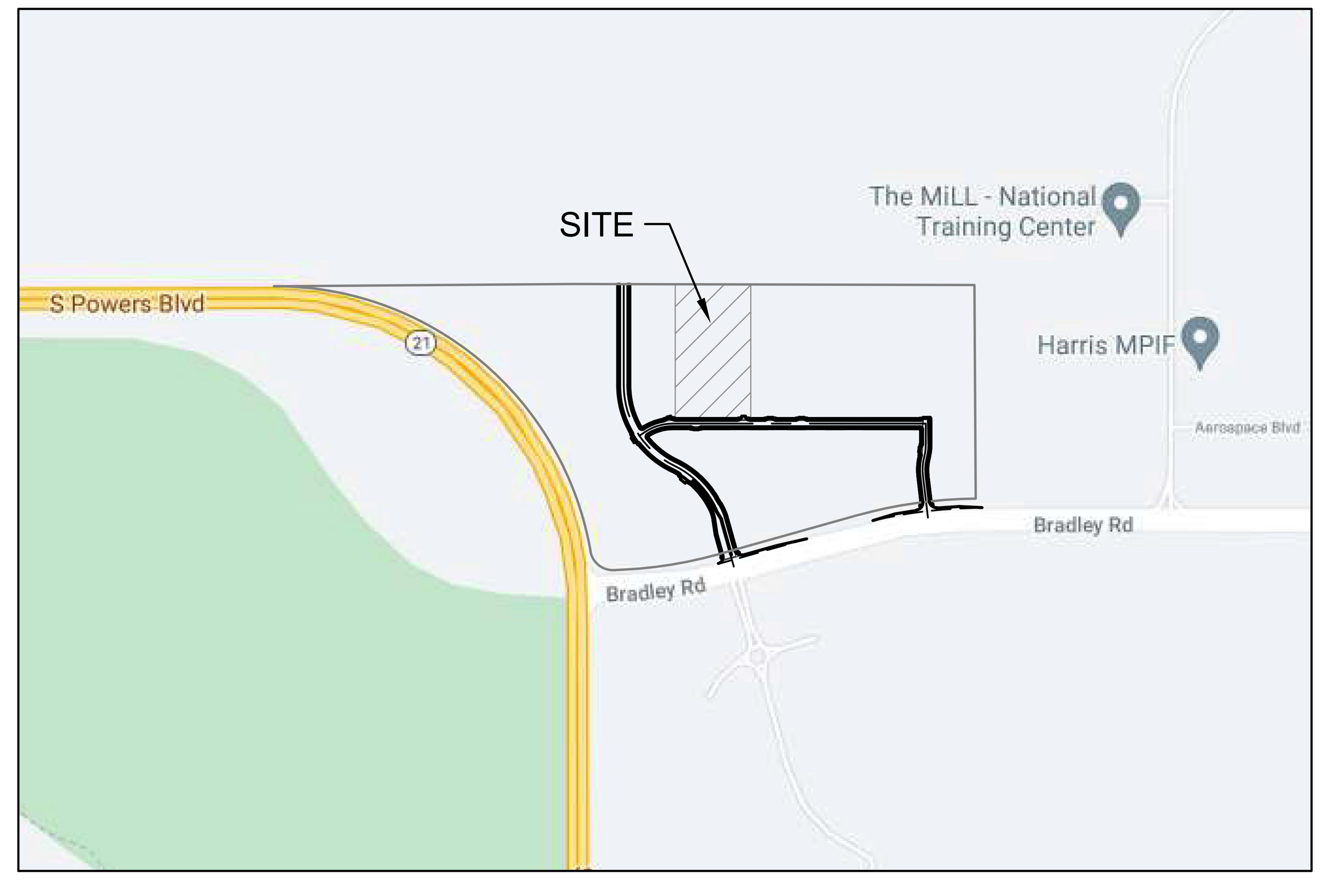
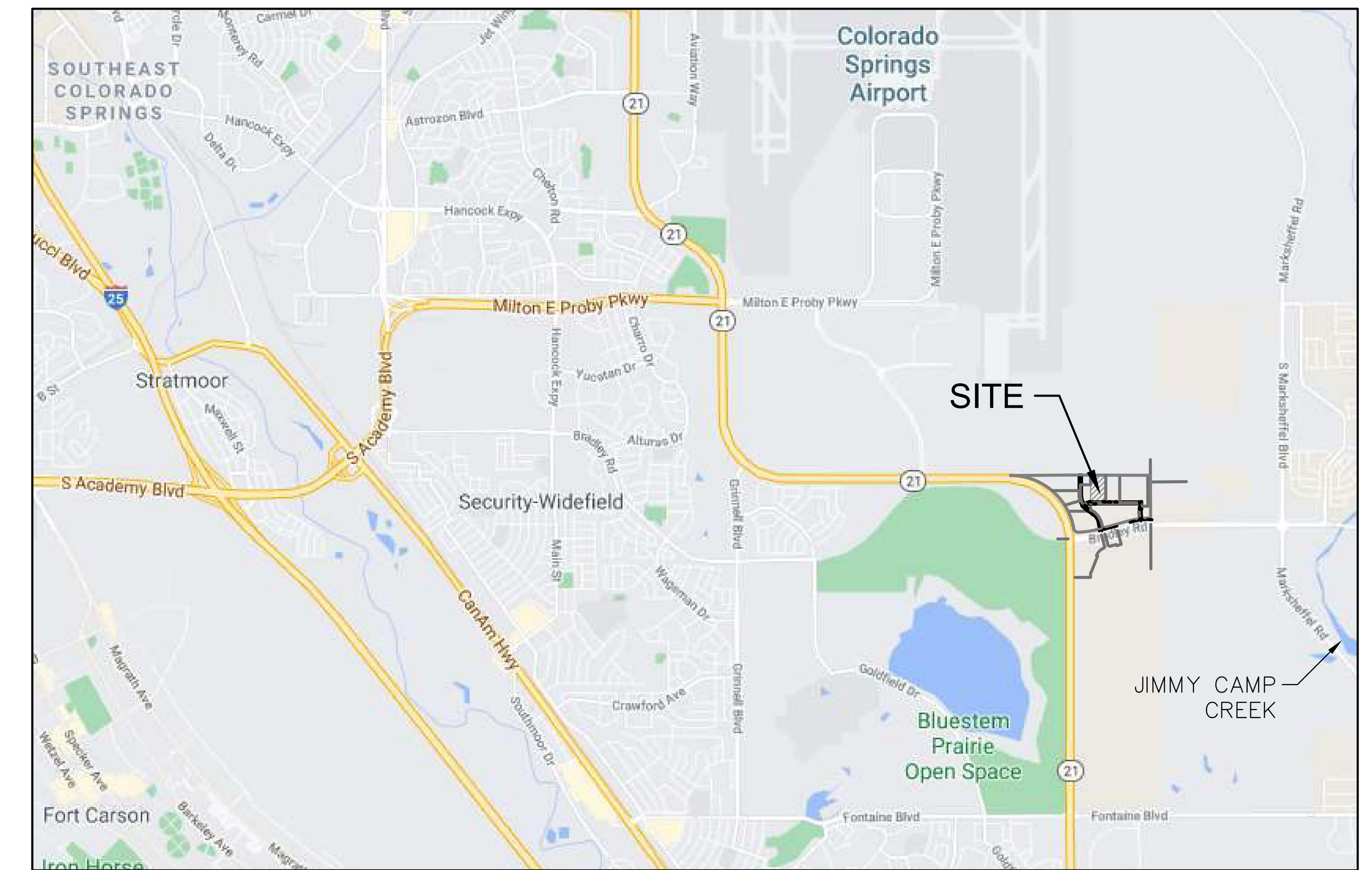
VETERANS VICTORY - LOT 1
DEVELOPMENT PLAN

LOCATED IN PORTION OF SECTION 9,
TOWNSHIP 15 S, RANGE 65 W, OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



LOCATION MAP



VICINITY MAP

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 669.38 FEET TO THE POINT OF BEGINNING;

THENCE S89°51'23"E CONTINUING ON SAID NORTH LINE, A DISTANCE OF 497.06 FEET;

THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 880.81 FEET;

THENCE N90°00'00"W A DISTANCE OF 349.43 FEET;

THENCE N10°00'00"W A DISTANCE OF 414.73 FEET;

THENCE N90°00'00"W A DISTANCE OF 2.61 FEET;

THENCE N00°00'00"E A DISTANCE OF 473.63 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 422,354 SQUARE FEET OR 9.696 ACRES MORE OR LESS

TO BE PLATTED AS LOT 1 OF VETERANS VICTORY FILING NO. 1.

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS PROJECT. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. DEVELOPER IS RESPONSIBLE FOR REQUIRED TURN LANE MARKING, STRIPING AND ASSOCIATED TRAFFIC SIGNS.
4. THE CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND THEY SHALL BE KEPT ONSITE AT ALL TIMES.
5. THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
6. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
7. DUST CONTROL SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.
8. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).
9. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
10. LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTENANCE RESPONSIBILITIES SHALL BE THE ASSUMED BY THE OWNER, AND/OR THEIR ASSIGNS.
11. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
12. LOT 2 IS NOT A PART OF THIS DEVELOPMENT PLAN AND ANY FUTURE DEVELOPMENT WILL REQUIRE A DEVELOPMENT PLAN TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ANY LAND DISTURBANCE.
13. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "VETERANS VICTORY FILING NO. 1" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
14. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
15. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
16. PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
17. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
    - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES.
    - ACCESSIBLE AISLE SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
18. THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT ALL OF THE RECOMMENDED ROADWAY IMPROVEMENTS SHOWN ON FIGURE 18 & 19 OF LSC TRANSPORTATION CONSULTANTS TRAFFIC IMPACT AND ACCESS ANALYSIS PRIOR TO DEVELOPMENT OF THIS SITE..
19. THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT A TRAFFIC SIGNAL AT BRADLEY ROAD/LEGACY HILL DRIVE INTERSECTION.
20. THE METRO DISTRICT WILL BE INSTALL AND MAINTAIN THE DETENTION POND SERVICING THIS SITE TO BE CONSTRUCTED ON THE SOUTHEAST CORNER OF THE OVERALL VILLAGES AT WATERVIEW NORTH DEVELOPMENT.
21. THE DEVELOPMENT AND ITS OCCUPANTS MAY BE IMPACTED BY AIR ILLUMINATION OR APPROACH LIGHTING SYSTEMS THAT USE MEDIUM AND HIGH-INTENSITY LIGHTS TO GUIDE AIRCRAFT TO THE RUNWAY CENTERLINE USEDFOR NAVIGATION OR FLIGHT IN AIR.

BUILDING INFORMATION

NUMBER OF UNITS: 240

CONFIGURATION: 3 STORY MULTI. FAMILY

LIGHTS: FULL CUT-OFF ATTACHED TO STUCTURE
AND GROUND BOLLARD LIGHTING

DENSITY: 23.9 DU/ACRE

OWNER/DEVELOPER

VETERANS VILLA OPERATING, LLC
17332 EDNA ST.
OMAHA, NE 68136
402-639-8855

APPLICANT

HAMMERS CONSTRUCTION, INC.
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
719-570-1599

PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
51 N TEJON ST., SUITE 518
COLORADO SPRINGS, CO 80903
719-227-7388

SCHEDULE

BEGIN EARTHWORK	SEPT 2023
FINAL STABILIZATION	MAR 2024

SHEET LIST

NO.	TITLE
1	COVER
2	DETAILS (1 OF 2)
3	DETAILS (2 OF 2)
4	VILLAGES AT WATERVIEW NORTH SITE PLAN
5	SITE PLAN
6	OVERALL GRADING PLAN
7	DETAILED GRADING (SOUTH)
8	DETAILED GRADING (NORTH)
9	DETAILED GRADING (CLUBHOUSE)
10	STORM SYSTEM
11	PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
12	PRELIMINARY LANDSCAPE SHEET INDEX – L-701
13	PRELIMINARY LANDSCAPE PLAN – L-702
14	PRELIMINARY LANDSCAPE PLAN – L-703
15	PRELIMINARY LANDSCAPE PLAN – L-704
16	PRELIMINARY LANDSCAPE PLAN – L-705
17	PRELIMINARY LANDSCAPE NOTES – L-706
18	PRELIMINARY LANDSCAPE DETAILS – L-707
19	PHOTOMETRIC PLAN – E100
20	APT A ELEVATIONS – A200
21	APT A ELEVATIONS – A201
22	APT A ELEVATIONS – A202
23	APT A ELEVATIONS – A203
24	APT B ELEVATIONS – A200
25	APT B ELEVATIONS – A201
26	APT B ELEVATIONS – A202
27	APT B ELEVATIONS – A203
28	APT C ELEVATIONS – A200
29	APT C ELEVATIONS – A201
30	APT C ELEVATIONS – A202
31	APT C ELEVATIONS – A203
32	APT D ELEVATIONS – A200
33	APT D ELEVATIONS – A201
34	APT D ELEVATIONS – A202
35	APT D ELEVATIONS – A203
36	CLUBHOUSE ELEVATIONS – A200

SITE INFORMATION

SITE ADDRESS: TO BE DETERMINED

FLOODPLAIN STATEMENT:
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP PANEL 08041C0768G (EFFECTIVE DATE DECEMBER 7, 2018), THIS PARCEL IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN.

GEOLOGIC HAZARD STATEMENT:
THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF GEOLOGIC HAZARD REPORTS PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 15, 2020, OCTOBER 1, 2020, AND JULY 15, 2022, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD AND ENGINEERED MITIGATION: EXPANSIVE SOILS MAY BE MITIGATED PRIOR TO AND DURING CONSTRUCTION BY OVEREXCAVATION AND DRILLED PIER FOUNDATIONS. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE ___________ OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

LOT AREA: 438,128 S.F. (10.058 ACRES)

SCHEDULE #: 5500000453

ZONING: R-5

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

SETBACKS:

FRONT	20
SIDE	5
REAR	25

PARKING:

GARAGE	
HANDICAP STALLS:	12 SPACES
STANDARD:	228 SPACES
EXTERIOR	
HANDICAP STALLS:	8 SPACES
STANDARD:	248 SPACES

TOTAL SPACES PROVIDED:	476
TOTAL H.C. SPACES PROVIDED:	20
TOTAL BIKE SPACES PROVIDED:	72

APARTMENTS

1 BEDROOM – 80 @ 1.5 REQ'D:	120
2 BEDROOM – 80 @ 1.7 REQ'D:	136
3 BEDROOM – 80 @ 2.0 REQ'D:	160
CLUBHOUSE – ASSUMED RESIDENT USE	

SPACES REQUIRED:	416
H.C. SPACES REQUIRED:	9

BUILDING SQUARE FOOTAGE

APARTMENT BUILDING A:	25,424SF
APARTMENT BUILDING B:	25,424SF
APARTMENT BUILDING C:	25,424SF
APARTMENT BUILDING D:	25,424SF
CLUBHOUSE:	6,606SF

BUILDING HEIGHT (MAX 45')

APARTMENT BUILDING A:	44'-3"
APARTMENT BUILDING B:	44'-3"
APARTMENT BUILDING C:	44'-3"
APARTMENT BUILDING D:	44'-3"
CLUBHOUSE:	18'-0"

LOT COVERAGE:

BUILDING	24.7%
PAVEMENT	38.3%
PERVIOUS AREA	37.0%
TOTAL	100.0%

A. LAND DEDICATION FORMULA FOR NEIGHBORHOOD PARKS				
240	X	0.0041	=	0.98
NUMBER OF UNITS		ACRES OF DEDICATION PER UNIT		LAND DEDICATION REQUIREMENT ACRES

B. LAND DEDICATION FORMULA FOR COMMUNITY PARKS				
240	X	0.0049	=	1.18
NUMBER OF UNITS		ACRES OF DEDICATION PER UNIT		LAND DEDICATION REQUIREMENT ACRES

TOTAL LAND DEDICATION	=	2.16 ACRES

NOTE: LAND DEDICATION OR FEES IN LIEU WILL BE DETERMINED ONCE DETERMINATIONS ARE MADE AT THE MASTER/CONCEPT PLAN LEVEL

PRELIMINARY
NOT FOR CONSTRUCTION

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

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

J-CAD 719-377-0002

SCALE:
VERT:
STATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 12.28.22
DRAWN BY: JJM DATE: 12.29.22
CHECKED BY:
DATE:

VETERANS VICTORY - LOT 1

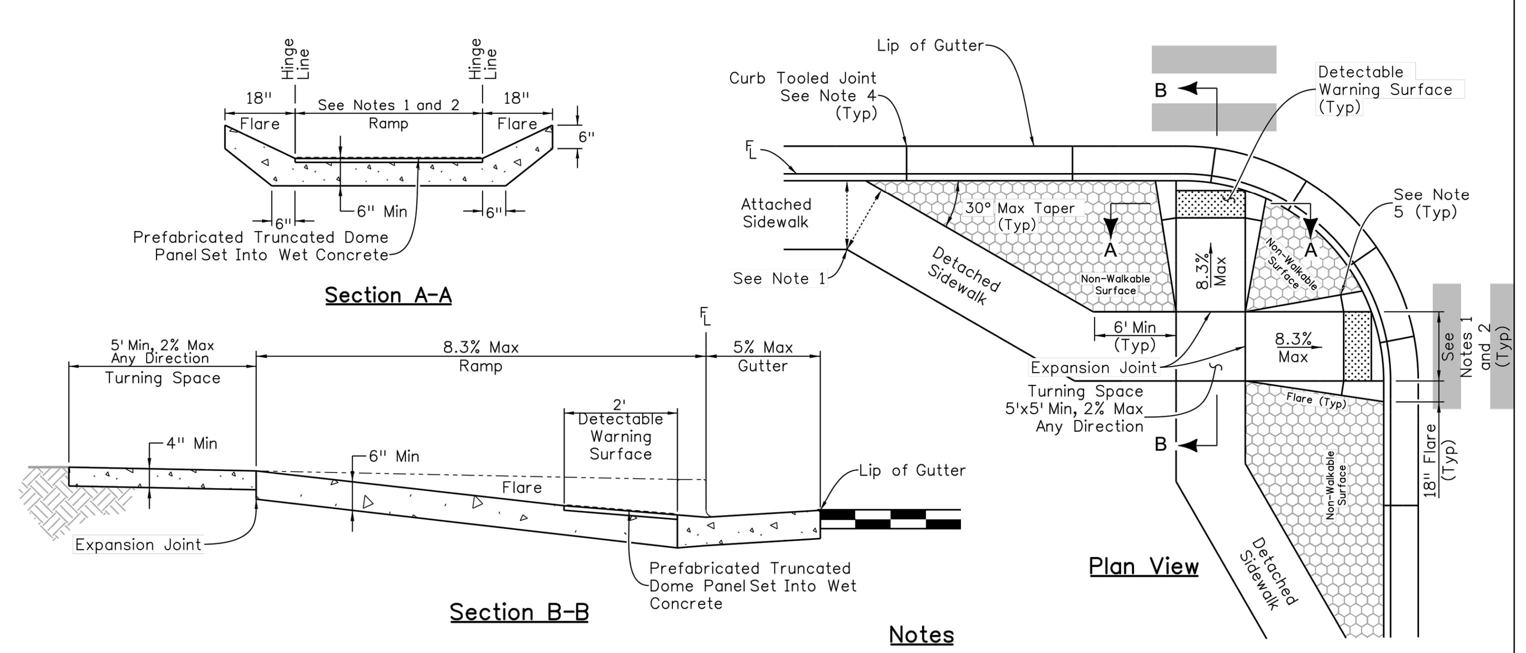
DEVELOPMENT PLAN
COVER

REVISIONS: NO. DESCRIPTION DATE

PROJECT NUMBER: 0219-05.04

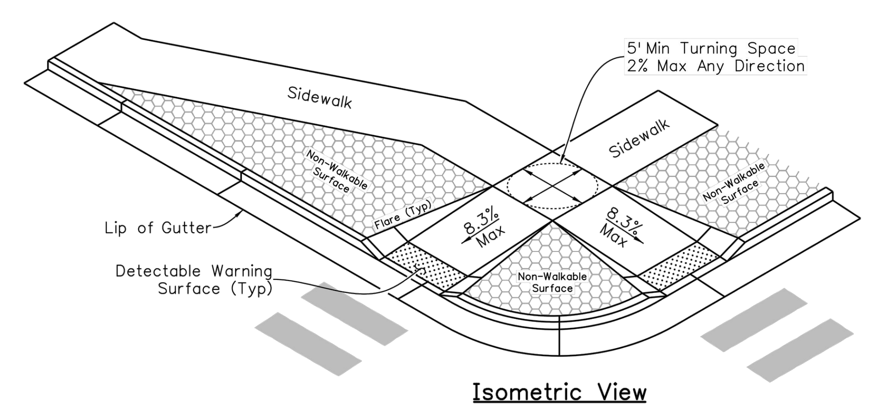
SHEET 1 OF 36

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VetransVilla\CAD\Plansheets\Development Plan - Apartments\VV-Apt - Cover.dwg



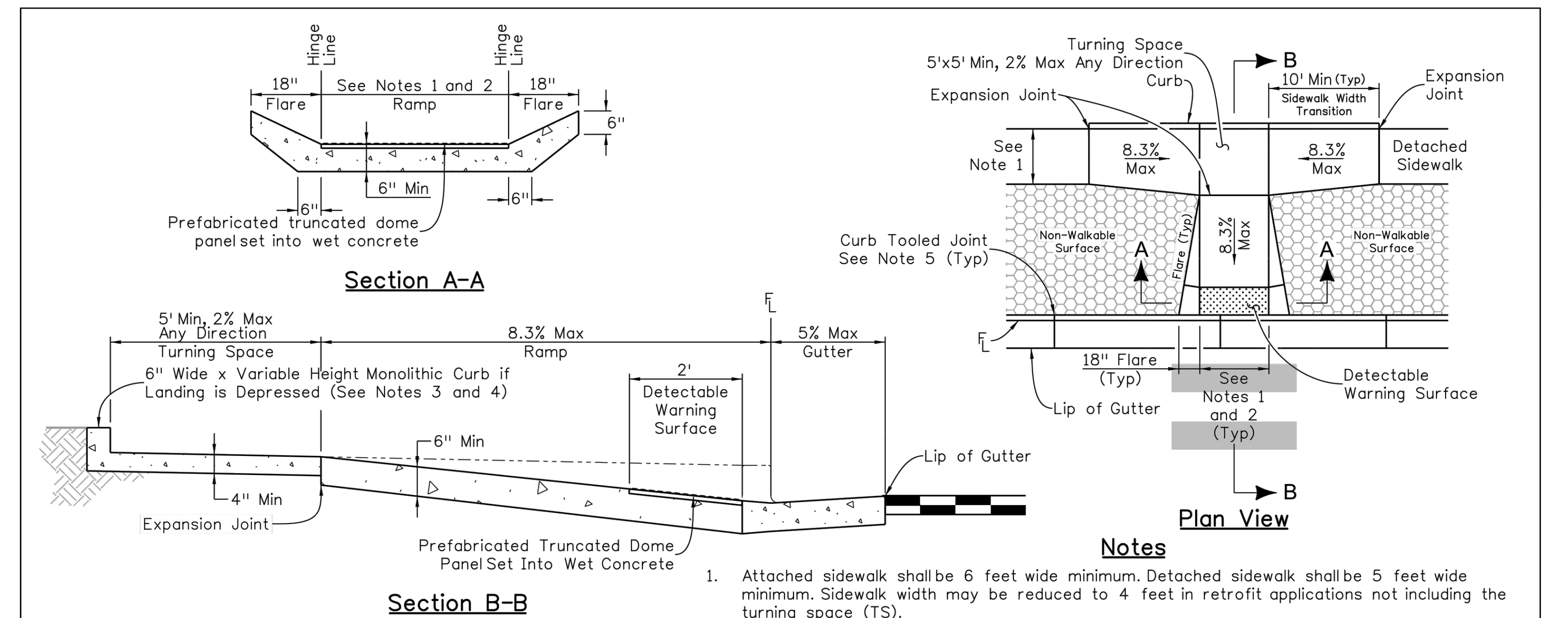
Notes

1. Attached sidewalk shall be 6 feet wide minimum. Detached sidewalk shall be 5 feet wide minimum. Sidewalk width and turning space (TS) may be reduced to 4 feet in retrofit applications.
2. Ramp width shall be the same as the approaching sidewalk or TS but not less than 4 feet. Ramp cross slope shall evenly transition between landing grade and street grade.
3. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.
4. Curb tooled joints shall be laid out so that at least one joint occurs within the width of each ramp.
5. Tooled joints shall be constructed through the flare at the top of the detectable warning surface.



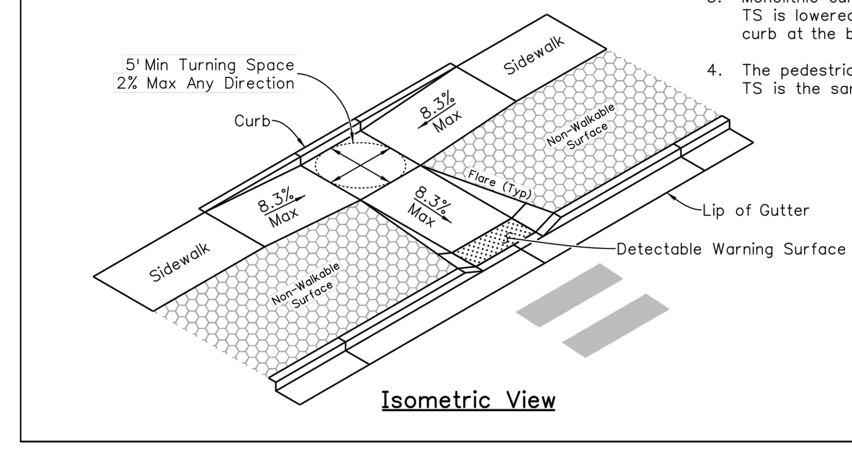
SIDEWALK CURB RAMPS TYPE 1 CURB RAMP

COLORADO SPRINGS — APPROVED: CITY ENGINEER — ISSUED: 3/28/2019 — REVISED: — DRAWING NO. D-8B



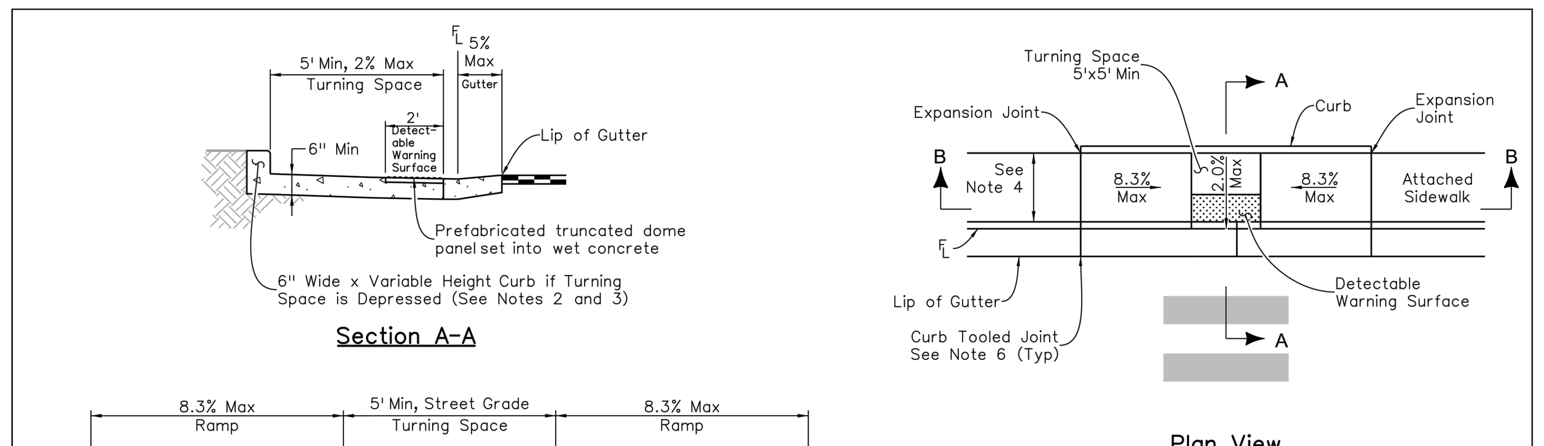
Notes

1. Attached sidewalk shall be 6 feet wide minimum. Detached sidewalk shall be 5 feet wide minimum. Sidewalk width may be reduced to 4 feet in retrofit applications not including the turning space (TS).
2. Ramp width shall be the same as the approaching sidewalk or TS but not less than 4 feet. Ramp cross slope shall evenly transition between landing grade and street grade.
3. Monolithic curb height at depressed TS shall be equal to the amount the TS is lowered. e.g. if TS is lowered 4" the curb height would be 4". If the TS is lowered 2" or less the monolithic curb at the back of walk may be deleted.
4. The pedestrian curb may be omitted if the ground surface at the back of the curb ramp or TS is the same elevation as the curb ramp or TS and there is no material to retain.
5. Curb tooled joints shall be laid out so that at least one joint occurs within the width of the ramp.
6. Tooled joints shall be constructed through the flare at the top of the detectable warning surface.
7. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.



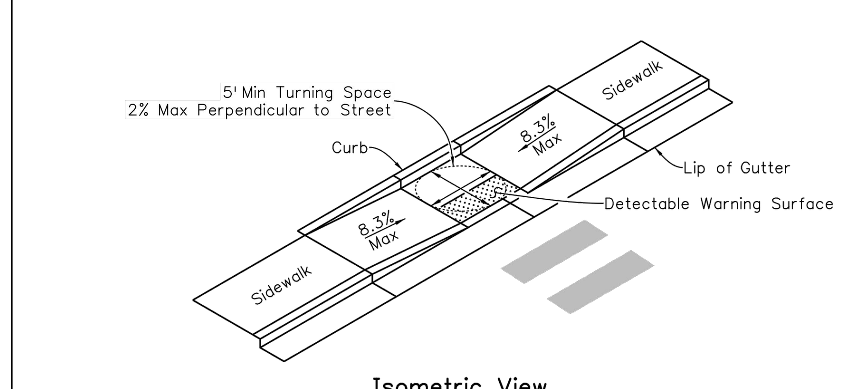
SIDEWALK CURB RAMPS TYPE 1 DETACHED SIDEWALK

COLORADO SPRINGS — APPROVED: CITY ENGINEER — ISSUED: 3/28/2019 — REVISED: — DRAWING NO. D-8C



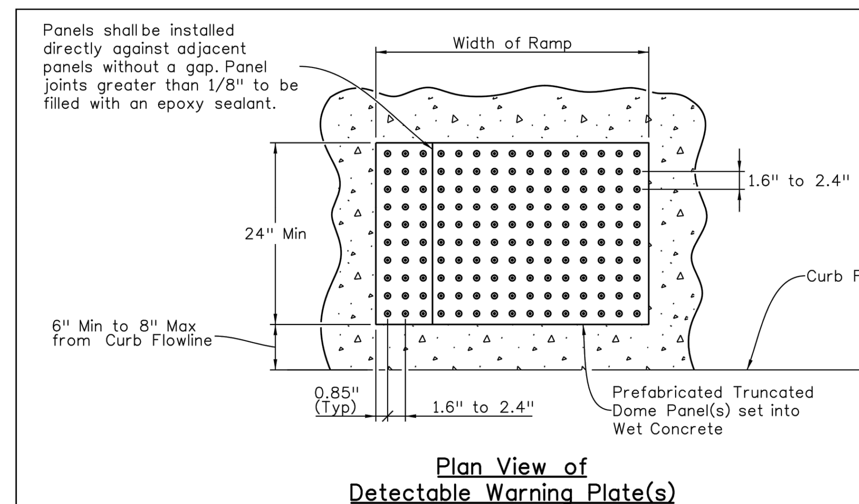
Notes

1. Use of this ramp design in new construction requires approval of the City Engineer.
2. Monolithic curb height at depressed turning space (TS) shall be equal to the amount the TS is lowered. e.g. if TS is lowered 4" the curb height would be 4". If the TS is lowered 2" or less the curb at the back of walk may be deleted.
3. The pedestrian curb may be omitted if the ground surface at the back of the curb ramp or landing is the same elevation as the curb ramp or TS and there is no material to retain.
4. Attached and detached sidewalk shall be 6 feet and 5 feet wide minimum, respectively. Sidewalk width may be be reduced to 4 feet in retrofit applications not including the TS.
5. Ramp depth shall be the same as the approaching sidewalk but not less than 5 feet when curb head exists at the back of the TS. See General Note 17 for additional information.
6. Curb tooled joints shall be laid out so that at least one joint occurs within the width of the ramp.
7. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.



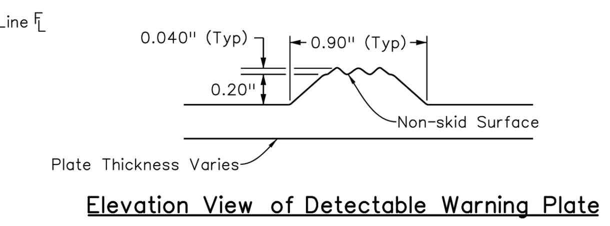
SIDEWALK CURB RAMPS TYPE 3A CURB RAMP

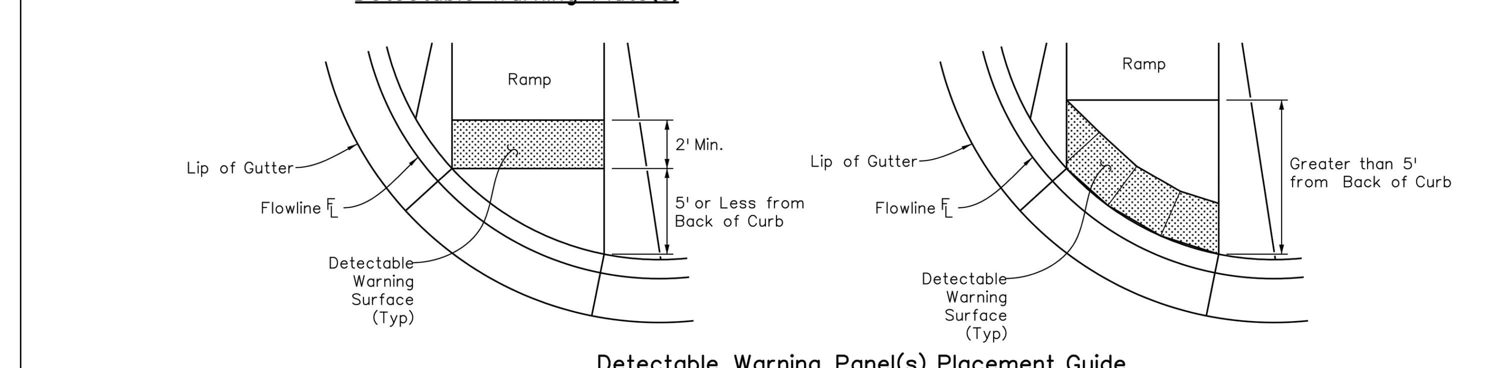
COLORADO SPRINGS — APPROVED: CITY ENGINEER — ISSUED: 3/28/2019 — REVISED: — DRAWING NO. D-8E

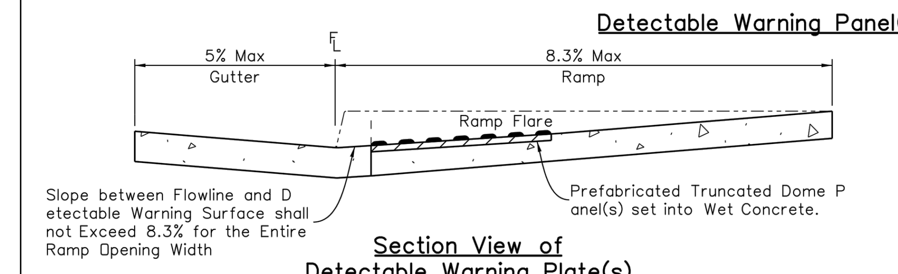


Notes

1. Detectable warnings shall consist of prefabricated panels of truncated domes approved by the City.
2. The detectable warning surface shall span the entire width of the ramp. If conditions do not allow the entire span, the detectable warning surface span shall not be more than 2 inches away from each side of the ramp.
3. Dome spacing shall be equal in both directions.







SIDEWALK CURB RAMPS TRUNCATED DOME DETAILS

COLORADO SPRINGS — APPROVED: CITY ENGINEER — ISSUED: 3/28/2019 — REVISED: - — DRAWING NO. D-8L

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SCALE:
VERT:
STATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 12.28.22
DRAWN BY: JJM DATE: 12.29.22
CHECKED BY: DATE:

VETERANS VICTORY - LOT 1

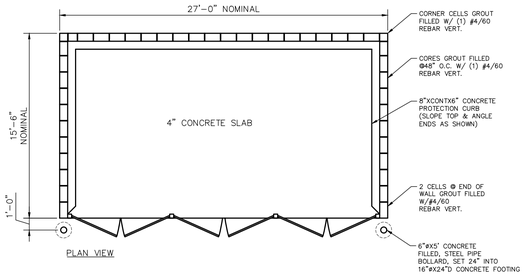
DEVELOPMENT PLAN DETAILS (1 OF 2)

REVISIONS: NO.	DESCRIPTION	DATE

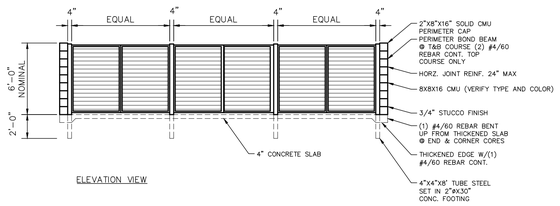
PROJECT NUMBER: 0219-05.04

SHEET 2 OF 36

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VetransVilla\CAD\Plansheets\Development Plan - Apartments\VV-Apt - Details.dwg

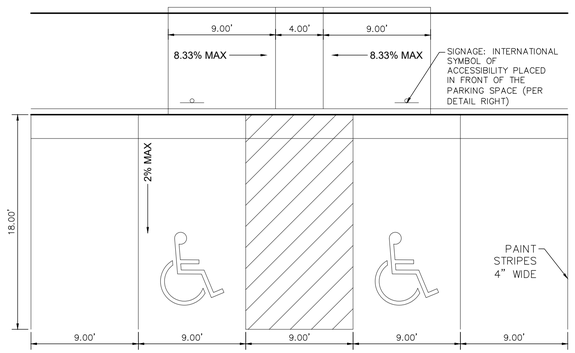


PLAN VIEW

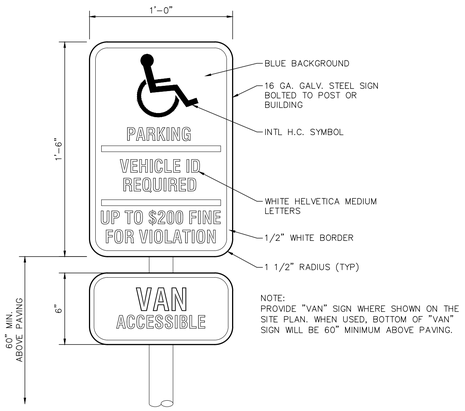


ELEVATION VIEW

DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

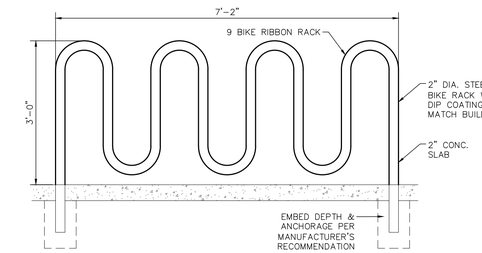


PARKING SPACE DETAIL
NOT TO SCALE

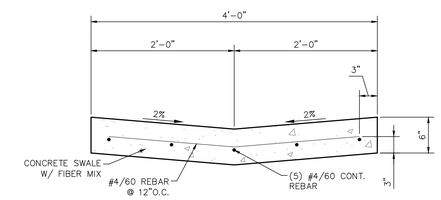


NOTE:
PROVIDE "VAN" SIGN WHERE SHOWN ON THE SITE PLAN. WHEN USED, BOTTOM OF "VAN" SIGN WILL BE 60" MINIMUM ABOVE PAVING.

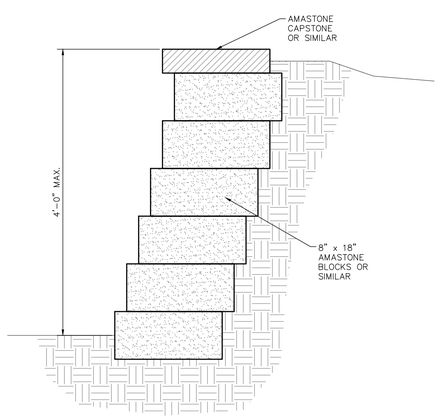
HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE



BIKE RIBBON RACK DETAIL
NOT TO SCALE

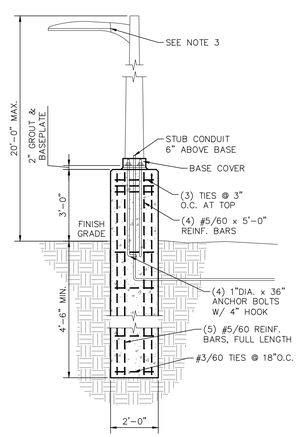


4' CONCRETE VALLEY PAN
NOT TO SCALE



RETAINING WALL DETAIL
NOT TO SCALE

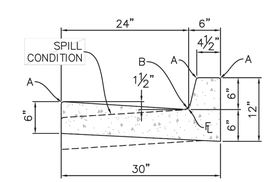
NOTES:
1. LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURES @ GROUND LEVEL.
2. IF LIGHT POLE BASE IS WITHIN 36" OF CURB OR DRIVE ISLE THE BASE WILL STICK UP 36" ABOVE FINISHED GRADE, OTHERWISE THE BASE WILL STICK UP 6" ABOVE GRADE.
3. LIGHTING WILL BE OF A TYPE AND LOCATION AS DEPICTED ON PHOTOMETRIC PLANS.
4. ALL POLES, LIGHTS, AND HOUSING TO BE PAINTED TO MATCH BUILDING EXTERIOR.
5. NO LIGHTING WILL SHINE OFF SITE.



LIGHT POLE BASE DETAIL
NOT TO SCALE

NOTES:
1. QUANTITY & LOCATION BY FIRE MARSHALL
2. SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND
3. BOTTOM EDGE OF SIGN SHALL BE 7'-0" ABOVE SURFACE AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE

FIRE LANE SIGN DETAIL
NOT TO SCALE



TYPE 2
6" VERTICAL

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

LOAD 719-377-0002

SCALE:
VERT:
STATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 12.28.22
DRAWN BY: JJM DATE: 12.30.22
CHECKED BY: DATE:

VETERANS VICTORY - LOT 1

DEVELOPMENT PLAN
DETAILS (2 OF 2)

REVISIONS:
NO. DESCRIPTION DATE

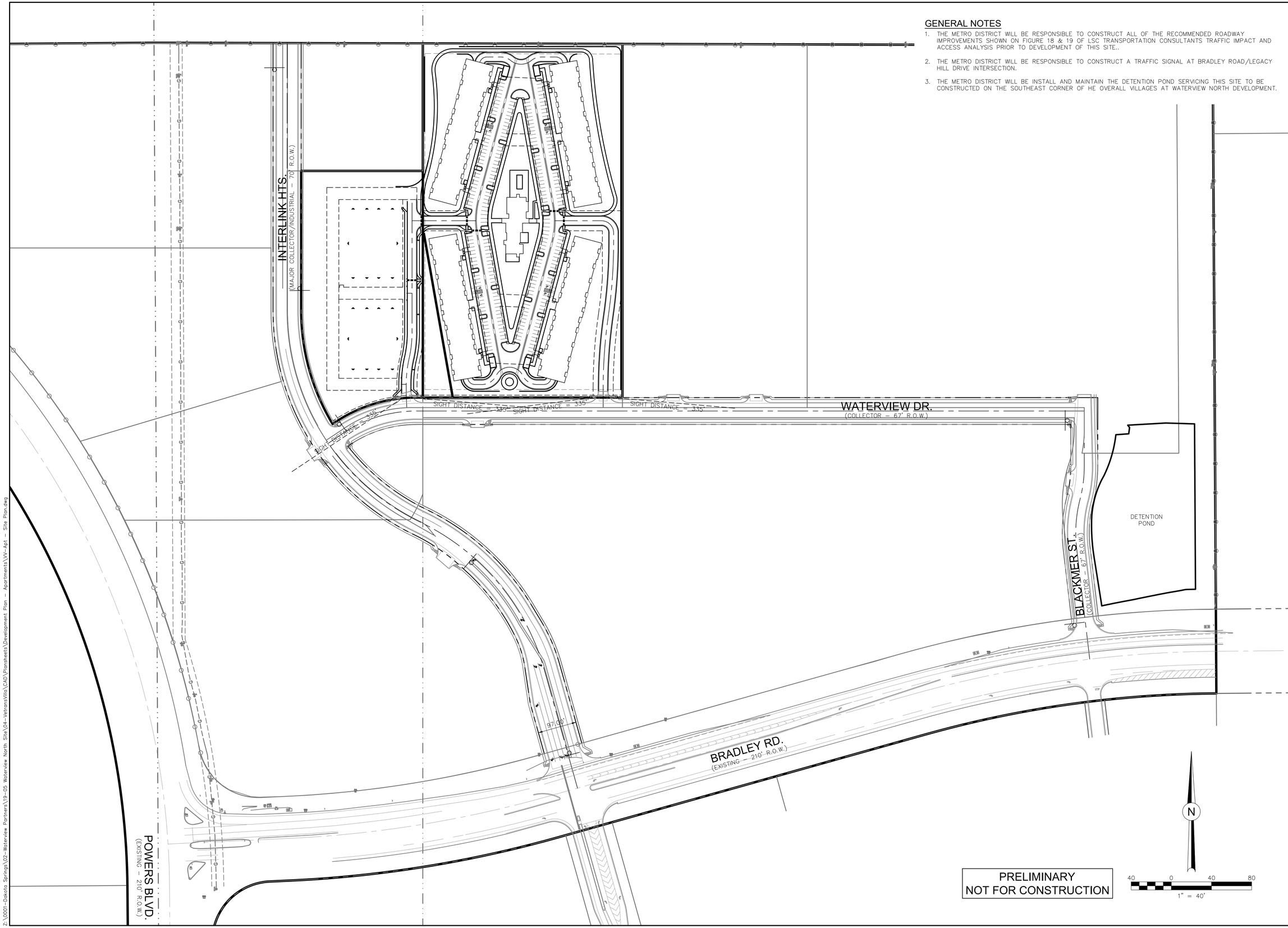
PROJECT NUMBER: 0219-05.04

SHEET 3 OF 36

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-Veterans Villa\CAD\Plansheets\Development Plan - Apartments\VV-Apt - Details.dwg

GENERAL NOTES

1. THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT ALL OF THE RECOMMENDED ROADWAY IMPROVEMENTS SHOWN ON FIGURE 18 & 19 OF LSC TRANSPORTATION CONSULTANTS TRAFFIC IMPACT AND ACCESS ANALYSIS PRIOR TO DEVELOPMENT OF THIS SITE..
2. THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT A TRAFFIC SIGNAL AT BRADLEY ROAD/LEGACY HILL DRIVE INTERSECTION.
3. THE METRO DISTRICT WILL BE INSTALL AND MAINTAIN THE DETENTION POND SERVICING THIS SITE TO BE CONSTRUCTED ON THE SOUTHEAST CORNER OF HE OVERALL VILLAGES AT WATERVIEW NORTH DEVELOPMENT.



Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-Veterans\Villa\CAD\Plansheets\Development Plan - Apartments\VV-Apt - Site Plan.dwg

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J-CAD 719-377-0002

SCALE: 1"=40'
VERT:
ELEVATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 12.28.22
DRAWN BY: JJM DATE: 12.29.22
CHECKED BY:
DATE:

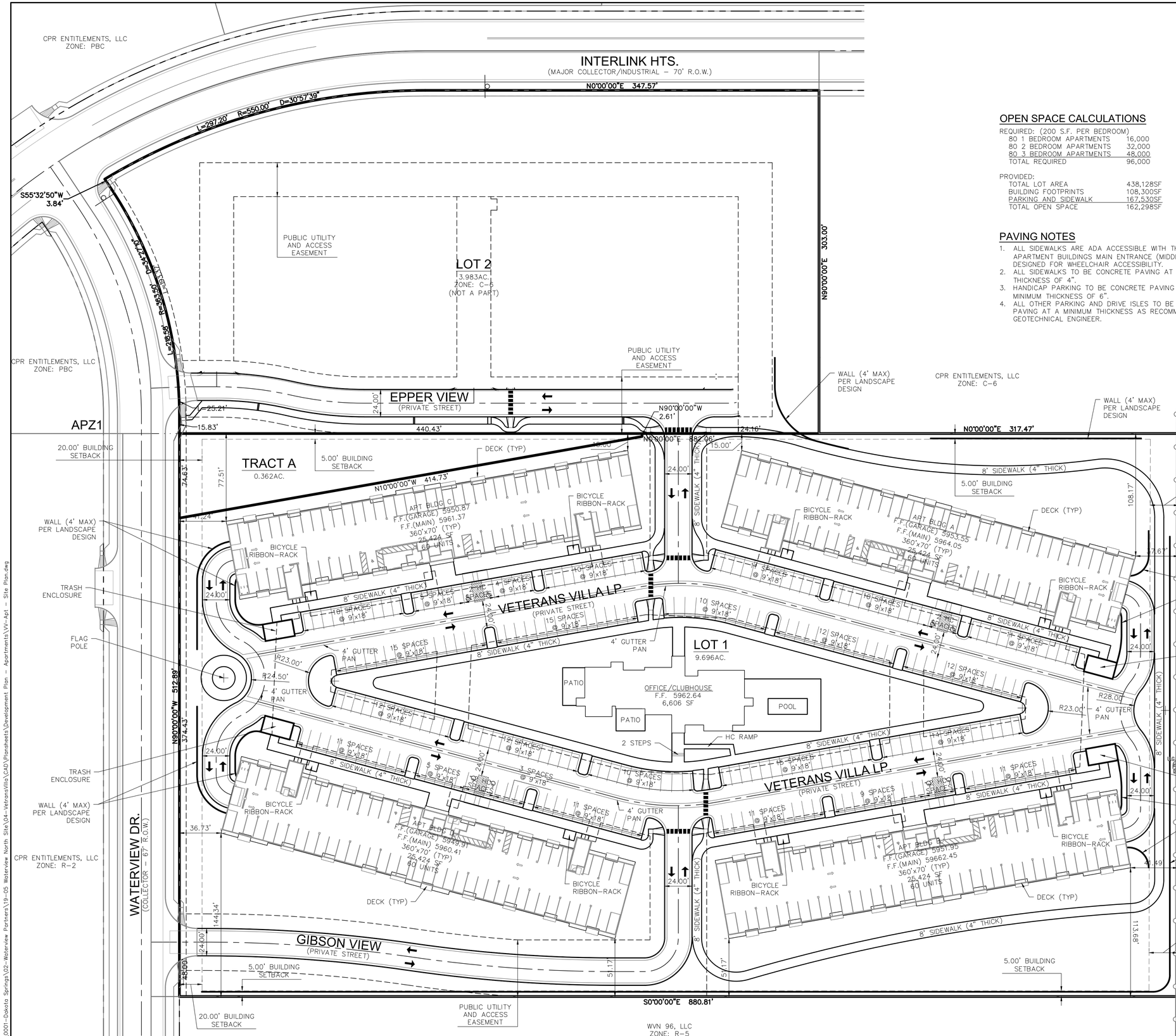
VETERANS VICTORY - LOT 1

DEVELOPMENT PLAN
VILLAGES AT WATERVIEW NORTH SITE PLAN

REVISIONS: NO.	DESCRIPTION:	DATE

PROJECT NUMBER: 0219-05.04

SHEET 4 OF 36



OPEN SPACE CALCULATIONS

REQUIRED: (200 S.F. PER BEDROOM)

80 1 BEDROOM APARTMENTS	16,000
80 2 BEDROOM APARTMENTS	32,000
80 3 BEDROOM APARTMENTS	48,000
TOTAL REQUIRED	96,000

PROVIDED:

TOTAL LOT AREA	438,128SF
BUILDING FOOTPRINTS	108,300SF
PARKING AND SIDEWALK	167,530SF
TOTAL OPEN SPACE	162,298SF

PAVING NOTES

1. ALL SIDEWALKS ARE ADA ACCESSIBLE WITH THE APARTMENT BUILDINGS MAIN ENTRANCE (MIDDLE) BEING DESIGNED FOR WHEELCHAIR ACCESSIBILITY.
2. ALL SIDEWALKS TO BE CONCRETE PAVING AT A MINIMUM THICKNESS OF 4".
3. HANDICAP PARKING TO BE CONCRETE PAVING AT A MINIMUM THICKNESS OF 6".
4. ALL OTHER PARKING AND DRIVE ISLES TO BE ASPHALT PAVING AT A MINIMUM THICKNESS AS RECOMMENDED BY GEOTECHNICAL ENGINEER.

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N
40 0 40 80
1" = 40'

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SCALE: 1"=40'
VERT:
ELEVATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 12.28.22
DRAWN BY: JJM DATE: 12.29.22
CHECKED BY:
DATE:

VETERANS VICTORY - LOT 1

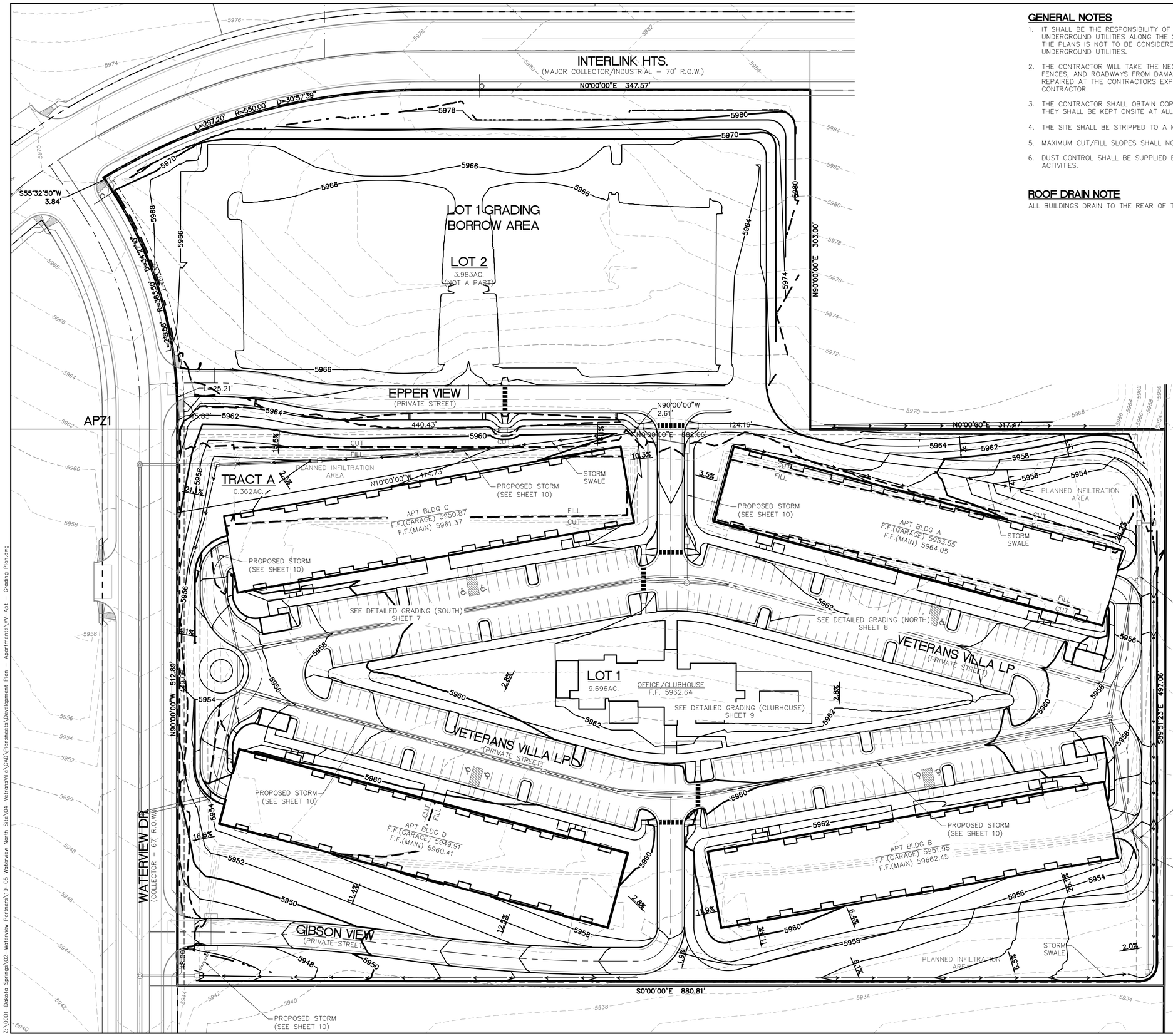
DEVELOPMENT PLAN SITE PLAN

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.04

SHEET 5 OF 36

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VeteransVilla\CAD\Plansheets\Development Plan - Apartments\VV-Apt - Site Plan.dwg



GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS PROJECT. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND THEY SHALL BE KEPT ONSITE AT ALL TIMES.
4. THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
5. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
6. DUST CONTROL SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.

ROOF DRAIN NOTE

ALL BUILDINGS DRAIN TO THE REAR OF THE BUILDING AND FLOW TO SURFACES DRAINS.

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

SCALE: 1"=40'
VERT:
STATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 12.09.22
DRAWN BY: JJM DATE: 12.12.22
CHECKED BY:
DATE:

VETERANS VICTORY - LOT 1

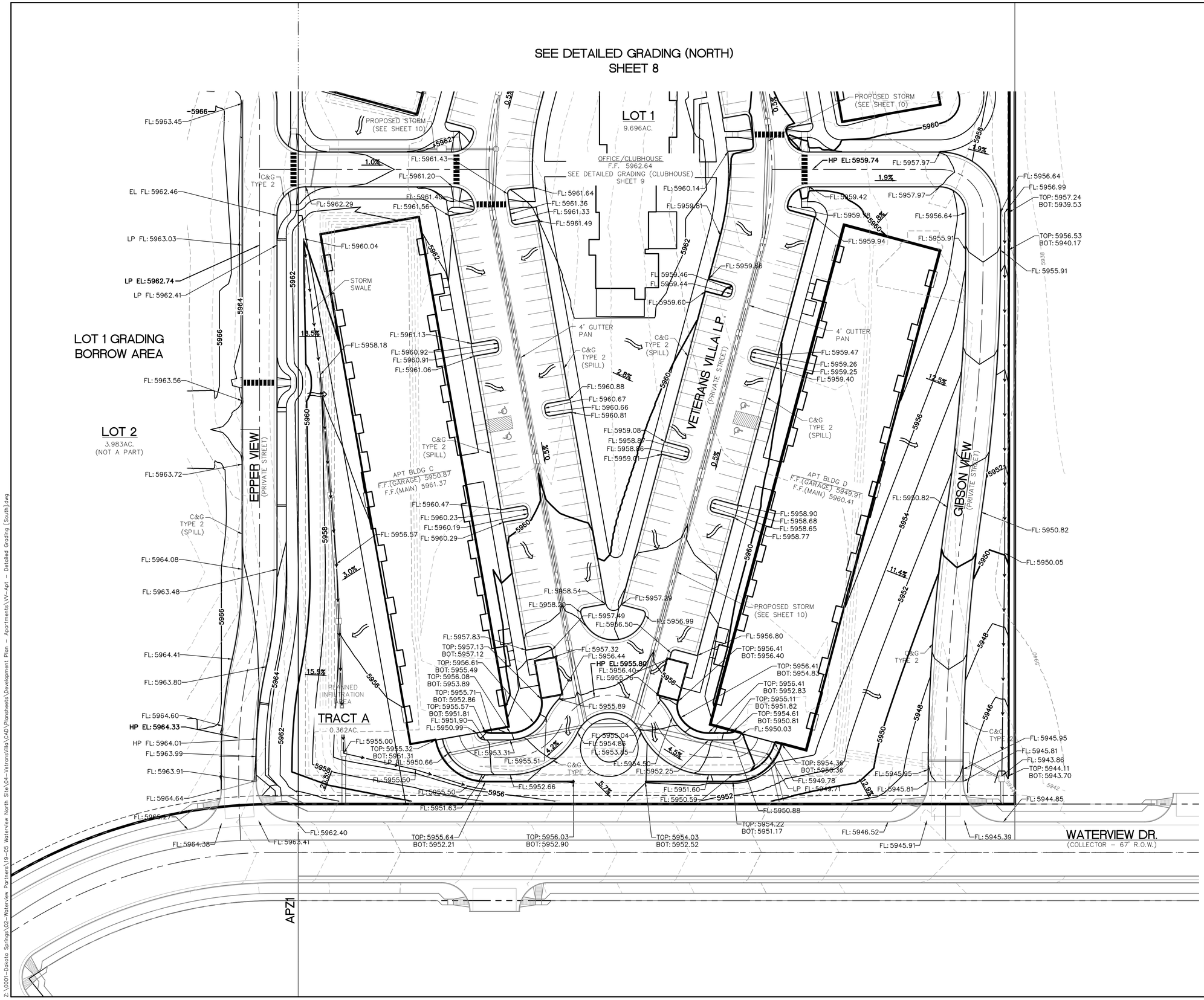
DEVELOPMENT PLAN OVERALL GRADING PLAN

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.04

SHEET 6 OF 36

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-Veterans\Villa\CAD\Plansheets\Development Plan - Apartments\VV-Apt - Grading Plan.dwg



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SCALE: 1"=30'
VERT:
STATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 12.09.22
DRAWN BY: JJM DATE: 12.12.22
CHECKED BY:
DATE:

VETERANS VICTORY - LOT 1

DEVELOPMENT PLAN
DETAILED GRADING (SOUTH)

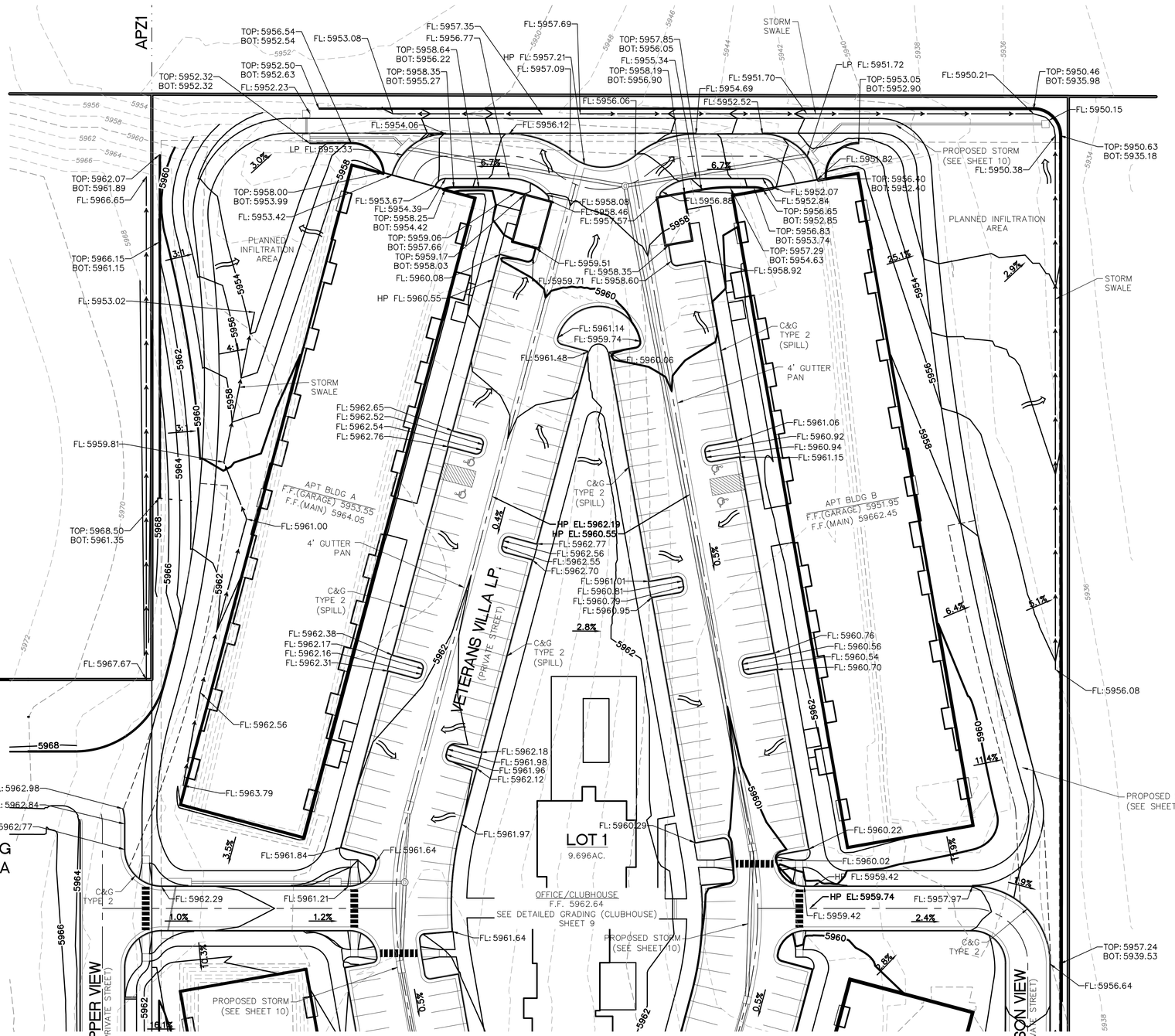
REVISIONS:

NO.	DESCRIPTION	DATE

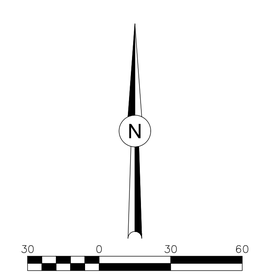
PROJECT NUMBER: 0219-05.04

SHEET 7 OF 36

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VeteransVilla\CAD\Plansheets\Development Plan – Apartments\VV-Apt – Detailed Grading [South].dwg



SEE DETAILED GRADING (SOUTH)
SHEET 7



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SCALE: 1"=30'
VERT:
STATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 12.09.22
DRAWN BY: JJM DATE: 12.12.22
CHECKED BY:
DATE:

VETERANS VICTORY - LOT 1

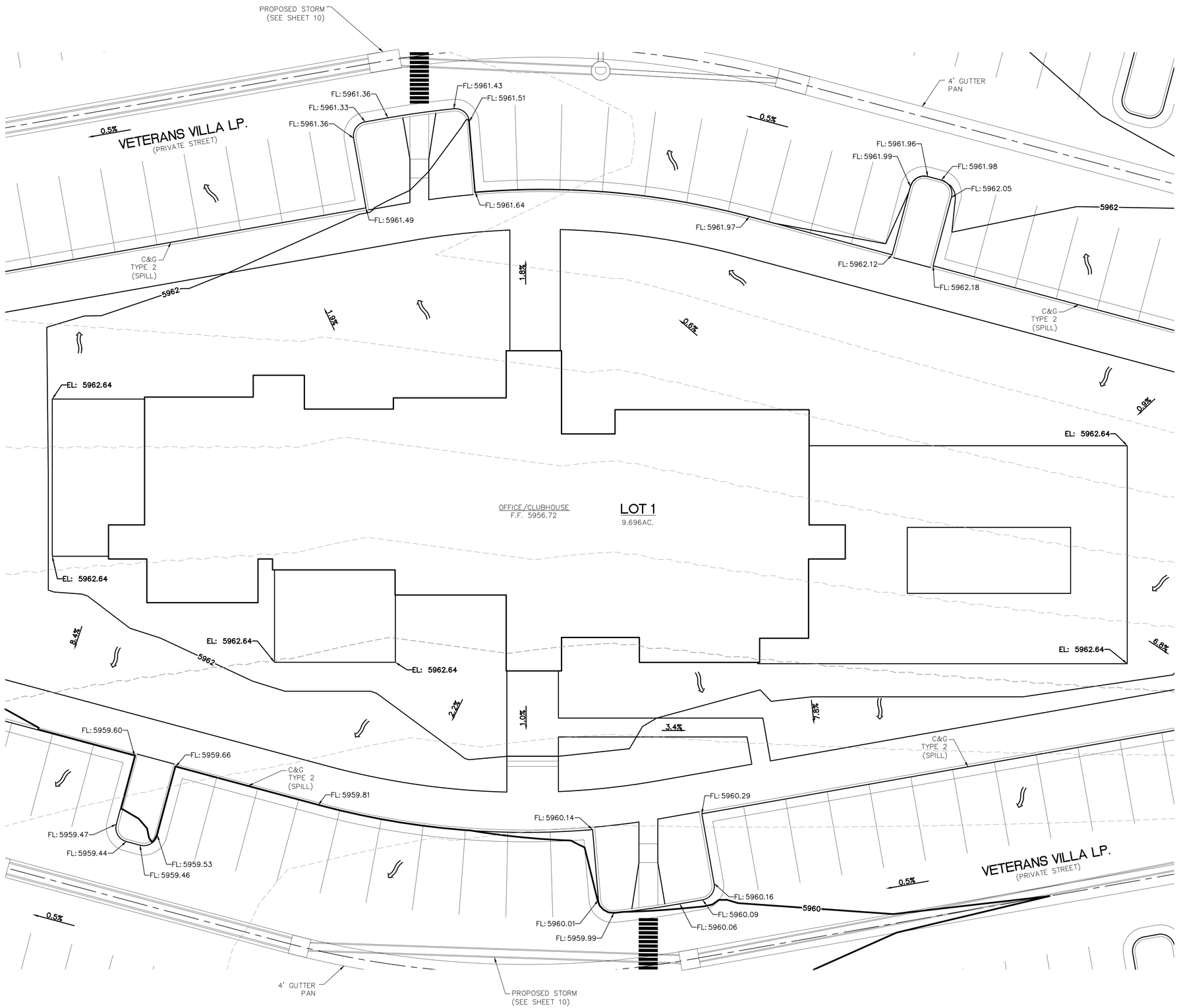
DEVELOPMENT PLAN
DETAILED GRADING (NORTH)

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.04

SHEET 8 OF 36

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VeteransVilla\CAD\Plansheets\Development Plan - Apartments\VV-Apt - Detailed Grading [North].dwg



SEE DETAILED GRADING (SOUTH)
SHEET 7

SEE DETAILED GRADING (NORTH)
SHEET 8

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VetransVilla\CAD\Plansheets\Development Plan - Apartments\VV-Apt - Detailed Grading [CH].dwg

Z

10 0 10 20

1" = 10'

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SCALE: 1"=10'
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ELEVATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 12.09.22
DRAWN BY: JJM DATE: 12.12.22
CHECKED BY:
DATE:

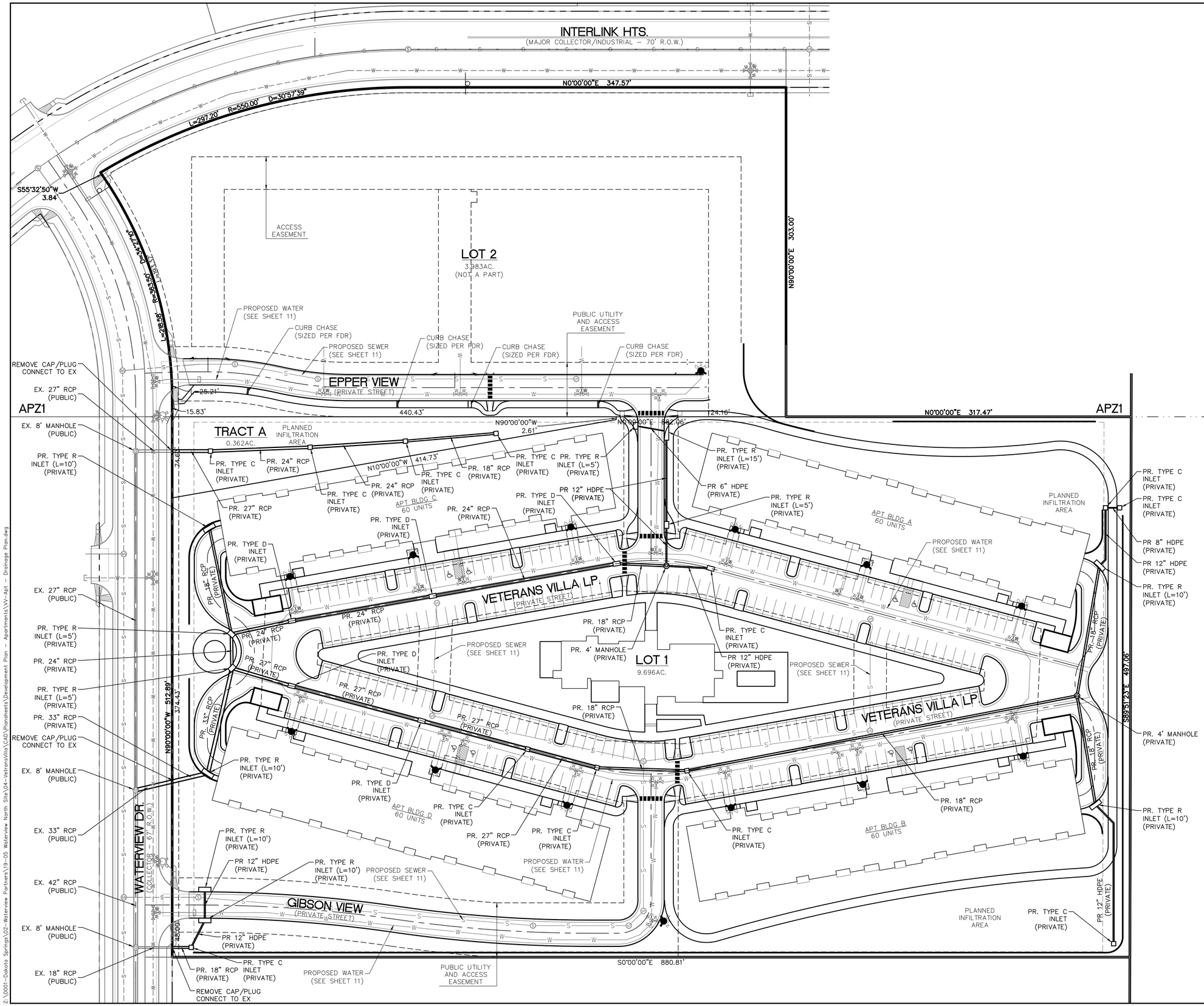
VETERANS VICTORY - LOT 1

DEVELOPMENT PLAN
DETAILED GRADING (CLUBHOUSE)

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.04

SHEET 9 OF 36



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ELEVATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 12.09.22
DRAWN BY: JJM DATE: 12.12.22
CHECKED BY:
DATE:

VETERANS VICTORY - LOT 1

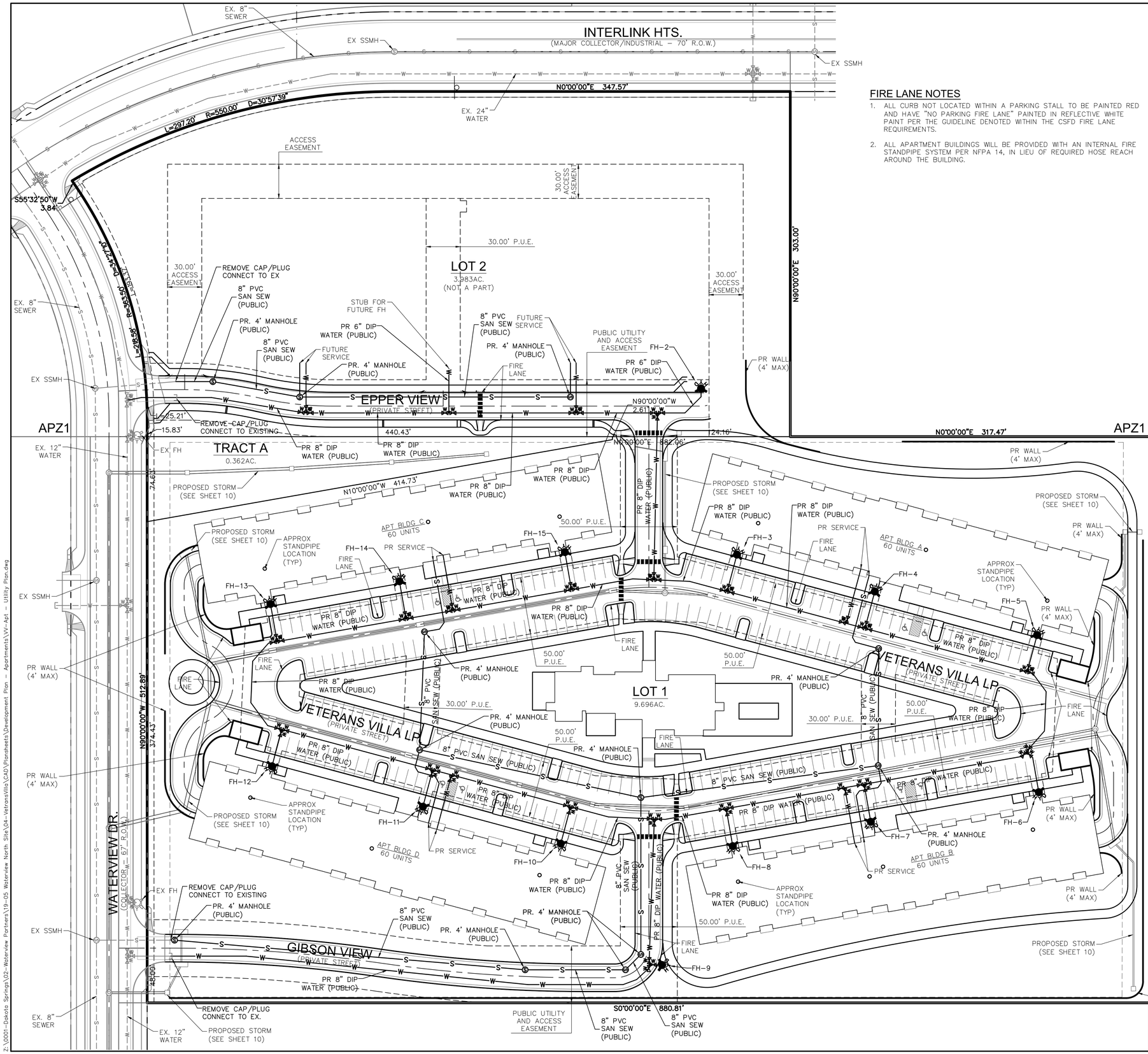
DEVELOPMENT PLAN STORM SYSTEM

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.04

SHEET 10 OF 36

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VeteransVilla\CAD\Plansheets\Development Plan - Apartments\VV-Apt - Drainage Plan.dwg



FIRE LANE NOTES

1. ALL CURB NOT LOCATED WITHIN A PARKING STALL TO BE PAINTED RED AND HAVE "NO PARKING FIRE LANE" PAINTED IN REFLECTIVE WHITE PAINT PER THE GUIDELINE DENOTED WITHIN THE CSFD FIRE LANE REQUIREMENTS.
2. ALL APARTMENT BUILDINGS WILL BE PROVIDED WITH AN INTERNAL FIRE STANDPIPE SYSTEM PER NFPA 14, IN LIEU OF REQUIRED HOSE REACH AROUND THE BUILDING.

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.

2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON–POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.

4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST–COME, FIRST–SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED.

5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.

6. OWNER, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN–CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SPRINGS UTILITIES.

7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS).

8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER' WATER SYSTEM EXTENSIONS. (WATER–QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SPRINGS UTILITIES FOR SUCH WATER–QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.

9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS–SERVICE–LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES' STANDARD GAS–SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668–4985 OR SOUTH WORK CENTER 668–5564).

10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540).

11. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN–CURRENT TARIFFS, RATES, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.

12. REQUIRED WATER SUPPLIES FOR FIRE PROTECTION EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE. (2009 IFC §1412)

13. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION/DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED BE EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. (2009 IFC §1410)

14. NOTICE OF PRIVATE UTILITY LINES WILL BE REQUIRED BY SEPARATE INSTRUMENT AT TIME OF CONSTRUCTION PLAN REVIEW.

PRELIMINARY
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N

40 0 40 80
1" = 40'

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COLORADO SPRINGS, CO 80903
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J-CAD 719-377-0002

SCALE: 1"=40'
VERT:
STATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 12.09.22
DRAWN BY: JJM DATE: 12.12.22
CHECKED BY: DATE:

VETERANS VICTORY - LOT 1

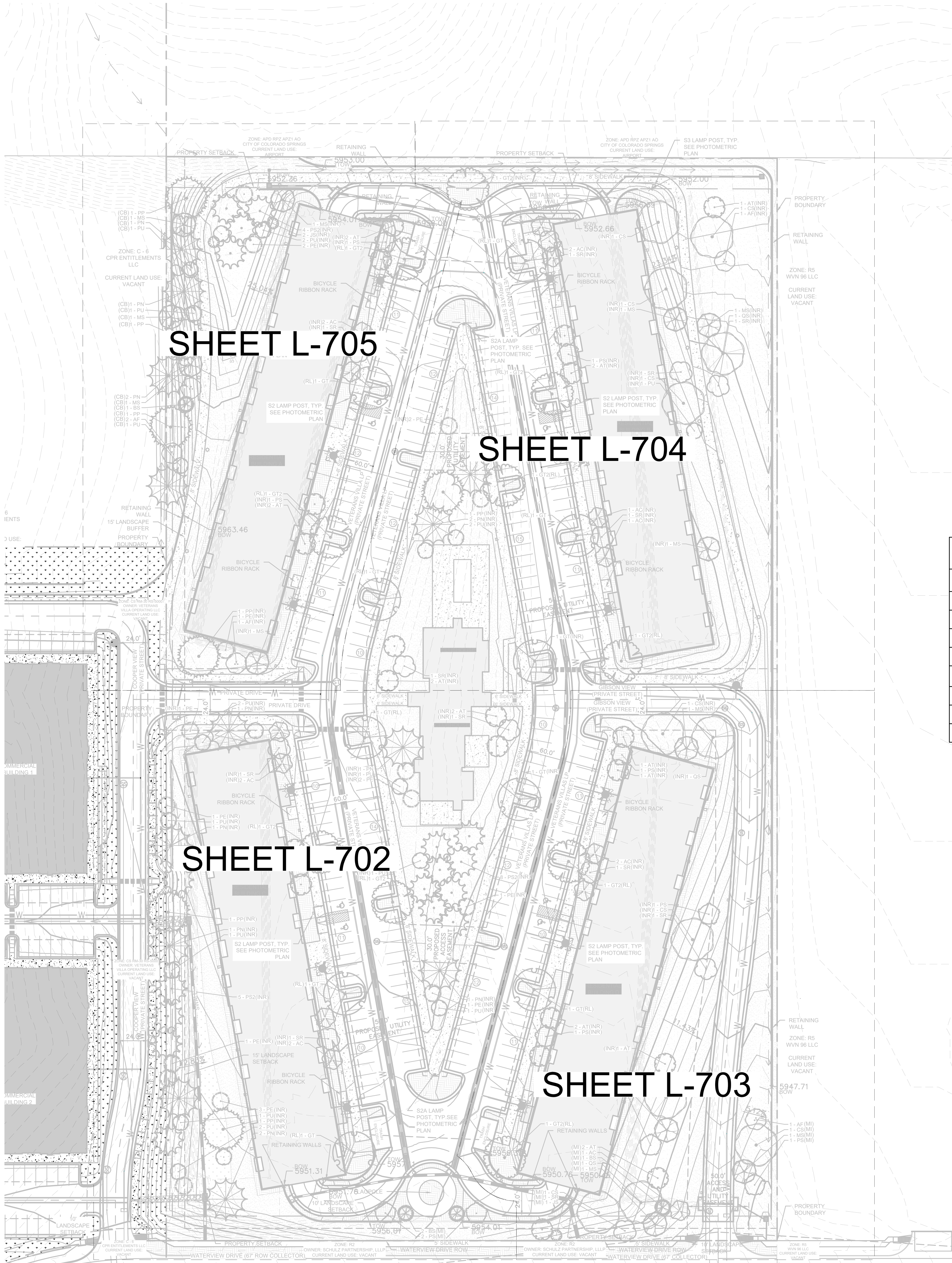
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.04

SHEET 11 OF 36

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VeteransVilla\CAD\Plansheets\Development Plan - Apartments\VV-Apt - Utility Plan.dwg



SHEET INDEX

SHEET NUMBER	SHEET TITLE
L-701	PRELIMINARY LANDSCAPE SHEET INDEX
L-702	PRELIMINARY LANDSCAPE PLAN
L-703	PRELIMINARY LANDSCAPE PLAN
L-704	PRELIMINARY LANDSCAPE PLAN
L-705	PRELIMINARY LANDSCAPE PLAN
L-706	PRELIMINARY LANDSCAPE NOTES
L-707	PRELIMINARY LANDSCAPE DETAILS

INTERNAL LANDSCAPING	
NET SITE AREA:	438,154 SF (10.06 AC)
PERCENT MINIMUM INTERNAL AREA:	15% (RESIDENTIAL)
INTERNAL LANDSCAPE AREA REQ. / PROV.	65,724 SF / 156,961 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	132 / 132
SHRUB SUBSTITUTES REQ. / PROV.	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	INR
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

PARKING LOT LANDSCAPING	
NUMBER OF VEHICLE SPACES PROVIDED:	255 (RESIDENTIAL)
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	17 / 17
PARKING LOT FRONTAGES:	N/A
LENGTH OF FRONTAGE:	N/A
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	N/A
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	RL

LANDSCAPE SETBACKS AND BUFFERS

STREET NAME OR BOUNDARY:	VICTORY DRIVE	CENTRAL BUFFER	NORTH BNDY	EAST BNDY
ZONE DISTRICT BOUNDARY:	NO	YES	NO	NO
STREET CLASSIFICATION:	NONARTERIAL	N/A	N/A	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	10' / 10'	15' / 15'	N/A	N/A
LINEAR FOOTAGE:	497'	318'	N/A	N/A
TREE PER FEET REQ.:	1 TREE PER 30 LF	1 TREE PER 20 LF	N/A	N/A
NUMBER OF TREES REQ. / PROV.	17 / 17	16 / 16	N/A	N/A
EVERGREEN TREES REQ. / PROV.	N/A	6 / 11	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	MI	CB	N/A	N/A
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%	75% / 75%	N/A	N/A

CITY APPROVAL:

Know what's below. Call before you dig.

Dakota Springs Engineering
Engineering Consultants

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Kimley-Horn

SCALE: AS SHOWN
VERT: AS SHOWN
STATION:
FROM:
TO:

DESIGNED BY: AJV
DATE: 8-10-2023
DRAWN BY: AJV
DATE: 8-10-2023
CHECKED BY: JEH
DATE: 8-10-2023

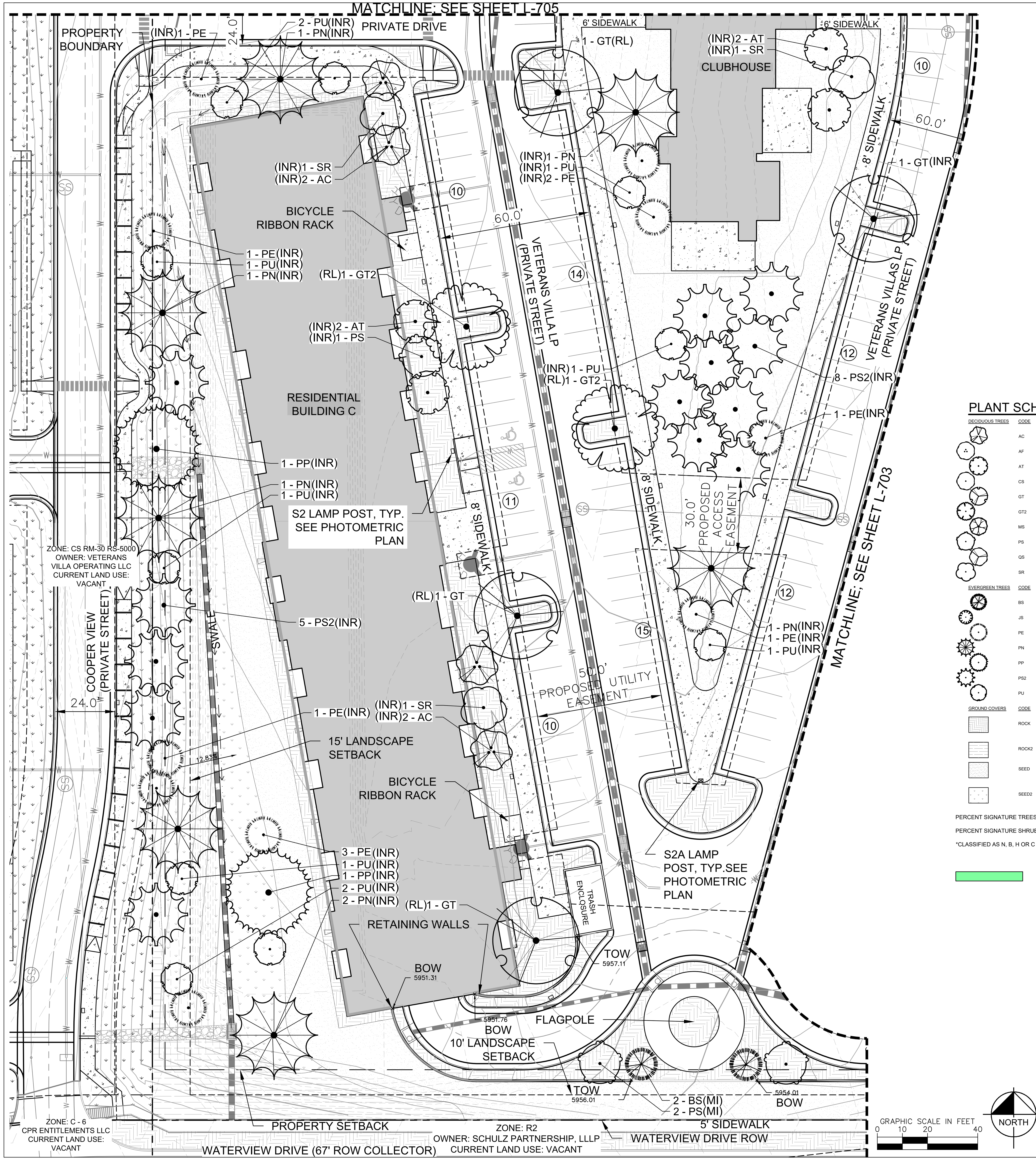
VETERANS VICTORY – LOT 2

PRELIMINARY LANDSCAPE SHEET INDEX

REVISIONS:
NO. DESCRIPTION
DATE

PROJECT NUMBER:

SHEET
L-701



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	AC	13	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK	B & B	1.5" OA. 3-STEM MIN.	15`-20`	15`-25`
	AF	5	ACER GINNALA `FLAME` / FLAME AMUR MAPLE	B & B	1.5" OA. 3-STEM MIN.	15`-20`	15`-25`
	AT	20	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL MIN	15`-20`	15`-20`
	CS	8	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL MIN	30`-40`	40`-60`
	GT	10	GLEDITSIA TRIACANTHOS INERMIS `SUNBURST` / SUNBURST HONEYLOCUST	B & B	2.5" CAL MIN	30`-40`	30`-40`
	GT2	10	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM / SHADEMASTER LOCUST	B & B	1.5" CAL MIN	30`-40`	40`-60`
	MS	12	MALUS X `SPRING SNOW` / CRAB APPLE	B & B	1.5" CAL MIN	20`-25`	20`-25`
	PS	11	PRUNUS `SUCKER PUNCH` / SUCKER PUNCH CHOKECHERRY	B & B	1.5" CAL MIN	15`-20`	20`-30`
	QS	4	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL MIN	30`-40`	40`-50`
	SR	12	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE LILAC	B & B	1.5" CAL MIN	15`-20`	15`-25`
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT. SIZE**	**SIZE/CAL.**	**WIDTH**	**HEIGHT**
	BS	4	PICEA PUNGENS `FASTIGIATA` / FASTIGIATE BLUE SPRUCE	B & B	6` HGT.	10`-15`	25`-40`
	JS	3	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	6` HGT.	8`-12`	20`-30`
	PE	15	PINUS EDULIS / PINON PINE	B & B	6` HGT.	15`-20`	20`-30`
	PN	13	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6` HGT.	30`-40`	40`-60`
	PP	7	PINUS PONDEROSA / PONDEROSA PINE	B & B	6` HGT.	30`-40`	60`+
	PS2	17	PINUS SYLVESTRIS / SCOTCH PINE	B & B	6` HGT.	20`-30`	30`-50`
	PU	18	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6` HGT.	10`-15`	20`-30`
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**TYPE**	**INSTALL RATE**	**WEED FABRIC**	**MFR.**
	ROCK	41,588 SF	1-1/2" ROCK MULCH & PLANTINGS / SADDLEBACK SWIRL ROCK MULCH SHRUB AND PERENNIAL BEDS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	C&C SAND
	ROCK2	2,611 SF	1"-2" RIVER ROCK / 1"-2" BLUE GREY RIVER ROCK	COBBLE	6" DEPTH		C&C SAND
	SEED	126,159 SF	EPC LOW GROW MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTTES SEED
	SEED2	10,606 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTTES SEED

PERCENT SIGNATURE TREES* — SIGNATURE TREES: 170
TOTAL NO. OF TREES: 182 = 93% SIGNATURE TREES

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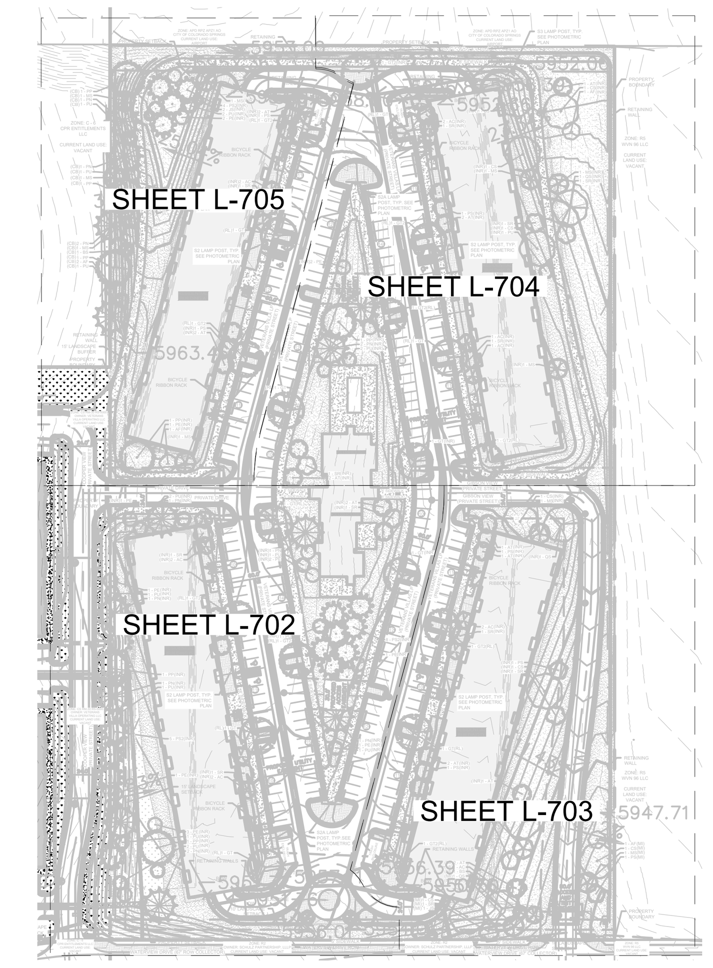
PLANNED INFILTRATION AREA (PIA)



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CITY APPROVAL:

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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

SCALE: AS SHOWN
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TO:

DESIGNED BY: AJV
DATE: 8-10-2023
DRAWN BY: AJV
DATE: 8-10-2023
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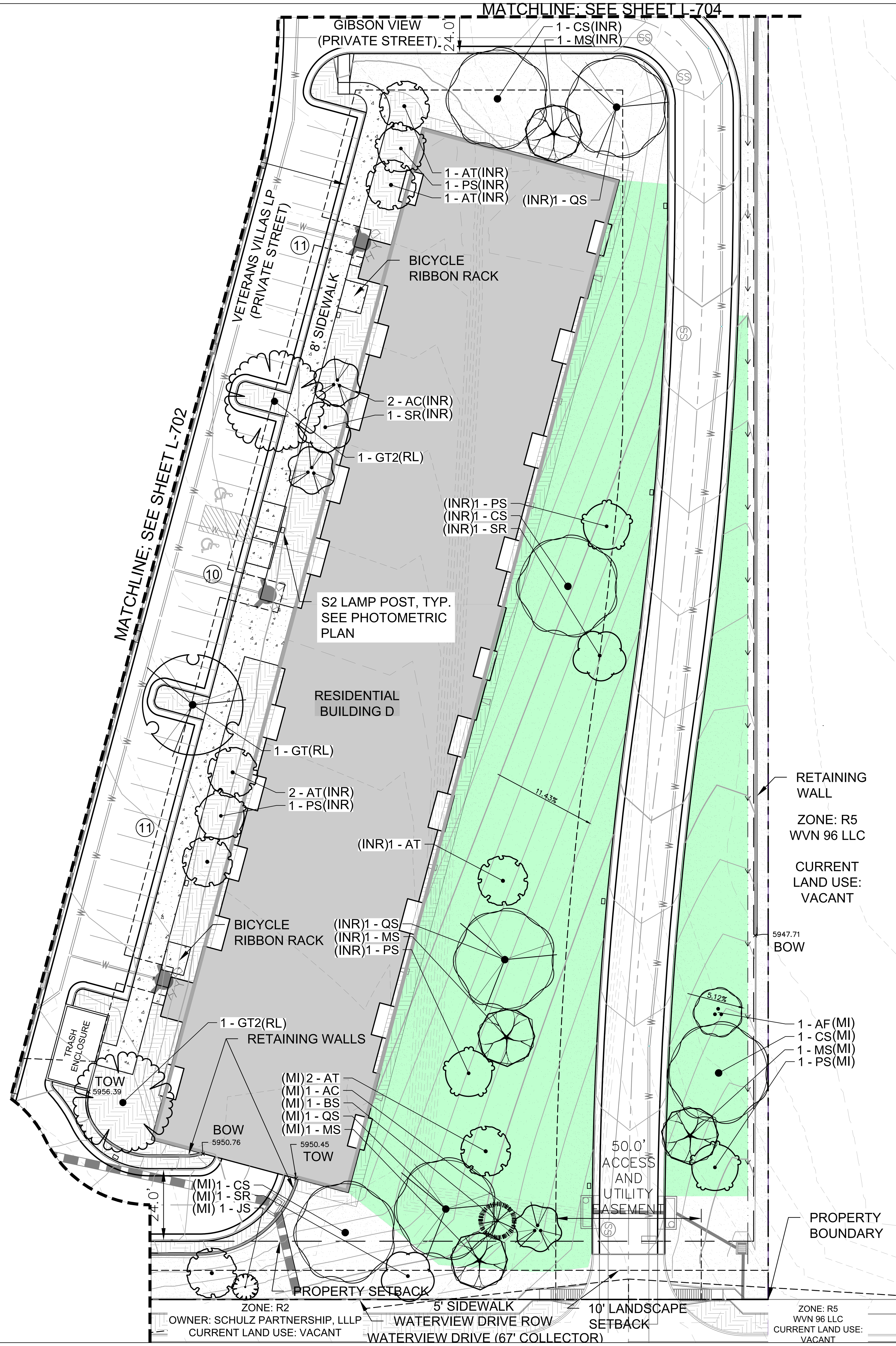
VETERANS VICTORY - LOT 2

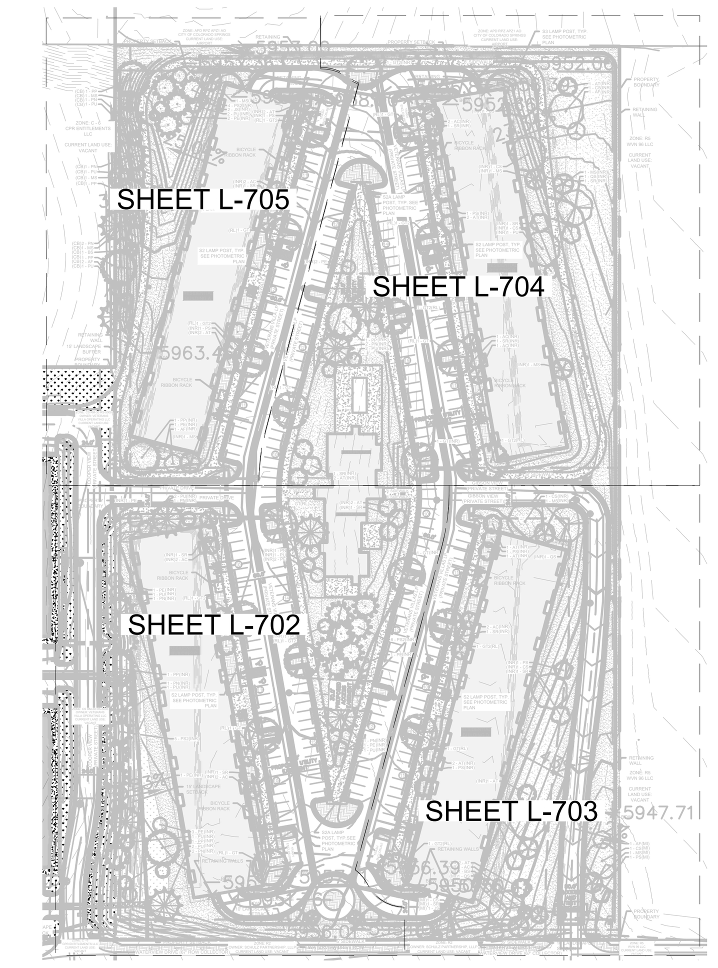
PRELIMINARY LANDSCAPE PLAN

REVISIONS:
NO. DESCRIPTION
DATE

PROJECT NUMBER:

SHEET
L-702





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PLANNED INFILTRATION AREA (PIA)

CITY APPROVAL:

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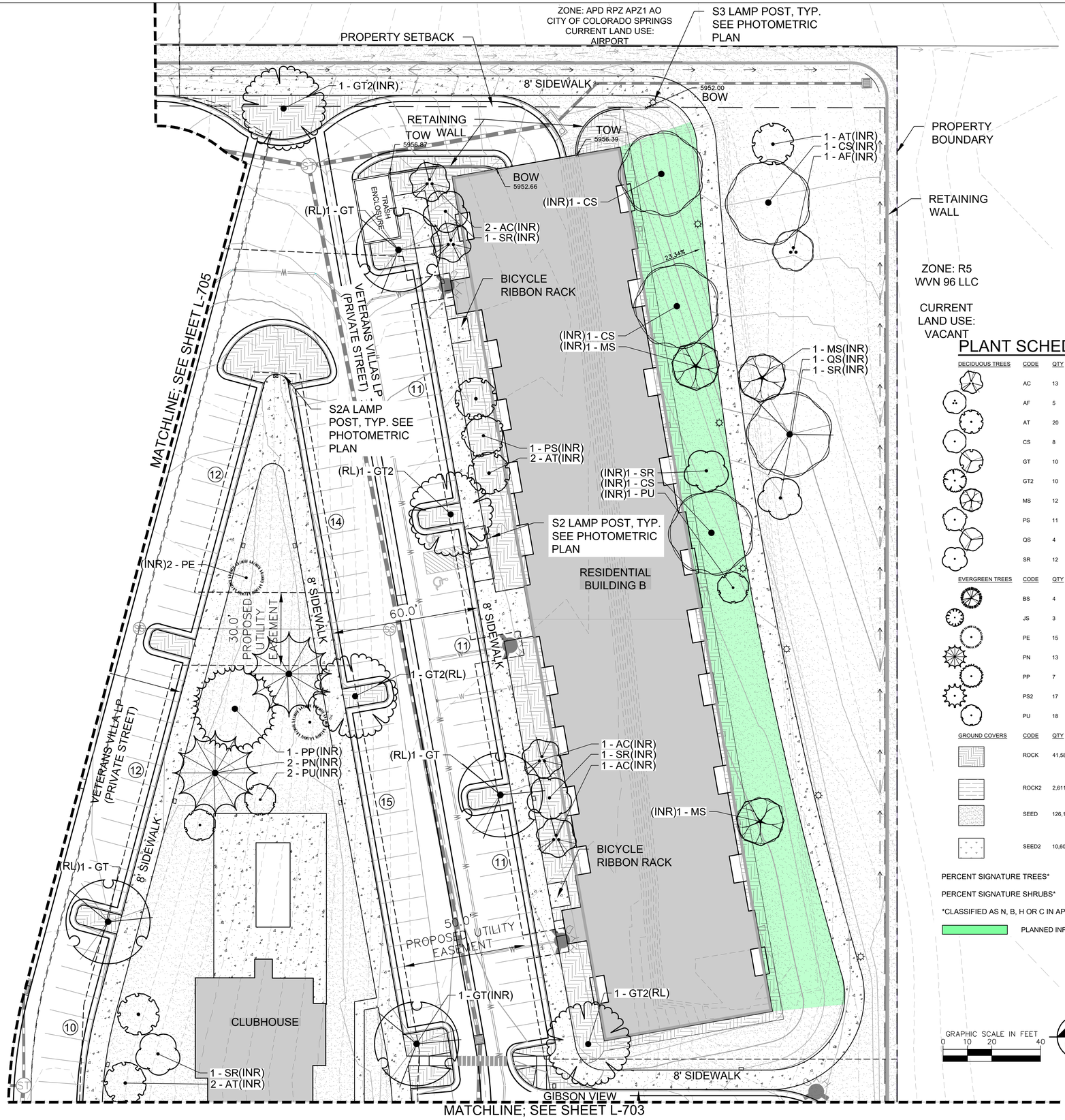
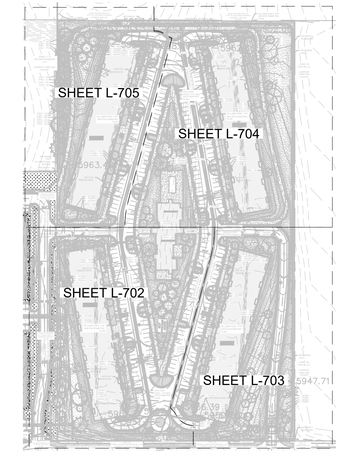
VETERANS VICTORY - LOT 2
PRELIMINARY LANDSCAPE PLAN

REVISIONS: NO. | DESCRIPTION | DATE

PROJECT NUMBER:

SHEET
L-703





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PLANNED INFILTRATION AREA (PIA)

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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CITY APPROVAL:

Dakota Springs Engineering
Engineering Consultants

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Kimley»Horn
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4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237

SCALE: AS SHOWN
VERT: AS SHOWN
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FROM:
TO:

DESIGNED BY: AJV
DATE: 8-10-2023
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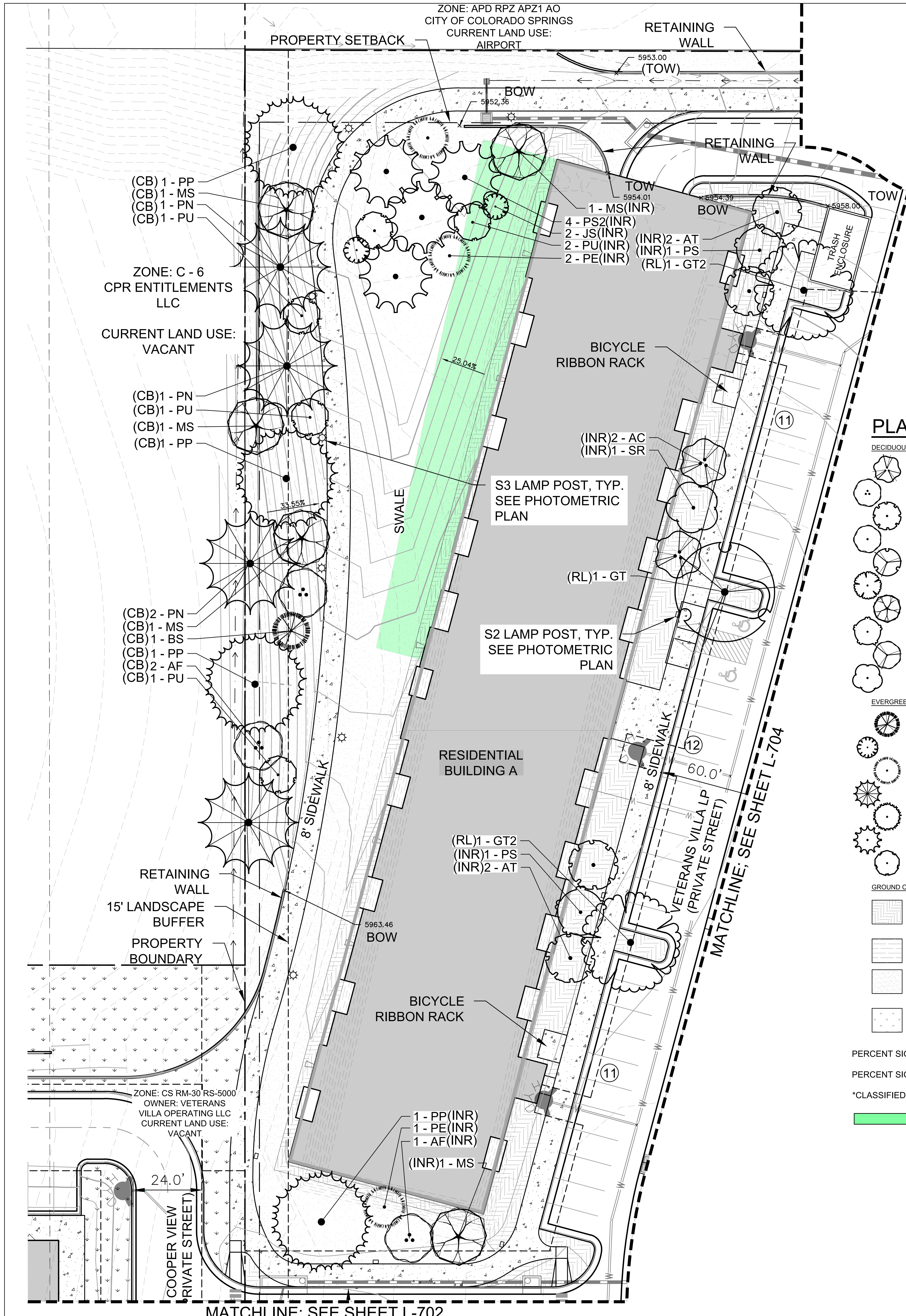
VETERANS VICTORY – LOT 2

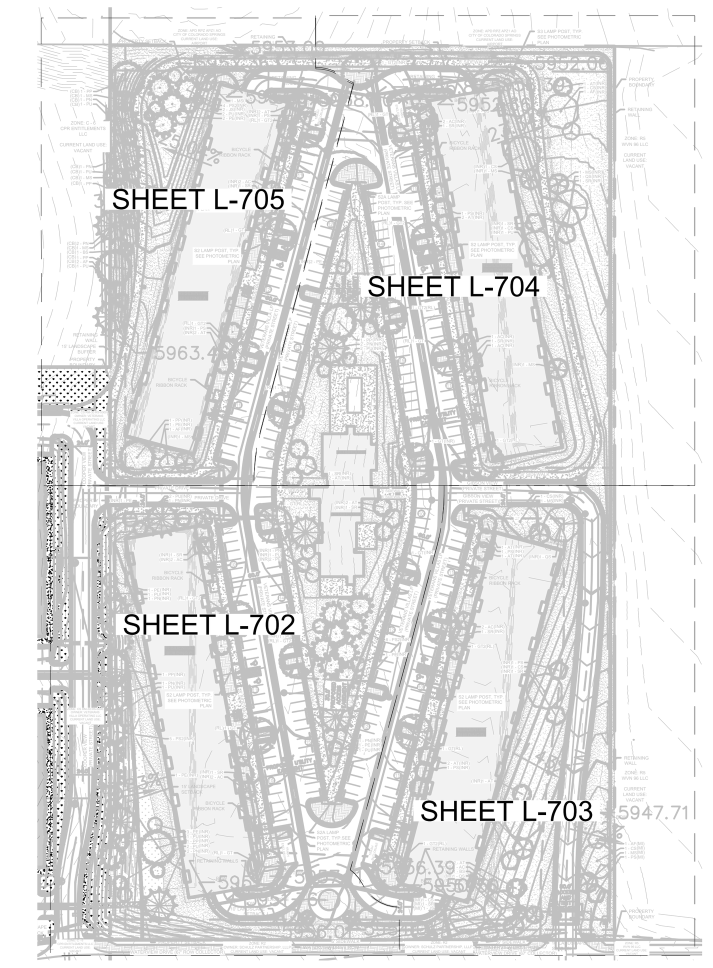
PRELIMINARY LANDSCAPE PLAN

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER:

SHEET
L-704





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VETERANS VICTORY — LOT 2
PRELIMINARY LANDSCAPE PLAN

REVISIONS:
NO. | DESCRIPTION | DATE

PROJECT NUMBER:

SHEET
L-705

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN $\frac{3}{4}$ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"X$\frac{1}{8}$" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

T. PARKING LOT ISLAND NOTE

1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

U. MAINTENANCE

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.

2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

V. MISCELLANEOUS

1. A FINAL LANDSCAPE AND IRRIGATION PLAN TO BE SUBMITTED AND REVIEWED CONCURRENTLY WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

2. FUTURE FINAL IRRIGATION PLAN WILL SPECIFY PROPOSED IRRIGATION TYPE FOR EACH LANDSCAPE TREATMENT:

2.1. ALL SOD AND SEED AREAS TO BE IRRIGATED USING ROTARY SPRAY HEADS.

2.2. ALL TREES TO BE IRRIGATED USING DRIP EMITTERS.

2.3. ALL SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES TO BE IRRIGATED USING DRIP EMITTERS.

2.4. AN IN-GROUND IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED WITH AN AUTOMATIC CONTROLLER AND RAIN SENSOR.

W. NATIVE SEED ESTABLISHMENT

1. ALL AREAS WITH PBSI NATIVE LAWN MIX SHALL RECEIVE 3 CUBIC YARD OF ORGANIC MATTER PER 1000 SQ. FT. PRIOR TO SEEDING. THE CONTRACTOR SHALL PROVIDE A DELIVERY RECEIPT AND/OR PROOF OF ORGANIC MATTER DELIVERY TO THE LANDSCAPE ARCHITECT FOR THE PROJECT RECORDS.

2. ALL NATIVE SEED AREAS SHALL HAVE SOIL TILLED TO A DEPTH OF 8-INCHES, PRIOR TO AND WITHIN TWO-WEEKS OF SEEDING. THIS SHALL BE CONDUCTED TO ELIMINATE COMPACTED SOILS AND REMOVE EXISTING VEGETATION.

3. CONTRACTOR SHALL INSTALL NATIVE SEED MIXES VIA DRILL SEEDING AT THE RATES DESCRIBED IN THE PLANT SCHEDULE. HYDROSEEDING AND BROADCAST SEEDING ARE NOT PERMITTED.

4. NATIVE SEED MIXES SHALL BE INSTALLED ONCE NIGHTTIME TEMPERATURES CONSISTENTLY EXCEED 60 DEGREES. (ESTIMATED MID-JUNE)

5. CHEMICAL METHODS OF WEED CONTROL ARE PROHIBITED DURING THE FIRST GROWING SEASON. CARE SHOULD BE TAKEN TO ELIMINATE WEEDS DURING TILLING PRIOR TO INSTALLATION. SELECTIVE MANUAL OR MECHANICAL WEED CONTROL/REMOVAL SHALL BE PROVIDED DURING THE FIRST YEAR ESTABLISHMENT PERIOD.

X. PBSI NATIVE LAWN MIX MAINTENANCE

1. ONCE ESTABLISHED, ALL AREAS WITH PBSI NATIVE LAWN MIX SHALL BE MOWED ONCE PRIOR TO SPRING GREENING UP (FEBRUARY TO MARCH). A SECOND MOWING SHALL BE SCHEDULED AFTER INITIAL SPRING GROWTH AND GREENING UP (LATE JUNE TO EARLY JULY). NATIVE LAWN MIX SHALL NOT RECEIVE REGULAR MOWING THROUGHOUT THE REMAINDER OF THE GROWING SEASON. MOW DECK HEIGHT SHALL BE SET TO 4" MINIMUM.

2. AFTER ESTABLISHMENT, ALL AREAS WITH PBSI NATIVE LAWN MIX SHALL MAINTAIN A REGULAR WATERING SCHEDULE THROUGHOUT AT LEAST THE SECOND GROWING SEASON . PROVIDE APPROXIMATELY 3/4" TO 1" OF PRECIPITATION EVERY 7 TO 10 DAYS.

3. APPLY 1/2 LB. OF NITROGEN PER 1000 SQ. FT. ANNUALLY IN MID-JUNE.

Know what's below. Call before you dig.

CITY APPROVAL:

Dakota Springs Engineering
Engineering Consultants

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

Kimley»Horn

SCALE: AS SHOWN
VERT: AS SHOWN
STATION:
FROM:
TO:

DESIGNED BY: AJV
DATE: 8-10-2023
DRAWN BY: AJV
DATE: 8-10-2023
CHECKED BY: JEH
DATE: 8-10-2023

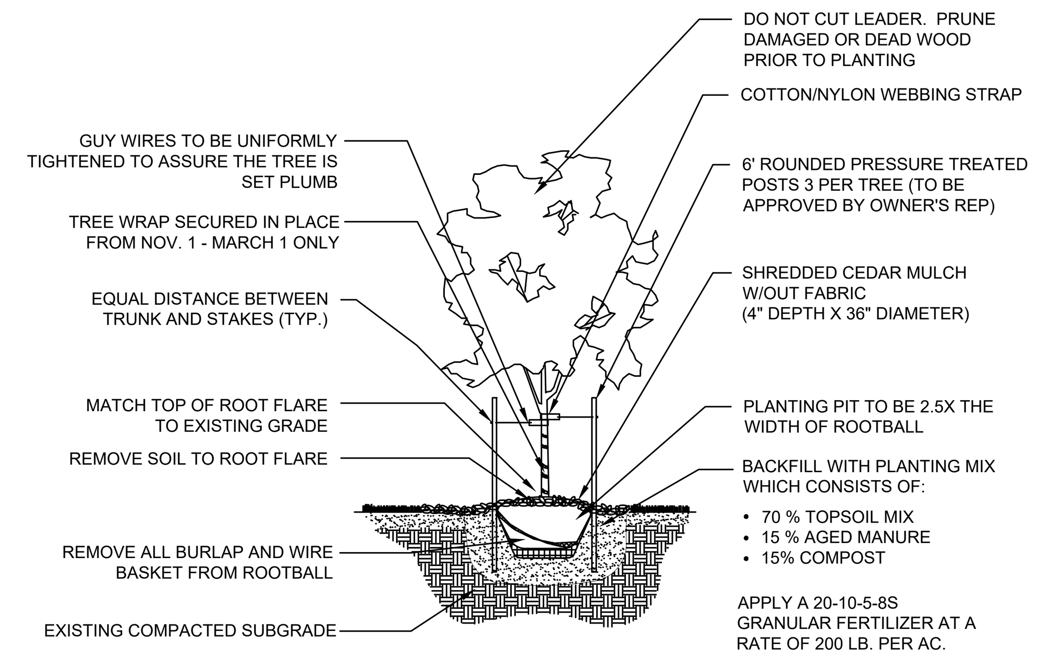
VETERANS VICTORY — LOT 2
PRELIMINARY LANDSCAPE NOTES

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER:

SHEET
L-706



1 DECIDUOUS TREE PLANTING

NTS

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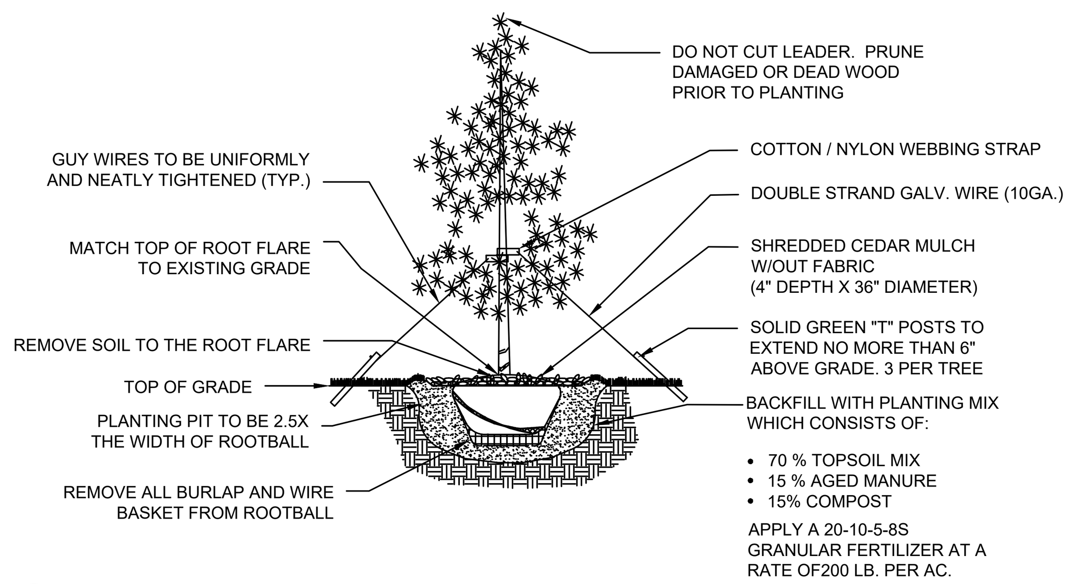
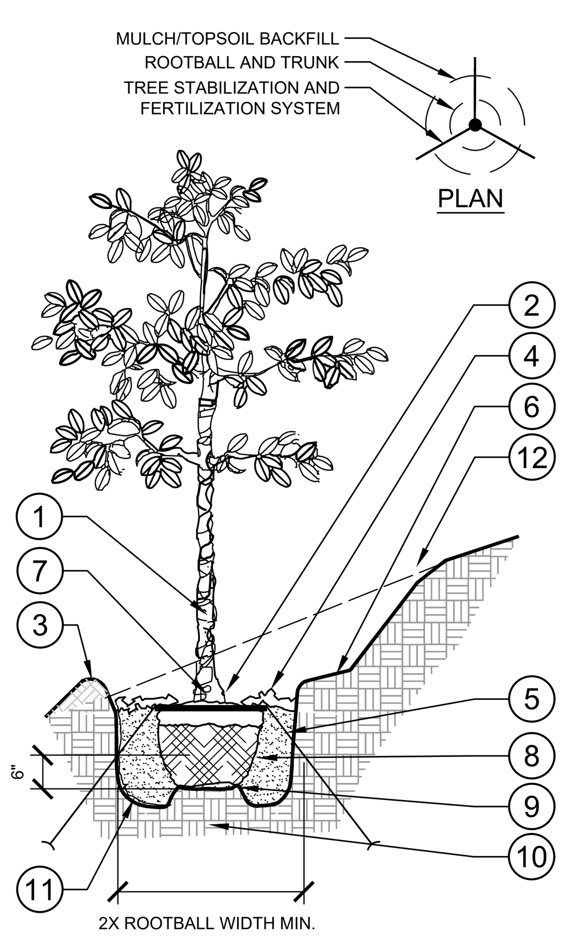


2 EVERGREEN TREE PLANTING

NTS

096-668-022-03



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 4" HIGH BERM, FIRMLY COMPACTED NATIVE SOIL.
4. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. 8' x 2" TREATED LODGE POLE PINE TREE STAKES, TWO (2) PER TREE; AVOID PENETRATING ROOT BALL. 14 GAUGE, ANNEALED STEEL GUY WIRE. STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS FROM THE MIDDLE
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANT OPENING.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

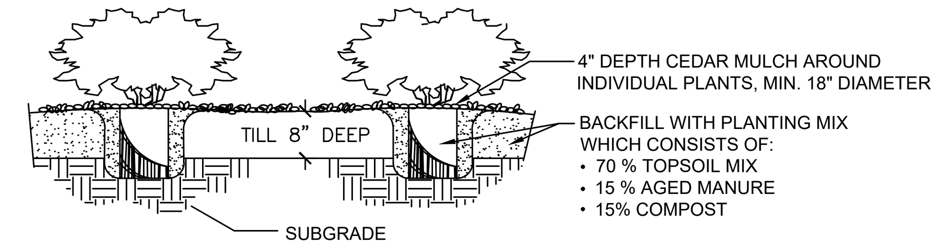
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

3 TREE PLANTING ON A SLOPE

22 SECTION / PLAN

NTS



NOTES:

1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

4 SHRUB PLANTING

NTS

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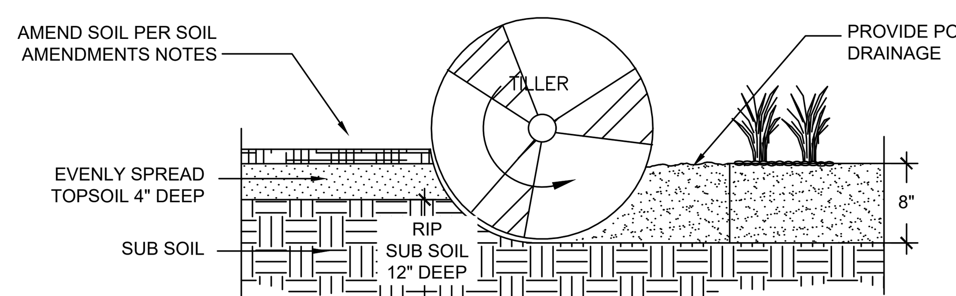

NOTES:

1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING
3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.

5 SOIL PREP

NTS

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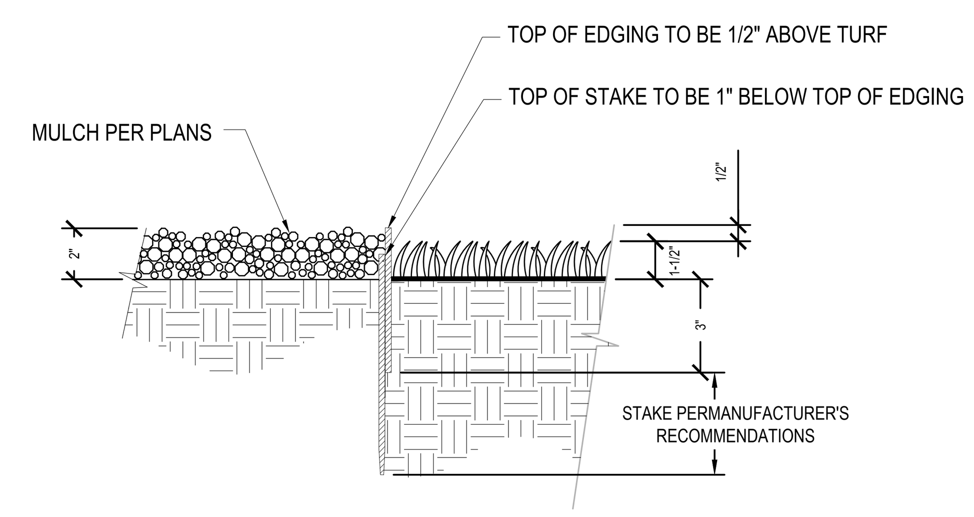


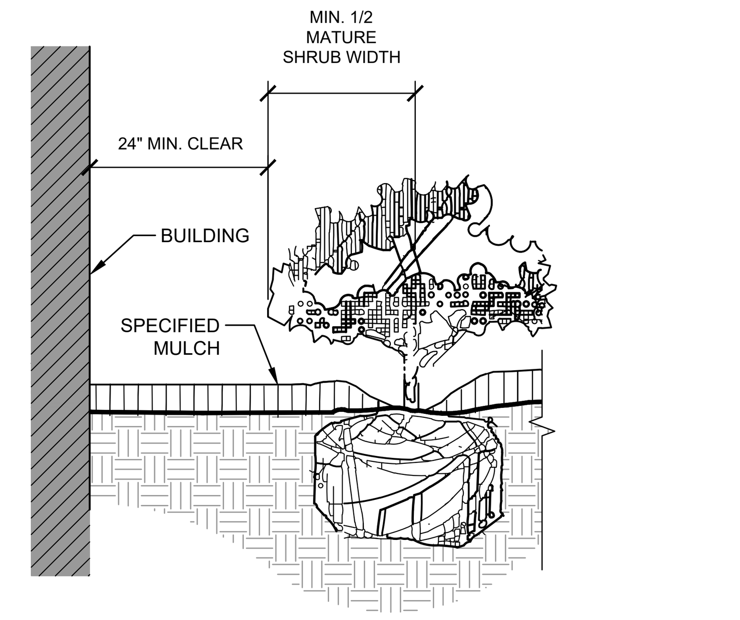
NOTES

1. BED EDGE SHALL BE 5" BLACK COMMERCIAL ALUMINUM OR STEEL EDGING WITH 12" SPIKES AT 3' ON CENTER MAXIMUM.
2. INSTALL EDGING ONLY IN AREAS TO SEPARATE ROCK MULCH FROM TURF.
3. EDGING SHALL NOT BE INSTALLED ADJACENT TO SIDEWALKS.
4. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARDS.

6 METAL EDGING WITH TURF

9

NTS



NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

7 PLANTINGS ADJACENT TO BUILDINGS

NTS

096-668-022-07

Schematic Landscape Diagram

Climate Zone (From Figure 4 of Landscape Policy Manual) - Circle One:

Foothills | Foothills & Plains | Plains

Plant Communities
-to be labeled by number(s) on diagram:

1 - Semiarid Shrublands
2 - Pinon-juniper woodlands
3 - Prairie
4 - Lower Elevation Riparian
5 - Foothill Shrublands
6 - Ponderosa Pine Forest
7 - Upper Elevation Riparian
8 - Douglas-fir Forest

Hydrozones (supplemental water) -to be labeled by letter(s) on diagram:

V - Very Low (0 to 7 inches per year)

L - Low (7 to 15 inches per year)

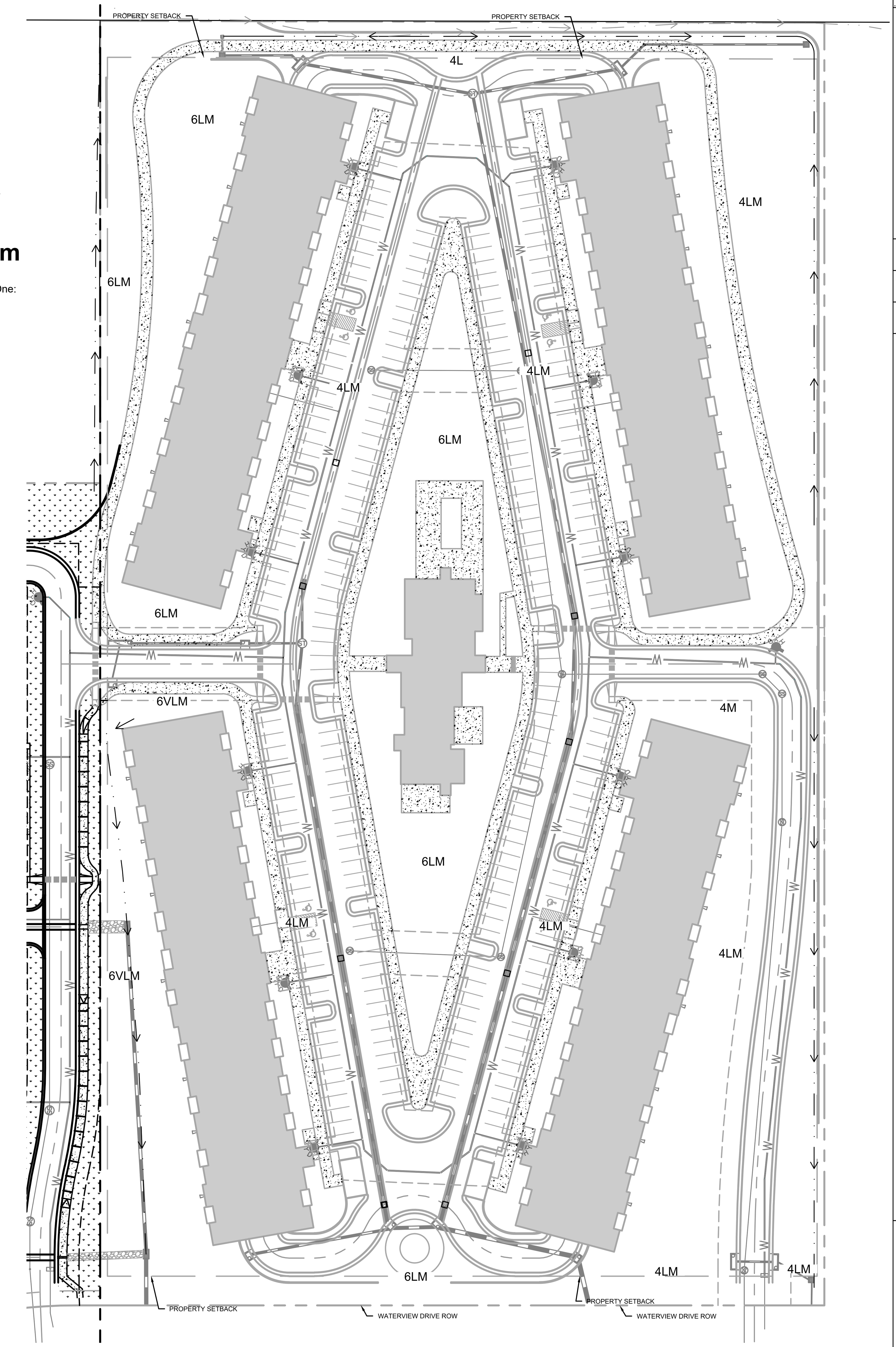
M - Moderate (15 to 25 inches per year)

H - High (more than 25 inches per year)

2,3,4,5,6 - L

SOIL AMENDMENTS:			TEST NO.:2022S3011 PH = 7.2			SOIL TYPE = SILT LOAM ORGANIC MATERIAL = 1.4 %	
GROUND PLANE TREATMENT	CLASS I OM AMENDMENT OM	NITROGEN =7.0 ppm	PHOSPHORUS =13.1 ppm	POTASSIUM =282.3 ppm	OTHER S, Zn,Fe,Mn,B or Cu	E.C.,SALT OR PH TREATMENT	ROTOTILL DEPTH
SODDED TURFGRASS	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF	SULFUR - 1LB OF S PER 1000 SF MAGANESE - 0.25LB OF MN PER. 1000SF	NA	8"
SEEDED AREAS--NATIVE	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF	SULFUR - 1LB OF S PER 1000 SF	NA	8"
TREES	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF	SULFUR - 1LB OF S PER 1000 SF MAGANESE - 0.25LB OF MN PER. 1000SF	NA	8"
SHRUBS	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF	SULFUR - 1LB OF S PER 1000 SF MAGANESE - 0.25LB OF MN PER. 1000SF	NA	8"

ACCEPTABLE FERTILIZERS:
*USE CLASS I COMPOST FOR ORGANIC MATTER
*FOR EACH 1 LB OF N NEEDED, APPLY 2 LB UREA, OR 5 LB AMMONIUM SULFATE, OR 3 $\frac{3}{4}$ LB (27-3-4) LAWN FERTILIZER, OR 8 LB BLOODMEAL, OR 11 LB CORN GLUTEN MEAL, OR 50 LB ALFALFA MEAL/PELLETS, OER 1000 SQ. FT.
*APPLY ADDITIONAL FERTILIZER FOR LOAM SOIL.
IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES,THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.
PROVIDE A COPY OF RECEIPT FOR ORGANIC AMENDMENT INSTALLED PRIOR TO FINAL INSPECTION.



CITY APPROVAL:

Know what's below. Call before you dig.

Dakota Springs Engineering
Engineering Consultants

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

Kimley»Horn

SCALE: AS SHOWN
VERT: AS SHOWN
STATION:
FROM:
TO:

DESIGNED BY: AJV
DATE: 8-10-2023
DRAWN BY: AJV
DATE: 8-10-2023
CHECKED BY: JEH
DATE: 8-10-2023

VETERANS VICTORY – LOT 2
PRELIMINARY LANDSCAPE DETAILS

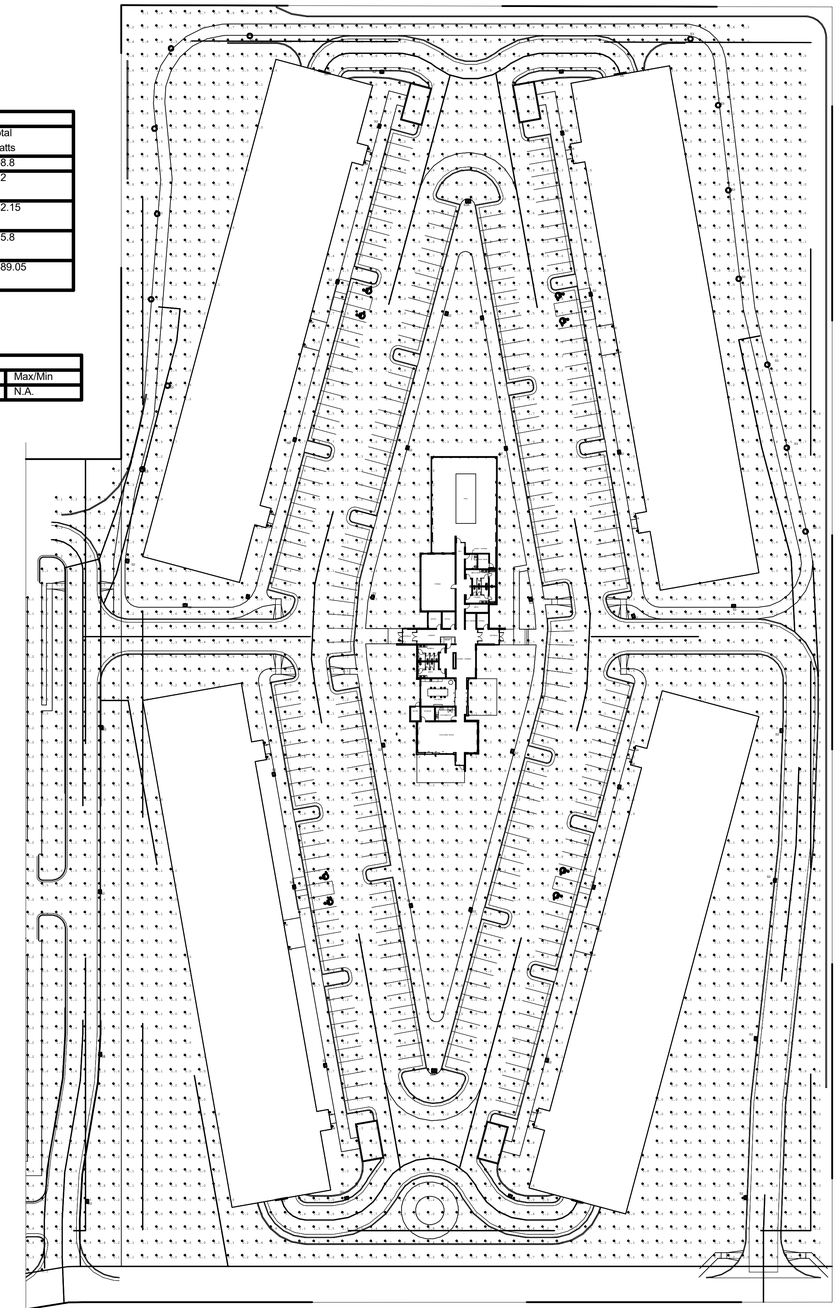
REVISIONS:
NO. DESCRIPTION DATE

PROJECT NUMBER:

SHEET
L-707

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Total Watts
	4	RN-D-8-5-3K8-SM-DL	Single	RN-D-8-5-3K8-SM-DL	S5	0.540	4554	198.8
	24	BAL19201	Single	GL-6541-B-CC-R5-TBL-A	S4	0.900	968	312
	14	RAD1_LED_P2_40K_PATH	Single	RAD1 LED P2 40K PATH	S3	0.900	4514	532.15
	2	DSX0_LED_P3_40K_80CRI_T4M_ double head	Back-Back	DSX0 LED P3 40K 80CRI T4M	S2A	0.900	8190	275.8
	39	DSX0_LED_P3_40K_80CRI_T2M	Single	DSX0 LED P3 40K 80CRI T2M	S2	0.900	7977	2689.05

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE_Planar	Illuminance	Fc	1.00	4.3	0.0	N.A.	N.A.



INCLUDES SITE (PARKING / ROADWAY) LIGHTING AND APARTMENT COMMON BUILDING LIGHTING; CLUBHOUSE BUILDING LIGHTING IS NOT INCLUDED IN CALCS.

THE DEVELOPMENT AND ITS OCCUPANTS MAY BE IMPACTED BY AIR ILLUMINATION OR APPROACH LIGHTING SYSTEMS THAT USE MEDIUM AND HIGH-INTENSITY LIGHTS TO GUIDE AIRCRAFT TO THE RUNWAY CENTERLINE USED FOR NAVIGATION OR FLIGHT IN AIR.

1 PHOTOMETRIC PLAN
1" = 50'-0" 0 75'

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
Enter Office Number in Global Parameters
Phone | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska | Wisconsin

CLUBHOUSE
VICTORY VILLAS
COLORADO SPRINGS, CO

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: Author
APPROVED: Approver
ISSUED FOR: SD Progress
DATE: 2023.06.23
PROJECT #: 5212720
FIELD BOOK:

PHOTOMETRICS

E100

BIM 360://212720 Veterans Victory Housing - CO
Shive-Hattery/212720-Clubhouse-A-Central
7/14/2023 5:23:53 PM
Autodesk Revit 2021

NOTE:

NOTE: BUILDING LIGHTS NOT INCLUDED IN PHOTOMETRIC CALCS.

D-Series Size 0

LED Area Luminaire

Catalog Number

Notes

Type S2, S2A

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

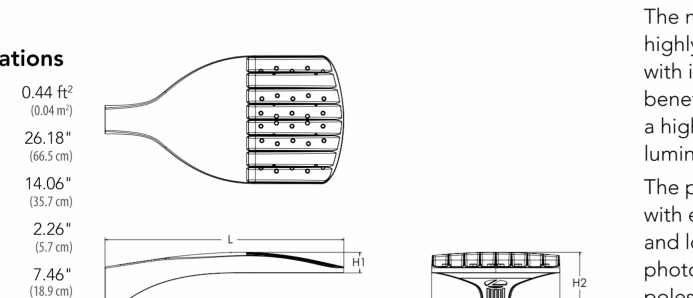
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature [2]	Color Rendering Index [2]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1, P2, P3, P4, P5, P6, P7 **Rotated optics** P10 [1], P11 [1], P12 [1], P13 [1]	(this section 70CRI only) 30K 3000K; 40K 4000K; 50K 5000K	70CRI; 70CRI; 70CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare [3]; T4M Type IV medium; T4LG Type IV low glare [3]; TFTM Forward throw medium; T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control [3]; BLC4 Type IV backlight control [3]; LCCO Left corner cutoff [3]; RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4]; HVOLT (347V-480V) [5,6]; XVOLT (277V-480V) [7,8]	**Shipped included** SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole); RPA Round pole mounting (#8 drilling, 3" min. RND pole); SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) [9]; RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) [9]; SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole); WBA Wall bracket [10]
		(this section 80CRI only, extended lead times apply) 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K	80CRI; 80CRI; 80CRI; 80CRI; 80CRI			

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [11,12,18,19]; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13,18,19]; PER NEMA twist-lock receptacle only (controls ordered separate) [14]; PER5 Five-pin receptacle only (controls ordered separate) [14,19]	PER7 Seven-pin receptacle only (controls ordered separate) [14,19]; FAO Field adjustable output [15,19]; BL30 Bi-level switched dimming, 30% [16,19]; BL50 Bi-level switched dimming, 50% [16,19]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]	**Shipped installed** HS Houseside shield (black finish standard) [20]; L90 Left rotated optics [1]; R90 Right rotated optics [1]; CCE Coastal Construction [21]; **Shipped separately** EGS External Glare Shield (reversible, field install required, matches housing finish); BS Bird Spikes (field install required)	DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [22]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [22]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [22]
DSHORT SBK	Shorting cap [22]
DSX0HS 20C	House-side shield for P1, P2, P3 and P4 [20]
DSX0HS 30C	House-side shield for P10, P11, P12 and P13 [20]
DSX0HS 40C	House-side shield for P5, P6 and P7 [20]
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGS (FINISH)	External glare shield

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1, P2 or P10.
9. SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10. WBA cannot be combined with Type 5 distributions plus photocell (PER).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT.
13. PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT.
14. PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
18. Reference Motion Sensor Default Settings table on page 4 to see functionality.
19. Reference Controls Options table on page 4.
20. Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21. CCE option not available with option BS and EGS. Contact Technical Support for availability.
22. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

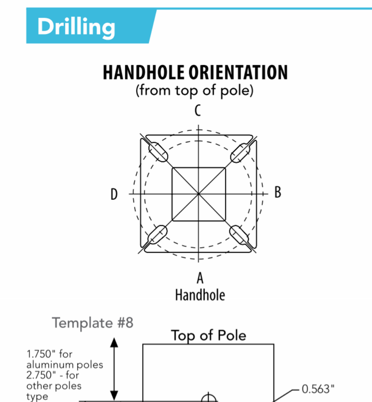
Shield Accessories

External Glare Shield (EGS)

House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION (from top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

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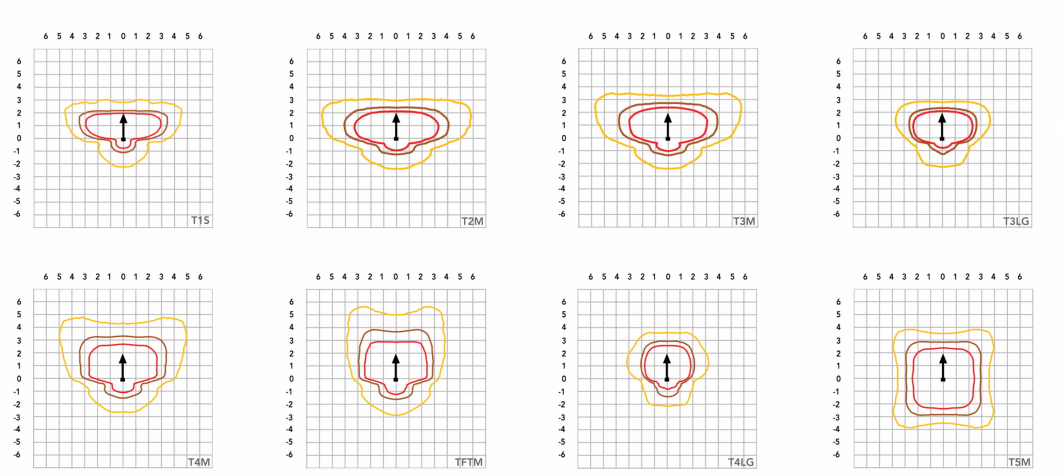
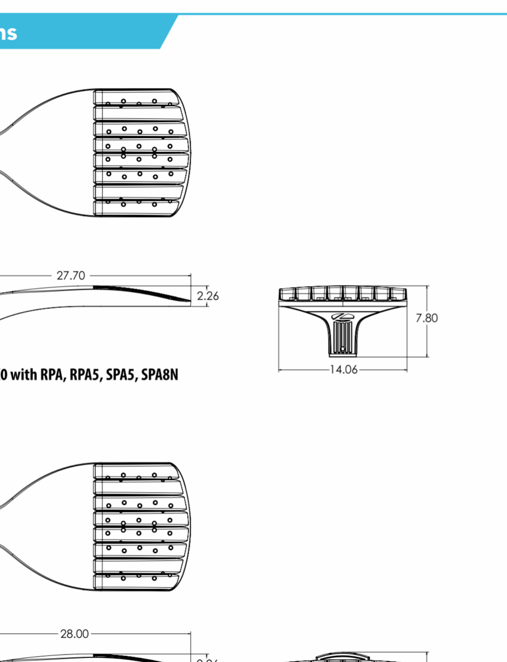
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').



Dimensions



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70 CRI Lumen Multiplier	70 CRI Availability	80CRI Lumen Multiplier	80CRI Availability	90CRI Lumen Multiplier	90CRI Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

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

Forward Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI) Lumens	B	U	G	LPW	40K (4000K, 70 CRI) Lumens	B	U	G	LPW	50K (5000K, 70 CRI) Lumens	B	U	G	LPW
20	530	P1	33W	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
20	700	P2	45W	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
20	1050	P3	69W	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
20	1400	P4	93W	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

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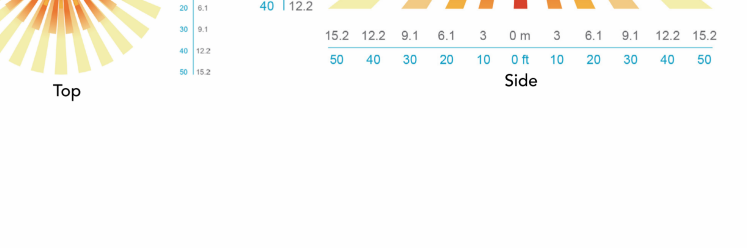
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. Low EPA (0.44 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Preliminary Not For Construction

VICTORY VILLAS

CLUBHOUSE

COLORADO SPRINGS, CO

LIGHTING CUT SHEETS - FIXTURES S2, S2A

NO.>	ISSUED FOR>	DATE>
	DESIGN DEVELOPMENT	2023.06.23

JOB NO. > 5212720

AE100

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Clubhouse-A-Cent.rvt

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Autodesk Revit 2020

	A	B	C	D	E	F

Radean Arm Mount
LED Area Luminaire

NIGHTTIME FRIENDLY · DLC · DLC PREMIUM · ida · Buy American

Catalog Number

Notes

Type S3

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

Specifications

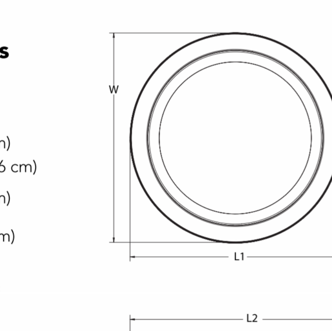
EPA: 0.75 ft^2 (0.05 m^2)

Length:
L1 24" (61cm)
L2 30" (60.96 cm)

Width: 24" (61cm)

Height: 4" (10.2cm)

Weight (max): 29lbs (13.15Kg)



Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED					
Series	**Performance package**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**
RAD1 LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 11,000 Lumens P5 16,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway type III	MVOLT [2] 120 [2] 208 [2] 240 [2] 277 [2] 347 480	SPA Square pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Control options	**Other options**	**Finish** *(required)*
Shipped installed NLTAIR2 nLight AIR 2.0 enabled [3] PIR Bi-level motion sensor (100% to 30%) [3,4,5,6,7] PE Button photocell [3,6] FAO Field adjustable output [3,4,8]	SF Single Fuse [2] DF Double Fuse [2] L90 Left rotated optics R90 Right rotated optics **Shipped separately** HS Houseside shield [9]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

Accessories
Ordered and shipped separately.

RADHS Houseside shield (shield is white)
RADCS Decorative clamshell base for 4" RSS pole (specify finish)
RADFBC Full base cover for 4" RSS pole (specify finish)

For more control options, visit DTL and ROAM online.

NOTES
1. 2700K and 3500K may require extended lead-times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. NLTAIR2 not available with PIR, PE or FAO. Must link to external nLight Air network.
4. PIR will work with FAO, if adjustable dimming level is required.
5. PIR must specify 120V, 277V, 347V or 480V. Not available in MVOLT, 208V or 240V.
6. PE and PIR are available together.
7. PIR for use only on luminaires mounted under 15'.
8. Field adjustable high-end trim.
9. Also available as a separate accessory; see Accessories information. Shield is field rotatable in 45° increments.

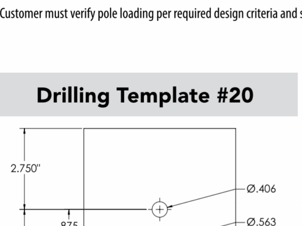
Mounting

Recommended Poles for use with RADEAN RAD1 LED Luminaires.

Acuity Part Number	Description	For luminaires:	Used with Mounting
RSS 10 4B DM19RAD DDBXD	10' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 12 4B DM19RAD DDBXD	12' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 14 4B DM19RAD DDBXD	14' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 16 4B DM19RAD DDBXD	16' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 18 4B DM19RAD DDBXD	18' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 20 4B DM19RAD DDBXD	20' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 25 4B DM19RAD DDBXD	25' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
SSS 10 4C DM19RAD DDBXD	10' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 12 4C DM19RAD DDBXD	12' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 14 4C DM19RAD DDBXD	14' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 16 4C DM19RAD DDBXD	16' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 18 4C DM19RAD DDBXD	18' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 20 4C DM19RAD DDBXD	20' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 25 4C DM19RAD DDBXD	25' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA

* Customer must verify pole loading per required design criteria and specified wind speed. Consult pole specification sheet for additional details.

Drilling Template #20



RAD1 has a unique drilling pattern. Specify this drilling pattern when specifying poles, per the table below.

DM19RAD	Single unit	**DM29RAD**	2 at 90° [1,2]
DM28RAD	2 at 180°	**DM39RAD**	3 at 90° *
DM49RAD	4 at 90° [1]	**DM32RAD**	3 at 120°

Example: SSA 20 4C **DM19RAD** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

1. *Round pole top must be 4.25" O.D. minimum.*
2. *Square pole top must be 3.125" O.D. minimum.*

LITHONIA LIGHTING® COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com RAD1 LED Rev. 05/10/22
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Performance Data

Lumen Output

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

Performance Package	Input Wattage	Distribution	2700K					3000K					3500K					4000K					5000K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	25	ASY	3,103	1	0	1	122	3,207	1	0	1	126	3,285	1	0	1	129	3,362	1	0	1	132	3,362	1	0	1	132
		PATH	2,695	2	0	2	106	2,785	2	0	2	110	2,853	2	0	2	112	2,920	2	0	2	115	2,920	2	0	2	115
		SYM	3,271	2	0	1	129	3,380	2	0	1	133	3,461	2	0	1	136	3,543	2	0	1	139	3,543	2	0	1	139
P2	38	ASY	4,798	1	0	2	126	4,958	1	0	2	130	5,078	2	0	2	134	5,198	2	0	2	137	5,198	2	0	2	137
		PATH	4,167	2	0	2	110	4,306	3	0	3	113	4,410	3	0	3	116	4,514	3	0	3	119	4,514	3	0	3	119
		SYM	5,056	2	0	1	133	5,225	3	0	1	137	5,351	3	0	1	141	5,478	3	0	1	144	5,478	3	0	1	144
P3	54	ASY	6,779	2	0	2	126	7,005	2	0	2	131	7,174	2	0	2	134	7,344	2	0	2	137	7,344	2	0	2	137
		PATH	5,887	3	0	3	110	6,084	3	0	3	113	6,231	3	0	3	116	6,378	3	0	3	119	6,378	3	0	3	119
		SYM	7,144	3	0	2	133	7,382	3	0	2	138	7,561	3	0	2	141	7,739	3	0	2	144	7,739	3	0	2	144
P4	86	ASY	10,773	3	0	3	126	11,132	3	0	3	130	11,401	3	0	3	133	11,671	3	0	3	136	11,671	3	0	3	136
		PATH	9,356	3	0	3	109	9,668	3	0	3	113	9,902	3	0	3	116	10,136	3	0	3	118	10,136	3	0	3	118
		SYM	11,353	3	0	2	133	11,731	3	0	2	137	12,015	3	0	2	140	12,299	3	0	2	144	12,299	3	0	2	144
P5	122	ASY	15,001	3	0	3	123	15,501	3	0	3	127	15,876	3	0	3	130	16,251	3	0	3	133	16,251	3	0	3	133
		PATH	13,028	4	0	4	107	13,462	4	0	4	110	13,788	4	0	4	113	14,114	4	0	4	116	14,114	4	0	4	116
		SYM	15,808	4	0	3	130	16,335	4	0	3	134	16,731	4	0	3	137	17,126	4	0	3	140	17,126	4	0	3	140

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		LAT Factor
0°C	32°F	1.06
5°C	41°F	1.05
10°C	50°F	1.04
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **RAD1 LED P5** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Projected LED Lumen Maintenance				
	0	25,000	50,000	100,000
P1	1.00	0.96	0.91	0.82
P2	1.00	0.96	0.91	0.82
P3	1.00	0.96	0.91	0.82
P4	1.00	0.96	0.91	0.82
P5	1.00	0.95	0.89	0.78

Electrical Load

Lumen Package	LED Drive Current	Voltage	Wattage		Current (A) 120	208	240	277	347	480
P1	500	42.8	21.4	Input Current	0.22	0.13	0.11	0.1	0.08	0.06
				System Watts	26	26	26	27	25	26
P2	770	43	33.1	Input Current	0.33	0.19	0.16	0.14	0.11	0.08
				System Watts	39	39	39	39	38	38
P3	1100	43.2	47.5	Input Current	0.46	0.26	0.23	0.2	0.16	0.12
				System Watts	55	54	54	54	54	54
P4	900	87.3	78.6	Input Current	0.73	0.42	0.36	0.32	0.25	0.18
				System Watts	87	86	86	86	86	86
P5	1250	88.2	110.2	Input Current	1	0.58	0.5	0.44	0.35	0.25
				System Watts	120	119	119	119	120	120

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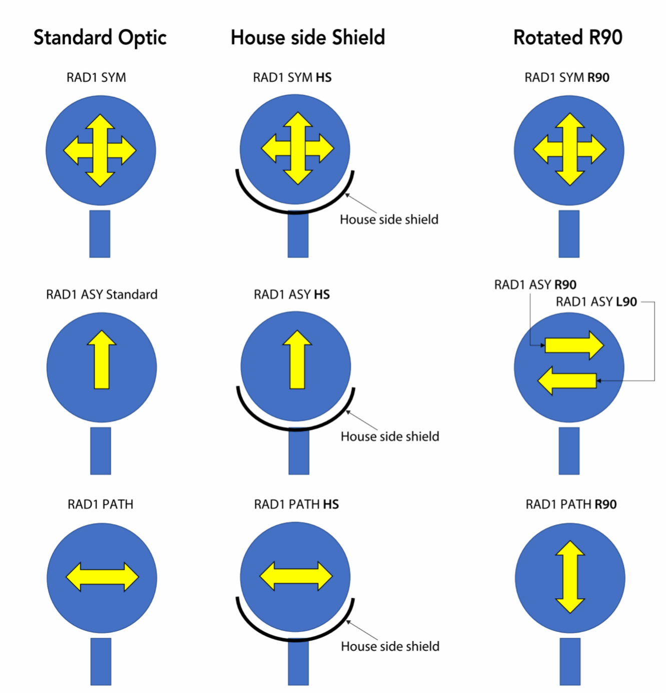
Orientation Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RAD1 LED homepage.



FEATURES & SPECIFICATIONS

INTENDED USE
Pedestrian areas such as parks, campuses, pathways, courtyards and pedestrians malls.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of 0.125" on a 6mm thick acrylic waveguide is fully gasketd with a single piece tubular silicone gasket.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
6MM thick acrylic waveguide with 360° flexible LED board. Available in 2700K, 3000K, 3500K, 4000K and 5000K (80CRI) CCT configurations.

ELECTRICAL
Light engine consists of 96 high-efficacy LEDs mounted to a flexible circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included luminaire and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less.

BUY AMERICAN
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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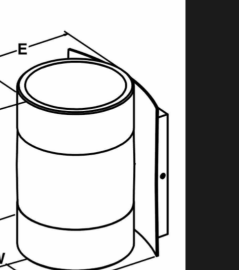
CYLINDER
Outdoor ADA Wall Sconce

G Lighting
9777 Reavis Park Drive
St. Louis, MO 63123
800.331.2425 or 314.631.6000
sales@glighting.com www.glighting.com

GENERAL SPECIFICATION
LED: High efficiency high-power LED. Lumen maintenance +90% over 50,000 hour life. Light source is field replaceable.
Driver: Standard 1% 0-10V dimming. Max remote driver installation distance: 25ft from fixture body.Universal voltage 120-277V.
Body: Cast aluminum.
Mounting:-Driver mounted in 4" square by 2 1/8" deep junction box: Steel City #52171 or equivalent (supplied by others)
Finish: Highly durable oven cured no VOC premium powder coat.
Surge Protection: External surge protector provided as standard.



SAMPLE CATALOG NUMBER: GL-6540-	B-	R2	R2	TBL-	A
MODEL NO.	**LAMPING**	**REFLECTOR UP**	**REFLECTOR DOWN**	**FINISH**	**OPTIONS**
GL-6540 W 5" in H 9 1/4" in E 4" in	**C.** LED30 **B.** LED35 **E.** LED40	Up **R2** 20° Fresnel Lens **R3** 30° Flat, Clear Lens	Down **R2** 20° Fresnel Lens **R3** 30° Flat, Clear Lens	Textured: **TLV** - Light Verdigris **TWH** - White **TBL** - Black **TS** - Silver **TBN** - Terra Brown **TBZ** - Bronze Premium: **SA** - Satin Aluminum	**A.** No Options **EL.** Emergency Ballast Remote mount up to 10' from light source in controlled environment with an area temperature range of 32°-131°F.
GL-6541 W 5" in H 6" in E 4" in	**C.** LED30 **B.** LED35 **E.** LED40	Up **R5** 50° Flat, Clear Lens **CC** Closed Cap	Down **R5** 50° Flat, Clear Lens **CC** Closed Cap		
GL-6542 W 5" in H 7 5/8" in E 4" in	**C.** LED30 **B.** LED35 **E.** LED40	Up **R2** 20° Fresnel Lens **R3** 30° Flat, Clear Lens	Down **R5** 50° Flat, Clear Lens **CC** Closed Cap		
GL-6543 W 5" in H 7 5/8" in E 4" in	**C.** LED30 **B.** LED35 **E.** LED40	Up **R5** 50° Flat, Clear Lens **CC** Closed Cap	Down **R2** 20° Fresnel Lens **R3** 30° Flat, Clear Lens		

* All dimensions are nominal.

Light Source Definition

Code	Kelvin	Reflector	CRI	Total Wattage	Rated Life Hrs	Delivered Lumens
				Specifications per side		
LED30	3000K	20°	+80	14W	50000	1462*
		30°	+80	14W	50000	1030
		50°	+80	14W	50000	1284
LED35	3500K	20°	+80	14W	50000	1462*
		30°	+80	14W	50000	1030
		50°	+80	14W	50000	1284
LED40	4000K	20°	+80	14W	50000	1462*
		30°	+80	14W	50000	1030
		50°	+80	14W	50000	1284

Fixture is ETL listed for wet locations
Complete LM-79 data available at glighting.com

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G Lighting reserves the right to modify existing designs to improve appearance or function
MADE IN THE USA lighting facts
G Lighting prodcuts are union made
02/21

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Preliminairy
Not For
Construction

VICTORY VILLAS
CLUBHOUSE
COLORADO SPRINGS, CO
LIGHTING CUT SHEETS - FIXTURE S3 and S4

NO.>	ISSUED FOR>	DATE>
	DESIGN DEVELOPMENT	2023.06.23

JOB NO. > 5212720

AE101

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Clubhouse-A-Cent.rvt
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Autodesk Revit 2020

architectural area lighting

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DATE: | LOCATION:
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CATALOG #:

PURSUIT DOWN

FEATURES

- 2', 3', 4', 6' & 8' Housing Lengths
- Sections can be joined for runs up to 150' with seamless lens
- IP66 Rated
- Symmetric, Asymmetric, Wall Graze & Wall Wash Distributions
- "L", "T" & "X" Illuminated connectors for custom shapes
- Output up to 1,500 lm/ft
- Surface, fixed arm, adjustable arm, pendant, wall & mullion mounting options

c UL us LISTED | BUY AMERICAN SOLUTIONS See Certification Specifications | IK08 | IP66

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS

SPECIFICATIONS

CONSTRUCTION

- The housing endcaps are die-cast while the rest of the housing is extrusion AL6063-T5
- Standard configurations have an extrusion acrylic lens, clear or diffused. No glass lens
- Luminaire finish consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish

OPTICS

- LEDs are mounted to a FR4 printed circuit board assembly
- Optical lenses is clear extruded PMMA acrylic
- Optical array is recessed in order to shield each LED optic across the length of the aperture
- The luminaire is IP66 rated
- Secondary external lens is 1/16" diffuse acrylic

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Luminaires will have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for 0°C to 40°C ambient temperature, excluding 2' fixture

CONTROLS

- Button photo control for dusk to dawn energy savings
- Photocell is factory installed in accessory housing. For multiple/continuous row applications, one fixture is supplied with a photocell to operate multiple luminaires
- 0-10V dimming leads available for use with control devices provided by others
- Dimming Occupancy Sensor-SCP

NX LIGHTING CONTROLS

- NX Lighting Controls lighting control platform utilizes a Distributed Network Architecture (DNA) that connects intelligent devices including luminaires, controllers, panels, occupancy sensors, photocells, wall switches and dimmers, creating a system with an unmatched level of reliability, scalability and simplicity
- Photocell adapter includes an internal twist lock receptacle. Photocell by others

CERTIFICATIONS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and -25°C to 40°C ambient temperature
- IP66 Rated
- IP68 Rated Connector Cables
- RoHS Compliant
- ANSI C136.31-2010 Vibration tested and compliant 1.5G

KEY DATA	
LUMEN RANGE	823-14,232
WATTAGE RANGE	13-163
EFFICACY RANGE (LPW)	50-115
LIFE (HOURS)	NA
INPUT CURRENT RANGE (mA)	320-2,000 mA
EPA	0.74-2.93

CERTIFICATIONS (CONTINUED)

- IEC 66262 Mechanical Impact Code IK08
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 5/29/2020

WARRANTY

- 5 year warranty

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architectural area lighting

RND
LINEAR MOUNT

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

ORDERING GUIDE

CATALOG # | **Example:** RN-D-24-8-7-3K8-SM-CL-UNV-BLS-A3-EMF1

HOUSING

RN

Housing	Light Engine	Row Length	Maximum Fixture Section Length	Lumen Output	CCT/CRI	Distributions
RN Pursuit Direct	**D** Direct (Down Light)	Manual input (150' Max length round up to nearest whole foot)	**2** 2' Fixture [4] **3** 3' Fixture **4** 4' Fixture **6** 6' Fixture **8** 8' Fixture	**3** 300 lumens/ft [5] **5** 500 lumens/ft **7** 750 lumens/ft **10** 1000 lumens/ft **15** 1500 lumens/ft	**27K8** 2700K, 80 CRI [6] **27K9** 2700K, 90 CRI [6] **3K7** 3000K, 70 CRI [6] **3K8** 3000K, 80 CRI **3K9** 3000K, 90 CRI **35K8** 3500K, 80 CRI **35K9** 3500K, 90 CRI [6] **4K7** 4000K, 70 CRI [6] **4K8** 4000K, 80 CRI **4K9** 4000K, 90 CRI **5K7** 5000K, 70 CRI [6] **5K8** 5000K, 80 CRI **5K9** 5000K, 90 CRI [6]	**Direct Distributions** **SM** Symmetrical **AS** Asymmetrical **WG** Wall Graze **WW** Wall Wash

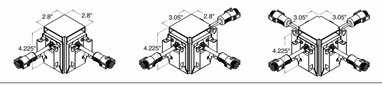
Shielding	Voltage	Finish		Mounting		Options
DL Diffuse lens **CL** Clear lens	**UNV** 120-277V [1] **347** 347V **480** 480V	**BLS** Black Gloss Smooth **BLT** Black Matte Textured **DBS** Dark Bronze Gloss Smooth **DBT** Dark Bronze Matte Textured **GTT** Graphite Matte Textured **LGS** Light Grey Gloss Smooth **LGT** Light Grey Matte Textured **PSS** Platinum Silver Gloss Smooth **VGT** Verde Green Matte Textured **WHS** White Gloss Smooth **WHT** White Matte Textured **Color Option** **CC** [4] Custom Color	**W** Wall **A3** 3" Adjustable arm **A6** 6" Adjustable arm **A12** 12" Adjustable arm **F3** 3" Fixed arm **F6** 6" Fixed arm **F12** 12" Fixed arm **M** Mullion **S** Surface **PSW12** 12" Pendant **PSW24** 24" Pendant **PSW36** 36" Pendant	**EMF1** End Power Feed at one end **EMF2** End Power Feed at both ends **Photocell Options** **PC** Button Photocell [2] **Control Options-Not with PC** [3] **NXW** NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor **NXWSM** NX Networked Wireless Enabled Integral NXSMP2-SMI PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming **Emergency Battery Option** **EM** Battery Backup Unit (0°C) [3]

[1] 480V not available.
[2] Requires auxiliary housing. Fixture length will increase.
[3] Integral battery backup for 3 and 6 foot versions only. Not available on 2', 4', and 8' housing.
[4] Consult factory for custom color, marine and corrosive finish options.
[5] Consult factory for additional details.

ACCESSORIES

Non Illuminated Connectors
(Enables Custom Shapes)

RNLTX-L-L shape
RNLTX-T-T shape
RNLTX-XX shape



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architectural area lighting

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DATE: | LOCATION:
TYPE: S5 | PROJECT:
CATALOG #:

LUMINAIRE PERFORMANCE - DOWN LIGHT (CONTINUED)

Section Length	Lumens/ ft	Lumen Package	Lens	Distribution	3K8 3000K 80CRI		3K9 3000K 90CRI		35K8 3500K 80CRI		4K8 4000K 80CRI		4K9 4000K 90CRI		5K8 5000K 80CRI	
					Lumen	LPW	Lumen	LPW	Lumen	LPW	Lumen	LPW	Lumen	LPW	Lumen	LPW
8 FT Up	500	4,000	Diffuse	SM	4554	92	3688	74	4599	93	4724	95	3827	77	4900	99
			Clear		5100	103	4131	83	5151	104	5291	106	4286	86	5488	110
			Diffuse	AS	4063	82	3291	66	4103	83	4215	85	3414	69	4372	88
			Clear		4587	92	3715	75	4633	93	4759	96	3855	78	4936	99
			Diffuse	WG	4791	96	3881	78	4839	97	4971	100	4026	81	5156	104
			Clear		5316	107	4306	87	5369	108	5515	111	4467	90	5720	115
			Diffuse	WW	4063	82	3291	66	4103	83	4215	85	3414	69	4372	88
			Clear		4587	92	3715	75	4633	93	4759	96	3855	78	4936	99
	750	6,000	Diffuse	SM	6583	88	5333	71	6649	89	6830	91	5532	74	7084	95
			Clear		7323	98	5931	79	7396	99	7597	102	6154	82	7880	105
			Diffuse	AS	5874	79	4758	64	5933	79	6094	81	4936	66	6321	85
			Clear		6632	89	5372	72	6698	90	6880	92	5573	75	7136	95
			Diffuse	WG	6927	93	5611	75	6997	94	7187	96	5821	78	7455	100
			Clear		7685	103	6225	83	7762	104	7973	107	6458	86	8270	111
			Diffuse	WW	5874	79	4758	64	5933	79	6094	81	4936	66	6321	85
			Clear		6632	89	5372	72	6698	90	6880	92	5573	75	7136	95
	1000	8,000	Diffuse	SM	8421	81	6821	66	8505	82	8736	84	7076	68	9061	87
			Clear		9378	91	7597	73	9472	91	9730	94	7881	76	10092	97
			Diffuse	AS	7513	73	6086	59	7588	73	7795	75	6314	61	8085	78
			Clear		8483	82	6871	66	8567	83	8800	85	7128	69	9128	88
			Diffuse	WG	8861	86	7177	69	8949	86	9192	89	7446	72	9535	92
			Clear		9830	95	7962	77	9928	96	10198	98	8260	80	10578	102
			Diffuse	WW	7513	73	6086	59	7588	73	7795	75	6314	61	8085	78
			Clear		8483	82	6871	66	8567	83	8800	85	7128	69	9128	88
	1,500	12,000	Diffuse	SM	11330	69	9177	56	11443	70	11754	72	9521	58	12192	75
			Clear		12690	78	10279	63	12816	79	13165	81	10664	65	13655	84
			Diffuse	AS	10109	62	8188	50	10210	63	10488	64	8495	52	10878	67
			Clear		11413	70	9245	57	11527	71	11841	73	9591	59	12282	75
			Diffuse	WG	11922	73	9657	59	12041	74	12368	76	10018	61	12829	79
			Clear		13226	81	10713	66	13358	82	13721	84	11114	68	14232	87
			Diffuse	WW	10109	62	8188	50	10210	63	10488	64	8495	52	10878	67
			Clear		11413	70	9245	57	11527	71	11841	73	9591	59	12282	75

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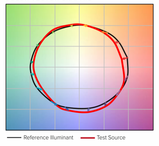
architectural area lighting

RND
LINEAR MOUNT

DATE: | LOCATION:
TYPE: S5 | PROJECT:
CATALOG #:

TM-30 DATA

COLOR VECTOR GRAPHIC



Reference Illuminant — Test Source

TEST SOURCE

MBM TEST RESULTS	
R_f	81
R_g	96
CCT (K)	4038
D_{uv}	0.0022
x	0.3803
y	0.3814
CIE R_f	82

ELECTRICAL DATA

Pursuit Direct Power Load Matrix (10A Max Amperage)						
Version	Size (ft)	Lumen Power Level	Load (A)	System Power (W)	Max Mated Units	Total Feet
RND	2ft	500	0.114	13.1	88	150
		750	0.171	19.6	58	116
		1000	0.226	26.0	44	88
		1500	0.357	41.1	28	56
	3ft	500	0.166	19.1	60	150
		750	0.25	28.6	40	120
		1000	0.335	38.4	30	90
		1500	0.54	61.2	19	57
	4ft	500	0.219	25.0	46	150
		750	0.329	37.8	30	120
		1000	0.456	51.8	22	88
		1500	0.724	81.8	14	56
	6ft	500	0.327	37.2	31	150
		750	0.494	56.0	20	120
		1000	0.674	76.0	15	90
		1500	1.097	124.0	9	54
	8ft	500	0.432	49.7	23	150
		750	0.656	74.8	15	120
		1000	0.901	103.6	11	88
		1500	1.44	163.1	7	56

CRI LUMEN MULTIPLIER		
CCT	80 CRI	90 CRI
3000K	1	0.834
4000K	1	0.855
5000K	1	0.862

TM-21 LIFETIME CALCULATION - PROJECTED LUMEN MAINTENANCE (25°C / 77°C)						
HOURS	0	25,000	36,000	50,000	100,000	REPORTED L70
Projected Lumen Maintenance	100%	94.0%	91.9%	89.3%	80.6%	> 60,000

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DATE: | LOCATION:
TYPE: S5 | PROJECT:
CATALOG #:

ATA (CONTINUED)

Number of Drivers	System Current	Line Voltage (V)	System Power (W)	Current (A)
1	960	120	37.2	0.310
		277		0.134
		347		0.107
		480		0.078
	1440	120	56.0	0.467
		277		0.202
		347		0.161
		480		0.117
	1920	120	76.0	0.633
		277		0.274
		347		0.219
		480		0.158
	1000	120	124.0	1.033
		277		0.448
		2000		0.357
		480		0.258
1	1280	120	49.7	0.414
		277		0.179
		347		0.143
		480		0.104
	1920	120	74.8	0.623
		277		0.270
		347		0.216
		480		0.156
	1280	120	103.6	0.863
		277		0.374
		347		0.299
		480		0.216
	2000	120	163.1	1.359
		277		0.589
		347		0.470
		480		0.340

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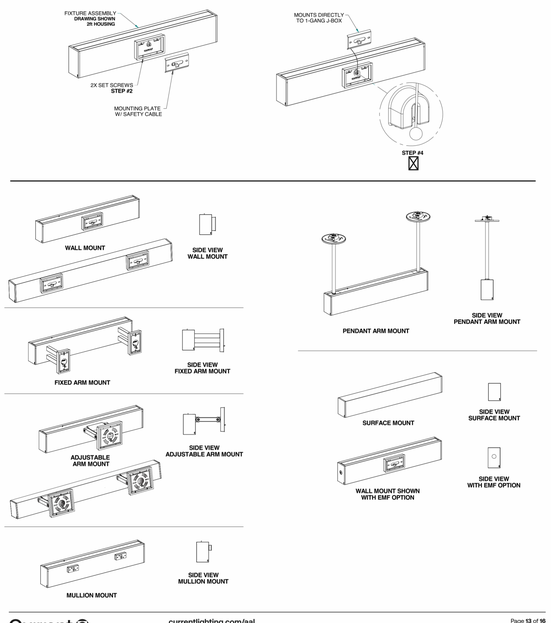
architectural area lighting

RND
LINEAR MOUNT

DATE: | LOCATION:
TYPE: S5 | PROJECT:
CATALOG #:

MOUNTING OPTIONS



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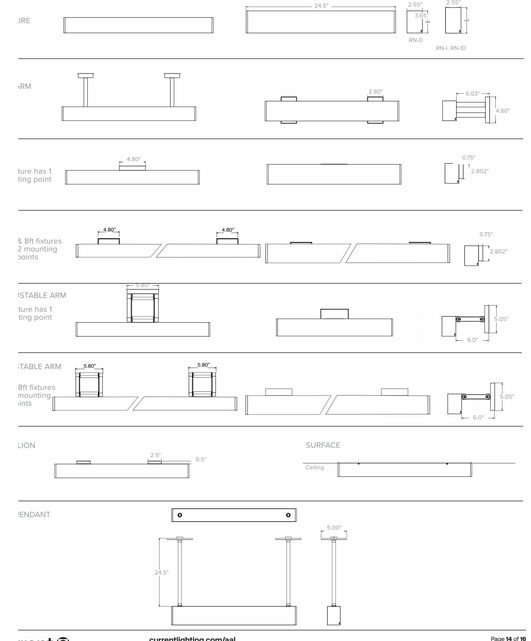
DATE: | LOCATION:
TYPE: S5 | PROJECT:
CATALOG #:

NSIONS



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Preliminary Not For Construction

VICTORY VILLAS
CLUBHOUSE
COLORADO SPRINGS, CO
LIGHTING CUT SHEETS - FIXTURE S5

NO. >	ISSUED FOR>	DATE>
	DESIGN DEVELOPMENT	2023.06.23

JOB NO. > 5212720

AE102

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Clubhouse-A-Cont.rvt
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Autodesk Revit 2020

Veterans Victory CO Springs : UNIT COUNT MIX

	BED COUNT	UNIT TYPE	SF/UNIT	PER FLOOR	BED COUNT / FLOOR	PER BUILDING	BED COUNT / BUILDING	PER CAMPUS
	1 Bed	B1	691	3	8	9	24	96
		B2	725	2		6		
		B3	716	3		9		
	2 Beds	C1	1,026	6	8	18	24	96
		C2	959	1		3		
		C3	1,069	1		3		
	3 Beds	D1	1,345	4	4	12	12	48
						TOTALS	**60**	**240**

PLDO (Parkland Dedication Ordinance) Table

	PARKLAND MULTIPLIER (0.0041 NEIGHBORHOOD)	PARKLAND MULTIPLIER (0.0049 COMMUNITY)	TOTAL (ACRES)
UNITS TOTAL			
240	0.984 ACRES	1.176 ACRES	1.176 ACRES
UNITS PER BUILDINGS			
60	0.246 ACRES	0.294 ACRES	0.54 ACRES

SQUARE FOOT CALCS.

	Gross SF
Building A	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367
Building B	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367
Building C	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367
Building D	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367

Max Height (Feet)

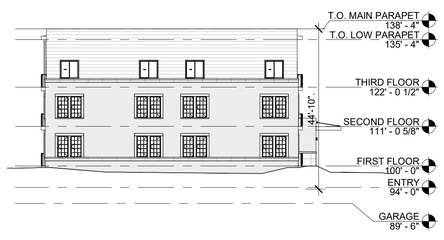
(45' Max Allowed)

Building A	3 stories over Parking	
	North	45'
	East	45'
	South	44'-10"
	West	44'-10"
Building B	3 stories over Parking	
	North	45'
	East	45'
	South	44'-4"
	West	45'
Building C	3 stories over Parking	
	North	42'-7"
	East	45'
	South	45'
	West	40'-10"
Building D	3 stories over Parking	
	North	45'
	East	45'
	South	45'
	West	44'-9"

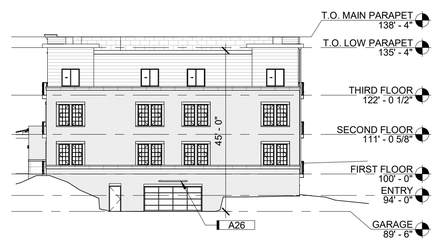
KEYNOTES

KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.
A30	ROOF SCUPPER AND DOWNSPOUT, TYP.

A2 EAST ELEVATION
1" = 20'-0" 0 30'

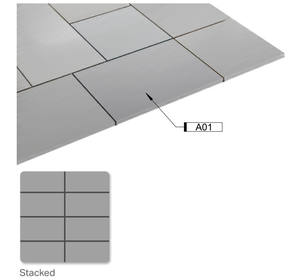


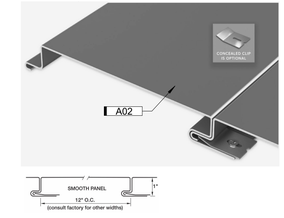
A3 SOUTH ELEVATION
1" = 20'-0" 0 30'

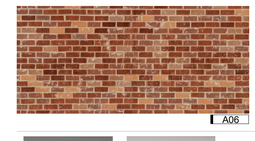


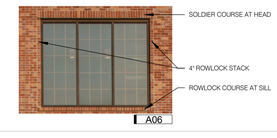
B3 NORTH ELEVATION
1" = 20'-0" 0 30'

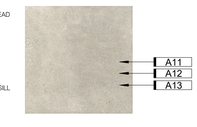
A4 WEST ELEVATION
1" = 20'-0" 0 30'

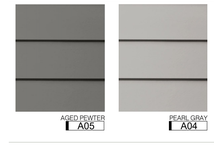


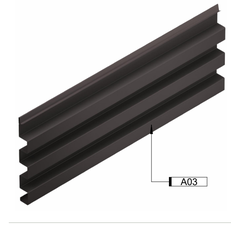


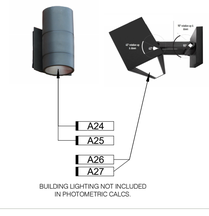












D4 Exterior Material Legend
1/4" = 1'-0" 0 6'

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Preliminary Not For Construction

VICTORY VILLAS APARTMENTS
VETERANS VICTORY APARTMENT 'A'
Colorado Springs, CO
OVERALL ELEVATIONS

NO. >	ISSUED FOR>	DATE >
	Development Plan	07-14-2023

JOB NO. > 5212720

A200

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building-A-Cent.rvt
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Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01.A	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; VERTICAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A06.A	ROWLOCK COURSE TRIM SURROUND; MATCH FACE BRICK.
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES

KEY	NOTE
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A14	CASEMENT FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A16	FIXED PICTURE FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW

KEYNOTES

KEY	NOTE
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL
A18	TWO-PANEL FIBERGLASS SLIDING, FULL-GLASS PANEL. PATIO DOOR SYSTEM. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZENITH SERIES.
A19	ALUMINUM CURTAIN WALL SYSTEM
A19.A	BREAK METAL PANEL TO MATCH ALUMINUM CURTAIN WALL FRAME
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.

A3a EAST ELEVATION - SIDE A
1/8" = 1'-0" 0 12'

A4 EAST ELEVATION - SIDE B
1/8" = 1'-0" 0 12'

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Preliminary Not For Construction

VICTORY VILLAS APARTMENTS
VETERANS VICTORY APARTMENT 'A'
Colorado Springs, CO
ELEVATIONS

NO. >	ISSUED FOR>	DATE>
	Development Plan	07-14-2023

JOB NO. > 5212720

A201

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building-A-Cent.rvt
Printed: 7/14/2023 5:41:16 PM

Autodesk Revit 2020

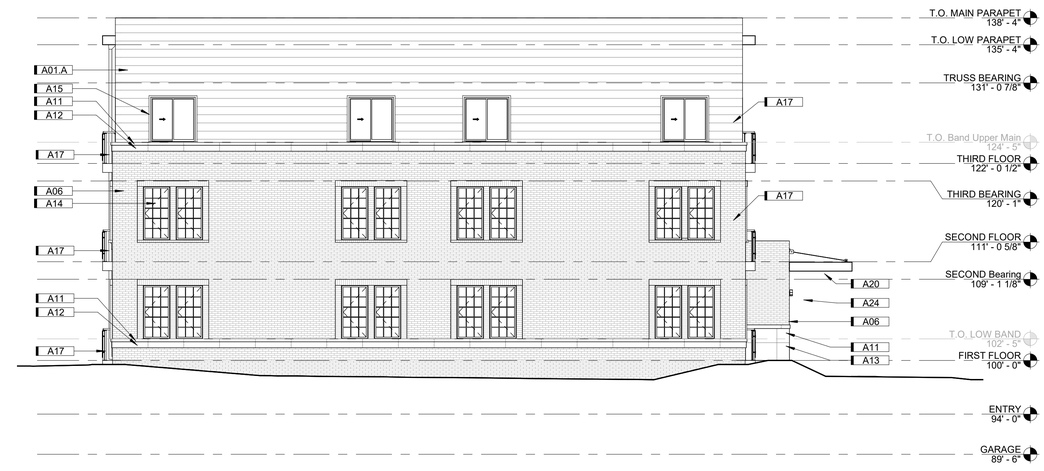
KEYNOTES

KEY	NOTE
A01.A	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; VERTICAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"X2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A14	CASEMENT FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW

KEYNOTES

KEY	NOTE
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL
A20	CANOPY WITH TIE-BACK SUPPORTS
A23	OVERHEAD GARAGE DOOR, 8'-0" TALL x 16'-0" WIDE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.

A3 NORTH ELEVATION
1/8" = 1'-0"



C3 SOUTH ELEVATION
1/8" = 1'-0"

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Preliminairy Not For Construction

VICTORY VILLAS APARTMENTS
VETERANS VICTORY APARTMENT A'
Colorado Springs, CO
ELEVATIONS

NO. >	ISSUED FOR>	DATE>
	Development Plan	07-14-2023

JOB NO. > 5212720

A202

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building A-Cent.rvt
Printed: 7/14/2023 5:41:18 PM

Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01.A	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM: 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; VERTICAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES

KEY	NOTE
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A14	CASEMENT FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL
A18	TWO-PANEL FIBERGLASS SLIDING, FULL-GLASS PANEL, PATIO DOOR SYSTEM. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZENITH SERIES.
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A30	ROOF SCUPPER AND DOWNSPOUT, TYP.

A3 WEST ELEVATION - SIDE A
1/8" = 1'-0" 0 12'

A4 WEST ELEVATION - SIDE B
1/8" = 1'-0" 0 12'

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Preliminary Not For Construction

VICTORY VILLAS APARTMENTS
VETERANS VICTORY APARTMENT 'A'
Colorado Springs, CO
ELEVATIONS

NO. >	ISSUED FOR >	DATE >
	Development Plan	07-14-2023

JOB NO. > 5212720

A203

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building-A-Cent.rvt
Printed: 7/14/2023 5:47:25 PM

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Veterans Victory CO Springs : UNIT COUNT MIX

	BED COUNT	UNIT TYPE	SF/UNIT	PER FLOOR	BED COUNT / FLOOR	PER BUILDING	BED COUNT / BUILDING	PER CAMPUS
1 Bed		B1	691	3	8	9	24	96
		B2	725	2		6		
		B3	716	3		9		
2 Beds		C1	1,026	6	8	18	24	96
		C2	959	1		3		
		C3	1,069	1		3		
3 Beds		D1	1,345	4	4	12	12	48
						TOTALS	**60**	**240**

PLDO (Parkland Dedication Ordinance) Table

UNITS TOTAL	PARKLAND MULTIPLIER (0.0041 NEIGHBORHOOD)	PARKLAND MULTIPLIER (0.0049 COMMUNITY)	TOTAL (ACRES)
240	0.984 ACRES	1.176 ACRES	1.176 ACRES
UNITS PER BUILDINGS			
60	0.246 ACRES	0.294 ACRES	0.54 ACRES

SQUARE FOOT CALCS.

	Gross SF
Building A	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367
Building B	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367
Building C	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367
Building D	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367

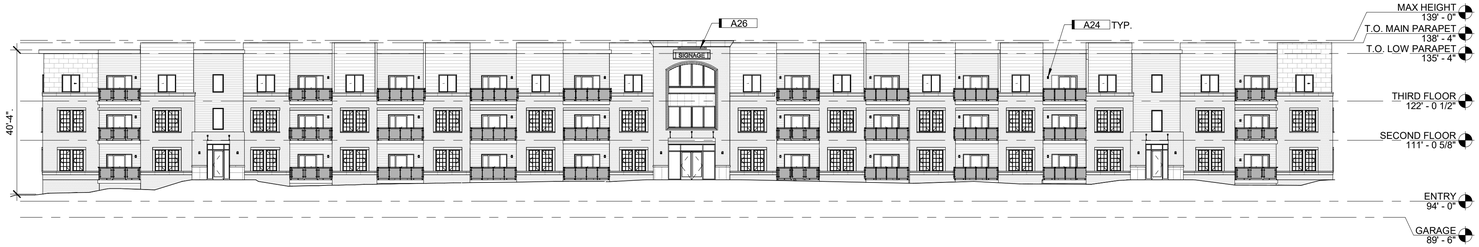
Max Height (Feet)

(45' Max Allowed)

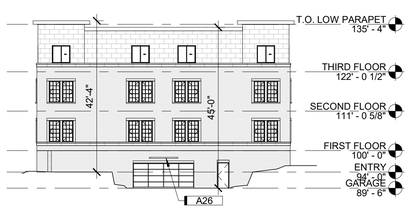
Building A	3 stories over Parking	
	North	45'
	East	45'
	South	44'-10"
	West	44'-10"
Building B	3 stories over Parking	
	North	45'
	East	45'
	South	44'-4"
	West	45'
Building C	3 stories over Parking	
	North	42'-7"
	East	45'
	South	45'
	West	40'-10"
Building D	3 stories over Parking	
	North	45'
	East	45'
	South	45'
	West	44'-9"

KEYNOTES by Sheet

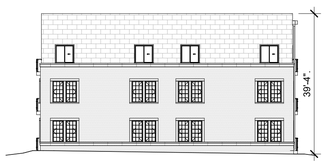
KEY	NOTE
A01	0.050 ALUMINUM. CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



A3a WEST ELEVATION
1" = 20'-0"

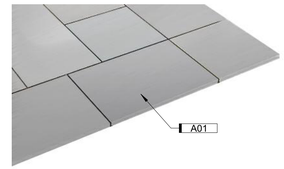


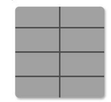
A3 NORTH ELEVATION
1" = 20'-0"



B3 SOUTH ELEVATION
1" = 20'-0"

A4 EAST ELEVATION
1" = 20'-0"





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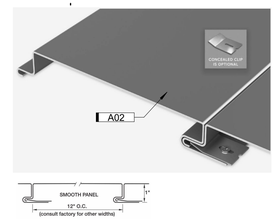
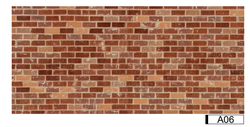
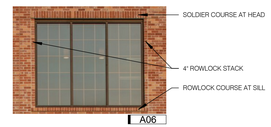
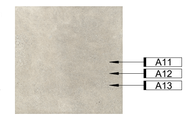


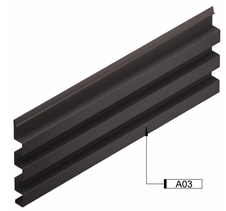


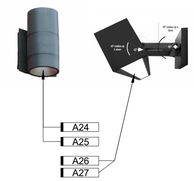




AGED PEWTER
A05

PEARL GRAY
A04





BUILDING LIGHTING NOT INCLUDED IN PHOTOMETRIC CALCS.

D4 Exterior Material Legend
1/4" = 1'-0"

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Preliminary Not For Construction

VETERANS VICTORY
APARTMENT 'B'
COLORADO SPRINGS, CO
OVERALL ELEVATIONS

NO. >	ISSUED FOR>	DATE>
	Development Plan	2023.07.14

JOB NO. > 5212720

A200

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building B-A-Cont.rvt
Printed: 7/14/2023 5:53:35 PM

Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.

KEYNOTES

KEY	NOTE
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.

KEYNOTES

KEY	NOTE
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM, HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM; BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES

KEY	NOTE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.

A3 WEST ELEVATION - SIDE A
1/8" = 1'-0" 0 12'

A4 WEST ELEVATION - SIDE B
1/8" = 1'-0" 0 12'

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Preliminairy Not For Construction

VETERANS VICTORY
APARTMENT 'B'
COLORADO SPRINGS, CO
ELEVATIONS

NO. >	ISSUED FOR>	DATE>

JOB NO. > 5212720

A201

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building B-A-Cont.rvt
Printed: 7/14/2023 5:53:38 PM

Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.

KEYNOTES

KEY	NOTE
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS
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A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.

KEYNOTES

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A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES

KEY	NOTE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.

A3 EAST ELEVATION - SIDE A
1/8" = 1'-0" 0 12'

A4 EAST ELEVATION - SIDE B
1/8" = 1'-0" 0 12'

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Preliminairy Not For Construction

VETERANS VICTORY
APARTMENT 'B'
COLORADO SPRINGS, CO
ELEVATIONS

NO. >	ISSUED FOR>	DATE>

JOB NO. > 5212720

A202

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building B-A-Cent.rvt
Printed: 7/14/2023 5:53:42 PM

Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
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KEYNOTES

KEY	NOTE
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.

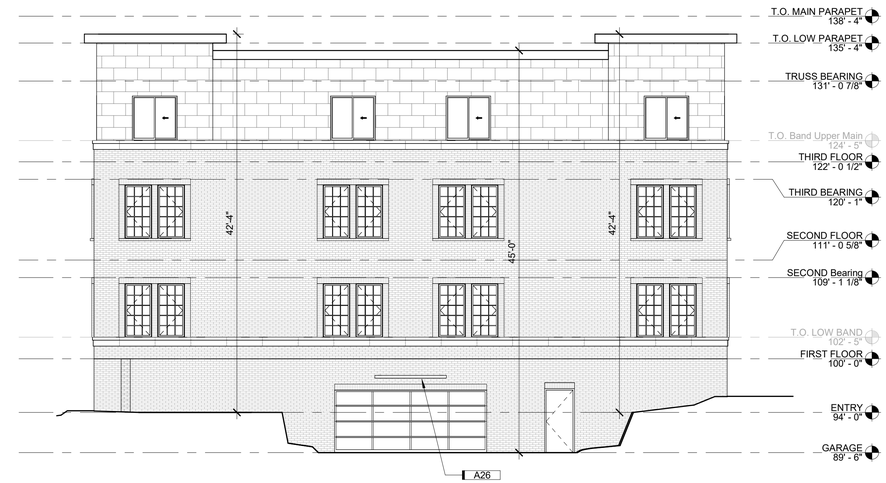
KEYNOTES

KEY	NOTE
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM, HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM; BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES

KEY	NOTE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.

A3 SOUTH ELEVATION
1/8" = 1'-0" 0 12'



D3 NORTH ELEVATION
1/8" = 1'-0" 0 12'

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Preliminary Not For Construction

VETERANS VICTORY
APARTMENT 'B'
COLORADO SPRINGS, CO
ELEVATIONS

NO. >	ISSUED FOR >	DATE >

JOB NO. > 5212720

A203

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building B-A-Cent.rvt
Printed: 7/14/2023 3:53:43 PM

Autodesk Revit 2020

Veterans Victory CO Springs : UNIT COUNT MIX

	BED COUNT	UNIT TYPE	SF/UNIT	PER FLOOR	BED COUNT / FLOOR	PER BUILDING	BED COUNT / BUILDING	PER CAMPUS
1 Bed		B1	691	3	8	9	24	96
		B2	725	2		6		
		B3	716	3		9		
2 Beds		C1	1,026	6	8	18	24	96
		C2	959	1		3		
		C3	1,069	1		3		
3 Beds		D1	1,345	4	4	12	12	48
						TOTALS	**60**	**240**

PLDO (Parkland Dedication Ordinance) Table

UNITS TOTAL	PARKLAND MULTIPLIER (0.0041 NEIGHBORHOOD)	PARKLAND MULTIPLIER (0.0049 COMMUNITY)	TOTAL (ACRES)
240	0.984 ACRES	1.176 ACRES	1.176 ACRES
UNITS PER BUILDINGS			
60	0.246 ACRES	0.294 ACRES	0.54 ACRES

SQUARE FOOT CALCS.

	Gross SF
Building A	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367
Building B	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367
Building C	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367
Building D	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367

Max Height (Feet)

(45' Max Allowed)

Building A	3 stories over Parking	
	North	45'
	East	45'
	South	44'-10"
	West	44'-10"
Building B	3 stories over Parking	
	North	45'
	East	45'
	South	44'-4"
	West	45'
Building C	3 stories over Parking	
	North	42'-7"
	East	45'
	South	45'
	West	40'-10"
Building D	3 stories over Parking	
	North	45'
	East	45'
	South	45'
	West	44'-9"

KEYNOTES by Sheet

KEY	NOTE
A01	0.050 ALUMINUM. CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.
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A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
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A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
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A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
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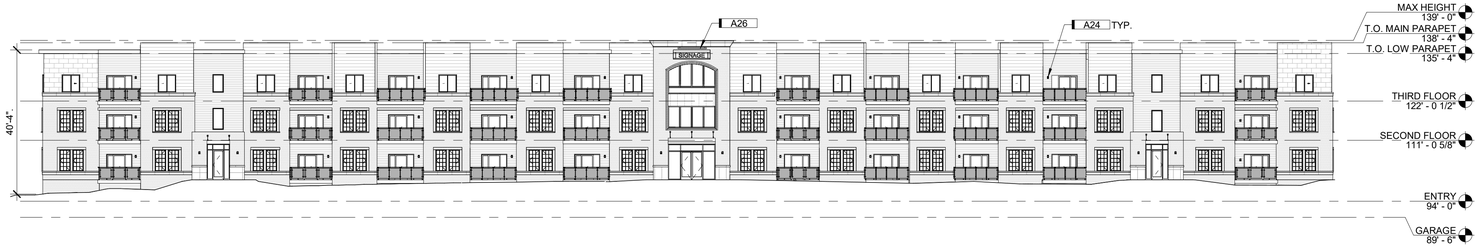
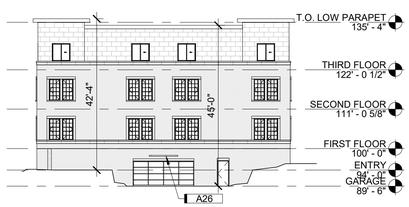
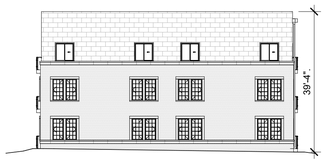
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



A3a WEST ELEVATION
1" = 20'-0"

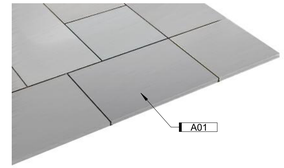


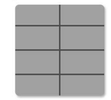
A3 NORTH ELEVATION
1" = 20'-0"



B3 SOUTH ELEVATION
1" = 20'-0"

A4 EAST ELEVATION
1" = 20'-0"





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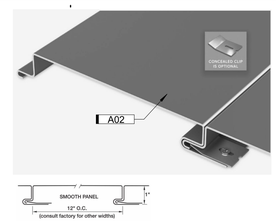
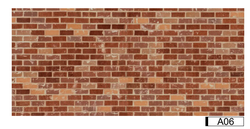
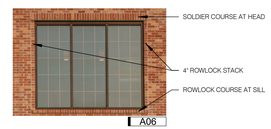
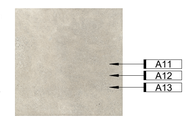
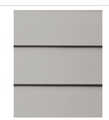




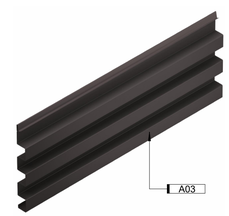


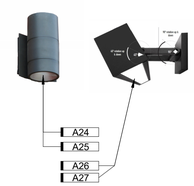


AGED PEWTER
A05



PEARL GRAY
A04





BUILDING LIGHTING NOT INCLUDED IN PHOTOMETRIC CALCS.

D4 Exterior Material Legend
1/4" = 1'-0"

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Preliminary Not For Construction

VETERANS VICTORY
APARTMENT 'C'
COLORADO SPRINGS, CO
OVERALL ELEVATIONS

NO. >	ISSUED FOR>	DATE>
	Development Plan	2023.07.14

JOB NO. > 5212720

A200

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building B-A-Cont.rvt
Printed: 7/14/2023 5:54:25 PM

Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.

KEYNOTES

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KEYNOTES

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A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
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KEYNOTES

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A3 WEST ELEVATION - SIDE A
1/8" = 1'-0" 0 12'

A4 WEST ELEVATION - SIDE B
1/8" = 1'-0" 0 12'

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Preliminairy Not For Construction

VETERANS VICTORY
APARTMENT 'C'
COLORADO SPRINGS, CO
ELEVATIONS

NO. >	ISSUED FOR>	DATE>

JOB NO. > 5212720

A201

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building B-A-Cent.rvt
Printed: 7/14/2023 5:54:28 PM

Autodesk Revit 2020

KEYNOTES

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KEYNOTES

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A3 EAST ELEVATION - SIDE A
1/8" = 1'-0" 0 12'

A4 EAST ELEVATION - SIDE B
1/8" = 1'-0" 0 12'

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Preliminary Not For Construction

VETERANS VICTORY
APARTMENT 'C'
COLORADO SPRINGS, CO
ELEVATIONS

NO. >	ISSUED FOR>	DATE>

JOB NO. > 5212720

A202

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building B-A-Cont.rvt
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Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.

KEYNOTES

KEY	NOTE
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.

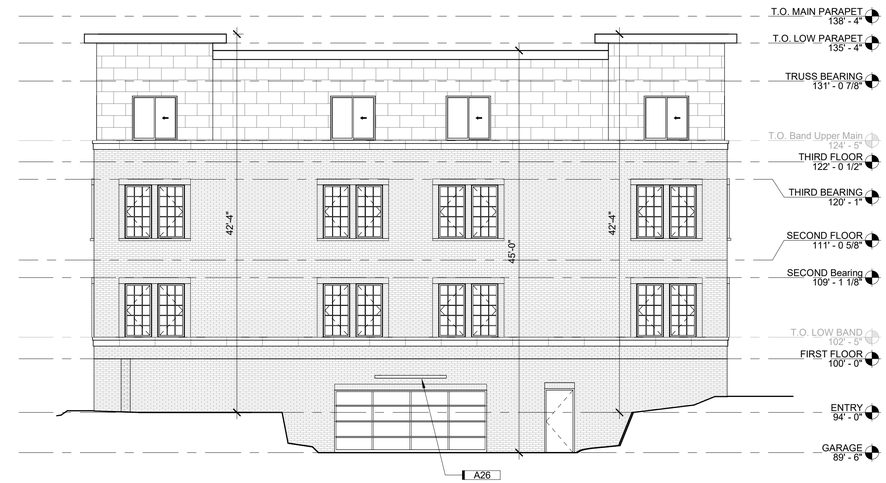
KEYNOTES

KEY	NOTE
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM, HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM; BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES

KEY	NOTE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.

A3 SOUTH ELEVATION
1/8" = 1'-0" 0 12'



D3 NORTH ELEVATION
1/8" = 1'-0" 0 12'

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Preliminairy Not For Construction

VETERANS VICTORY
APARTMENT 'C'
COLORADO SPRINGS, CO
ELEVATIONS

NO. >	ISSUED FOR >	DATE >

JOB NO. > 5212720

A203

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building B-A-Cent.rvt
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Autodesk Revit 2020

Veterans Victory CO Springs : UNIT COUNT MIX

	BED COUNT	UNIT TYPE	SF/UNIT	PER FLOOR	BED COUNT / FLOOR	PER BUILDING	BED COUNT / BUILDING	PER CAMPUS
	1 Bed	B1	691	3	8	9	24	96
		B2	725	2		6		
		B3	716	3		9		
	2 Beds	C1	1,026	6	8	18	24	96
		C2	959	1		3		
		C3	1,069	1		3		
	3 Beds	D1	1,345	4	4	12	12	48
						TOTALS	**60**	**240**

PLDO (Parkland Dedication Ordinance) Table

	PARKLAND MULTIPLIER (0.0041 NEIGHBORHOOD)	PARKLAND MULTIPLIER (0.0049 COMMUNITY)	TOTAL (ACRES)
UNITS TOTAL			
240	0.984 ACRES	1.176 ACRES	1.176 ACRES
UNITS PER BUILDINGS			
60	0.246 ACRES	0.294 ACRES	0.54 ACRES

SQUARE FOOT CALCS.

	Gross SF
Building A	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367
Building B	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367
Building C	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367
Building D	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367

Max Height (Feet)

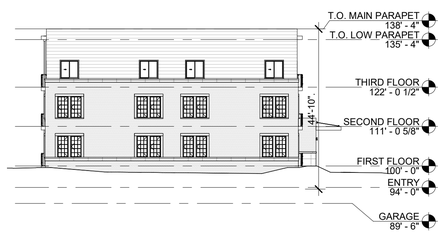
(45' Max Allowed)

Building A	3 stories over Parking	
	North	45'
	East	45'
	South	44'-10"
	West	44'-10"
Building B	3 stories over Parking	
	North	45'
	East	45'
	South	44'-4"
	West	45'
Building C	3 stories over Parking	
	North	42'-7"
	East	45'
	South	45'
	West	40'-10"
Building D	3 stories over Parking	
	North	45'
	East	45'
	South	45'
	West	44'-9"

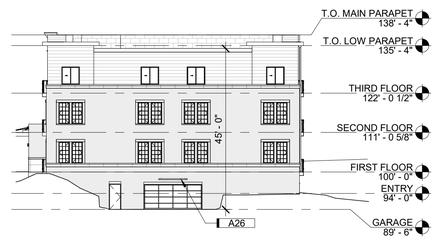
KEYNOTES

KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.
A30	ROOF SCUPPER AND DOWNSPOUT, TYP.

A2 EAST ELEVATION
1" = 20'-0" 0 30'

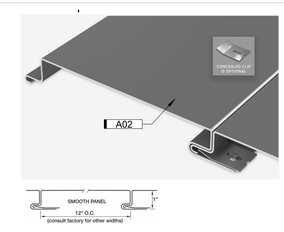


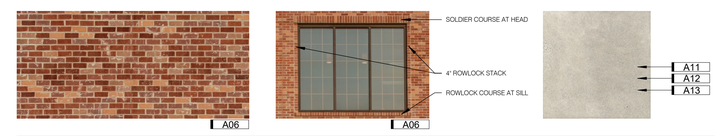
A3 SOUTH ELEVATION
1" = 20'-0" 0 30'

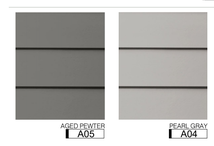


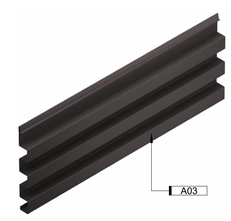
B3 NORTH ELEVATION
1" = 20'-0" 0 30'

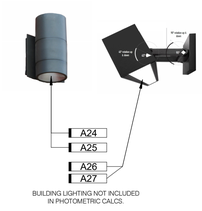
A4 WEST ELEVATION
1" = 20'-0" 0 30'











D4 Exterior Material Legend
1/4" = 1'-0" 0 6'

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Preliminary Not For Construction

VICTORY VILLAS APARTMENTS
VETERANS VICTORY APARTMENT 'D'
Colorado Springs, CO
OVERALL ELEVATIONS

NO. >	ISSUED FOR>	DATE >
	Development Plan	07-14-2023

JOB NO. > 5212720

A200

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building-A-Cent.rvt
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KEYNOTES

KEY	NOTE
A01.A	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; VERTICAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A06.A	ROWLOCK COURSE TRIM SURROUND; MATCH FACE BRICK.
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES

KEY	NOTE
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A14	CASEMENT FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A16	FIXED PICTURE FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW

KEYNOTES

KEY	NOTE
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL
A18	TWO-PANEL FIBERGLASS SLIDING, FULL-GLASS PANEL. PATIO DOOR SYSTEM. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZENITH SERIES.
A19	ALUMINUM CURTAIN WALL SYSTEM
A19.A	BREAK METAL PANEL TO MATCH ALUMINUM CURTAIN WALL FRAME
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.

A3a EAST ELEVATION - SIDE A
1/8" = 1'-0"

A4 EAST ELEVATION - SIDE B
1/8" = 1'-0"

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Preliminary Not For Construction

VICTORY VILLAS APARTMENTS
VETERANS VICTORY APARTMENT 'D'
Colorado Springs, CO
ELEVATIONS

NO. >	ISSUED FOR>	DATE>
	Development Plan	07-14-2023

JOB NO. > 5212720

A201

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building-A-Cent.rvt
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Autodesk Revit 2020

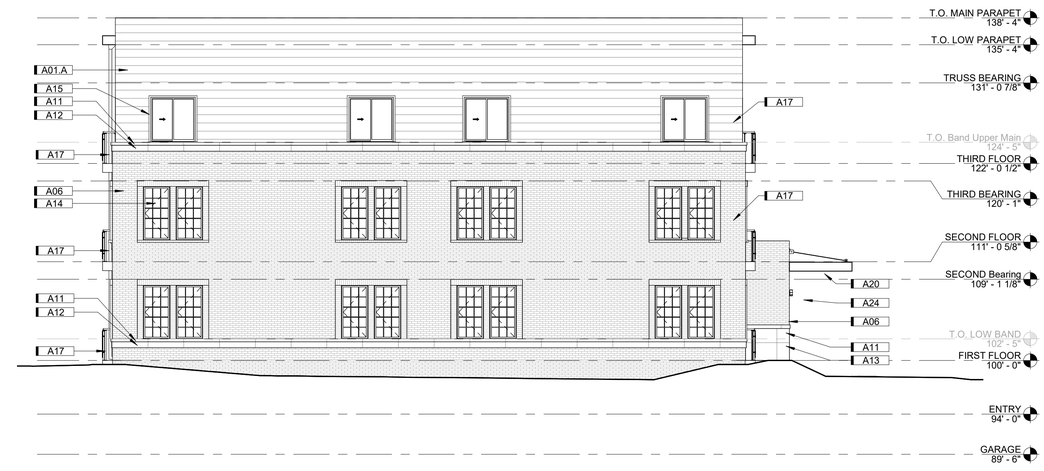
KEYNOTES

KEY	NOTE
A01.A	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; VERTICAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"X2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A14	CASEMENT FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW

KEYNOTES

KEY	NOTE
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL
A20	CANOPY WITH TIE-BACK SUPPORTS
A23	OVERHEAD GARAGE DOOR, 8'-0" TALL x 16'-0" WIDE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.

A3 NORTH ELEVATION
1/8" = 1'-0"



C3 SOUTH ELEVATION
1/8" = 1'-0"

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Preliminairy Not For Construction

VICTORY VILLAS APARTMENTS
VETERANS VICTORY APARTMENT 'D'
Colorado Springs, CO
ELEVATIONS

NO. >	ISSUED FOR>	DATE>
	Development Plan	07-14-2023

JOB NO. > 5212720

A202

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building A-Cent.rvt
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Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01.A	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM: 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; VERTICAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES

KEY	NOTE
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A14	CASEMENT FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL
A18	TWO-PANEL FIBERGLASS SLIDING, FULL-GLASS PANEL, PATIO DOOR SYSTEM. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZENITH SERIES.
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A30	ROOF SCUPPER AND DOWNSPOUT, TYP.

A3 WEST ELEVATION - SIDE A
1/8" = 1'-0" 0 12'

A4 WEST ELEVATION - SIDE B
1/8" = 1'-0" 0 12'

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Preliminary Not For Construction

VICTORY VILLAS APARTMENTS
VETERANS VICTORY APARTMENT 'D'
Colorado Springs, CO
ELEVATIONS

NO. >	ISSUED FOR >	DATE >
	Development Plan	07-14-2023

JOB NO. > 5212720

A203

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building-A-Cent.rvt
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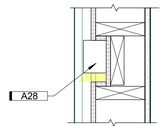
Autodesk Revit 2020

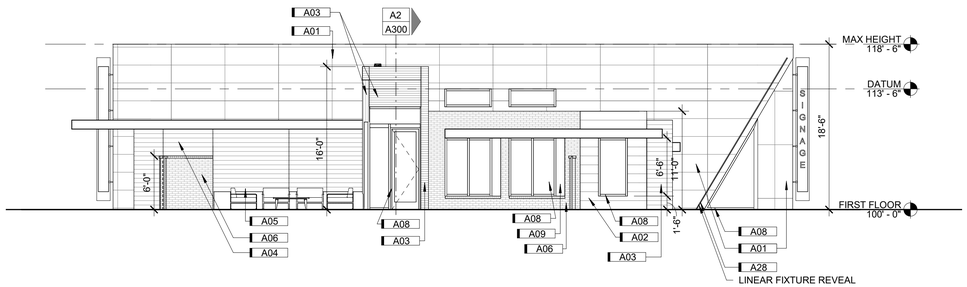
SQUARE FOOT CALCS.

Clubhouse	Gross SF
First Floor	6,753
Pool Amenity	3,129

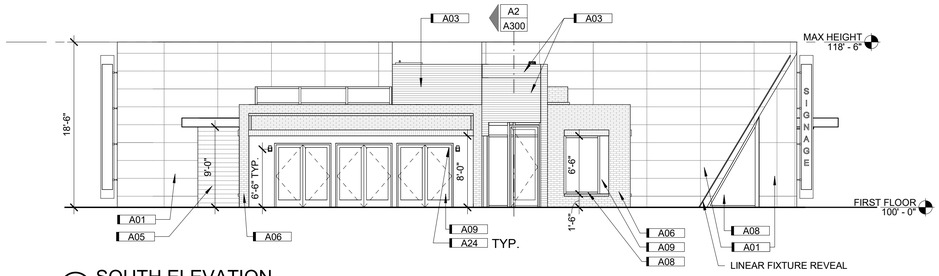
	Max Height (Feet)
	(45' Max Allowed)
Clubhouse	1 story
Height	18'-6"



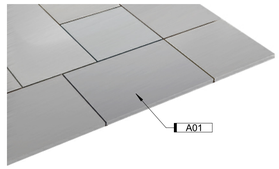
C1 FIXTURE REVEAL
1 1/2" = 1'-0"



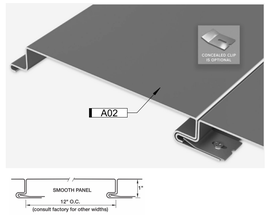
A2 NORTH ELEVATION
1/8" = 1'-0"

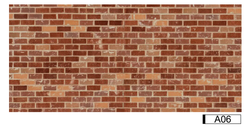


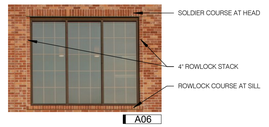
A3a SOUTH ELEVATION
1/8" = 1'-0"



Stacked

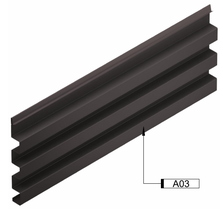


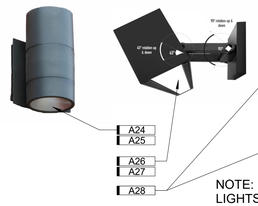


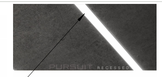


AGED PEWTER
A05

PEARL GRAY
A04



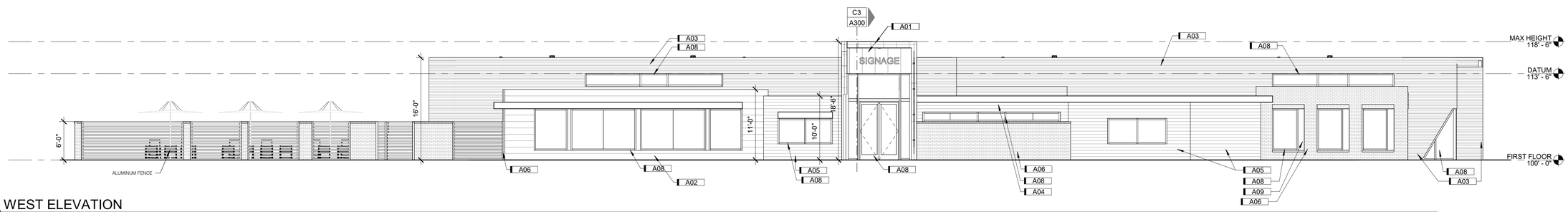




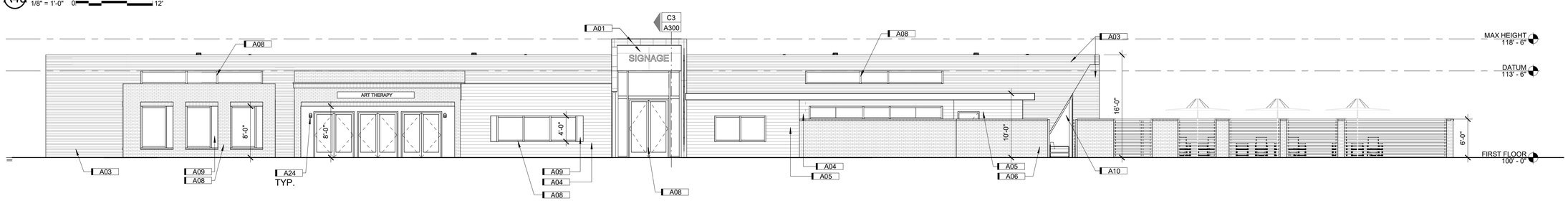
NOTE: DESIGN INTENT IS RECESS LIGHTS IN SOFFIT OVERHANGS AT EACH OF THE 4 MAIN ENTRIES

KEYNOTES

KEY	NOTE
A01	0.050 ALUMINUM. CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A08	ALUMINUM STOREFRONT SYSTEM; CLASS 1 CLEAR ANODIZED. COLOR: DARK BRONZE
A09	FIBER CEMENT PANEL; TEXTURE SMOOTH. BASIS OF DESIGN: JAMES HARDIE ARCHITECTURAL COLLECTION FIBER CEMENT PANEL. FINE SAND TEXTURE. INSTALL VERTICALLY. COLOR: AGED PEWTER
A10	ALUMINUM SLIDING GLASS WALL SYSTEM, 3 PANELS, WITH FLUSH SILL. BASIS OF DESIGN: NANAWALL CERO MINIMAL SLIDING GLASS WALL SYSTEM WITH FLUSH SILL.
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION, WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.
A28	OUTDOOR LINEAR LIGHT FIXTURE; RECESSED. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT RECESSED, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.
A32	ROOF DRAIN
A33	OVERFLOW DRAIN, 2" HIGHER THAN ROOF DRAIN (8'-0" WITH 1/4 INCH PER FOOT SLOPE)
A34	2'-6" x 4'-6" METAL ROOF ACCESS HATCH WITH INTEGRAL CURB. 0.90 ALUMINUM H-14 3003, MILL FINISH. WEATHERTIGHT SEAL WITH GASKET BETWEEN COVER AND FRAME. INSULATION BETWEEN COVER AND LINER TO BE 1" THICK UL PLAIN FIBERGLASS 0.75# DENSITY. CORROSION RESISTANT HARDWARE AND FASTENERS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. BASIS OF DESIGN: PRECISION LADDERS ROOF HATCH.



A4a WEST ELEVATION
1/8" = 1'-0"



A4 EAST ELEVATION
1/8" = 1'-0"

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Preliminary Not For Construction

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CLUBHOUSE
COLORADO SPRINGS, CO
ELEVATIONS

NO. >	ISSUED FOR >	DATE >

JOB NO. > 5212720

A200

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Clubhouse-A-Cent.rvt
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Autodesk Revit 2020