Colorado Springs, CO
Planning and Development

30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903

Final Report - Corrections Required
Application No. DEPN-23-0002

Description : proposing to build (4) 3-story apartment buildings with clubhouse and pool
Address : 0 A
Record Type : Development Plans
Document Filename : VV-Apt-DP Submittal2 3-2-23.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Zaker Alazzeh	Zaker.Alazzeh@coloradosprings.gov	-
Steve Smith	steven.smith@coloradosprings.gov	-
District #3	gishd@wsd3.org	719-391-3531
Brent Johnson	brent@pprbd.org	-
Kris Andrews	Kristine.Andrews@coloradosprings.gov	-
Mike Gackle	mgackle@csu.org	-
Scott Mathis	Scott.Mathis@coloradosprings.gov	-
Jeff Cooper	Jeff.Cooper@coloradosprings.gov	-
ayoka.paek@spaceforce.mil	ayoka.paek@spaceforce.mil	-
Patrick Morris	Patrick.Morris@coloradosprings.gov	-
TJ Gajda	tj.gajda@coloradosprings.gov	-
Patrick Dosch	Patrick.Dosch@coloradosprings.gov	-
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-

General Comments

Comment ID	Author : Department	Review Comments
12	Kris Andrews : COS Airport	1/26/2023 - The AAC had no objections to the comments below - The following comments will be presented at the January 25, 2023 Airport Advisory Commission meeting:

Comment ID	Author : Department	Review Comments
		Airport staff recommends no objection with the following conditions: •Avigation Easement: An avigation easement is required or provide proof of previous recording (book/page or reception number). •Airport Acknowledgement: Upon accepting residency within Veterans Victory, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Veterans Victory lies within an Airport Overlay Zone and is located less than 1 mile from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport. •Accident Potential Zone: A portion of the proposed development is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District. Residential is prohibited in APZ-1; Industrial/Commercial and Office development is permissible within the APZ-1 subzone. •Lighting: Add note to development plan/plat: 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. •Noise: Although the property will be located outside of the 65 DNL noise contour, future development and its occupants may be impacted by noise caused by aircraft arriving to and departing from the Colorado Springs Airport. The developer should engage with airport staff for potential noise mitigation measures/construction materials and craft noise notification strategies for residents. •FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (https://oeaaa.faa.gov/oeaaa/external/portal.jsp).
75	Scott Mathis : CSPD	Cannot complete a full review without a photometric plan. Cannot comment on potential issues from surrounding areas as this is currently in the county.
30	Brent Johnson : Regional Building-Enumerations	Regarding a request for approval of a development plan for Veterans Victory Lot 1, Enumerations has the following comments: 1.Enumerations feels that the internal streets for this project need to be named private streets. All addressing will be assigned from these internal streets. 2.When submitting a copy of this plan to Enumerations for address assignment, show the locations of any secondary structure which require separate addresses and building permits such as carports, garages, etc. so that a comprehensive addressing plan can be created. 3.When submitting building plans for permitting, show secondary addressing for apartment units which follows RBD secondary addressing guidelines available on our website. Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org
101	Brent Johnson : Regional Building-Enumerations	Regarding a request for approval of development plan for Veterans Victory Lot 1, Enumerations has the following comments: 1.The response letter mentions a preference for using the street name Victory Dr. There is already a Victory Rd. in Colorado Springs, and just changing the suffix does not make it a different street name. Please submit a list of proposed

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		street names to Bootsy Jones at the City of Colorado Springs for approval. 2.The response letter states that placeholder names would appear on the plan pending approval of street names, but the diamond shaped internal street is still shown as “private drive”. This street needs to be a named street and all address will be assigned from it. 3.The street names of Cooper and Gibson are shown on the plan as private streets, but, they use the suffix of Lane. This suffix is reserved for public streets. Private streets use the designators of Point, Heights, Grove, or View. Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org
29	District #3 : School Districts	January 23, 2023 Attn: Gabe Sevigny Colorado Springs Planning and Development 30 S. Nevada Ave., Suite 701 Colorado Springs, CO, 80903 Dear Gabe, Per correspondence dated January 5, 2023, for Veterans Victory, SUBD-23-0008 and DEPN 23-0002, 240 planned units in four- three story buildings. Widefield School District #3 has no opposition to Veterans Victory SUBD-23-0008 or DEPN 23-0002 at this time. The school district is owed 5.1 acres of land from this development. We would prefer to accept the land instead of fees. Widefield School District #3 respectfully requests a conversation with the developer about the acreage owed. If you need to contact me, I can be reached at 719-391-3531 or by email at gishd@wsd3.org. Sincerely, David Gish Chief Operations Officer Widefield School District #3
102	District #3 : School Districts	March 15, 2023 Dear Gabe Sevigny, Per your correspondence dated March 2, 2023 for DEPN-23-0002 Veteran’s Victory Lot 1-Development Plan and SUBD-23-0008 Veteran’s Victory Filing No. 1 Final Plat, located northeast of the intersection of Powers Boulevard and Bradley Road. Widefield School District #3 has no objections for this project. Widefield School District #3 has had conversations with the developer about the 5.123 acres of land owed to the district from this development. The land owed may be deeded in a different development owned by the developer. If you need to contact me, I can be reached at 719-391-3531 or by email at gishd@wsd3.org. Sincerely, David Gish Chief Operations Officer Widefield School District #3

Corrections in the following table need to be applied before a permit can be issued

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79	1	Zaker Alazzeh : City Eng - Traffic Engineering	1- Please add the following to the development plan general notes: A- The developer/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 B- The developer/Metro District will be responsible to construct a traffic signal at Bradley Road/ Legacy Hill Drive intersection.
77	4	Zaker Alazzeh : City Eng - Traffic Engineering	Please show and callout the speed line of sight with the adequate sight distance length (footage) for all proposed intersections.
78	4	Zaker Alazzeh : City Eng - Traffic Engineering	Please show and callout the speed line of sight with the adequate sight distance length (footage) for all proposed intersections.
39	1	TJ Gajda : City Engineering - SWENT	Label all creeks. (Jimmy camp is near the site.)
40	1	TJ Gajda : City Engineering - SWENT	Add note stating who owns and maintains detention pond treating site. Where is this occurring? (not addressed)
49	1	TJ Gajda : City Engineering - SWENT	I have not seen any FDR with calculations of pipes or ponds that will receive this site's flows. I cannot do a full review without knowing that full spectrum detention and the four step process is addressed.
54	1	TJ Gajda : City Engineering - SWENT	Additional information: 1.Reviewed by Gajda Environmental Consulting (tj.gajda@coloradosprings.gov). Please direct urgent comments to Hao.vo@coloradosprings.gov. Email me with all other comments and cc lead reviewer. 2.The FDR must be submitted to project dox, and was not reviewed in digeplan. SWENT may have more comments as the stormwater infrastructure and full spectrum detention for entire site need to be addressed via project dox. 3.It is unclear whether development will have downstream infrastructure. Please verify the timing of overall site prior to proceeding. Pipes accepting site, pond and other infrastructure must be in place prior to any site construction. I cannot fully review this site until I see calculations for the stormwater infrastructure. 4.All submittals to the Stormwater Enterprise (SWENT), Engineering Development Review Division (EDRD) and Traffic, must be submitted online via the new ProjectDox software. Information, including a user manual and the link to the website can be found here: https://coloradosprings.gov/stormwater-enterprise/page/electronic-review-system. Please note that this does not change the Planning department's submittal process in any way. 5.The proposed project disturbs greater than an acre and will therefore require a separate Grading and Erosion Control Plan (GEC) and the City's Stormwater Management Plan (CSWMP). These plans will need to meet the requirements listed in the City's Stormwater Construction Manual (SCM) and should be submitted directly to the Stormwater Enterprise via ProjectDox for review and approval. Assurances in the amount of the total cost of the temporary construction control measures (CCMs) will be required prior to the approval of the GEC. These plans must be approved and included in the building permit set prior to the issuance of a building permit for this project. Once the GEC & CSWMP are approved, then the applicant must apply for a City GEC Permit by completing and submitting the GEC Permit application and paying the associated fee in Accela. 6.Construction Plans for the proposed storm sewer larger than 12" will need to be submitted to Engineering Development Review and Stormwater Enterprise for review and approval prior to construction. 7.The City of Colorado Springs is federally mandated to identify and monitor all stormwater discharges within the City. The City accomplishes this task by requiring a storm-water connection Permit from the City Engineering Department. The applicant will need to contact Jeanie Duncan at 385-6017 or at

Comment ID	Page Reference	Author : Department	Review Comments
			Jeanie.duncan@coloradosprings.gov to obtain this permit. 8.Please be aware that Step 1 of the Four Step Process has changed in the revised (rev. Dec. 2020) DCM Volume 2, and that the new Step 1 requirements have been implemented as of Nov 1, 2022 for all approvals. In order to assist engineers with meeting the new Step 1 requirements the Stormwater Enterprise has posted a new Green Infrastructure Manual on its website: https://coloradosprings.gov/sites/default/files/green_infrastructure_manual_03.11.2022.pdf
116	1	TJ Gajda : City Engineering - SWENT	Additional information 3/23/23 Please submit the FDR to project dox. Also the pond that will provide FSD has not been seen yet. The pond will need to be in place prior to this site's construction. Please get the FDR engineer to email Hao and myself about timing. Also refer to previous informational comments for additional information.
55	5	TJ Gajda : City Engineering - SWENT	Please show pipe infrastructure (pipes, MH, inlets) on grading sheets. It can be labeled on other sheets, but needs to be shown here. **not addressed on this sheet**
111	5	TJ Gajda : City Engineering - SWENT	Show and Label planned infiltration areas for green stormwater infrastructure on all three grading sheets.
58	6	TJ Gajda : City Engineering - SWENT	Any trash enclosures cannot be placed this close to stormwater inlets. Please move any enclosures that are near an inlet. New comment ***how is this being routed away from inlets as stated in comment? Add flow arrows at minimum to show trash leakage isn't going directly into adjacent inlets.***
112	6	TJ Gajda : City Engineering - SWENT	Pipe infrastructure added, please label curb and gutter including gutter pans as well.
42	9	TJ Gajda : City Engineering - SWENT	What is the pipe leaving this inlet? 42" pipe leading into it is quite large. **not addressed. Show this pipe.**
43	9	TJ Gajda : City Engineering - SWENT	This is a very large pipe connecting to the inlet. While private pipes can use inlets as junctions, It must fit within the standard inlet (existing) without modification to meet DCM. New comment ***Is this road private or public? It is not likely that a pipe this large connecting to an inlet will be accepted as a variance. The plat shows it will be public. The pipe that crosses the property line will need to be public in ROW and private on property. Please label as such.**
53	9	TJ Gajda : City Engineering - SWENT	Green infrastructure flows will not work as proposed in this area. Impervious areas must be treated with FSD, and the WQ reduction for this area would not meet that. Is there capture downstream that would resolve this? **New comment I have not seen the FDR in project dox for this project or the downstream detention pond. Please email myself, Hao Vo, and the planner about timing.**
115	9	TJ Gajda : City Engineering - SWENT	Pipe has been removed. Please ensure all leaders have been modified for the adjustment in pipe layout.
60	12	TJ Gajda : City Engineering - SWENT	Label swales (all)
64	14	TJ Gajda : City Engineering - SWENT	Is there a swale to get flows to go to this inlet?
50	15	TJ Gajda : City Engineering - SWENT	Label swales (all)

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6	4	Patrick Morris : City Engineering Dev Review	Understand the Metro District or Master Developer will build Legacy Hill Drive and Victory Drive, but because this is the first development and access is from Bradly Road. Please show Legacy Hill Drive connecting to Bradley Road. Add the following label to Bradley Road, Legacy Hill Drive and A Street: The Metro District or Master Developer will fully construct, Bradley Road, Legacy Hill Drive and Victory Drive to City Engineering, Traffic Engineering standards and accepted into the two year probationary period by Engineering Development Review Division before the issuance of the first Certificate of Occupancy (CO).
80	4	Patrick Morris : City Engineering Dev Review	Update the street name to Victory Drive Per the Traffic impact analysis, the street classification is a Collector. Update to a 67' ROW with two 6' public improvement easements
81	4	Patrick Morris : City Engineering Dev Review	Private Street shall have private street designations. Update the private street names to use one of the following private street name designations: Grove, Heights, Point, or View
82	4	Patrick Morris : City Engineering Dev Review	Private Street shall have private street designations. Update the private street name to use one of the following private street name designations: Grove, Heights, Point, or View
83	4	Patrick Morris : City Engineering Dev Review	Update Classification to "Major Collector/Industrial"
86	10	Mike Gackle : Col Springs Utilities	An approved HGL response letter is required.
87	10	Mike Gackle : Col Springs Utilities	An approved WWMFF is required.
88	10	Mike Gackle : Col Springs Utilities	Final approval is contingent on the Annexation being approved.
89	10	Mike Gackle : Col Springs Utilities	Indicate easement width on all proposed easements.
90	10	Mike Gackle : Col Springs Utilities	Show and label all proposed retaining walls
91	10	Mike Gackle : Col Springs Utilities	Verify there is proper separation b/t infrastructure
92	10	Mike Gackle : Col Springs Utilities	Show and label existing gas & electric
93	10	Mike Gackle : Col Springs Utilities	If the Fire Hydrants are not in an easement are they going to be Private>? If Public change the easement lines on this plan and the Plat.
94	10	Mike Gackle : Col Springs Utilities	Maintain proper separation b/t water main and curb
95	10	Mike Gackle : Col Springs Utilities	Is this a dead-end FH? Is a future water main stub required?
98	10	Mike Gackle : Col Springs Utilities	Show and label all proposed services.
96	12	Mike Gackle : Col Springs Utilities	Show and label the easements on the Landscape Plan, trees are not allowed in an easement.
97	13	Mike Gackle : Col Springs Utilities	Show and label proposed water and wastewater mains and services on all Landscape Plans.
99	13	Mike Gackle : Col Springs Utilities	Show and label propose sanitary main
108	1	Steve Smith : Fire	Provide a note that the drives shown leading to this site will be fully installed prior to development of this site.
76	1	ayoka.paek@spaceforce.mil : Military Installations	So long as this development is not encroaching into any APZ zones PSFB dones not have any concerns. AP

Comment ID	Page Reference	Author : Department	Review Comments
100	1	Jeff Cooper : Parks Department - Forestry	Please change this to "maintained by the abutting property owner" to clarify the maintenance responsibility.
109	1	Gabe Sevigny : Planning	Update spelling, also please note if the developer is responsible for installation, and if the owner is taking responsibility after a warranty date, then we need to vet that now.
66	4	Gabe Sevigny : Planning	Previous comment not addressed: Be sure the swale will not negatively impact the ADA spaces and the mx slope of 2% at the back end
70	4	Gabe Sevigny : Planning	Previous comment not addressed: Where is the mail kiosk located? Inside the office/clubhouse? if not please depict where to be located to determine access/parking
103	11	Patrick Dosch : Planning	Considering long term maintenance responsibilities, Staff does not support the proposal to split the buffer plantings. Staff would prefer that all of the buffer trees to be provided entirely (on one lot) by the commercial or multifamily project. Please add a note if the commercial lot is to provide the buffer and include the City file number if you are able
105	11	Patrick Dosch : Planning	Confirm buffer distance between multifamily and commercial uses (Buffer on sheet 702?)
104	12	Patrick Dosch : Planning	Confirm buffer trees provided between the planned commercial and the multifamily use projects. (by commercial development adjacent?)
-	14	Patrick Dosch : Planning	
-	14	Patrick Dosch : Planning	
107	14	Patrick Dosch : Planning	With the nearly 3 acres of the native lawn mix proposed staff would like to confirm with ownership that high water turf will not be an acceptable substitute for the 50/50 mix. In areas that are anticipated to be high use (adjacent to the club house) or open space amenities that high water turf (in limited capacity) would be supported . Additional comments regarding the proposed ground plane treatment will be part of future Landscape Plan review.
106	16	Patrick Dosch : Planning	Confirm PBSI seed proposed not sod. Revise notes as needed

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

VICINITY MAP

LOCATION MAP

Provide a note that the drives shown leading to this site will be fully installed prior to development of this site.

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 497.06 FEET;

THENCE N00°00'00"E A DISTANCE OF 882.06 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 438,128 SQUARE FEET OR 10.058 ACRES MORE OR LESS

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

Update spelling, also please note if the

GENERAL NOTES

1. T 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 AND MAINENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
11. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE 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.

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	JUNE 2023
FINAL STABILIZATION	DEC 2023

SHEET LIST

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

LOT COVERAGE:

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

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"

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.

T-CAD 719-377-0002

SCALE:
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 COVER

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.04

SHEET 1 OF 35

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

COLORADO SPRINGS

SIDEWALK CURB RAMPS
TYPE 1 CURB RAMP

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.

COLORADO SPRINGS

SIDEWALK CURB RAMPS
TYPE 1 DETACHED SIDEWALK

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.

COLORADO SPRINGS

SIDEWALK CURB RAMPS
TYPE 2A CURB RAMP

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.

COLORADO SPRINGS

SIDEWALK CURB RAMPS
TRUNCATED DOME DETAILS

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

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.
811
I-CAD 719-377-0002

SCALE:
VERT:
STATION:
FLOW:
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 35

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

PLAN VIEW

ELEVATION VIEW

DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

PARKING SPACE DETAIL
NOT TO SCALE

HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE

BIKE RIBBON RACK DETAIL
NOT TO SCALE

4' SWALE DETAIL
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
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

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I-CAD 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 35

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

Understand the Metro District or Master Developer will build Legacy Hill Drive and Victory Drive, but because this is the first development and access is from Bradly Road. Please show Legacy Hill Drive connecting to Bradley Road.

Add the following label to Bradley Road, Legacy Hill Drive and A Street:

The Metro District or Master Developer will fully construct, Bradley Road, Legacy Hill Drive and Victory Drive to City Engineering, Traffic Engineering standards and accepted into the two year probationary period by Engineering Development Review Division before the issuance of the first Certificate of Occupancy (CO).

Update Classification to "Major Collector/Industrial"

Private Street shall have private street designations.
Update the private street name to use one of the following private street name designations:

Grove, Heights, Point, or View

Previous comment not addressed:

Update the street name to Victory Drive

Per the Traffic impact analysis, the street classification is a Collector. Update to a 67' ROW with two 6' public improvement easements

Private Street shall have private street designations.
Update the private street names to use one of the following private street name designations:

Grove, Heights, Point, or View

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.

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: 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 4 OF 35

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.

PRELIMINARY
NOT FOR CONSTRUCTION

40 0 40 80
1" = 40'

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COLORADO SPRINGS, CO 80903
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Know what's below. Call 811 before you dig.

J-CAD 719-377-0002

SCALE: 1"=40'
VERT:
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
OVERALL GRADING PLAN

REVISIONS: NO.	DESCRIPTION:	DATE

PROJECT NUMBER: 0219-05.04

SHEET 5 OF 35

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PRELIMINARY
NOT FOR CONSTRUCTION

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

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COLORADO SPRINGS, CO 80903
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811 Know what's below. Call 811 before you dig.
J-CAD 719-377-0002

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 6 OF 35

PRELIMINARY
NOT FOR CONSTRUCTION

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Engineering Consultants
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COLORADO SPRINGS, CO 80903
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Know what's below. Call 811 before you dig.

J-CAD 719-377-0002

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 7 OF 35

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

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

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

J-CAD 719-377-0002

SCALE: 1"=10'
VERT:
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 8 OF 35

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

PRELIMINARY
NOT FOR CONSTRUCTION

N
40 0 40 80
1" = 40'

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

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P:(719) 227-7388 F: (719) 227-7392

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SCALE: 1"=40'
VERT:
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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 9 OF 35

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
NOT FOR CONSTRUCTION

40 0 40 80
1" = 40'

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.

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 10 OF 35

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VeteransVilla\CAD\Plansheets\Development Plan - Apartments\Vf-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
ZONE DISTRICT BOUNDARY:	NO	YES
STREET CLASSIFICATION:	NONARTERIAL	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	10' / 10'	15' / 30'
LINEAR FOOTAGE:	497'	318'
TREE PER FEET REQ.:	1 TREE PER 30 LF	1 TREE PER 20 LF
NUMBER OF TREES REQ. / PROV.	17 / 17	16 / 14*
EVERGREEN TREES REQ. / PROV.	N/A	6 / 9*
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	MI	CB
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%	75% / 75%

Confirm buffer distance between multifamily and commercial uses (Buffer on sheet 702?)

* BUFFER REQUIREMENT INTENDED TO BE SPLIT BETWEEN RESIDENTIAL AND ADJACENT COMMERCIAL LOT. BOTH LOTS ARE OWNED BY THE SAME CLIENT AND SHALL BE BUILT IN CONJUNCTION WITH ONE ANOTHER. ADJACENT COMMERCIAL LOT PLANTINGS HAVE BEEN INCLUDED ON THE LANDSCAPE PLAN FOR PROOF OF CONCEPT.

Considering long term maintenance responsibilities, Staff does not support the proposal to split the buffer plantings. Staff would prefer that all of the buffer trees to be provided entirely (on one lot) by the commercial or multifamily project. Please add a note if the commercial lot is to provide the buffer and include the City file number if you are able

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
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6200 LAKEWOOD, COLORADO 80401 PH: 720-844-7000

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

DESIGNED BY: AJV
DATE: 1-23-2023
DRAWN BY: AJV
DATE: 1-23-2023
CHECKED BY: JEH
DATE: 1-23-2023

VETERANS VICTORY – LOT 2

PRELIMINARY LANDSCAPE SHEET INDEX

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER:

SHEET
L-701

PLANT SCHEDULE RESIDENTIAL

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT	REMARKS
	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**	**REMARKS**
	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.**	**REMARKS**
	ROCK	38,720 SF	1-1/2" ROCK MULCH & PLANTINGS / SADDLEBACK SWIRL ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND	SHRUB AND PERENNIAL BEDS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	ROCK2	3,574 SF	1"-2" RIVER ROCK AND SHRUB PLANTINGS / 1"-2" BLUE GREY RIVER ROCK	COBBLE	6" DEPTH		C&C SAND	
	SEED	127,654 SF	PBSI NATIVE LAWN MIX	SEED			PAWNEE BUTTES SEED	INSTALL PER DETAIL. 50% BUFFALOGRASS, 50% BLUE GRAMA
	SEED2	9,882 SF	EPC ALL PURPOSE MIX	SEED	PER CHART			INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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

PERCENT SIGNATURE SHRUBS* — SIGNATURE SHRUBS: N/A; TOTAL NO. OF SHRUBS: 0

*CLASSIFIED AS N, B, H OR C IN APPENDIX B, SELECTED PLANTS FOR COLORADO SPRINGS

DISCONNECTED IMPERVIOUS AREA (DCIA)

RECEIVING PERVIOUS AREA (RPA)

CITY APPROVAL:

Know what's below. Call before you dig.

Dakota Springs Engineering
Engineering Consultants

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4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO, 80237 PHONE: 720-844-9288

SCALE: AS SHOWN
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VETERANS VICTORY – LOT 2

PRELIMINARY LANDSCAPE PLAN

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER:

SHEET
L-702

PLANT SCHEDULE RESIDENTIAL

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'
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GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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VETERANS VICTORY – LOT 2

PRELIMINARY LANDSCAPE PLAN

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER:

SHEET
L-703

PLANT SCHEDULE RESIDENTIAL

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
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With the nearly 3 acres of the native lawn mix proposed staff would like to confirm with ownership that high water turf will not be an acceptable substitute for the 50/50 mix.
In areas that are anticipated to be high use (adjacent to the club house) or open space amenities that high water turf (in limited capacity) would be supported . Additional comments regarding the proposed ground plane treatment will be part of future Landscape Plan review.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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VETERANS VICTORY – LOT 2

PRELIMINARY LANDSCAPE PLAN

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER:

SHEET
L-704

PLANT SCHEDULE RESIDENTIAL

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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 ¾ 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 MANUFACTURERS 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"X¼" 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-

1 DECIDUOUS TREE PLANTING

NTS 096-668-022-02

2 EVERGREEN TREE PLANTING

NTS 096-668-022-03

SECTION

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 096-668-022-05

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.

5 SOIL PREP - PLANTING BEDS

NTS 096-668-022-01

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 SOIL PREPARATION - SOD AREAS

NTS 096-668-022-04

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 ½ 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
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4582 S. ULSTER, SUITE 1400 DENVER, CO 80237 PH: 720-844-9288

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

DESIGNED BY: AJV
DATE: 1-23-2023
DRAWN BY: AJV
DATE: 1-23-2023
CHECKED BY: JEH
DATE: 1-23-2023

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.

D4 PHOTOMETRIC PLAN
1" = 50'-0" 0 75'

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

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VETERANS VICTORY APARTMENT 'A'

VETERANS VICTORY
Colorado Springs, CO

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: Author
APPROVED: Approver
ISSUED FOR: Issued For
DATE: 01-03-2023
PROJECT #: 52127720
FIELD BOOK:

PHOTOMETRICS

E100

BIM 360://52127720 Veterans Victory Housing - CO
Shared/52127720 - Apartment Building A-Central.rvt
12/19/2022 12:38:49 PM

Autodesk Revit 2021

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'

SQUARE FOOT CALCS.

Building A	Gross SF
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	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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.
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.
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.

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

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Preliminary Not For Construction

VETERANS VICTORY
VETERANS VICTORY APARTMENT A
Colorado Springs, CO
OVERALL ELEVATIONS

NO. >	ISSUED FOR >	DATE >
	Schematic Design	02-14-2023

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	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 2'-6" WIDE x 1'-6" TALL. ANODIZED COLLECTION, COLOR C0-EV1
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.
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.

KEYNOTES

KEY	NOTE
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
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

KEYNOTES

KEY	NOTE
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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Preliminairy Not For Construction

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

NO. >	ISSUED FOR >	DATE >
	Schematic Design	02-14-2023

JOB NO. > 5212720

A201

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Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 2'-6" WIDE x 1'-6" TALL. ANODIZED COLLECTION, COLOR C0-EV1
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

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

NO.>	ISSUED FOR:>	DATE:>
	Schematic Design	02-14-2023

JOB NO. > 5212720

A202

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Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 2'-6" WIDE x 1'-6" TALL. ANODIZED COLLECTION, COLOR C0-EV1
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.

KEYNOTES

KEY	NOTE
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

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

NO. >	ISSUED FOR >	DATE >
	Schematic Design	02-14-2023

JOB NO. > 5212720

A203

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A2 WEST ELEVATION

1" = 20'-0" 0 30'

A3 NORTH ELEVATION

1" = 20'-0" 0 30'

B3 SOUTH ELEVATION

1" = 20'-0" 0 30'

A4 EAST ELEVATION

1" = 20'-0" 0 30'

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	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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.
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.
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.

D4 Exterior Material Legend

1/4" = 1'-0" 0 6'

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Preliminary Not For Construction

VETERANS VICTORY
APARTMENT 'B'
COLORADO SPRINGS, CO

OVERALL ELEVATIONS

NO. >	ISSUED FOR>	DATE>
	DEVELOPMENT PLAN	2022.12.16

JOB NO. > 5212720

A200

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building B-A-Cent.rvt
Printed: 2/14/2023 9:00:45 PM
Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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

KEYNOTES

KEY	NOTE
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.
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.

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.
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).

KEYNOTES

KEY	NOTE
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"

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

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Preliminary 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-Cent.rvt
Printed: 2/14/2023 9:00:49 PM

Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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

KEYNOTES

KEY	NOTE
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.
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.

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.
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).

KEYNOTES

KEY	NOTE
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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Preliminary 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: 2/14/2023 9:00:52 PM
Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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

KEYNOTES

KEY	NOTE
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.
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.

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.
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).

KEYNOTES

KEY	NOTE
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: 2/14/2023 9:05:52 PM
Autodesk Revit 2020

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'

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	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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.
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.
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.

D4 Exterior Material Legend

1/4" = 1'-0" 0 6'

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Preliminary Not For Construction

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

NO. >	ISSUED FOR >	DATE >
	DEVELOPMENT PLAN	2023.01.03

JOB NO. > 5212720

A200

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building C-A-Cent.rvt
Printed: 2/14/2023 9:35:19 PM
Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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

KEYNOTES

KEY	NOTE
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.
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.

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.
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).

KEYNOTES

KEY	NOTE
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.

A3 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

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 C-A-Cent.rvt
Printed: 2/14/2023 9:35:22 PM

Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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

KEYNOTES

KEY	NOTE
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.
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.

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.
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).

KEYNOTES

KEY	NOTE
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.

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

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 C-A-Cent.rvt
Printed: 2/14/2023 9:35:25 PM

Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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

KEYNOTES

KEY	NOTE
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.
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.

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.
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).

KEYNOTES

KEY	NOTE
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.

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

D3 SOUTH ELEVATION
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

A203

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building C-A-Cent.rvt
Printed: 2/14/2023 9:55:25 PM

Autodesk Revit 2020

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'

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	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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.
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.
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.

D4 Exterior Material Legend

1/4" = 1'-0" 0 6'

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Preliminary Not For Construction

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

NO. >	ISSUED FOR >	DATE >
	Development Plan	01-03-2023

JOB NO. > 5212720

A200

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building-DJA-Cent.rvt
Printed: 2/14/2023 8:14:00 PM
Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 2'-6" WIDE x 1'-6" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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

KEYNOTES

KEY	NOTE
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.
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.

KEYNOTES

KEY	NOTE
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
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

KEYNOTES

KEY	NOTE
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
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).
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.

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

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

NO. >	ISSUED FOR>	DATE>
	Development Plan	01-03-2023

JOB NO. > 5212720

A201

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building-DxA-Cent.rvt
Printed: 2/14/2023 8:14:04 PM

Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 2'-6" WIDE x 1'-6" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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

KEYNOTES

KEY	NOTE
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.
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.

KEYNOTES

KEY	NOTE
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
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

KEYNOTES

KEY	NOTE
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
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).
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.

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

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

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Preliminary Not For Construction

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

NO. >	ISSUED FOR>	DATE>
	Development Plan	01-03-2023

JOB NO. > 5212720

A202

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building-D-A-Cent.rvt
Printed: 2/14/2023 8:14:05 PM

Autodesk Revit 2020

KEYNOTES

KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 2'-6" WIDE x 1'-6" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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

KEYNOTES

KEY	NOTE
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.
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.

KEYNOTES

KEY	NOTE
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
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

KEYNOTES

KEY	NOTE
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
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).
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.

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

NO. >	ISSUED FOR >	DATE >
	Development Plan	01-03-2023

JOB NO. > 5212720

A203

BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building-DJA-Dent.rvt
Printed: 2/14/2023 8:14:07 PM

Autodesk Revit 2020

SQUARE FOOT CALCS.

Clubhouse	Gross SF
First Floor	6,506
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"

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

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

KEYNOTES

KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
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.
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
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.
A10.A	ALUMINUM SLIDING GLASS WALL SYSTEM, 2 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, 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.
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.

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VETERANS VICTORY
VETERANS VICTORY 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

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COLORADO SPRINGS, CO

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APPROVED BY	####
ISSUED FOR	REVIEW
ISSUE DATE	02/27/2023
PROJECT NUMBER	5212720
FIELD BOOK:	---

ADA EXHIBIT

EX01

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A2 SIDEWALK RAMP
1" = 10'

A3 SIDEWALK RAMP
1" = 10'

A4 SIDEWALK RAMP
1" = 5'

B1 SIDEWALK RAMP
1" = 10'

B3 SIDEWALK RAMP
1" = 10'

B4 SIDEWALK RAMP
1" = 10'

D2 SIDEWALK RAMP
1" = 10'

D3 SIDEWALK RAMP
1" = 10'

F2 SIDEWALK RAMP
1" = 10'

F3 SIDEWALK RAMP
1" = 10'

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PROJECT NUMBER	5212720
FIELD BOOK:	---

ADA EXHIBIT

EX02

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