

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



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:

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;

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

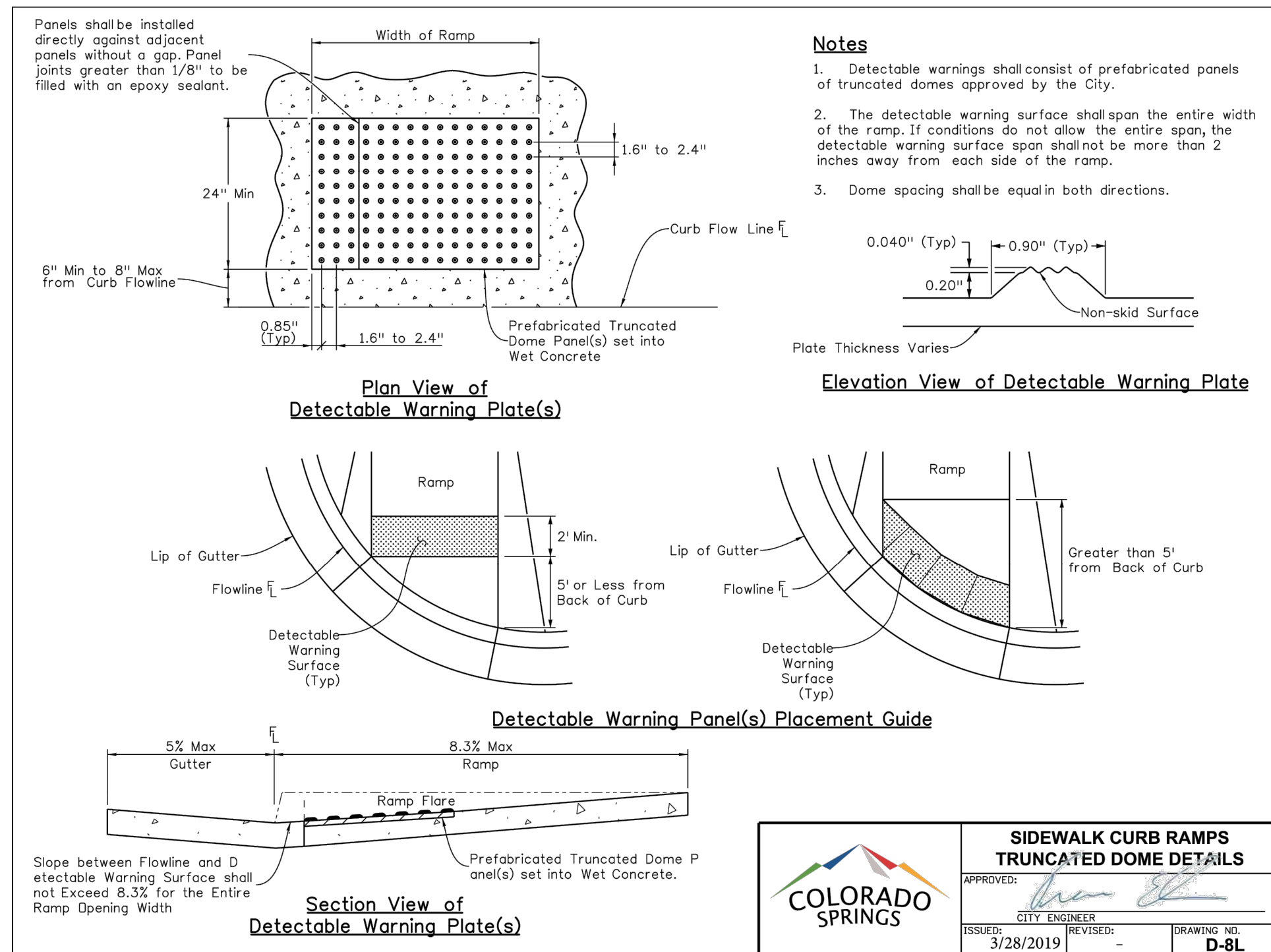
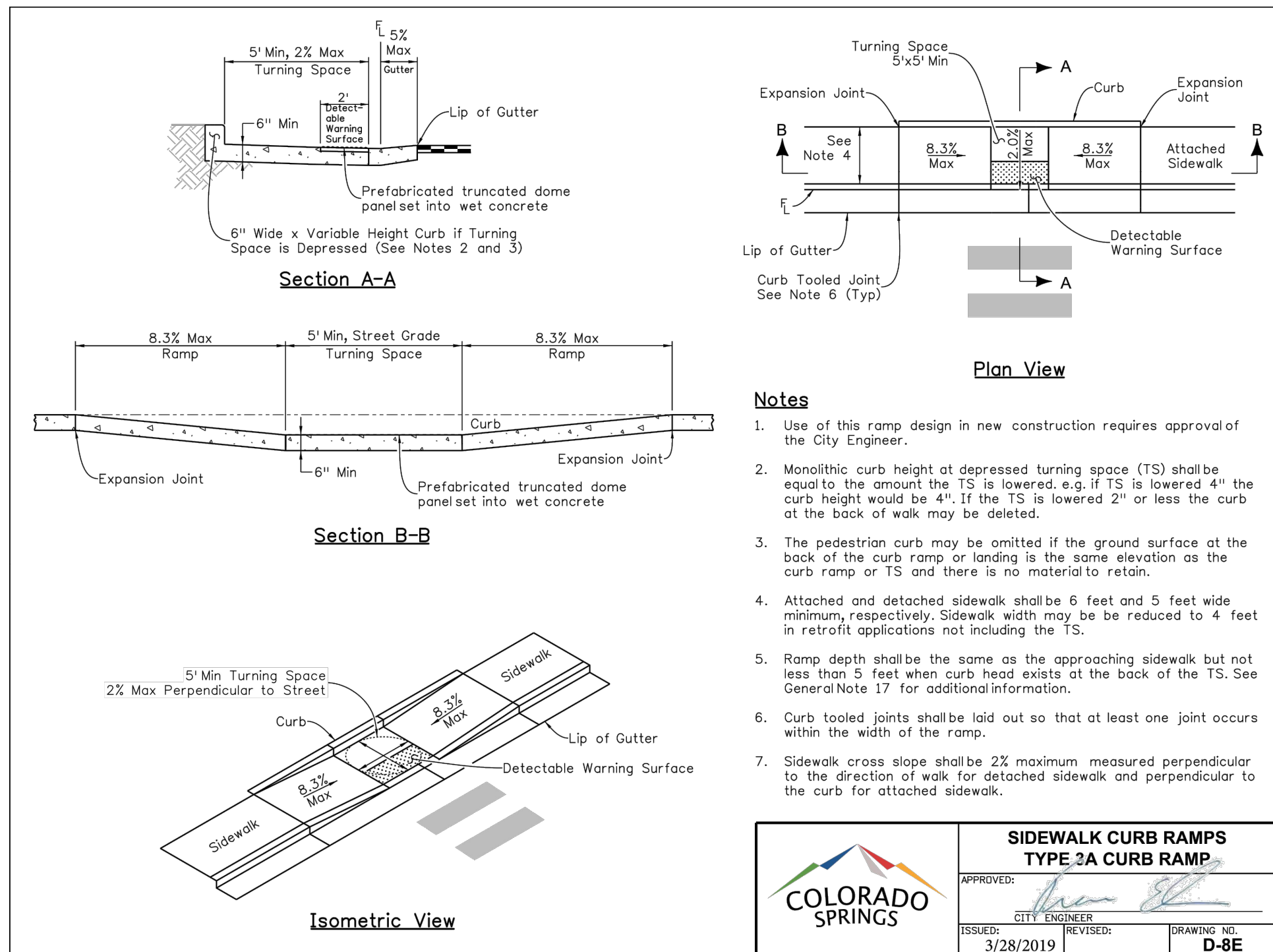
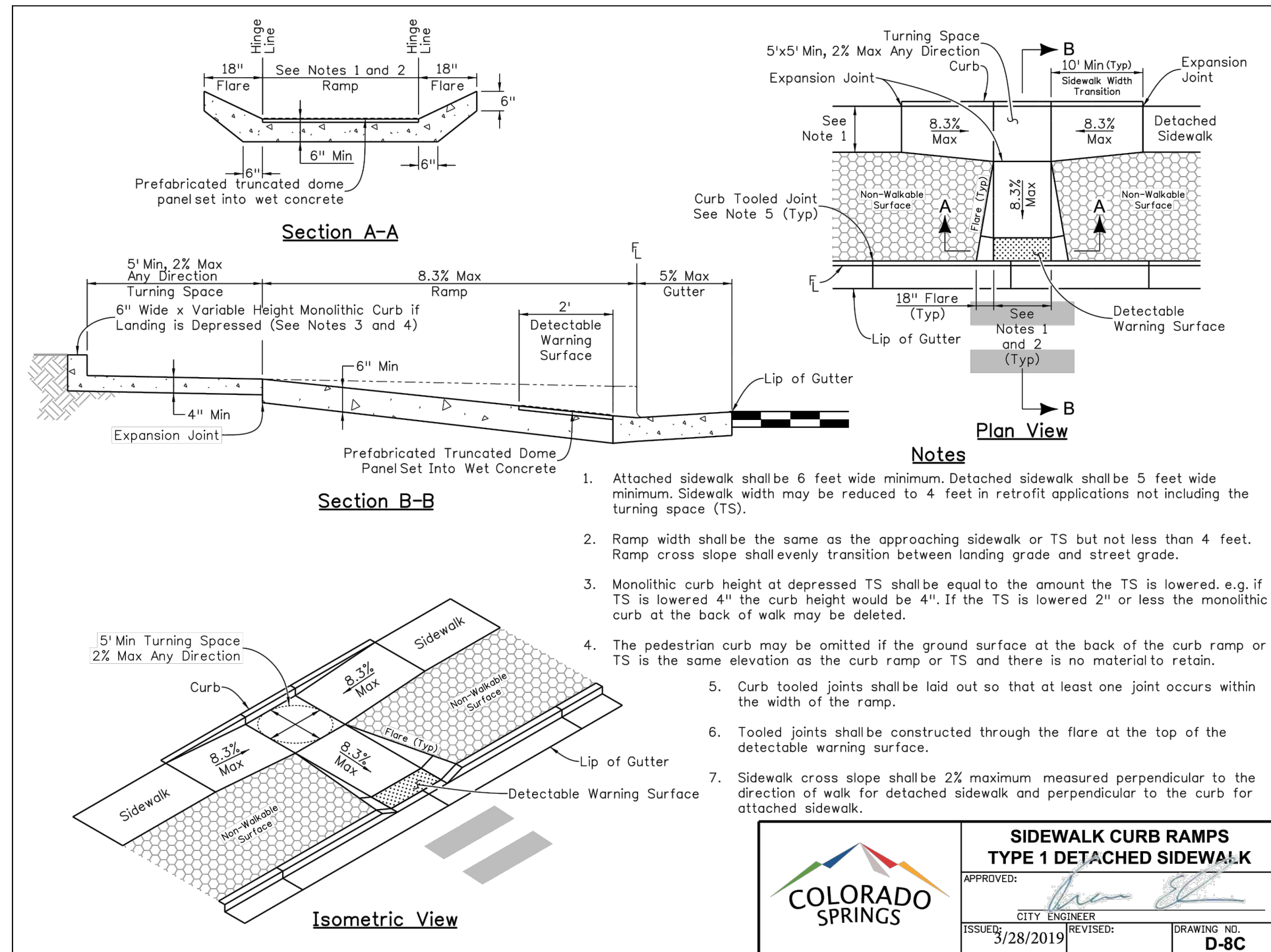
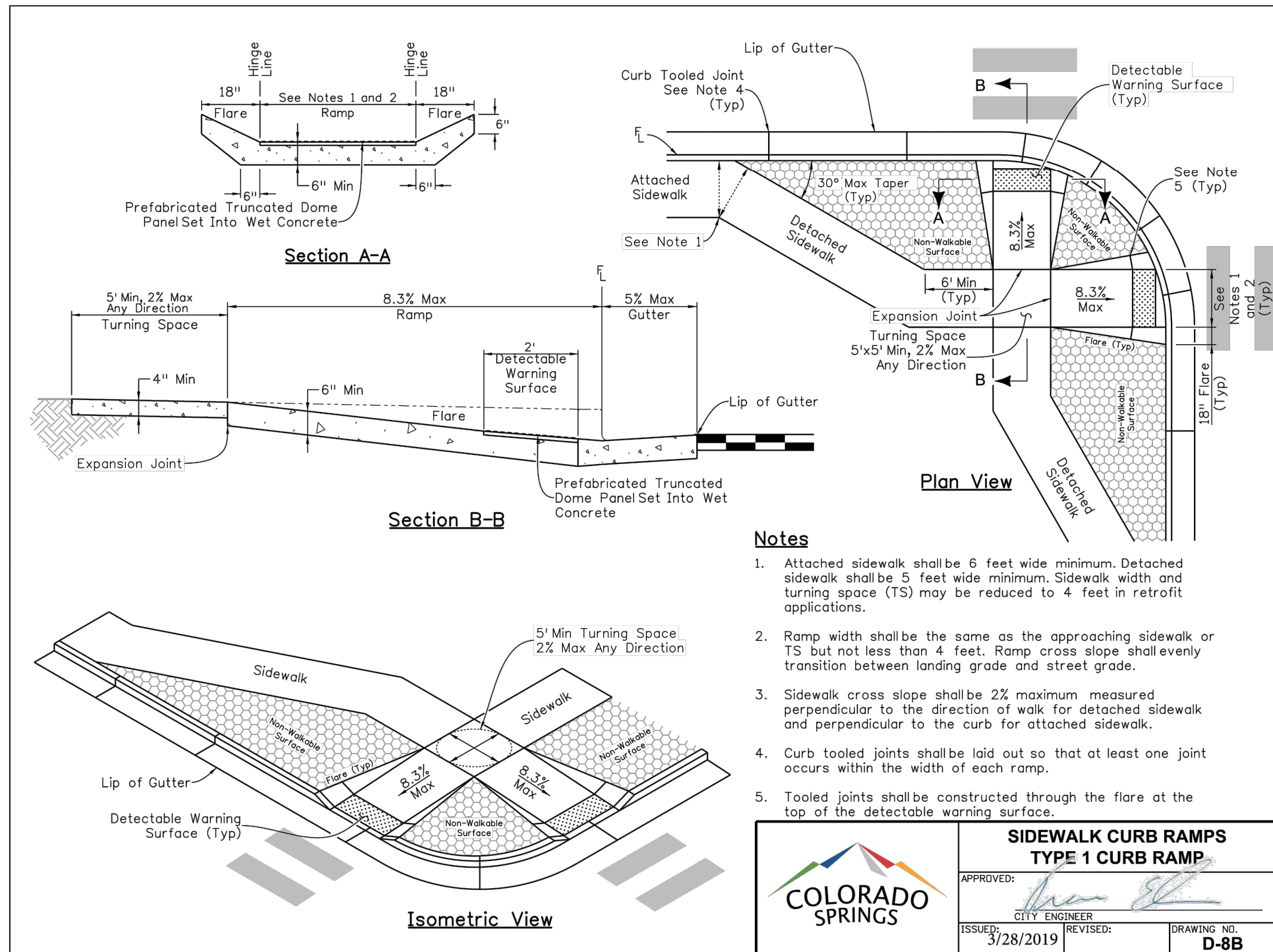
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS,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

<u>BUILDING HEIGHT (MAX 45')</u>	
APARTMENT BUILDING A:	44'-3"
APARTMENT BUILDING B:	44'-3"
APARTMENT BUILDING C:	44'-3"
APARTMENT BUILDING D:	44'-3"
CLUBHOUSE:	18'-0"

VETERANS VICTORY - LOT 1

DEVELOPMENT PLAN COVER

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



PRELIMINARY
NOT FOR CONSTRUCTION

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

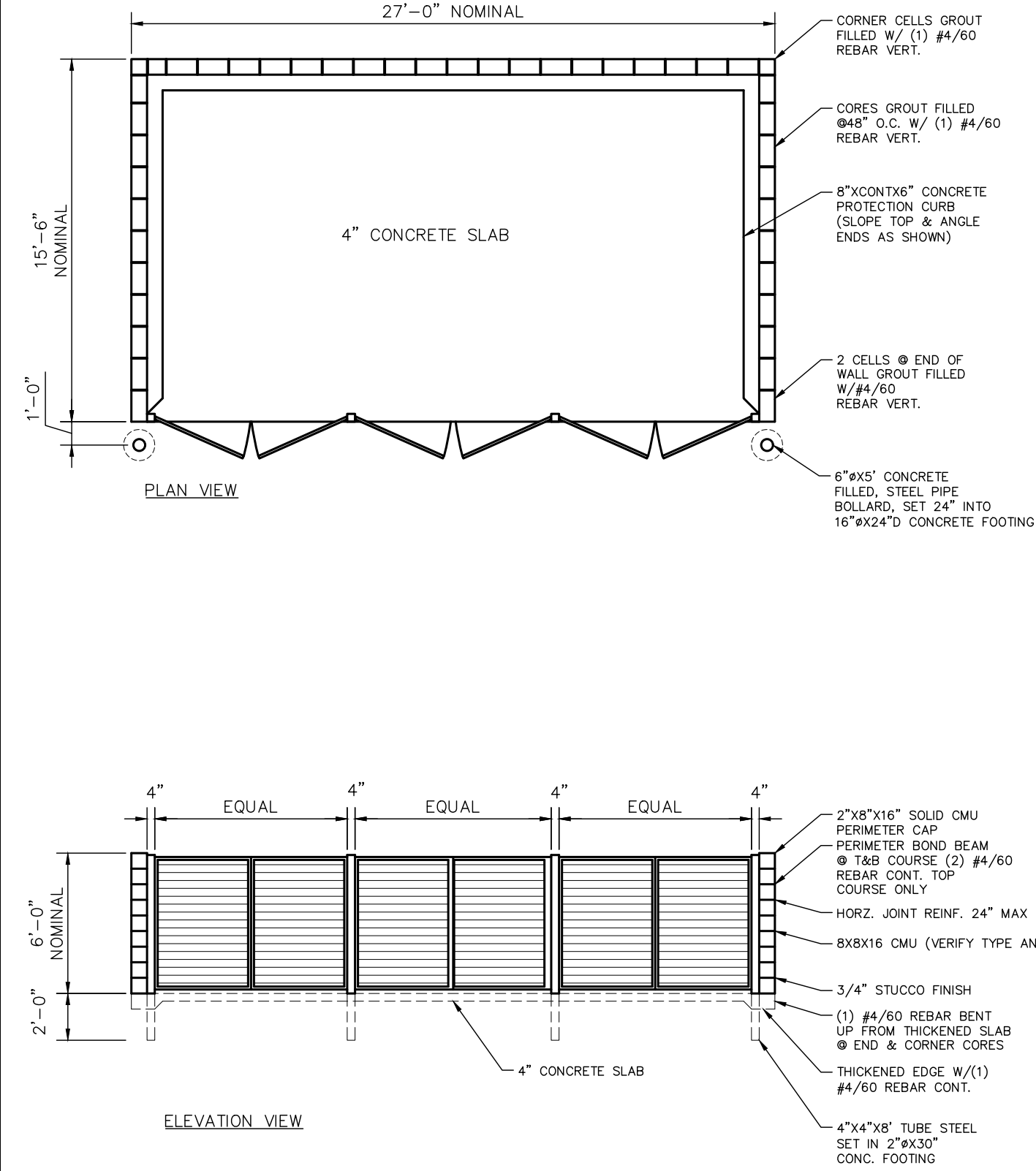


DESIGNED BY:
JMM DATE: 12.28.22
DRAWN BY:
JMM DATE: 12.29.22
CHECKED BY:
DATE:

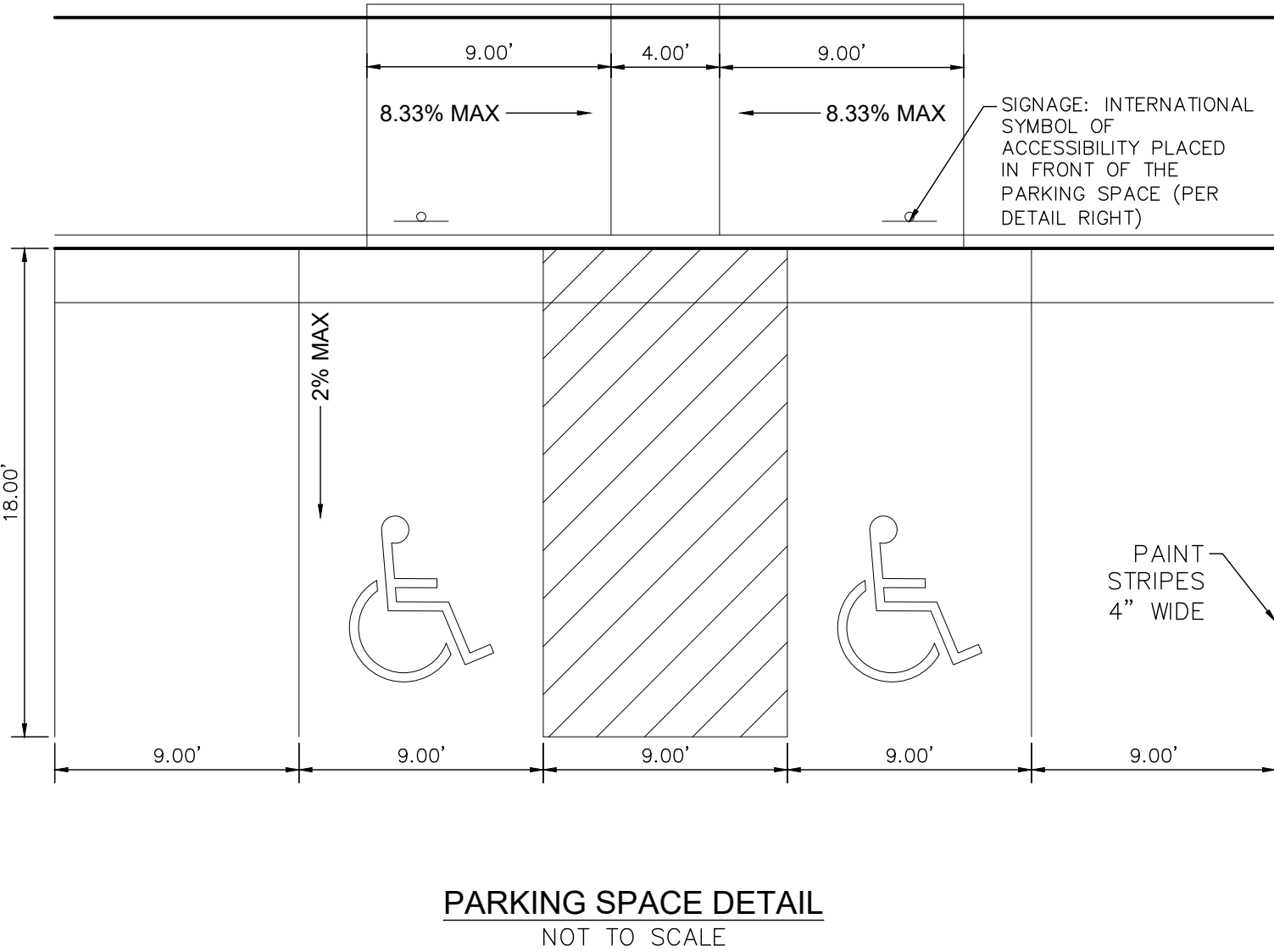
VETERANS VICTORY - LOT 1

DEVELOPMENT PLAN
DETAILS (1 OF 2)

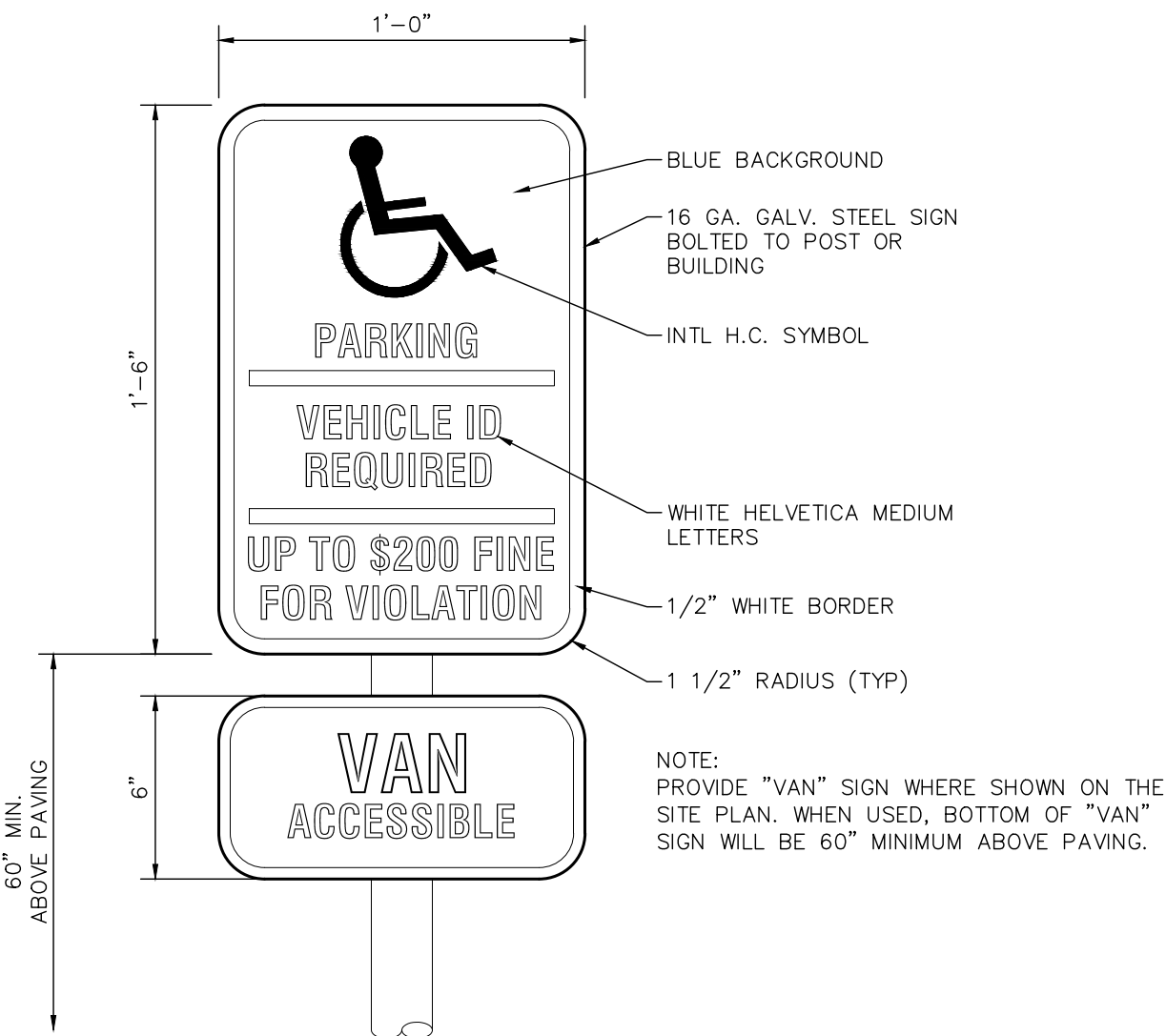
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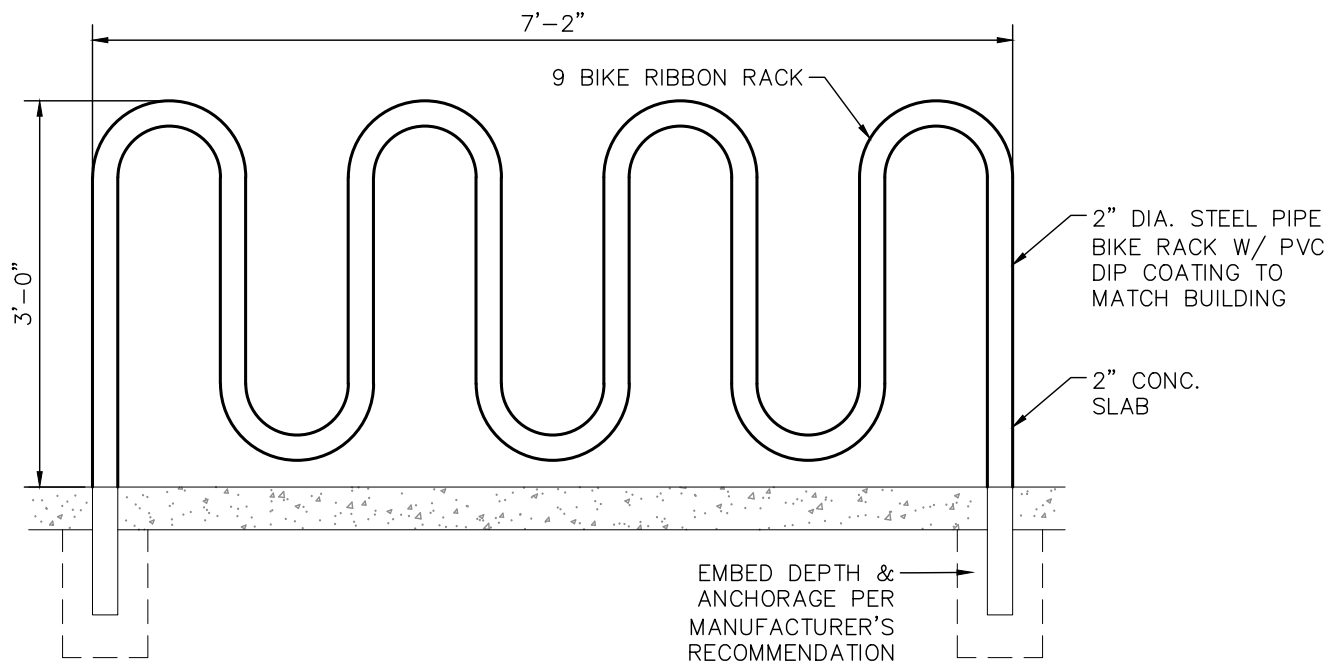
DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



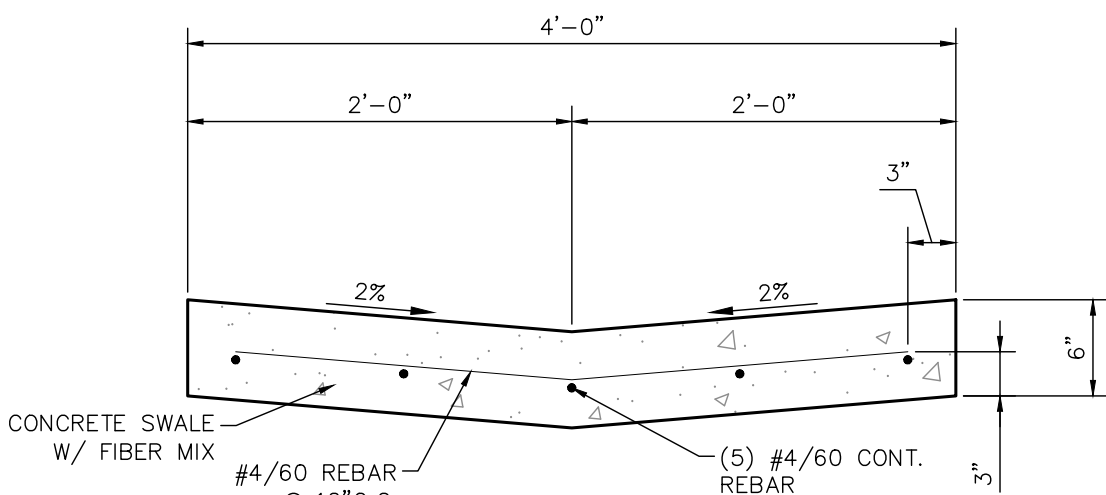
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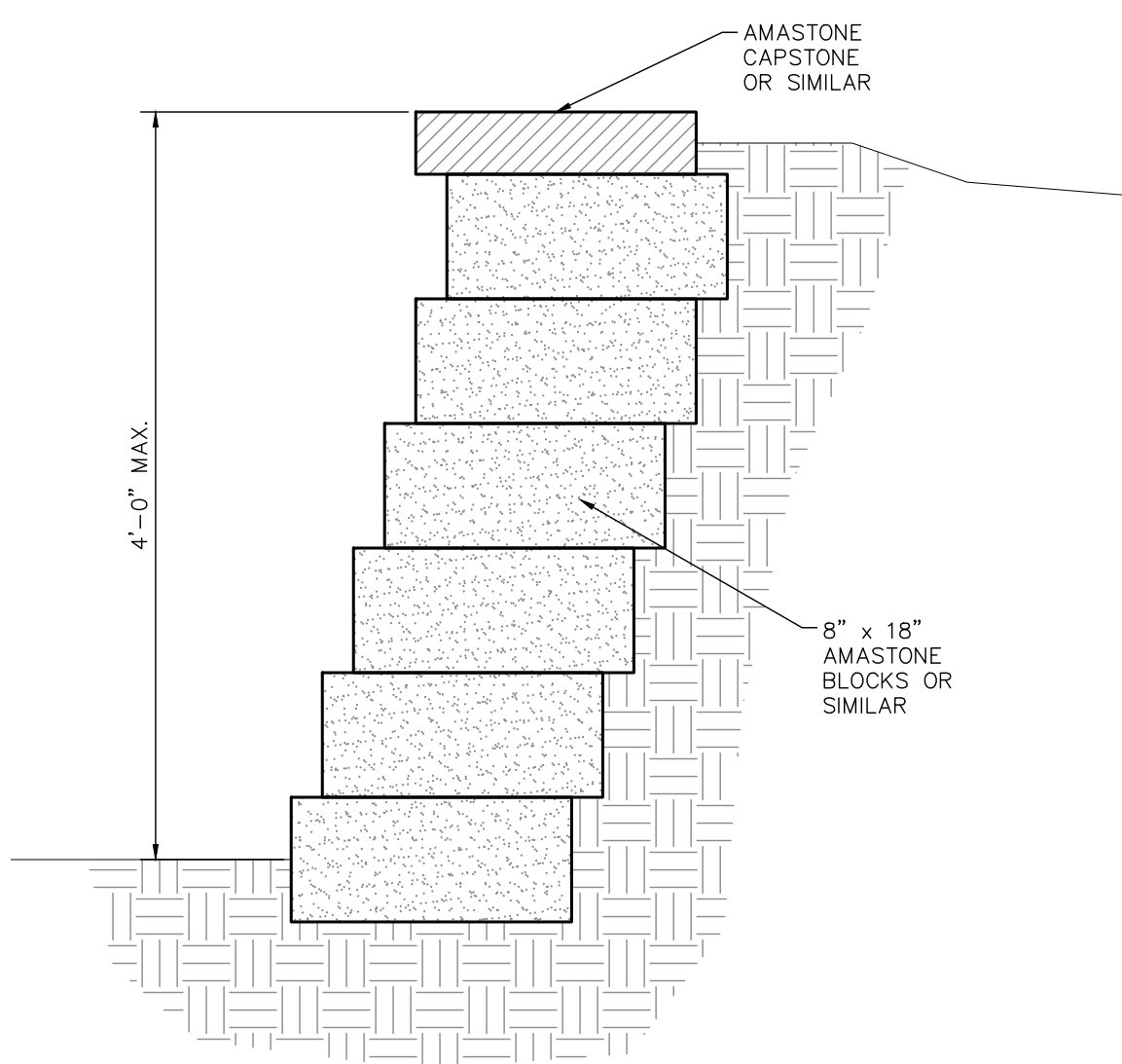
HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE



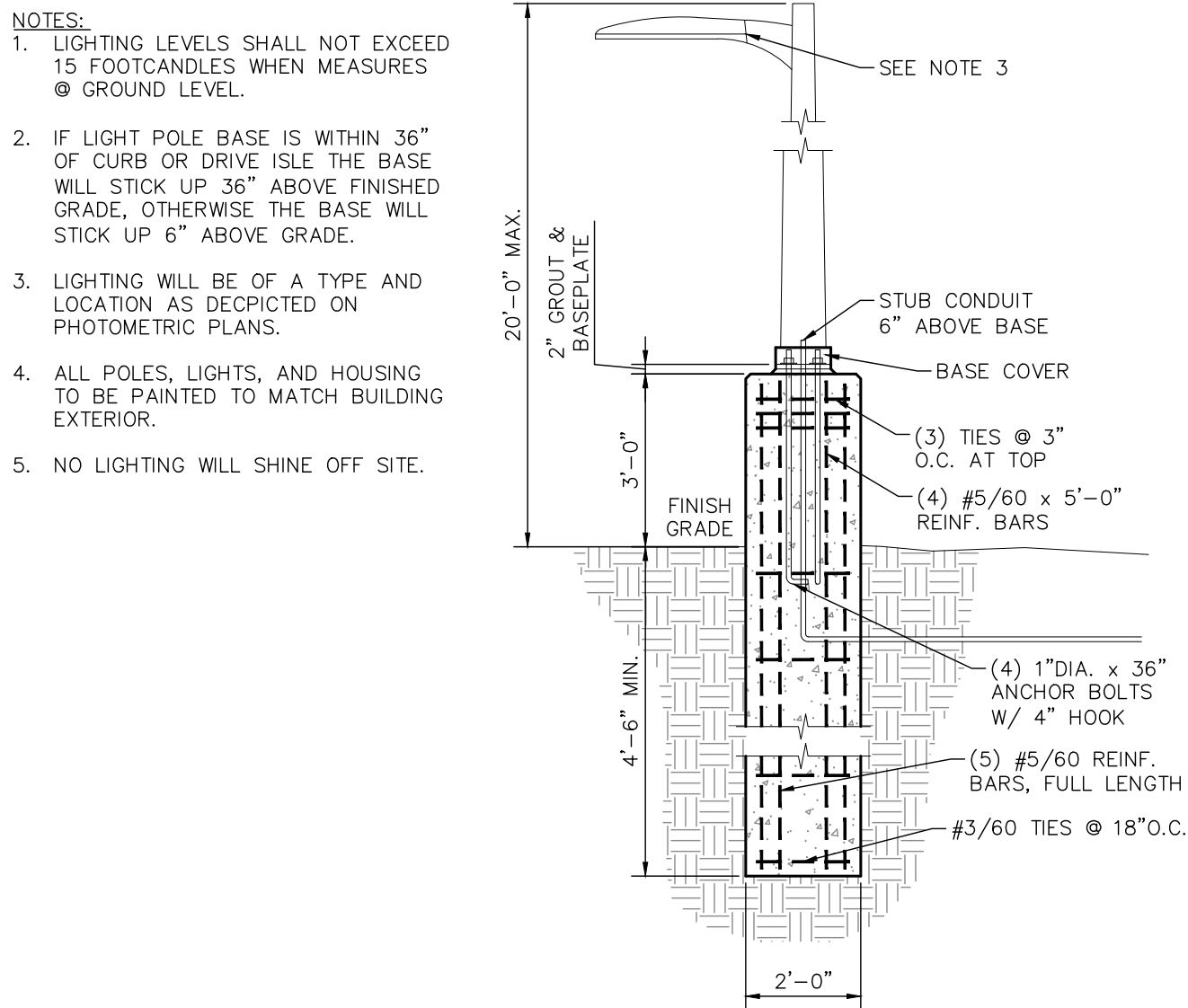
BIKE RIBBON RACK DETAIL
NOT TO SCALE



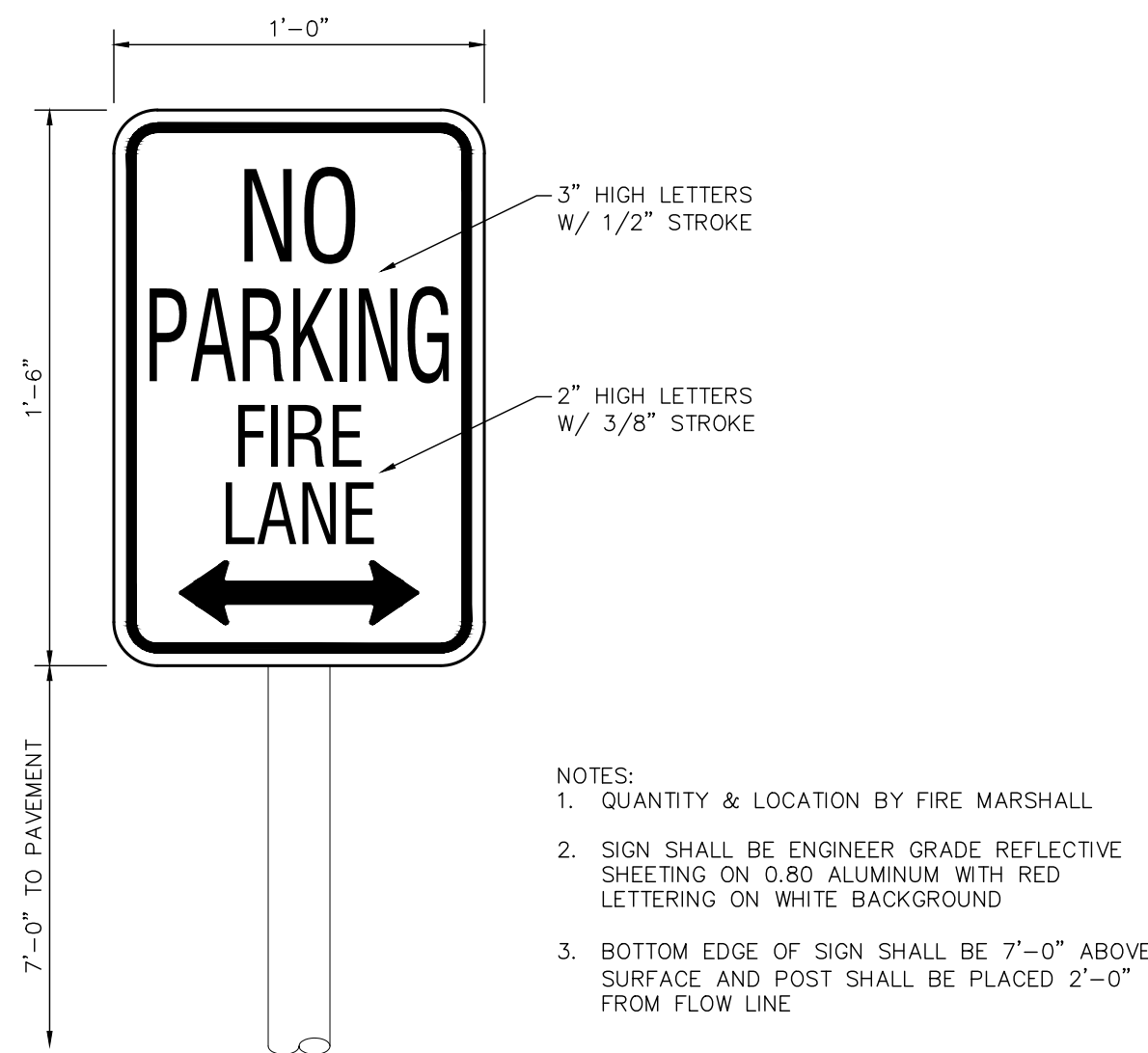
4' SWALE DETAIL
NOT TO SCALE



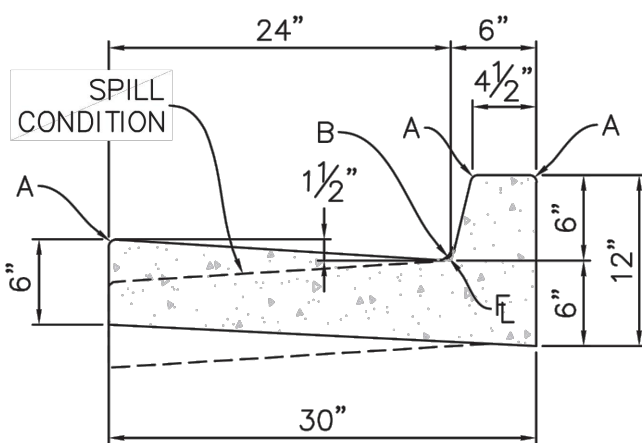
RETAINING WALL DETAIL
NOT TO SCALE



LIGHT POLE BASE DETAIL
NOT TO SCALE



FIRE LANE SIGN DETAIL
NOT TO SCALE



TYPE 2
6" VERTICAL

PRELIMINARY
NOT FOR CONSTRUCTION

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



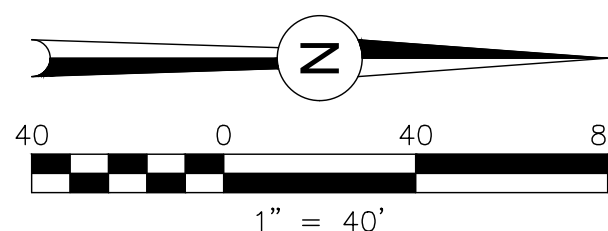
Dakota Springs Engineering
Engineering Consultants
 31 N. TEJON, SUITE 518
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388 F: (719) 227-7392

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

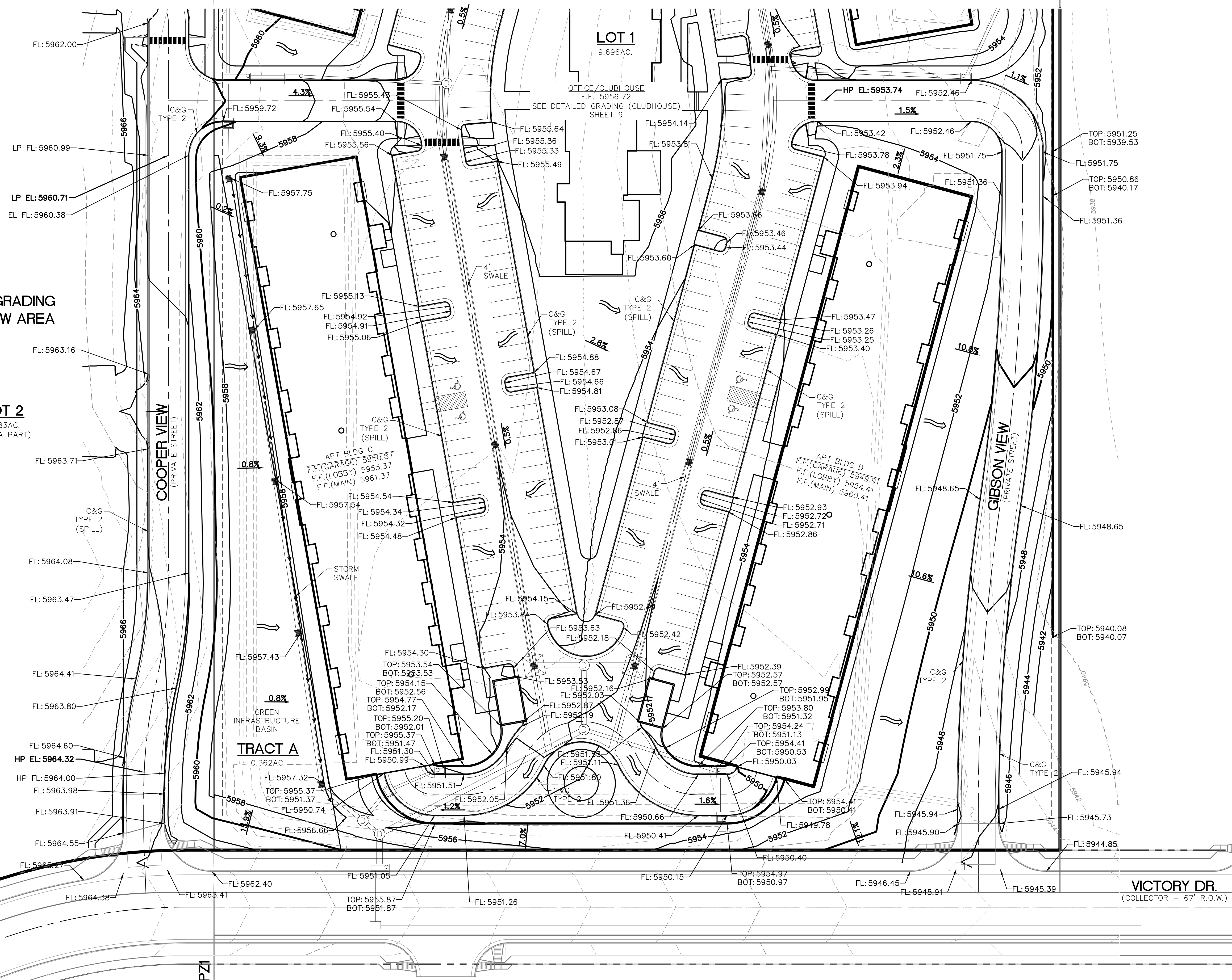
VETERANS VICTORY - LOT 1

DEVELOPMENT PLAN VILLAGES AT WATERVIEW NORTH SITE PLAN

[illegible]

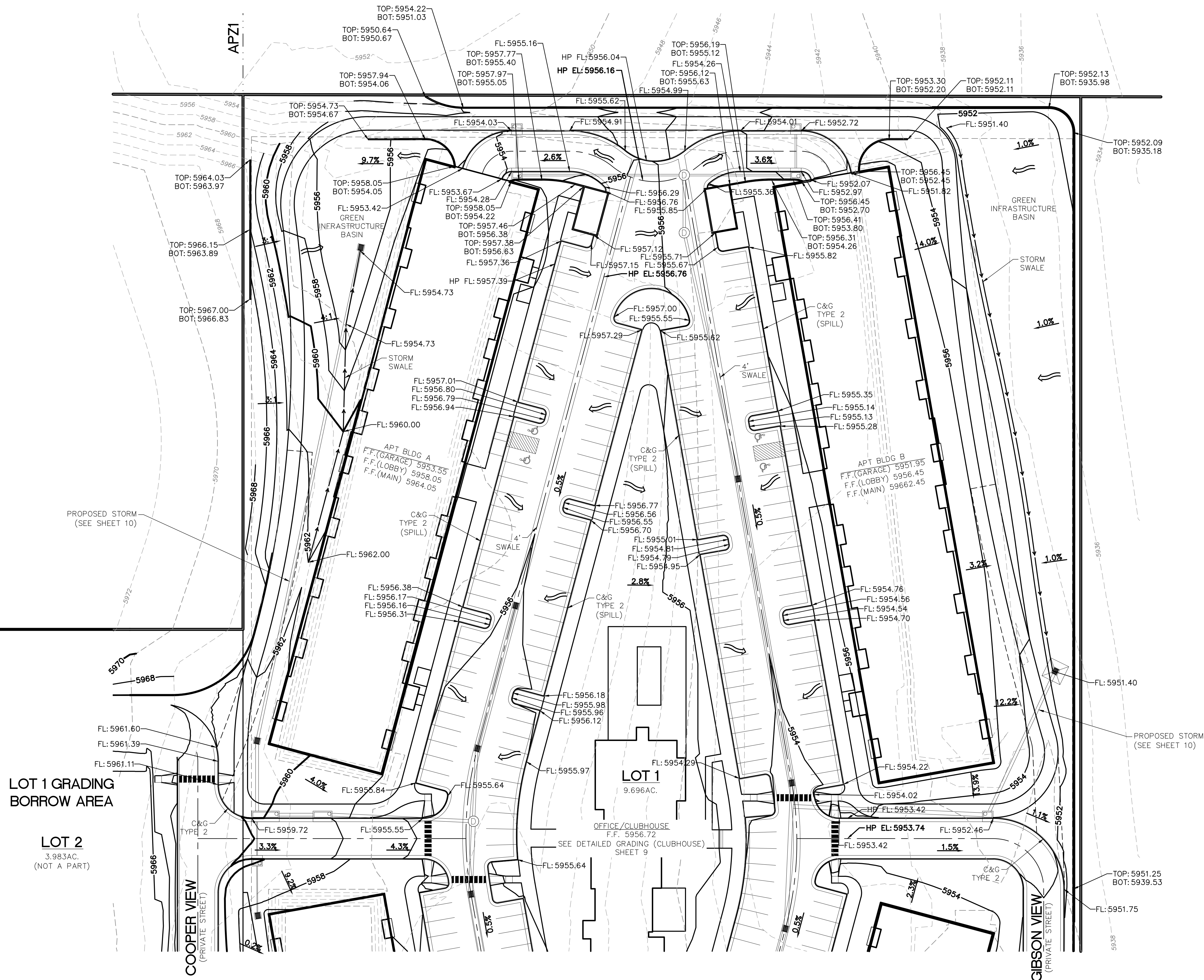


SEE DETAILED GRADING (NORTH)
SHEET 8

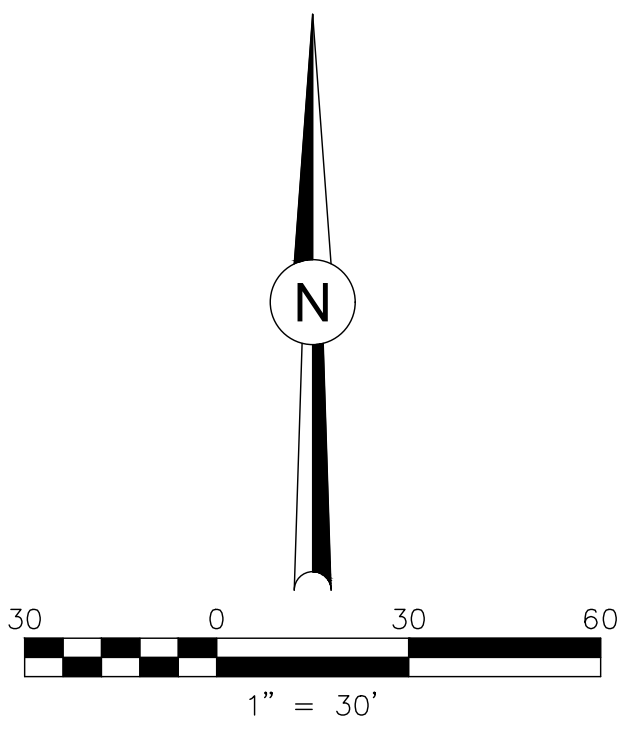


PRELIMINARY
NOT FOR CONSTRUCTION

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

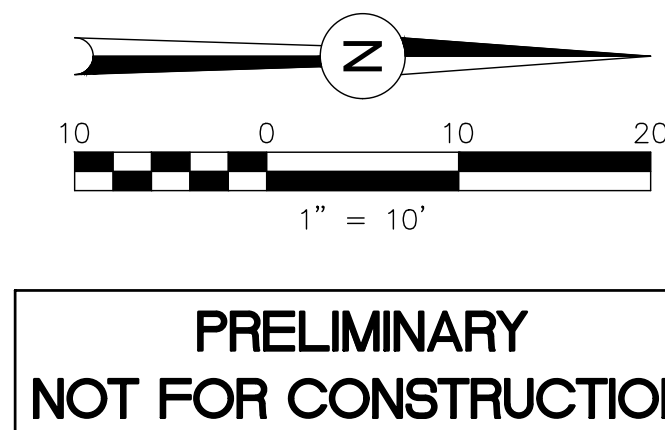


SEE DETAILED GRADING (SOUTH)
SHEET 7





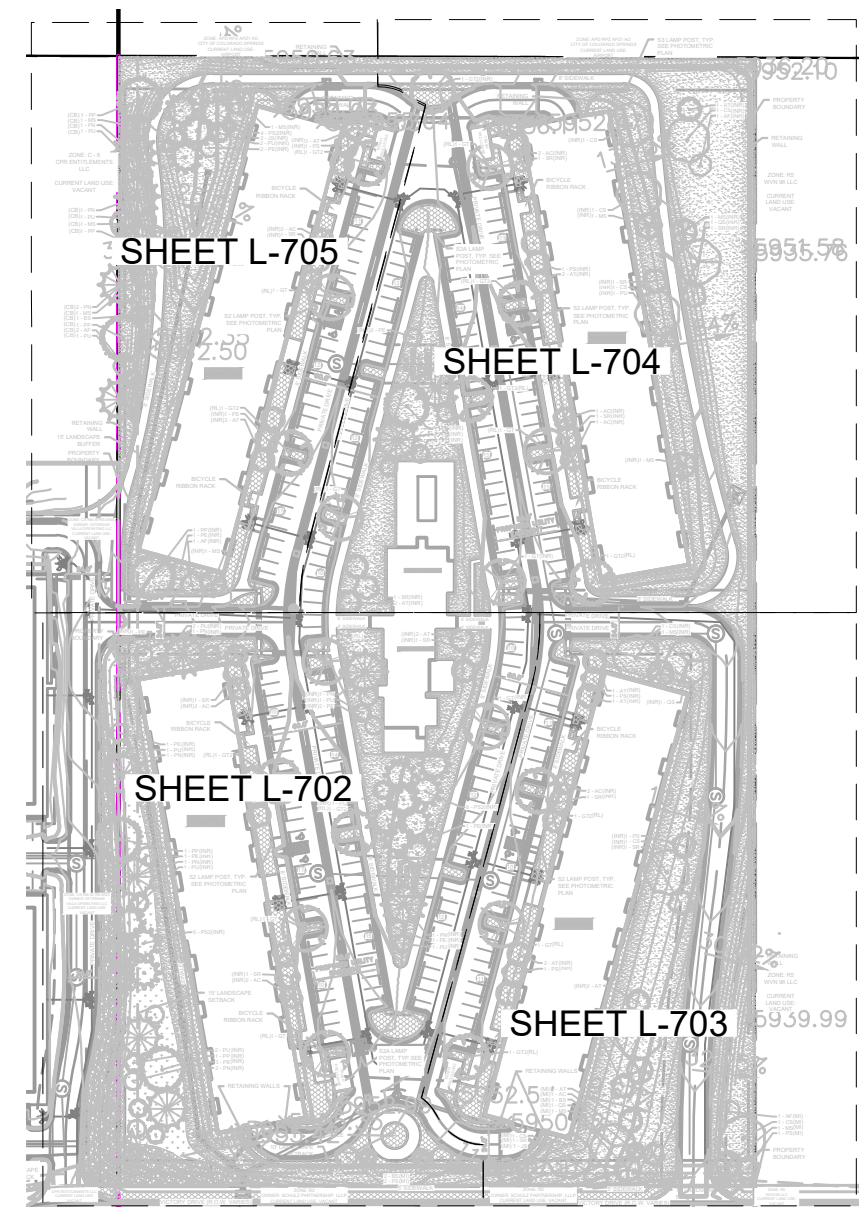
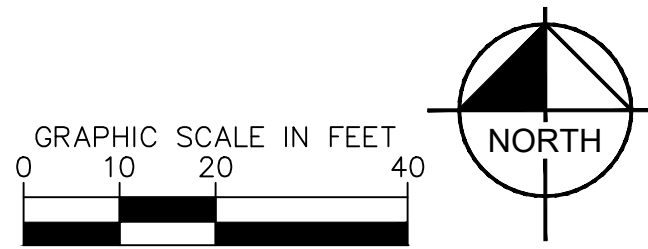
**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISIONS:	DATE
NO. DESCRIPTION	
PROJECT NUMBER:	0219-05.04
SHEET	8 OF 36





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	
	DISCONNECTED IMPERVIOUS AREA (DCIA)
	RECEIVING PERVIOUS AREA (RPA)



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

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



Dakota Springs Engineering
Engineering Consultants

What's below.
Call 811 before you dig.

Kimley»Horn
C. DORSE KIMLEY-HORN AND ASSOCIATES, INC.
10000 W. 10TH AVE., SUITE 100
DENVER, CO 80231
CALIFORNIA OFFICE: OAKLAND 94612 0719-453-0088

811 Know what's below. Call 811.

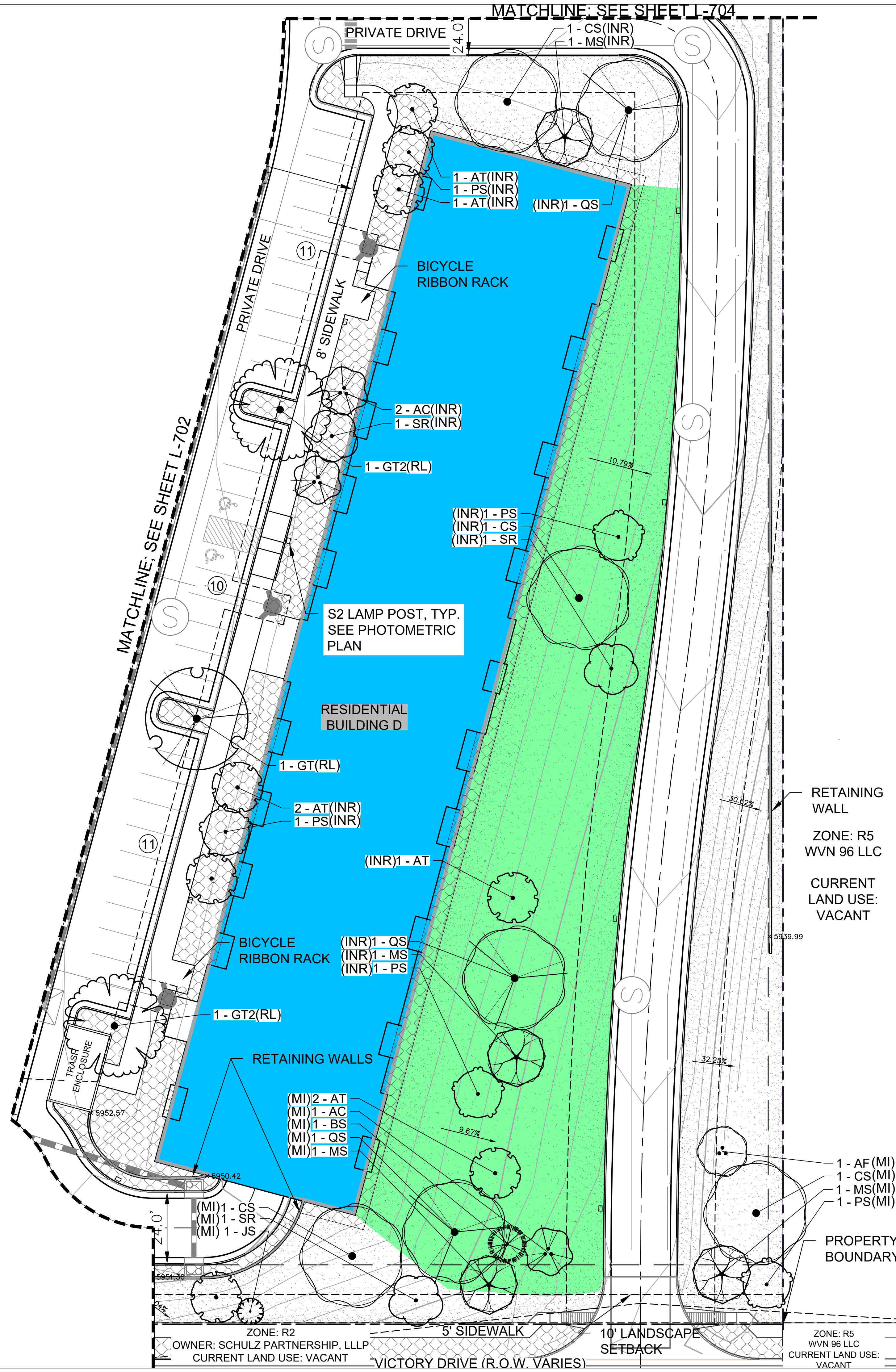
SCALE: AS SHOWN
VERT: AS SHOWN

STATION:
FROM:

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

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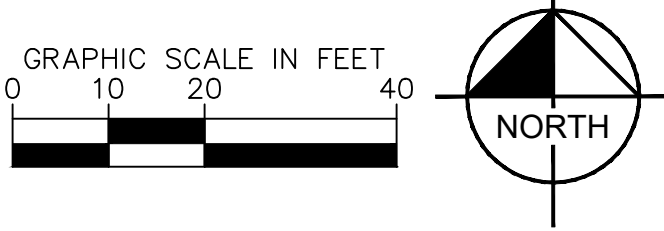
PLANT SCHEDULE RESIDENTIAL

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'
	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	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST	B & B	2.5" CAL MIN	30'-40'	30'-40'
	GT2	10	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	1.5" CAL MIN	30'-40'	40'-60'
	MS	12	MALUS X 'SPRING SNOW' / CRAB APPLE	B & B	1.5" CAL MIN	20'-25'	20'-25'
	PS	11	PRUNUS 'SUCKER PUNCH' / SUCKER PUNCH CHOKECHERRY	B & B	1.5" CAL MIN	15'-20'	20'-30'
	QS	4	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL MIN	30'-40'	40'-50'
	SR	12	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE LILAC	B & B	1.5" CAL MIN	15'-20'	15'-25'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	BS	4	PICEA PUNGENS 'FASTIGIATA' / FASTIGIATE BLUE SPRUCE	B & B	6' HGT.	10'-15'	25'-40'
	JS	3	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'
	PE	15	PINUS EDULIS / PINON PINE	B & B	6' HGT.	15'-20'	20'-30'
	PN	13	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'
	PP	7	PINUS PONDEROSA / PONDEROSA PINE	B & B	6' HGT.	30'-40'	60' +
	PS2	17	PINUS SYLVESTRIS / SCOTCH PINE	B & B	6' HGT.	20'-30'	30'-50'
	PU	18	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HGT.	10'-15'	20'-30'
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	ROCK	38,532 SF	1-1/2" ROCK MULCH & PLANTINGS / SADDLEBACK SWIRL ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND
	ROCK2	3,335 SF	1"-2" RIVER ROCK / 1"-2" BLUE GREY RIVER ROCK	COBBLE	6" DEPTH		C&C SAND
	SEED	127,386 SF	EPC LOW GROW MIX	SEED	PER CHART		PAWNEE BUTTES SEED
	SEED2	9,882 SF	EPC ALL PURPOSE MIX	SEED	PER CHART		PAWNEE BUTTES SEED

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

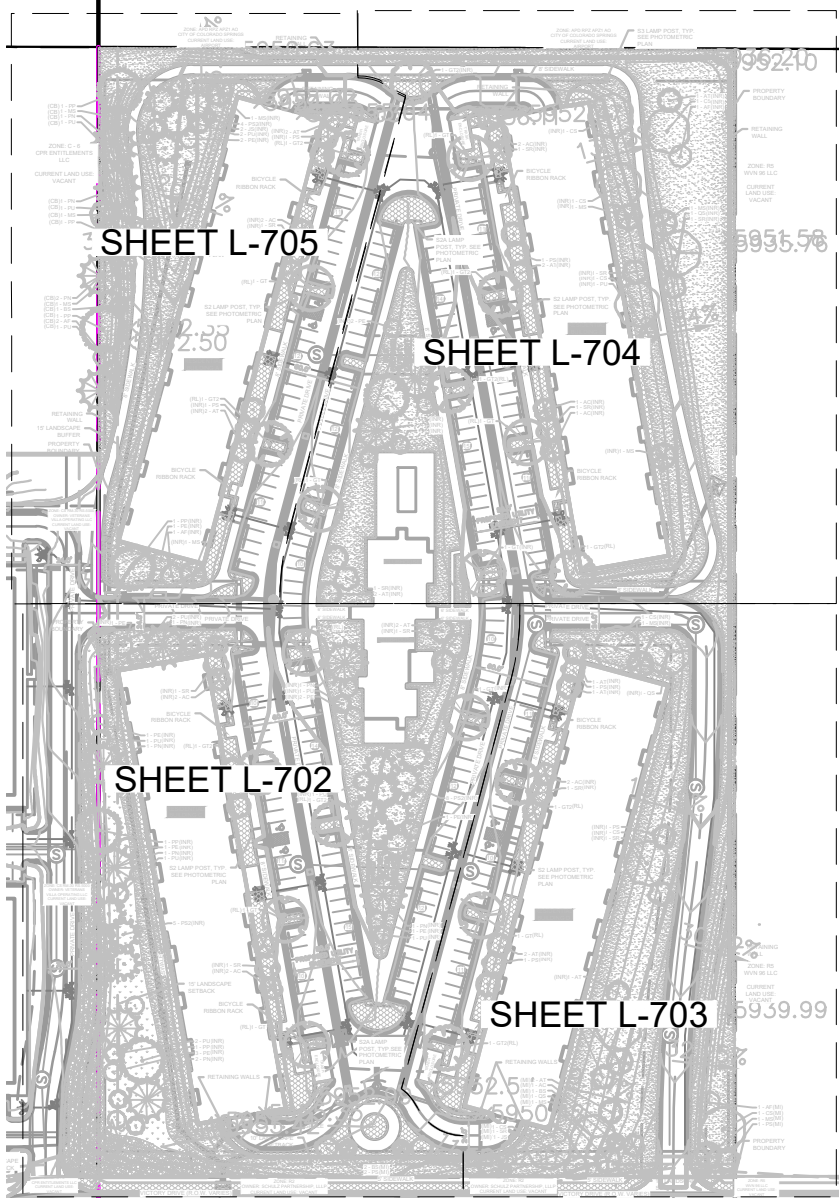
DISCONNECTED IMPERVIOUS AREA (DCIA)
RECEIVING PERVIOUS AREA (RPA)

- 1 - AF (MI)
- 1 - CS (MI)
- 1 - MS (MI)
- 1 - PS (MI)



CITY APPROVAL:

REVISIONS:	DATE
NO. DESCRIPTION	
PROJECT NUMBER:	
SHEET	
L-703	



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

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

Dakota Springs Engineering
Engineering Consultants

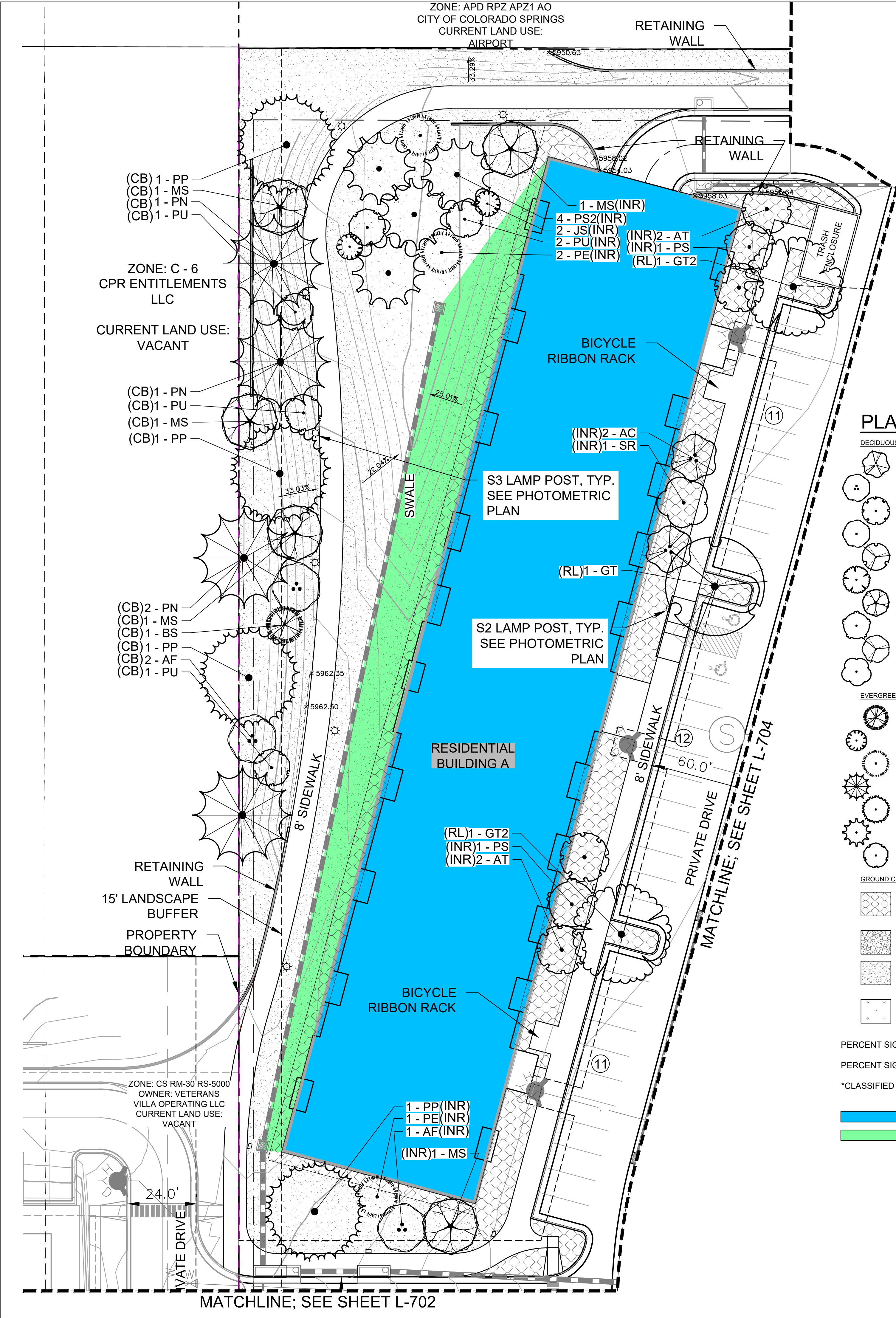
Kimley-Horn
KIMLEY-HORN ASSOCIATES, INC.
1000 N. GARDEN AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303.733.8900
WWW.KIMLEY-HORN.COM

VETERANS VICTORY - LOT 2

PRELIMINARY LANDSCAPE PLAN

OWNER: SCHULZ PARTNERSHIP, LLLP
CURRENT LAND USE: VACANT

ZONE: R5
WVN 96 LLC
CURRENT LAND USE: VACANT

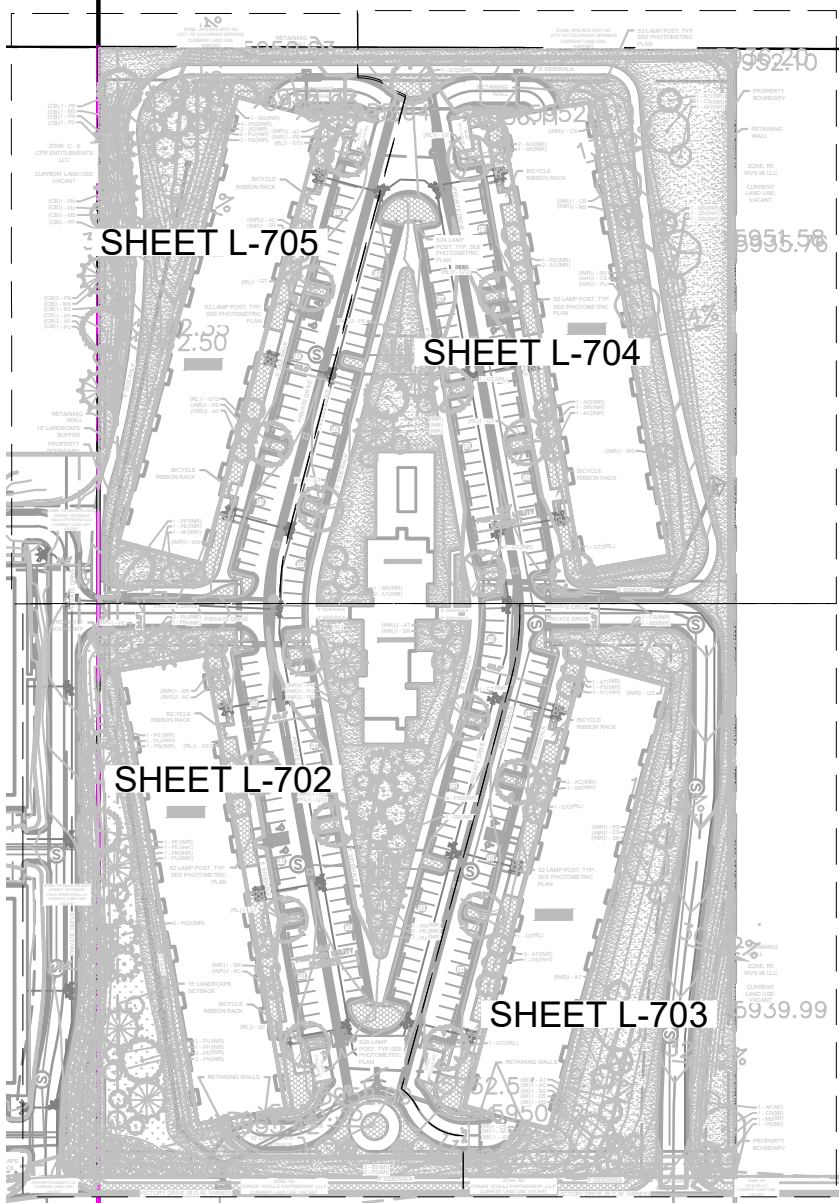


PLANT SCHEDULE RESIDENTIAL

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	38,532 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	3,335 SF		1"-2" RIVER ROCK / 1"-2" BLUE GREY RIVER ROCK	COBBLE	6" DEPTH		C&C SAND	
SEED	127,386 SF		EPC LOW GROW MIX	SEED	PER CHART		PAWNEE BUTTES SEED	INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
SEED2	9,882 SF		EPC ALL PURPOSE MIX	SEED	PER CHART		PAWNEE BUTTES SEED	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)



Dakota Springs Engineering
Engineering Consultants

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

Kimley-Horn
KIMLEY-HORN & ASSOCIATES, INC.
1000 N. GARDEN AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303.733.8800
WWW.KIMLEY-HORN.COM

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

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

VETERANS VICTORY - LOT 2
PRELIMINARY LANDSCAPE PLAN

REVISIONS:
NO. DESCRIPTION
DATE

PROJECT NUMBER:

SHEET
L-705

CITY APPROVAL:

GENERAL LANDSCAPE SPECIFICATIONS

VETERANS VICTORY -- LOT 2

PRELIMINARY LANDSCAPE NOTES

Dakota State Engineer
Know what's below.
8ft Call 8ft before you dig.

Scales shown:
VERTICAL 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

B. PROTECTION OF EXISTING STRUCTURES

C. PROTECTION OF EXISTING PLANT MATERIALS

D. MATERIALS

E. SOIL MIXTURE

F. WATER

G. FERTILIZER

MULCH

I. DIGGING AND HANDLING

J. CONTAINER GROWN STOCK

K. MATERIALS LIST

L. FINE GRADING

M. PLANTING PROCEDURES

N. LAWN SODDING

O. EDGING

P. CLEANUP

Q. PLANT MAINTENANCE

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

S. WARRANTY

T. PARKING LOT ISLAND NOTE

U. MAINTENANCE

V. MISCELLANEOUS

A. 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. THE CONTRACTOR SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF WORKSHALL BE 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 OR COMPLETENESS OF 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 DELTERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THEY ARE MISS-SHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 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 COMPLIFY WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHADED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DISTENSIONALLY FLAT 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 PROPORIIONATE 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 TH SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION OF THE SAME. THE LOCATION 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 ½ INCH (19 MM) IN DIAMETER; OR WITH STEW 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 VISIBL 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 NOMENCALTURE 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, FRISIBLE AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOL, CLAY LUMPS, BRUSH LITTER, FREE OF ROCKS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEAOUS 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 ARCHTTECT 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 AVAILALE 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.

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 PLANTS' 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 IF 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 ANTIRTRANSPIRANT 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 FIBROSU 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 ROUND 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 OMISIONS 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 DEPHT.

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 OWNERS REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUTITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER,

A

B

C

D

E

F

1

2

3

4

A

B

C

D

E

F



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.

PHOTOMETRICS

**PRELIMINARY
- NOT FOR
CONSTRUCTION**

VETERANS VICTORY APARTMENT 'A'

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

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

VETERANS VICTORY
Colorado Springs, CO

DRAWN: Author
APPROVED: Approver
ISSUED FOR: Issued For
DATE: 04-14-2023
PROJECT #: 5212720
FIELD BOOK:

E100

A

B

C

D

E

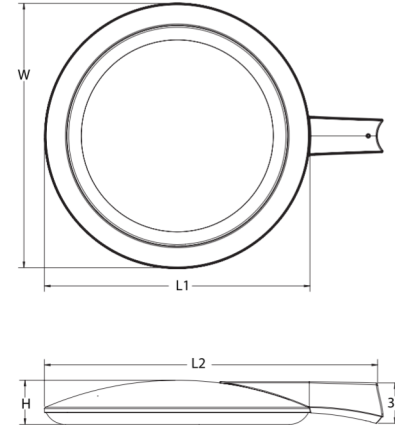
F



Radean Arm Mount LED Area Luminaire



Specifications
EPA: 0.75 ft²
(0.05 m²)
Length: 24" (61cm)
L1: 24" (60.96 cm)
L2: 30" (76.2 cm)
Width: 24" (61cm)
Height: 4" (10.2cm)
Weight (max): 29lbs
(13.15Kg)



Catalog Number
Notes
Type
S3

Introduction
The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.
Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information					EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD				
RAD1 LED									
Series	Performance package	Color temperature	Distribution	Voltage	Mounting				
RAD1 LED	P1 3,000 Lumens	27K 2700K	SYM Symmetric type V	MVOLT ¹ 277 ²	SPA Square pole mounting (includes adapter)				
	P2 5,000 Lumens	30K 3000K	ASY Asymmetric type IV	120 ² 347	RPA Round pole mounting				
	P3 7,000 Lumens	35K 3500K	PATH Pathway type II	208 ² 480	WSA Wall bracket				
	P4 11,000 Lumens	40K 4000K							
	P5 16,000 Lumens	50K 5000K							
Control options			Other options		Finish required				
Shipped installed			SF Single Fuse ²		Shipped separately			DDBX Dark bronze	
NLAMB ¹ Built-in AR 2.0 enabled ¹			DF Double Fuse ²		HS House-side shield ¹			DOBX Textured dark bronze	
PIR Bi-level motion sensor (100% to 30%) ^{1,2,3,4,5}			L90 Left rotated optics					DBLB Textured black	
PE Button photocell ^{1,2}			R90 Right rotated optics					DNATX Textured natural aluminum	
FAO Field adjustable output ^{1,2,3}								DWBX Textured white	

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com RAD1 LED Rev. 05/10/22
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Performance Data																											
Lumen Output																											
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Contact factory for performance data on any configurations not shown here.																											
Performance Package	Input Voltage	Distribution	2700K				3000K				3500K				4000K				5000K								
			Lumens	lm	ft ²	W	Lumens	lm	ft ²	W	Lumens	lm	ft ²	W	Lumens	lm	ft ²	W	Lumens	lm	ft ²	W					
P1	25	ASY	3,183	1	0	1	3,207	1	0	1	3,285	1	0	1	3,362	1	0	1	3,362	1	0	1	3,362				
		PATH	2,695	2	0	2	106	2,785	2	0	2	110	2,853	2	0	2	112	2,900	2	0	2	115	2,900	2	0	2	115
		SYM	3,271	2	0	1	129	3,380	2	0	1	133	3,461	2	0	1	136	3,543	2	0	1	139	3,543	2	0	1	139
P2	38	ASY	4,798	1	0	2	126	4,958	1	0	2	130	5,078	2	0	2	134	5,198	2	0	2	137	5,198	2	0	2	137
		PATH	4,167	2	0	2	110	4,306	3	0	3	113	4,410	3	0	3	116	4,514	3	0	3	119	4,514	3	0	3	119
		SYM	5,056	2	0	1	133	5,225	3	0	1	137	5,351	3	0	1	141	5,478	3	0	1	144	5,478	3	0	1	144
P3	54	ASY	6,779	2	0	2	126	7,005	2	0	2	131	7,174	2	0	2	134	7,344	2	0	2	137	7,344	2	0	2	137
		PATH	5,887	3	0	3	110	6,084	3	0	3	113	6,261	3	0	3	116	6,378	3	0	3	119	6,378	3	0	3	119
		SYM	7,144	3	0	2	133	7,382	3	0	2	138	7,561	3	0	2	141	7,739	3	0	2	144	7,739	3	0	2	144
P4	86	ASY	10,273	3	0	3	126	11,132	3	0	3	130	11,401	3	0	3	133	11,671	3	0	3	136	11,671	3	0	3	136
		PATH	9,356	3	0	3	109	9,668	3	0	3	113	9,902	3	0	3	116	10,136	3	0	3	118	10,136	3	0	3	118
		SYM	11,353	3	0	2	133	11,731	3	0	2	137	12,015	3	0	2	140	12,299	3	0	2	144	12,299	3	0	2	144
P5	122	ASY	15,001	3	0	3	123	15,501	3	0	3	127	15,876	3	0	3	130	16,251	3	0	3	133	16,251	3	0	3	133
		PATH	13,628	4	0	4	107	13,462	4	0	4	110	13,788	4	0	4	113	14,114	4	0	4	116	14,114	4	0	4	116
		SYM	15,808	4	0	3	130	16,335	4	0	3	134	16,731	4	0	3	137	17,126	4	0	3	140	17,126	4	0	3	140

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0°C to 35°C.

Ambient	LAT Factor
0°C	3.27
5°C	4.17
10°C	5.07
15°C	5.97
20°C	6.87
25°C	7.77
30°C	8.67
35°C	9.57
40°C	10.47

Projected LED Lumen Maintenance

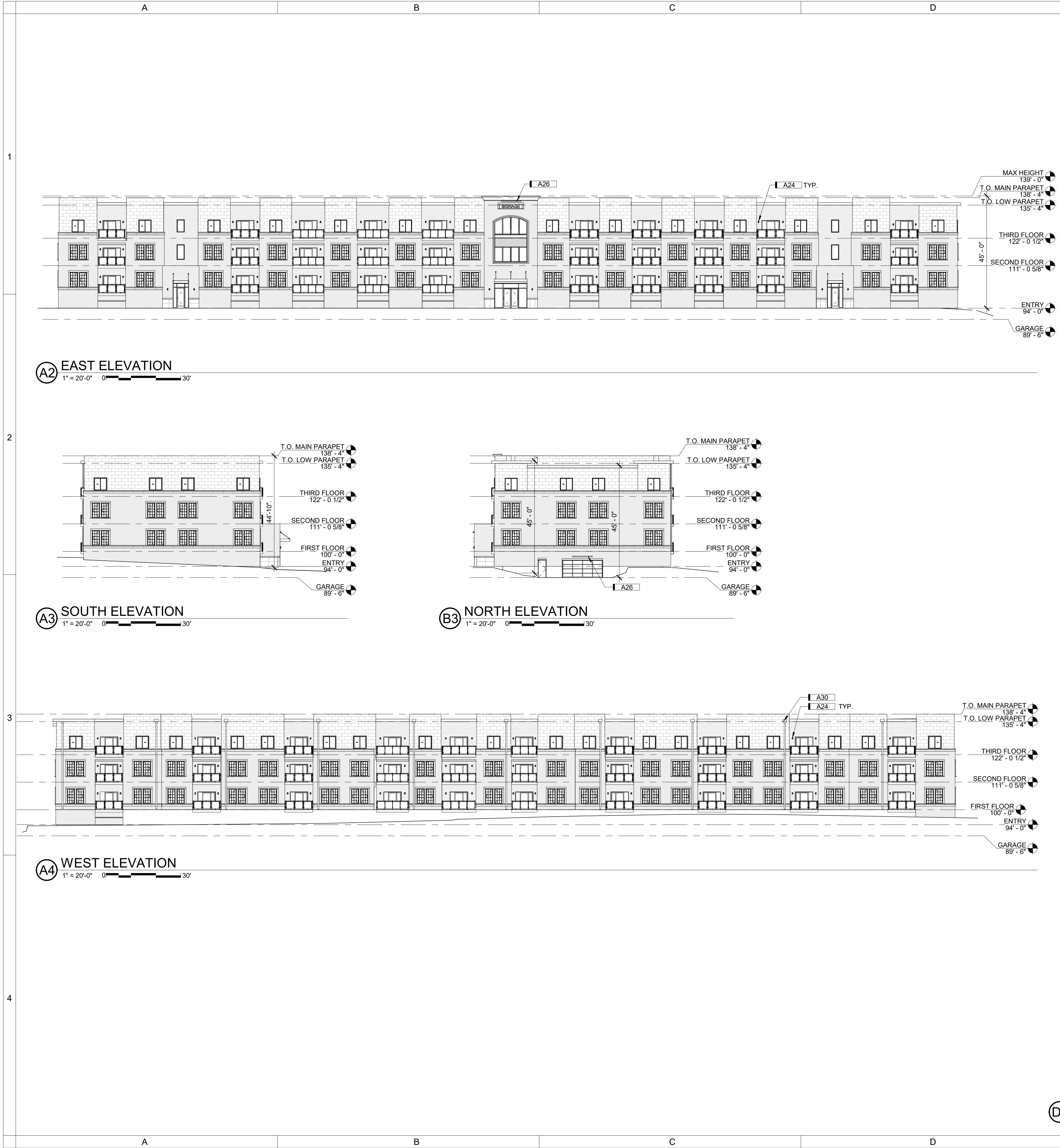
Data references the extrapolated performance projections for the **RA01 LED P8** platform in a 25°C ambient, based on 10,000 hours of LED testing based per IESNA LM-80-08 and projected per IESNA TM-21-11.

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

Projected LED Lumen Maintenance				
	25,000	50,000	100,000	
P1	1.00	0.96	0.91	0.82
P2	1.00	0.96	0.91	0.82
P3	1.00	0.96	0.91	0.82
P4	1.00	0.96	0.91	0.82
P5	1.00	0.96	0.91	0.82
P6	1.00	0.96	0.91	0.82
P7	1.00	0.96	0.91	0.82
P8	1.00	0.96	0.91	0.82
P9	1.00	0.96	0.91	0.82
P10	1.00	0.96	0.91	0.82
P11	1.00	0.96	0.91	0.82
P12	1.00	0.96	0.91	0.82
P13	1.00	0.96	0.91	0.82
P14	1.00	0.96	0.91	0.82
P15	1.00	0.96	0.91	0.82
P16	1.00	0.96	0.91	0.82
P17	1.00	0.96	0.91	0.82
P18	1.00	0.96	0.91	0.82
P19	1.00	0.96	0.91	0.82
P20	1.00	0.96	0.91	0.82
P21	1.00	0.96	0.91	0.82
P22	1.00	0.96	0.91	0.82
P23	1.00	0.96	0.91	0.82
P24	1.00	0.96	0.91	0.82
P25	1.00	0.96	0.91	0.82
P26	1.00	0.96	0.91	0.82
P27	1.00	0.96	0.91	0.82
P28	1.00	0.96	0.91	0.82
P29	1.00	0.96	0.91	0.82
P30	1.00	0.96	0.91	0.82
P31	1.00	0.96	0.91	0.82
P32	1.00	0.96	0.91	0.82
P33	1.00	0.96	0.91	0.82
P34	1.00	0.96	0.91	0.82
P35	1.00	0.96	0.91	0.82
P36	1.00	0.96	0.91	0.82
P37	1.00	0.96	0.91	0.82
P38	1.00	0.96	0.91	0.82
P39	1.00	0.96	0.91	0.82
P40	1.00	0.96	0.91	0.82
P41	1.00	0.96	0.91	0.82
P42	1.00	0.96	0.91	0.82
P43	1.00	0.96	0.91	0.82
P44	1.00	0.96	0.91	0.82
P45	1.00	0.96	0.91	0.82
P46	1.00	0.96	0.91	0.82
P47	1.00	0.96	0.91	0.82
P48	1.00	0.96	0.91	0.82
P49	1.00	0.96	0.91	0.82
P50	1.00	0.96	0.91	0.82
P51	1.00	0.96	0.91	0.82
P52	1.00	0.96	0.91	0.82
P53	1.00	0.96	0.91	0.82
P54	1.00	0.96	0.91	0.82
P55	1.00	0.96	0.91	0.82
P56	1.00	0.96	0.91	0.82
P57	1.00	0.96	0.91	0.82
P58	1.00	0.96	0.91	0.82
P59	1.00	0.96	0.91	0.82
P60	1.00	0.96	0.91	0.82
P61	1.00	0.96	0.91	0.82
P62	1.00	0.96	0.91	0.82
P63	1.00	0.96	0.91	0.82
P64	1.00	0.96	0.91	0.82
P65	1.00	0.96	0.91	0.82
P66	1.00	0.96	0.91	0.82
P67	1.00	0.96	0.91	0.82
P68	1.00	0.96	0.91	0.82
P69	1.00	0.96	0.91	0.82
P70	1.00	0.96	0.91	0.82
P71	1.00	0.96	0.91	0.82
P72	1.00	0.96	0.91	0.82
P73	1.00	0.96	0.91	0.82
P74	1.00	0.96	0.91	0.82
P75	1.00	0.96	0.91	0.82
P76	1.00	0.96	0.91	0.82
P77	1.00	0.96	0.91	0.82
P78	1.00	0.96	0.91	0.82
P79	1.00	0.96	0.91	0.82
P80	1.00	0.96	0.91	0.82
P81	1.00	0.96	0.91	0.82
P82	1.00	0.96	0.91	0.82
P83	1.00	0.96	0.91	0.82
P84	1.00	0.96	0.91	0.82
P85	1.00	0.96	0.91	0.82
P86	1.00	0.96	0.91	0.82
P87	1.00	0.96	0.91	0.82
P88	1.00	0.96	0.91	0.82
P89	1.00	0.96	0.91	0.82
P90	1.00	0.96	0.91	0.82
P91	1.00	0.96	0.91	0.82
P92	1.00	0.96	0.91	0.82
P93	1.00	0.96	0.91	0.82
P94	1.00	0.96	0.91	0.82
P95	1.00	0.96	0.91	0.82
P96	1.00	0.96	0.91	0.82
P97	1.00	0.96	0.91	0.82
P98	1.00	0.96	0.91	0.82
P99	1.00	0.96	0.91	0.82
P100	1.00	0.96	0.91	0.82

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SQUARE FOOT CALCS.		Max Height (Feet) (45' Max Allowed)		KEYNOTES	
Building A	Gross SF	Building A	3 stories over Parking	KEY	NOTE
Garage	23,350	North	45'	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
First Floor	23,173	East	45'	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
Second Floor	22,922	South	44'-10"	A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
Third Floor	22,922	West	44'-10"	A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
Total	92,367			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.
Building B		Building B	3 stories over Parking		
Garage	23,350	North	45'	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
First Floor	23,173	East	45'	A11	INDIANA LESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
Second Floor	22,922	South	45'	A12	INDIANA LESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
Third Floor	22,922	West	40'-10"	A13	INDIANA LESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
Total	92,367			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).
Building C		Building C	3 stories over Parking		
Garage	23,350	North	45'	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).
First Floor	23,173	East	45'	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.
Second Floor	22,922	South	45'	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.
Third Floor	22,922	West	44'-9"	A30	ROOF SCUPPER AND DOWNSPOUT, TYP.
Total	92,367				
Building D		Building D	3 stories over Parking		
Garage	23,350	North	45'		
First Floor	23,173	East	45'		
Second Floor	22,922	South	45'		
Third Floor	22,922	West	44'-9"		
Total	92,367				

Material and detail callouts:

- A01: ANODIZED C0-EV1
- A02: ANODIZED C-31, ANODIZED C-32
- A06: 4" ROWLOCK STACK, SOLDIER COURSE AT HEAD, ROWLOCK COURSE AT SILL
- A05: AGED PEWTER
- A04: PEARL GRAY
- A07: BUILDING LIGHTING NOT INCLUDED IN PHOTOMETRIC CALCS.

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

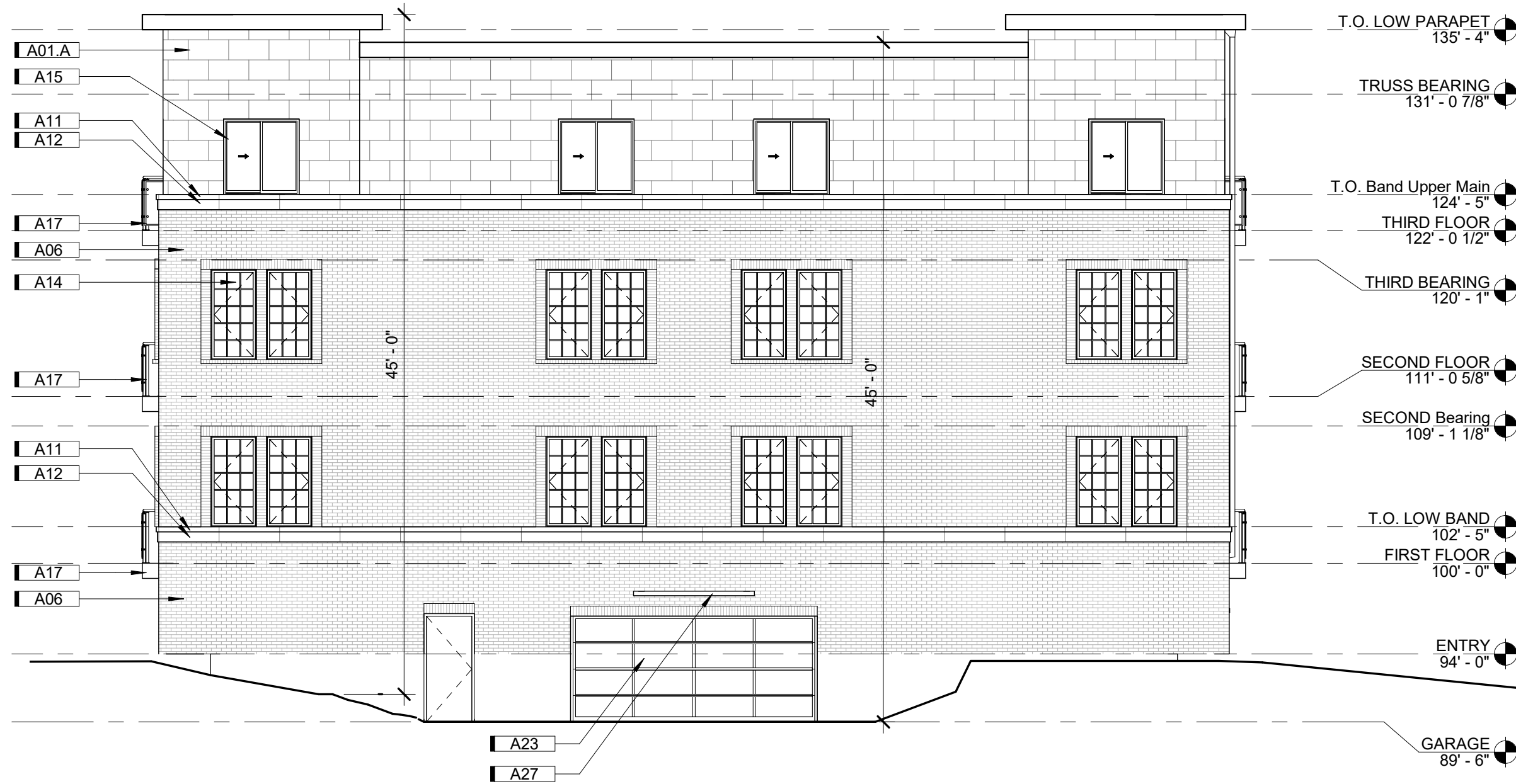
OVERALL ELEVATIONS

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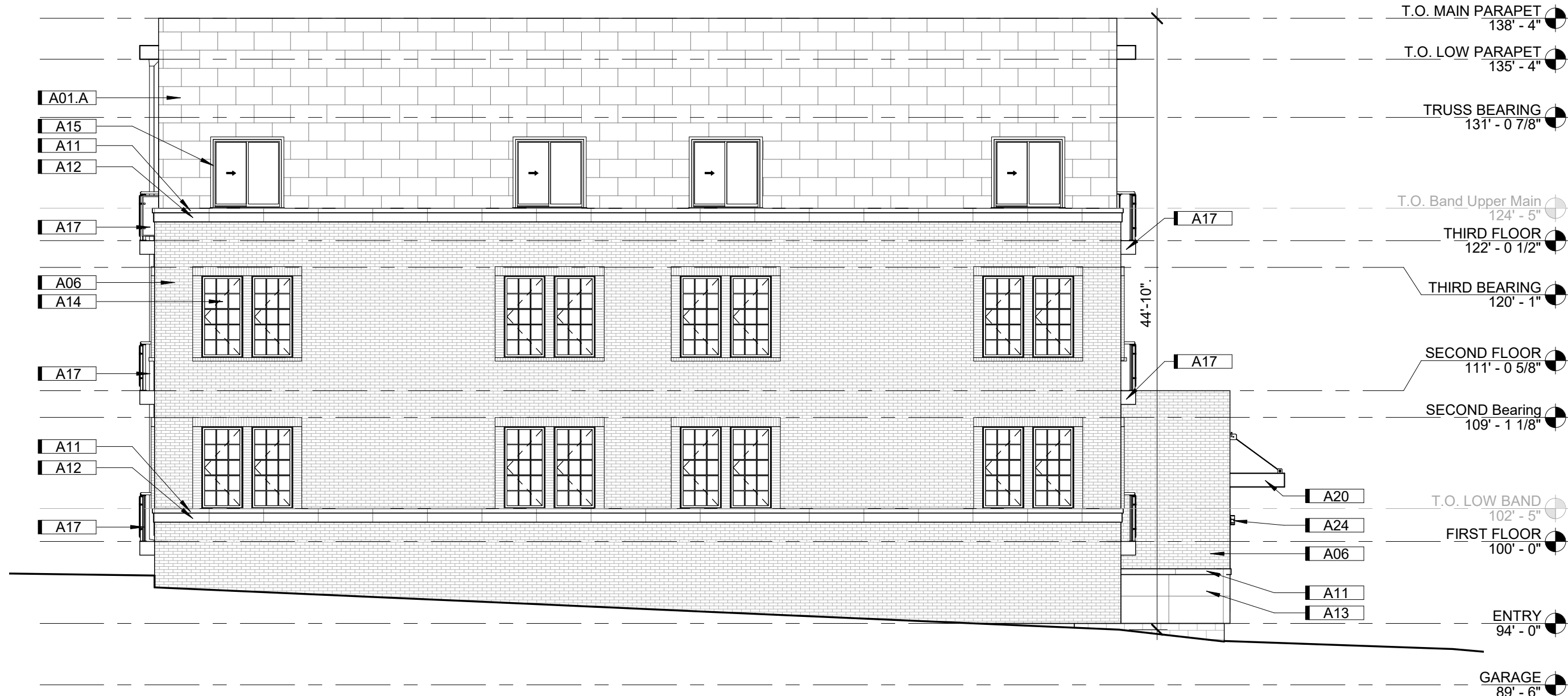
A200

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A3 NORTH ELEVATION

1/8" = 1'-0" 0' 12'



C3 SOUTH ELEVATION

1/8" = 1'-0" 0' 12'

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.

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Preliminary
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VETERANS VICTORY
VETERANS VICTORY APARTMENT A
Colorado Springs, CO

ELEVATIONS

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

JOB NO. > 5212720

A202

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 CO-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: END/COTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1 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, MITEERSEAM 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: 3/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT FULL BED - FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND HEIGHT: 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



(A4) EAST ELEVATION - SIDE B

Architectural drawing showing two elevations of a building: SOUTH ELEVATION (left) and NORTH ELEVATION (right). The drawing includes a grid system (A-F) and a vertical scale (1-4).

KEYNOTES:

- KEYNOTE 1:** 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.
- KEYNOTE 2:** 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.
- KEYNOTE 3:** 6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY.
- KEYNOTE 4:** 6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER.
- KEYNOTE 5:** 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.
- KEYNOTE 6:** 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.
- KEYNOTE 7:** 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.
- KEYNOTE 8:** 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.
- KEYNOTE 9:** 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).
- KEYNOTE 10:** 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.
- KEYNOTE 11:** 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.

Dimensions:

- Overall height: 44'-4"
- Overall width: 89'-6"
- Overall depth: 45'-0"
- Overall width (North Elevation): 42'-4"

Levels:

- T.O. MAIN PARAPET: 138' - 4"
- T.O. LOW PARAPET: 135' - 4"
- TRUSS BEARING: 131' - 0 7/8"
- T.O. Band Upper Main: 124' - 5"
- THIRD FLOOR: 122' - 0 1/2"
- THIRD BEARING: 120' - 1"
- SECOND FLOOR: 111' - 0 5/8"
- SECOND BEARING: 109' - 1 1/8"
- T.O. LOW BAND: 102' - 5"
- FIRST FLOOR: 100' - 0"
- ENTRY: 94' - 0"
- GARAGE: 89' - 6"

Scale: 1/8" = 1'-0" 0' 12'

Notes:

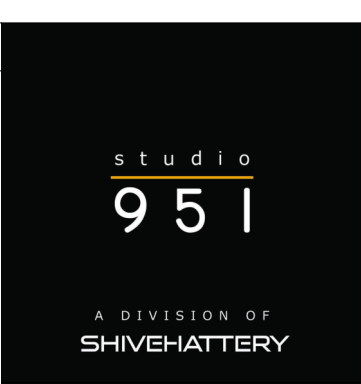
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- Preliminary Not For Construction
- VETERANS VICTORY APARTMENT 'B' COLORADO SPRINGS, CO ELEVATIONS
- JOB NO. > 5212720
- A203

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 CO-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: END/COTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1 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, MITEERSEAM 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: 3/8" HEIGHT, TEXTURE SMOOTH, B.O.D. POLYCOR VANDERBILT FULL BED - FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND

KEYNOTES	
KEY	NOTE
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND HEIGHT: 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. BEARS DESIGN; G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).

KEYNOTES	
KEY	NOTE
A25	OUTDOOR ADA WALL LED SCORCE: ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-8542 (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.



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Preliminary
Not For
Construction



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



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

Architectural drawing showing the North and South Elevations of a building, along with keynotes and a title block.

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

KEYNOTES

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

North Elevation (A3)

1/8" = 1'-0" 0' 12'

South Elevation (D3)

1/8" = 1'-0" 0' 12'

Keynotes:

- T.O. MAIN PARAPET 138' - 4"
- T.O. LOW PARAPET 135' - 4"
- THIRD FLOOR 122' - 0 1/2"
- SECOND FLOOR 111' - 0 5/8"
- FIRST FLOOR 100' - 0"
- ENTRY 94' - 0"
- GARAGE 89' - 6"
- T.O. LOW PARAPET 135' - 4"
- TRUSS BEARING 131' - 0 7/8"
- T.O. Band Upper Main 124' - 5' 4"
- THIRD FLOOR 122' - 0 1/2"
- THIRD BEARING 120' - 1"
- SECOND FLOOR 111' - 0 5/8"
- SECOND BEARING 109' - 1 1/8"
- T.O. LOW BAND 102' - 5"
- FIRST FLOOR 100' - 0"
- ENTRY 94' - 0"
- GARAGE 89' - 6"

Title Block:

VETERANS VICTORY
APARTMENT 'C'
COLORADO SPRINGS, CO
ELEVATIONS

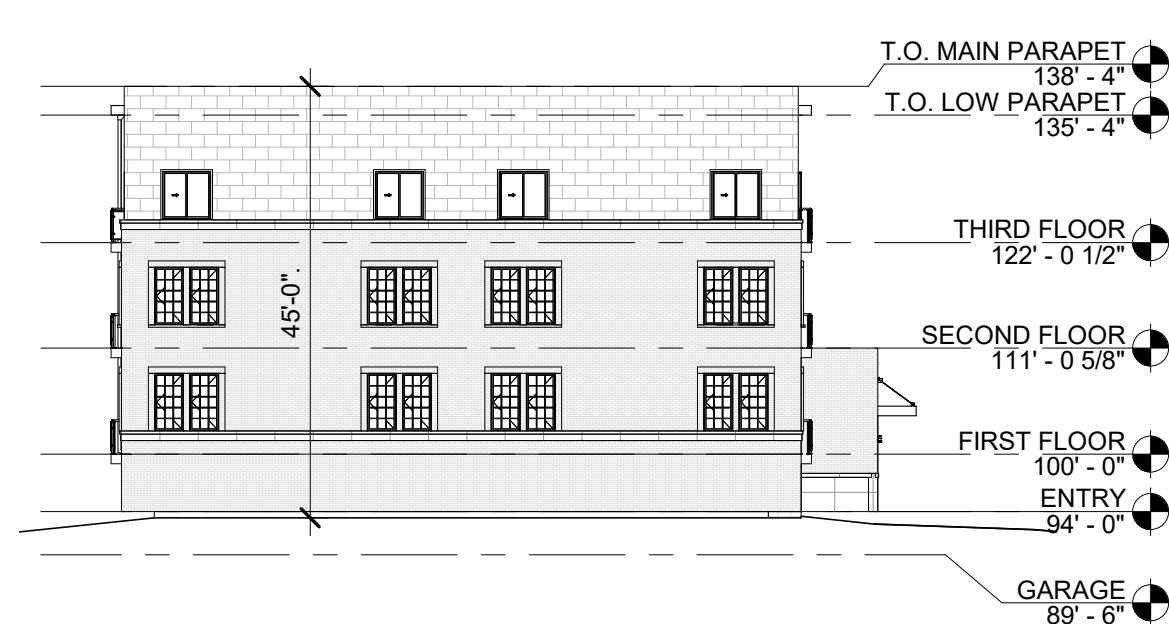
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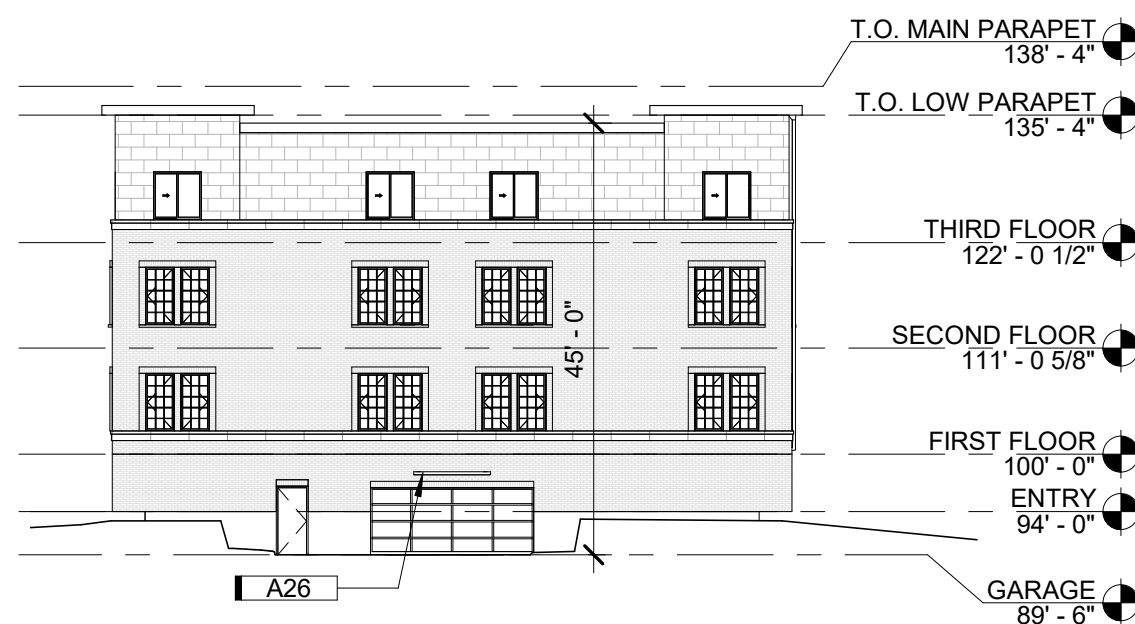
A203



(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.

<u>Building A</u>	<u>Gross SF</u>
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) _____

Building A	3 stories over Parking
North	45'
East	45'
South	44'-10"
West	44'-10"

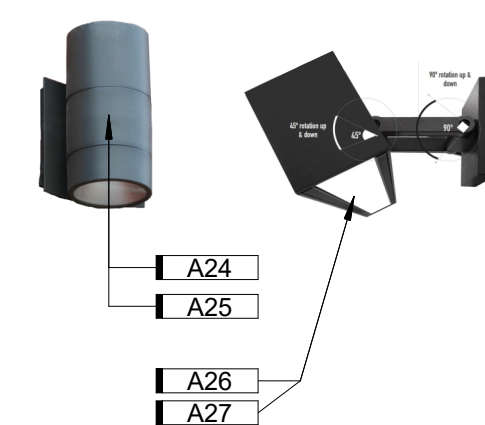
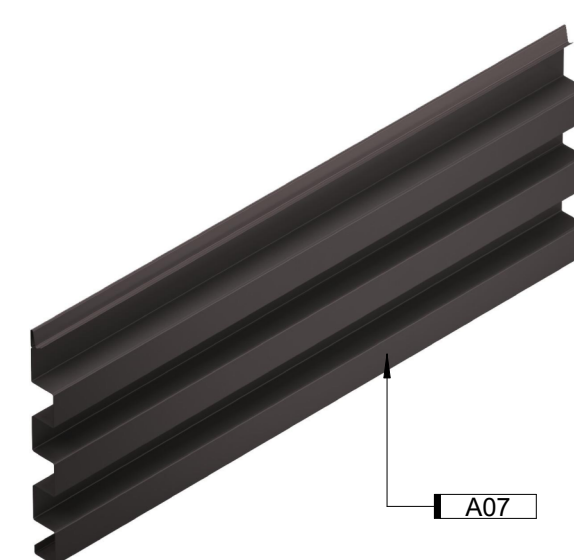
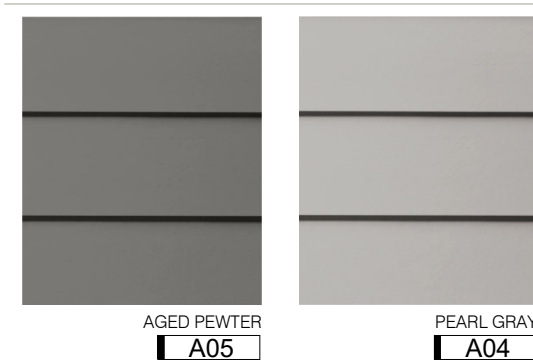
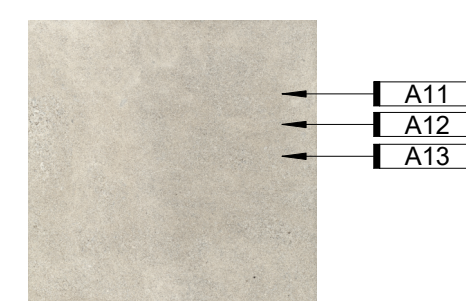
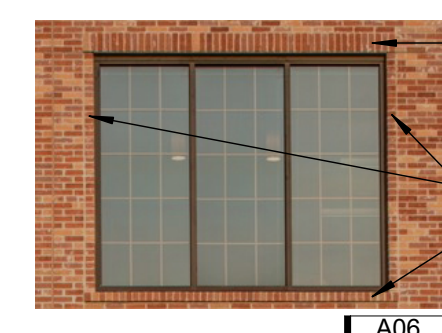
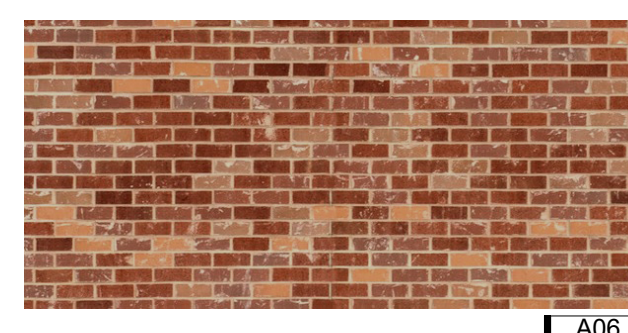
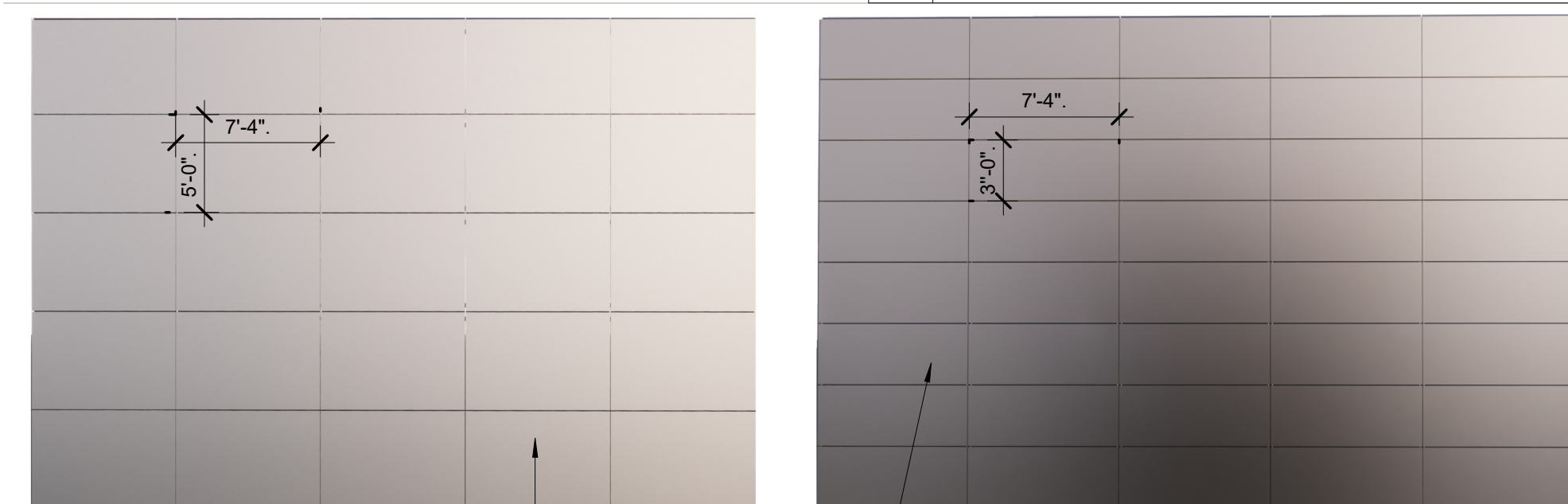
Building B	3 stories over Parking
North	45'
East	45'
South	44'-4"
West	45'

<u>Building C</u>	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 C32
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 C32
A04	6" HORIZONTAL FIBER CEMENT PLANK WALL SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GREY
A05	6" HORIZONTAL FIBER CEMENT PLANK WALL 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 LINE AT 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM, HORIZONTAL INSTALL AND SOFFITS, MITESEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM; BOX RIB CONFIGURATION.
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 SCENCE: ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CN. CLOSED CAP. UP)
A25	OUTDOOR ADA WALL LED SCENCE: ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CN. 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

Architectural drawing showing two elevations (North and South) of a building, along with keynotes and a title block.

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

KEYNOTES

KEY	NOTE
A13	INDIANA LESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - 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.

North Elevation

1/8" = 1'-0" 0' 12'

South Elevation

1/8" = 1'-0" 0' 12'

VETERANS VICTORY APARTMENT D

Colorado Springs, CO

ELEVATIONS

NO. > ISSUED FOR: > DATE: >

Development Plan 01-03-2023

JOB NO. > 5212720

A202

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 CO-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 CO-EV1
A02	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 C S2
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 WITH ROWLOCK AT END OF STACKED ROWLOCK AT END OF WINDOW GROUPINGS. SOLDIER COURSE HEADER DETAILS.
A06.A	ROWLOCK COURSE TRIM SURROUND; MATCH FACE BRICK.
A07	CNCEALED FASTENER METAL WALL PANEL SYSTEM, HORIZONTAL. INSTALL AND SOFFITS, MITERED CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRI 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. POLYCUR 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. POLYCUR 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 2R-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW, COLOR: DARK BRONZE BASIS OF DESIGN: ALPEN 2R-3 SERIES WINDOW
A16	FIXED PICTURE FIBERGLASS WINDOW, COLOR: DARK BRONZE, BASIS OF DESIGN: ALPEN 2R-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 DOOR WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (RS REFLECTOR DOWN AND CC, CLOSED CAP. UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM DOOR WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: LIGHTING CYLINDER GL-6542 (RS REFLECTOR DOWN AND CC, CLOSED CAP. UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL W/ 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 W/ DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8" LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLASS SMOOTH.
A30	ROOF SCUPPER AND DOWNSPOUT, TYP.



(A3) WEST ELEVATION - SIDE A



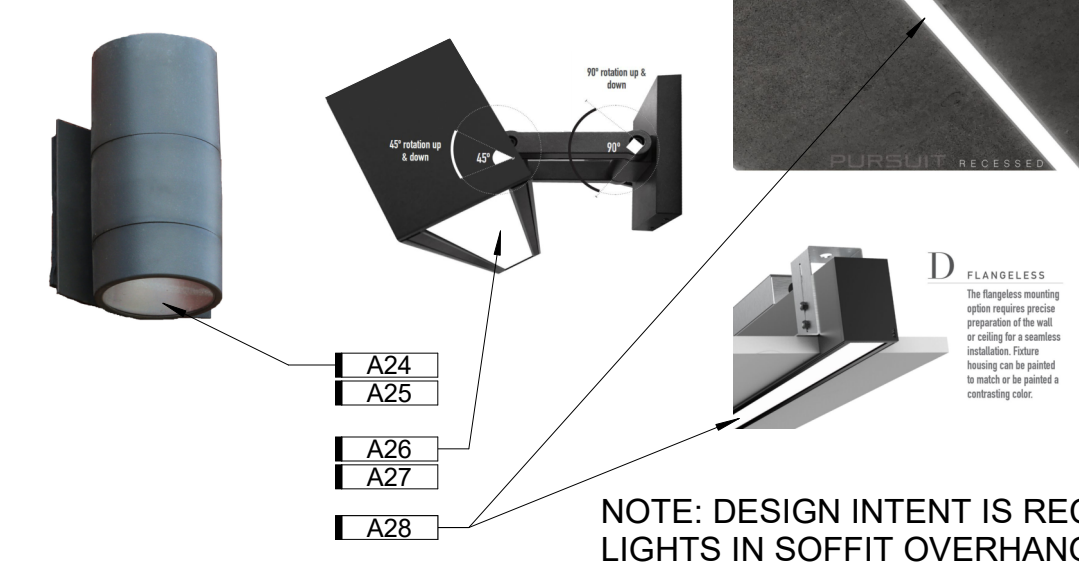
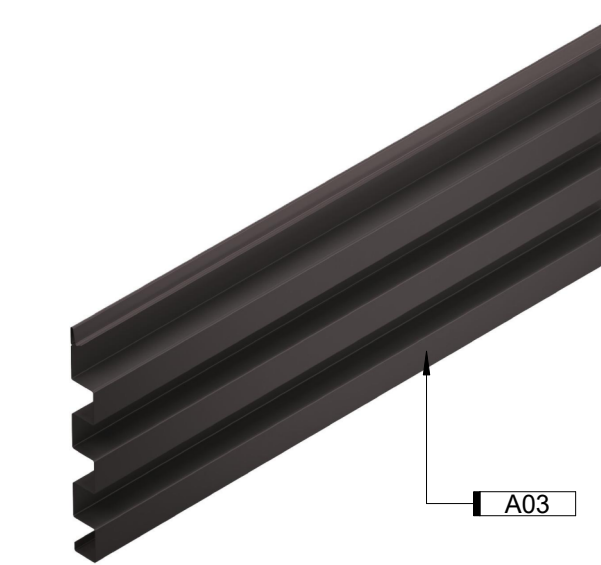
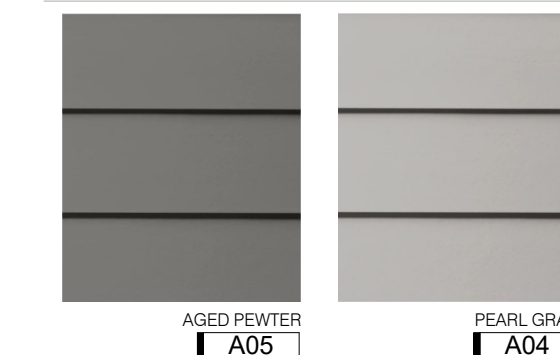
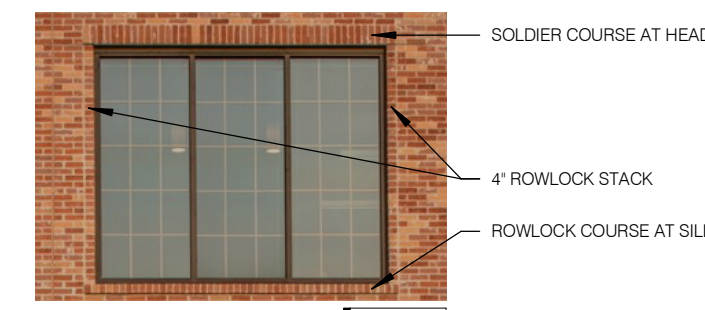
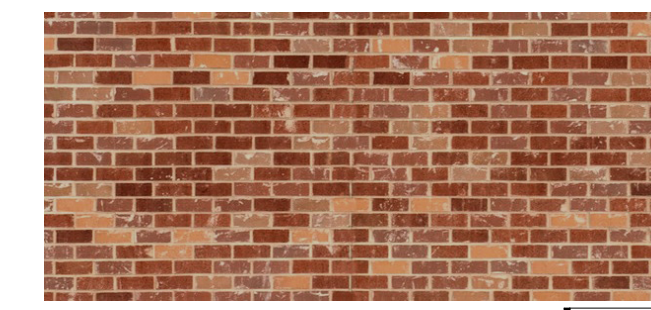
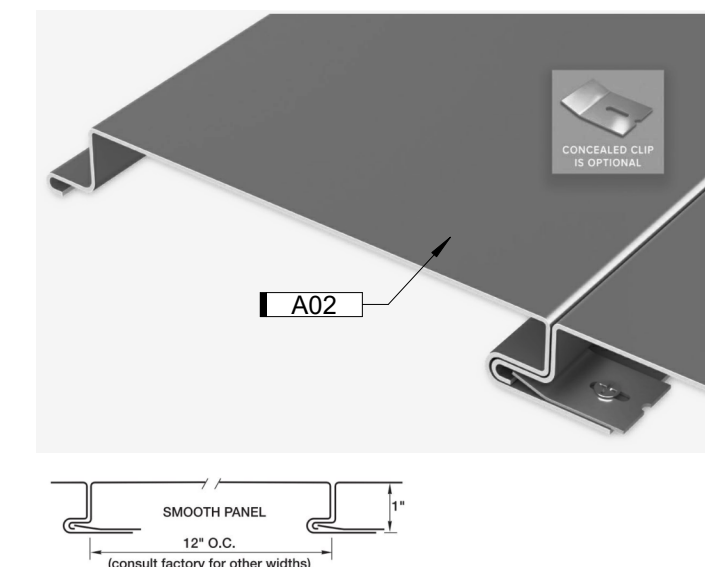
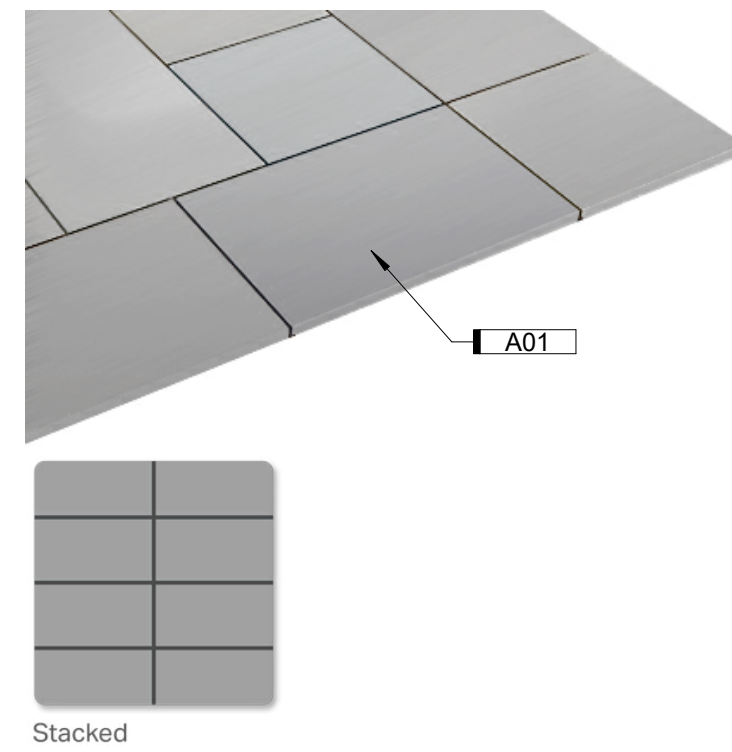
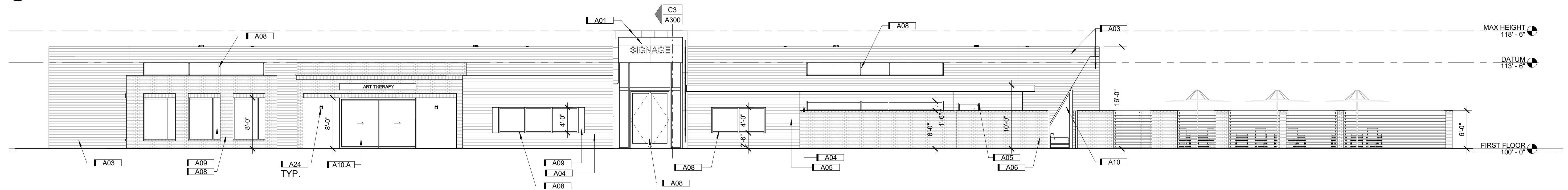
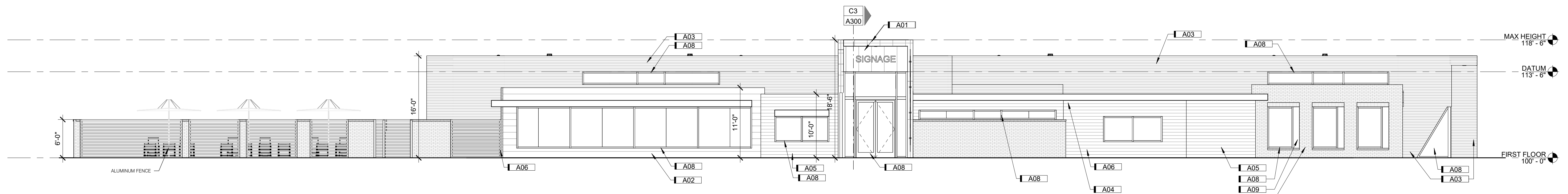
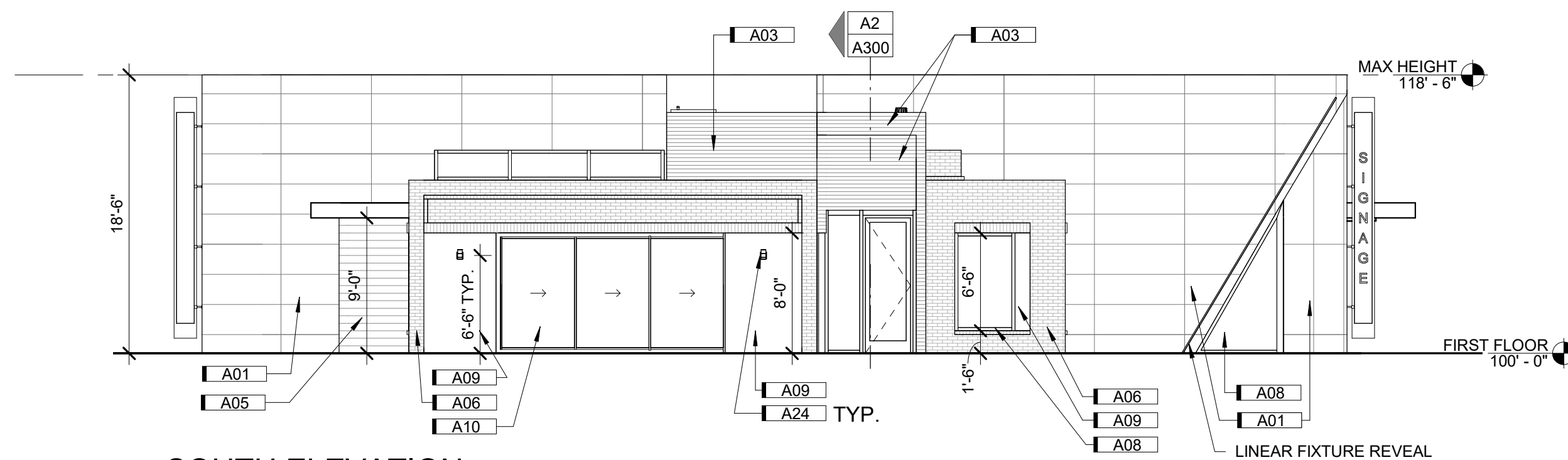
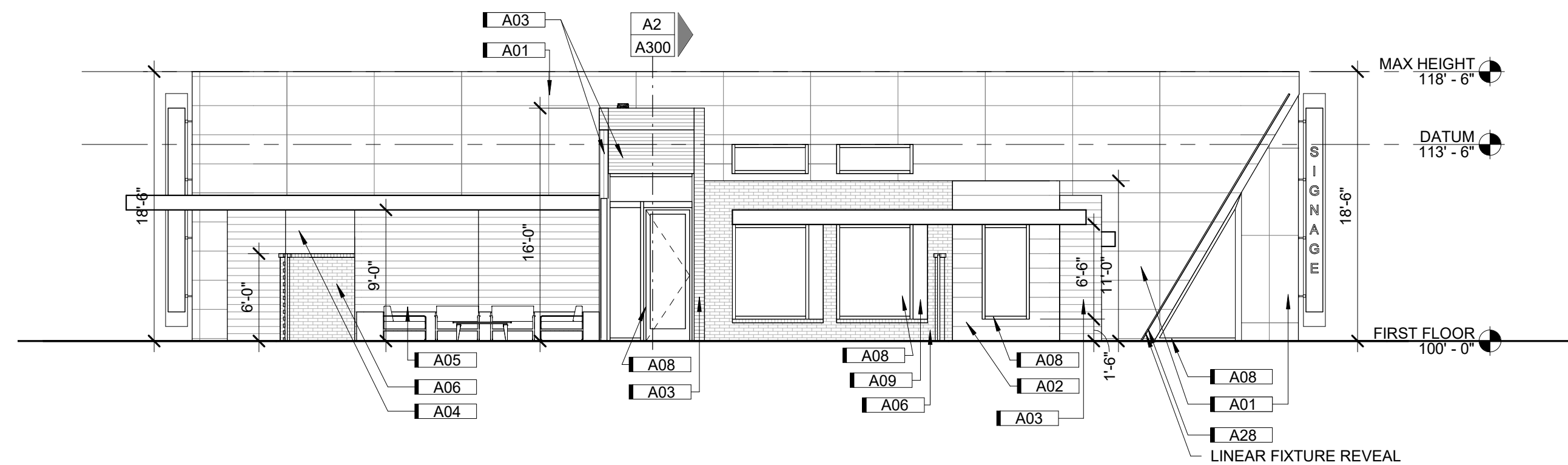
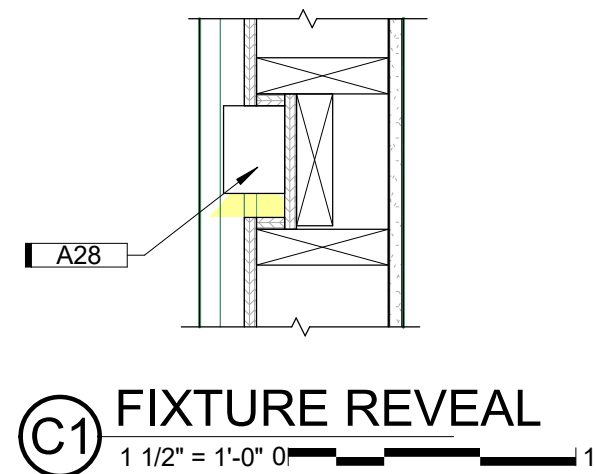
(A4) WEST ELEVATION - SIDE B

SQUARE FOOT CALCS.

<u>Clubhouse</u>	<u>Gross SF</u>
First Floor	6,753
Pool Amenity	3,129

Max Height (Feet)

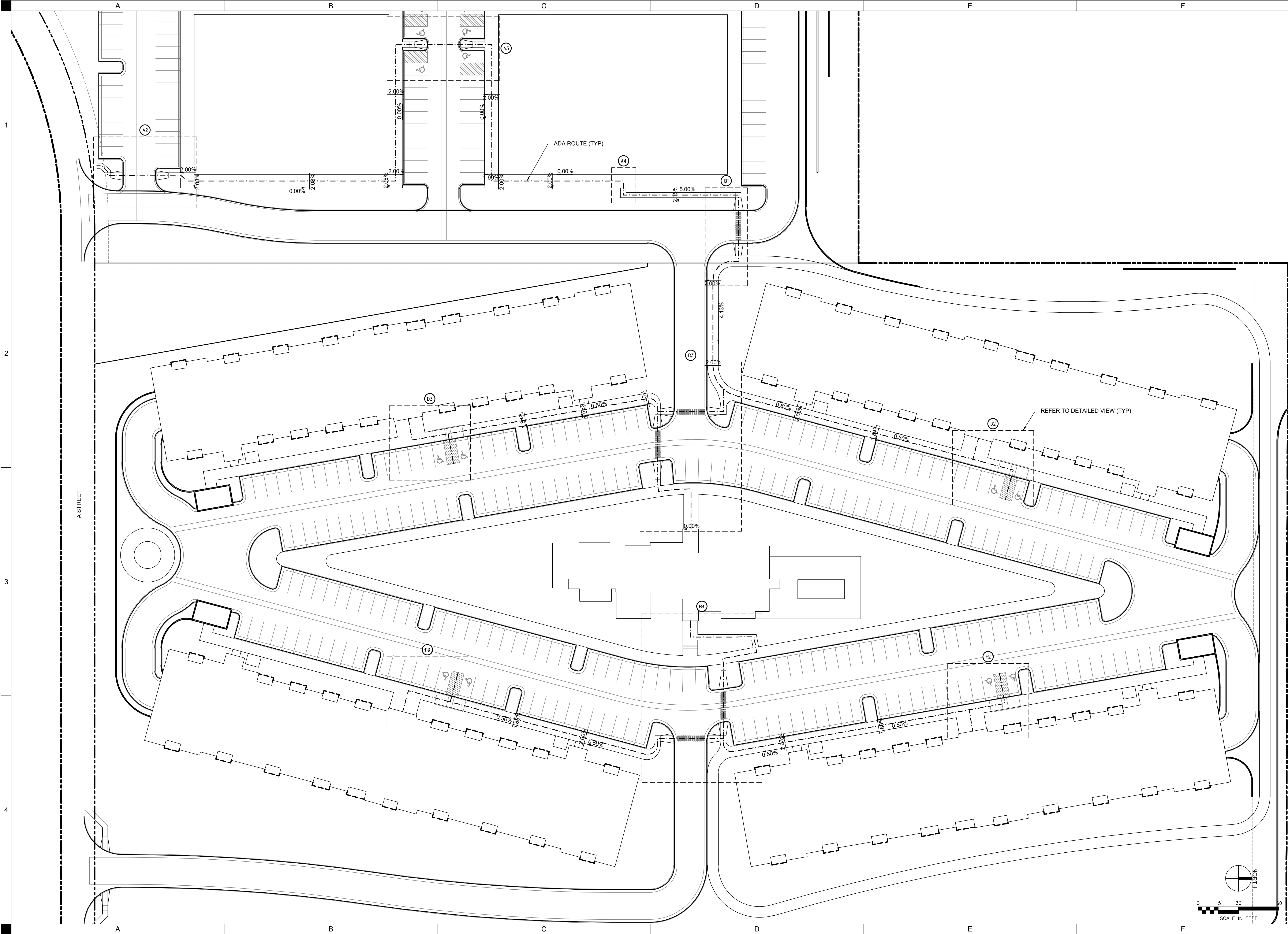
Clubhouse
Height



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

KEYNOTES	
KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STANDED PATTERN; 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL; 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A04	6" HORIZONTAL FIBER CEMENT PLANK LAY SIDEWAYS. 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 COURSE AT END OF WINDOW GROUPINGS. SOLDIER COURSE HEADER DETAILS.
A08	ALUMINUM STOREFRONT SYSTEM; CLASS 1 CLEAR ANODIZED. COLOR: DARK BRONZE
A09	FIBER CEMENT PANEL; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE ADA CULTURAL 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 (RS 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 (RS 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: WALL WASH LIGHT. 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 PITCH TO 7'0" SLOPE)
A34	2'-6" x 4'-6" METAL ROOF SHESS HATCH WITH INTEGRAL CURB. 0.90 ALUMINUM H-14 3003, MILL FINISH. WEATHERIGHT SEAL WITH GASKET BETWEEN COVER AND FRAME. INSULATION BETWEEN COVER AND LINER TO BE 1" THICK UL PLAIN FIBERGLASS 0.75# DENSITY. CORROSION RESISTANT 2" MINIMUM. SEE MANUFACTURER'S INSTRUCTIONS. BASIS OF DESIGN: PRECISION LADDERS ROOF HATCH.

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ADA EXHIBIT

VETERANS VICTORY

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PROJECT NUMBER

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FIELD BOOK

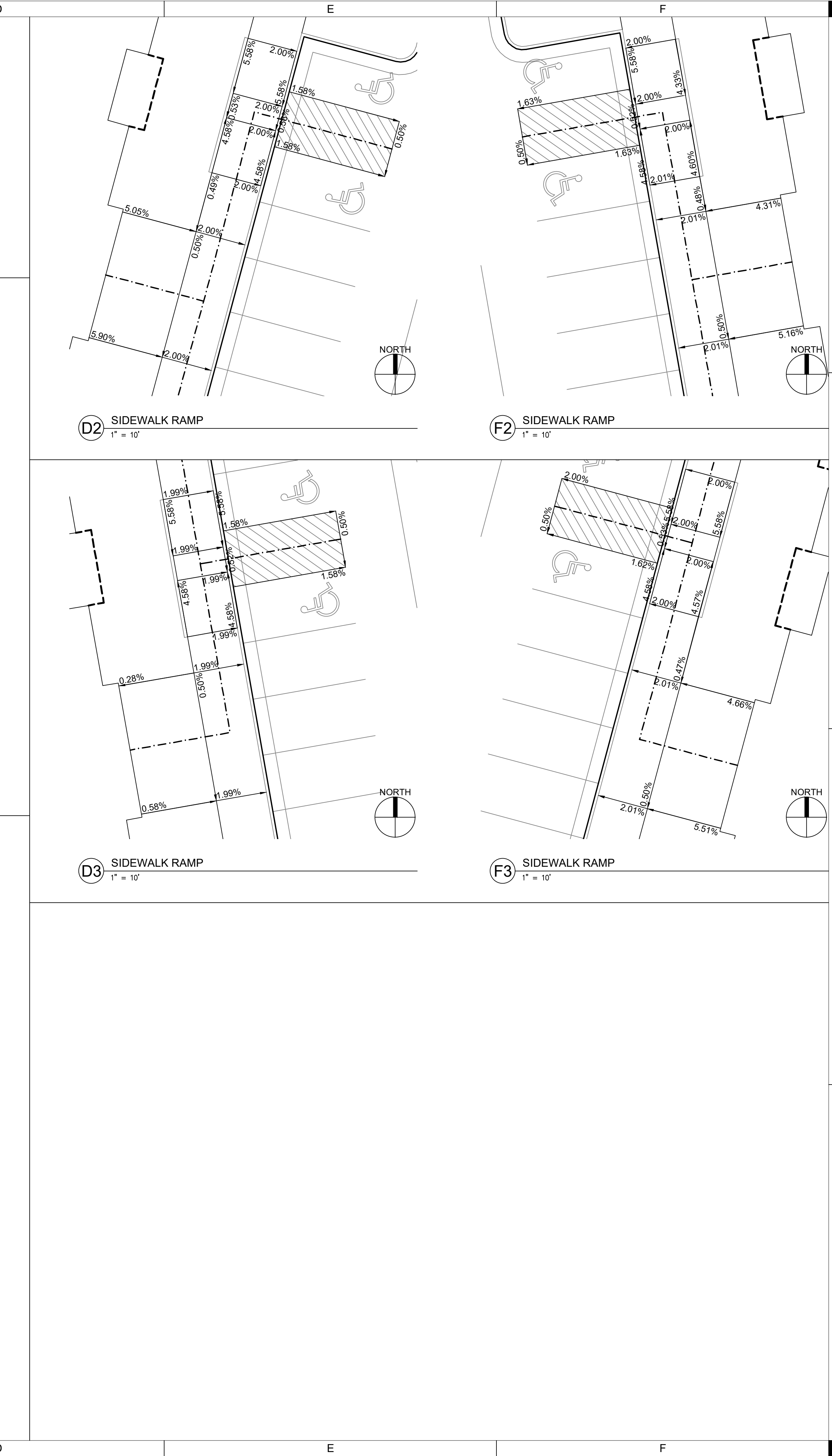
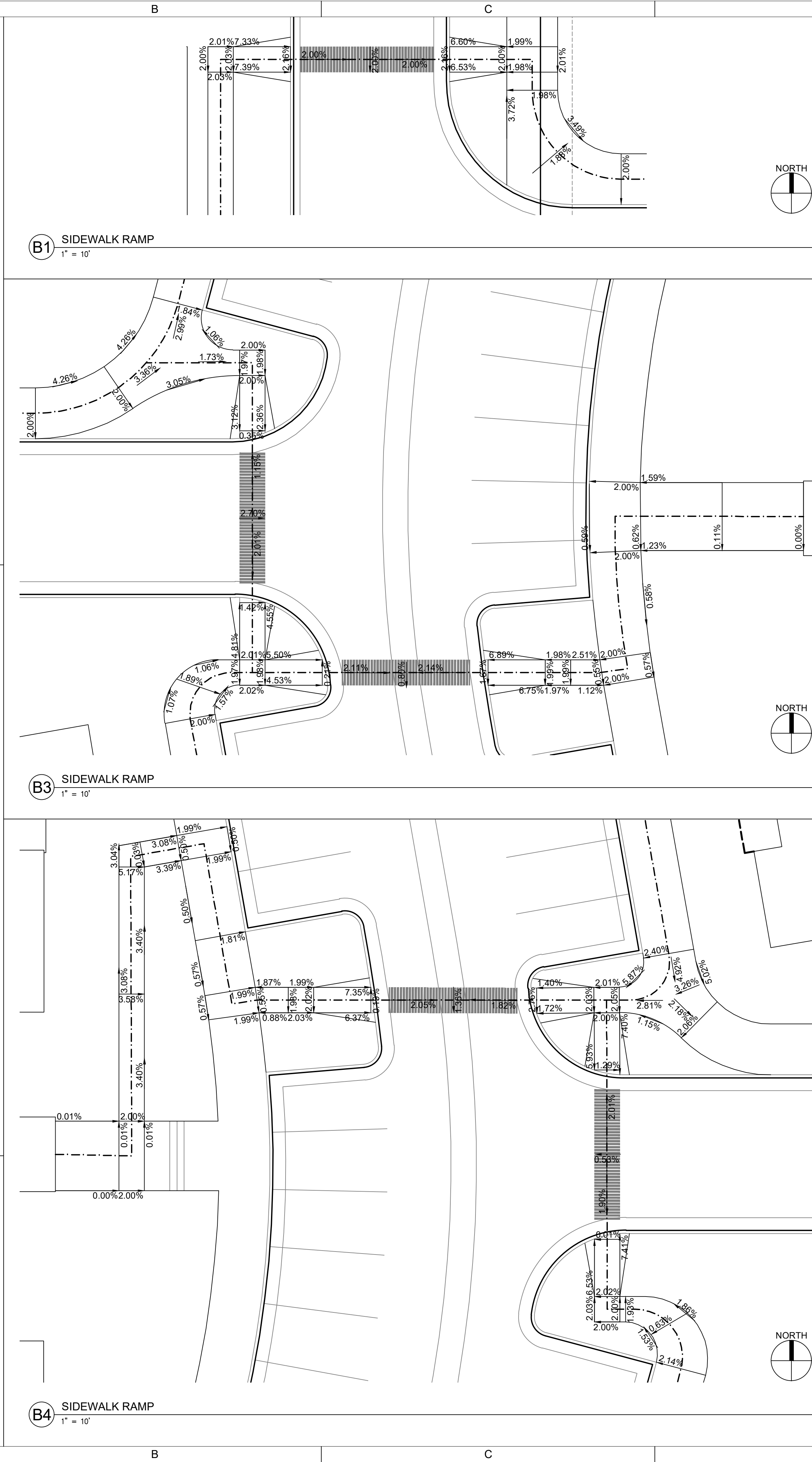
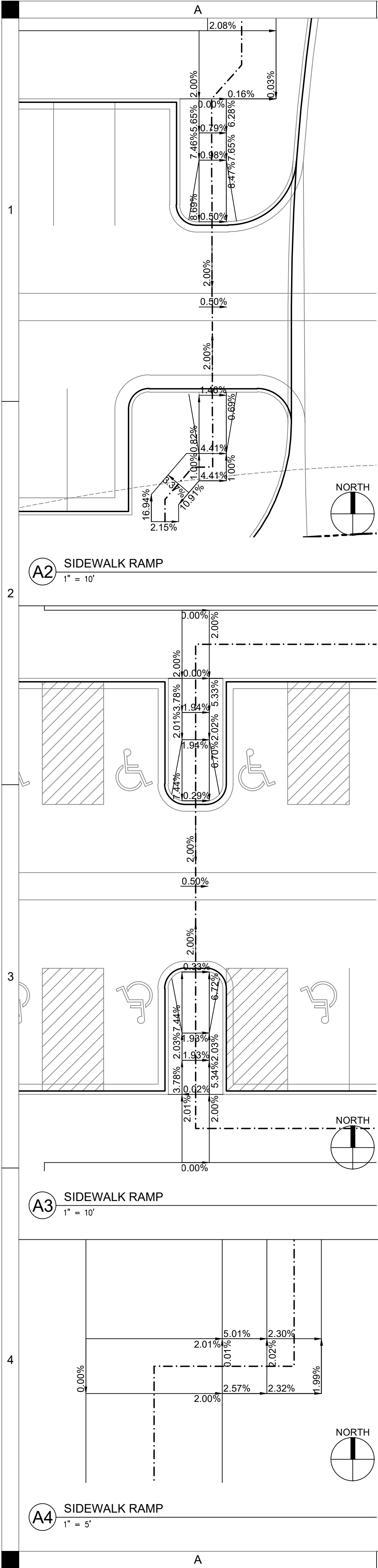
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COLORADO SPRINGS, CO

EX01

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IADA EXHIBIT

VETERANS VICTORY

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

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FIELD BOOK	---

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EX02

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