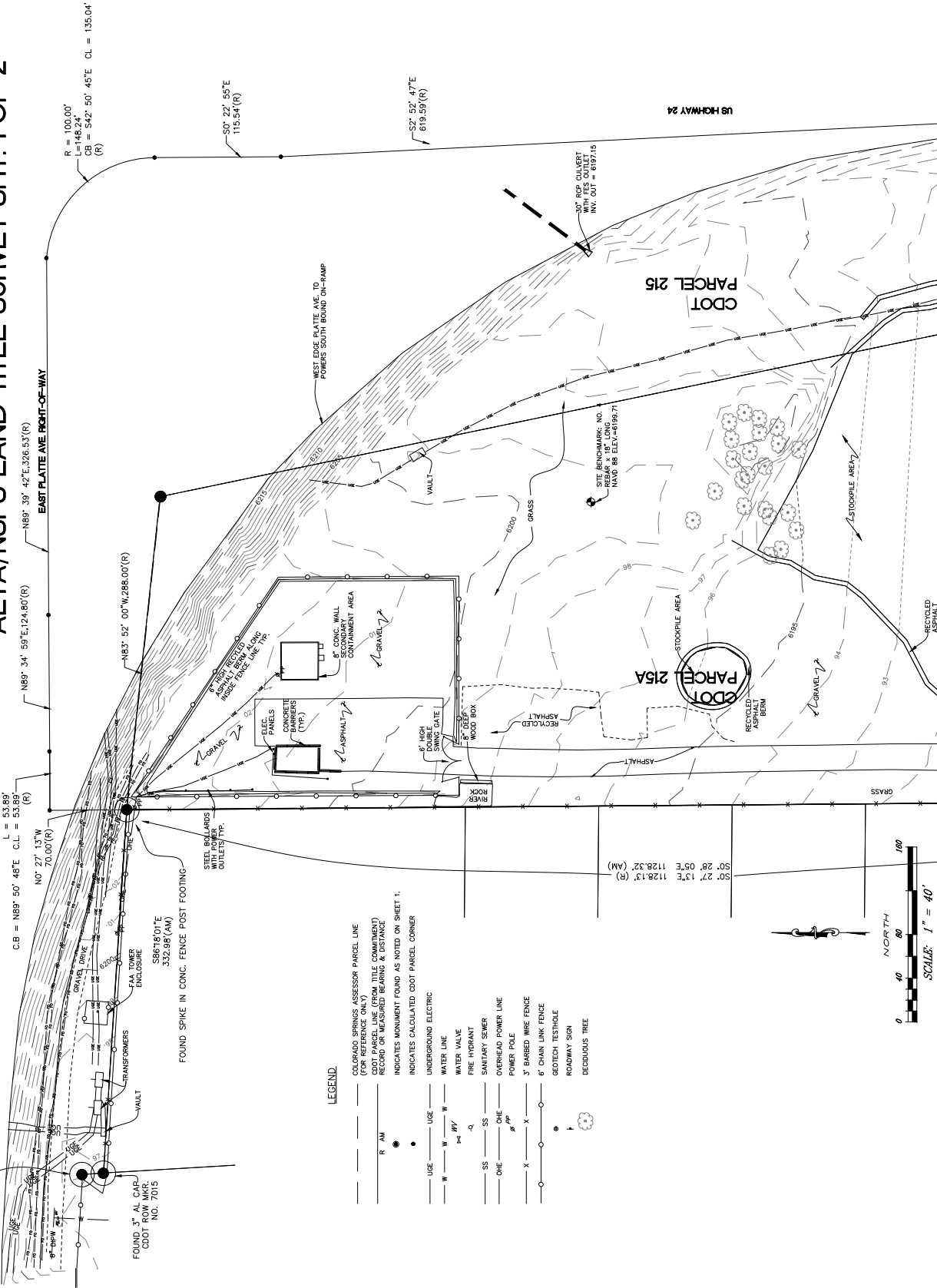


ALTA/NSPS LAND TITLE SURVEY SH. 1 OF 2

FOUND. 3" AL CAP
CDOT NO. 4105



R = 5660.00'
L = 53.89'
C.B. = N89° 50' 48"E C.L. = 53.89'
NO. 27 13"W
70.00'(R)

N89° 34' 59"E 124.80'(R)
EAST PLATTE AVE FRONT-OF-WAY

R = 100.00'
L = 148.24'
C.B. = S42° 50' 45"E C.L. = 135.04'
(R)

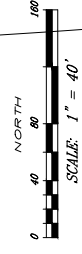
N83° 52' 00"W 286.00'(R)
WEST EDGE PLATTE AVE TO
POWERS SOUTH BOUND ON-RAMP

S56° 18' 01"E
332.98'(AM)
FOUND SPIKE IN CONC. FENCE POST FOOTING

LEGEND

- COLORADO SPRINGS ASSESSOR PARCEL LINE (FOR REFERENCE ONLY)
- CDOT PARCEL LINE (FROM TITLE COMMITMENT) RECORD OR MEASURED BEARING & DISTANCE
- INDICATES MONUMENT FOUND AS NOTED ON SHEET 1.
- INDICATES CALCULATED CDOT PARCEL CORNER
- UNDERGROUND ELECTRIC
- WATER LINE
- FIRE HYDRANT
- SANITARY SEWER
- OVERHEAD POWER LINE
- POWER POLE
- 3' BARBED WIRE FENCE
- 6' CHAIN LINK FENCE
- GEOTECH TESTHOLE
- ROADWAY SIGN
- DECIDUOUS TREE

S0° 27' 12"E 1128.13' (R)
S0° 28' 05"E 1128.32' (AM)



NO.	DATE	DESCRIPTION
1	10/03/2019	DEVELOPMENT PLAN
2	10/03/2019	RE-REVISION

Colorado Department of Transportation
PROPERTY MANAGEMENT
2829 W. HOWARD PL., FL 4
DENVER, CO 80204
Phone: 303-757-9011 FAX: 303-512-5550

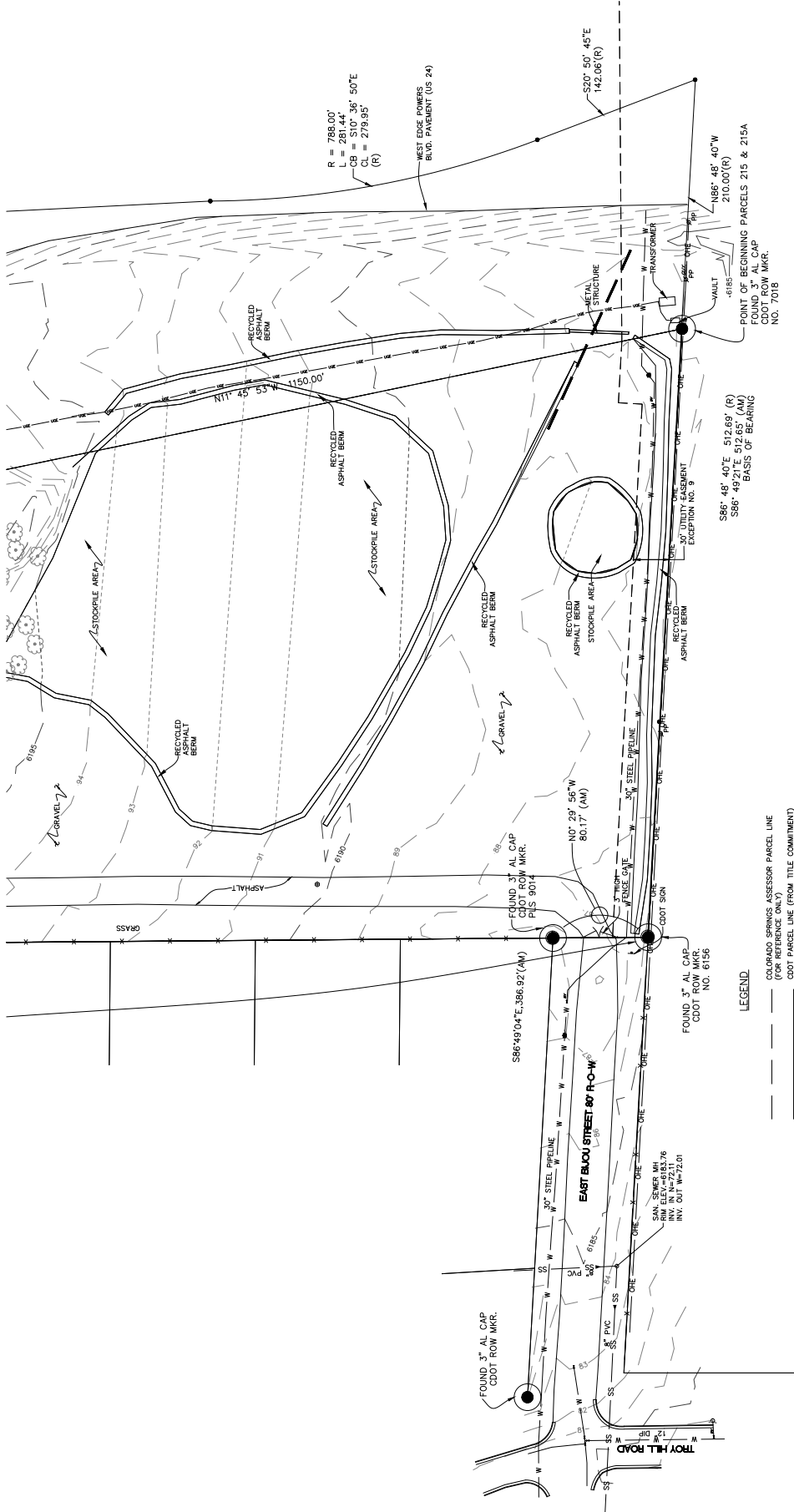
NORTH AREA SURVEY
BIOW ST. MAINTENANCE SITE
6710 E. BIOW STREET,
COLORADO SPRINGS, CO 80915

WONGSTRAUCH
830 S. MAIN ST. SUITE 200
DENVER, CO 80202
303-733-8888

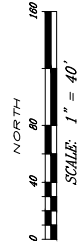
DRAWN BY: JAC
CITY FILE NUMBER:
SHEET NUMBER:
2 of 20

FIGURE 1

ALTA/NSPS LAND TITLE SURVEY SHT. 2 OF 2



- LEGEND**
- COLORADO SPRINGS ASSESSOR PARCEL LINE (FOR REFERENCE ONLY)
 - COOT PARCEL LINE (FROM TITLE COMMITMENT RECORD OR MEASURED BEARINGS & DISTANCE)
 - INDICATES MONUMENT FOUND AS NOTED ON SHEET 1.
 - INDICATES CALCULATED COOT PARCEL CORNER
 - UNDERGROUND ELECTRIC
 - WATER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - SS --- SANITARY SINKER
 - OHE --- OVERHEAD POWER LINE
 - PP --- POWER POLE
 - X --- 3' BARBED WIRE FENCE
 - 6' CHAIN LINK FENCE
 - GEOTECH TESTHOLE
 - ROADWAY SIGN
 - DECIDUOUS TREE



$R = 788.00'$
 $L = 251.44'$
 $CB = 279.95'$
 $CL = 279.95'$
 (R)

WEST EDGE POWERS
BLVD. PAVEMENT (US 24)

POINT OF BEGINNING PARCELS 215 & 215A
 188° 48' 40" W
 210.00' (R)

586° 48' 40" E 512.60' (S)
 586° 49' 21" E 512.65' (AK)
 BASIS OF BEARING

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PLAN	07/13/2018
2	RESUBMITTAL	10/03/2019

Colorado Department of Transportation
 PROPERTY MANAGEMENT
 2829 W HOWARD PL., FL. 4
 DENVER, CO 80204
 Phone: 303-757-9011 FAX: 303-512-5550

SOUTH AREA SURVEY
 BILOU ST. MAINTENANCE SITE
 5710 E. BILOU STREET,
 COLORADO SPRINGS, CO 80915

WONGSTRACH
 830 SHANTRE DRIVE
 DENVER, CO 80204
 303-733-8888
 www.wongstrach.com

DRAWN BY: AAC
 CITY FILE NUMBER:
 PROJECT NUMBER:
 DATE OF SURVEY:
 SHEET NUMBER:
3 of 20

FIGURE 1

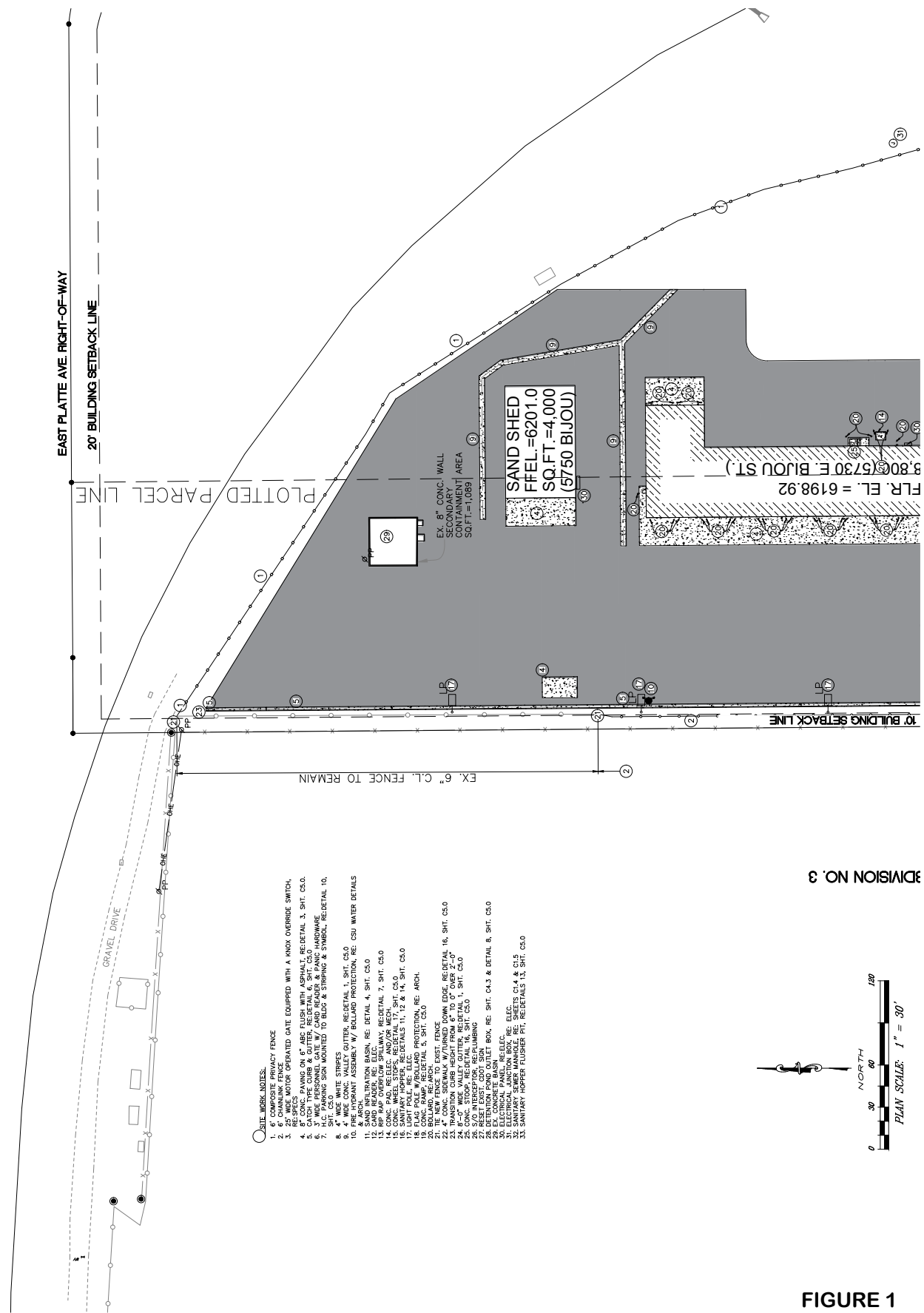
NO.	DESCRIPTION	DATE
1	DEVELOPMENT PLAN	07/12/2019
2	DP RESUBMITTAL	10/02/2019

Colorado Department of Transportation
 PROPERTY MANAGEMENT
 8229 W. HOWARD PL., FL. 4
 DENVER, CO 80204
 Phone: 303-757-9011 FAX: 303-512-5550

WONGSTRAUCH
 620 SANTA FE DRIVE
 DENVER, CO 80204
 ARCHITECTS & ENGINEERS, PC
 15400 E. ALPINE AVE. SUITE 300
 DENVER, CO 80231
 303.755.8800
 www.wongstrauch.com

WONGSTRAUCH
 NORTH SITE PLAN
 BIJOU ST. MAINTENANCE SITE
 5710 E. BIJOU STREET,
 COLORADO SPRINGS, CO 80915

DRAWN BY: MAC
 CITY FILE NUMBER: 19-0000000-0000
 PROJECT NUMBER: CCIP19-000005
 SHEET NUMBER: 5 of 20



- SITE WORK NOTES:**
1. 6" CHAIN LINK FENCE
 2. 6" CHAIN LINK FENCE
 3. 25' WIDE MOTOR OPERATED GATE EQUIPPED WITH A KNOX OVERRIDE SWITCH.
 4. 8" CONC PAVING ON 6" ABC FLUSH WITH ASPHALT. REDETAIL 3, SHT. C5.0.
 5. 4" WIDE CONC CURB & GUTTER. REDETAIL 6, SHT. C5.0.
 6. 4" WIDE CONC CURB & GUTTER. REDETAIL 6, SHT. C5.0.
 7. H.C. PARKING SIGN MOUNTED TO BELLY & STRIPING & SYMBOL. REDETAIL 10.
 8. 4" WIDE WHITE STRIPES
 9. 4" WIDE CONC VALLEY GUTTER. REDETAIL 1, SHT. C5.0
 10. 4" WIDE CONC VALLEY GUTTER. REDETAIL 1, SHT. C5.0
 11. 4" WIDE CONC VALLEY GUTTER. REDETAIL 1, SHT. C5.0
 12. SAND READER. RE. DETAIL 4, SHT. C5.0
 13. RIP RAP OVERFLOW SPILLWAY. REDETAIL 7, SHT. C5.0
 14. CONC. WHEEL STOP. REDETAIL 17, SHT. C5.0
 15. CONC. WHEEL STOP. REDETAIL 17, SHT. C5.0
 16. CONC. WHEEL STOP. REDETAIL 17, SHT. C5.0
 17. LIGHT POLE. RE. ELEC. DETAILS 11, 12 & 14, SHT. C5.0
 18. FLAG POLE W/ROLLBAR PROTECTION. RE. ARCH.
 19. BELLY. RE. ARCH.
 20. BELLY. RE. ARCH.
 21. 4" CONC. SHEWALK W/TURNED DOWN EDGE. REDETAIL 16, SHT. C5.0
 22. 4" CONC. SHEWALK W/TURNED DOWN EDGE. REDETAIL 16, SHT. C5.0
 23. TRANSITION CURB HEIGHT FROM 6" TO 0" OVER 2'-0"
 24. CONC. STOOP. REDETAIL 16, SHT. C5.0
 25. CONC. STOOP. REDETAIL 16, SHT. C5.0
 26. CONC. STOOP. REDETAIL 16, SHT. C5.0
 27. 2" WIDE CONC. CURB
 28. DETENTION POND OUTLET BOX. RE. SHT. C4.3 & DETAIL 8, SHT. C5.0
 29. 2" WIDE CONC. CURB
 30. ELECTRICAL PANEL. RE.ELEC.
 31. ELECTRICAL PANEL. RE.ELEC.
 32. SANITARY SEWER MANHOLE. RE. SHEETS C1.4 & C1.5
 33. SANITARY HOPPER FLUSHER PIT. REDETAILS 13, SHT. C5.0

DIVISION NO. 3

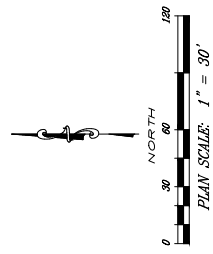


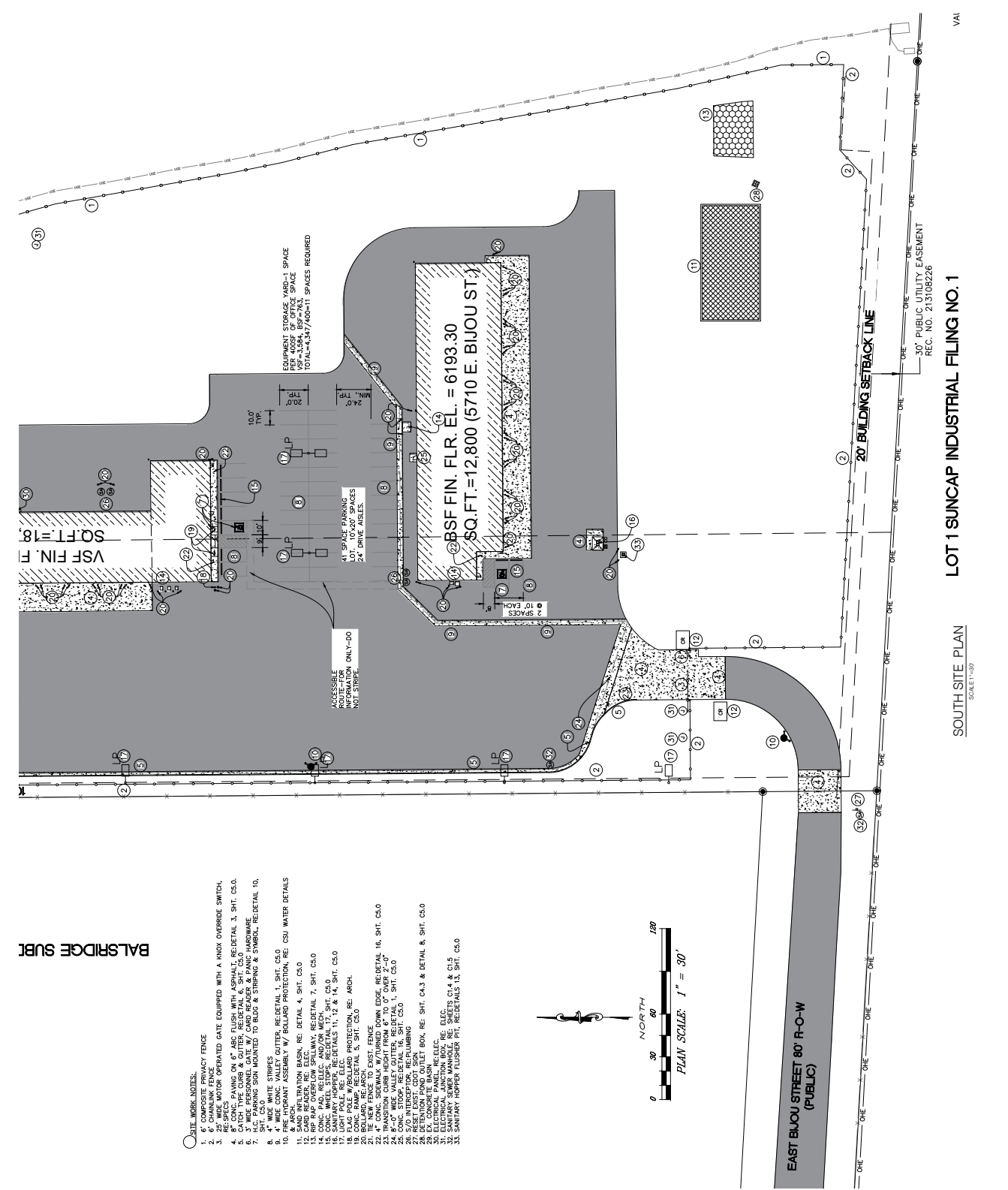
FIGURE 1

NO.	DATE	DESCRIPTION
1	07/12/2019	DEVELOPMENT PLAN
2	10/07/2019	DP RESUBMITTAL

Colorado Department of Transportation
 PROPERTY MANAGEMENT
 2829 W HOWARD PL., FL. 4
 DENVER, CO 80204
 Phone: 303-757-9011 FAX: 303-512-5550

WONGSTRACH
 830 SANTA FE DRIVE
 DENVER, CO 80204
 5710 E. BIJOU STREET,
 COLORADO SPRINGS, CO 80915

WONGSTRACH
 830 SANTA FE DRIVE
 DENVER, CO 80204
 DRAWN BY: AAC
 CITY FILE NUMBER:
 CIP# 19-0009
 SHEET NUMBER:
6 of 20



LOT 1 SUNCAP INDUSTRIAL FILING NO. 1
 SOUTH SITE PLAN
 SCALE: 1/8" = 30'
 VAI

- DATE WORK NOTES:**
- 6" COMPOSITE PRIVACY FENCE
 - 6" CHAINLINK FENCE
 - RE-SPEC MOTOR OPERATED GATE EQUIPPED WITH A WIND OVERRIDE SWITCH.
 - 8" CONC. PAVING ON 6" ABC FILLION WITH ASPHALT. RE-DETAIL 3, SHT. C5.0.
 - 3" WIDE PERSONNEL GATE W/ CARD READER & PANIC HARDWARE
 - 3" WIDE PERSON SIGN MOUNTED TO BLDG & STRIPPING & SYMBOL. RE-DETAIL 10, SHT. C5.0.
 - 4" WIDE WHITE STRIPES
 - 4" WIDE VALLEY GUTTER. RE-DETAIL 1, SHT. C5.0
 10. FRIE HYDRANT ASSEMBLY W/ BALLARD PROTECTION. RE: CSU WATER DETAILS
 11. SAND INFLTRATION BASIN. RE: DETAIL 4, SHT. C5.0
 12. CARD READER. RE: ELEC. WALK RE-DETAIL 1, SHT. C5.0
 14. CONC. PAD, RELECC. AND/OR MECH.
 15. CONC. RAMP. RE-DETAIL 5, SHT. C5.0
 16. SANITARY HOPPER. RE-DETAILS 11, 12 & 13, SHT. C5.0
 17. LIGHT POLE. RE: ELEC. PROTECTION. RE: ARCH.
 18. CONC. RAMP. RE-DETAIL 5, SHT. C5.0
 19. CONC. RAMP. RE-DETAIL 5, SHT. C5.0
 21. THE NEW FENCE TO EXIST. FENCE
 22. 4" CONC. SIDEWALK W/TURNED DOWN EDGE. RE-DETAIL 16, SHT. C5.0
 23. 8" CONC. SIDEWALK. RE-DETAIL 16, SHT. C5.0
 24. 8"-0" WIDE VALLEY GUTTER. RE-DETAIL 1, SHT. C5.0
 25. CONC. W/WHIPPERS. RE-DETAIL 10, SHT. C5.0
 27. RE-SET EAST. COOL SIGN
 28. EX. CONCRETE BASIN
 29. ELEC. ELECTRICAL JUNCTION BOX. RE: SHT. C4.3 & DETAIL 6, SHT. C5.0
 30. ELECTRICAL JUNCTION BOX. RE: ELEC.
 31. SANITARY SEWER MANHOLE. RE: SHEETS C1.4 & C1.5
 32. SANITARY SEWER PUMPSET P11. RE-DETAILS 10, SHT. C5.0

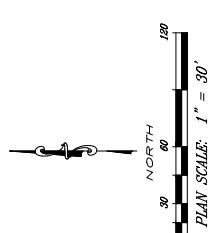


FIGURE 1

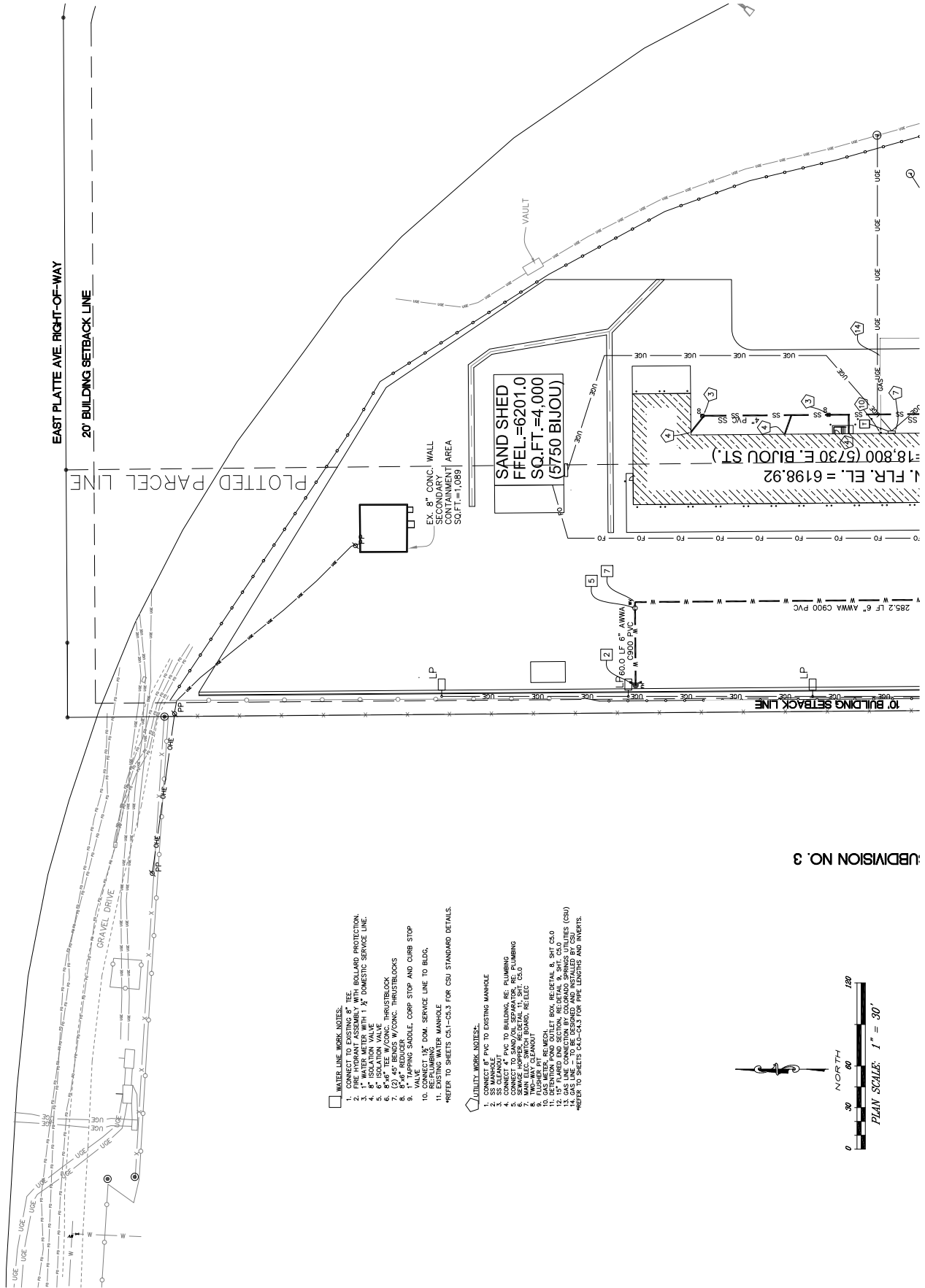
NO.	DESCRIPTION	DATE
1	DEVELOPMENT PLAN	07/12/2019
2	REVISION	10/07/2019

Colorado Department of Transportation
 PROPERTY MANAGEMENT
 2829 W. HOWARD PL., FL. 4
 DENVER, CO 80204
 Phone: 303-757-9011 FAX: 303-512-5550

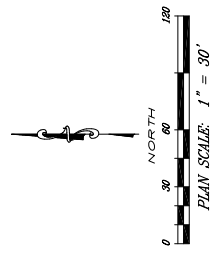
NORTH PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
 BIJOU ST. MAINTENANCE SITE
 5710 E. BIJOU STREET,
 COLORADO SPRINGS, CO 80915



DRAWN BY: AUC
CITY FILE NUMBER: 2019-0000000000
CPC/DP ID NUMBER: 2019-0000000000
SHEET NUMBER: 7 of 20



- WATER LINE WORK NOTES:**
1. CONNECT 8" PVC TO EXISTING MANHOLE
 2. SS MANHOLE
 3. FIRE HYDRANT ASSEMBLY WITH BOLLARD PROTECTION.
 4. WATER METER WITH 1/2" DOMESTIC SERVICE LINE.
 5. 1" ISOLATION VALVE
 6. 1/2" TRAP/STOP
 7. 1/2" TRAP/STOP
 8. 1/2" REDUCER
 9. VALVE
 10. CONNECT 1/2" DOM. SERVICE LINE TO BLDG.
 11. EXISTING WATER MANHOLE
- *REFER TO SHEETS CS1-1-03.3 FOR CSU STANDARD DETAILS.
- UTILITY WORK NOTES:**
1. CONNECT 8" PVC TO EXISTING MANHOLE
 2. SS MANHOLE
 3. CONNECT 4" PVC TO BUILDING. RE. PLUMBING
 4. SEWAGE HOPPER. RE. PLUMBING
 5. SEWAGE HOPPER. RE. DETAIL 11, SHT. CS-0
 6. TWO-WAY CLEANOUT
 7. GASHOLE
 8. GASHOLE
 9. GASHOLE
 10. GASHOLE
 11. DETENTION POND OUTLET BOX. RE. DETAIL 8, SHT. CS-0
 12. GAS LINE CONNECTION TO COLORADO SPRINGS UTILITIES (CSU)
 13. GAS LINE CONNECTION TO COLORADO SPRINGS UTILITIES (CSU)
- *REFER TO SHEETS CS1-03.3 FOR PIPE LENGTHS AND TRENCHES.



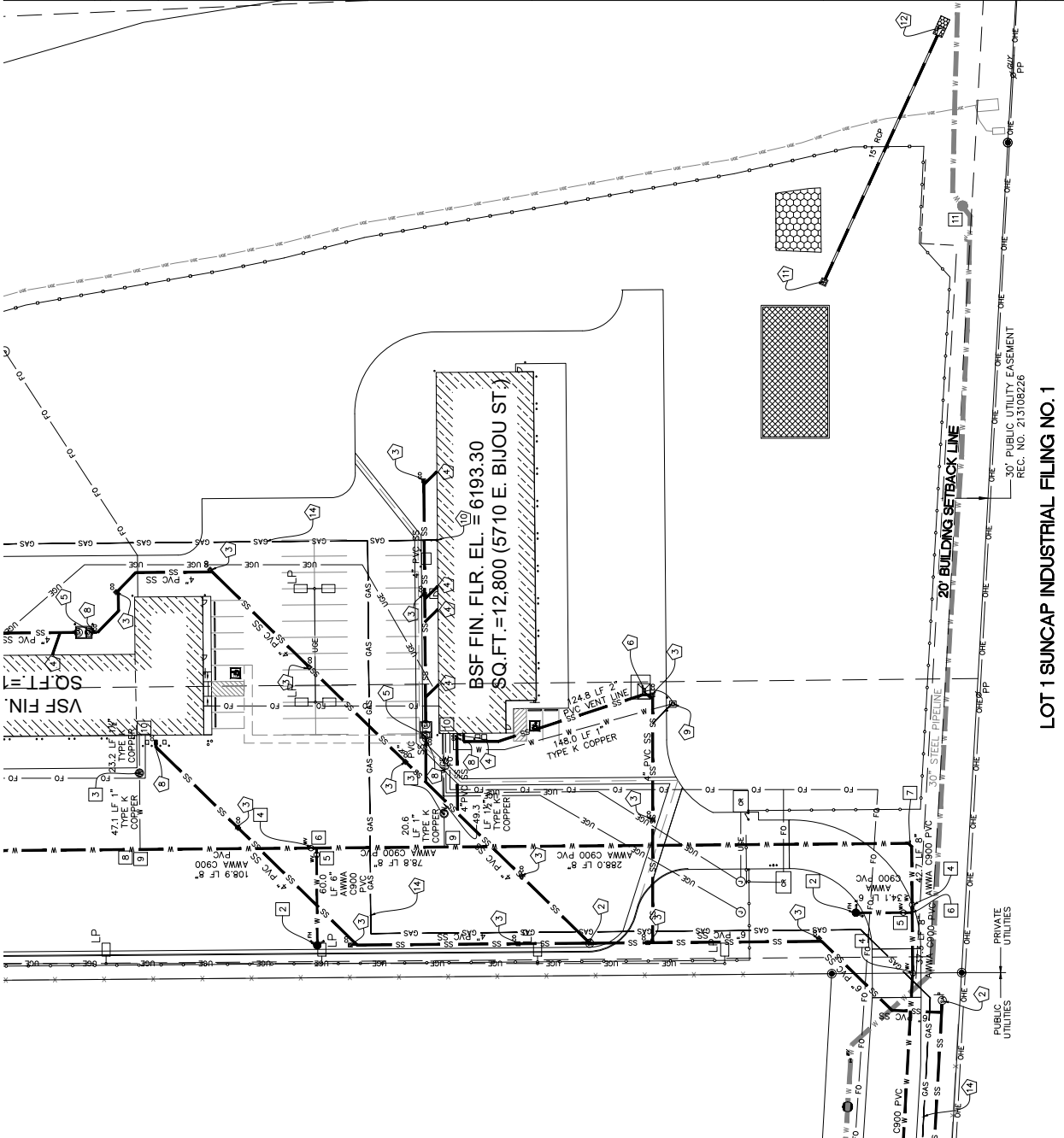
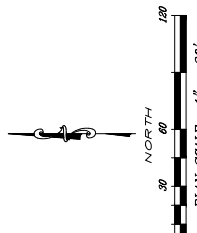
UBDIVISION NO. 3

FIGURE 1

BALSBRIDGE SU

- WATER LINE WORK NOTES:**
1. FIRE HYDRANT ASSEMBLY WITH BOLLARD PROTECTION.
 2. 1" WATER METER WITH 1/2" DOMESTIC SERVICE LINE.
 3. 6" ISOLATION VALVE
 4. 6" PVC TEE W/CONC. THROUSTROCK
 5. 6" PVC REDUCER
 6. 1/2" TAPPING SADDLE, CORP STOP AND CURB STOP
 7. CONNECT 1/2" DOM. SERVICE LINE TO BLDG.
 8. EXISTING WATER MANHOLE
 9. REFER TO SHEETS CS-1-C5.3 FOR CSU STANDARD DETAILS.

- UTILITY WORK NOTES:**
1. CONNECT 4" PVC TO EXISTING MANHOLE
 2. SS MANHOLE
 3. LF 6" CPVC
 4. CONNECT 4" PVC TO BUILDING, SEE PLUMBING
 5. SERVICE HOOPER, REG. DETAIL 11, SH, CS,LO
 6. MANHOLE COVER
 7. 1/2" TAPPING SADDLE
 8. PLUMBER BIT
 9. DETENTION POND OUTLET BOW, REG. DETAIL 8, SH, CS,LO
 10. GAS LINE CONNECTION BY COLORADO SPRINGS UTILITIES (CSU)
 11. GAS LINE CONNECTION BY COLORADO SPRINGS UTILITIES (CSU)
 12. REFER TO SHEETS CS-1-C5.3 FOR PIPE, FITTINGS AND TARGETS.



SOUTH UTILITY PLAN
SCALE 1"=30'

LOT 1 SUNCAP INDUSTRIAL FILING NO. 1
REC. NO. 213108226

FIGURE 1

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PLAN	07/12/2019
2	REVISIONAL	10/07/2019

Colorado Department of Transportation
PROPERTY MANAGEMENT
829 W. HOWARD PL., FL. 4
DENVER, CO 80204
Phone: 303-757-9011 FAX: 303-512-5550

SOUTH PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
BIJOU ST. MAINTENANCE SITE
5710 E. BIJOU STREET,
COLORADO SPRINGS, CO 80915

WONGSTRAUCH
820 SANTA FE DRIVE
DENVER, CO 80204
303.733.8888
WWW.WONGSTRAUCH.COM

DRAWN BY: AKC
CITY FILE NUMBER: CPC 19-00098
SHEET NUMBER: 8 of 20

19-00098-0001
19-00098-0002
19-00098-0003
19-00098-0004
19-00098-0005
19-00098-0006
19-00098-0007
19-00098-0008
19-00098-0009
19-00098-0010
19-00098-0011
19-00098-0012
19-00098-0013
19-00098-0014
19-00098-0015
19-00098-0016
19-00098-0017
19-00098-0018
19-00098-0019
19-00098-0020

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PLAN	07/12/2019
2	PERMISSIBILITY	10/07/2019

Colorado Department of Transportation
 PROPERTY MANAGEMENT
 2829 W. HOWARD PL., FL. 4
 DENVER, CO 80204
 Phone: 303-757-9011 FAX: 303-512-5550

NORTH GRADING PLAN
 BIJOU ST. MAINTENANCE SITE
 6710 E. BIJOU STREET,
 COLORADO SPRINGS, CO 80915

WONGSTRAUCH
 830 SANTA FE DRIVE
 DENVER, CO 80202
 303.733.8888
 www.wongstrauch.com

DRAWN BY: GAC
CITY FILE NUMBER: 19-0000000 CDDC PROJECT CDDC NUMBER
SHEET NUMBER 9 of 20

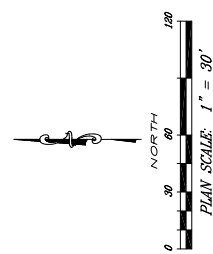
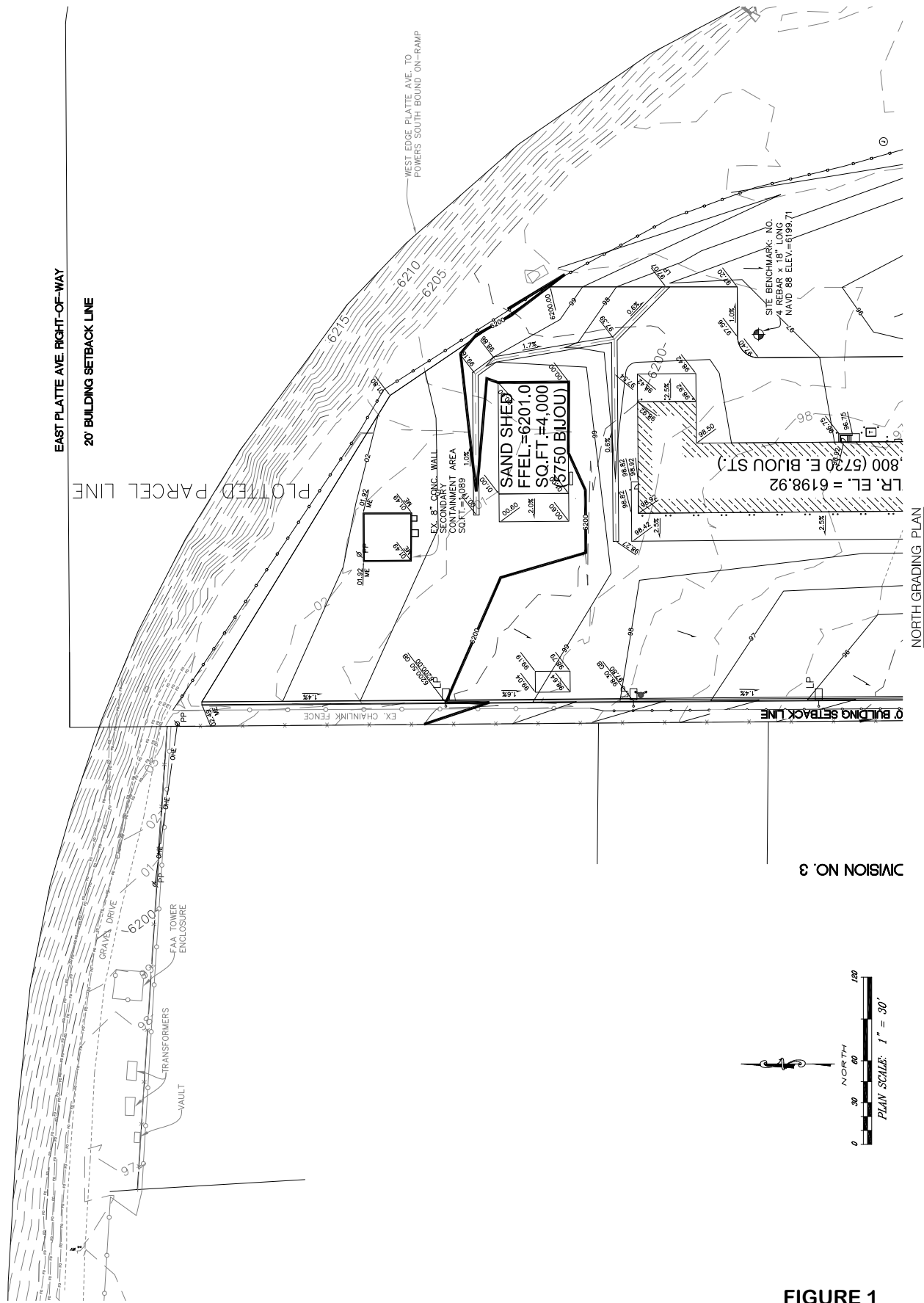


FIGURE 1

SECTION NUMBER
 19-0000000
 SHEET NUMBER
 9 of 20

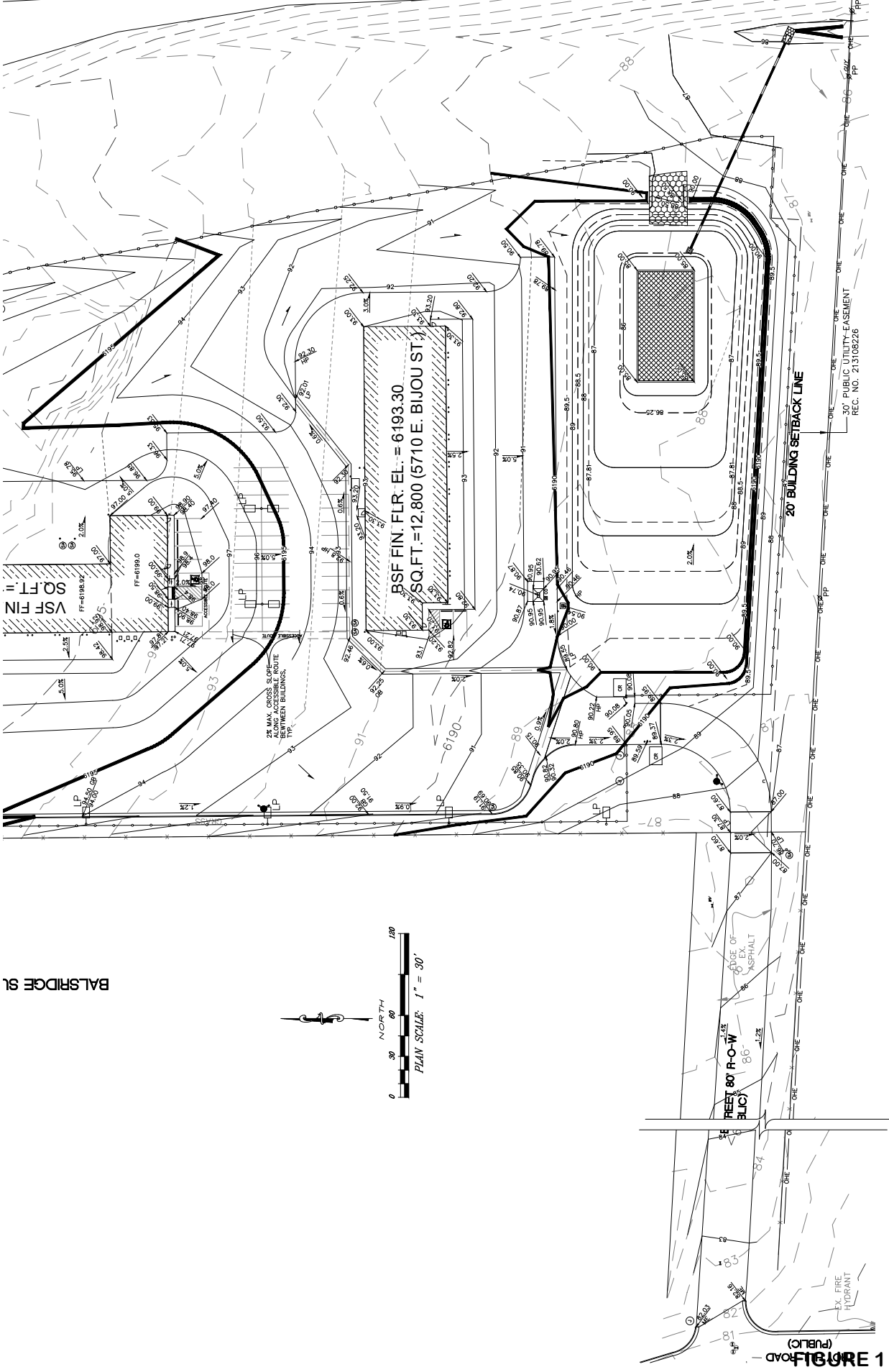
NO.	DESCRIPTION	DATE
1	DEVELOPMENT PLAN	07/22/2019
2	REVISION	10/07/2019

Colorado Department of Transportation
 PROPERTY MANAGEMENT
 2829 W HOWARD PL. FL. 4
 DENVER, CO 80204
 Phone: 303-757-9011 FAX: 303-512-5550

SOUTH GRADING PLAN
 BIJOU ST. MAINTENANCE SITE
 5710 E. BIJOU STREET,
 COLORADO SPRINGS, CO 80915



DRAWN BY: KAC
CITY FILE NUMBER: 19-0000000
PROJECT NUMBER: 19-0000000
SHEET NUMBER: 10 of 20



SOUTH GRADING PLAN
 SCALE 1" = 30'

BALSBRIDGE SL

10 of 20

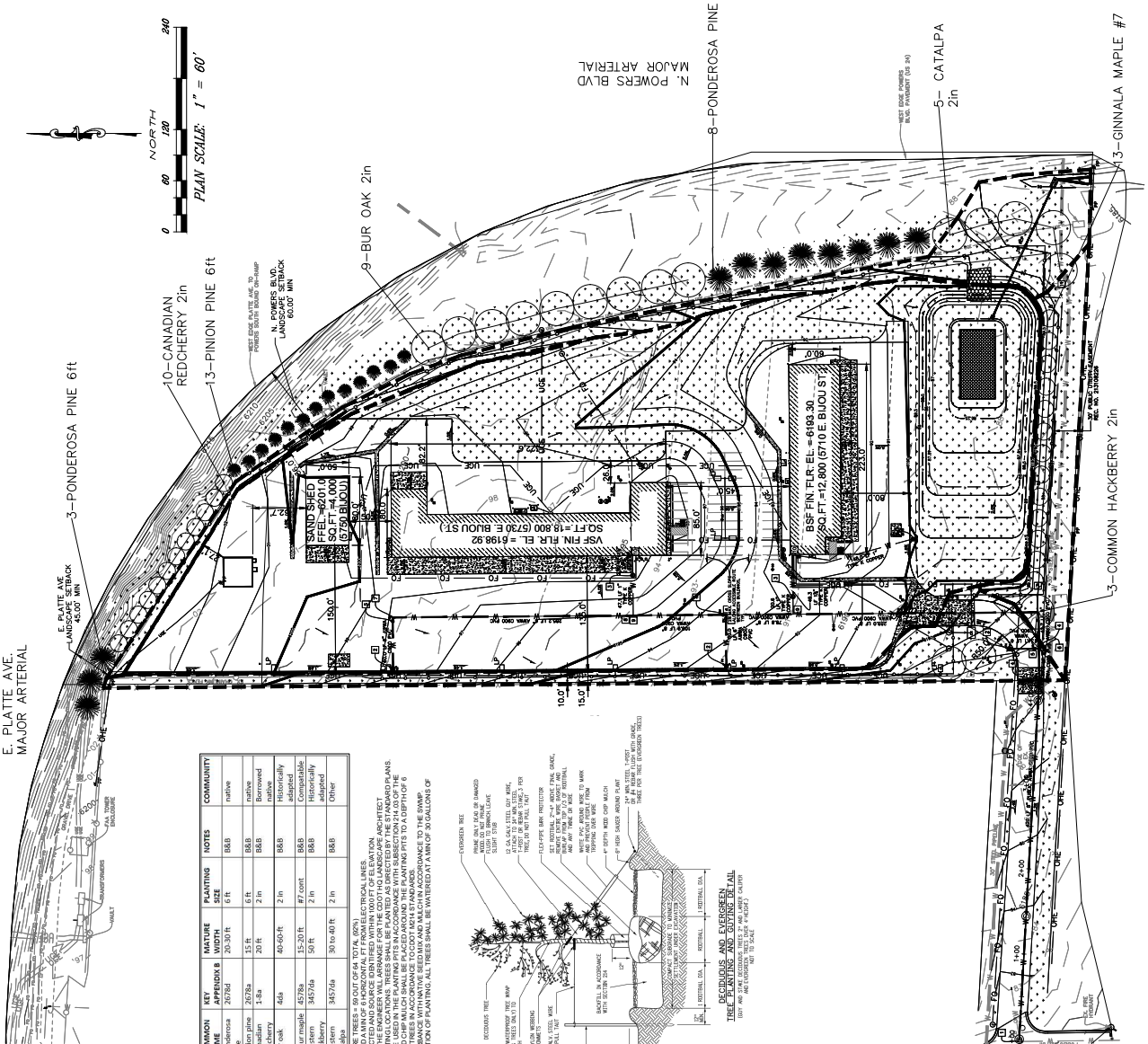
DATE	NO.	DESCRIPTION
02/20/2019	1	PRELIMINARY PLAN
10/07/2019	2	PER SUBMITTAL

Colorado Department of Transportation
 2829 W. HOWARD PL. FL. 4
 DENVER, CO 80204
 Phone: 303-757-9011 FAX: 303-512-5550

FINAL LANDSCAPE PLAN
 BIJOU ST. MAINTENANCE SITE
 5710 E. BIJOU STREET, CO 80915

WONGSTRAUCH
 822 SOUTH ST. #100
 DENVER, CO 80204
 PHONE: 303-733-1000
 FAX: 303-733-1001
 WWW.WONGSTRAUCH.COM

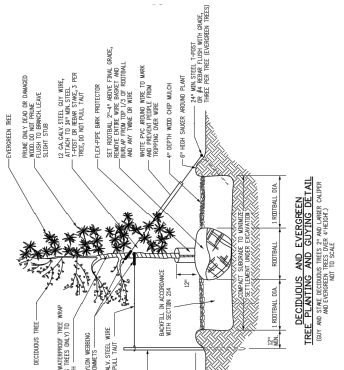
DRAWN BY: JMC
 CITY FILE NUMBER:
 CPC 22-19-00194
 CIP: 19-00105
 SHEET NUMBER:
 11 of 20



PLANT LIST

CITY	SCIENTIFIC NAME	COMMON NAME	NEW APPENDIX	MAINTENANCE WIDTH	PLANTING SIZE	NOTES	COMMUNITY
11	Pinus ponderosa	Ponderosa Pine	20-30 FT	6 FT	6 FT	8-8.8	native
13	Pinus strobus	White Pine	15-20 FT	5 FT	5 FT	8-8.8	native
10	Pinus resinosa	Red Pine	15-20 FT	5 FT	5 FT	8-8.8	native
9	Quercus bicolor	Bur oak	45-60 FT	2 IN	2 IN	8-8.8	Historically native
13	Acacia greggii	Arroyo maple	15-20 FT	1/2 CONT.	1/2 CONT.	8-8.8	Historically native
3	Carex occidentalis	Western sedge	50 FT	2 IN	2 IN	8-8.8	Historically native
5	Carolinia alleni	Western sedge	50 FT	2 IN	2 IN	8-8.8	Historically native
1	Grass	Grass	345/240	50 TO 40 FT	2 IN	8-8.8	Other

- TOTAL AMOUNT OF SQUARE FEET = 59 OUT OF 60 TOTAL SQUARE FEET.
- PLANTING AREAS SHALL BE COLLECTED AND SOURCE IDENTIFIED WITHIN 100 FT OF ELEVATION.
- PLANTING AREAS SHALL BE COLLECTED AND SOURCE IDENTIFIED WITHIN 100 FT OF ELEVATION.
- 300-24242 TO STATE PLANTING LOCATIONS. TREES SHALL BE PLANTED AS DIRECTED BY THE STANDARD PLANS.
- CONDITIONS SHALL BE USED IN THE PLANTING PITS IN ACCORDANCE WITH SUBSECTION 14.18(1) OF THE COLORADO CONSTITUTION AND THE STANDARD PLANS.
- GRASS AND STAKE ALL TREES IN ACCORDANCE TO CITY M44 STANDARDS.
- IMMEDIATELY UPON COMPLETION OF PLANTING, ALL TREES SHALL BE WATERED AT A RATE OF 30 GALLONS OF WATER PER POINT.



LEGEND

- 4" HOT MIXED ASPHALT ON 6" CLASS 5 AGGREGATE.
- CONCRETE DRIVEWAY ON 6" CLASS 5 AGGREGATE.
- CONCRETE SIDEWALK ON 6" CLASS 5 AGGREGATE.
- CONCRETE CURB ON 6" CLASS 5 AGGREGATE.
- CONCRETE DRIVEWAY ON 6" CLASS 5 AGGREGATE.
- CONCRETE SIDEWALK ON 6" CLASS 5 AGGREGATE.
- CONCRETE CURB ON 6" CLASS 5 AGGREGATE.
- CONCRETE DRIVEWAY ON 6" CLASS 5 AGGREGATE.
- CONCRETE SIDEWALK ON 6" CLASS 5 AGGREGATE.
- CONCRETE CURB ON 6" CLASS 5 AGGREGATE.

LANDSCAPE SETBACKS

STREET NAME / STREET CLASSIFICATION	LINEAR SETBACK (FEET)	NO. OF TREES REQUIRED
E. PLATTE AVE - MAJOR ARTERIAL	25 FT	1200
N. POWERS BLVD - MAJOR ARTERIAL	25 FT	1200
WEST BOUNDARY - NON-STREET	10 FT	1000
SOUTH BOUNDARY - NON-STREET	10 FT	1000
EAST BOUNDARY - NON-STREET	10 FT	1000
BIJOU ST. - MAJOR ARTERIAL	25 FT	1200

SANDY PLAINS AND SANDY FOOTHILLS SEED MIX (165/528/4)

Common Name	Scientific/Botanical Name	Pounds of Pure Live Seed (PLS) per Acre
Blue grama	<i>Bouteloua gracilis</i> s. <i>hirsuta</i>	2
Sand dropseed	<i>Sporobolus cynosuroides</i>	1
Slate-out grama	<i>Bouteloua curtipendula</i>	3.5
Sand reedgrass	<i>Calamagrostis longifolia</i>	2
Sand bluestem	<i>Andropogon hallii</i>	4
Sand love grass	<i>Ergononox trichoides</i> s. <i>brad</i>	2
Indian daisy	<i>Achillea millefolium</i> s. <i>paluma</i>	1
Black-wheatgrass flower	<i>Eriogonum umbellatum</i>	1
Blue grama	<i>Bouteloua gracilis</i>	1
Danish (Low) Rabbitbrush	<i>Chrysothamnus viscidiflorus</i>	0.5
Cover/Anticrop	<i>Suaeda creata</i>	29
TOTAL		29

- SEEDING APPLICATION SHALL BE 0.25 INCH TO 0.5 INCH INTO THE SOIL. IN SMALL AREAS NOT ACCESSIBLE TO A TRACTOR, SEEDING SHALL BE DONE BY HAND.
- MULCHING APPLICATION SHALL BE 1.5 INCH TO 2 INCH OF CERTIFIED WEED FREE MULCH PER ACRE. MULCH SHALL BE APPLIED TO ALL SEEDING AREAS AT TWO CUBIC YARDS PER 1000 SQUARE FEET. PER CITY CONSTRUCTION SPECIFICATIONS, CURRENT EDITION.

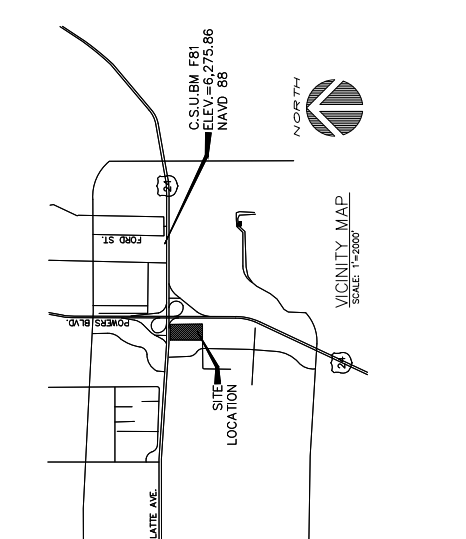
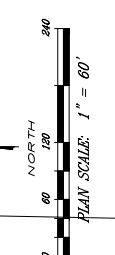
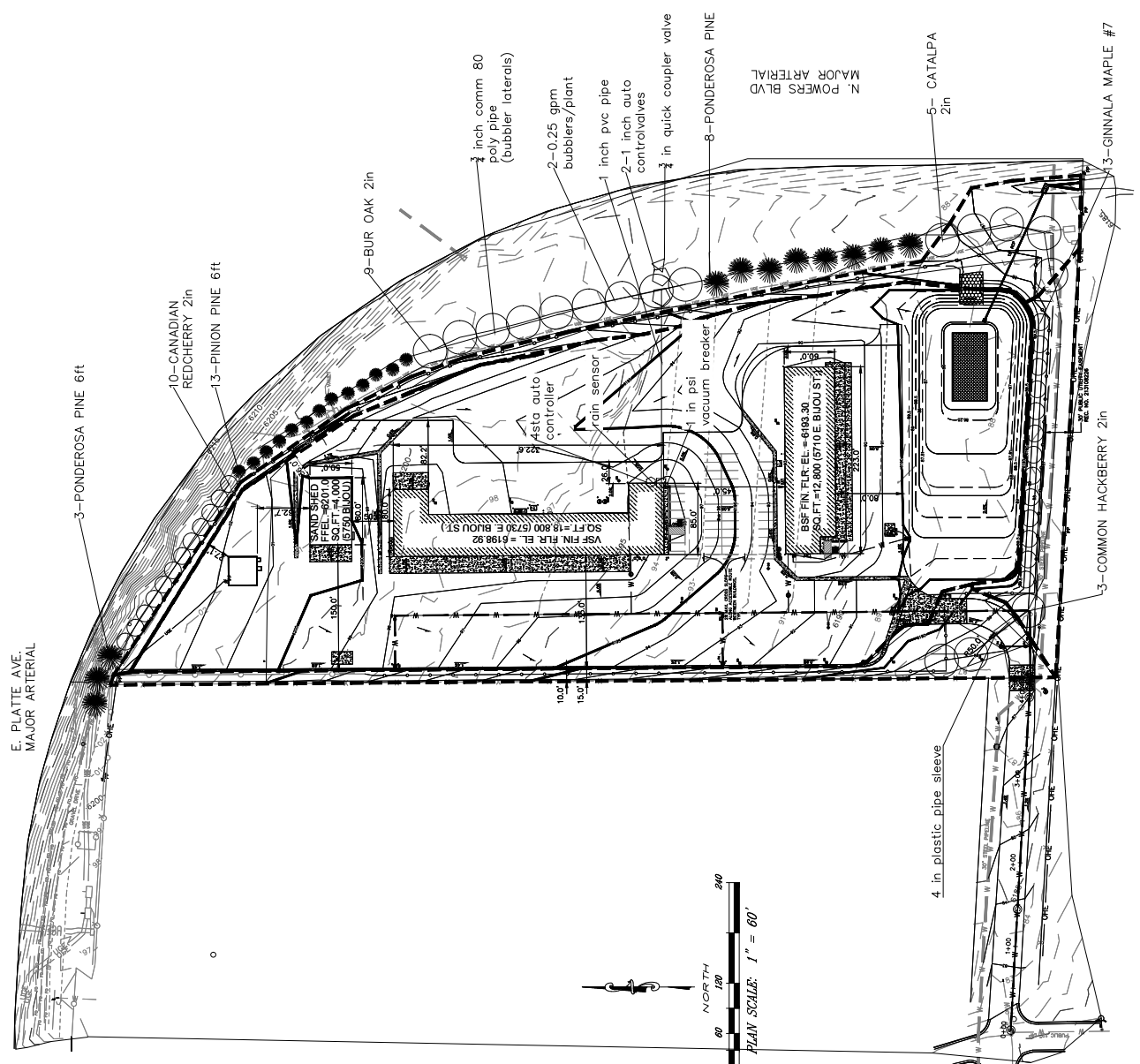


FIGURE 1

DATE	BY	DESCRIPTION
07/12/2018	1	DESIGN/REVISION
	2	REVISION



LEGEND:

- 4" HOT MIXED ASPHALT ON 8" CLASS 5 AGGREGATE BASE COURSE ON 8" GRANULAR FILL WITH 1" GEL COAT REINFORCING FABRIC
- ACCEPTABLE FILL MATERIAL OR IMPORTED FILL RESET, 2' SHIT, S0
- CONC. PAVING: 8" THICK ON 6" AGGREGATE BASE COURSE ON 8" GRANULAR FILL WITH 1" GEL COAT REINFORCING FABRIC
- ACCEPTABLE FILL MATERIAL OR IMPORTED FILL RESET, 2' SHIT, S0
- CONCRETE MANHOLE, RESET, 1' SHIT, S0, S0
- NEW RIPRAP
- EXIST. 6" CHAIN LINK FENCE
- EXIST. 3" BARBED WIRE FENCE
- EXIST. OVERHEAD POWER LINE
- NEW 6" COMPOSITE PRIVACY FENCE
- NEW 6" CHAIN LINK FENCE
- NEW FIRE HYDRANT
- NEW 10" BOLLARD, RE. ARCH & STRUCT.
- NEW CONC. THURSTLOCK
- NEW WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. POWER POLE
- NEW FLAG POLE, RE. STRUCT SHIT, S0,3
- NEW LIGHT POLE, RE. EL/STRUCT SHIT, S0,3
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TEST STATION

IRR TAB fyi	CODE
1	PSI VAC BREAKER
1	BALL VALVE W DRAIN
1	TAP
1	AUTO CONTROLLER
2	AUTO CONTROL VALVES
40 LF	4 INCH SLEEVE PIPE
51	BUBBLERS
240 LF	1 IN PVC PIPE
1870 LF	1/2 IN POLY PIPE
	LATERAL TO BUBBLERS

NOTES:
 1. IRRIGATION SYSTEM TO BE PART OF BUILDING WATER SOURCE, TAPPED FROM VSF.
 2. STATIC WATER PRESSURE REQUIRED TO RUN IRRIGATION SYSTEM = 40 PSI

FIGURE 1

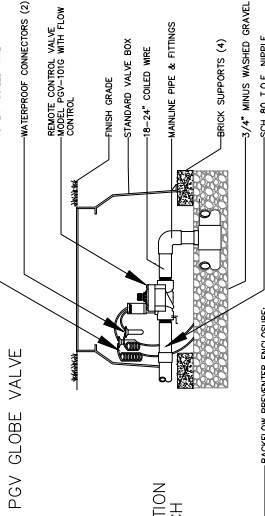
DATE	REVISION	DESCRIPTION
12/07/2019	1	DESIGN/CONTRACT PLAN
12/07/2019	2	PER SUBMITTAL

Colorado Department of Transportation
 PROPERTY MANAGEMENT
 2829 W. HOWARD PL. FL 4
 DENVER, CO 80204
 Phone: 303-757-9011 FAX: 303-512-5550

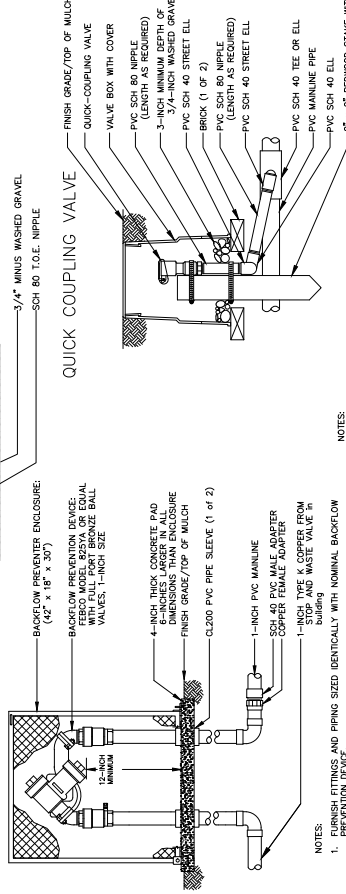
IRRIGATION DETAILS
 BIJOU ST. MAINTENANCE SITE
 5710 E. BIJOU STREET,
 COLORADO SPRINGS, CO 80915



DOWN BY: KMC
 CITY/FILE NUMBER:
 CPC-ZC 19-00194
 CIP UPT 19-00105
 SHEET NUMBER:
 13 OF 20



BACKFLOW PREVENTION ASSEMBLY, 1-INCH

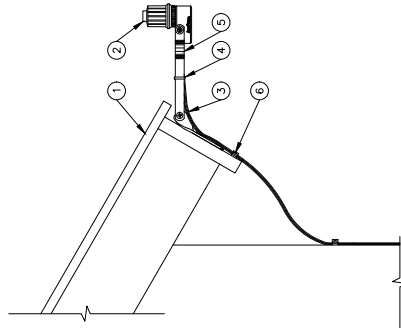


NOTES:
 1. FINISH FITTINGS AND PIPING SIZED IDENTICALLY WITH NOMINAL BACKFLOW PREVENTION DEVICE.
 2. ALLOW 1/2 PIPE DIAMETERS UPSTREAM AND 4 PIPE DIAMETERS DOWNSTREAM OF STRAIGHT RUN OF PIPE TO ACHIEVE PROPER FLOW REGIME PER MANUFACTURER.

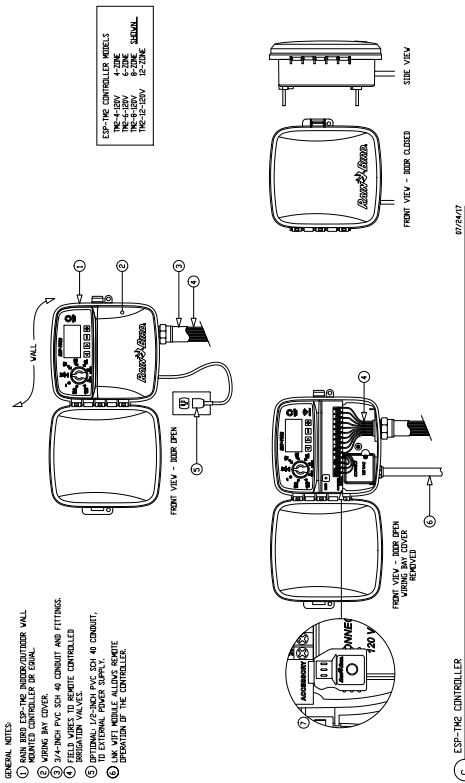
CHOOSING EQUIPMENT CALLOUT METHOD:
 CHOOSE EITHER LEADERS OR BUBBLE CALLOUTS BY TURNING ON THE APPROPRIATE LAYER:
 TEXT_LEADERS
 TEXT_BUBBLES
 ITEM 1

TO TURN OFF THIS INSTRUCTION BOX, TURN OFF LAYER "INSTRUCT-CALLOUT".

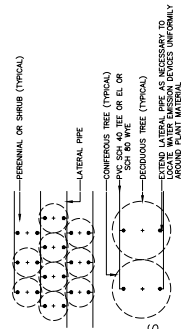
- 1 LEAVE OF BUILDING
- 2 RAIN SENSOR: RAIN BIRD RSD-BEX
- 3 WIRE TO IRRIGATION CONTROLLER
- 4 PLASTIC TIE DOWN STRAP
- 5 MOUNTING BRACKET
- 6 SECURE WIRE WITH CABLE TIE BRACKET (1 OF 2)



D N.I.S.
 RAIN SENSOR RSD-BEX ROOF BRACKET
 1-307-24
 C-RSD-BEX-RSD-BEX



- GENERAL NOTES:
 1. RAIN BIRD ESP-THE INDOOR/OUTDOOR WALL MOUNTED CONTROLLER SHALL BE EQUAL.
 2. WIRING MAY VARY FROM THAT SHOWN OR EQUAL.
 3. 3/4-INCH PVC SCH 40 CONDUIT AND FITTINGS.
 4. FIELD WIRES TO BE REMOTE CONTROLLED.
 5. OPTIONALLY, A 1/2" PVC SCH 40 CONDUIT, TO EXTERNAL POWER SUPPLY.
 6. USE WITH NIPPLE ALONG WITH REMOTE CONTROLLED BY THE CONTROLLER.



- NOTES:
 1. LOCATE WATER EMISSION DEVICES UNIFORMLY AROUND THE PLANT MATERIAL.
 2. SEE SPECIFICATIONS FOR WATER EMISSION DEVICE SCHEDULE FOR DIFFERENT PLANT MATERIAL.
 3. WATER EMISSION ASSEMBLY TO BE LOCATED WITHIN THE BASHN AROUND EACH PLANT.

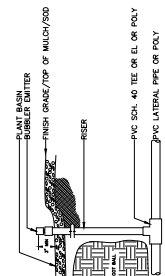
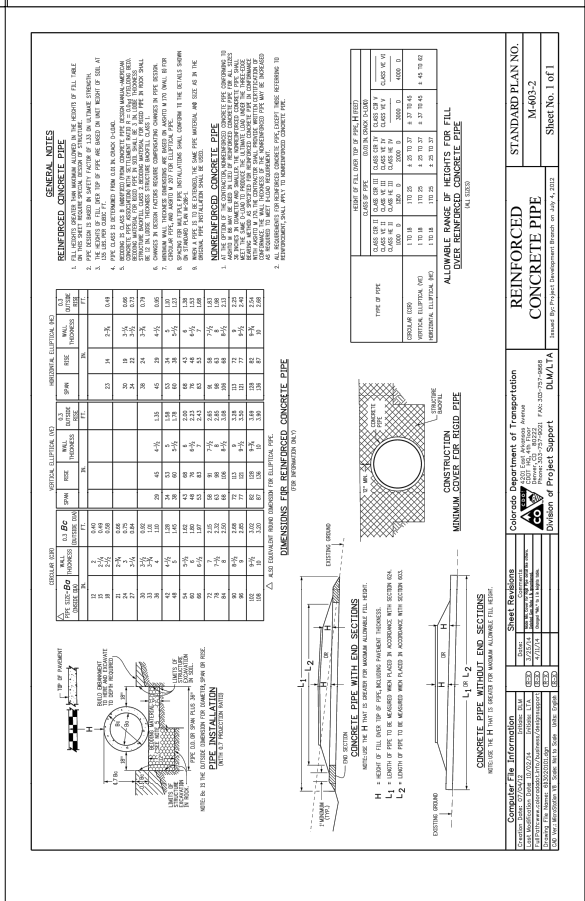
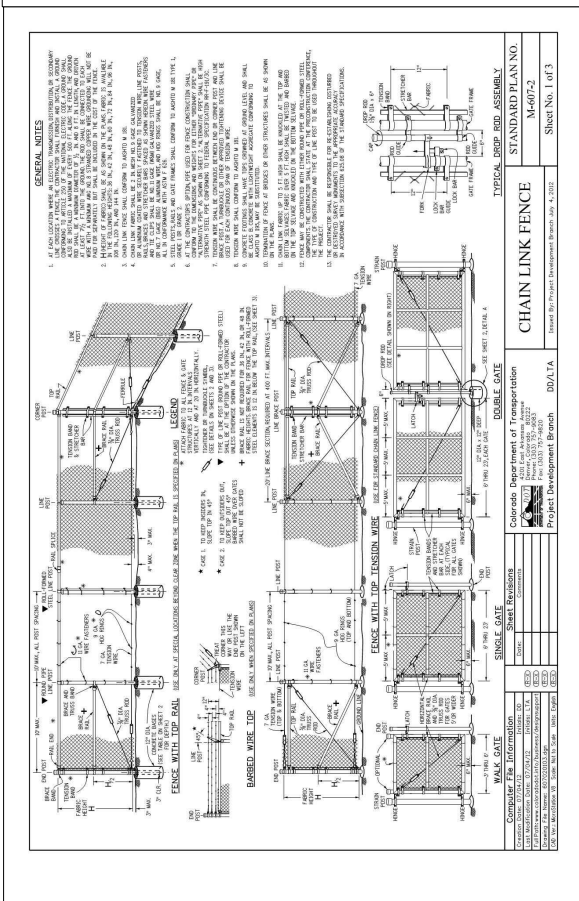
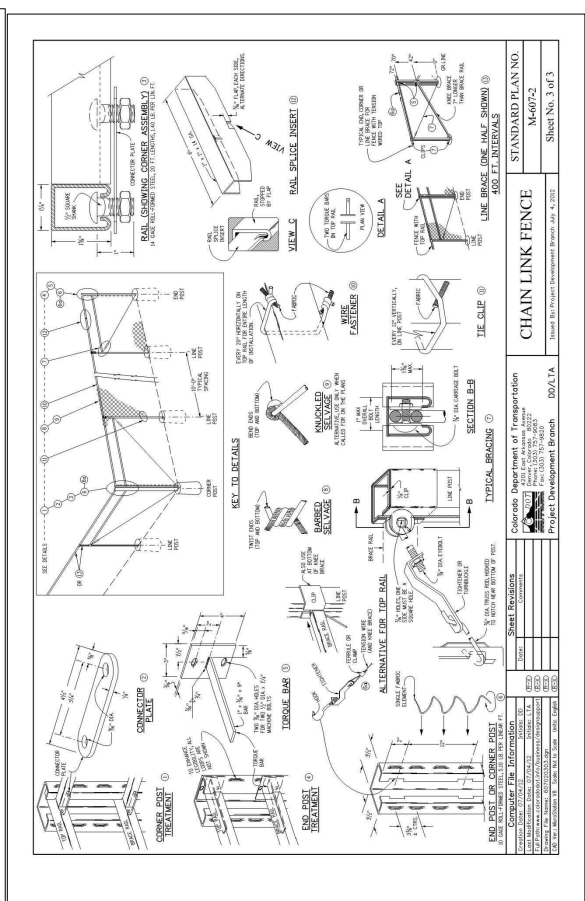
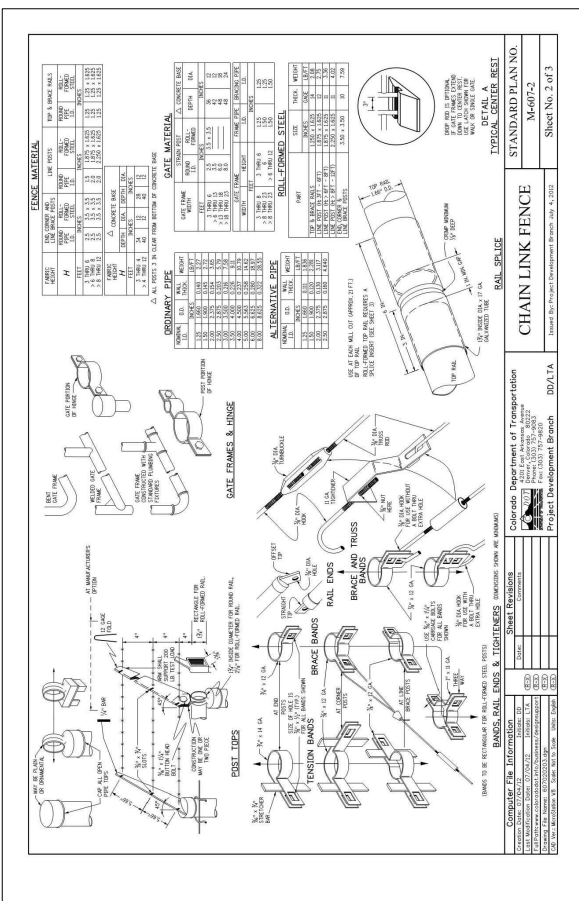


FIGURE 1

NO.	DESCRIPTION	DATE
1	REVISION	07/13/2019
2	PER RESUBMITTAL	10/03/2019

WONG STRAUSS
 830 SOUTH GAY STREET
 DENVER, CO 80202

CITY FILE NUMBER: COC 19-0005	DRAWN BY: KAC
CITY PROJECT NUMBER: COC 19-0005	SHEET NUMBER
14 of 20	



NOTE: OVERALL HEIGHT OF CHAIN LINK FENCE TO BE 6'.

FIGURE 1

NO.	DESCRIPTION	DATE
1	DESIGN	07/12/2019
2	REVISION	10/07/2019
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
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8	REVISION	
9	REVISION	
10	REVISION	

Colorado Department of Transportation

PROPERTY MANAGEMENT
829 W. HOWARD PL. #4
DENVER, CO 80204

Phone: 303-757-9011 FAX: 303-512-5550

VSE EXTERIOR ELEVATIONS

BJOU ST. MAINTENANCE SITE
5710 E. BJOU STREET,
COLORADO SPRINGS, CO 80915

WONG STRAUSS

820 SANTA FE DRIVE
DENVER, CO 80202

DRAWING: AXC
CITY FILE NUMBER:
PROJECT NUMBER:
DATE: 08/19/2020
SHEET NUMBER:
15 of 20

- REVISIONS LIST:**
- 01 CHANGES TO FINISH SCHEDULES
 - 02 CONCRETE SLAB ON GRADE RE: UAD-1, UAD-2, UAD-3, UAD-4, UAD-5, UAD-6, UAD-7, UAD-8, UAD-9, UAD-10, UAD-11, UAD-12, UAD-13, UAD-14, UAD-15, UAD-16, UAD-17, UAD-18, UAD-19, UAD-20, UAD-21, UAD-22, UAD-23, UAD-24, UAD-25, UAD-26, UAD-27, UAD-28, UAD-29, UAD-30, UAD-31, UAD-32, UAD-33, UAD-34, UAD-35, UAD-36, UAD-37, UAD-38, UAD-39, UAD-40, UAD-41, UAD-42, UAD-43, UAD-44, UAD-45, UAD-46, UAD-47, UAD-48, UAD-49, UAD-50, UAD-51, UAD-52, UAD-53, UAD-54, UAD-55, UAD-56, UAD-57, UAD-58, UAD-59, UAD-60, UAD-61, UAD-62, UAD-63, UAD-64, UAD-65, UAD-66, UAD-67, UAD-68, UAD-69, UAD-70, UAD-71, UAD-72, UAD-73, UAD-74, UAD-75, UAD-76, UAD-77, UAD-78, UAD-79, UAD-80, UAD-81, UAD-82, UAD-83, UAD-84, UAD-85, UAD-86, UAD-87, UAD-88, UAD-89, UAD-90, UAD-91, UAD-92, UAD-93, UAD-94, UAD-95, UAD-96, UAD-97, UAD-98, UAD-99, UAD-100
 - 03 CONCRETE SLAB ON GRADE RE: UAD-1, UAD-2, UAD-3, UAD-4, UAD-5, UAD-6, UAD-7, UAD-8, UAD-9, UAD-10, UAD-11, UAD-12, UAD-13, UAD-14, UAD-15, UAD-16, UAD-17, UAD-18, UAD-19, UAD-20, UAD-21, UAD-22, UAD-23, UAD-24, UAD-25, UAD-26, UAD-27, UAD-28, UAD-29, UAD-30, UAD-31, UAD-32, UAD-33, UAD-34, UAD-35, UAD-36, UAD-37, UAD-38, UAD-39, UAD-40, UAD-41, UAD-42, UAD-43, UAD-44, UAD-45, UAD-46, UAD-47, UAD-48, UAD-49, UAD-50, UAD-51, UAD-52, UAD-53, UAD-54, UAD-55, UAD-56, UAD-57, UAD-58, UAD-59, UAD-60, UAD-61, UAD-62, UAD-63, UAD-64, UAD-65, UAD-66, UAD-67, UAD-68, UAD-69, UAD-70, UAD-71, UAD-72, UAD-73, UAD-74, UAD-75, UAD-76, UAD-77, UAD-78, UAD-79, UAD-80, UAD-81, UAD-82, UAD-83, UAD-84, UAD-85, UAD-86, UAD-87, UAD-88, UAD-89, UAD-90, UAD-91, UAD-92, UAD-93, UAD-94, UAD-95, UAD-96, UAD-97, UAD-98, UAD-99, UAD-100
 - 04 SLAB SHALL SLOPE TO DRAINAGE NOT EXCEED 1/4" PER FOOT
 - 05 CONCRETE CURB RE: STRUCT.
 - 06 CONCRETE CURB RE: STRUCT.
 - 07 EXPOSED SLOPE ON CROSS SLOPE
 - 08 TRENCH DRAWN RE: STRUCT. SEE ALSO KEYNOTE 58
 - 09 6" CONCRETE UTILITY PAD RE: STRUCTURAL
 - 10 PHONET BOARD 4X8X4" PL WOOD (P-1) TO WASTE OIL PUMP W/STATIONARY PRESSURE WASHER (PW-1)
 - 11 150 GAL. AIR COMPRESSOR (AW-1) TO WASTE OIL PUMP W/STATIONARY PRESSURE WASHER (PW-1)
 - 12 STATIONARY PRESSURE WASHER (PW-1) TO WASTE OIL PUMP W/STATIONARY PRESSURE WASHER (PW-1)
 - 13 CONCRETE WALL
 - 14 EXTERIOR OF RESTRICTED DOOR ABOVE REFER TO ADR TYPICAL BOLLARD FOR BOLLARD ON SITE REFER TO CIVIL DETAILS
 - 15 20" DEEP PAVEMENT ADJUSTABLE BLACK GRANITE CURB RE: STRUCT. EXTEND TO CONC. APRON
 - 16 EXPOSED SLOPE ON CROSS SLOPE REQUIREMENTS AT ACCESSIBLE ROUTE
 - 17 FLAMMABLE MATERIAL STORAGE CABINET REYNOLDS 58
 - 18 WASTE OIL DRAINAGE PUMP (WT-1)
 - 19 WASTE OIL COLLECTION BASIN (WT-1)
 - 20 150 GAL. AIR COMPRESSOR (AW-1)
 - 21 STATIONARY PRESSURE WASHER (PW-1)
 - 22 CONCRETE WALL
 - 23 CONCRETE WALL
 - 24 PAVEMENT STRIPING
 - 25 FLOOR OUTLETS RE: ELECTRICAL
 - 26 CONCRETE FOUNDATION WALL RE: STRUCT.
 - 27 PHONET SHEET, 4X8X4" PL WOOD (P-1)
 - 28 VENT SHOCK - 36"
 - 29 EPoxy PAINT SYSTEM AT EXPOSED METAL AND DRUM TRANSIT RE: SPEC.
 - 30 METAL FLASHING, PP-6
 - 31 FINISH METAL WORK, FINISHING SEAM COLOR MP-2, USE ON CONNECTION TO ADJACENT PANEL
 - 32 SCHEDULED LIGHT FIXTURE
 - 33 CMU-1, SMOOTH FACED
 - 34 TYP. RE: FINISH SCHEDULE
 - 35 UNRELATED SECTIONAL DOOR, COORDINATE LOCATION OF MOTOR OPERATOR AT EACH DOOR WITH FINISH SCHEDULE
 - 36 ALL EXTERIOR WALLS SHALL BE TYPICAL STRUCTURE RE: DETAIL ON A101
 - 37 PREFINISHED METAL TRIM, MP-2, TYPICAL
 - 38 METAL FLASHING, PP-6
 - 39 FINISH GRADE
 - 40 WATER TREATMENT SYSTEM, ALL TANKS CONTRACTOR, ACTUAL TREATMENT SYSTEM TO COORDINATE WITH INSULATION CONTRACT
 - 41 CONTROL LIGHT, 2" MAX O.C.
 - 42 PREFINISHED METAL FASCIA, COLOR MP-2
 - 43 FLAPOP
 - 44 CMU-2, SPLIT FACED RE: SPEC
 - 45 HORIZONTAL BUNDS
 - 46 AT SAMP SHED, ROLL UP OVERHEAD DOOR
 - 47 FINISH GRADE
 - 48 FINISH GRADE
 - 49 FINISH GRADE
 - 50 HOSE REELS
 - 51 SERIES CONNECTION, CO-TO COORDINATE LOCATION WITH AVAILABLE SERVICES
 - 52 WATER HEATER TANK
 - 53 WATER CONNECTION, RE: CIVIL AND PLUMB
 - 54 KNOX BOX, COORDINATE WITH AUI
 - 55 EMERGENCY SHOWER/ EYE WASH (BEW)
 - 56 GUTTER DOWNSPOUT & SPASH BLOCKS
 - 57 RADIANT HEATER INFASE VERT. PP-6
 - 58 2 X 2 X 2 CATCH BASIN, CONNECTION TO SEWER
 - 59 EXTERIOR OUTLET RE: MECH
 - 60 COMPRESSED AIR OUTLET TYP
 - 61 LOWERED OPENING, RE: MECH
 - 62 REPAIR RED RADIANT TUBE HEATER, RE: MECH
 - 63 VENTILATION, COORDINATE WITH AVAILABLE SERVICES
 - 64 EXHAUST SYSTEM DUCTWORK, HOLD TIGHT
 - 65 1/2" X 1/2" X 1/2" POLYURETHANE INSULATION, 12" MIN. UNBROKEN, INTO CONTACT FLOOR
 - 66 RADIANT HEATER INFASE VERT. PP-6
 - 67 EXHAUST VENTILATION, RE: MECH
 - 68 EXTERIOR OUTLET RE: MECH
 - 69 GAG METER, RE: CIVIL AND MECH DWGS.
 - 70 PROVIDE PLUMB WINDOW SILL AT WINDOW
 - 71 UNIDIRECTIONAL AIR FLOW, RE: MECH
 - 72 PREVENTOR, RE: PLUMBING AND CIVIL
 - 73 ELECTRIC WATER COOLER, MAINTAIN 10' EACH SIDE FROM CENTERLINE OF UNIT STRUCTURE
 - 74 COND. UTILITY CONTAMINATION CURB PAD, RE: STRUCTURE

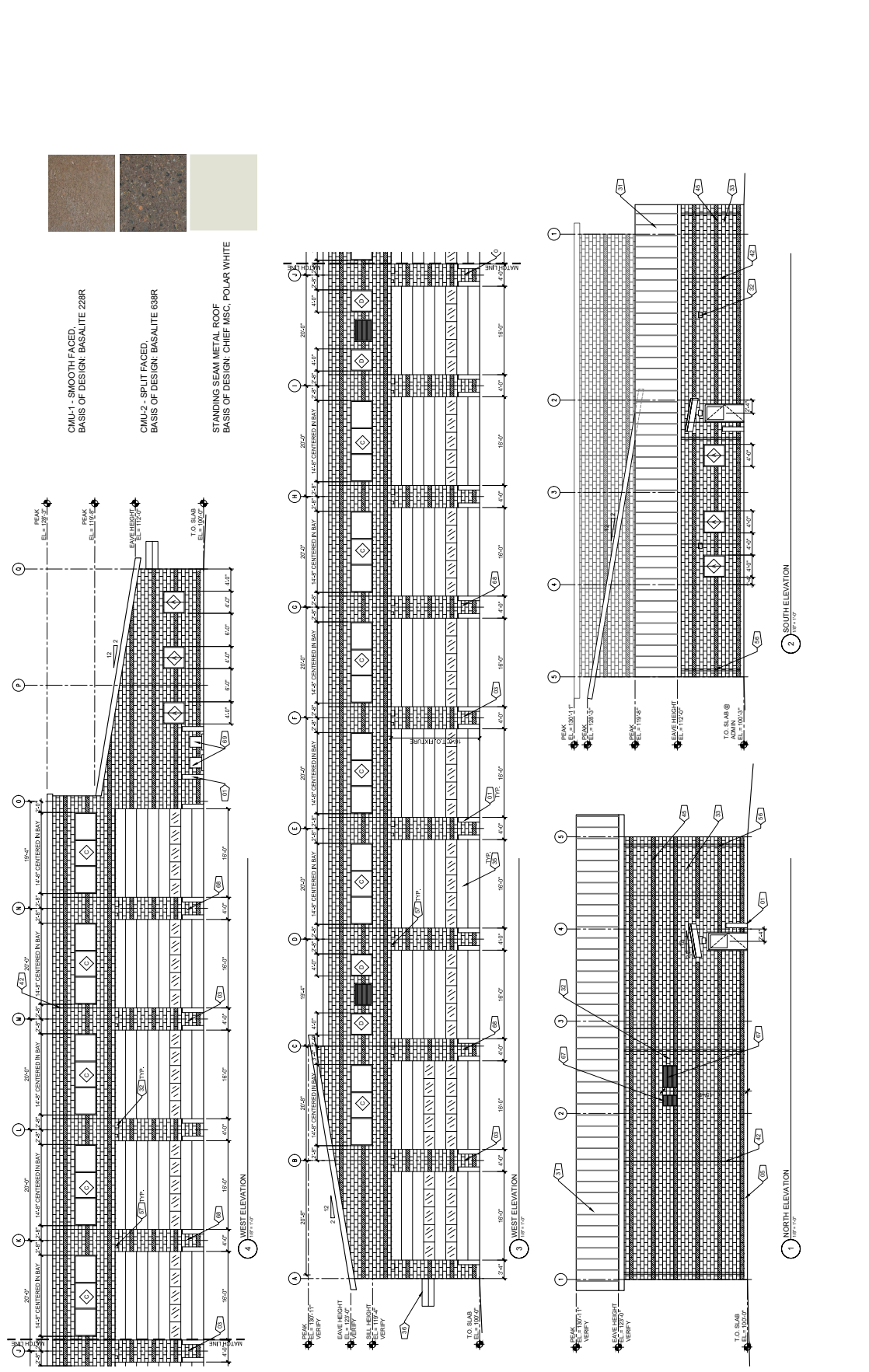


FIGURE 1

No.	DESCRIPTION	DATE
1	DEVELOPMENT PLAN	10/02/2019
2	REVISION	
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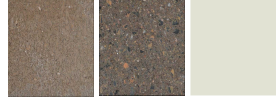
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 DENVER, CO 80204
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 COLORADO SPRINGS, CO 80915

WONG STRAUSS
 800 SANTA FE DRIVE
 DENVER, CO 80202
 WONG STRAUSS ARCHITECTS
 1800 17TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1800 FAX: 303.733.1801
 WWW.WONGSTRAUSS.COM

DRAWN BY: AKC
 CITY FILE NUMBER:
 PROJECT NUMBER:
 SHEET NUMBER:
 16 of 20

- 01 PROVIDE CURB, RE: STRUCT. SEE ALSO REVISION #5
- 02 CONCRETE SLAB ON GRADE RE: I.M. 1, CIVIL REFER TO I.M. FOR TYPICAL BOLLARD BOLLARD ON SITE REFER TO CIVIL DETAILS
- 03 FREEZEPROOF WALL W/DRANT
- 04 SLAB SHALL SLOPE TO DRAINAGE NOT EXCEED 1% ACROSS ITS CROSS-SLOPE REQUIREMENTS
- 05 CONCRETE CURB, RE: STRUCT.
- 06 EXTEND TO CONC. APRON
- 07 SCHEDULED WINDOW
- 08 TRIM EACH DRAW, RE: STRUCT.
- 09 6" CONCRETE UTILITY PAD, RE: STRUCTURAL
- 10 PHONE BOARD, I.M. 1, CIVIL REFER TO I.M. FOR TYPICAL BOLLARD BOLLARD ON SITE REFER TO CIVIL DETAILS
- 11 TO WASTE OIL PUMP W/ (1) CONNECT TO WASTE OIL PUMP W/ (1)
- 12 STATIONARY PRESSURE WASHER (PW-1) VENT TO SIDEWALL
- 13 CONCRETE WALL
- 14 EXTENT OF RESTRICTED DOOR, ABOVE REFER TO I.M. FOR TYPICAL BOLLARD BOLLARD ON SITE REFER TO CIVIL DETAILS
- 15 20" DEEP RAY-DY ADJUSTABLE BLACK ANCHORS TO BE INSTALLED AT 48" ON CENTER TO EXCEED SLOPE ON CROSS-SLOPE REQUIREMENTS AT ACCESSIBLE ROUTE
- 16 FLAMMABLE MATERIAL STORAGE CABINET
- 19 WASTE OIL DIPHRAIM PUMP (WT-1)
- 20 WASTE OIL COLLECTION BASIN (WT-1)
- 21 150 GAL. AIR COMPRESSOR (AIR-1)
- 22 HYDRO COOLER, RE: CIVIL
- 23 CONCRETE SENSOR AND PANEL, PROVIDE MANUAL ON/OFF TO DEPRESSURE SWITCH TO OPERATE PRESSURE WASHER (PW-1)
- 24 PAVEMENT STRIPING
- 25 FLOOR OUTLETS, RE: ELECTRICAL
- 26 CONCRETE FOUNDATION WALL, RE: STRUCT.
- 27 PHONE-2 SHEET, 3" X 9" PLYWOOD, PF-1
- 28 VENT STACK, 10"
- 29 EPoxy PAINT SYSTEM AT EXPOSED METAL AND BRACKET TRIM, RE: SPEC.
- 30 METAL FLASHING, N.C.
- 31 REPAIR METAL WORK, FINISHING APPROVED CONSULT FATHERER ROOF CONTRACTOR, ACTUAL TREATMENT SYSTEM TO COORDINATE INSTALLATION WITH ADJACENT PANEL
- 32 SCHEDULED LIGHT FIXTURE
- 33 CMU-1, SMOOTH FACED, RE: SPEC
- 34 TYP. RE: FINISH SCHEDULE
- 35 INSULATED SECTIONAL DOOR, COORDINATE LOCATION OF MOTOR OPERATOR AT EACH DOOR WITH I.M. FOR TYPICAL BOLLARD BOLLARD ON SITE REFER TO CIVIL DETAILS
- 36 ALL EXTERIOR WALL DOORS, NO GUTTER FLASHING, RE: DETAIL ON ALIATION
- 37 PREFINISHED METAL TRIM, MP-2, TYPICAL
- 38 METAL FLASHING, N.C.
- 39 FINISH GRADE
- 40 WATER TREATMENT SYSTEM, ALL TANKS COORDINATE LOCATION WITH AVAILABLE SERVICES
- 41 CONTRACTOR, ACTUAL TREATMENT SYSTEM TO COORDINATE INSTALLATION WITH ADJACENT PANEL
- 42 CONTROL LIGHT, 2" MAX O.C.
- 43 PREFINISHED METAL FASCIA, COLOR MP-2
- 44 FLAPOP
- 45 CMU-2, SPLIT FACED, RE: SPEC
- 46 HORIZONTAL BUNDS
- 47 AT SAND SHED, ROLL UP OVERHEAD DOOR
- 48 PAINTURE, N.C.
- 49 EXTERIOR WALL, AND DAYLIGHT SENSOR PANEL, RE: ELEC.
- 50 HOSE REELS
- 51 SERIES CONNECTION, GO TO COORDINATE LOCATION WITH AVAILABLE SERVICES
- 52 WATER CONNECTION, RE: CIVIL AND PLUMB
- 53 WATER HEATER TANK
- 54 KNOX BOX, COORDINATE WITH A.H.U.
- 55 EMERGENCY SHOWER/EYE WASH (BEW)
- 56 GUTTER DOWNPOUT & SPASH BLOCKS, SLOPE GUTTER 1/8" FT 1"
- 57 RADIANT HEATER INTAKE VENT, PF-6
- 58 2" X 2" Z CAD-BURN CONNECTION TO SEDIMENT BUCKET, RE: MECH
- 59 GAG METER, RE: CIVIL AND MECH DWGS.
- 60 COMPRESSED AIR OUTLET TYP
- 61 LOWERED OPENING, RE: MECH
- 62 REPAIR RADIANT TUBE HEATER, RE: MECH
- 63 VENTILATION, RE: MECH
- 64 EXHAUST SYSTEM DUCTWORK, HOLD TIGHT PROVIDE MANUAL OVERRIDE RE: MECH
- 65 1/4" X 1/4" FIRE ISOLATION PAINT PF-7
- 66 8" X 8" 1/4" BASE PLATE (ANCHORED IN 12" MIN. ANCHOR BOLTS INTO CONCRETE FLOOR
- 67 RADIANT HEATER INTAKE VENT
- 68 EXHAUST INTAKE VENT
- 69 EXTERIOR OUTLET RE: ELEC.
- 69 AC COMENSING UNIT (SU) BOLTED TO PAD
- 70 PROVIDE PLUMB WINDOW SILL AT WINDOW
- 71 PROVIDE ADA ACCESSIBLE EXIT SIGNAGE AT EXITS TO ALL EXTERIOR AREAS
- 72 PROVIDE ADA ACCESSIBLE EXIT SIGNAGE AT EXITS TO ALL EXTERIOR AREAS
- 73 ELECTRIC WATER COOLER, MAINTAIN 10" EACH SIDE FROM CENTERLINE OF UNIT STRUCTURE
- 74 CONCRETE UTILITY CONTAINMENT CURB/PAD, RE: STRUCTURE



CMU-1 - SMOOTH FACED,
 BASIS OF DESIGN: BASALITE 238R

CMU-2 - SPLIT FACED,
 BASIS OF DESIGN: BASALITE 638R

STANDING SEAM METAL ROOF
 BASIS OF DESIGN: CHIEF MSC, POLAR WHITE

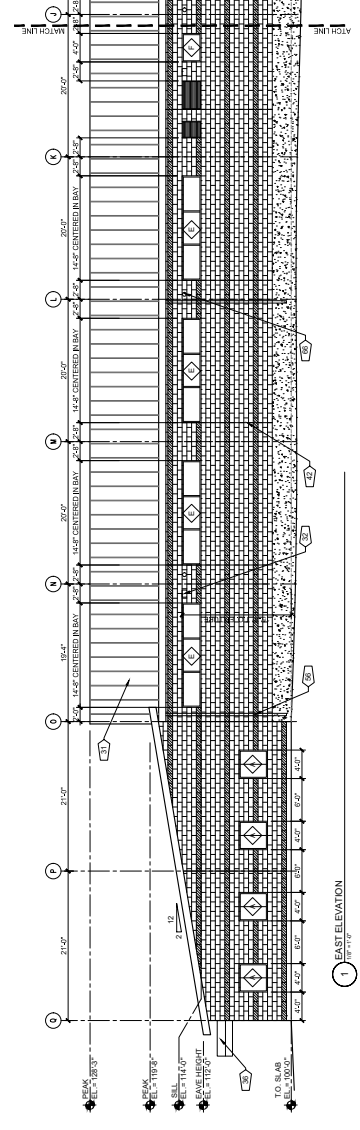
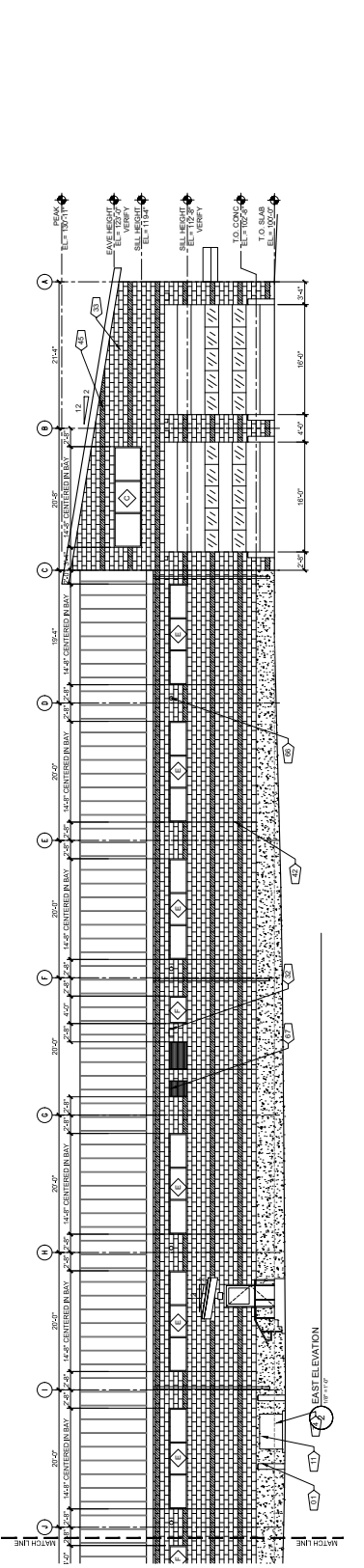


FIGURE 1

NO.	DATE	DESCRIPTION
1	07/12/2019	DEVELOPMENT PLAN
2	10/07/2019	REVISION

Colorado Department of Transportation
 PROPERTY MANAGEMENT
 2829 W. HOWARD PL., FL. 4
 DENVER, CO 80204
 Phone: 303-757-9011 FAX: 303-512-5550

BSF EXTERIOR ELEVATIONS
 BIJOU ST. MAINTENANCE SITE
 5710 E. BIJOU STREET,
 COLORADO SPRINGS, CO 80915

WONGSTRUCK
 820 SANTA FE DRIVE
 DENVER, CO 80202
 PHONE: 303-733-8888
 FAX: 303-733-8899
 WWW.WONGSTRUCK.COM

DRAWN BY: MAC
 CITY FILE NUMBER:
 PROJECT NUMBER:
 SHEET NUMBER:
 17 of 20

- MASTER KEYNOTE LIST:**
- 01 CONCRETE SLAB ON GRADE RE: I-10.1, CIVIL
 - 02 CONCRETE SLAB ON GRADE RE: I-10.1, CIVIL
 - 03 CONCRETE SLAB ON GRADE RE: I-10.1, CIVIL
 - 04 CONCRETE SLAB ON GRADE RE: I-10.1, CIVIL
 - 05 CONCRETE SLAB ON GRADE RE: I-10.1, CIVIL
 - 06 CONCRETE SLAB ON GRADE RE: I-10.1, CIVIL
 - 07 CONCRETE SLAB ON GRADE RE: I-10.1, CIVIL
 - 08 CONCRETE SLAB ON GRADE RE: I-10.1, CIVIL
 - 09 CONCRETE SLAB ON GRADE RE: I-10.1, CIVIL
 - 10 PHONET BOARD, 4X8X1/2" PLYWOOD, P.F.1
 - 11 PHONET BOARD, 4X8X1/2" PLYWOOD, P.F.1
 - 12 STATIONARY PRESSURE WASHER (PW-1)
 - 13 VENT TO SIDEWALL
 - 14 CONCRETE WALL
 - 15 REFER TO I-10.1 TYPICAL BOLLARD
 - 16 20" DEEP HOLLOW ADJUSTABLE BLACK
 - 17 REFER TO I-10.1 TYPICAL BOLLARD
 - 18 REFER TO I-10.1 TYPICAL BOLLARD
 - 19 WASTE OIL DRAINAGE PUMP (WF-1)
 - 20 WASTE OIL COLLECTION BASIN (WT-1)
 - 21 150 GAL. AIR COMPRESSOR (AC-1)
 - 22 HYDRO COOLER, RE: CIVIL
 - 23 CONDENSER AND PANEL, PROVIDE
 - 24 PAVEMENT STRIPING
 - 25 FLOOR OUTLETS, RE: ELECTRICAL
 - 26 CONC. FOUNDATION WALL, RE: STRUCT.
 - 27 PHONET SHEET, 2X10" PLYWOOD, P.F.1
 - 28 FIBERGLASS INSULATION, R-15
 - 29 VENT SHOCK, 3"Ø
 - 30 EPOXY PAINT SYSTEM AT EXPOSED METAL
 - 31 1/2" X 1/2" X 1/2" METAL FLASHING, P.F.6
 - 32 SCHEDULED LIGHT FIXTURE
 - 33 CMU-1, SMOOTH FACED, RE: SPEC
 - 34 TYP. RE: FINISH SCHEDULE
 - 35 INSULATED SECTIONAL DOOR, COORDINATE
 - 36 1/2" X 1/2" X 1/2" METAL FLASHING, P.F.6
 - 37 PREFINISHED METAL, TRIM, MP-2, TYPICAL
 - 38 METAL FLASHING, P.F.6
 - 39 1/2" X 1/2" X 1/2" METAL FLASHING, P.F.6
 - 40 FINISH GRADE
 - 41 WATER TREATMENT SYSTEM, ALL TANKS
 - 42 CONTROL LIGHT, 2" MAX O.C.
 - 43 PREFINISHED METAL, FASCIA, COLOR MP-2
 - 44 FLAPOP
 - 45 CMU-2, SPLIT FACED, RE: SPEC
 - 46 HORIZONTAL BANDS
 - 47 AT SAND SHED, ROLL UP OVERHEAD DOOR
 - 48 PAINTURE, N.C.
 - 49 1/2" X 1/2" X 1/2" METAL FLASHING, P.F.6
 - 50 HOSE REEL
 - 51 SERIES CONNECTION, C.C.T.O.
 - 52 COORDINATE LOCATION WITH AVAILABLE
 - 53 WATER HEATER TANK
 - 54 KNOX BOX, COORDINATE WITH A.H.U.
 - 55 EMERGENCY SHOWER/WASH (BSW)
 - 56 GUTTER DOWNPOUT & SPASH BLOCKS
 - 57 RADIANT HEATER INFASE VENT, P.F.6
 - 58 2" X 2" X 2" CATCH BASIN, CONNECTION TO
 - 59 GAG METER, RE: CIVIL AND MEP DWGS.
 - 60 COMPRESSED AIR OUTLET TYP
 - 61 LOW VOLT RADIANT TUBE HEATER, RE:
 - 62 MECH
 - 63 VENTILATION COORDINATOR
 - 64 EXHAUST SYSTEM DUCTWORK, HOLD TIGHT
 - 65 8" X 8" X 1/2" BASE PLATE, ANCHORED IN H
 - 66 12" MIN. AMPHIBOLITE INSULATION
 - 67 EXHAUST VENT, RE: MECH
 - 68 EXTERIOR OUTLET, RE: ELEC
 - 69 ACCUMULATING UNIT (SU) BOLTED TO PAD
 - 70 PROVIDE ADA ACCESSIBLE EMT STORAGE AT
 - 71 1/2" X 1/2" X 1/2" METAL FLASHING, P.F.6
 - 72 PREVENTOR, RE: PLUMBING AND CIVIL
 - 73 ELECTRIC WATER COOLER, MAINTAIN 10"
 - 74 COND. UTILITY CONTAMINANT CURB PAD, RE:

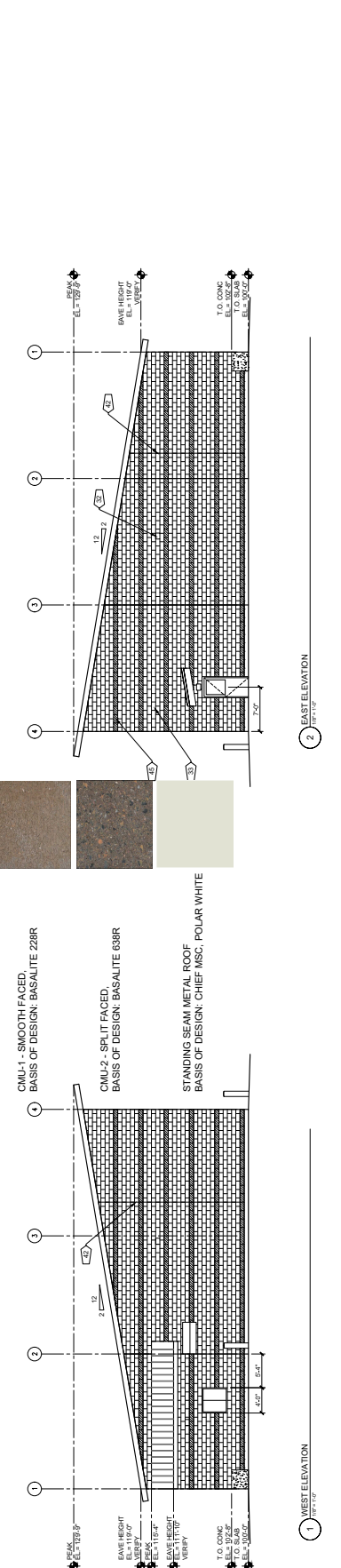
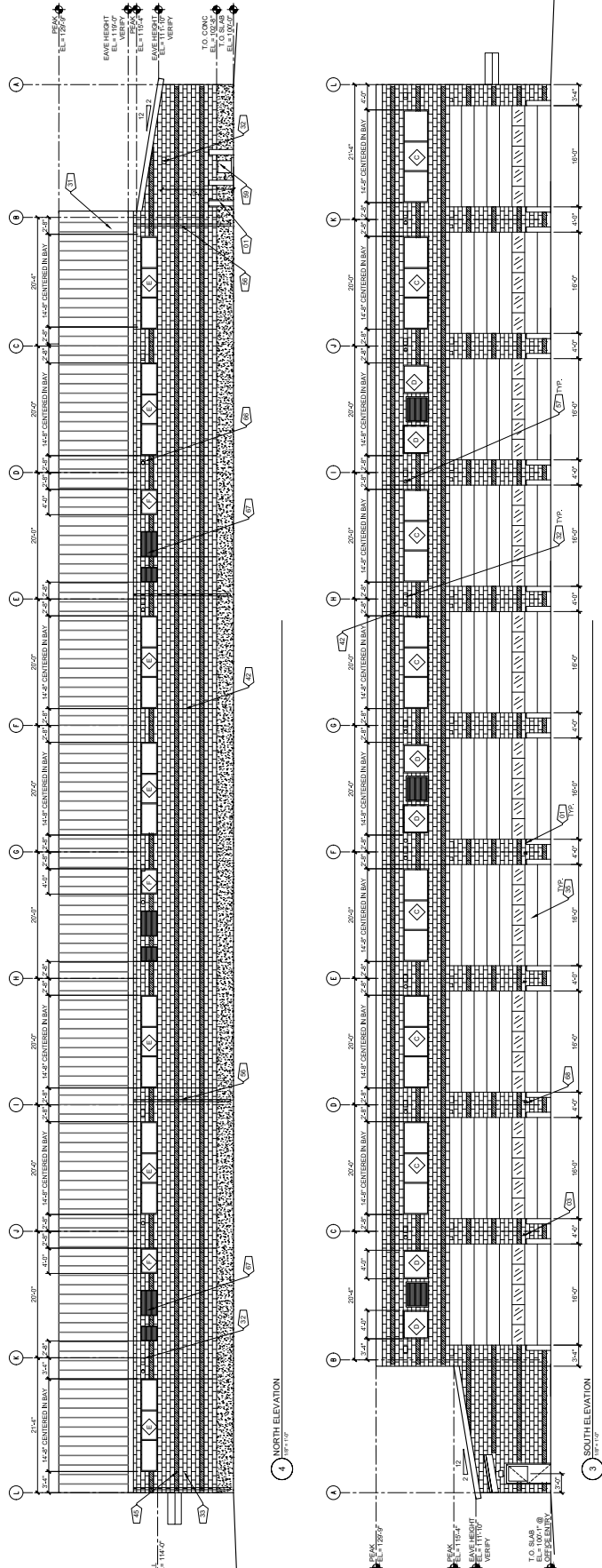


FIGURE 1

METAL BUILDING SYSTEMS

THE FOLLOWING PRODUCTS ARE METAL BUILDING SYSTEMS THAT HAVE NOT BEEN FULLY MET THE PERFORMANCE REQUIREMENTS AS SPECIFIED. DUE TO POTENTIAL CHANGES IN MANUFACTURING PROCESSES, MATERIALS, AND FINISHES, THIS INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY. IT IS NOT INTENDED TO BE USED AS A BASIS FOR ANY DECISIONS. THE CONTRACTOR SHALL VERIFY THE PERFORMANCE OF ANY METAL BUILDING SYSTEMS THAT MEET THE SPECIFIED REQUIREMENTS.

WHEN REQUESTING PRE-APPROVAL, DEALER/ALTERNATE MANUFACTURERS, PLEASE REFER TO THE FOLLOWING LIST OF COMMON DEFICIENCIES THAT RESULT IN PRODUCT REJECTION:

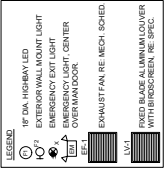
- FAILURE TO MEET FLOOR JOINT FINISH REQUIREMENTS FOR EXTERIOR WALL AND ROOF PANELS PER 11202.18
- FAILURE TO MEET FINISH REQUIREMENTS FOR EXTERIOR WALL AND ROOF PANELS PER 11202.18
- FAILURE TO MEET FINISH REQUIREMENTS FOR EXTERIOR WALL AND ROOF PANELS PER 11202.18
- FAILURE TO MEET FINISH REQUIREMENTS FOR EXTERIOR WALL AND ROOF PANELS PER 11202.18



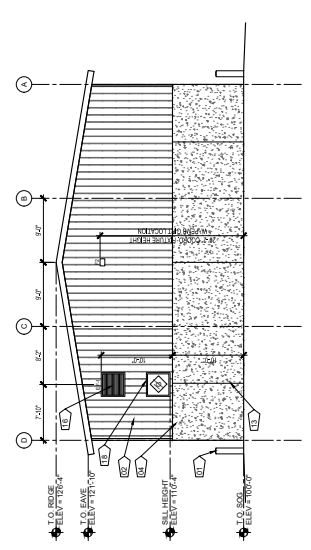
METAL BUILDING PANEL
BASIS OF DESIGN: CHIEF CS, ANTIQUE BRONZE

LAP SEAM METAL ROOF
BASIS OF DESIGN: CHIEF CS, POLAR WHITE

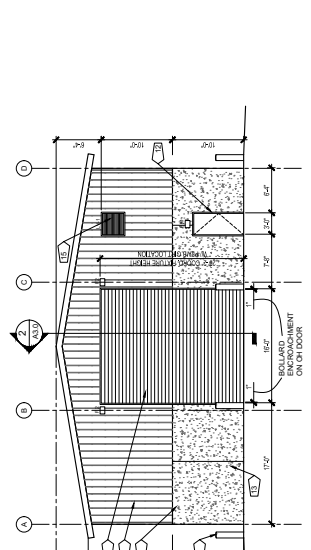
NAME	LOCATION	PROFILE	COLOR
ALUMINUM METAL BUILDINGS	EXT. WALL, SPAN/PANEL	KWNR 300	KWNR 500
SEULIER	EXT. WALL, SPAN/PANEL	KWNR 300	KWNR 500
SEULIER	EXT. WALL, SPAN/PANEL	ASP-1	
SEULIER	EXT. WALL, PBR	PBR	SPANURE 300
SEULIER	EXT. WALL, PBR	PBR	SPANURE 300
SEULIER	EXT. WALL, BUTLER/IN	BUTLER/COTE	SPANURE 300
SEULIER	EXT. WALL, BUTLER/IN	BUTLER/COTE	SPANURE 300
SEULIER	EXT. WALL, PBR	PBR	SPANURE 300
SEULIER	EXT. WALL, CS	ULTRAKOTE	ULTRAKOTE
SEULIER	EXT. WALL, CS	ULTRAKOTE	ULTRAKOTE
SEULIER	WALL, PANEL RB	KL	KL
SEULIER	WALL, PANEL RB	KL	KL



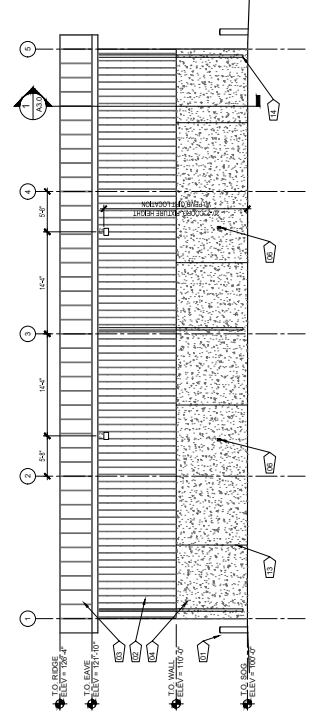
- MASTER SCHEDULE LIST**
- 01 TYPICAL 1/2" DIA. CONC. FILLED STEEL
 - 02 PREFINISHED METAL ROOF COLOR K/M/3
 - 03 USE ONLY 1/2" COOT-APPROVED LAP SEAM
 - 04 CAST IN-PLACE CONCRETE RE. STRUCT.
 - 05 ELECTRICAL PANEL RE. ELEC.
 - 06 RECEPTACLE RE. ELEC. MOUNT AT 4" AFF.
 - 07 PERM RIGID FRAME GALVANIZED
 - 08 CONCRETE APRON RE. STRUCT AND CIVIL
 - 09 CONCRETE SLAB ON GRADE RE. STRUCT.
 - 10 X-BRACING RE. STRUCT.
 - 11 ROLL-UP OVERHEAD DOOR, MOUNT CONTROL AT MAIN DOOR SIDE OF BUILDING
 - 12 HW DOOR AND FRAME P.F.G.
 - 13 CONT. RE. STRUCT.
 - 14 GUTTER DOWNPOUT & SP. FLASHBLOCK
 - 15 SLOPE GUTTER 1/8" FT TYP
 - 16 LOWER RE. MESH
 - 17 EXHAUST FAN RE. MESH
 - 18 SCHEDULED LIGHT FIXTURE RE. ELEC



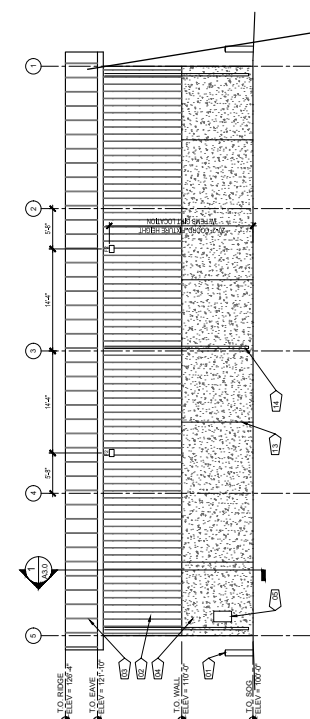
3 EAST ELEVATION
10'0" x 10'0"



4 WEST ELEVATION
10'0" x 10'0"



1 NORTH ELEVATION
10'0" x 10'0"

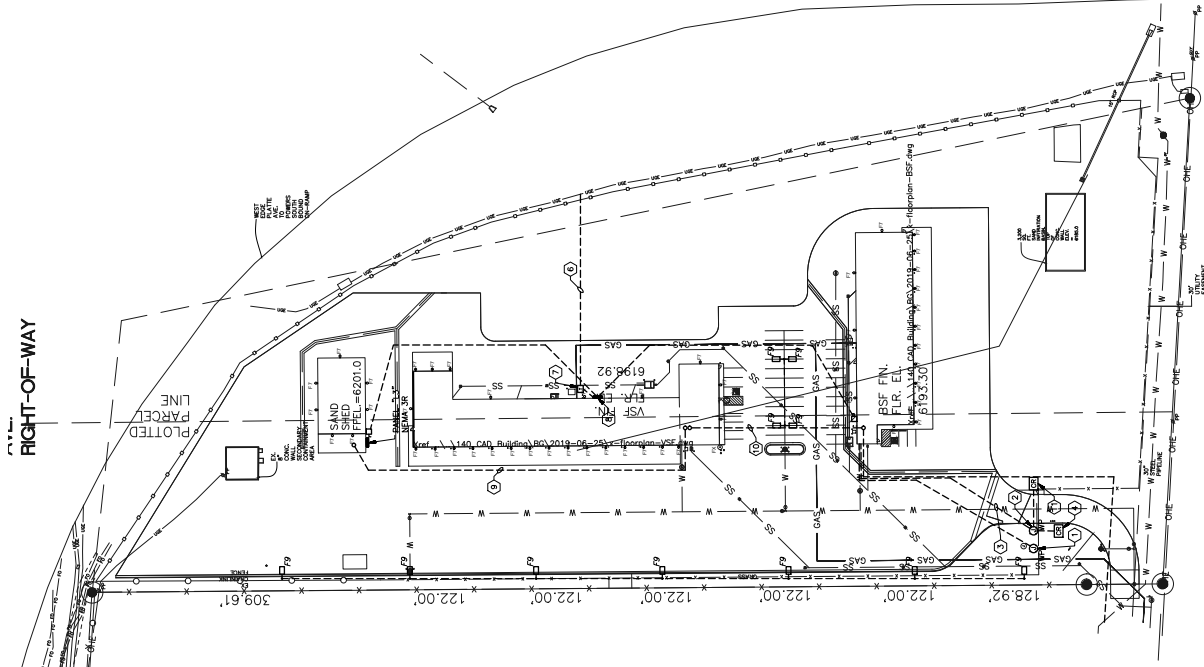


2 SOUTH ELEVATION
10'0" x 10'0"



DATE	DESCRIPTION
10/07/2019	1 DEVELOPMENT PLAN
	2 REVISION

RIGHT-OF-WAY



SHEET NOTES

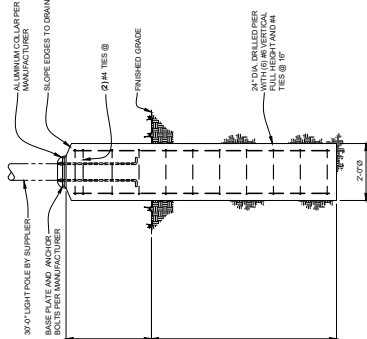
- ALL WORK SHOWN IN LIGHT LINE WEIGHT IS EXISTING TO REMAIN. ALL WORK SHOWN IN DARK LINE WEIGHT IS NEW WORK TO BE INSTALLED.
- VERIFY CONDITIONS WITH ARCHITECT AND CIVIL ENGINEER PRIOR TO INSTALLATION.
- REFER TO SHEET E12.1 ELECTRICAL ONE-LINE FOR CONDUCTOR SIZES.
- FOR UNDERGROUND CONDUIT INSTALL PULL BOX EVERY 200 FEET OR FOR CONDUIT OVER 100 FEET.
- FOR OVERHEAD CONDUIT USE 3/4" BRASS BRACKET. MINIMUM CONDUCTOR SIZE SHALL BE #6 AWG FOR ENTIRE LENGTH OF BRANCH CIRCUIT TO ACCOUNT FOR VOLTAGE DROP.
- REFER TO COLORADO SPRINGS UTILITY (CSU) ELECTRIC SERVICE STANDARDS FOR FURTHER INFORMATION AND RESPONSIBILITIES.

KEYED NOTES BY SYMBOL "C"

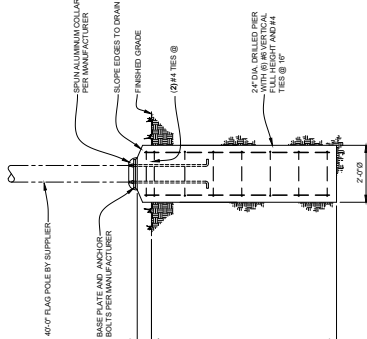
- PROVIDE WEATHER-PROOF JUNCTION BOX FOR 120V POWER PRIOR TO INSTALLATION. PROVIDE WEATHER-PROOF JUNCTION BOX FOR CONNECTION TO ROUGH-IN.
- PROVIDE WEATHER-PROOF JUNCTION BOX FOR CONNECTION TO ROUGH-IN.
- PROPOSED LOW VOLTAGE ROUTING PATH. ROUTE 2" CONDUIT BACK TO SECURITY CONTROL PANEL IN ESP STORAGE ROOM. COORDINATE LOCATION WITH SECURITY CONTRACTOR.
- ROUTE 1/2" CONDUIT FROM VSP STORAGE ROOM TO SAND STORAGE ROOM. PROVIDE WEATHER-PROOF JUNCTION BOX AND (4) 2" CONDUITS FROM TELECOMMUNICATIONS POINT OF SERVICE TO STORAGE ROOM. PROVIDE WEATHER-PROOF JUNCTION BOX AND (4) 2" CONDUITS FROM TELECOMMUNICATIONS POINT OF SERVICE TO STORAGE ROOM. PROVIDE WEATHER-PROOF JUNCTION BOX AND (4) 2" CONDUITS FROM TELECOMMUNICATIONS POINT OF SERVICE TO STORAGE ROOM. PROVIDE WEATHER-PROOF JUNCTION BOX AND (4) 2" CONDUITS FROM TELECOMMUNICATIONS POINT OF SERVICE TO STORAGE ROOM.
- PROPOSED ROUTING PATH OF UTILITY COMPANY UNDERGROUND ELECTRIC MAIN SERVICE ELECTRICAL CONDUIT TO VSP STORAGE ROOM. PROVIDE WEATHER-PROOF JUNCTION BOX AND (4) 2" CONDUITS FROM TELECOMMUNICATIONS POINT OF SERVICE TO STORAGE ROOM. PROVIDE WEATHER-PROOF JUNCTION BOX AND (4) 2" CONDUITS FROM TELECOMMUNICATIONS POINT OF SERVICE TO STORAGE ROOM.
- PROVIDE WEATHER-PROOF JUNCTION BOX FOR 120V POWER PRIOR TO INSTALLATION. PROVIDE WEATHER-PROOF JUNCTION BOX FOR CONNECTION TO ROUGH-IN.
- PROVIDE WEATHER-PROOF JUNCTION BOX FOR CONNECTION TO ROUGH-IN.
- NEW MAIN SWITCHBOARD "MSB" IN MAIN 3R RATED ENCLOSURE. PROVIDE CONCRETE PAD REFER TO ELECTRICAL ONE-LINE DIAGRAM ON SHEET E12.1 FOR FURTHER DETAILS.
- ROUTE 1/2" CONDUIT FROM VSP STORAGE ROOM TO SAND STORAGE ROOM. PROVIDE WEATHER-PROOF JUNCTION BOX AND (4) 2" CONDUITS FROM TELECOMMUNICATIONS POINT OF SERVICE TO STORAGE ROOM. PROVIDE WEATHER-PROOF JUNCTION BOX AND (4) 2" CONDUITS FROM TELECOMMUNICATIONS POINT OF SERVICE TO STORAGE ROOM.
- INSTALL WEATHER-PROOF JUNCTION BOX AND (4) 2" CONDUITS FROM TELECOMMUNICATIONS POINT OF SERVICE TO STORAGE ROOM. PROVIDE WEATHER-PROOF JUNCTION BOX AND (4) 2" CONDUITS FROM TELECOMMUNICATIONS POINT OF SERVICE TO STORAGE ROOM.
- PROVIDE WEATHER-PROOF JUNCTION BOX FOR 120V POWER PRIOR TO INSTALLATION. PROVIDE WEATHER-PROOF JUNCTION BOX FOR CONNECTION TO ROUGH-IN.

LIGHTING FIXTURE SCHEDULE

KEY	QUANTITY	DESCRIPTION	FINISH	MOUNTING	DEPTH	MANUFACTURER	CATALOG NUMBER	VOLT	WATT	NOTES
F7	1	PARKING LOT LIGHTS, DARK SKY COMPLIANT SURFACE MOUNTED LED FLOOD LIGHT	BRONZE	SURFACE	18-1/2" (TYP.)	HUBBELL	LWC-30LI-463-1-P(01)	120	71	OPERATING TEMP 40 DEGREE TO 85 DEGREE TO BE CONTROLLED BY CONTRACTOR TO MEET LOCAL CODES AND LISTED FOR VET RATED OPERATING TEMPERATURES TO 140 DEGREE F.
F9	1	OUTDOOR 6-SERIES AREA PARKING LOT POLE MOUNTED LUMINAIRE	BRONZE	ROUND POLE MOUNT	NA	LITHONIA	6SCE LED P1 500 46320R PER ORDER	208	140	ELECTRICAL CONTRACTOR TO PROVIDE WEATHER-PROOF JUNCTION BOX AND (4) 2" CONDUITS FROM TELECOMMUNICATIONS POINT OF SERVICE TO STORAGE ROOM. PROVIDE WEATHER-PROOF JUNCTION BOX AND (4) 2" CONDUITS FROM TELECOMMUNICATIONS POINT OF SERVICE TO STORAGE ROOM.
FX	1	OUTDOOR FLAG POLE LIGHT DARK SKY COMPLIANT	BLACK	FLAG POLE MOUNT	NA	CONCORD AMERICAN FLAGPOLE	AMCC-866-SUB-WAT	120	20	FEATURE TO BE COORDINATED BY CONTRACTOR TO MEET LOCAL CODES AND LISTED FOR VET RATED OPERATING TEMPERATURES TO 140 DEGREE F.



30' FLAG POLE FOUNDATION DETAIL



46' FLAG POLE FOUNDATION DETAIL

ELECTRICAL SITE PLAN



SCALE: 1" = 60'-0"

FIGURE 1

LAREDO SERIES

LMC-3LED

DESCRIPTIONS
Hubbell Lighting outdoor LED LMC-3LED is a modern, sleek lighting fixture designed for use in outdoor environments. It features a durable, weather-resistant housing and a high-quality LED light source. The fixture is available in multiple colors and finishes, allowing it to blend seamlessly with a wide variety of architectural styles. Its compact design makes it ideal for use in tight spaces or as part of a larger lighting scheme.

Features

- LED light source (3 LEDs)
- 100lm/W efficacy
- 100,000 hours lifetime
- 100,000 hours lifetime
- 100,000 hours lifetime
- 100,000 hours lifetime
- 100,000 hours lifetime

Dimensions

Height: 100 mm
Width: 100 mm
Depth: 100 mm

Lighting Information

Model	Color	Finish	Light Color	Beam Angle	Lumen Output (lm)
LMC-3LED-001	Black	Black	Warm White (2700K)	30°	100
LMC-3LED-002	White	White	Warm White (2700K)	30°	100
LMC-3LED-003	Black	Black	Neutral White (4000K)	30°	100
LMC-3LED-004	White	White	Neutral White (4000K)	30°	100

Notes

1. See drawings for details.
2. For more information, please visit the website of the IESNA and Illumination. See the Separately.

Color Rendering Information

EXAMPLE DS32 LED P7 2MM WOLT SPA DS330C

Color	IESNA	Color Name	Color Value	Color Description
100	98	Black	98.00	Black (N98)
100	98	White	98.00	White (N98)
100	98	Blue	98.00	Blue (B98)
100	98	Green	98.00	Green (G98)
100	98	Red	98.00	Red (R98)
100	98	Purple	98.00	Purple (P98)
100	98	Orange	98.00	Orange (O98)
100	98	Yellow	98.00	Yellow (Y98)

D-Series Size 2

LED Area Luminaire

Specifications

- Length: 47"
- Width: 18"
- Height: 21"
- Depth: 21"

Features

- Capable Luminaire
- LED light source
- 100lm/W efficacy
- 100,000 hours lifetime
- 100,000 hours lifetime
- 100,000 hours lifetime
- 100,000 hours lifetime
- 100,000 hours lifetime

Lighting Information

Color	IESNA	Color Name	Color Value	Color Description
100	98	Black	98.00	Black (N98)
100	98	White	98.00	White (N98)
100	98	Blue	98.00	Blue (B98)
100	98	Green	98.00	Green (G98)
100	98	Red	98.00	Red (R98)
100	98	Purple	98.00	Purple (P98)
100	98	Orange	98.00	Orange (O98)
100	98	Yellow	98.00	Yellow (Y98)

NOTE: ALL LIGHT FIXTURES TO BE FULL CUT OFF.

FIGURE 1