A. AND CLIENT PRIOR TO INSTALLATION.

(09) SALVAGE EXISTING WOODEN RAILING AT NORTH EXIT OF THE DINING HALL. EXISTING RAILING DESIGN TO BE REPLICATED FOR NEW RAILING IN THIS LOCATION.

(10) SALVAGE AND STOCKPILE EXISTING ENTRY SIGN TO THE PRAIRIE SO IT CAN BE RE-INSTALLED.

(11) MEMORIAL TREE TO BE REMOVED AND REPLACED. CONFIRM THE REPLACEMENT TREE SPECIES WITH L.A. BEFORE PURCHASE AND PLACEMENT.

(12) SALVAGE AND STOCKPILE FLAGSTONE FOR RE-USE.

DEMOLITION LEGEND

CLEAR AND GRUB: CONDUCT THIS ACTIVITY BY HAND WHEN IN AND AROUND EXISTING TREES TO REMAIN

REMOVE TREE; REMOVE STUMP 12" BELOW GRADE EXCEPT IN AREAS WHERE NEW TREES ARE TO BE PLACED: IN THIS CONDITION REMOVE STUMP AND ROOTS

REMOVE SHRUB; REMOVE STUMP AND ROOTS TO THE GREATEST EXTENT POSSIBLE

PROTECTION LEGEND

TREE PROTECTION FENCING; SEE SPECIFICATIONS FOR REQUIREMENT



NORTH

0 10 20 40

SCALE: 1" = 20'

A L.104 - SOUTHWEST CAMPUS

Control File Path:
Local File Path:

ARCHITECTS INC.

LAKE | FLATO

© 2021 LAKE|FLATO ARCHITECTS, INC.

311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

**6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911**

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **JC / EK**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

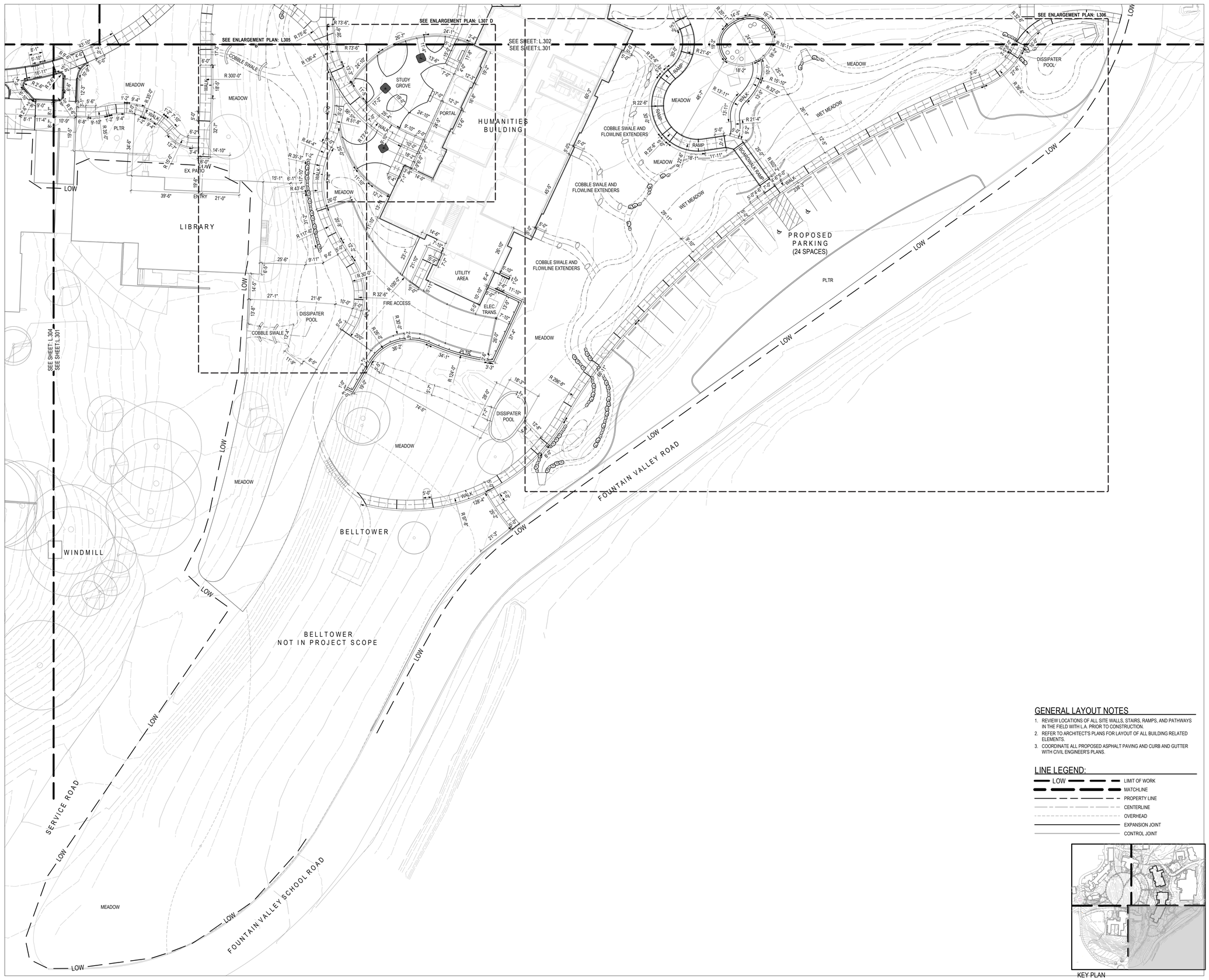
REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

DEMOLITION +TREE PRESERVATION PLAN

L104



GENERAL LAYOUT NOTES

1. REVIEW LOCATIONS OF ALL SITE WALLS, STAIRS, RAMPS, AND PATHWAYS IN THE FIELD WITH L.A. PRIOR TO CONSTRUCTION.
2. REFER TO ARCHITECT'S PLANS FOR LAYOUT OF ALL BUILDING RELATED ELEMENTS.
3. COORDINATE ALL PROPOSED ASPHALT PAVING AND CURB AND GUTTER WITH CIVIL ENGINEER'S PLANS.

LINE LEGEND:

- LOW — LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- CENTERLINE
- OVERHEAD
- EXPANSION JOINT
- CONTROL JOINT

KEY PLAN

A L.301 - SOUTHEAST CAMPUS

NORTH

0 10 20 40

SCALE: 1" = 20'

Central File Path:
Local File Path:

ARCHITECTS INC.
LAKE | FLATO
©2021 LAKE|FLATO ARCHITECTS, INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001722
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8515

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **JC / EK**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

LAYOUT PLAN

L301



GENERAL LAYOUT NOTES

1. REVIEW LOCATIONS OF ALL SITE WALLS, STAIRS, RAMPS, AND PATHWAYS IN THE FIELD WITH L.A. PRIOR TO CONSTRUCTION.
2. REFER TO ARCHITECT'S PLANS FOR LAYOUT OF ALL BUILDING RELATED ELEMENTS.
3. COORDINATE ALL PROPOSED ASPHALT PAVING AND CURB AND GUTTER WITH CIVIL ENGINEER'S PLANS.

LINE LEGEND:

- LOW — LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- CENTERLINE
- OVERHEAD
- EXPANSION JOINT
- CONTROL JOINT

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

© 2021 LAKE FLATO ARCHITECTS, INC.

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
13499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3404

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8515

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **JC / EK**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

LAYOUT PLAN



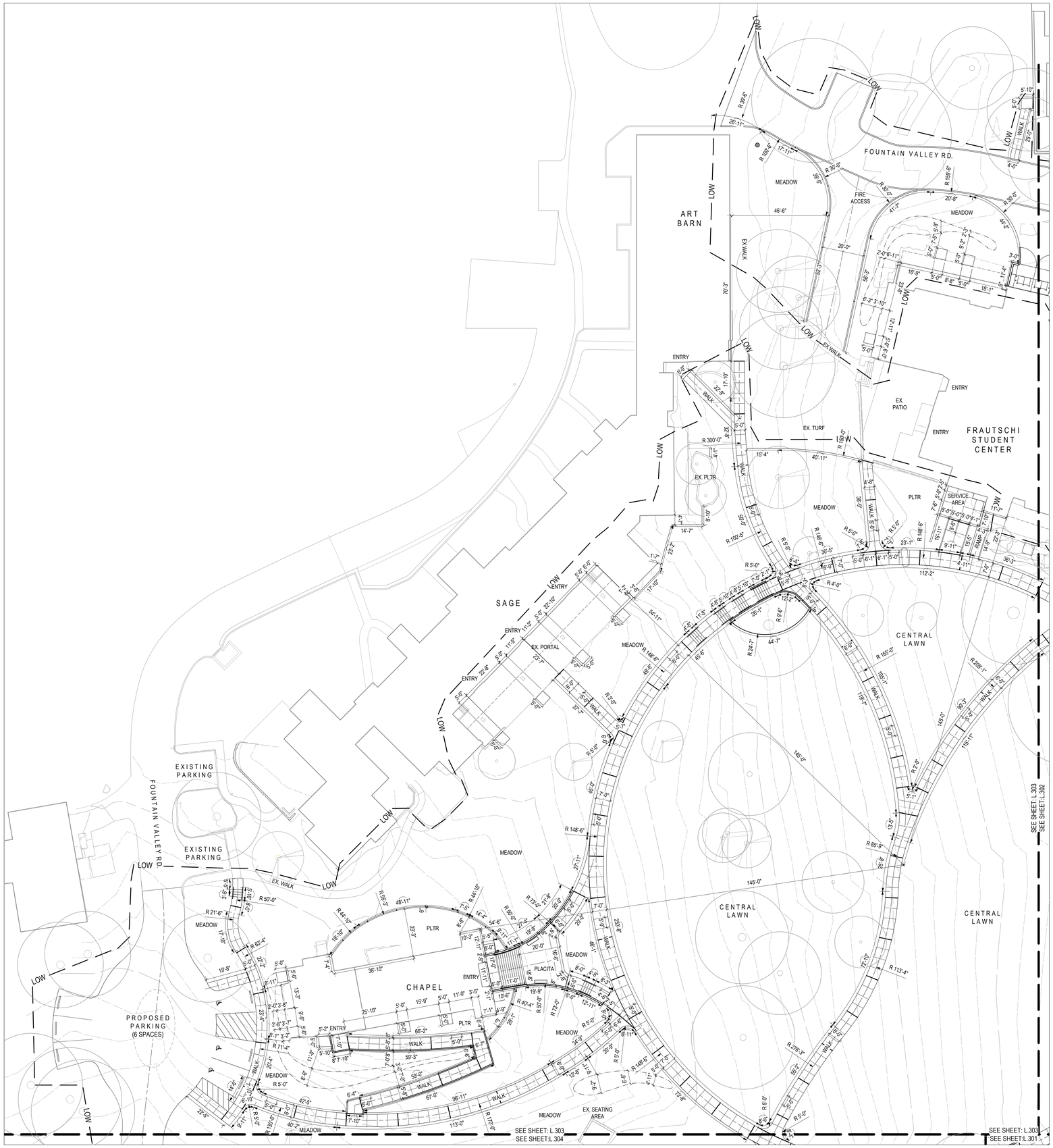
KEY PLAN

A L.302 - NORTHEAST CAMPUS

NORTH 0 10 20 40
SCALE: 1" = 20'

L302

Central Fire Prot. Local Fire Lane



A L.303 - NORTHWEST CAMPUS

GENERAL LAYOUT NOTES

1. REVIEW LOCATIONS OF ALL SITE WALLS, STAIRS, RAMPS, AND PATHWAYS IN THE FIELD WITH L.A. PRIOR TO CONSTRUCTION.
2. REFER TO ARCHITECT'S PLANS FOR LAYOUT OF ALL BUILDING RELATED ELEMENTS.
3. COORDINATE ALL PROPOSED ASPHALT PAVING AND CURB AND GUTTER WITH CIVIL ENGINEER'S PLANS.

LINE LEGEND:

- LOW — LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- CENTERLINE
- OVERHEAD
- EXPANSION JOINT
- CONTROL JOINT

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8515

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **JC / EK**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET



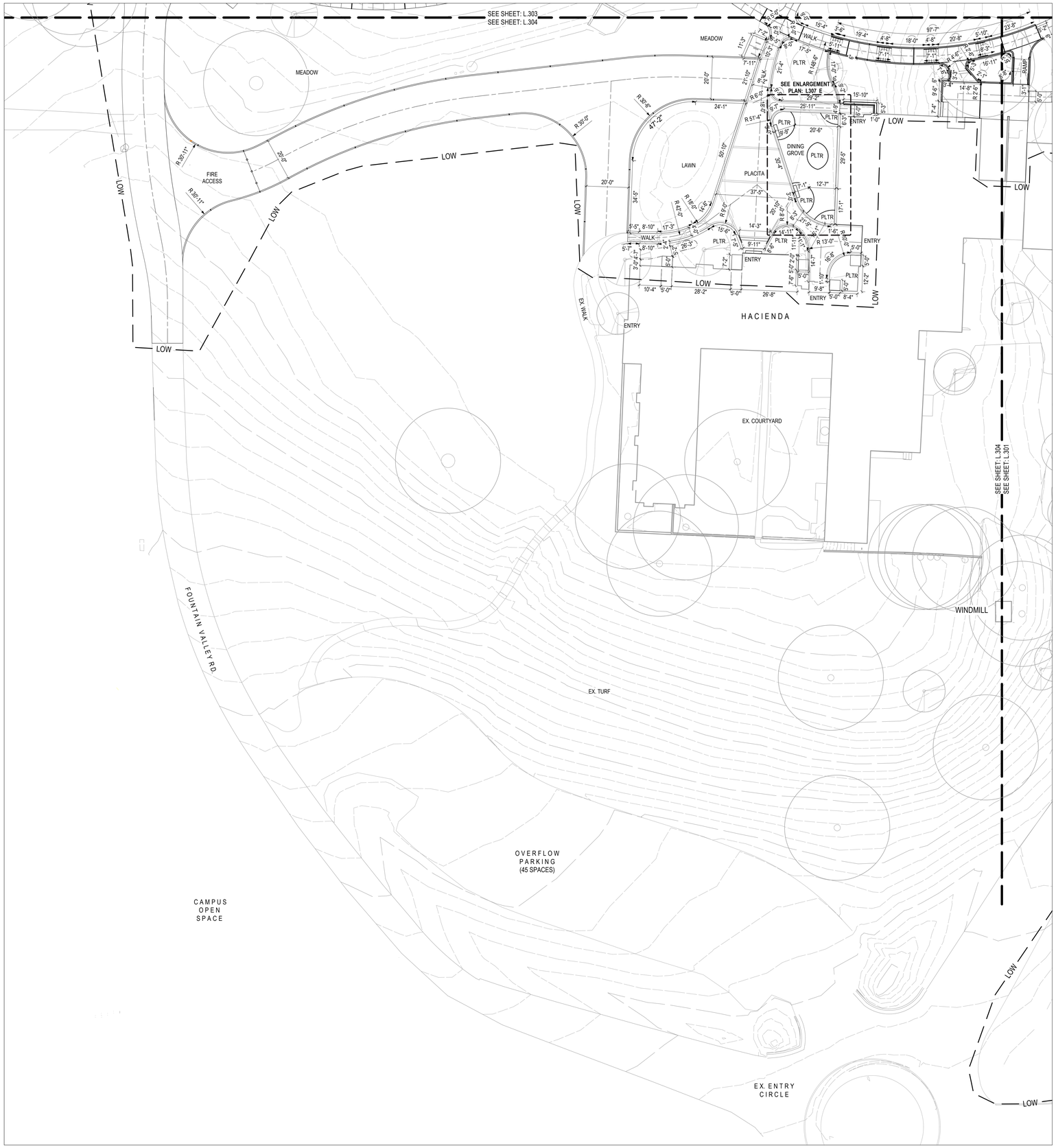
KEY PLAN

NORTH 0 10 20 40 SCALE: 1" = 20'

LAYOUT PLAN

L303

Central Flat Path
Loaf Flat Path



GENERAL LAYOUT NOTES

1. REVIEW LOCATIONS OF ALL SITE WALLS, STAIRS, RAMPS, AND PATHWAYS IN THE FIELD WITH L.A. PRIOR TO CONSTRUCTION.
2. REFER TO ARCHITECT'S PLANS FOR LAYOUT OF ALL BUILDING RELATED ELEMENTS.
3. COORDINATE ALL PROPOSED ASPHALT PAVING AND CURB AND GUTTER WITH CIVIL ENGINEER'S PLANS.

LINE LEGEND:

- LOW — LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- CENTERLINE
- OVERHEAD
- EXPANSION JOINT
- CONTROL JOINT



KEY PLAN

NORTH 0 10 20 40 SCALE: 1" = 20'

A L.304 - SOUTHWEST CAMPUS

Central File Path\
Local File Path

ARCHITECTS INC.
LAKE | FLATO
© 2023 LAKE FLATO ARCHITECTS, INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3404

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8515

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **JC / EK**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

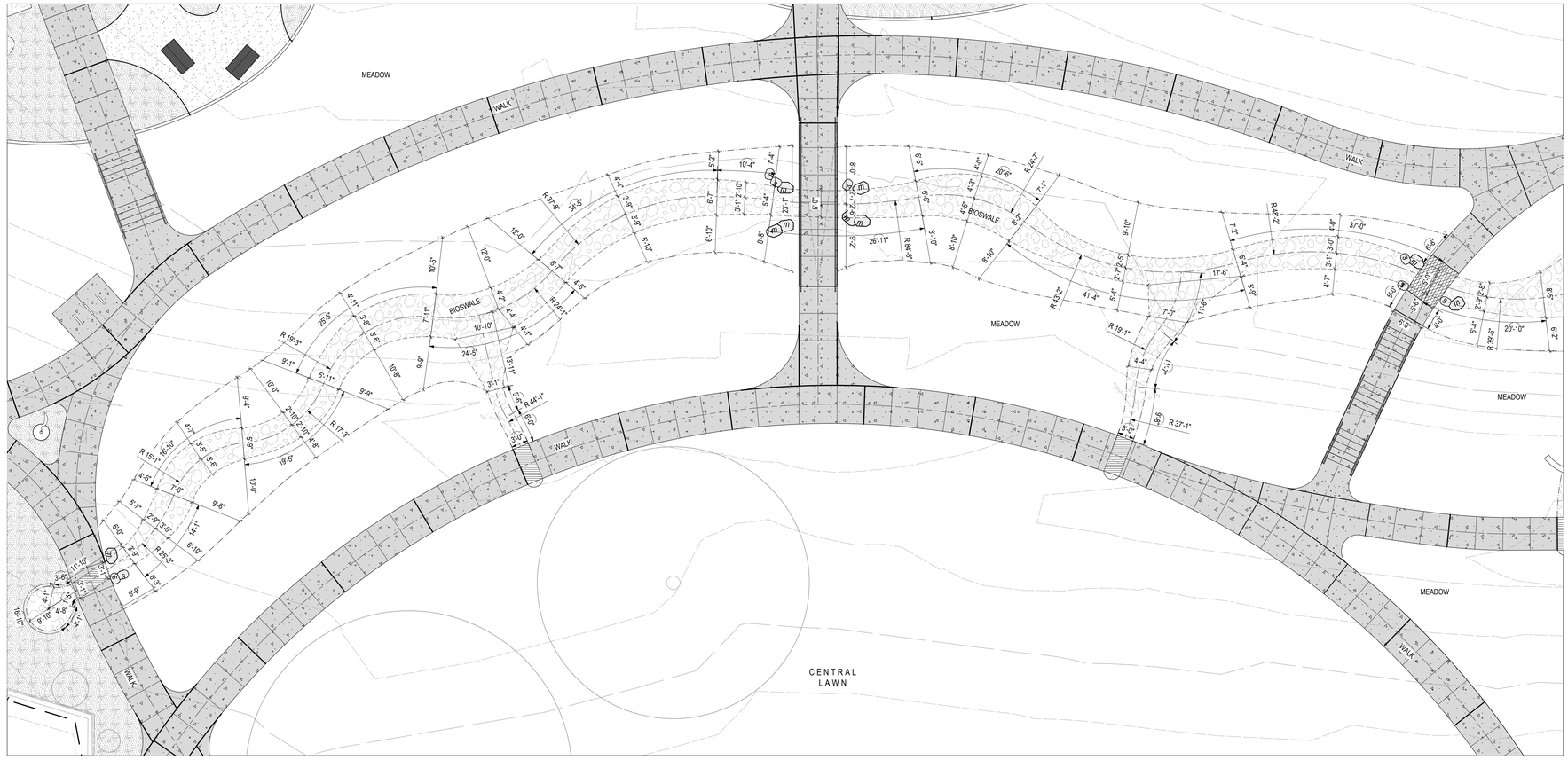
REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

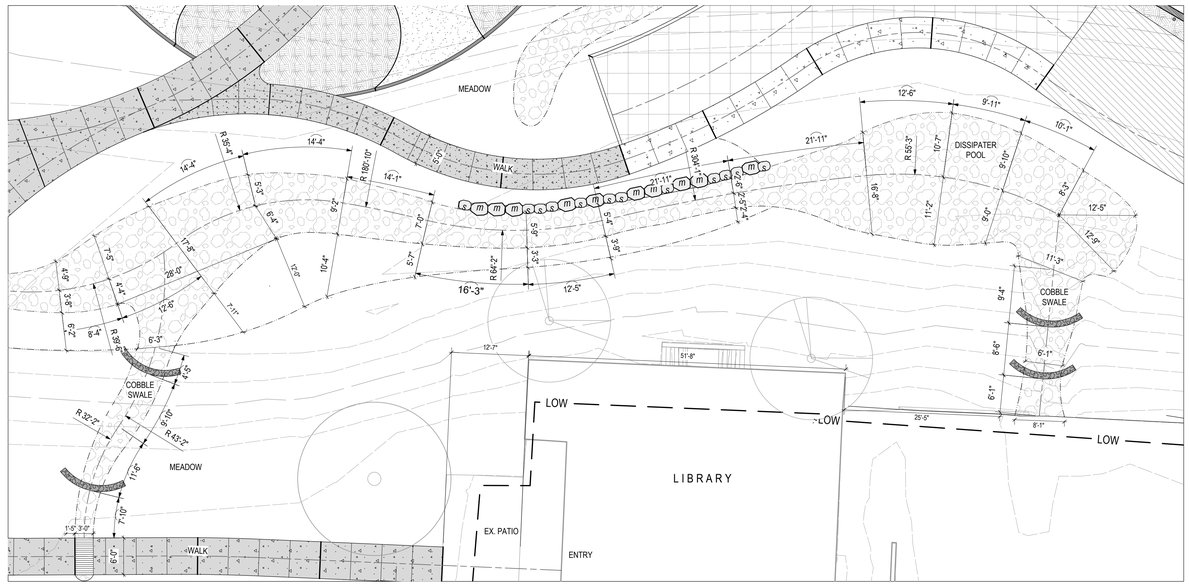
PERMIT SET

LAYOUT PLAN

L304



A L.305 - BIOSWALE ENLARGEMENT PLAN



B L.305 - BIOSWALE ENLARGEMENT PLAN

GENERAL LAYOUT NOTES

1. REVIEW LOCATIONS OF ALL SITE WALLS, STAIRS, RAMPS, AND PATHWAYS IN THE FIELD WITH L.A. PRIOR TO CONSTRUCTION.
2. REFER TO ARCHITECT'S PLANS FOR LAYOUT OF ALL BUILDING RELATED ELEMENTS.
3. COORDINATE ALL PROPOSED ASPHALT PAVING AND CURB AND GUTTER WITH CIVIL ENGINEER'S PLANS.

LINE LEGEND:

- LOW — LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- CENTERLINE
- OVERHEAD
- EXPANSION JOINT
- CONTROL JOINT

MATERIALS LEGEND

- PAVING: ASPHALT: SEE CIVIL PLANS
- PAVING: GRAY CONCRETE, PEDESTRIAN AREAS; SAND FINISH
- PAVING: GRAY CONCRETE, VEHICULAR AREAS; SAND FINISH
- PAVING: SUMMIT BRICK, SAND SET, PEDESTRIAN AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: SUMMIT BRICK, SAND SET, VEHICULAR AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: FLAGSTONE PAVING, MORTAR SET; LYONS RED
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; NATIVE GRASS SEED MIX
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; TURF GRASS SEED MIX
- PAVING: GRAVEL PAVE, INVISIBLE STRUCTURES; 3/8" BLUE GREY; SITE ONE LANDSCAPE SUPPLY
- MULCH: SHREDDED BARK, 3" DEPTH; UTILIZE CAMPUS SOURCE
- MULCH: AGGREGATE BLEND 50/50: 2-4" / 6"+ BLUE RIVER ROCK; SITE ONE LANDSCAPE SUPPLY
- BOARDWALK: STEEL PLANKS
- BRIDGE: STEEL FRAME + PLANKS
- EDGING: BRICK HEADER ROW; SUMMIT BRICK, 653 INCA
- EDGING: CONCRETE RIBBON CURB, VEHICULAR; GRAY CONCRETE, SAND FINISH
- EDGING: CONCRETE RIBBON CURB, PEDESTRIAN; GRAY CONCRETE, SAND FINISH
- SAFTEY CURB: GRAY CONCRETE, SAND FINISH
- BOULDER WALL: RETAINING
- WALL: CAST-IN-PLACE CONCRETE; GRAY CONCRETE, HARD TROWEL
- WALL: DRY SET SANDSTONE W/TIGHT JOINTS + COMPACTED AGG. BASE,
- WALL: KODAH SEGMENTED BLOCK RETAINING WALL SYSTEM; COLOR SADDLE; BATTERED WALL W/ REINFORCEMENT
- WALL: STUCCO; MATCH EXISTING
- STAIR: CONCRETE; GRAY, SAND FINISH
- STAIR: SUMMIT BRICK; BULLNOSE HEADER ROW 653 'FLINT' TREAD BRICK; 50/50 BLEND 653 INCA , 656 ACADEMY
- BENCH: MONOLITHIC STONE; COLORADO RED
- BENCH: CAST IN PLACE CONCRETE; GRAY
- BENCH: RECLAIMED WOOD STUMP



KEY PLAN

NORTH 0 5 10 20

SCALE: 1"=10'

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
13499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE1 AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **JC / EK**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

ENLARGEMENT PLAN

L305

Central File Path:
Local File Path:



GENERAL LAYOUT NOTES

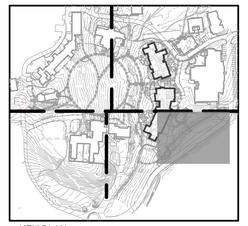
1. REVIEW LOCATIONS OF ALL SITE WALLS, STAIRS, RAMPS, AND PATHWAYS IN THE FIELD WITH L.A. PRIOR TO CONSTRUCTION.
2. REFER TO ARCHITECT'S PLANS FOR LAYOUT OF ALL BUILDING RELATED ELEMENTS.
3. COORDINATE ALL PROPOSED ASPHALT PAVING AND CURB AND GUTTER WITH CIVIL ENGINEER'S PLANS.

LINE LEGEND:

- LOW — LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- CENTERLINE
- OVERHEAD
- EXPANSION JOINT
- CONTROL JOINT

MATERIALS LEGEND

- PAVING: ASPHALT: SEE CIVIL PLANS
- PAVING: GRAY CONCRETE, PEDESTRIAN AREAS; SAND FINISH
- PAVING: GRAY CONCRETE, VEHICULAR AREAS; SAND FINISH
- PAVING: SUMMIT BRICK, SAND SET, PEDESTRIAN AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: SUMMIT BRICK, SAND SET, VEHICULAR AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: FLAGSTONE PAVING, MORTAR SET; LYONS RED
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; NATIVE GRASS SEED MIX
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; TURF GRASS SEED MIX
- PAVING: GRAVEL PAVE, INVISIBLE STRUCTURES; 3/8" BLUE GREY; SITE ONE LANDSCAPE SUPPLY
- MULCH: SHREDDED BARK, 3" DEPTH; UTILIZE CAMPUS SOURCE
- MULCH: AGGREGATE BLEND 50/50: 2-4" / 6"+ BLUE RIVER ROCK; SITE ONE LANDSCAPE SUPPLY
- BOARDWALK: STEEL PLANKS
- BRIDGE: STEEL FRAME + PLANKS
- EDGING: BRICK HEADER ROW; SUMMIT BRICK, 653 INCA
- EDGING: CONCRETE RIBBON CURB, VEHICULAR; GRAY CONCRETE, SAND FINISH
- EDGING: CONCRETE RIBBON CURB, PEDESTRIAN; GRAY CONCRETE, SAND FINISH
- SAFTEY CURB: GRAY CONCRETE, SAND FINISH
- BOULDER WALL: RETAINING
- WALL: CAST-IN-PLACE CONCRETE; GRAY CONCRETE, HARD TROWEL
- WALL: DRY SET SANDSTONE W/TIGHT JOINTS + COMPACTED AGG. BASE,
- WALL: KODAH SEGMENTED BLOCK RETAINING WALL SYSTEM; COLOR SADDLE; BATTERED WALL W/ REINFORCEMENT
- WALL: STUCCO; MATCH EXISTING
- STAIR: CONCRETE; GRAY, SAND FINISH
- STAIR: SUMMIT BRICK; BULLNOSE HEADER ROW 853 'FLINT' TREAD BRICK; 50/50 BLEND 653 INCA , 656 ACADEMY
- BENCH: MONOLITHIC STONE; COLORADO RED
- BENCH: CAST IN PLACE CONCRETE; GRAY
- BENCH: RECLAIMED WOOD STUMP



KEY PLAN

A L.306 - WET MEADOW ENLARGEMENT PLAN

NORTH 0 5 10 20 SCALE: 1"=10'

Central Flow Path
Local Flow Path

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3404

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.584.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

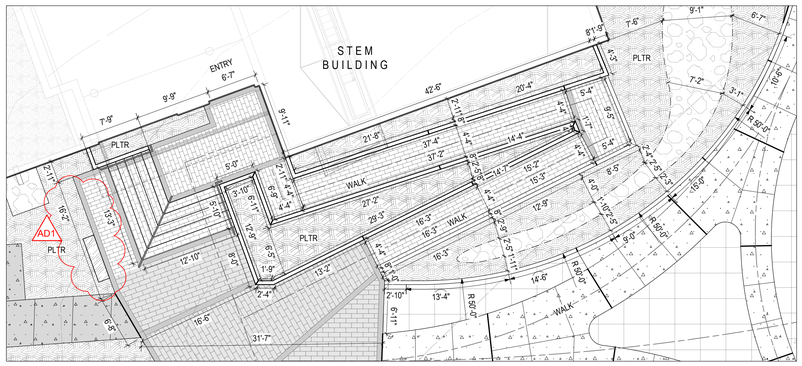
REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

ENLARGEMENT PLAN

L306



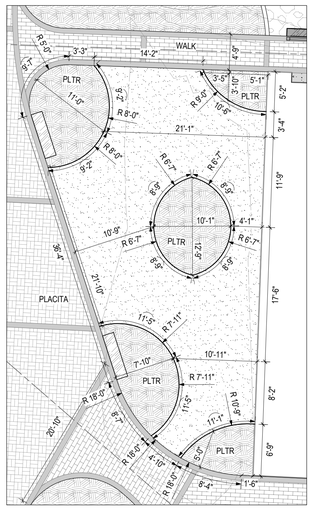
A L.307 - STEM BUILDING ENTRANCE @ PASEO ENLARGEMENT PLAN



B L.307 - STUDY GROVE @ STEM ENLARGEMENT PLAN

C L.307 - SCIENCE GROVE @ STEM ENLARGEMENT PLAN

D L.307 - STUDY GROVE @ HUMANITIES ENLARGEMENT PLAN



E L.307 - DINING GROVE @ DINING HALL

GENERAL LAYOUT NOTES

1. REVIEW LOCATIONS OF ALL SITE WALLS, STAIRS, RAMPS, AND PATHWAYS IN THE FIELD WITH L.A. PRIOR TO CONSTRUCTION.
2. REFER TO ARCHITECT'S PLANS FOR LAYOUT OF ALL BUILDING RELATED ELEMENTS.
3. COORDINATE ALL PROPOSED ASPHALT PAVING AND CURB AND GUTTER WITH CIVIL ENGINEER'S PLANS.

LINE LEGEND:

- LOW — LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- CENTERLINE
- OVERHEAD
- EXPANSION JOINT
- CONTROL JOINT

MATERIALS LEGEND

- PAVING: ASPHALT; SEE CIVIL PLANS
- PAVING: GRAY CONCRETE, PEDESTRIAN AREAS; SAND FINISH
- PAVING: GRAY CONCRETE, VEHICULAR AREAS; SAND FINISH
- PAVING: SUMMIT BRICK, SAND SET, PEDESTRIAN AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: SUMMIT BRICK, SAND SET, VEHICULAR AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: FLAGSTONE PAVING, MORTAR SET; LYONS RED
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; NATIVE GRASS SEED MIX
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; TURF GRASS SEED MIX
- PAVING: GRAVEL PAVE, INVISIBLE STRUCTURES; 3/8" BLUE GREY; SITE ONE LANDSCAPE SUPPLY
- MULCH: SHREDDED BARK, 3" DEPTH; UTILIZE CAMPUS SOURCE
- MULCH: AGGREGATE BLEND 50/50: 2-4" / 6"+ BLUE RIVER ROCK; SITE ONE LANDSCAPE SUPPLY
- BOARDWALK: STEEL PLANKS
- BRIDGE: STEEL FRAME + PLANKS
- EDGING: BRICK HEADER ROW; SUMMIT BRICK, 653 INCA
- EDGING: CONCRETE RIBBON CURB, VEHICULAR; GRAY CONCRETE; SAND FINISH
- EDGING: CONCRETE RIBBON CURB, PEDESTRIAN; GRAY CONCRETE, SAND FINISH
- SAFTEY CURB: GRAY CONCRETE, SAND FINISH
- BOULDER WALL: RETAINING
- WALL: CAST-IN-PLACE CONCRETE; GRAY CONCRETE, HARD TROWEL
- WALL: DRY SET SANDSTONE W/TIGHT JOINTS + COMPACTED AGG. BASE,
- WALL: KODAH SEGMENTED BLOCK RETAINING WALL SYSTEM; COLOR SADDLE; BATTERED WALL W/ REINFORCEMENT
- WALL: STUCCO; MATCH EXISTING
- STAIR: CONCRETE; GRAY, SAND FINISH
- STAIR: SUMMIT BRICK; BULLNOSE HEADER ROW 853 "FLINT" TREAD BRICK; 50/50 BLEND 653 INCA , 656 ACADEMY
- BENCH: MONOLITHIC STONE; COLORADO RED
- BENCH: CAST IN PLACE CONCRETE; GRAY
- BENCH: RECLAIMED WOOD STUMP



KEY PLAN

NORTH

0 4' 8' 16'

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

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3404

STRUCTURAL ENGINEERING
KJAA ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

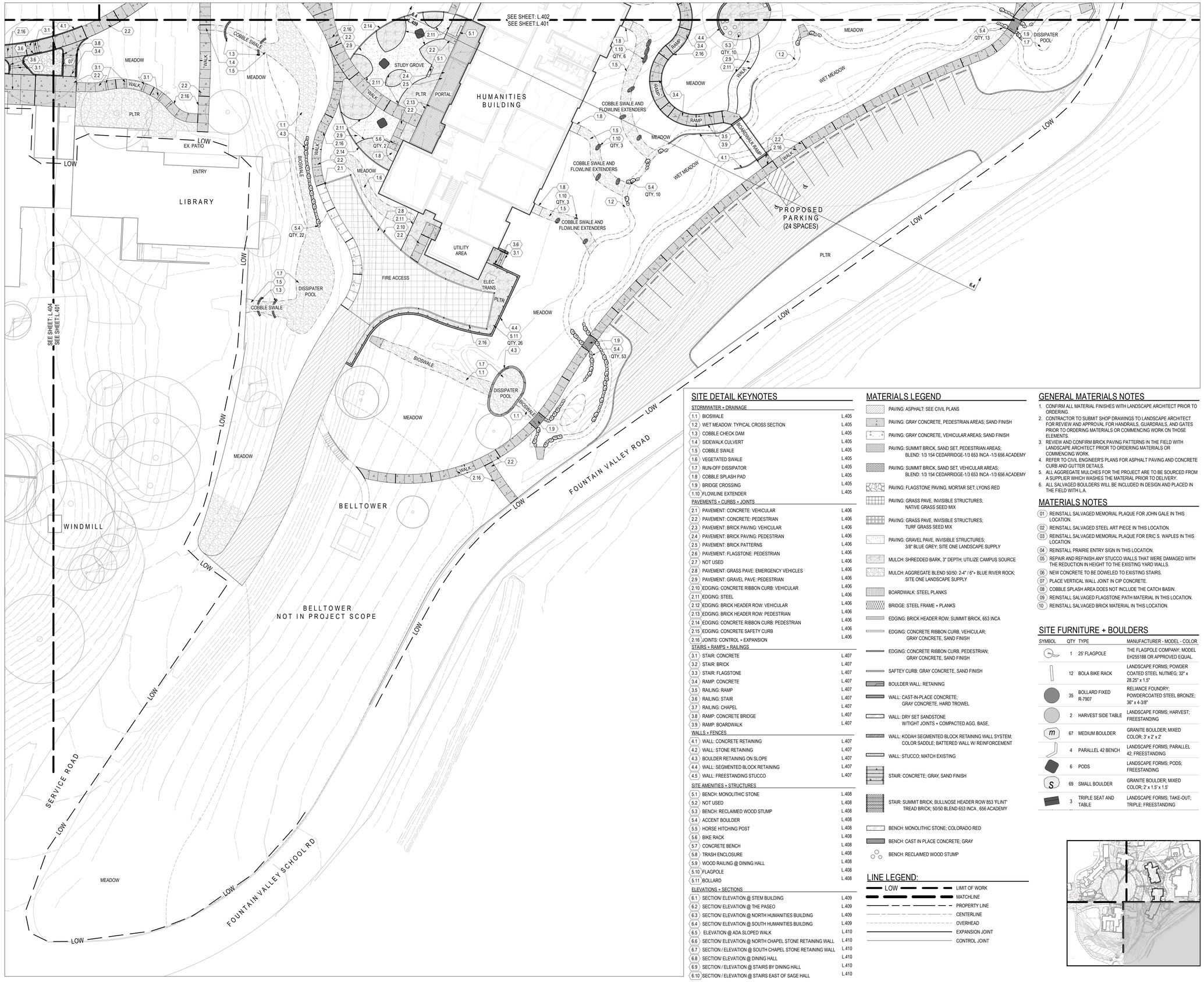
NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

ENLARGEMENT PLAN

L307

Central File Path:
Local File Path:



SITE DETAIL KEYNOTES

	STORMWATER + DRAINAGE	
1.1	BIOSWALE	L.405
1.2	WET MEADOW: TYPICAL CROSS SECTION	L.405
1.3	COBBLE CHECK DAM	L.405
1.4	SIDEWALK CULVERT	L.405
1.5	COBBLE SWALE	L.405
1.6	VEGETATED SWALE	L.405
1.7	RUN-OFF DISSIPATOR	L.405
1.8	COBBLE SPLASH PAD	L.405
1.9	BRIDGE CROSSING	L.405
1.10	FLOWLINE EXTENDER	L.405
	PAVEMENTS + CURBS + JOINTS	
2.1	PAVEMENT: CONCRETE: VEHICULAR	L.406
2.2	PAVEMENT: CONCRETE: PEDESTRIAN	L.406
2.3	PAVEMENT: BRICK PAVING: VEHICULAR	L.406
2.4	PAVEMENT: BRICK PAVING: PEDESTRIAN	L.406
2.5	PAVEMENT: BRICK PATTERNS	L.406
2.6	PAVEMENT: FLAGSTONE: PEDESTRIAN	L.406
2.7	NOT USED	L.406
2.8	PAVEMENT: GRASS PAVE: EMERGENCY VEHICLES	L.406
2.9	PAVEMENT: GRAVEL PAVE: PEDESTRIAN	L.406
2.10	EDGING: CONCRETE RIBBON CURB: VEHICULAR	L.406
2.11	EDGING: STEEL	L.406
2.12	EDGING: BRICK HEADER ROW: VEHICULAR	L.406
2.13	EDGING: BRICK HEADER ROW: PEDESTRIAN	L.406
2.14	EDGING: CONCRETE RIBBON CURB: PEDESTRIAN	L.406
2.15	EDGING: CONCRETE SAFETY CURB	L.406
2.16	JOINTS: CONTROL + EXPANSION	L.406
	STAIRS + RAMPS + RAILINGS	
3.1	STAIR: CONCRETE	L.407
3.2	STAIR: BRICK	L.407
3.3	STAIR: FLAGSTONE	L.407
3.4	RAMP: CONCRETE	L.407
3.5	RAILING: RAMP	L.407
3.6	RAILING: STAIR	L.407
3.7	RAILING: CHAPEL	L.407
3.8	RAMP: CONCRETE BRIDGE	L.407
3.9	RAMP: BOARDWALK	L.407
	WALLS + FENCES	
4.1	WALL: CONCRETE RETAINING	L.407
4.2	WALL: STONE RETAINING	L.407
4.3	BOULDER RETAINING ON SLOPE	L.407
4.4	WALL: SEGMENTED BLOCK RETAINING	L.407
4.5	WALL: FREESTANDING STUCCO	L.407
	SITE AMENITIES + STRUCTURES	
5.1	BENCH: MONOLITHIC STONE	L.408
5.2	NOT USED	L.408
5.3	BENCH: RECLAIMED WOOD STUMP	L.408
5.4	ACCENT BOULDER	L.408
5.5	HORSE HITCHING POST	L.408
5.6	BIKE RACK	L.408
5.7	CONCRETE BENCH	L.408
5.8	TRASH ENCLOSURE	L.408
5.9	WOOD RAILING @ DINING HALL	L.408
5.10	FLAGPOLE	L.408
5.11	BOLLARD	L.408
	ELEVATIONS + SECTIONS	
6.1	SECTION/ ELEVATION @ STEM BUILDING	L.409
6.2	SECTION/ ELEVATION @ THE PASEO	L.409
6.3	SECTION/ ELEVATION @ NORTH HUMANITIES BUILDING	L.409
6.4	SECTION/ ELEVATION @ SOUTH HUMANITIES BUILDING	L.409
6.5	ELEVATION @ ADA SLOPED WALK	L.410
6.6	SECTION/ ELEVATION @ NORTH CHAPEL STONE RETAINING WALL	L.410
6.7	SECTION / ELEVATION @ SOUTH CHAPEL STONE RETAINING WALL	L.410
6.8	SECTION/ ELEVATION @ DINING HALL	L.410
6.9	SECTION / ELEVATION @ STAIRS BY DINING HALL	L.410
6.10	SECTION / ELEVATION @ STAIRS EAST OF SAGE HALL	L.410

MATERIALS LEGEND

- PAVING: ASPHALT: SEE CIVIL PLANS
- PAVING: GRAY CONCRETE, PEDESTRIAN AREAS; SAND FINISH
- PAVING: GRAY CONCRETE, VEHICULAR AREAS; SAND FINISH
- PAVING: SUMMIT BRICK, SAND SET, PEDESTRIAN AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: SUMMIT BRICK, SAND SET, VEHICULAR AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: FLAGSTONE PAVING, MORTAR SET; LYONS RED
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; NATIVE GRASS SEED MIX
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; TURF GRASS SEED MIX
- PAVING: GRAVEL PAVE, INVISIBLE STRUCTURES; 3/8" BLUE GREY, SITE ONE LANDSCAPE SUPPLY
- MULCH: SHREDDED BARK, 3" DEPTH; UTILIZE CAMPUS SOURCE
- MULCH: AGGREGATE BLEND 50/50: 2-4" / 6"+ BLUE RIVER ROCK; SITE ONE LANDSCAPE SUPPLY
- BOARDWALK: STEEL PLANKS
- BRIDGE: STEEL FRAME + PLANKS
- EDGING: BRICK HEADER ROW; SUMMIT BRICK, 653 INCA
- EDGING: CONCRETE RIBBON CURB, VEHICULAR; GRAY CONCRETE, SAND FINISH
- EDGING: CONCRETE RIBBON CURB, PEDESTRIAN; GRAY CONCRETE, SAND FINISH
- SAFTEY CURB: GRAY CONCRETE, SAND FINISH
- BOULDER WALL: RETAINING
- WALL: CAST-IN-PLACE CONCRETE; GRAY CONCRETE, HARD TROWEL
- WALL: DRY SET SANDSTONE W/TIGHT JOINTS + COMPACTED AGG. BASE,
- WALL: KODAH SEGMENTED BLOCK RETAINING WALL SYSTEM; COLOR SADDLE; BATTERED WALL W/ REINFORCEMENT
- WALL: STUCCO; MATCH EXISTING
- STAIR: CONCRETE; GRAY, SAND FINISH
- STAIR: SUMMIT BRICK; BULLNOSE HEADER ROW 853 'FLINT' TREAD BRICK; 50/50 BLEND 653 INCA , 656 ACADEMY
- BENCH: MONOLITHIC STONE; COLORADO RED
- BENCH: CAST IN PLACE CONCRETE; GRAY
- BENCH: RECLAIMED WOOD STUMP

LINE LEGEND:

- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- CENTERLINE
- OVERHEAD
- EXPANSION JOINT
- CONTROL JOINT

GENERAL MATERIALS NOTES

1. CONFIRM ALL MATERIAL FINISHES WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL FOR HANDRAILS, GUARDRAILS, AND GATES PRIOR TO ORDERING MATERIALS OR COMMENCING WORK ON THOSE ELEMENTS.
3. REVIEW AND CONFIRM BRICK PAVING PATTERNS IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR COMMENCING WORK.
4. REFER TO CIVIL ENGINEER'S PLANS FOR ASPHALT PAVING AND CONCRETE CURB AND GUTTER DETAILS.
5. ALL AGGREGATE MULCHES FOR THE PROJECT ARE TO BE SOURCED FROM A SUPPLIER WHICH WASHES THE MATERIAL PRIOR TO DELIVERY.
6. ALL SALVAGED BOULDERS WILL BE INCLUDED IN DESIGN AND PLACED IN THE FIELD WITH L.A.

MATERIALS NOTES

01 REINSTALL SALVAGED MEMORIAL PLAQUE FOR JOHN GALE IN THIS LOCATION.
02 REINSTALL SALVAGED STEEL ART PIECE IN THIS LOCATION.
03 REINSTALL SALVAGED MEMORIAL PLAQUE FOR ERIC S. WAPLES IN THIS LOCATION.
04 REINSTALL PRAIRIE ENTRY SIGN IN THIS LOCATION.
05 REPAIR AND REFINISH ANY STUCCO WALLS THAT WERE DAMAGED WITH THE REDUCTION IN HEIGHT TO THE EXISTING YARD WALLS.
06 NEW CONCRETE TO BE DOWELED TO EXISTING STAIRS.
07 PLACE VERTICAL WALL JOINT IN CIP CONCRETE.
08 COBBLE SPLASH AREA DOES NOT INCLUDE THE CATCH BASIN.
09 REINSTALL SALVAGED FLAGSTONE PATH MATERIAL IN THIS LOCATION.
10 REINSTALL SALVAGED BRICK MATERIAL IN THIS LOCATION.

SITE FURNITURE + BOULDERS

SYMBOL	QTY	TYPE	MANUFACTURER - MODEL - COLOR
	1	25' FLAGPOLE	THE FLAGPOLE COMPANY; MODEL EH255188 OR APPROVED EQUAL.
	12	BOLA BIKE RACK	LANDSCAPE FORMS; POWDER COATED STEEL NUTMEG; 32" x 28.25" x 1.5"
	35	BOLLARD FIXED R-7907	RELIANCE FOUNDRY; POWDERCOATED STEEL BRONZE; 36" x 4-3/8"
	2	HARVEST SIDE TABLE	LANDSCAPE FORMS; HARVEST; FREESTANDING
m	67	MEDIUM BOULDER	GRANITE BOULDER; MIXED COLOR; 3' x 2' x 2'
	4	PARALLEL 42 BENCH	LANDSCAPE FORMS; PARALLEL 42; FREESTANDING
	6	PODS	LANDSCAPE FORMS; PODS; FREESTANDING
S	69	SMALL BOULDER	GRANITE BOULDER; MIXED COLOR; 2' x 1.5' x 1.5'
	3	TRIPLE SEAT AND TABLE	LANDSCAPE FORMS; TAKE-OUT; TRIPLE; FREESTANDING

A L.401 - SOUTHEAST CAMPUS

NORTH

0 10 20 40

SCALE: 1" = 20'

Central File Path:
Local File Path:

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001722
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052
PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

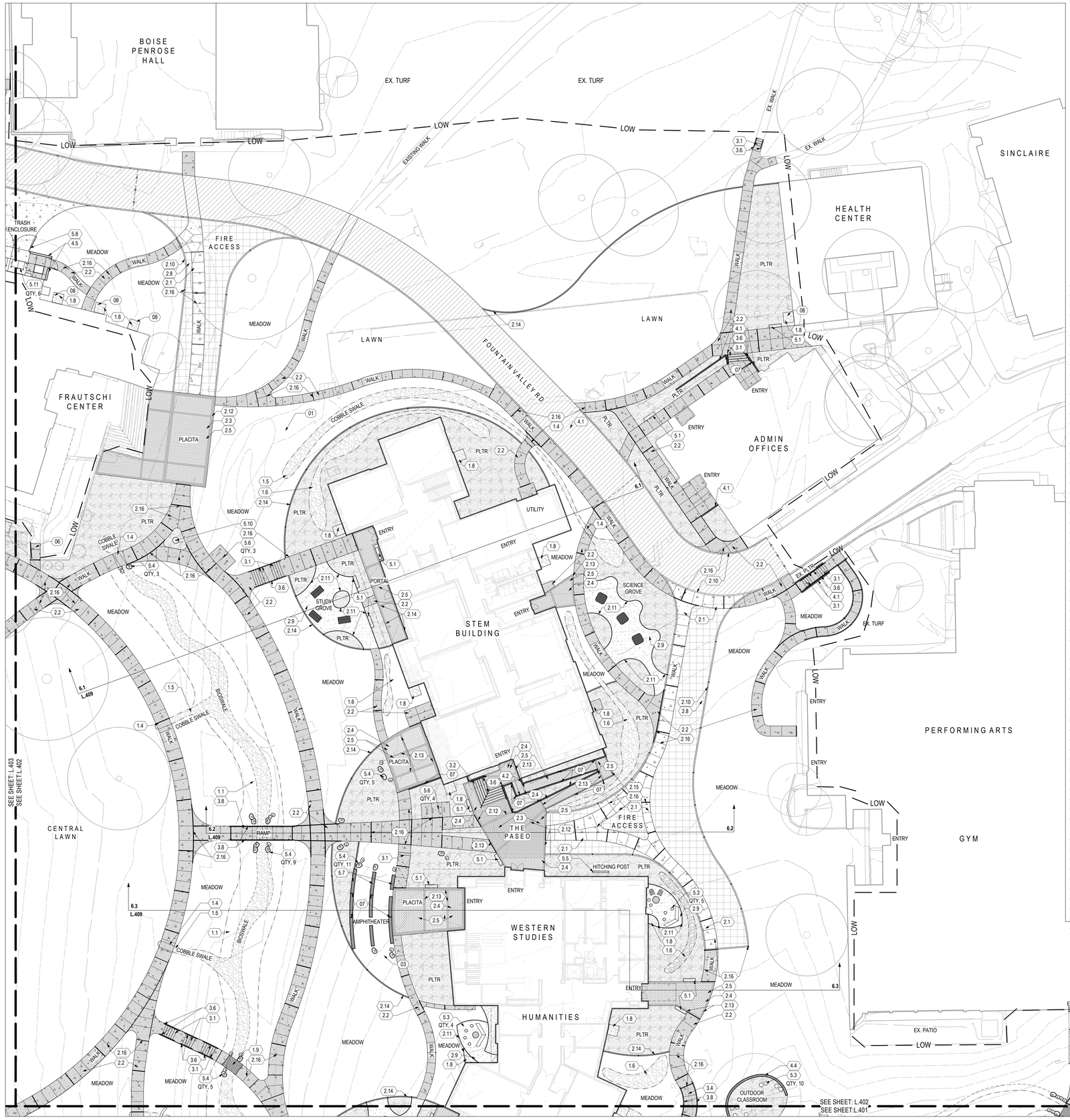
REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

MATERIALS PLAN

L401



GENERAL MATERIALS NOTES

1. CONFIRM ALL MATERIAL FINISHES WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL FOR HANDRAILS, GUARDRAILS, AND GATES PRIOR TO ORDERING MATERIALS OR COMMENCING WORK ON THOSE ELEMENTS.
3. REVIEW AND CONFIRM BRICK PAVING PATTERNS IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR COMMENCING WORK.
4. REFER TO CIVIL ENGINEER'S PLANS FOR ASPHALT PAVING AND CONCRETE CURB AND GUTTER DETAILS.
5. ALL AGGREGATE MULCHES FOR THE PROJECT ARE TO BE SOURCED FROM A SUPPLIER WHICH WASHES THE MATERIAL PRIOR TO DELIVERY.
6. ALL SALVAGED BOULDERS WILL BE INCLUDED IN DESIGN AND PLACED IN THE FIELD WITH L.A.

MATERIALS NOTES

01 REINSTALL SALVAGED MEMORIAL PLAQUE FOR JOHN GALE IN THIS LOCATION.
02 REINSTALL SALVAGED STEEL ART PIECE IN THIS LOCATION.
03 REINSTALL SALVAGED MEMORIAL PLAQUE FOR ERIC S. WAPLES IN THIS LOCATION.
04 REINSTALL PRAIRIE ENTRY SIGN IN THIS LOCATION.
05 REPAIR AND REFINISH ANY STUCCO WALLS THAT WERE DAMAGED WITH THE REDUCTION IN HEIGHT TO THE EXISTING YARD WALLS.
06 NEW CONCRETE TO BE DOWELED TO EXISTING STAIRS.
07 PLACE VERTICAL WALL JOINT IN CIP CONCRETE.
08 COBBLE SPLASH AREA DOES NOT INCLUDE THE CATCH BASIN.
09 REINSTALL SALVAGED FLAGSTONE PATH MATERIAL IN THIS LOCATION.
10 REINSTALL SALVAGED BRICK MATERIAL IN THIS LOCATION.

SITE DETAIL KEYNOTES

STORMWATER + DRAINAGE
1.1 BIOSWALE L.405
1.2 WET MEADOW: TYPICAL CROSS SECTION L.405
1.3 COBBLE CHECK DAM L.405
1.4 SIDEWALK CULVERT L.405
1.5 COBBLE SWALE L.405
1.6 VEGETATED SWALE L.405
1.7 RUN-OFF DISSIPATOR L.405
1.8 COBBLE SPLASH PAD L.405
1.9 BRIDGE CROSSING L.405
1.10 FLOWLINE EXTENDER L.405
PAVEMENTS + CURBS + JOINTS
2.1 PAVEMENT: CONCRETE: VEHICULAR L.406
2.2 PAVEMENT: CONCRETE: PEDESTRIAN L.406
2.3 PAVEMENT: BRICK PAVING: VEHICULAR L.406
2.4 PAVEMENT: BRICK PAVING: PEDESTRIAN L.406
2.5 PAVEMENT: BRICK PATTERNS L.406
2.6 PAVEMENT: FLAGSTONE: PEDESTRIAN L.406
2.7 NOT USED L.406
2.8 PAVEMENT: GRASS PAVE: EMERGENCY VEHICLES L.406
2.9 PAVEMENT: GRAVEL PAVE: PEDESTRIAN L.406
2.10 EDGING: CONCRETE RIBBON CURB: VEHICULAR L.406
2.11 EDGING: STEEL L.406
2.12 EDGING: BRICK HEADER ROW: VEHICULAR L.406
2.13 EDGING: BRICK HEADER ROW: PEDESTRIAN L.406
2.14 EDGING: CONCRETE RIBBON CURB: PEDESTRIAN L.406
2.15 EDGING: CONCRETE SAFETY CURB L.406
2.16 JOINTS: CONTROL + EXPANSION L.406
STAIRS + RAMPS + RAILINGS
3.1 STAIR: CONCRETE L.407
3.2 STAIR: BRICK L.407
3.3 STAIR: FLAGSTONE L.407
3.4 RAMP: CONCRETE L.407
3.5 RAILING: RAMP L.407
3.6 RAILING: STAIR L.407
3.7 RAILING: CHAPEL L.407
3.8 RAMP: CONCRETE BRIDGE L.407
3.9 RAMP: BOARDWALK L.407
WALLS + FENCES
4.1 WALL: CONCRETE RETAINING L.407
4.2 WALL: STONE RETAINING L.407
4.3 BOULDER RETAINING ON SLOPE L.407
4.4 WALL: SEGMENTED BLOCK RETAINING L.407
4.5 WALL: FREESTANDING STUCCO L.407
SITE AMENITIES + STRUCTURES
5.1 BENCH: MONOLITHIC STONE L.408
5.2 NOT USED L.408
5.3 BENCH: RECLAIMED WOOD STUMP L.408
5.4 ACCENT BOULDER L.408
5.5 HORSE HITCHING POST L.408
5.6 BIKE RACK L.408
5.7 CONCRETE BENCH L.408
5.8 TRASH ENCLOSURE L.408
5.9 WOOD RAILING @ DINING HALL L.408
5.10 FLAGPOLE L.408
5.11 BOLLARD L.408
ELEVATIONS + SECTIONS
6.1 SECTION/ ELEVATION @ STEM BUILDING L.409
6.2 SECTION/ ELEVATION @ THE PASEO L.409
6.3 SECTION/ ELEVATION @ NORTH HUMANITIES BUILDING L.409
6.4 SECTION/ ELEVATION @ SOUTH HUMANITIES BUILDING L.409
6.5 ELEVATION @ ADA SLOPED WALK L.410
6.6 SECTION/ ELEVATION @ NORTH CHAPEL STONE RETAINING WALL L.410
6.7 SECTION / ELEVATION @ SOUTH CHAPEL STONE RETAINING WALL L.410
6.8 SECTION/ ELEVATION@ DINING HALL L.410
6.9 SECTION / ELEVATION @ STAIRS BY DINING HALL L.410
6.10 SECTION / ELEVATION @ STAIRS EAST OF SAGE HALL L.410

LINE LEGEND:

- LOW — LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- CENTERLINE
- OVERHEAD
- EXPANSION JOINT
- CONTROL JOINT

MATERIALS LEGEND

- PAVING: ASPHALT: SEE CIVIL PLANS
- PAVING: GRAY CONCRETE, PEDESTRIAN AREAS; SAND FINISH
- PAVING: GRAY CONCRETE, VEHICULAR AREAS; SAND FINISH
- PAVING: SUMMIT BRICK, SAND SET, PEDESTRIAN AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: SUMMIT BRICK, SAND SET, VEHICULAR AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: FLAGSTONE PAVING, MORTAR SET; LYONS RED
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; NATIVE GRASS SEED MIX
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; TURF GRASS SEED MIX
- PAVING: GRAVEL PAVE, INVISIBLE STRUCTURES; 3/8" BLUE GREY; SITE ONE LANDSCAPE SUPPLY
- MULCH: SHREDDED BARK, 3" DEPTH; UTILIZE CAMPUS SOURCE
- MULCH: AGGREGATE BLEND 50/50: 2.4" / 6"+ BLUE RIVER ROCK; SITE ONE LANDSCAPE SUPPLY
- BOARDWALK: STEEL PLANKS
- BRIDGE: STEEL FRAME + PLANKS
- EDGING: BRICK HEADER ROW; SUMMIT BRICK, 653 INCA
- EDGING: CONCRETE RIBBON CURB, VEHICULAR; GRAY CONCRETE, SAND FINISH
- EDGING: CONCRETE RIBBON CURB, PEDESTRIAN; GRAY CONCRETE, SAND FINISH
- SAFTEY CURB: GRAY CONCRETE, SAND FINISH
- BOULDER WALL: RETAINING
- WALL: CAST-IN-PLACE CONCRETE; GRAY CONCRETE, HARD TROWEL
- WALL: DRY SET SANDSTONE W/TIGHT JOINTS + COMPACTED AGG. BASE,
- WALL: KODAH SEGMENTED BLOCK RETAINING WALL SYSTEM; COLOR SADDLE; BATTERED WALL W/ REINFORCEMENT
- WALL: STUCCO; MATCH EXISTING
- STAIR: CONCRETE; GRAY, SAND FINISH
- STAIR: SUMMIT BRICK; BULLNOSE HEADER ROW 853 'FLINT' TREAD BRICK; 50/50 BLEND 653 INCA , 656 ACADEMY
- BENCH: MONOLITHIC STONE; COLORADO RED
- BENCH: CAST IN PLACE CONCRETE; GRAY
- BENCH: RECLAIMED WOOD STUMP

SITE FURNITURE + BOULDERS

SYMBOL	QTY	TYPE	MANUFACTURER - MODEL - COLOR
	1	25' FLAGPOLE	THE FLAGPOLE COMPANY; MODEL EH255188 OR APPROVED EQUAL.
	12	BOLA BIKE RACK	LANDSCAPE FORMS; POWDER COATED STEEL NUTMEG; 32" x 28.25" x 1.5"
	35	BOLLARD FIXED R-7907	RELIANCE FOUNDRY; POWDERCOATED STEEL BRONZE; 36" x 4-3/8"
	2	HARVEST SIDE TABLE	LANDSCAPE FORMS; HARVEST; FREESTANDING
m	67	MEDIUM BOULDER	GRANITE BOULDER; MIXED COLOR; 3' x 2' x 2'
	4	PARALLEL 42 BENCH	LANDSCAPE FORMS; PARALLEL 42; FREESTANDING
	6	PODS	LANDSCAPE FORMS; PODS; FREESTANDING
S	69	SMALL BOULDER	GRANITE BOULDER; MIXED COLOR; 2' x 1.5' x 1.5'
	3	TRIPLE SEAT AND TABLE	LANDSCAPE FORMS; TAKE-OUT; TRIPLE; FREESTANDING



A L.402 - NORTHEAST CAMPUS

NORTH 0 10 20 40 SCALE: 1" = 20'

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

© 2023 LAKE FLATO ARCHITECTS, INC.

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
13499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052
PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

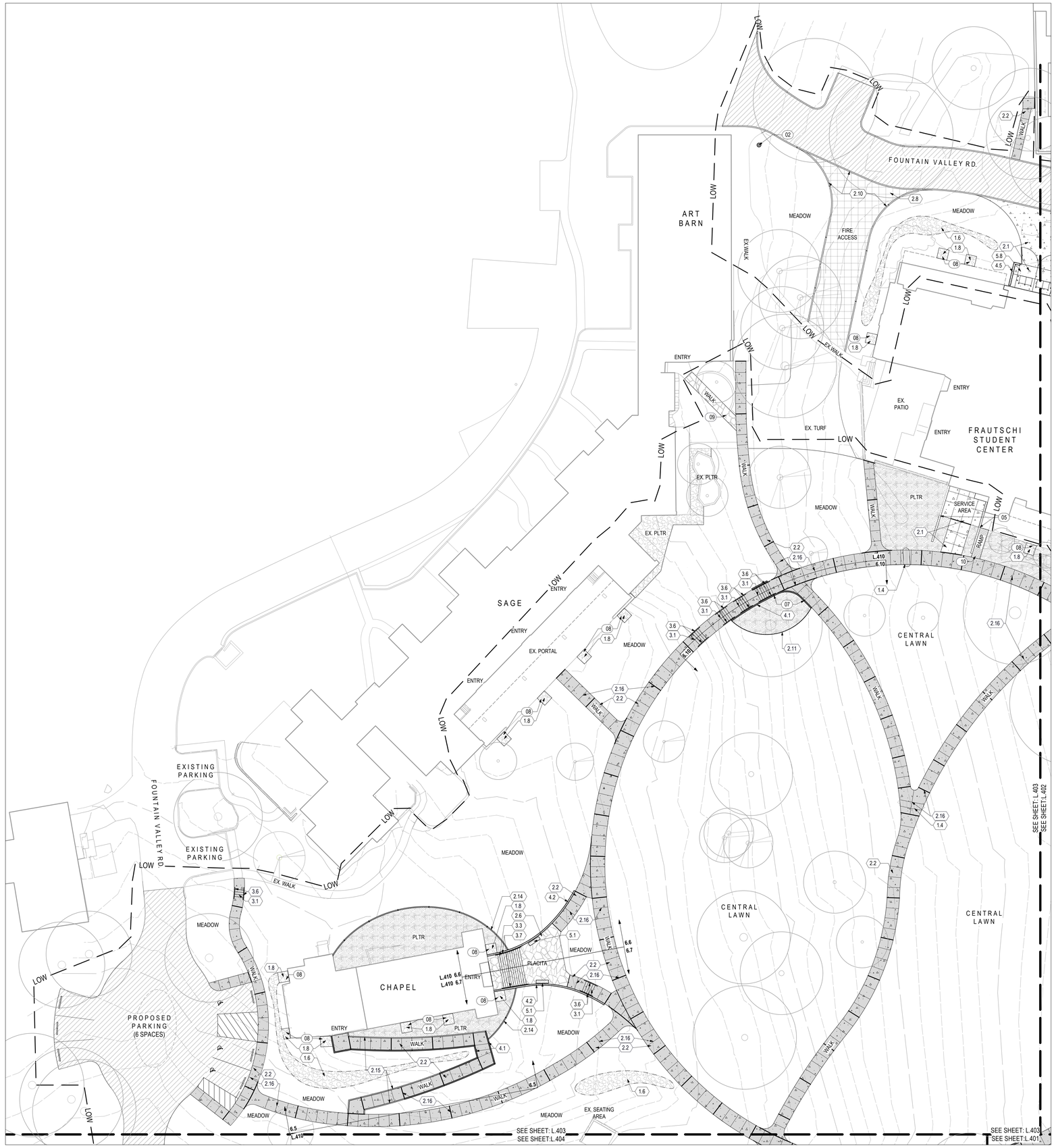
NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

MATERIALS PLAN

L402

Central File Path\
Local File Path



GENERAL MATERIALS NOTES

1. CONFIRM ALL MATERIAL FINISHES WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL FOR HANDRAILS, GUARDRAILS, AND GATES PRIOR TO ORDERING MATERIALS OR COMMENCING WORK ON THOSE ELEMENTS.
3. REVIEW AND CONFIRM BRICK PAVING PATTERNS IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR COMMENCING WORK.
4. REFER TO CIVIL ENGINEER'S PLANS FOR ASPHALT PAVING AND CONCRETE CURB AND GUTTER DETAILS.
5. ALL AGGREGATE MULCHES FOR THE PROJECT ARE TO BE SOURCED FROM A SUPPLIER WHICH WASHES THE MATERIAL PRIOR TO DELIVERY.
6. ALL SALVAGED BOULDERS WILL BE INCLUDED IN DESIGN AND PLACED IN THE FIELD WITH L.A.

MATERIALS NOTES

(01) REINSTALL SALVAGED MEMORIAL PLAQUE FOR JOHN GALE IN THIS LOCATION.
(02) REINSTALL SALVAGED STEEL ART PIECE IN THIS LOCATION.
(03) REINSTALL SALVAGED MEMORIAL PLAQUE FOR ERIC S. WAPLES IN THIS LOCATION.
(04) REINSTALL PRAIRIE ENTRY SIGN IN THIS LOCATION.
(05) REPAIR AND REFINISH ANY STUCCO WALLS THAT WERE DAMAGED WITH THE REDUCTION IN HEIGHT TO THE EXISTING YARD WALLS.
(06) NEW CONCRETE TO BE DOWELED TO EXISTING STAIRS.
(07) PLACE VERTICAL WALL JOINT IN CIP CONCRETE.
(08) COBBLE SPLASH AREA DOES NOT INCLUDE THE CATCH BASIN.
(09) REINSTALL SALVAGED FLAGSTONE PATH MATERIAL IN THIS LOCATION.
(10) REINSTALL SALVAGED BRICK MATERIAL IN THIS LOCATION.

SITE DETAIL KEYNOTES

	STORMWATER + DRAINAGE	
1.1	BIOSWALE	L.405
1.2	WET MEADOW: TYPICAL CROSS SECTION	L.405
1.3	COBBLE CHECK DAM	L.405
1.4	SIDEWALK CULVERT	L.405
1.5	COBBLE SWALE	L.405
1.6	VEGETATED SWALE	L.405
1.7	RUN-OFF DISSIPATOR	L.405
1.8	COBBLE SPLASH PAD	L.405
1.9	BRIDGE CROSSING	L.405
1.10	FLOWLINE EXTENDER	L.405
	PAVEMENTS + CURBS + JOINTS	
2.1	PAVEMENT: CONCRETE: VEHICULAR	L.406
2.2	PAVEMENT: CONCRETE: PEDESTRIAN	L.406
2.3	PAVEMENT: BRICK PAVING: VEHICULAR	L.406
2.4	PAVEMENT: BRICK PAVING: PEDESTRIAN	L.406
2.5	PAVEMENT: BRICK PATTERNS	L.406
2.6	PAVEMENT: FLAGSTONE: PEDESTRIAN	L.406
2.7	NOT USED	L.406
2.8	PAVEMENT: GRASS PAVE: EMERGENCY VEHICLES	L.406
2.9	PAVEMENT: GRAVEL PAVE: PEDESTRIAN	L.406
2.10	EDGING: CONCRETE RIBBON CURB: VEHICULAR	L.406
2.11	EDGING: STEEL	L.406
2.12	EDGING: BRICK HEADER ROW: VEHICULAR	L.406
2.13	EDGING: BRICK HEADER ROW: PEDESTRIAN	L.406
2.14	EDGING: CONCRETE RIBBON CURB: PEDESTRIAN	L.406
2.15	EDGING: CONCRETE SAFETY CURB	L.406
2.16	JOINTS: CONTROL + EXPANSION	L.406
	STAIRS + RAMPS + RAILINGS	
3.1	STAIR: CONCRETE	L.407
3.2	STAIR: BRICK	L.407
3.3	STAIR: FLAGSTONE	L.407
3.4	RAMP: CONCRETE	L.407
3.5	RAILING: RAMP	L.407
3.6	RAILING: STAIR	L.407
3.7	RAILING: CHAPEL	L.407
3.8	RAMP: CONCRETE BRIDGE	L.407
3.9	RAMP: BOARDWALK	L.407
	WALLS + FENCES	
4.1	WALL: CONCRETE RETAINING	L.407
4.2	WALL: STONE RETAINING	L.407
4.3	BOULDER RETAINING ON SLOPE	L.407
4.4	WALL: SEGMENTED BLOCK RETAINING	L.407
4.5	WALL: FREESTANDING STUCCO	L.407
	SITE AMENITIES + STRUCTURES	
5.1	BENCH: MONOLITHIC STONE	L.408
5.2	NOT USED	L.408
5.3	BENCH: RECLAIMED WOOD STUMP	L.408
5.4	ACCENT BOULDER	L.408
5.5	HORSE HITCHING POST	L.408
5.6	BIKE RACK	L.408
5.7	CONCRETE BENCH	L.408
5.8	TRASH ENCLOSURE	L.408
5.9	WOOD RAILING @ DINING HALL	L.408
5.10	FLAGPOLE	L.408
5.11	BOLLARD	L.408
	ELEVATIONS + SECTIONS	
6.1	SECTION/ ELEVATION @ STEM BUILDING	L.409
6.2	SECTION/ ELEVATION @ THE PASEO	L.409
6.3	SECTION/ ELEVATION @ NORTH HUMANITIES BUILDING	L.409
6.4	SECTION/ ELEVATION @ SOUTH HUMANITIES BUILDING	L.409
6.5	ELEVATION @ ADA SLOPED WALK	L.410
6.6	SECTION/ ELEVATION @ NORTH CHAPEL STONE RETAINING WALL	L.410
6.7	SECTION / ELEVATION @ SOUTH CHAPEL STONE RETAINING WALL	L.410
6.8	SECTION/ ELEVATION @ DINING HALL	L.410
6.9	SECTION / ELEVATION @ STAIRS BY DINING HALL	L.410
6.10	SECTION / ELEVATION @ STAIRS EAST OF SAGE HALL	L.410

LINE LEGEND:

- LOW — LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- CENTERLINE
- OVERHEAD
- EXPANSION JOINT
- CONTROL JOINT

MATERIALS LEGEND

- PAVING: ASPHALT: SEE CIVIL PLANS
- PAVING: GRAY CONCRETE, PEDESTRIAN AREAS; SAND FINISH
- PAVING: GRAY CONCRETE, VEHICULAR AREAS; SAND FINISH
- PAVING: SUMMIT BRICK, SAND SET, PEDESTRIAN AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: SUMMIT BRICK, SAND SET, VEHICULAR AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: FLAGSTONE PAVING, MORTAR SET; LYONS RED
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; NATIVE GRASS SEED MIX
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; TURF GRASS SEED MIX
- PAVING: GRAVEL PAVE, INVISIBLE STRUCTURES; 3/8" BLUE GREY; SITE ONE LANDSCAPE SUPPLY
- MULCH: SHREDDED BARK, 3" DEPTH; UTILIZE CAMPUS SOURCE
- MULCH: AGGREGATE BLEND 50/50: 2-4" / 6"+ BLUE RIVER ROCK; SITE ONE LANDSCAPE SUPPLY
- BOARDWALK: STEEL PLANKS
- BRIDGE: STEEL FRAME + PLANKS
- EDGING: BRICK HEADER ROW; SUMMIT BRICK, 653 INCA
- EDGING: CONCRETE RIBBON CURB, VEHICULAR; GRAY CONCRETE, SAND FINISH
- EDGING: CONCRETE RIBBON CURB, PEDESTRIAN; GRAY CONCRETE, SAND FINISH
- SAFTEY CURB: GRAY CONCRETE, SAND FINISH
- BOULDER WALL: RETAINING
- WALL: CAST-IN-PLACE CONCRETE; GRAY CONCRETE, HARD TROWEL
- WALL: DRY SET SANDSTONE W/TIGHT JOINTS + COMPACTED AGG. BASE,
- WALL: KODAH SEGMENTED BLOCK RETAINING WALL SYSTEM; COLOR SADDLE; BATTERED WALL W/ REINFORCEMENT
- WALL: STUCCO; MATCH EXISTING
- STAIR: CONCRETE; GRAY, SAND FINISH
- STAIR: SUMMIT BRICK; BULLNOSE HEADER ROW 853 'FLINT' TREAD BRICK; 50/50 BLEND 653 INCA , 656 ACADEMY
- BENCH: MONOLITHIC STONE; COLORADO RED
- BENCH: CAST IN PLACE CONCRETE; GRAY
- BENCH: RECLAIMED WOOD STUMP

SITE FURNITURE + BOULDERS

SYMBOL	QTY	TYPE	MANUFACTURER - MODEL - COLOR
	1	25' FLAGPOLE	THE FLAGPOLE COMPANY; MODEL EH255188 OR APPROVED EQUAL.
	12	BOLA BIKE RACK	LANDSCAPE FORMS; POWDER COATED STEEL NUTMEG; 32" x 28.25" x 1.5"
	35	BOLLARD FIXED R-7907	RELIANCE FOUNDRY; POWDERCOATED STEEL BRONZE; 36" x 4-3/8"
	2	HARVEST SIDE TABLE	LANDSCAPE FORMS; HARVEST; FREESTANDING
m	67	MEDIUM BOULDER	GRANITE BOULDER; MIXED COLOR; 3' x 2' x 2'
	4	PARALLEL 42 BENCH	LANDSCAPE FORMS; PARALLEL 42; FREESTANDING
	6	PODS	LANDSCAPE FORMS; PODS; FREESTANDING
S	69	SMALL BOULDER	GRANITE BOULDER; MIXED COLOR; 2' x 1.5' x 1.5'
	3	TRIPLE SEAT AND TABLE	LANDSCAPE FORMS; TAKE-OUT; TRIPLE; FREESTANDING



KEY PLAN

NORTH 0 10 20 40 SCALE: 1" = 20'

A L.403 - NORTHWEST CAMPUS

Central File Path:
Local File Path:

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

© 2023 LAKE|FLATO ARCHITECTS, INC.

KENNETH E FRANCIS LA.0001727 01/02/2024 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

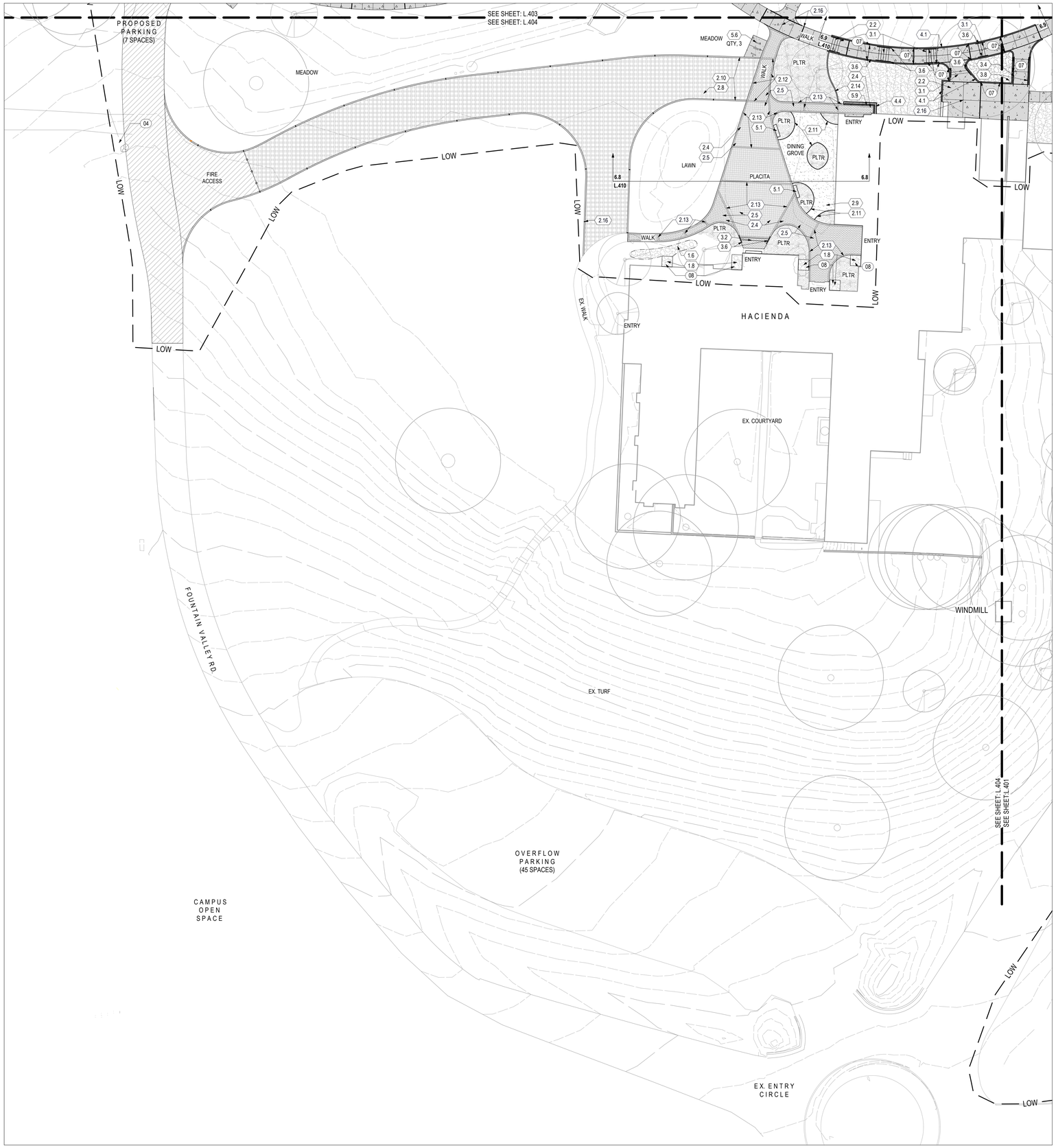
REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

MATERIALS PLAN

L403



GENERAL MATERIALS NOTES

1. CONFIRM ALL MATERIAL FINISHES WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL FOR HANDRAILS, GUARDRAILS, AND GATES PRIOR TO ORDERING MATERIALS OR COMMENCING WORK ON THOSE ELEMENTS.
3. REVIEW AND CONFIRM BRICK PAVING PATTERNS IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR COMMENCING WORK.
4. REFER TO CIVIL ENGINEER'S PLANS FOR ASPHALT PAVING AND CONCRETE CURB AND GUTTER DETAILS.
5. ALL AGGREGATE MULCHES FOR THE PROJECT ARE TO BE SOURCED FROM A SUPPLIER WHICH WASHES THE MATERIAL PRIOR TO DELIVERY.
6. ALL SALVAGED BOULDERS WILL BE INCLUDED IN DESIGN AND PLACED IN THE FIELD WITH L.A.

MATERIALS NOTES

(01) REINSTALL SALVAGED MEMORIAL PLAQUE FOR JOHN GALE IN THIS LOCATION.
(02) REINSTALL SALVAGED STEEL ART PIECE IN THIS LOCATION.
(03) REINSTALL SALVAGED MEMORIAL PLAQUE FOR ERIC S. WAPLES IN THIS LOCATION.
(04) REINSTALL PRAIRIE ENTRY SIGN IN THIS LOCATION.
(05) REPAIR AND REFINISH ANY STUCCO WALLS THAT WERE DAMAGED WITH THE REDUCTION IN HEIGHT TO THE EXISTING YARD WALLS.
(06) NEW CONCRETE TO BE DOWELED TO EXISTING STAIRS.
(07) PLACE VERTICAL WALL JOINT IN CIP CONCRETE.
(08) COBBLE SPLASH AREA DOES NOT INCLUDE THE CATCH BASIN.
(09) REINSTALL SALVAGED FLAGSTONE PATH MATERIAL IN THIS LOCATION.
(10) REINSTALL SALVAGED BRICK MATERIAL IN THIS LOCATION.

SITE DETAIL KEYNOTES

STORMWATER + DRAINAGE
(1.1) BIOSWALE L.405
(1.2) WET MEADOW: TYPICAL CROSS SECTION L.405
(1.3) COBBLE CHECK DAM L.405
(1.4) SIDEWALK CULVERT L.405
(1.5) COBBLE SWALE L.405
(1.6) VEGETATED SWALE L.405
(1.7) RUN-OFF DISSIPATOR L.405
(1.8) COBBLE SPLASH PAD L.405
(1.9) BRIDGE CROSSING L.405
(1.10) FLOWLINE EXTENDER L.405
PAVEMENTS + CURBS + JOINTS
(2.1) PAVEMENT: CONCRETE: VEHICULAR L.406
(2.2) PAVEMENT: CONCRETE: PEDESTRIAN L.406
(2.3) PAVEMENT: BRICK PAVING: VEHICULAR L.406
(2.4) PAVEMENT: BRICK PAVING: PEDESTRIAN L.406
(2.5) PAVEMENT: BRICK PATTERNS L.406
(2.6) PAVEMENT: FLAGSTONE: PEDESTRIAN L.406
(2.7) NOT USED L.406
(2.8) PAVEMENT: GRASS PAVE: EMERGENCY VEHICLES L.406
(2.9) PAVEMENT: GRAVEL PAVE: PEDESTRIAN L.406
(2.10) EDGING: CONCRETE RIBBON CURB: VEHICULAR L.406
(2.11) EDGING: STEEL L.406
(2.12) EDGING: BRICK HEADER ROW: VEHICULAR L.406
(2.13) EDGING: BRICK HEADER ROW: PEDESTRIAN L.406
(2.14) EDGING: CONCRETE RIBBON CURB: PEDESTRIAN L.406
(2.15) EDGING: CONCRETE SAFETY CURB L.406
(2.16) JOINTS: CONTROL + EXPANSION L.406
STAIRS + RAMPS + RAILINGS
(3.1) STAIR: CONCRETE L.407
(3.2) STAIR: BRICK L.407
(3.3) STAIR: FLAGSTONE L.407
(3.4) RAMP: CONCRETE L.407
(3.5) RAILING: RAMP L.407
(3.6) RAILING: STAIR L.407
(3.7) RAILING: CHAPEL L.407
(3.8) RAMP: CONCRETE BRIDGE L.407
(3.9) RAMP: BOARDWALK L.407
WALLS + FENCES
(4.1) WALL: CONCRETE RETAINING L.407
(4.2) WALL: STONE RETAINING L.407
(4.3) BOULDER RETAINING ON SLOPE L.407
(4.4) WALL: SEGMENTED BLOCK RETAINING L.407
(4.5) WALL: FREESTANDING STUCCO L.407
SITE AMENITIES + STRUCTURES
(5.1) BENCH: MONOLITHIC STONE L.408
(5.2) NOT USED L.408
(5.3) BENCH: RECLAIMED WOOD STUMP L.408
(5.4) ACCENT BOULDER L.408
(5.5) HORSE HITCHING POST L.408
(5.6) BIKE RACK L.408
(5.7) CONCRETE BENCH L.408
(5.8) TRASH ENCLOSURE L.408
(5.9) WOOD RAILING @ DINING HALL L.408
(5.10) FLAGPOLE L.408
(5.11) BOLLARD L.408
ELEVATIONS + SECTIONS
(6.1) SECTION/ ELEVATION @ STEM BUILDING L.409
(6.2) SECTION/ ELEVATION @ THE PASEO L.409
(6.3) SECTION/ ELEVATION @ NORTH HUMANITIES BUILDING L.409
(6.4) SECTION/ ELEVATION @ SOUTH HUMANITIES BUILDING L.409
(6.5) ELEVATION @ ADA SLOPED WALK L.410
(6.6) SECTION/ ELEVATION @ NORTH CHAPEL STONE RETAINING WALL L.410
(6.7) SECTION / ELEVATION @ SOUTH CHAPEL STONE RETAINING WALL L.410
(6.8) SECTION/ ELEVATION @ DINING HALL L.410
(6.9) SECTION / ELEVATION @ STAIRS BY DINING HALL L.410
(6.10) SECTION / ELEVATION @ STAIRS EAST OF SAGE HALL L.410

LINE LEGEND:

- LOW — LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- CENTERLINE
- OVERHEAD
- EXPANSION JOINT
- CONTROL JOINT

MATERIALS LEGEND

- PAVING: ASPHALT: SEE CIVIL PLANS
- PAVING: GRAY CONCRETE, PEDESTRIAN AREAS; SAND FINISH
- PAVING: GRAY CONCRETE, VEHICULAR AREAS; SAND FINISH
- PAVING: SUMMIT BRICK, SAND SET, PEDESTRIAN AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: SUMMIT BRICK, SAND SET, VEHICULAR AREAS; BLEND: 1/3 154 CEDARRIDGE-1/3 653 INCA -1/3 656 ACADEMY
- PAVING: FLAGSTONE PAVING, MORTAR SET; LYONS RED
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; NATIVE GRASS SEED MIX
- PAVING: GRASS PAVE, INVISIBLE STRUCTURES; TURF GRASS SEED MIX
- PAVING: GRAVEL PAVE, INVISIBLE STRUCTURES; 3/8" BLUE GREY, SITE ONE LANDSCAPE SUPPLY
- MULCH: SHREDDED BARK, 3" DEPTH; UTILIZE CAMPUS SOURCE
- MULCH: AGGREGATE BLEND 50/50: 2-4" / 6"+ BLUE RIVER ROCK; SITE ONE LANDSCAPE SUPPLY
- BOARDWALK: STEEL PLANKS
- BRIDGE: STEEL FRAME + PLANKS
- EDGING: BRICK HEADER ROW; SUMMIT BRICK, 653 INCA
- EDGING: CONCRETE RIBBON CURB, VEHICULAR; GRAY CONCRETE, SAND FINISH
- EDGING: CONCRETE RIBBON CURB, PEDESTRIAN; GRAY CONCRETE, SAND FINISH
- SAFTEY CURB: GRAY CONCRETE, SAND FINISH
- BOULDER WALL: RETAINING
- WALL: CAST-IN-PLACE CONCRETE; GRAY CONCRETE, HARD TROWEL
- WALL: DRY SET SANDSTONE W/TIGHT JOINTS + COMPACTED AGG. BASE,
- WALL: KODAH SEGMENTED BLOCK RETAINING WALL SYSTEM; COLOR SADDLE; BATTERED WALL W/ REINFORCEMENT
- WALL: STUCCO; MATCH EXISTING
- STAIR: CONCRETE; GRAY, SAND FINISH
- STAIR: SUMMIT BRICK; BULLNOSE HEADER ROW 853 'FLINT' TREAD BRICK; 50/50 BLEND 653 INCA , 656 ACADEMY
- BENCH: MONOLITHIC STONE; COLORADO RED
- BENCH: CAST IN PLACE CONCRETE; GRAY
- BENCH: RECLAIMED WOOD STUMP

SITE FURNITURE + BOULDERS

SYMBOL	QTY	TYPE	MANUFACTURER - MODEL - COLOR
	1	25' FLAGPOLE	THE FLAGPOLE COMPANY; MODEL EH255188 OR APPROVED EQUAL.
	12	BOLA BIKE RACK	LANDSCAPE FORMS; POWDER COATED STEEL NUTMEG; 32" x 28.25" x 1.5"
	35	BOLLARD FIXED R-7907	RELIANCE FOUNDRY; POWDERCOATED STEEL BRONZE; 36" x 4-3/8"
	2	HARVEST SIDE TABLE	LANDSCAPE FORMS; HARVEST; FREESTANDING
m	67	MEDIUM BOULDER	GRANITE BOULDER; MIXED COLOR; 3' x 2' x 2'
	4	PARALLEL 42 BENCH	LANDSCAPE FORMS; PARALLEL 42; FREESTANDING
	6	PODS	LANDSCAPE FORMS; PODS; FREESTANDING
S	69	SMALL BOULDER	GRANITE BOULDER; MIXED COLOR; 2' x 1.5' x 1.5'
	3	TRIPLE SEAT AND TABLE	LANDSCAPE FORMS; TAKE-OUT; TRIPLE; FREESTANDING



KEY PLAN

NORTH 0 10 20 40
SCALE: 1" = 20'

A L.404 - SOUTHWEST CAMPUS

Central File Path\
Local File Path

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
13499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052
PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

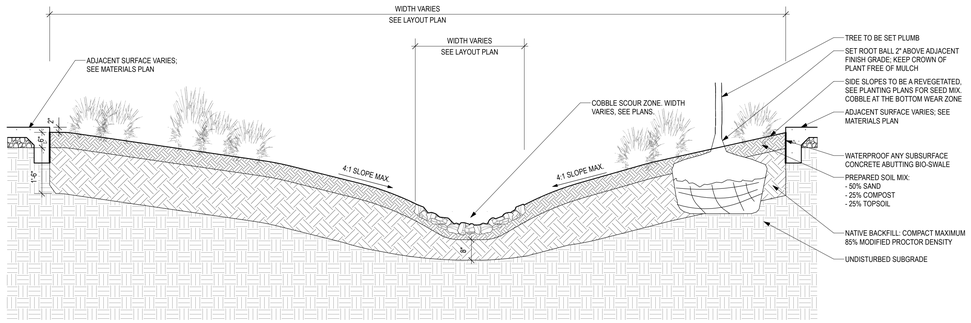
REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

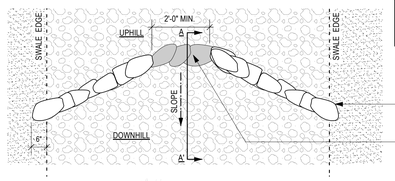
PERMIT SET

MATERIALS PLAN

L404



1.1 BIOSWALE
NTS



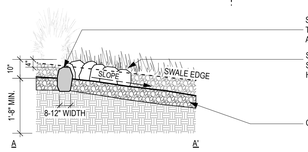
PLAN

NOTE:
1.CONFIRM LOCATION OF CHECK DAMS IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

GEOTECHNICAL NOTES:
1.DRAINAGE AWAY FROM BUILDINGS TO BE A SLOPE OF 5% FOR 10' PER GEOTECHNICAL RECOMMENDATION.

CHECK DAM COMPRISED OF 8-12" DIA. ANGULAR COBBLE. BLUE GREY OR APPROVED EQUAL

SPILLWAY OF CHECK DAM; TOP TO BE 4" LOWER THAN TOP OF ADJACENT SIDEWALL.



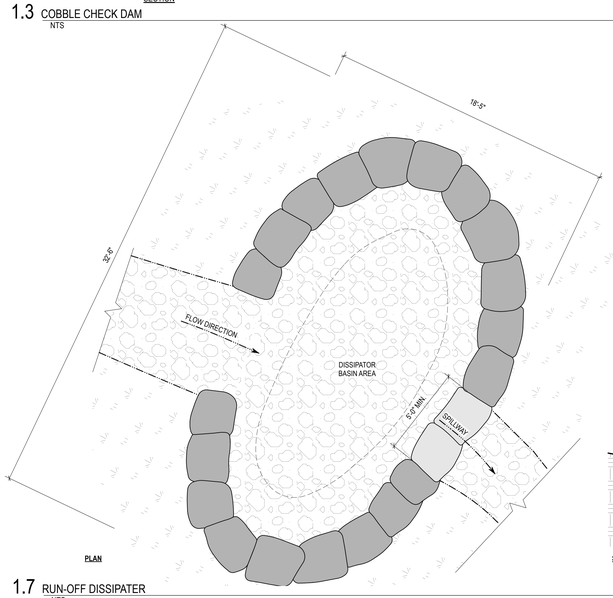
SECTION

SPILLWAY OF CHECK DAM; TOP TO BE 4" LOWER THAN TOP OF ADJACENT SIDES

SIDEWALLS OF CHECK DAM TO STEP DOWN FROM GRADE AND HAVE OVERLAPPING JOINTS

COBBLE SWALE

1.3 COBBLE CHECK DAM
NTS

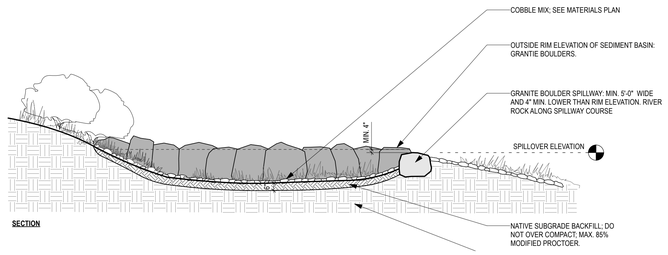


PLAN

NOTES:
1. CONFIRM LAYOUT OF DISSIPATOR IN THE FIELD W/ L.A. PRIOR TO INSTALLATION.

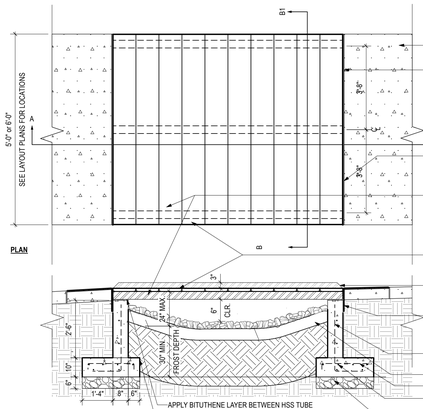
2. OUTSIDE EDGE OF DISSIPATOR TO BE GRANITE BOULDERS. CONFIRM SELECTION OF BOULDERS WITH L.A. PRIOR TO INSTALLATION. BOULDERS TO BE TIGHTLY FITTED.

3. SEE CIVIL PLANS FOR GRADES.



SECTION

1.7 RUN-OFF DISSIPATER
NTS



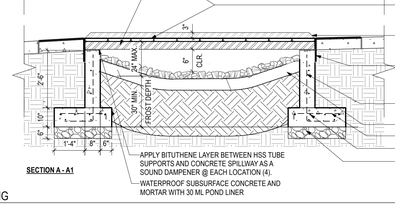
PLAN

ADJACENT SURFACE VARIES; SEE PLANS

EXPANSION JOINT

1/4" x 8'-3" L x 12"H STEEL PLATE @ BOTH ENDS OF BRIDGE. PLATE TO BE FLUSH WITH TOP OF STEEL PLANKING AND WELDED TO HSS SUPPORT AND PLANKING.

(3) 4" x 4" x 1/4" HSS TUBE TO SPAN CHANNEL AND PROVIDE SUPPORT FOR STEEL PLANKING TO BE ATTACHED.



SECTION A - A1

1.5" x 12" WIDTH x 13 GUAGE, ADA, BUTTON TOP, CARBON STEEL PLANKING, WELDED TO HSS TUBE SUPPORTS, TYP.

1/4" STEEL SAFETY EDGE, BOTH SIDES, 6" IN HEIGHT, WELDED TO ENDS OF PLANKING.

1/4" x 8'-3" L x 12"H STEEL PLATE @ BOTH ENDS OF BRIDGE. PLATE TO BE FLUSH WITH TOP OF STEEL PLANKING AND WELDED TO HSS SUPPORT AND PLANKING.

#4 @ 18" O.C. VERTICAL AND #4 @ 12" O.C. HORIZONTAL

SURFACE CONDITION VARIES; SEE PLANS

#5 @ 16" O.C. HOOKED BOTH ENDS

(4) #4 CONTINUOUS

AGGREGATE BASE, COMPACTED TO 95% MODIFIED PROCTOR

APPLY BITUTHENE LAYER BETWEEN HSS TUBE SUPPORTS AND CONCRETE SPILLWAY AS A SOUND DAMPENER @ EACH LOCATION (4).

WATERPROOF SUBSURFACE CONCRETE AND MORTAR WITH 30 MIL POND LINER

METAL FABRICATION NOTE:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL METAL FABRICATION PRIOR TO ANY ORDERING OR WORK ON THOSE ELEMENTS.

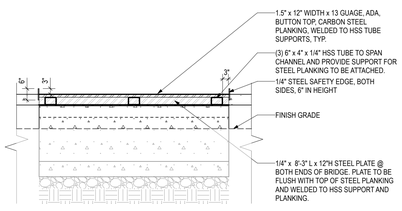
2. SHOP DRAWINGS SHALL REFLECT ACTUAL BUILT MEASUREMENTS OF RELATED ELEMENTS TO METALWORK.

3. ALL WELDS SHALL BE CONTINUOUS ALL AROUND AND BE GROUND SMOOTH.

4. FINALIZE MATERIAL SELECTION AND DESIGN W/ SME PRIOR TO FABRICATION.

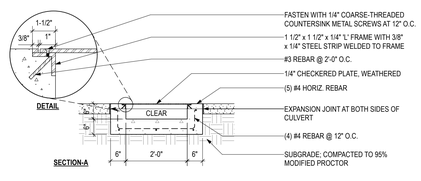
5. FINISH OF ALL STEEL ELEMENTS TO BE WEATHERED

6. STEEL PLANKING MANUFACTURER: MCNICHOLS. TRACTION TREAD, ADA, BUTTON TOP, 12" WIDTH, 13 GUAGE, CARBON STEEL



SECTION B - B1

1.9 BRIDGE CROSSING
NTS



FASTEN WITH 1/4" COARSE-THREADED COUNTERSINK METAL SCREWS AT 12" O.C.

1 1/2" x 1 1/2" x 1/4" 'L' FRAME WITH 3/8" x 1/4" STEEL STRIP WELDED TO FRAME

#3 REBAR @ 2'-0" O.C.

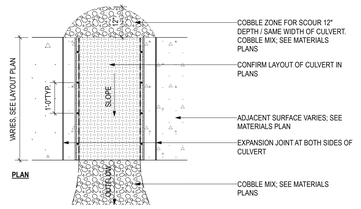
1/4" CHECKERED PLATE, WEATHERED

(5) #4 HORIZ. REBAR

EXPANSION JOINT AT BOTH SIDES OF CULVERT

(4) #4 REBAR @ 12" O.C.

SUBGRADE; COMPACTED TO 95% MODIFIED PROCTOR



COBBLE ZONE FOR SCOUR 12" DEPTH / SAME WIDTH OF CULVERT. COBBLE MIX; SEE MATERIALS PLANS

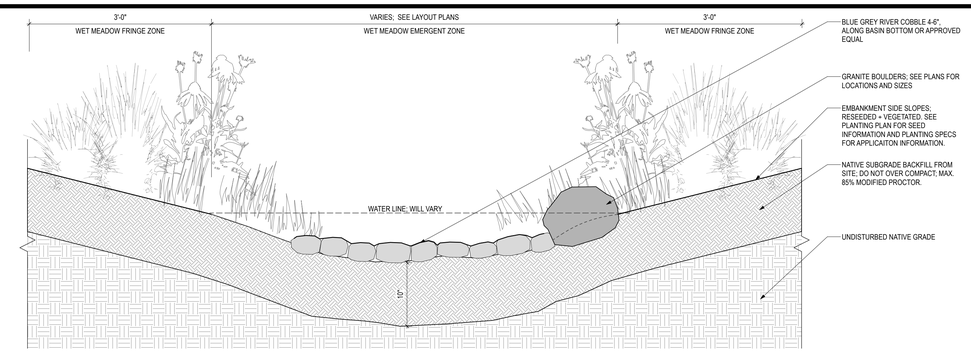
CONFIRM LAYOUT OF CULVERT IN PLANS

ADJACENT SURFACE VARIES; SEE MATERIALS PLAN

EXPANSION JOINT AT BOTH SIDES OF CULVERT

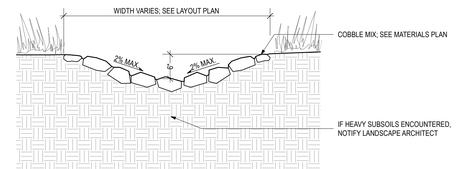
COBBLE MIX; SEE MATERIALS PLANS

1.4 SIDEWALK CULVERT
NTS



SECTION

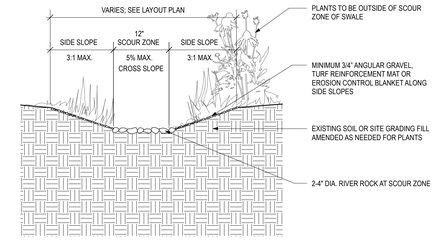
1.2 WET MEADOW: TYPICAL CROSS SECTION
NTS



COBBLE MIX; SEE MATERIALS PLAN

IF HEAVY SUBSOILS ENCOUNTERED, NOTIFY LANDSCAPE ARCHITECT

1.5 COBBLE SWALE
NTS



PLANTS TO BE OUTSIDE OF SCOUR ZONE OF SWALE

MINIMUM 3/4" ANGULAR GRAVEL, TURF REINFORCEMENT MAT OR EROSION CONTROL BLANKET ALONG SIDE SLOPES

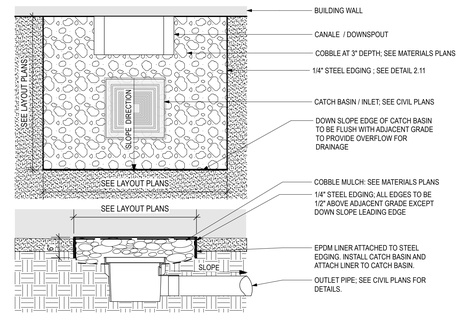
EXISTING SOIL OR SITE GRADING FILL AMENDED AS NEEDED FOR PLANTS

2-4" DIA. RIVER ROCK AT SCOUR ZONE

SECTION

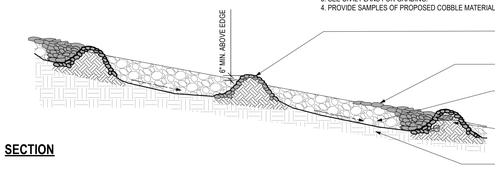
1.6 VEGETATED SWALE
NTS

GEOTECHNICAL NOTES:
1. DRAINAGE AWAY FROM BUILDINGS TO BE A SLOPE OF 5% FOR 10' IS RECOMMENDED.



1.8 COBBLE SPLASH PAD
NTS

NOTE:
1. CONFIRM LOCATION OF FLOW LINE EXTENDERS IN THE FIELD W/ L.A. PRIOR TO CONSTRUCTION.
2. CONSTRUCT 1 FLOW LINE EXTENDER AS A MOCK UP FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH THE WORK.
3. SEE CIVIL PLANS FOR GRADING.
4. PROVIDE SAMPLES OF PROPOSED COBBLE MATERIAL FOR REVIEW + APPROVAL PRIOR TO ORERING.



TOP OF FLOW LINE EXTENDER TO BE MIN. 6" ABOVE OUTSIDE EDGE OF SWALE. MOUND TO BE MAX 2:1 SLOPES.

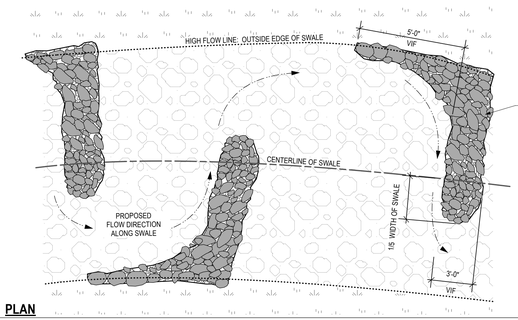
6-12" COBBLE ALONG OUTSIDE EDGES OF FLOWLINE EXTENDERS + EDGE OF SWALE

ANGULAR COBBLE BLEND WITHIN SWALE SECTION; SEE MATERIALS PLANS.

COMPACT SUBGRADE BENEATH FLOWLINE EXTENDER TO 95% MODIFIED PROCTOR

DO NOT OVER COMPACT THE SOILS WITHIN THE SWALE OR INBETWEEN THE FLOWLINE EXTENDERS.

SECTION



6-12" COBBLE OVER COMPACTED EARTHEN MOUND FORMING FLOW LINE EXTENDERS.

EACH EXTENDER PLACED PARALLEL WITH GRADE.

PLAN

1.10 FLOWLINE EXTENDER
NTS

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA 0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.560.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 L|F PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

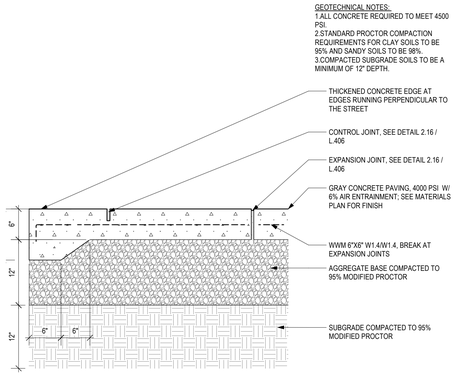
NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

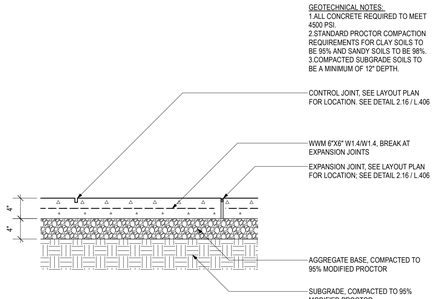
SITE DETAILS

L405

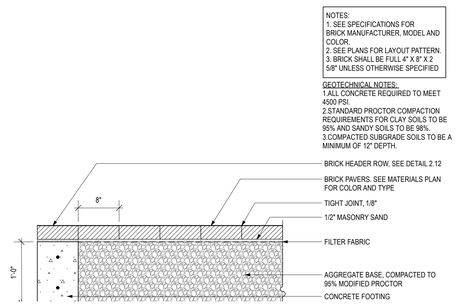
Central File Path:
Local File Path:



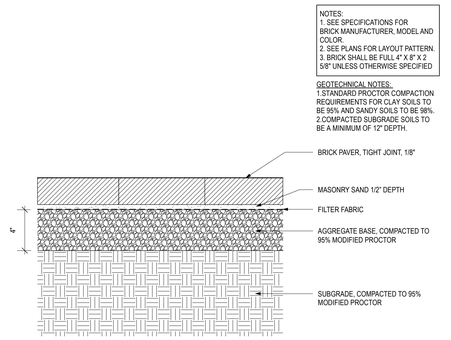
2.1 PAVEMENT: CONCRETE PAVING: VEHICULAR
NTS



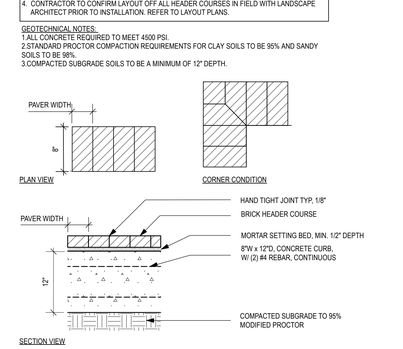
2.2 PAVEMENT: CONCRETE PAVING: PEDESTRIAN
NTS



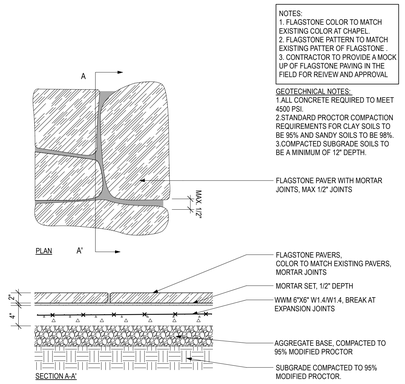
2.3 PAVEMENT: BRICK PAVING: VEHICULAR
NTS



2.4 PAVEMENT: BRICK PAVING: PEDESTRIAN
NTS



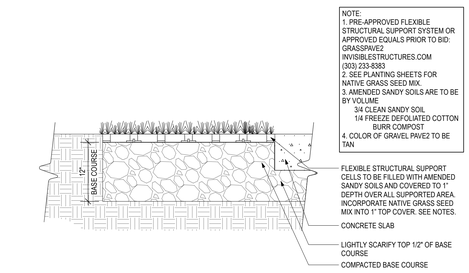
2.5 PAVEMENT: BRICK PATTERNS
NTS



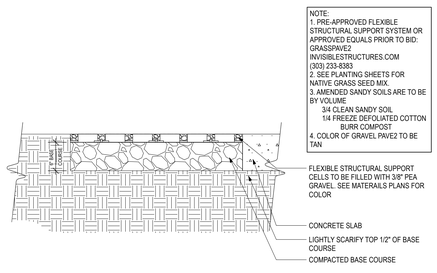
2.6 PAVEMENT: FLAGSTONE: PEDESTRIAN
NTS

NOT USED

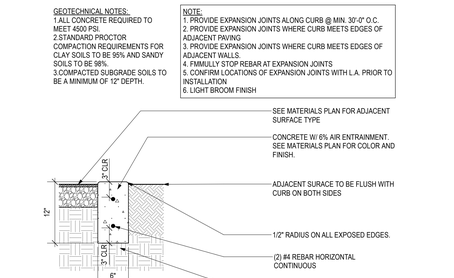
2.7 NOT USED
NTS



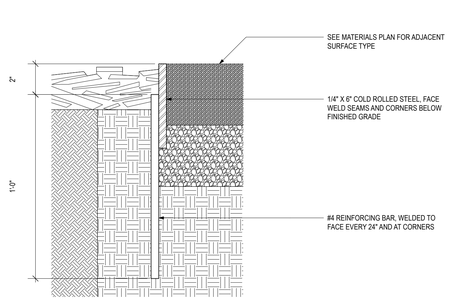
2.8 PAVEMENT: GRASS PAVE: EMERGENCY VEHICLES
NTS



2.9 PAVEMENT: GRAVEL PAVE: PEDESTRIAN
NTS

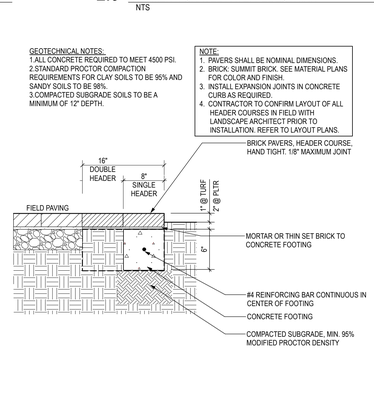


2.10 EDGING: CONCRETE RIBBON CURB: VEHICULAR
NTS

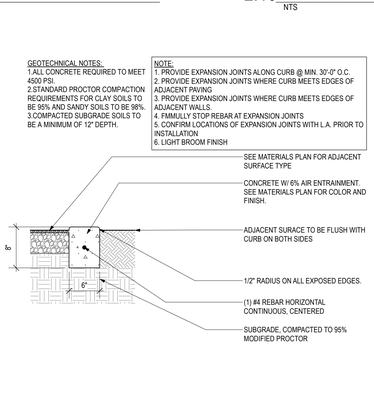


2.11 EDGING: STEEL
NTS

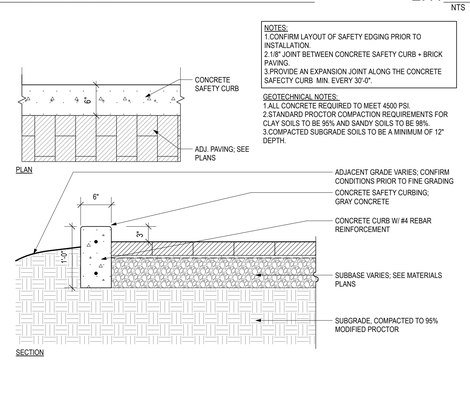
2.12 EDGING: BRICK HEADER ROW: VEHICULAR
NTS



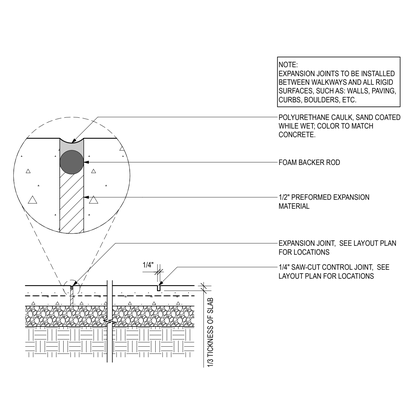
2.13 EDGING: BRICK HEADER ROW: PEDESTRIAN
NTS



2.14 EDGING: CONCRETE RIBBON CURB PEDESTRIAN
NTS



2.15 EDGING: CONCRETE SAFETY CURB
NTS



2.16 JOINTS: CONTROL + EXPANSION
NTS

Central Fire Path
Local Fire Path

ARCHITECTS INC.
LAKE | FLATO
ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

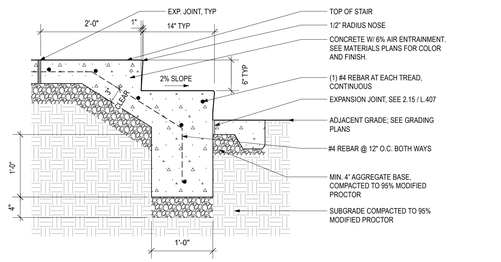
PERMIT SET

SITE DETAILS

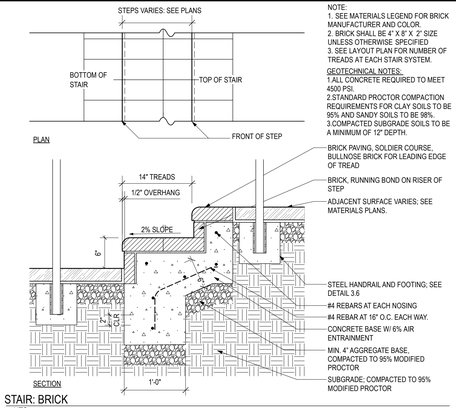
L406

NOTE:
1. SEE LAYOUT PLAN FOR NUMBER OF TREADS AT EACH STAIR SYSTEM.

GEOTECHNICAL NOTES:
1.ALL CONCRETE REQUIRED TO MEET 4500 PSI.
2.STANDARD PROCTOR COMPACTION REQUIREMENTS FOR CLAY SOILS TO BE 95% AND SANDY SOILS TO BE 98%.
3.COMPACTED SUBGRADE SOILS TO BE A MINIMUM OF 12" DEPTH.



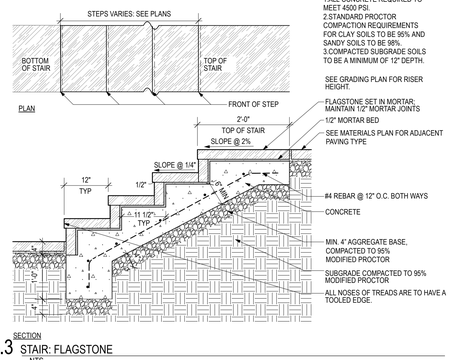
3.1 STAIR: CONCRETE
NTS



NOTE:
1. SEE MATERIALS LEGEND FOR BRICK MANUFACTURER AND COLOR.
2. BRICK SHALL BE 4" X 8" X 2" SIZE UNLESS OTHERWISE SPECIFIED
3. SEE LAYOUT PLAN FOR NUMBER OF TREADS AT EACH STAIR SYSTEM.

GEOTECHNICAL NOTES:
1.ALL CONCRETE REQUIRED TO MEET 4500 PSI.
2.STANDARD PROCTOR COMPACTION REQUIREMENTS FOR CLAY SOILS TO BE 95% AND SANDY SOILS TO BE 98%.
3.COMPACTED SUBGRADE SOILS TO BE A MINIMUM OF 12" DEPTH.

3.2 STAIR: BRICK
NTS



GEOTECHNICAL NOTES:
1.ALL CONCRETE REQUIRED TO MEET 4500 PSI.
2.STANDARD PROCTOR COMPACTION REQUIREMENTS FOR CLAY SOILS TO BE 95% AND SANDY SOILS TO BE 98%.
3.COMPACTED SUBGRADE SOILS TO BE A MINIMUM OF 12" DEPTH.

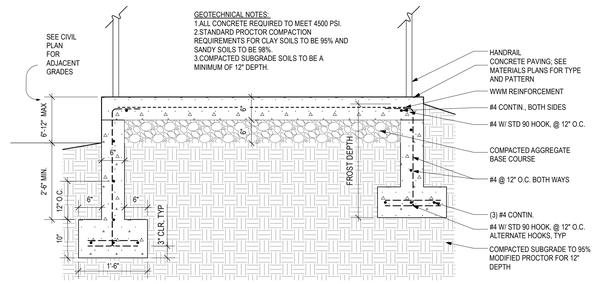
SEE GRADING PLAN FOR RISER HEIGHT.

3.3 STAIR: FLAGSTONE
NTS

NOTE:
1.CONCRETE RAMP WALLS W/ 6% AIR ENTRAINMENT. SEE MATERIALS PLANS FOR COLOR. SEE CIVIL PLANS FOR HEIGHTS.1/2" RADIUS ON ALL EXPOSED EDGES.
2. CONSTRUCT FOOTINGS TO MEET FROST DEPTH. REF. DESIGN CRITERIA IN STRUCTURAL PLANS

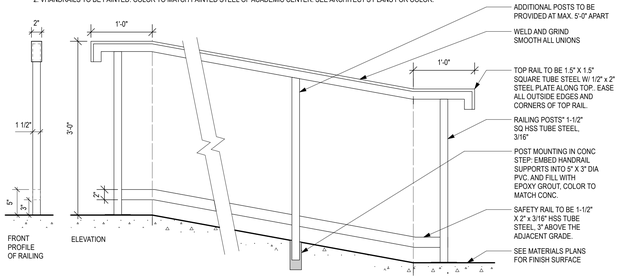
FINISH: HARD TROWEL ON VERTICAL SURFACES

GEOTECHNICAL NOTES:
1.ALL CONCRETE REQUIRED TO MEET 4500 PSI.
2.STANDARD PROCTOR COMPACTION REQUIREMENTS FOR CLAY SOILS TO BE 95% AND SANDY SOILS TO BE 98%.
3.COMPACTED SUBGRADE SOILS TO BE A MINIMUM OF 12" DEPTH.

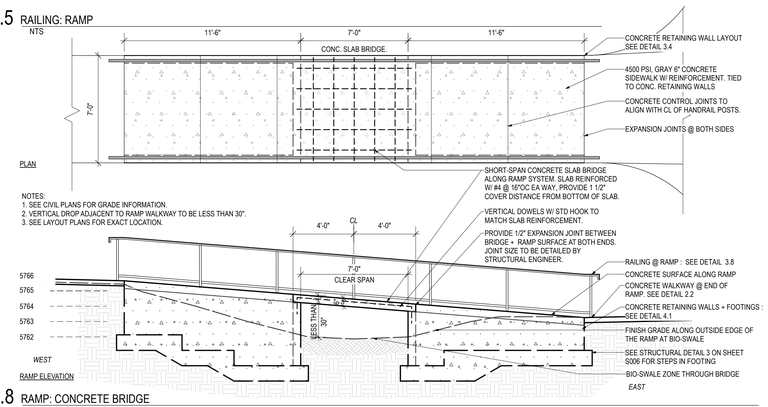


3.4 RAMP: CONCRETE
NTS

NOTE:
1. FABRICATOR TO PROVIDE SHOP DRAWINGS OF HANDRAILS FOR APPROVAL PRIOR TO FABRICATION.
2. VHANDRAILS TO BE PAINTED. COLOR TO MATCH PAINTED STEEL OF ACADEMIC CENTER. SEE ARCHITECT'S PLANS FOR COLOR.



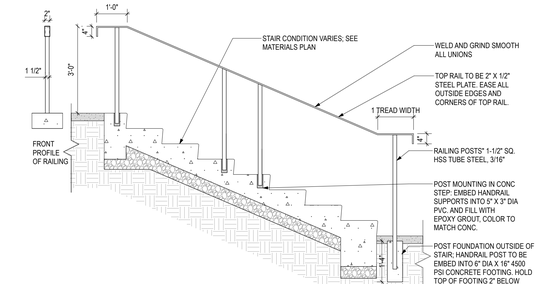
3.5 RAILING: RAMP
NTS



NOTES:
1. SEE CIVIL PLANS FOR GRADE INFORMATION.
2. VERTICAL DROP ADJACENT TO RAMP WALKWAY TO BE LESS THAN 30".
3. SEE LAYOUT PLANS FOR EXACT LOCATION.

3.8 RAMP: CONCRETE BRIDGE
NTS

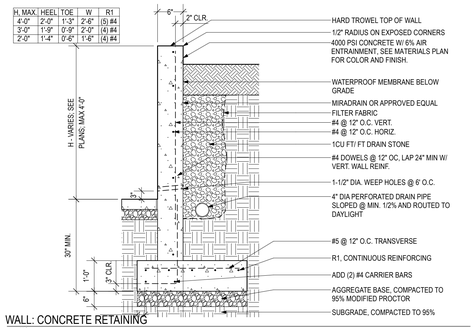
NOTE:
1. FABRICATOR TO PROVIDE SHOP DRAWINGS OF HANDRAILS FOR APPROVAL PRIOR TO FABRICATION.
2. HANDRAILS TO BE PAINTED. COLOR TO MATCH PAINTED STEEL OF ACADEMIC CENTER. SEE ARCHITECT'S PLANS FOR COLOR.



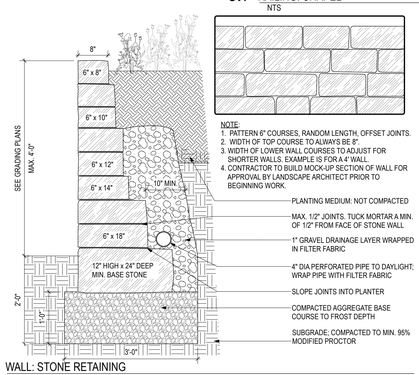
3.6 RAILING: STAIR
NTS

GEOTECHNICAL NOTES:
1.ALL CONCRETE REQUIRED TO MEET 4500 PSI.
2.STANDARD PROCTOR COMPACTION REQUIREMENTS FOR CLAY SOILS TO BE 95% AND SANDY SOILS TO BE 98%.
3.COMPACTED SUBGRADE SOILS TO BE A MINIMUM OF 12" DEPTH.

H, MAX.	HEEL	TOE	W	R1
4'-0"	2'-0"	1'-3"	2'-6"	(5) #4
3'-0"	1'-9"	0'-9"	2'-0"	(4) #4
2'-0"	1'-4"	0'-6"	1'-6"	(4) #4

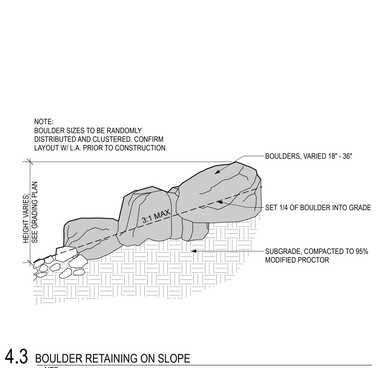


4.1 WALL: CONCRETE RETAINING
NTS

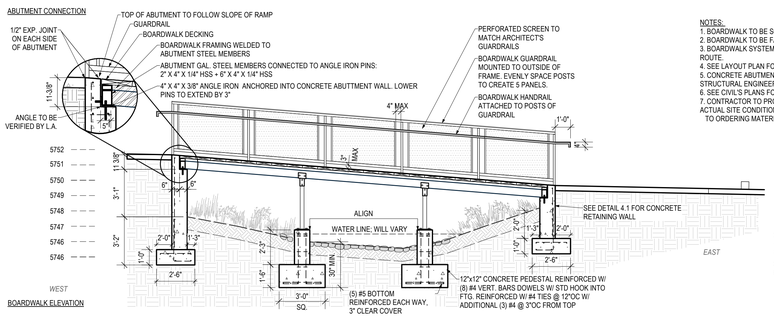


NOTE:
1. PATTERN 6" COURSES, RANDOM LENGTH, OFFSET JOINTS.
2. WIDTH OF TOP COURSE TO ALWAYS BE 8".
3. WIDTH OF LOWER WALL COURSES TO ADJUST FOR SHORTER WALLS. EXAMPLE IS FOR A 4' WALL.
4. CONTRACTOR TO BUILD MOCK-UP SECTION OF WALL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.

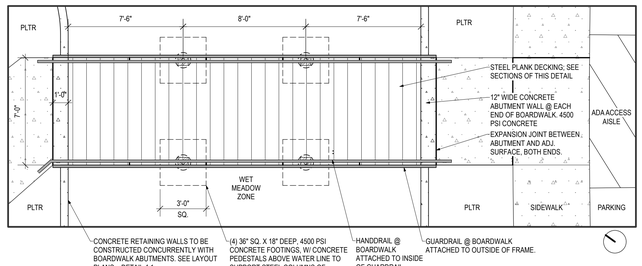
4.2 WALL: STONE RETAINING
NTS



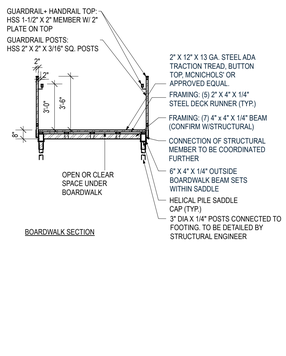
4.3 BOULDER RETAINING ON SLOPE
NTS



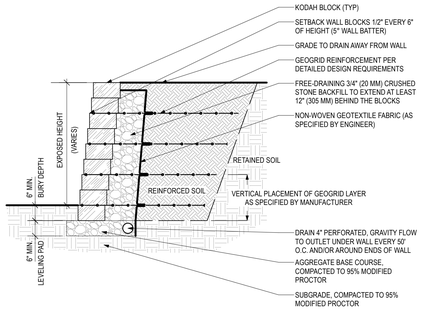
NOTES:
1. BOARDWALK TO BE SOURCED FROM WICKCRAFT BOARDWALK SYSTEMS OR APPROVED EQUAL.
2. BOARDWALK TO BE FABRICATED FROM METAL COMPONENTS THROUGHOUT. FINISH TO BE DETERMINED.
3. BOARDWALK SYSTEM MUST MEET ADA ACCESSIBILITY STANDARDS, AS IT WILL BE AN ACCESSIBLE ROUTE.
4. SEE LAYOUT PLAN FOR OVERAL LOCATION WITHIN THE SITE.
5. CONCRETE ABUTMENTS TO BE INSTALLED AT EACH END OF BOARDWALK TO BE DETAILED WITH STRUCTURAL ENGINEER + SUPPLIER.
6. SEE CIVIL'S PLANS FOR GRADING INFORMATION.
7. CONTRACTOR TO PROVIDE SHOP DRAWING OF BOARDWALK FOR REVIEW AND APPROVAL, BASED ON ACTUAL SITE CONDITIONS PRIOR TO ORDERING MATERIALS.



3.9 RAMP: BOARDWALK
NTS



BOARDWALK SECTION

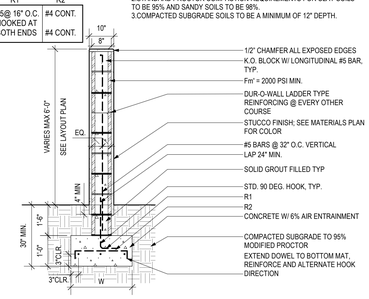


4.4 WALL: SEGMENTED BLOCK RETAINING
NTS

REBAR SIZING AND SPACING TABLE

H	W	R1	R2
5'-0"	3'-0"	#5@ 16" O.C. HOOKED AT BOTH ENDS	#4 CONT.
6'-0"	3'-0"	#4 CONT.	#4 CONT.

GEOTECHNICAL NOTES:
1.ALL CONCRETE REQUIRED TO MEET 4500 PSI.
2.STANDARD PROCTOR COMPACTION REQUIREMENTS FOR CLAY SOILS TO BE 95% AND SANDY SOILS TO BE 98%.
3.COMPACTED SUBGRADE SOILS TO BE A MINIMUM OF 12" DEPTH.



4.5 WALL: FREESTANDING STUCCO
NTS

ARCHITECTS INC.
LAKE | FLATO
JOHN MARTINEZ + ASSOCIATES
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA 0001722
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KLAA ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.560.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3985 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 — LJF PROJ. NO. 23052

PROJ. ARCHITECT DD — DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

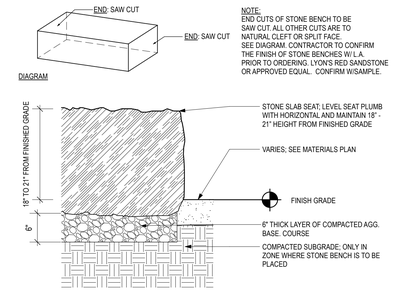
NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

SITE DETAILS

L407

Central Fire Path
Local Fire Path



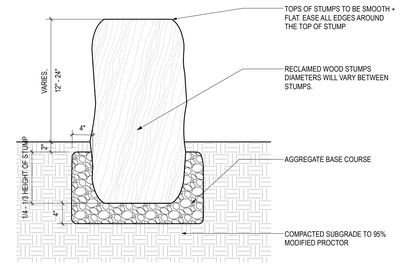
5.1 BENCH: MONOLITHIC STONE
NTS

NOT USED

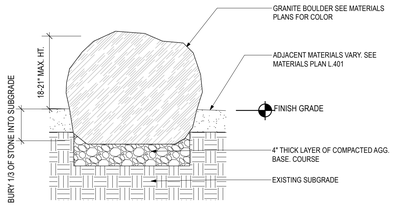
5.2 NOT USED
NTS

NOTE: RECLAIMED STUMPS TO BE FABRICATED FROM THE DEMOLITION OF PONDEROSA PINE TREES ON SITE.
1. COORDINATE STUMP PROCESSING WITH A LOCAL WOOD DRYING FACILITY.
2. STUMPS TO BE CUT, SANDED, AND UNSEALED. ALL BARK TO BE REMOVED FROM STUMP.
3. STUMPS LAYOUT TO BE SET BY LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.

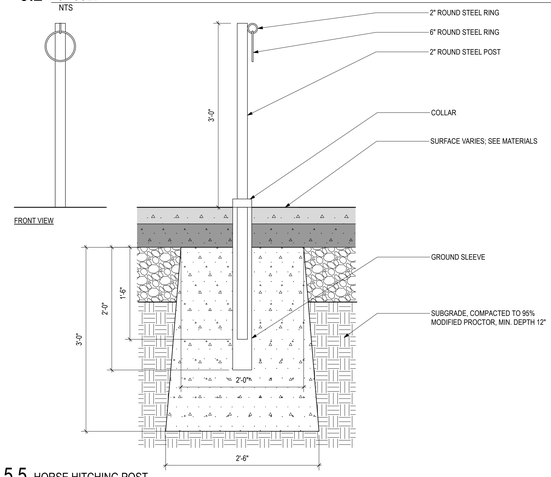
GEOTECHNICAL NOTES:
1.STANDARD PROCTOR COMPACTION REQUIREMENTS FOR CLAY SOILS TO BE 95% AND SANDY SOILS TO BE 98%.
2.COMPACTED SUBGRADE SOILS TO BE A MINIMUM OF 12" DEPTH.



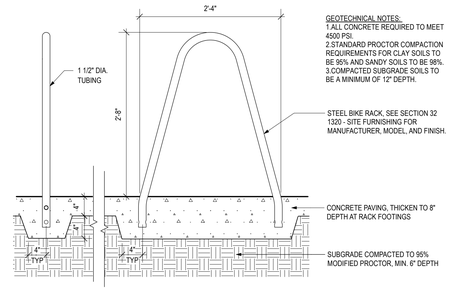
5.3 BENCH: RECLAIMED STUMP
NTS



5.4 ACCENT BOULDER
NTS



5.5 HORSE HITCHING POST
NTS



5.6 BIKE RACK
NTS

GEOTECHNICAL NOTES:
1. ALL CONCRETE REQUIRED TO MEET 4500 PSI.
2.STANDARD PROCTOR COMPACTION REQUIREMENTS FOR CLAY SOILS TO BE 95% AND SANDY SOILS TO BE 98%.
3.COMPACTED SUBGRADE SOILS TO BE A MINIMUM OF 12" DEPTH.

NOT USED

5.7 NOT USED
NTS

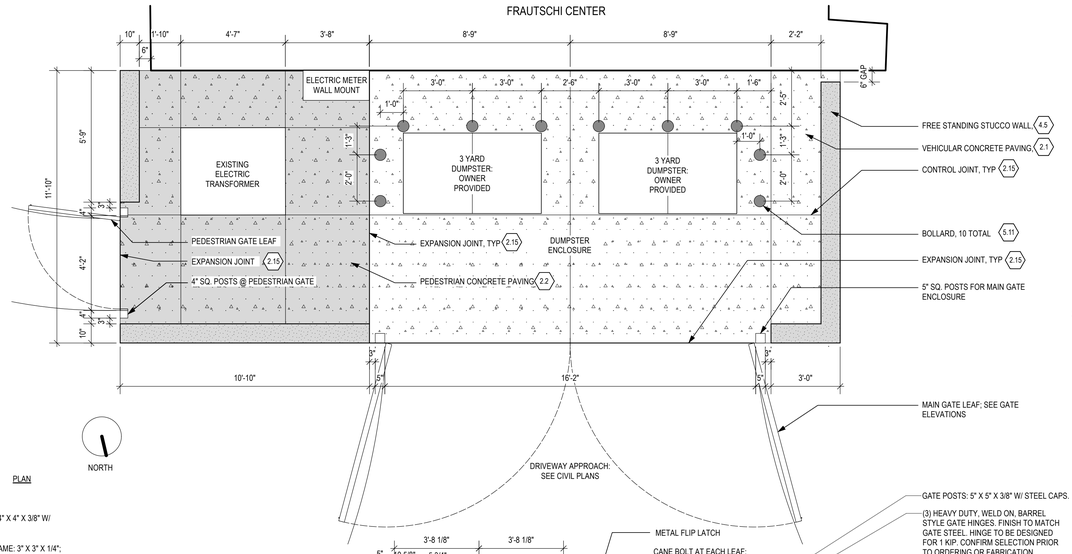
NOTES:
1. VEHICULAR CONCRETE PAVING IN THE TRASH ENCLOSURE AND LOADING ZONE MUST BE 7" THICK PER GEOTECHNICAL REPORT RECOMMENDATIONS.

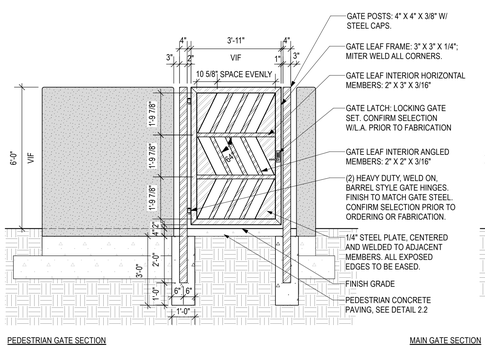
GEOTECHNICAL NOTES:
1.ALL CONCRETE REQUIRED TO MEET 4500 PSI.
2.STANDARD PROCTOR COMPACTION REQUIREMENTS FOR CLAY SOILS TO BE 95% AND SANDY SOILS TO BE 98%.
3.COMPACTED SUBGRADE SOILS TO BE A MINIMUM OF 12" DEPTH.

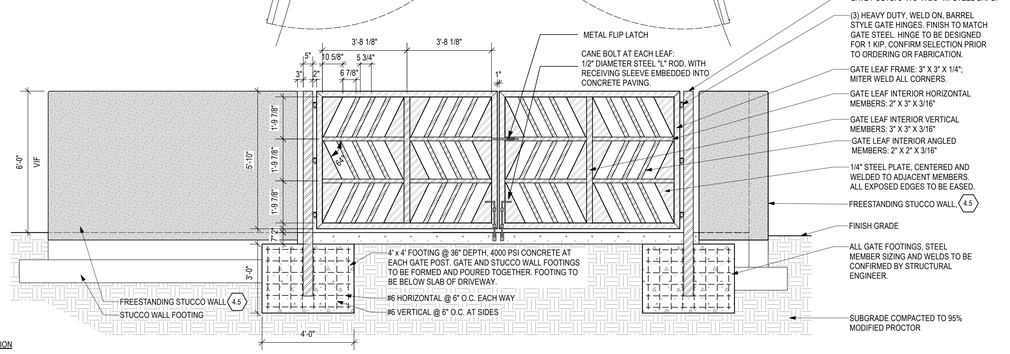
METAL FABRICATION NOTE:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL FENCING OR METAL FABRICATION PRIOR TO ANY ORDERING OR WORK ON THOSE ELEMENTS.
2. SHOP DRAWINGS SHALL REFLECT ACTUAL BUILT MEASUREMENTS OF RELATED ELEMENTS SUCH AS CONCRETE WALLS, STAIRS AND RAMPS.
3. ALL WELDS SHALL BE CONTINUOUS ALL AROUND AND BE GROUND SMOOTH.

STEEL FINISH NOTE:

4. FINISH PAINTED W/ MATTHEW'S PAINT SYSTEM. COLOR TO CONFIRMED PRIOR TO FABRICATION OR ORDERING.

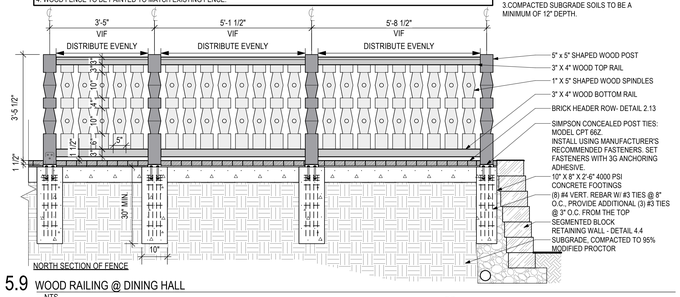






5.8 TRASH ENCLOSURE
NTS

FABRICATION NOTE
1. CONTRACTOR TO SUBMIT SHOP DRAWING FOR ALL FENCING PRIOR TO ORDERING OR COMMENCING WORK ON THE ELEMENTS.
2. SHOP DRAWINGS SHALL REFLECT ACTUAL BUILT MEASUREMENTS OF RELATED ELEMENTS SUCH AS CONCRETE WALLS, STAIRS AND RAMPS.
3. WOOD FENCE TO MATCH DESIGN AND CHARACTER OF EXISTING FENCE BEING REMOVED. CONFIRM W/ L.A.
4. WOOD FENCE TO BE PAINTED TO MATCH EXISTING FENCE.

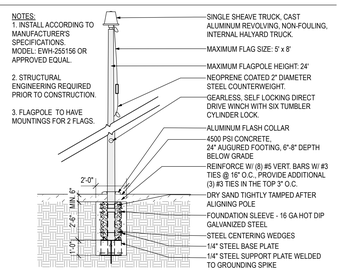


5.9 WOOD RAILING @ DINING HALL
NTS

NOTES:
1. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS. MODEL: EWH-255156 OR APPROVED EQUAL.

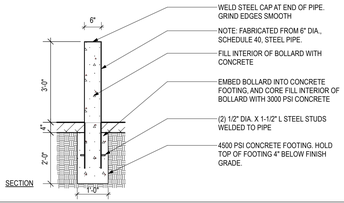
2. STRUCTURAL ENGINEERING REQUIRED PRIOR TO CONSTRUCTION.

3. FLAGPOLE TO HAVE MOUNTINGS FOR 2 FLAGS.



5.10 FLAGPOLE
NTS

METAL FABRICATION NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL METAL FABRICATION PRIOR TO ANY ORDERING OR WORK ON ELEMENT.
2. SHOP DRAWINGS SHALL REFLECT ACTUAL BUILT MEASUREMENTS OF RELATED ELEMENT.
3. ALL WELDS SHALL BE CONTINUOUS ALL AROUND AND BE GROUND SMOOTH. FINISH: TO BE PAINTED; CONFIRM COLOR PRIOR TO FABRICATION.



5.11 BOLLARD
NTS

Central File Path:
Local File Path:

ARCHITECTS INC.
LAKE | FLATO
JOINT VENTURE | ARCHITECTS
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3404

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8610

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

02.06.2026 LJF PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

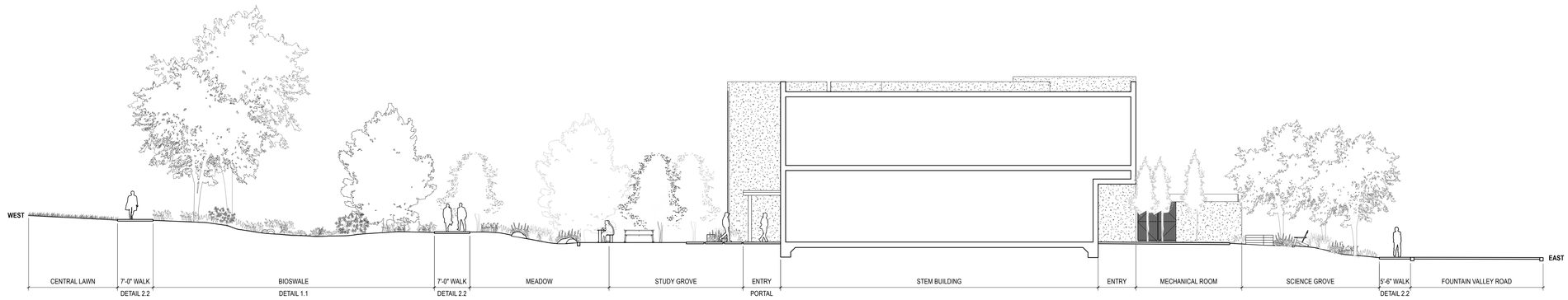
REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.14.2026	PLAN REVIEW #1

PERMIT SET

SITE DETAILS

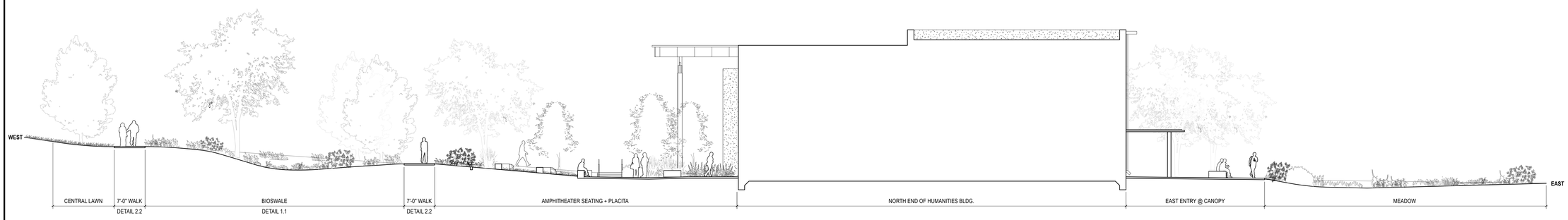
L408



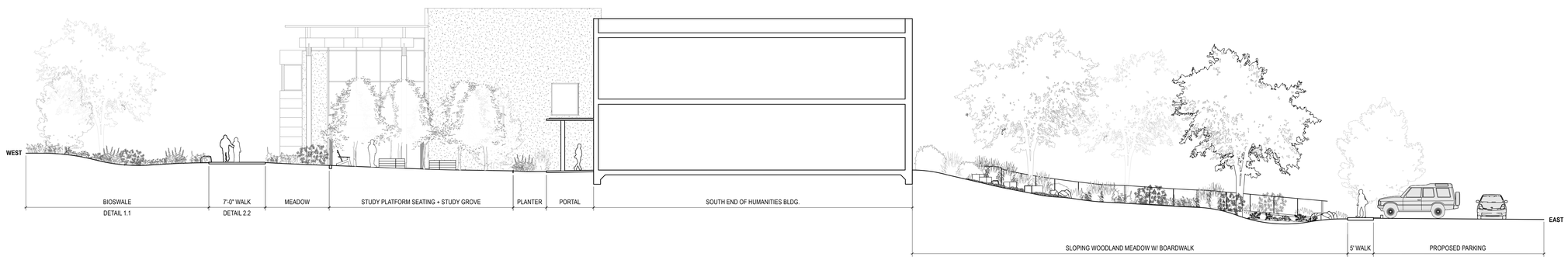
6.1 SECTION / ELEVATION @ STEM BUILDING
NTS



6.2 SECTION / ELEVATION @ THE PASEO
NTS



6.3 SECTION / ELEVATION @ NORTH HUMANITIES BUILDING
NTS



6.4 SECTION / ELEVATION @ SOUTH HUMANITIES BUILDING
NTS

Central Fire Path:
Local Fire Apps

ARCHITECTS INC.
LAKE | FLATO
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 L|F PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

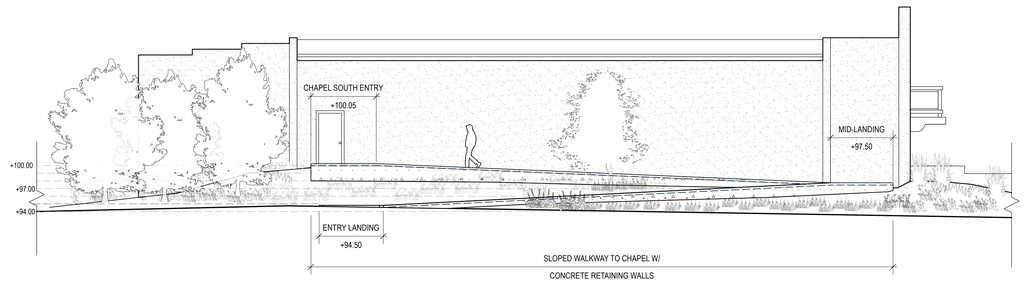
REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

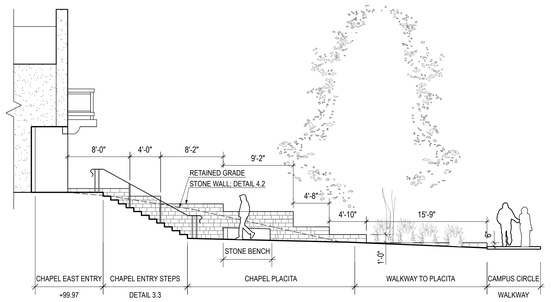
PERMIT SET

SITE DETAILS

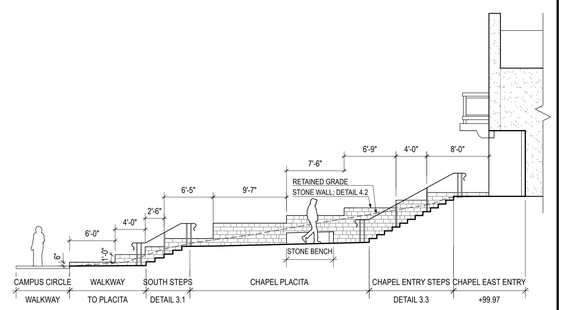
L409



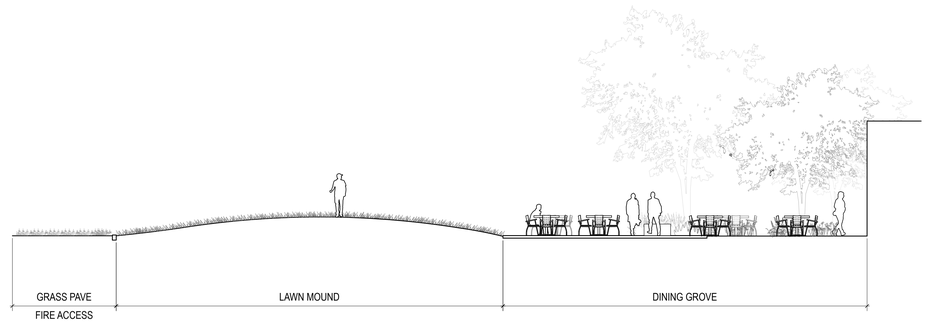
6.5 ELEVATION @ ADA SLOPED WALK
NTS



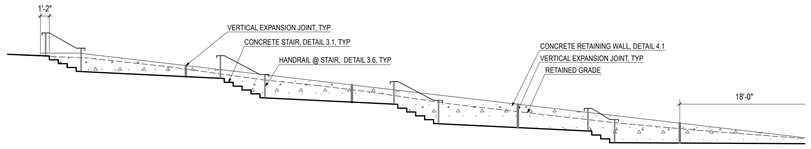
6.6 SECTION / ELEVATION @ NORTH CHAPEL STONE RETAINING WALL
NTS



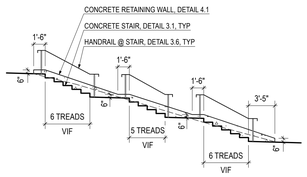
6.7 SECTION / ELEVATION @ SOUTH CHAPEL STONE RETAINING WALL
NTS



6.8 SECTION / ELEVATION @ DINING HALL
NTS



6.9 SECTION / ELEVATION @ STAIRS BY DINING HALL
NTS



6.10 SECTION / ELEVATION @ STAIRS EAST OF SAGE HALL
NTS

Central Fire Path
Local Fire Path

ARCHITECTS INC.
LAKE | FLATO
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA 0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3985 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **JC / EK**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

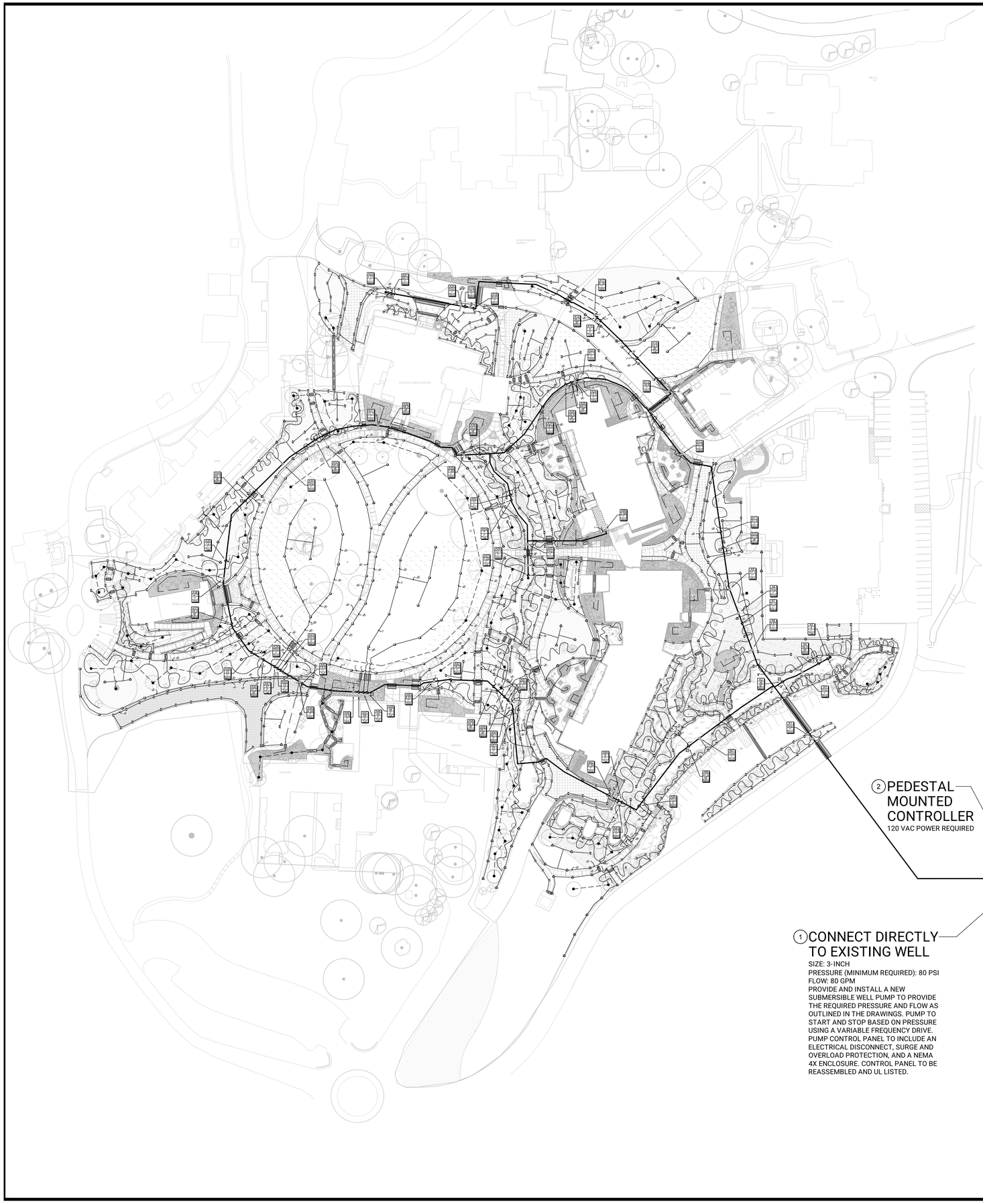
REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

SITE DETAILS

L410



2 PEDESTAL MOUNTED CONTROLLER
120 VAC POWER REQUIRED

1 CONNECT DIRECTLY TO EXISTING WELL
SIZE: 3-INCH
PRESSURE (MINIMUM REQUIRED): 80 PSI
FLOW: 80 GPM
PROVIDE AND INSTALL A NEW SUBMERSIBLE WELL PUMP TO PROVIDE THE REQUIRED PRESSURE AND FLOW AS OUTLINED IN THE DRAWINGS. PUMP TO START AND STOP BASED ON PRESSURE USING A VARIABLE FREQUENCY DRIVE. PUMP CONTROL PANEL TO INCLUDE AN ELECTRICAL DISCONNECT, SURGE AND OVERLOAD PROTECTION, AND A NEMA 4X ENCLOSURE. CONTROL PANEL TO BE REASSEMBLED AND UL LISTED.

TRUE NORTH | PROJECT

0 25 50 75 100
SCALE: 1" = 50'

IRRIGATION LEGEND

- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS 200 PVC 4-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO TREE EMITTERS: CLASS 200 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED
- INLINE DRIP TUBING: RAIN BIRD XFS-06-12 WITH RAINBIRD XQF DRIPLINE HEADER 0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING
- LATERAL PIPE TO DRIP EMITTERS: UV RADIATION RESISTANT POLYETHYLENE 3/4-INCH SIZE UNLESS OTHERWISE INDICATED, ROUTING IS DIAGRAMMATIC
- UNCONNECTED PIPE CROSSING
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS: RAIN BIRD PEB (SIZED PER PLAN)
- REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM
- QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC
- ISOLATION GATE VALVE ASSEMBLY: MATCO 514
- F — FLOW SENSOR ASSEMBLY: FLOWMEC QS200-40 ULTRASONIC
- MASTER VALVE ASSEMBLY: BERMAD 400 SERIES NORMALLY OPEN W/ IVM-SOL SOLENOID
- FLUSH CAP ASSEMBLY WITH DRIP INDICATOR

A1 — INDICATES CONTROLLER AND STATION NUMBER
14 — INDICATES LATERAL DISCHARGE (GPM)
1" — INDICATES VALVE SIZE (INCHES)
Turf — INDICATES LANDSCAPE APPLICATION

- A — IRRIGATION CONTROLLER UNIT WITH RAIN BIRD WR48 RAIN/FREEZE SENSOR IQ4 CELL COMMUNICATION CARTRIDGE RAIN BIRD LXIVMP TWO-WIRE CONTROLLER
- GROUNDING AND SURGE ARRESTOR ASSEMBLY: RAIN BIRD LSP-1TURF
- TREE BUBBLER ASSEMBLY: TWO (2) RAIN BIRD 1402 BUBBLERS PRESSURE:30 PSI FLOW (GPM): 0.50 PER BUBBLER; 1.00 PER ASSEMBLY

- POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-S-P30 W/U-SERIES 8 NOZZLE PRESSURE:30 PSI RADIUS: 8 FEET FLOW (GPM): Q-0.26 H-0.52 F-1.05
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-S-P30 W/U-SERIES 10 NOZZLE PRESSURE:30 PSI RADIUS: 10 FEET FLOW (GPM): Q-0.41 H-0.82 F-1.64
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-S-P30 W/U-SERIES 12 NOZZLE PRESSURE:30 PSI RADIUS: 12 FEET FLOW (GPM): Q-0.65 H-1.30 F-2.60
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-S-P30 W/U-SERIES 15 NOZZLE PRESSURE:30 PSI RADIUS: 15 FEET FLOW (GPM): Q-0.92 H-1.85 F-3.70
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-S-P30 W/MPR SERIES NOZZLE PRESSURE:30 PSI RADIUS: 4 FEET X 15 FEET FLOW (GPM): HEVAN08-1.17 HEVAN10-1.78 HEVAN12-2.37 HEVAN15-3.70
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-S-P30 W/MPR SERIES NOZZLE PRESSURE:30 PSI RADIUS: 4 FEET X 15 FEET FLOW (GPM): EST-0.61 SST-1.21
- POP-UP ROTATING SPRAY SPRINKLER: HUNTER PROS-06-PRS40-CV W/MP1000 NOZZLES PRESSURE: 40 PSI RADIUS: 8 FEET TO 15 FEET FLOW (GPM): M-0.42 L-0.63 O-0.84
- POP-UP ROTATING SPRAY SPRINKLER: HUNTER PROS-06-PRS40-CV W/MP2000 NOZZLES PRESSURE: 40 PSI RADIUS: 13 FEET TO 21 FEET FLOW (GPM): K-0.77 G-1.10 R-1.48
- POP-UP ROTATING SPRAY SPRINKLER: HUNTER PROS-06-PRS40-CV W/MP3000 NOZZLES PRESSURE: 40 PSI RADIUS: 22 FEET TO 30 FEET FLOW (GPM): B-1.82 Y-2.73 A-3.64

POP-UP GEAR DRIVEN ROTORS: RAIN BIRD 5006-SAM-R
PRESSURE: 45 PSI

NOZZLE	RADIUS	FLOW
1.5	35'	1.54 GPM
2.0	37'	2.07 GPM
2.5	37'	2.51 GPM
3.0	39'	3.09 GPM
4.0	42'	4.01 GPM
5.0	43'	5.09 GPM
6.0	44'	6.01 GPM
8.0	44'	8.01 GPM

INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 80 PSI, AT A DESIGN FLOW OF 80 GPM AT THE 4-INCH IRRIGATION POINT-OF-CONNECTION (POC). TAP, METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
   A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
   C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
   A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
   B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS OR ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.
12. IRRIGATION CONTRACTOR TO INSTALL PAIGE DECODER CABLE FUSE DEVICES (DCFD), AT ALL DECODER CABLE DIRECTIONAL SPLITS AND/OR CHANGES. INSTALL ALL SPLICES WITHIN A 10" VALVE BOX.

CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE EXISTING IRRIGATION WELL AT THE APPROXIMATE LOCATION SHOWN. IRRIGATION CONTRACTOR TO CONNECT DIRECTLY TO THE WELL AND ENSURE THAT THE IRRIGATION TO THE ADJACENT ATHLETIC FIELDS REMAINS OPERATIONAL. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. PROVIDE AND INSTALL A NEW SUBMERSIBLE WELL PUMP TO PROVIDE THE REQUIRED PRESSURE AND FLOW AS OUTLINED IN THE DRAWINGS. PUMP TO START AND STOP BASED ON PRESSURE USING A VARIABLE FREQUENCY DRIVE. PUMP CONTROL PANEL TO INCLUDE AN ELECTRICAL DISCONNECT, SURGE AND OVERLOAD PROTECTION, AND A NEMA 4X ENCLOSURE. CONTROL PANEL TO BE REASSEMBLED AND UL LISTED.
2. PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. CONNECT TO STUB-OUT PROVIDED BY MEP TO PROVIDE WATER SERVICE FOR ROOFTOP IRRIGATION.

NATIVE SEEDING IRRIGATION

SPRINKLERS LOCATED IN NATIVE SEEDED AREAS WILL BE SPACED AT 110-120% OF THEIR RADIUS OF THROW. THIS PROVIDES ADEQUATE COVERAGE FOR SEED GERMINATION AND ESTABLISHMENT WHILE REDUCING THE NUMBER OF SPRINKLERS REQUIRED AND SAVING COST. NATIVE PLANTING AREAS ALONG WALKWAYS ARE INTENDED TO BE MOWED AND MAINTAINED REGULARLY, WHILE NATIVE AREAS FURTHER FROM TRAFFICKED ZONES ARE TO REMAIN IN A NATURAL STATE. THEREFORE, SPRINKLER HEADS IN NATIVE AREAS ALONG WALKWAYS ARE TO BE ZONED SEPARATELY FROM THOSE IN THE CENTRAL NATIVE PLANTING AREA.

ESTIMATED ANNUAL WATER USE

THE IRRIGATION SYSTEM FOR FVS LEVELS 1, 2, AND 3 AS WELL AS APPROXIMATELY 8.25 ACRES OF ATHLETIC FIELD TURF HAS AN ESTIMATED ANNUAL WATER USE OF 9,505,572 GALLONS. TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION, THE OWNER SHALL COMPARE THIS ESTIMATED IRRIGATION WATER USE WITH ACTUAL WATER USE, AS RECORDED ON SITE, AFTER ALL PLANT MATERIAL HAS BEEN ESTABLISHED.

THE ESTIMATED ANNUAL IRRIGATION WATER USE OF THIS SYSTEM IS BASED ON 30-YEARS AVERAGE EVAPOTRANSPIRATION RATES (ET) FOR THE LOCAL AREA AND TYPICAL NEW IRRIGATION SYSTEM EQUIPMENT EFFICIENCIES. MAJOR DEVIATIONS FROM THIS ESTIMATE USE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND CURRENT IRRIGATION MAINTENANCE COMPANY AT THE TIME OF THE DEVIATION.

TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION AND WATER USE, AN IRRIGATION SYSTEM EVALUATION AND AUDIT SHOULD BE PERFORMED.

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

FOUNTAIN VALLEY ACADEMIC CENTER

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE., LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052
PROJ. ARCHITECT DD DRAWN BY: DM

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVLOPMENT
08.28.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.26	PLAN REVIEW #1

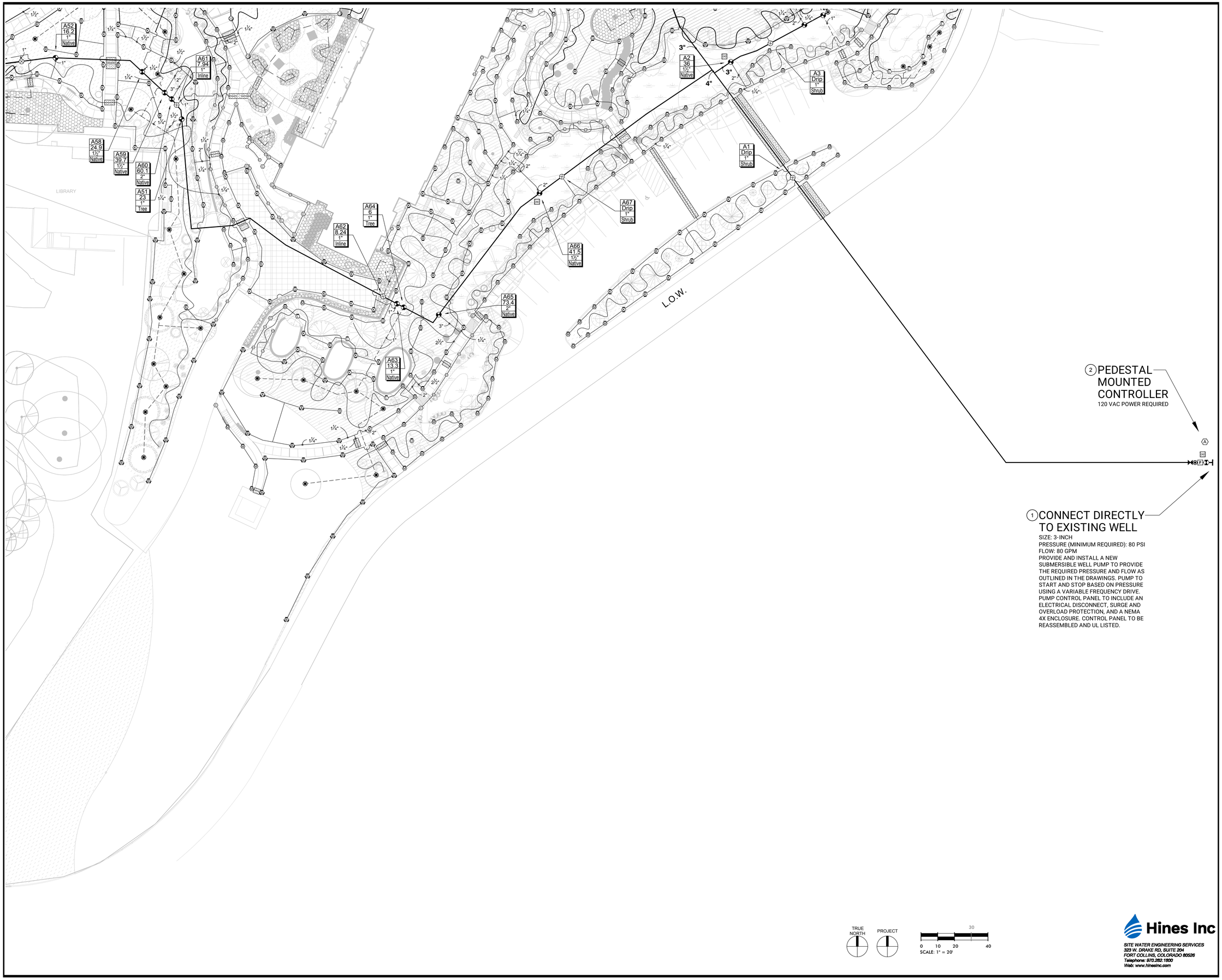
PERMIT SET

OVERALL IRRIGATION PLAN, NOTES, & LEGEND

IR100

Central Fire Path:
Local Fire Path

3/14/2024 4:09:05 PM



ARCHITECTS INC.
LAKE | FLATO
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

RACHEL G. TAYLOR
002932
REGISTERED LANDSCAPE ARCHITECT
COMMERCIAL ★ GOLF ★ COURSE

FOUNDATION VALLEY ACADEMIC CENTER

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3404

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **DM**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVLOPMENT
08.28.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.26	PLAN REVIEW #1

PERMIT SET

IRRIGATION PLAN

IR101

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

Central File Path:
Local File Path:

3/14/2024 4:09:05 PM



Central Fire Path:
Local Fire Path

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

ARCHITECTS INC.
LAKE | FLATO
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

RUSSELL G. TAMM
REGISTERED
002932
COMMERCIAL GOLF COURSE

FOUNTAIN VALLEY ACADEMIC CENTER

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.560.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **DM**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVLOPMENT
08.28.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.26	PLAN REVIEW #1

PERMIT SET

IRRIGATION PLAN

IR102

3/14/2024 4:09:05 PM



TRUE NORTH

PROJECT

0 10 20 40

SCALE: 1" = 20'

Hines Inc

SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

Central Fire Path:
Local Fire Path

ARCHITECTS INC.

LAKE | FLATO

311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

MICHAEL G. TAMAYO
002932
REGISTERED LANDSCAPE ARCHITECT
COMMERCIAL ★ GOLF COURSE

FOUNTAIN VALLEY ACADEMIC CENTER

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE., LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **DM**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVLOPMENT
08.28.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.23.25	PERMIT SET

REVISIONS

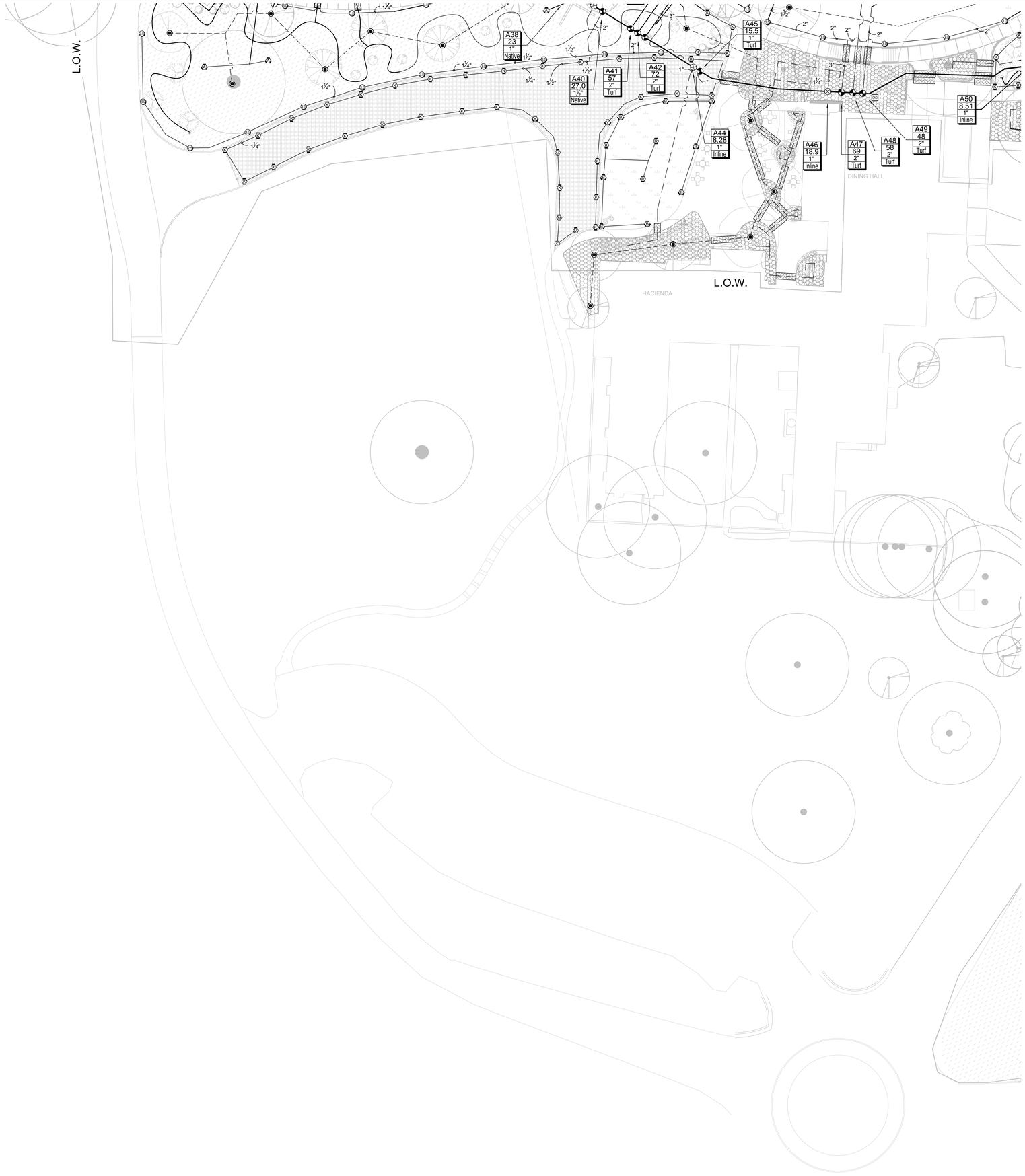
NO.	DATE	DESCRIPTION
PR01	05.15.26	PLAN REVIEW #1

PERMIT SET

IRRIGATION PLAN

IR103

3/14/2024 4:09:05 PM



TRUE NORTH

PROJECT

0 10 20 30 40

SCALE: 1" = 20'

Hines Inc

SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

ARCHITECTS INC.

LAKE | FLATO

311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

RUSSELL G. TAYLOR
002932
REGISTERED
COMMERCIAL ★ GOLF COURSE

FOUNTAIN VALLEY ACADEMIC CENTER

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3404

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **DM**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVLOPMENT
08.28.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.26	PLAN REVIEW #1

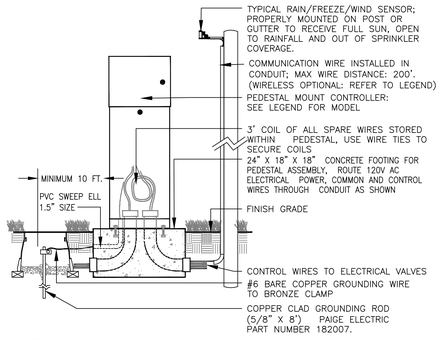
PERMIT SET

IRRIGATION PLAN

IR104

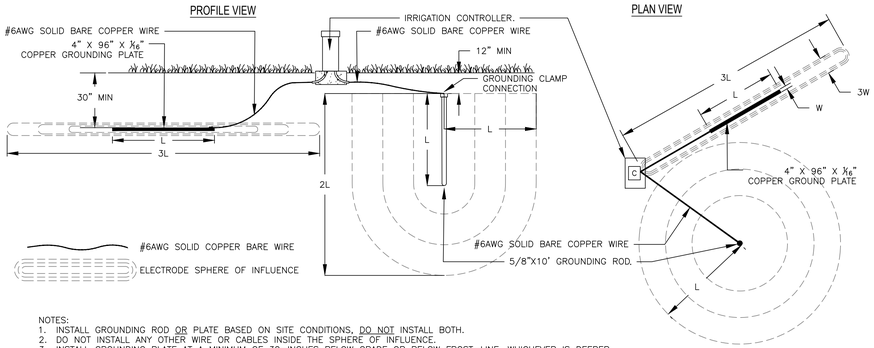
Central File Path:
Local File Path:

3/14/2024 4:09:05 PM



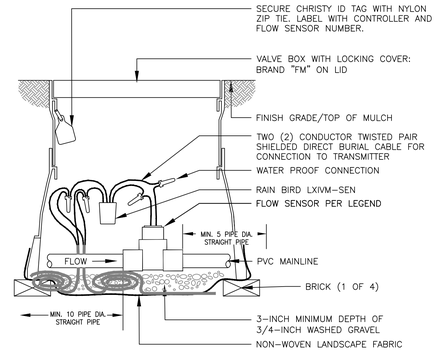
NOTES:
1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

1 PEDESTAL MOUNTED CONTROLLER ASSEMBLY

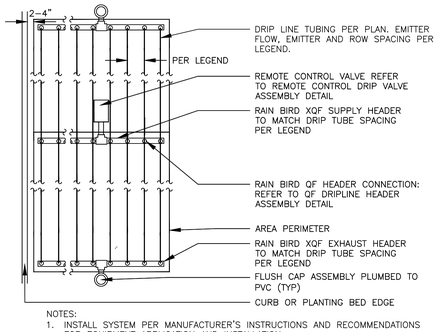


NOTES:
1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS, DO NOT INSTALL BOTH.
2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.
3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.
4. TYPICAL INSTALLATION SHOWN FOR AN IRRIGATION CONTROLLER CAPACITY OF 64 STATIONS OR LESS, INSTALL AN ADDITIONAL GROUNDING ROD/PLATE PER 64 STATIONS.

2 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION

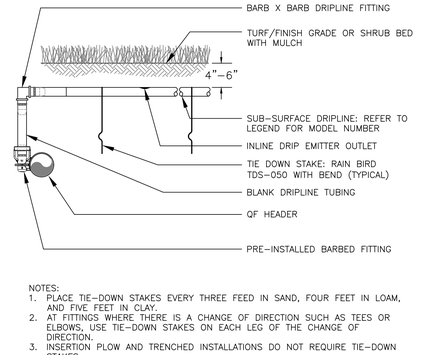


3 FLOW SENSOR W/ LXIVM-SEN ASSEMBLY

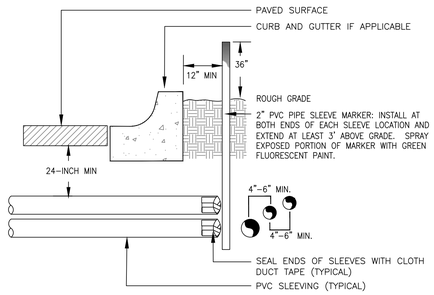


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

4 ISOLATION GATE VALVE ASSEMBLY 2, 2.5 & 3-INCH MAINLINE

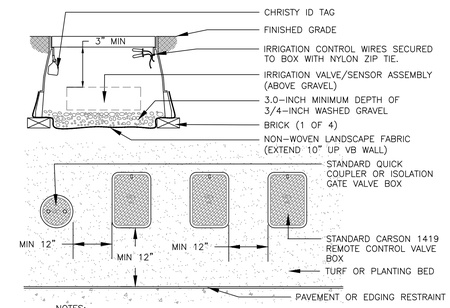


5 QUICK COUPLING VALVE ASSEMBLY 3-INCH MAINLINE AND LARGER



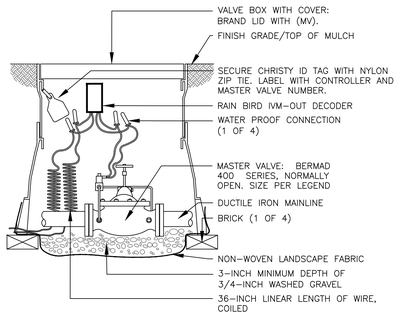
NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

6 TYPICAL SLEEVING DETAIL



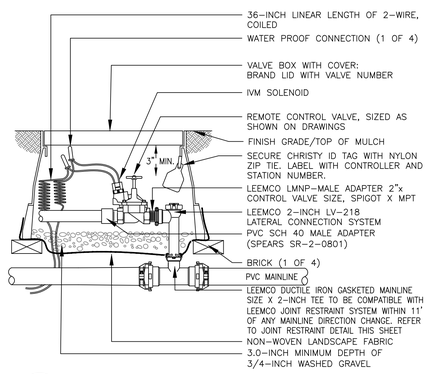
NOTES:
1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.
4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.
5. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

7 TYPICAL VALVE BOX INSTALLATION

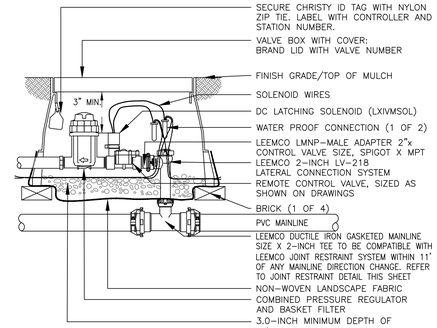


NOTE:
1. INSTALL MASTER VALVE IN EXISTING MASTER VALVE VAULT, VERIFY LOCATION WITH PARKS DEPT.
2. ROUTE TWO-WIRE FROM CONTROLLER TO MASTER VALVE AND FLOW SENSOR

8 MASTER VALVE ASSEMBLY

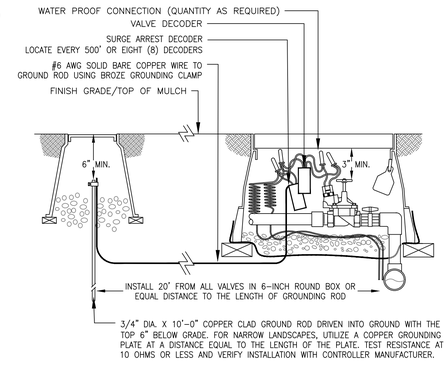


9 REMOTE CONTROL TURF VALVE ASSEMBLY 3-INCH MAINLINE AND LARGER



NOTE:
1. PLACE 36-INCHES OF EXTRA 2-WIRE CABLE IN EVERY VALVE BOX FOR EASIER SERVICING.

10 REMOTE CONTROL DRIP VALVE ASSEMBLY 3-INCH MAINLINE AND LARGER



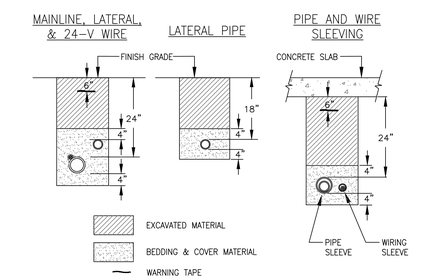
11 TYPICAL GROUNDING (AT VALVE) ASSEMBLY

NOTES:
1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.
2. MAXIMUM FLOW FOR 1-INCH REMOTE CONTROL VALVE ASSEMBLY IS 10 GPM.
3. INSTALL AT A DEPTH OF 4"-6" IN UNIFORM SOIL.

12 SUBSURFACE DRIP ASSEMBLY IN SHRUB BEDS

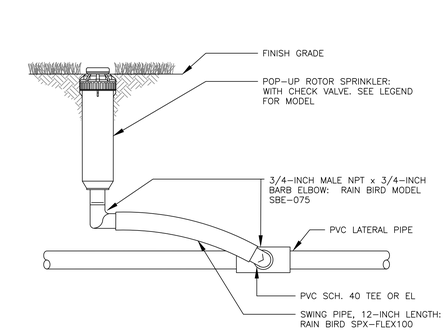
NOTES:
1. PLACE TIE-DOWN STAKES EVERY THREE FEED IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE-DOWN STAKES.

13 QF DRIPLINE HEADER ASSEMBLY



NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS."SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. PROVIDE LOOSE 20" LOOP OF 2-WIRE CABLE AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

14 TYPICAL TRENCHING DETAIL



NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

15 6-INCH GEAR DRIVEN ROTOR ASSEMBLY

Centre File Path:
Local File Path:

ARCHITECTS INC.
LAKE | FLATO
© 2021 LAKE/FLATO ARCHITECTS
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

RUSSELL G. TAYLOR 002932 REGISTERED COMMERCIAL ★ GOLF COURSE ★

FOUNTAIN VALLEY ACADEMIC CENTER

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE/ AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: DM

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVLOPMENT
08.28.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.26	PLAN REVIEW #1

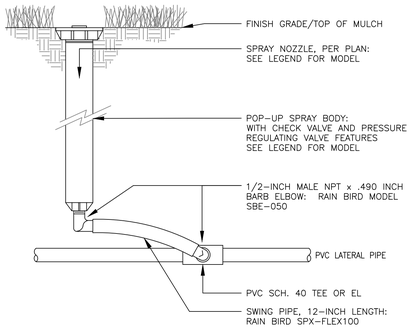
PERMIT SET

IRRIGATION DETAILS

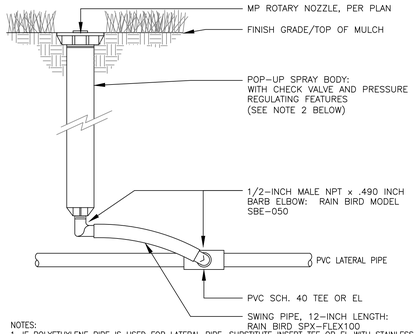
IR105

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

3/14/2024 4:09:05 PM

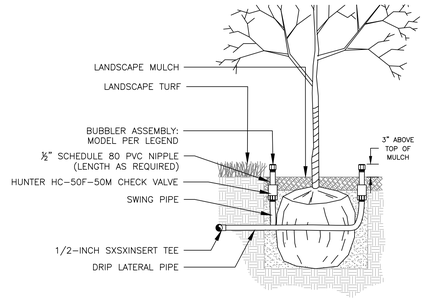


16 12-INCH POP UP SPRAY SPRINKLER ASSEMBLY



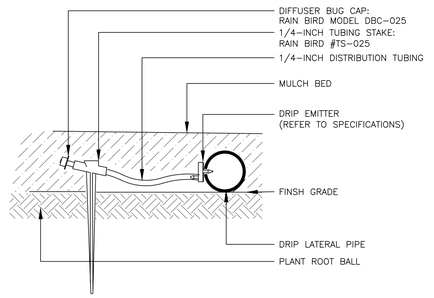
NOTES:
1. IF POLYETHYLENE PIPE IS USED FOR LATERAL PIPE, SUBSTITUTE INSERT TEE OR EL WITH STAINLESS STEEL CLAMPS FOR PVC SLIP TEE OR EL SHOWN ABOVE.
2. TO ACHIEVE MINIMUM RADIUS WITH ANY MP ROTATOR ROTARY NOZZLE, USE 30 PSI PRESSURE REGULATING SPRAY BODY.

17 12-INCH POP UP MP ROTATOR ROTARY ASSEMBLY

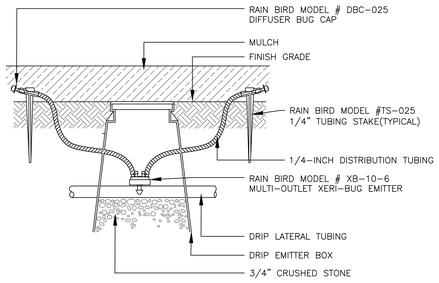


NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

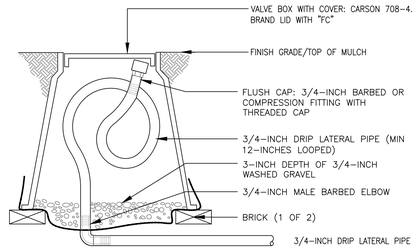
18 BUBBLER ASSEMBLY FOR TREES IN SHRUB BEDS



19 SINGLE OUTLET DRIP EMITTER ASSEMBLY

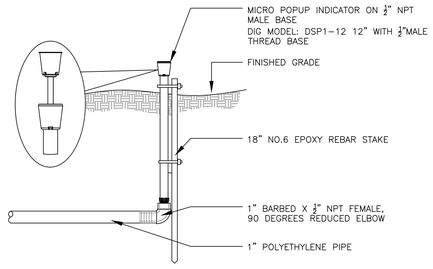


20 MULTI-OUTLET DRIP EMITTER ASSEMBLY FOR TREES IN BEDS



NOTE:
1. LOOP IRRIGATION DRIP TUBING INSIDE VALVE BOX FOR EXTENSION OUTSIDE OF BOX DURING BLOWOUT.

21 DRIP FLUSH CAP ASSEMBLY

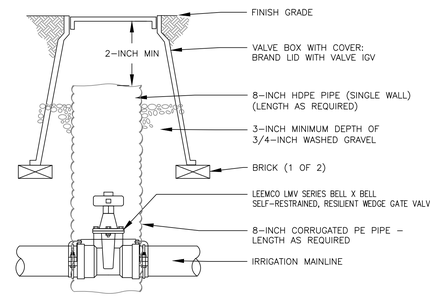


22 DRIP SYSTEM OPERATION INDICATOR

PLANT TYPE	EMITTERS PER PLANT	GPH PER EMITTER	TOTAL GPH PER PLANT
TREES 2" CAL	4 SINGLE	1 GPH	4 GPH
LARGE SHRUBS 5 GAL	2 SINGLE	1 GPH	2 GPH
SMALL SHRUBS 1 GAL	1 SINGLE	1 GPH	1 GPH
GC/PERENNIAL	1 SINGLE	1 GPH	1 GPH
CACTI	1 SINGLE	0.5 GPH	0.5 GPH

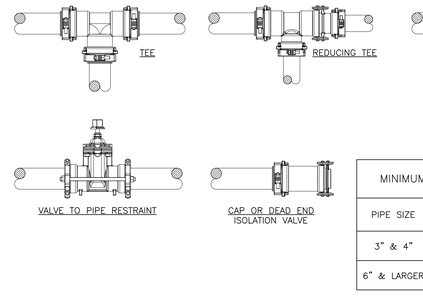
NOTES:
1. ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL.
2. ALL EMITTER QUANTITIES AND FLOW RATES ARE FOR RECOMMENDATION ONLY. THE CONTRACTOR SHALL CONSULT AND CONFIRM WITH LOCAL PRACTICE PRIOR TO INSTALLATION.

23 EMITTER SCHEDULE



NOTES: 1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

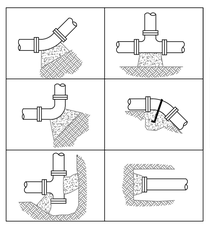
24 ISOLATION GATE VALVE ASSEMBLY 4-INCH MAINLINE AND LARGER



MINIMUM RESTRAINED LENGTH REQUIREMENT FOR EACH FITTING OR VALVE BELL							
PIPE SIZE	90° BEND	45°, 22.5°, 11.25° BEND	TEE	REDUCER	CAP OR DEAD END	VALVE	COUPLING/SERVICE TEE
3" & 4"	20'	20'	20'	40'	60'	80'	SEE NOTE 4
6" & LARGER	40'	20'	20'	60'	80'	80'	SEE NOTE 4

NOTES:
1. THE RESTRAINT SCHEMES HERE ARE FOR SYSTEM PRESSURES UP TO 125 PSI. FOR HIGHER PRESSURES, CALL THE MANUFACTURER FACTORY.
2. EACH FITTING AND VALVE BELL MUST BE RESTRAINED TO THE LENGTH OF PIPE NOTED IN THE TABLE USING FITTING TO PIPE RESTRAINT, VALVE TO PIPE RESTRAINT, AND PIPE TO PIPE RESTRAINT AS REQUIRED.
3. PIPE JOINTS WITHIN THE RESTRAINED LENGTH REQUIREMENT MUST BE RESTRAINED WITH PIPE TO PIPE RESTRAINTS.
4. SERVICE TEES AND COUPLINGS WITHIN THE RESTRAINED LENGTH REQUIREMENT MUST BE RESTRAINED WITH FITTING TO PIPE RESTRAINTS.

25 MECHANICAL JOINT RESTRAINT DETAIL



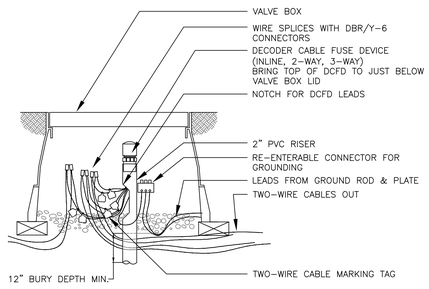
THRUST BLOCK SURFACE AREA AGAINST UNDISTURBED SOIL (SF)

PIPE SIZE	BENDS			TEE OR DEAD END
	22-1/2°	45°	90°	
3"	0.3	0.6	1.1	0.8
4"	0.5	1.1	1.9	1.4
6"	1.1	2.2	4.0	2.8
8"	1.8	3.6	6.5	4.7
12"	4	7.8	14.5	10.2
16"	6.9	14	25.7	18.1

•BASED ON 2,000 PSF BEARING CAPACITY

NOTES:
1. USE NO. 4 REBAR WITH MASTIC COATING WHERE PIPE MUST BE ANCHORED TO THRUST BLOCK.
2. INSTALL THRUST BLOCK SO THE HORIZONTAL AND VERTICAL DIMENSIONS OF THE THRUST BLOCK ARE APPROXIMATELY EQUAL.
3. THRUST BLOCKS TO MEET ASABE S-376.1 STANDARDS

26 TYPICAL THRUST BLOCK DETAIL & SPEC



27 DECODER CABLE FUSE DEVICE DETAIL

ARCHITECTS INC.
LAKE | FLATO
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

FOUNTAIN VALLEY ACADEMIC CENTER

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE., LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0193

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. **23052**

PROJ. ARCHITECT **DD** DRAWN BY: **DM**

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVLOPMENT
08.28.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.26	PLAN REVIEW #1

PERMIT SET

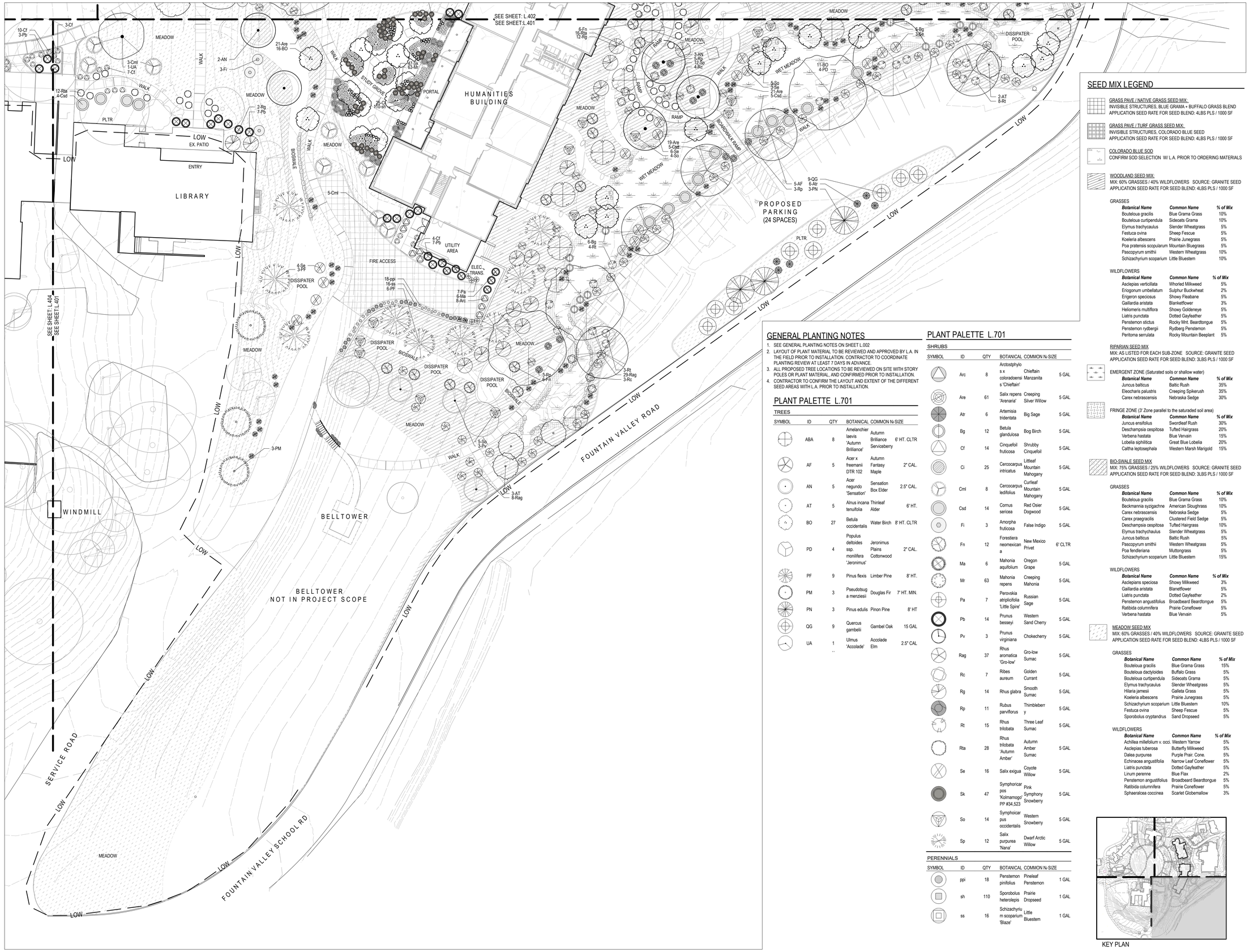
IRRIGATION DETAILS

IR106

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

Central File Path:
Local File Path:

3/14/2024 4:09:05 PM



GENERAL PLANTING NOTES

1. SEE GENERAL PLANTING NOTES ON SHEET L.002
2. LAYOUT OF PLANT MATERIAL TO BE REVIEWED AND APPROVED BY L.A. IN THE FIELD PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE PLANTING REVIEW AT LEAST 7 DAYS IN ADVANCE.
3. ALL PROPOSED TREE LOCATIONS TO BE REVIEWED ON SITE WITH STORY POLES OR PLANT MATERIAL, AND CONFIRMED PRIOR TO INSTALLATION.
4. CONTRACTOR TO CONFIRM THE LAYOUT AND EXTENT OF THE DIFFERENT SEED AREAS WITH L.A. PRIOR TO INSTALLATION.

PLANT PALETTE L.701

TREES

SYMBOL	ID	QTY	BOTANICAL	COMMON N	SIZE
	ABA	8	Amelanchier laevis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' HT. CLTR
	AF	5	Acer x freemanii DTR 102	Autumn Fantasy Maple	2" CAL.
	AN	5	Acer negundo 'Sensation'	Sensation Box Elder	2.5" CAL.
	AT	5	Alnus incana tenuifolia	Thinleaf Alder	6' HT.
	BO	27	Betula occidentalis	Water Birch	8' HT. CLTR
	PD	4	Populus deltoides ssp. monilifera 'Jeronimus'	Jeronimus Plains Cottonwood	2" CAL.
	PF	9	Pinus flexis	Limber Pine	8' HT.
	PM	3	Pseudotsuga menziesii	Douglas Fir	7' HT. MIN.
	PN	3	Pinus edulis	Pinon Pine	8' HT
	QG	9	Quercus gambelii	Gambel Oak	15 GAL
	UA	1	Ulmus 'Accolade'	Accolade Elm	2.5" CAL

PLANT PALETTE L.701

SHRUBS

SYMBOL	ID	QTY	BOTANICAL	COMMON N	SIZE
	Arc	8	Arctostphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 GAL
	Are	61	Salix repens 'Arenaria'	Creeping Silver Willow	5 GAL
	Atr	6	Artemisia tridentata	Big Sage	5 GAL
	Bg	12	Betula glandulosa	Bog Birch	5 GAL
	Cf	14	Cinquefoil fruticosa	Shrubby Cinquefoil	5 GAL
	Ci	25	Cercocarpus intricatus	Littleaf Mountain Mahogany	5 GAL
	Cml	8	Cercocarpus ledifolius	Curlleaf Mountain Mahogany	5 GAL
	Csd	14	Cornus sericea	Red Osier Dogwood	5 GAL
	Fi	3	Amorpha fruticosa	False Indigo	5 GAL
	Fn	12	Forestiera neomexicana	New Mexico Privet	6' CLTR
	Ma	6	Mahonia aquifolium	Oregon Grape	5 GAL
	Mr	63	Mahonia repens	Creeping Mahonia	5 GAL
	Pa	7	Perovskia atriplicifolia 'Little Spire'	Russian Sage	5 GAL
	Pb	14	Prunus besseyi	Western Sand Cherry	5 GAL
	Pv	3	Prunus virginiana	Chokecherry	5 GAL
	Rag	37	Rhus aromatica 'Gro-low'	Gro-low Sumac	5 GAL
	Rc	7	Ribes aureum	Golden Currant	5 GAL
	Rg	14	Rhus glabra	Smooth Sumac	5 GAL
	Rp	11	Rubus parviflorus	Thimbleberry	5 GAL
	Rt	15	Rhus trilobata	Three Leaf Sumac	5 GAL
	Rta	28	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 GAL
	Se	16	Salix exigua	Coyote Willow	5 GAL
	Sk	47	Symphoricarpos 'Kolmamogo' PP #34,523	Pink Symphony Snowberry	5 GAL
	So	14	Symphoicarpus occidentalis	Western Snowberry	5 GAL
	Sp	12	Salix purpurea 'Nana'	Dwarf Arctic Willow	5 GAL

PERENNIALS

SYMBOL	ID	QTY	BOTANICAL	COMMON N	SIZE
	ppi	18	Penstemon pinifolius	Pineleaf Penstemon	1 GAL
	sh	110	Sporobolus heterolepis	Prairie Dropseed	1 GAL
	ss	16	Schizachyrium scoparium 'Blaze'	Little Bluestem	1 GAL

SEED MIX LEGEND

GRASS PAVE / NATIVE GRASS SEED MIX:
INVISIBLE STRUCTURES, BLUE GRAMA + BUFFALO GRASS BLEND
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASS PAVE / TURF GRASS SEED MIX:
INVISIBLE STRUCTURES, COLORADO BLUE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

COLORADO BLUE SOD
CONFIRM SOD SELECTION W/ L.A. PRIOR TO ORDERING MATERIALS

WOODLAND SEED MIX:
MIX: 60% GRASSES / 40% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASSES

Botanical Name	Common Name	% of Mix
Bouteloua gracilis	Blue Grama Grass	10%
Bouteloua curtipendula	Sideoats Grama	10%
Elymus trachycaulus	Slender Wheatgrass	5%
Festuca ovina	Sheep Fescue	5%
Koeleria albescens	Prairie Junegrass	5%
Poa pratensis scopularum	Mountain Bluegrass	5%
Pascopyrum smithii	Western Wheatgrass	10%
Schizachyrium scoparium	Little Bluestem	10%

WILDFLOWERS

Botanical Name	Common Name	% of Mix
Asclepias verticillata	Whorled Milkweed	5%
Eriogonum umbellatum	Sulphur Buckwheat	2%
Erigeron speciosus	Showy Fleabane	5%
Gaillardia aristata	Blanketflower	3%
Helomeris multiflora	Showy Goldeneye	5%
Liatris punctata	Dotted Gayfeather	5%
Penstemon strictus	Rocky Mnt. Beardtongue	5%
Penstemon rydbergii	Rydberg Penstemon	5%
Peritoma serrulata	Rocky Mountain Beeplant	5%

RIPARIAN SEED MIX
MIX: AS LISTED FOR EACH SUB-ZONE SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 3LBS PLS / 1000 SF

EMERGENT ZONE (Saturated soils or shallow water)

Botanical Name	Common Name	% of Mix
Juncus balticus	Baltic Rush	35%
Eleocharis palustris	Creeping Spikerush	35%
Carex nebrascensis	Nebraska Sedge	30%

FRINGE ZONE (3' Zone parallel to the saturated soil area)

Botanical Name	Common Name	% of Mix
Juncus ensifolius	Swordleaf Rush	30%
Deschampsia cespitosa	Tufted Hairgrass	20%
Verbena hastata	Blue Vervain	15%
Lobelia siphilitica	Great Blue Lobelia	20%
Caltha leptosephala	Western Marsh Marigold	15%

BIO-SWALE SEED MIX
MIX: 75% GRASSES / 25% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 3LBS PLS / 1000 SF

GRASSES

Botanical Name	Common Name	% of Mix
Bouteloua gracilis	Blue Grama Grass	10%
Beckmannia syzigachne	American Sloughgrass	10%
Carex nebrascensis	Nebraska Sedge	5%
Carex praegracilis	Clustered Field Sedge	5%
Deschampsia cespitosa	Tufted Hairgrass	10%
Elymus trachychaulus	Slender Wheatgrass	5%
Juncus balticus	Baltic Rush	5%
Pascopyrum smithii	Western Wheatgrass	5%
Poa fendleriana	Muttongrass	5%
Schizachyrium scoparium	Little Bluestem	15%

WILDFLOWERS

Botanical Name	Common Name	% of Mix
Asclepians speciosa	Showy Milkweed	3%
Gaillardia aristata	Blanetflower	5%
Liatris punctata	Dotted Gayfeather	2%
Penstemon angustifolius	Broadbeard Beardtongue	5%
Ratibida columnifera	Prairie Coneflower	5%
Verbena hastata	Blue Vervain	5%

MEADOW SEED MIX
MIX: 60% GRASSES / 40% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASSES

Botanical Name	Common Name	% of Mix
Bouteloua gracilis	Blue Grama Grass	15%
Bouteloua dactyloides	Buffalo Grass	5%
Bouteloua curtipendula	Sideoats Grama	5%
Elymus trachycaulus	Slender Wheatgrass	5%
Hilaria jamesii	Galleta Grass	5%
Koeleria albescens	Prairie Junegrass	5%
Schizachyrium scoparium	Little Bluestem	10%
Festuca ovina	Sheep Fescue	5%
Sporobolus cryptandrus	Sand Dropseed	5%

WILDFLOWERS

Botanical Name	Common Name	% of Mix
Achillea millefolium v. occi.	Western Yarrow	5%
Asclepias tuberosa	Butterfly Milkweed	5%
Dalea purpurea	Purple Prair. Cone.	5%
Echinacea angustifolia	Narrow Leaf Coneflower	5%
Liatris punctata	Dotted Gayfeather	5%
Linum perenne	Blue Flax	2%
Penstemon angustifolius	Broadbeard Beardtongue	5%
Ratibida columnifera	Prairie Coneflower	5%
Sphaeralcea coccinea	Scarlet Globemallow	3%

KEY PLAN

NORTH

0 10 20 40

SCALE: 1" = 20'

A L.701 - SOUTHEAST CAMPUS

Central File Path:
Local File Path:

ARCHITECTS INC.
LAKE | FLATO
©2021 LAKE FLATO ARCHITECTS, INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

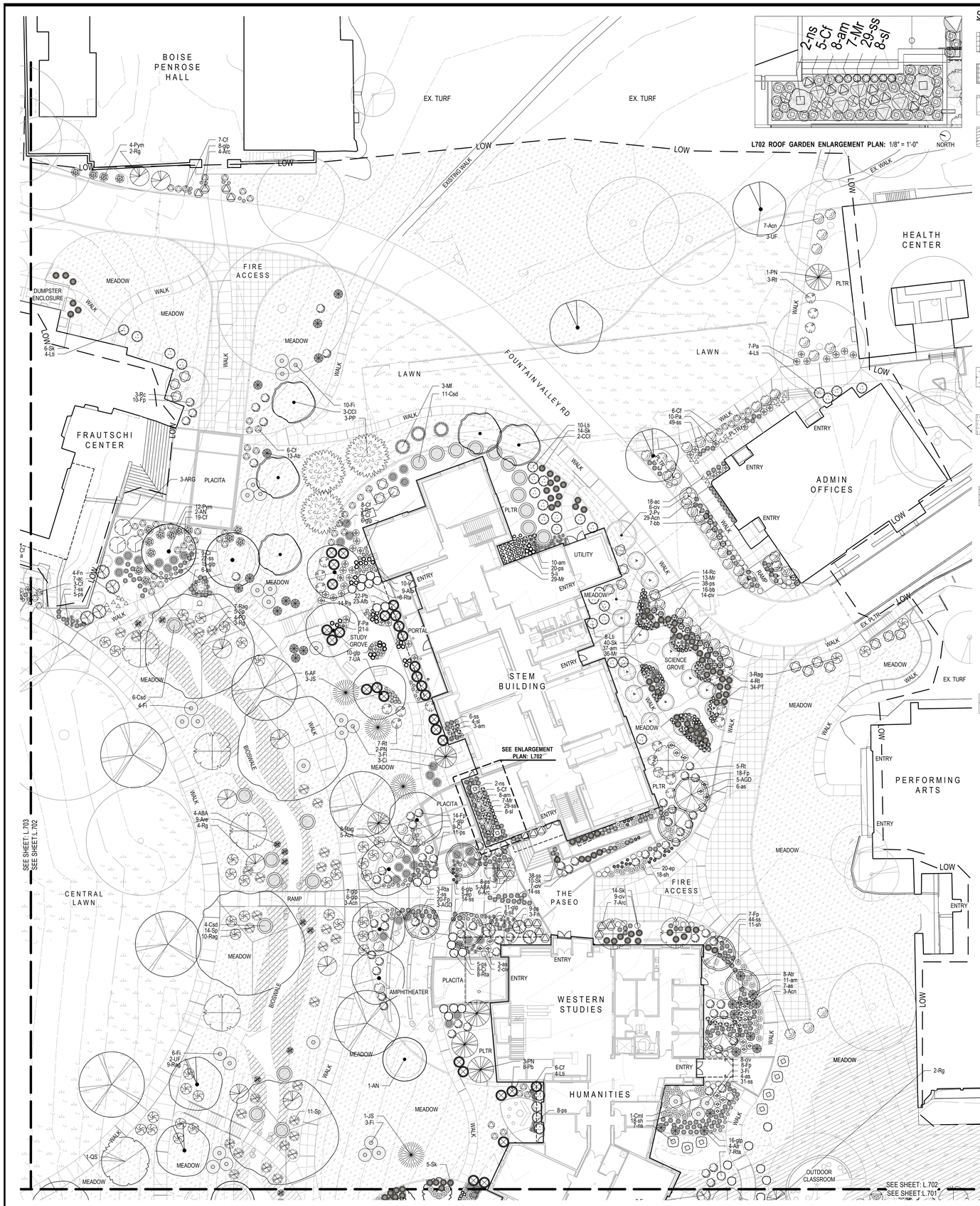
REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

PLANTING PLAN

L701



SEED MIX LEGEND

GRASS PAVE / NATIVE GRASS SEED MIX:
INVISIBLE STRUCTURES, BLUE GRAMA + BUFFALO GRASS BLEND
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASS PAVE / TURF GRASS SEED MIX:
INVISIBLE STRUCTURES, COLORADO BLUE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

COLORADO BLUE SOD
CONFIRM SOD SELECTION W/ L.A. PRIOR TO ORDERING MATERIALS

WOODLAND SEED MIX:
MIX: 60% GRASSES / 40% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASSES

Botanical Name	*Common Name*	*% of Mix*
Bouteloua gracilis	Blue Grama Grass	10%
Bouteloua curtipendula	Sideoats Grama	10%
Elymus trachycaulus	Slender Wheatgrass	5%
Festuca ovina	Sheep Fescue	5%
Koeleria albescens	Prairie Junegrass	5%
Poa pratensis scopularum	Mountain Bluegrass	5%
Pascopyrum smithii	Western Wheatgrass	10%
Schizachyrium scoparium	Little Bluestem	10%

WILDFLOWERS

Botanical Name	*Common Name*	*% of Mix*
Asclepias verticillata	Whorled Milkweed	5%
Eriogonum umbellatum	Sulphur Buckwheat	2%
Erigeron speciosus	Showy Fleabane	5%
Gaillardia aristata	Blanketflower	3%
Helomeris multiflora	Showy Goldeneye	5%
Liatris punctata	Dotted Gayfeather	5%
Penstemon strictus	Rocky Mnt. Beardtongue	5%
Penstemon nyberggii	Rydberg Penstemon	5%
Peritoma serrulata	Rocky Mountain Beeplant	5%

RIPARIAN SEED MIX
MIX: AS LISTED FOR EACH SUB-ZONE SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 3LBS PLS / 1000 SF

EMERGENT ZONE (Saturated soils or shallow water)

Botanical Name	*Common Name*	*% of Mix*
Juncus balticus	Baltic Rush	35%
Eleocharis palustris	Creeping Spikerush	35%
Carex nebrascensis	Nebraska Sedge	30%

FRINGE ZONE (3' Zone parallel to the saturaded soil area)

Botanical Name	*Common Name*	*% of Mix*
Juncus ensifolius	Swordleaf Rush	30%
Deschampsia cespitosa	Tufted Hairgrass	20%
Verbena hastata	Blue Vervain	15%
Lobelia siphilitica	Great Blue Lobelia	20%
Caltha leptosephala	Western Marsh Marigold	15%

BIO-SWALE SEED MIX
MIX: 75% GRASSES / 25% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 3LBS PLS / 1000 SF

GRASSES

Botanical Name	*Common Name*	*% of Mix*
Bouteloua gracilis	Blue Grama Grass	10%
Beckmannia syzigachne	American Sloughrass	10%
Carex nebrascensis	Nebraska Sedge	5%
Carex praegracilis	Clustered Field Sedge	5%
Deschampsia cespitosa	Tufted Hairgrass	10%
Elymus trachychaulus	Slender Wheatgrass	5%
Juncus balticus	Baltic Rush	5%
Pascopyrum smithii	Western Wheatgrass	5%
Poa fendleriana	Muttongrass	5%
Schizachyrium scoparium	Little Bluestem	15%

WILDFLOWERS

Botanical Name	*Common Name*	*% of Mix*
Asclepias speciosa	Showy Milkweed	3%
Gaillardia aristata	Blanetflower	5%
Liatris punctata	Dotted Gayfeather	2%
Penstemon angustifolius	Broadbeard Beardtongue	5%
Ratibida columnifera	Prairie Coneflower	5%
Verbena hastata	Blue Vervain	5%

MEADOW SEED MIX
MIX: 60% GRASSES / 40% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASSES

Botanical Name	*Common Name*	*% of Mix*
Bouteloua gracilis	Blue Grama Grass	15%
Bouteloua dactyloides	Buffalo Grass	5%
Bouteloua curtipendula	Sideoats Grama	5%
Elymus trachycaulus	Slender Wheatgrass	5%
Hilaria jamesii	Galleta Grass	5%
Koeleria albescens	Prairie Junegrass	5%
Schizachyrium scoparium	Little Bluestem	10%
Festuca ovina	Sheep Fescue	5%
Sporobolus cryptandrus	Sand Dropseed	5%

WILDFLOWERS

Botanical Name	*Common Name*	*% of Mix*
Achillea millefolium v. occi.	Western Yarrow	5%
Asclepias tuberosa	Butterfly Milkweed	5%
Dalea purpurea	Purple Prair. Cone	5%
Echinacea angustifolia	Narrow Leaf Coneflower	5%
Liatris punctata	Dotted Gayfeather	5%
Linum perenne	Blue Flax	2%
Penstemon angustifolius	Broadbeard Beardtongue	5%
Ratibida columnifera	Prairie Coneflower	5%
Sphaeralcea coccinea	Scarlet Globemallow	3%

PLANT PALETTE L.702

TREES

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ABA	9	Amelanchier laevis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' MULTI
	AF	6	Acer x freemanii DTR 102	Autumn Fantasy Maple	2" CAL.
	AGD	8	Acer grandidentatum 'Mesa Glow'	Mesa Glow Big Tooth Maple	2" CAL.
	AN	3	Acer negundo 'Sensation'	Sensation Box Elder	2.5" CAL
	ARG	3	Acer glabrum	Rocky Mountain Maple	6' MULTI
	CCI	5	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2" CAL.
	JS	4	Juniperus scopulorum	Rocky Mountain Juniper	6' HT. MIN.
	PD	4	Populus deltoides ssp. monilifera 'Jeronimus'	Jeronimus Plains Cottonwood	2" CAL.
	PN	6	Pinus edulis	Pinon Pine	8' HT
	PP	3	Picea pungens 'Baker'	Bakeri Colorado Blue Spruce	7' HT. MIN.
	PT	34	Populus tremuloides	Quaking Aspen	2" CAL./ MULTI
	QS	1	Quercus shummardi	Shummard Oak	2.5" CAL.
	UA	7	Ulmus 'Accolade'	Accolade Elm	2.5" CAL
	UF	5	Ulmus 'Frontier'	Frontier Elm	2.5" CAL

SHRUBS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Acn	47	Atriplex canescens	Four Wing Saltbush	5 GAL
	Afb	32	Artemisia frigida	Prairie Sagebrush	5 GAL
	Arc	17	Arctostphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 GAL
	Are	16	Salix repens 'Arenaria'	Creeping Silver Willow	5 GAL
	Atr	27	Artemisia tridentata	Big Sage	5 GAL
	Cf	60	Cinquefoil fruticosa	Shrubby Cinquefoil	5 GAL
	Ci	35	Cercocarpus intricatus	Littleaf Mountain Mahogany	5 GAL
	Cml	1	Cercocarpus ledifolius	Curlleaf Mountain Mahogany	5 GAL
	Csd	21	Cornus sericea	Red Osier Dogwood	5 GAL
	Fi	29	Amorpha fruticosa	False Indigo	5 GAL
	Fn	11	Forestiera neomexicana	New Mexico Privet	6' MULTI
	Fp	77	Fallugia paradoxa	Apache Plume	5 GAL
	Lli	30	Lonicera involucrata	Twinberry Honeysuckle	5 GAL
	Mf	3	Mahonia fremontii	Fremont Mahonia	5 GAL
	Mr	85	Mahonia repens	Creeping Mahonia	5 GAL
	Pa	38	Perovskia atriplicifolia 'Little Spire'	Russian Sage	5 GAL
	Pb	30	Prunus besseyi	Western Sand Cherry	5 GAL
	Pv	2	Prunus virginiana	Chokecherry	5 GAL
	Pym	16	Physocarpus monogynus	Native Ninebark	5 GAL
	Rag	37	Rhus aromatica 'Gro-low'	Gro-low Sumac	5 GAL
	Rc	25	Ribes aureum	Golden Currant	5 GAL
	Rg	11	Rhus glabra	Smooth Sumac	5 GAL
	Rt	19	Rhus trilobata	Three Leaf Sumac	5 GAL
	Rta	26	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 GAL
	Sk	89	Symphoricarpos 'Kolmamogo' PP #34,523	Pink Symphony Snowberry	5 GAL

GENERAL PLANTING NOTES

1. SEE GENERAL PLANTING NOTES ON SHEET L.002
2. LAYOUT OF PLANT MATERIAL TO BE REVIEWED AND APPROVED BY L.A. IN THE FIELD PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE PLANTING REVIEW AT LEAST 7 DAYS IN ADVANCE.
3. ALL PROPOSED TREE LOCATIONS TO BE REVIEWED ON SITE WITH STORY POLES OR PLANT MATERIAL, AND CONFIRMED PRIOR TO INSTALLATION.
4. CONTRACTOR TO CONFIRM THE LAYOUT AND EXTENT OF THE DIFFERENT SEED AREAS WITH L.A. PRIOR TO INSTALLATION.

PLANT PALETTE L.702

PERENNIALS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ac	25	Agastache ruprestris	Sunset Agastache	1 GAL
	am	69	Achillea millefolium	Common White Yarrow	1 GAL
	as	20	Asclepias speciosa	Showy Milkweed	1 GAL
	bb	23	Andropogon gerardii	Big Bluestem	1 GAL
	civ	46	Callirhoe involucrata	Poppy Mallow	1 GAL
	ep	25	Echinacea purpurea 'Mangus Superior'	Mangus Superior Echinacea	1 GAL
GLP	glp	92	Oenothera lindheimeri	White Gaura	1 GAL
	li	36	Linum lewisii	Blue Flax	1 GAL
	ns	9	Nepeta 'Six Hills Giant'	Six Hills Giant Catmint	1 GAL
	ps	110	Penstemon strictus	Rocky Mountain Penstemon	1 GAL
	sh	47	Sporobolus heterolepis	Prairie Dropseed	1 GAL
	sl	12	Symphyotrichum laeve	Smooth Blue Aster	1 GAL
	ss	267	Schizachyrium scoparium 'Blaze'	Little Bluestem	1 GAL

ARCHITECTS INC.
LAKE | FLATO
©2021 LAKE|FLATO ARCHITECTS, INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
13499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3404

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052
PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

PLANTING PLAN

L702



KEY PLAN

A L.702 - NORTHEAST CAMPUS

NORTH 0 10 20 40
SCALE: 1" = 20'

Central File Path\
Local File Path



A L.703 - NORTHWEST CAMPUS

SEED MIX LEGEND

GRASS PAVE / NATIVE GRASS SEED MIX:
INVISIBLE STRUCTURES, BLUE GRAMA + BUFFALO GRASS BLEND
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASS PAVE / TURF GRASS SEED MIX:
INVISIBLE STRUCTURES, COLORADO BLUE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

COLORADO BLUE SOD
CONFIRM SOD SELECTION W/ L.A. PRIOR TO ORDERING MATERIALS

WOODLAND SEED MIX:
MIX: 60% GRASSES / 40% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASSES

Botanical Name	*Common Name*	*% of Mix*
Bouteloua gracilis	Blue Grama Grass	10%
Bouteloua curtipendula	Sideoats Grama	10%
Elymus trachycaulus	Slender Wheatgrass	5%
Festuca ovina	Sheep Fescue	5%
Koeleria albescens	Prairie Junegrass	5%
Poa pratensis scopularum	Mountain Bluegrass	5%
Pascopyrum smithii	Western Wheatgrass	10%
Schizachyrium scoparium	Little Bluestem	10%

WILDFLOWERS

Botanical Name	*Common Name*	*% of Mix*
Asclepias verticillata	Whorled Milkweed	5%
Eriogonum umbellatum	Sulphur Buckwheat	2%
Erigeron speciosus	Showy Fleabane	5%
Gaillardia aristata	Blanketflower	3%
Heliomeris multiflora	Showy Goldeneye	5%
Liatris punctata	Dotted Gayfeather	5%
Penstemon strictus	Rocky Mnt. Beardtongue	5%
Penstemon rydbergii	Rydberg Penstemon	5%
Penitoma serrulata	Rocky Mountain Beeplant	5%

RIPARIAN SEED MIX
MIX: AS LISTED FOR EACH SUB-ZONE SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 3LBS PLS / 1000 SF

EMERGENT ZONE (Saturated soils or shallow water)

Botanical Name	*Common Name*	*% of Mix*
Juncus balticus	Baltic Rush	35%
Eleocharis palustris	Creeping Spikerush	35%
Carex nebrascensis	Nebraska Sedge	30%

FRINGE ZONE (3' Zone parallel to the saturaded soil area)

Botanical Name	*Common Name*	*% of Mix*
Juncus ensifolius	Swordleaf Rush	30%
Deschampsia cespitosa	Tufted Hairgrass	20%
Verbena hastata	Blue Vervain	15%
Lobelia siphilitica	Great Blue Lobelia	20%
Caltha leptosephala	Western Marsh Marigold	15%

BIO-SWALE SEED MIX
MIX: 75% GRASSES / 25% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 3LBS PLS / 1000 SF

GRASSES

Botanical Name	*Common Name*	*% of Mix*
Bouteloua gracilis	Blue Grama Grass	10%
Beckmannia syzigachne	American Sloughgrass	10%
Carex nebrascensis	Nebraska Sedge	5%
Carex praegracilis	Clustered Field Sedge	5%
Deschampsia cespitosa	Tufted Hairgrass	10%
Elymus trachycaulus	Slender Wheatgrass	5%
Juncus balticus	Baltic Rush	5%
Pascopyrum smithii	Western Wheatgrass	5%
Poa fendleriana	Muttongrass	5%
Schizachyrium scoparium	Little Bluestem	15%

WILDFLOWERS

Botanical Name	*Common Name*	*% of Mix*
Asclepians speciosa	Showy Milkweed	3%
Gaillardia aristata	Blanetflower	5%
Liatris punctata	Dotted Gayfeather	2%
Penstemon angustifolius	Broadbeard Beardtongue	5%
Ratibida columnifera	Prairie Coneflower	5%
Verbena hastata	Blue Vervain	5%

MEADOW SEED MIX
MIX: 60% GRASSES / 40% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASSES

Botanical Name	*Common Name*	*% of Mix*
Bouteloua gracilis	Blue Grama Grass	15%
Bouteloua dactyloides	Buffalo Grass	5%
Bouteloua curtipendula	Sideoats Grama	5%
Elymus trachycaulus	Slender Wheatgrass	5%
Hilaria jamesii	Galleta Grass	5%
Koeleria albescens	Prairie Junegrass	5%
Schizachyrium scoparium	Little Bluestem	10%
Festuca ovina	Sheep Fescue	5%
Sporobolus cryptandrus	Sand Dropseed	5%

WILDFLOWERS

Botanical Name	*Common Name*	*% of Mix*
Achillea millefolium v. occi.	Western Yarrow	5%
Asclepias tuberosa	Butterfly Milkweed	5%
Dalea purpurea	Purple Prair. Cone.	5%
Echinacea angustifolia	Narrow Leaf Coneflower	5%
Liatris punctata	Dotted Gayfeather	5%
Linum perenne	Blue Flax	2%
Penstemon angustifolius	Broadbeard Beardtongue	5%
Ratibida columnifera	Prairie Coneflower	5%
Sphaeralcea coccinea	Scarlet Globemallow	3%

GENERAL PLANTING NOTES

1. SEE GENERAL PLANTING NOTES ON SHEET L.002
2. LAYOUT OF PLANT MATERIAL TO BE REVIEWED AND APPROVED BY L.A. IN THE FIELD PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE PLANTING REVIEW AT LEAST 7 DAYS IN ADVANCE.
3. ALL PROPOSED TREE LOCATIONS TO BE REVIEWED ON SITE WITH STORY POLES OR PLANT MATERIAL, AND CONFIRMED PRIOR TO INSTALLATION.
4. CONTRACTOR TO CONFIRM THE LAYOUT AND EXTENT OF THE DIFFERENT SEED AREAS WITH L.A. PRIOR TO INSTALLATION.

PLANT PALETTE L.703

TREES

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AF	1	Acer x freemanii DTR 102	Autumn Fantasy Maple	2" CAL.
	CCl	9	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2" CAL
	PD	1	Populus deltoides ssp. monlifera 'Jeronimus'	Jeronimus Plains Cottonwood	2" CAL.
	PF	2	Pinus flexis	Limber Pine	6' HT. MIN.
	PPD	2	Pinus ponderosa	Ponderosa Pine	8' TALL MIN.
	UA	2	Ulmus 'Accolade'	Accolade Elm	2.5" CAL
	UF	2	Ulmus 'Frontier'	Frontier Elm	2.5" CAL

SHRUBS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Afb	6	Artemisia frigida	Prairie Sagebrush	5 GAL
	Arc	11	Arctostphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 GAL
	Atr	26	Artemisia tridentata	Big Sage	5 GAL
	Cf	21	Cinquefoil fruticosa	Shrubby Cinquefoil	5 GAL
	Fi	11	Amorpha fruticosa	False Indigo	5 GAL
	Fp	37	Fallugia paradoxa	Apache Plume	5 GAL
	Lti	7	Lonicera involucrata	Twinberry Honeysuckle	5 GAL
	Mf	9	Mahonia fremontii	Fremont Mahonia	5 GAL
	Pa	4	Perovskia atriplicifolia 'Little Spire'	Russian Sage	5 GAL
	Pb	6	Prunus besseyi	Western Sand Cherry	5 GAL
	Rag	6	Rhus aromatica 'Gro-low'	Gro-low Sumac	5 GAL
	Rc	9	Ribes aureum	Golden Currant	5 GAL
	Rt	35	Rhus trilobata	Three Leaf Sumac	5 GAL
	Rta	18	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 GAL
	Sk	4	Symphoricarpos 'Kolmamogo' PP #34,523	Pink Symphony Snowberry	5 GAL
	So	25	Symphoicarpus occidentalis	Western Snowberry	5 GAL

PERENNIALS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ac	8	Agastache ruprestris	Sunset Agastache	1 GAL
	Atr	6	Artemisia tridentata	Big Sage	5 GAL
	ep	23	Echinacea purpurea 'Mangus Superior'	Mangus Superior Echinacea	1 GAL
GLP	glp	17	Oenothera lindheimeri	White Gaura	1 GAL
	li	10	Linum lewisii	Blue Flax	1 GAL
	ps	15	Penstemon strictus	Rocky Mountain Penstemon	1 GAL
	ss	13	Schizachyrium scoparium 'Blaze'	Little Bluestem	1 GAL

KEY PLAN

NORTH 0 10 20 40 SCALE: 1" = 20'

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052
PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

PLANTING PLAN

L703

Central Fire Path
Local Fire Path



SEED MIX LEGEND

GRASS PAVE / NATIVE GRASS SEED MIX:
INVISIBLE STRUCTURES. BLUE GRAMA + BUFFALO GRASS BLEND
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASS PAVE / TURF GRASS SEED MIX:
INVISIBLE STRUCTURES, COLORADO BLUE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

COLORADO BLUE SOD
CONFIRM SOD SELECTION W/ L.A. PRIOR TO ORDERING MATERIALS

WOODLAND SEED MIX:
MIX: 60% GRASSES / 40% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASSES

Botanical Name	*Common Name*	*% of Mix*
Bouteloua gracilis	Blue Grama Grass	10%
Bouteloua curtipendula	Sideoats Grama	10%
Elymus trachycaulus	Slender Wheatgrass	5%
Festuca ovina	Sheep Fescue	5%
Koeleria albescens	Prairie Junegrass	5%
Poa pratensis scopularum	Mountain Bluegrass	5%
Pascopyrum smithii	Western Wheatgrass	10%
Schizachyrium scoparium	Little Bluestem	10%

WILDFLOWERS

Botanical Name	*Common Name*	*% of Mix*
Asclepias verticillata	Whorled Milkweed	5%
Eriogonum umbellatum	Sulphur Buckwheat	2%
Erigeron speciosus	Showy Fleabane	5%
Gaillardia aristata	Blanketflower	3%
Heliomeris multiflora	Showy Goldeneye	5%
Liatris punctata	Dotted Gayfeather	5%
Penstemon strictus	Rocky Mnt. Beardtongue	5%
Penstemon rydbergii	Rydberg Penstemon	5%
Peritoma serrulata	Rocky Mountain Beeplant	5%

RIPARIAN SEED MIX
MIX: AS LISTED FOR EACH SUB-ZONE SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 3LBS PLS / 1000 SF

EMERGENT ZONE (Saturated soils or shallow water)

Botanical Name	*Common Name*	*% of Mix*
Juncus balticus	Baltic Rush	35%
Eleocharis palustris	Creeping Spikerush	35%
Carex nebrascensis	Nebraska Sedge	30%

FRINGE ZONE (3' Zone parallel to the saturaded soil area)

Botanical Name	*Common Name*	*% of Mix*
Juncus ensifolius	Swordleaf Rush	30%
Deschampsia cespitosa	Tufted Hairgrass	20%
Verbena hastata	Blue Vervain	15%
Lobelia siphilitica	Great Blue Lobelia	20%
Caltha leptosephala	Western Marsh Marigold	15%

BIO-SWALE SEED MIX
MIX: 75% GRASSES / 25% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 3LBS PLS / 1000 SF

GRASSES

Botanical Name	*Common Name*	*% of Mix*
Bouteloua gracilis	Blue Grama Grass	10%
Beckmannia syzigachne	American Sloughgrass	10%
Carex nebrascensis	Nebraska Sedge	5%
Carex praegracilis	Clustered Field Sedge	5%
Deschampsia cespitosa	Tufted Hairgrass	10%
Elymus trachychaulus	Slender Wheatgrass	5%
Juncus balticus	Baltic Rush	5%
Pascopyrum smithii	Western Wheatgrass	5%
Poa fendleriana	Muttongrass	5%
Schizachyrium scoparium	Little Bluestem	15%

WILDFLOWERS

Botanical Name	*Common Name*	*% of Mix*
Asclepians speciosa	Showy Milkweed	3%
Gaillardia aristata	Blanetflower	5%
Liatris punctata	Dotted Gayfeather	2%
Penstemon angustifolius	Broadbeard Beardtongue	5%
Ratibida columnifera	Prairie Coneflower	5%
Verbena hastata	Blue Vervain	5%

MEADOW SEED MIX
MIX: 60% GRASSES / 40% WILDFLOWERS SOURCE: GRANITE SEED
APPLICATION SEED RATE FOR SEED BLEND: 4LBS PLS / 1000 SF

GRASSES

Botanical Name	*Common Name*	*% of Mix*
Bouteloua gracilis	Blue Grama Grass	15%
Bouteloua dactyloides	Buffalo Grass	5%
Bouteloua curtipendula	Sideoats Grama	5%
Elymus trachycaulus	Slender Wheatgrass	5%
Hilaria jamesii	Galleta Grass	5%
Koeleria albescens	Prairie Junegrass	5%
Schizachyrium scoparium	Little Bluestem	10%
Festuca ovina	Sheep Fescue	5%
Sporobolus cryptandrus	Sand Dropseed	5%

WILDFLOWERS

Botanical Name	*Common Name*	*% of Mix*
Achillea millefolium v. occi.	Western Yarrow	5%
Asclepias tuberosa	Butterfly Milkweed	5%
Dalea purpurea	Purple Prair. Cone.	5%
Echinacea angustifolia	Narrow Leaf Coneflower	5%
Liatris punctata	Dotted Gayfeather	5%
Linum perenne	Blue Flax	2%
Penstemon angustifolius	Broadbeard Beardtongue	5%
Ratibida columnifera	Prairie Coneflower	5%
Sphaeralcea coccinea	Scarlet Globemallow	3%

GENERAL PLANTING NOTES

1. SEE GENERAL PLANTING NOTES ON SHEET L.002
2. LAYOUT OF PLANT MATERIAL TO BE REVIEWED AND APPROVED BY L.A. IN THE FIELD PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE PLANTING REVIEW AT LEAST 7 DAYS IN ADVANCE.
3. ALL PROPOSED TREE LOCATIONS TO BE REVIEWED ON SITE WITH STORY POLES OR PLANT MATERIAL, AND CONFIRMED PRIOR TO INSTALLATION.
4. CONTRACTOR TO CONFIRM THE LAYOUT AND EXTENT OF THE DIFFERENT SEED AREAS WITH L.A. PRIOR TO INSTALLATION.

PLANT PALETTE L.704

TREES

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	PD	1	Populus deltoides ssp. monilifera 'Jeronimus'	Jeronimus Plains Cottonwood	2" CAL.
	PF	2	Pinus flexis	Limber Pine	6' HT. MIN.
	PT	8	Populus tremuloides	Quaking Aspen	6' MULTI
	UA	3	Ulmus 'Accolade'	Accolade Elm	2.5" CAL.
	UF	1	Ulmus 'Frontier'	Frontier Elm	2.5" CAL

SHRUBS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Afb	8	Artemisia frigida	Prairie Sagebrush	5 GAL
	Cf	10	Cinquefoil fruticosa	Shrubby Cinquefoil	5 GAL
	Ci	5	Cercocarpus intricatus	Littleaf Mountain Mahogany	5 GAL
	Cml	1	Cercocarpus ledifolius	Curlleaf Mountain Mahogany	5 GAL
	Csd	2	Cornus sericea	Red Osier Dogwood	5 GAL
	Fp	4	Fallugia paradoxa	Apache Plume	5 GAL
	Lti	10	Lonicera involucrata	Twinberry Honeysuckle	5 GAL
	Mf	5	Mahonia fremontii	Fremont Mahonia	5 GAL
	Mr	9	Mahonia repens	Creeping Mahonia	5 GAL
	Pb	22	Prunus besseyi	Western Sand Cherry	5 GAL
	Pym	10	Physocarpus monogynus	Native Ninebark	5 GAL
	Sar	23	Salix repens	Creeping Silver Willow	5 GAL
	Sk	25	Symphoricarpos 'Kolmarmogo' PP #34,523	Pink Symphony Snowberry	5 GAL
	So	4	Symphoricarpus occidentalis	Western Snowberry	5 GAL

PERENNIALS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	am	18	Achillea millefolium	Common White Yarrow	1 GAL
GLP	glp	10	Oenothera lindheimeri	White Gaura	1 GAL
	ps	12	Penstemon strictus	Rocky Mountain Penstemon	1 GAL
	ss	34	Schizachyrium scoparium 'Blaze'	Little Bluestem	1 GAL



KEY PLAN

A L.704 - SOUTHWEST CAMPUS

NORTH 0 10 20 40
SCALE: 1" = 20'

ARCHITECTS INC.
LAKE | FLATO
©2021 LAKE FLATO ARCHITECTS, INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD
CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTINMARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AE AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2"
ON FULL SIZE SHEETS

05.15.2026 LJF PROJ. NO. 23052
PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

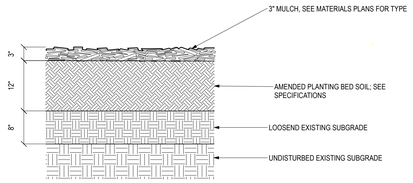
NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

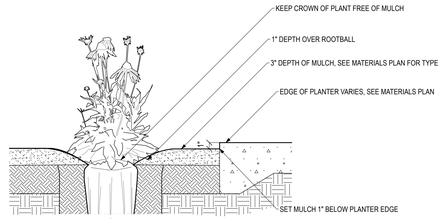
PLANTING PLAN

L704

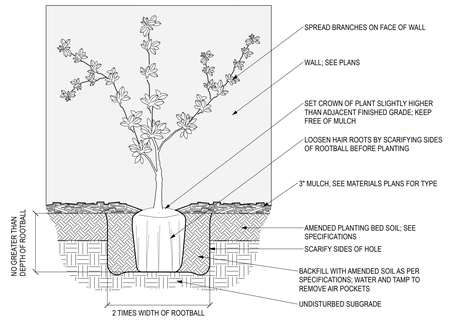
Central File Path\
Local File Path



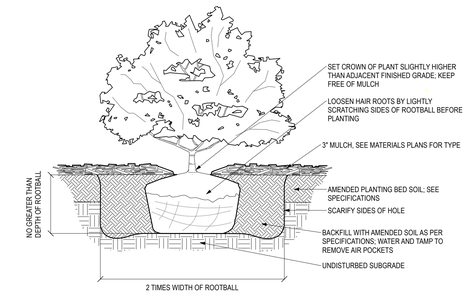
8.1 SOIL PROFILE
NTS



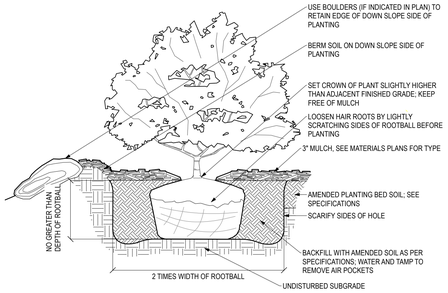
8.2 MULCH
NTS



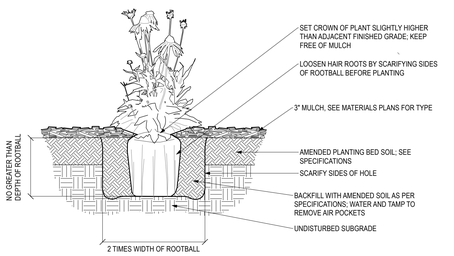
8.3 VINE PLANTING
NTS



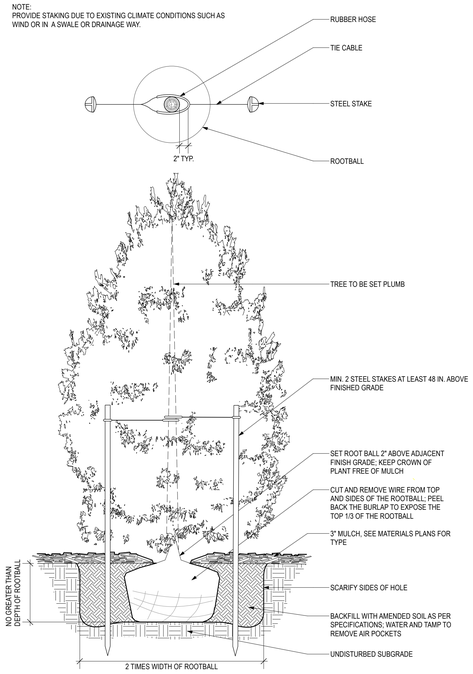
8.4 SHRUB PLANTING
NTS



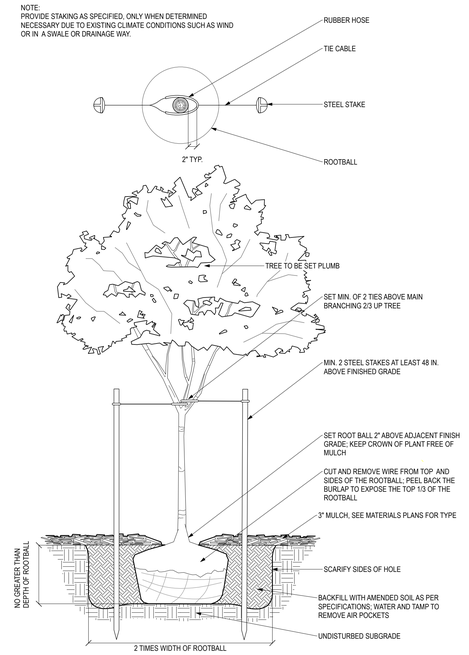
8.5 SHRUB PLANTING ON SLOPE
NTS



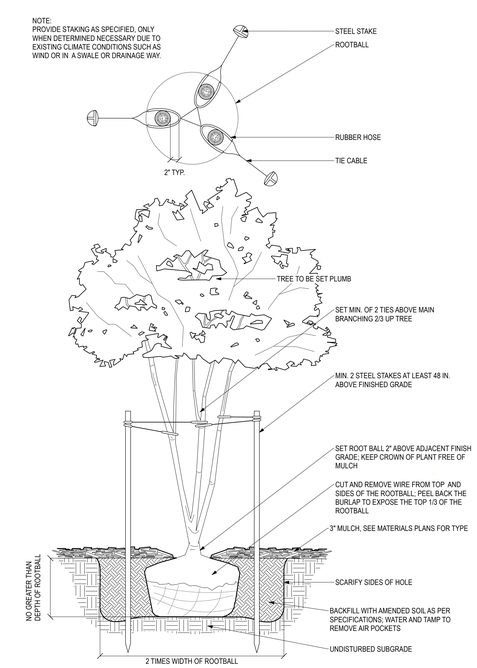
8.6 PERENNIAL PLANTING
NTS



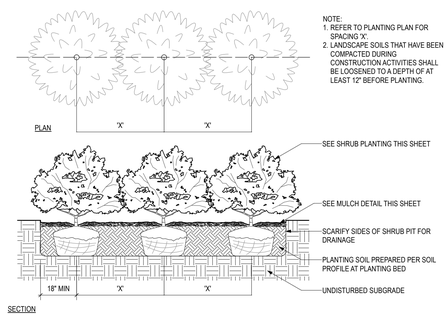
8.7 EVERGREEN TREE PLANTING
NTS



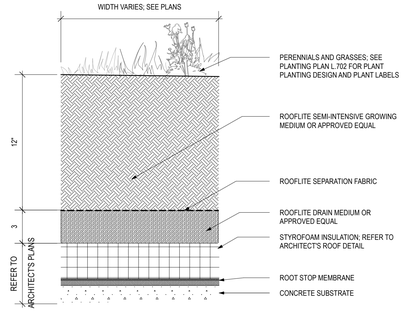
8.8 TREE PLANTING
NTS



8.9 TREE PLANTING (MULTI TRUNK)
NTS



8.10 PLANT SPACING (ROWS)
NTS



8.11 ROOFTOP PLANTER SOIL PROFILE
NTS

Central Fire Path
Local Fire Path

ARCHITECTS INC.
LAKE | FLATO
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
www.lakeflato.com

KENNETH E FRANCIS
LA.0001727
01/02/2024
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

12.19.2025

FOUNTAIN VALLEY SCHOOL PHASES 1 + 2 + 3

6155 FOUNTAIN VALLEY SCHOOL RD CO SPRINGS, CO 80911

CIVIL ENGINEERING
MARTIN/MARTIN ENGINEERING
12499 WEST COLFAX AVE, LAKEWOOD, CO 80215
970.295.4722

LANDSCAPE ARCHITECTURE
SURROUNDINGS STUDIO
1611 PASEO DE PERALTA, SANTA FE, NM 87501
505.982.3454

STRUCTURAL ENGINEERING
KL&A ENGINEERS & BUILDERS
1717 WASHINGTON AVE, LOVELAND, CO 80537
303.384.9910

MEP ENGINEERING
AEI AFFILIATED ENGINEERS
999 18TH ST SUITE 1001N, DENVER, CO 80202
720.580.8510

LABORATORY DESIGN
RESEARCH FACILITIES DESIGN
3965 5TH AVE, SUITE 400, SAN DIEGO, CA 92103
619.297.0159

THIS SQUARE APEARS 1/2"x1/2" ON FULL SIZE SHEETS

05.15.2026 L|F PROJ. NO. 23052

PROJ. ARCHITECT DD DRAWN BY: JC / EK

SET ISSUE DATES

DATE	ISSUE
03.19.25	100% SCHEMATIC DESIGN
07.11.25	50% DESIGN DEVELOPMENT
08.29.25	100% DESIGN DEVELOPMENT
11.14.25	50% CONSTRUCTION DOCUMENTS
12.19.25	BID SET
12.23.25	PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION
PR01	05.15.2026	PLAN REVIEW #1

PERMIT SET

PLANTING DETAILS

L705