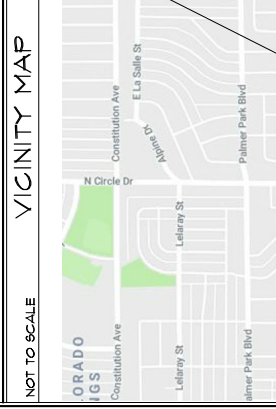
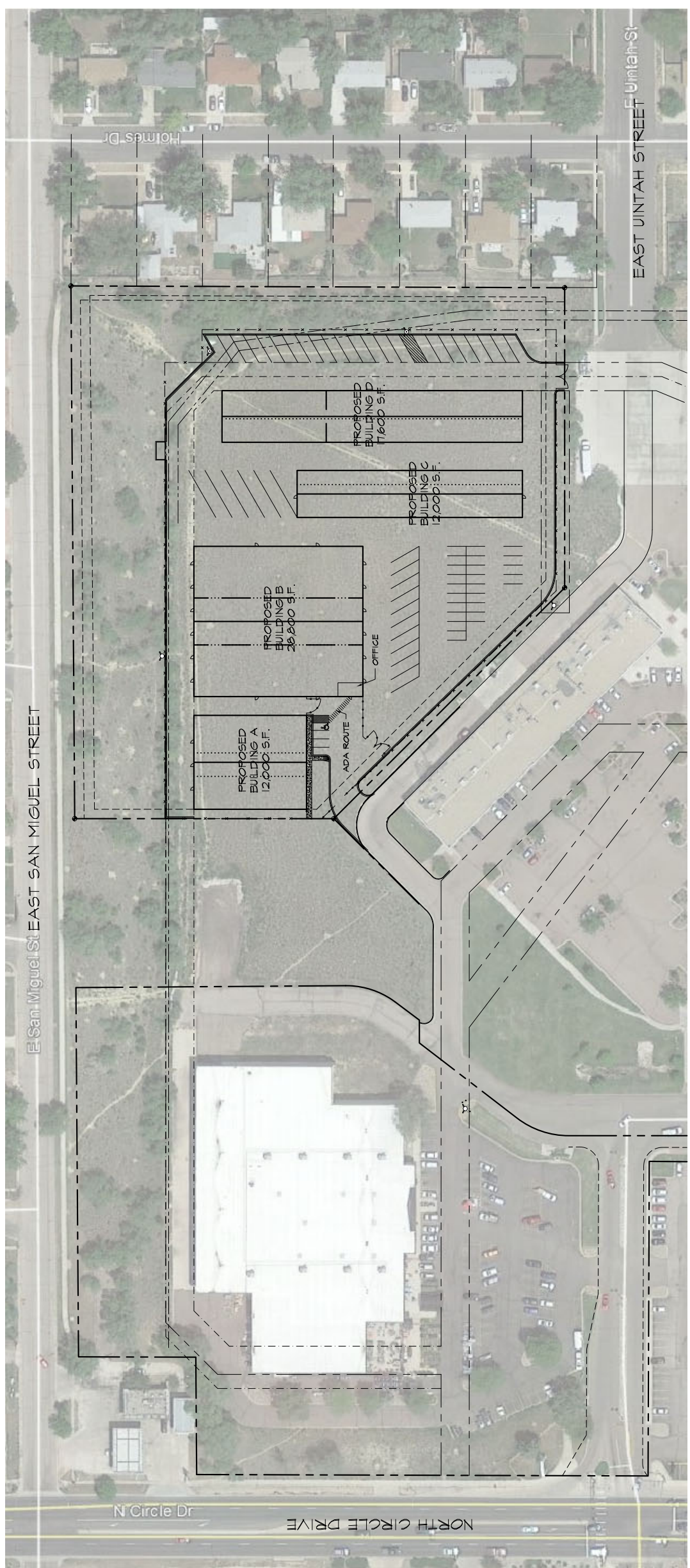


- DRAWING INDEX**
- 1 OF 15 - OVERALL SITE PLAN & DRAWING INDEX
  - 2 OF 15 - SITE DETAILS
  - 3 OF 15 - SITE UTILITY PLAN
  - 4 OF 15 - GRADING & EROSION CONTROL PLAN
  - 5 OF 15 - LANDSCAPE TITLE SHEET
  - 6 OF 15 - LANDSCAPE PLAN AREA A
  - 7 OF 15 - LANDSCAPE PLAN AREA B
  - 8 OF 15 - LANDSCAPE PLAN AREA C
  - 9 OF 15 - LANDSCAPE PLAN AREA D
  - 10 OF 15 - LANDSCAPE GENERAL NOTES
  - 11 OF 15 - LANDSCAPE DETAILS
  - 12 OF 15 - BUILDING ELEVATIONS 'A'
  - 13 OF 15 - BUILDING ELEVATIONS 'B'
  - 14 OF 15 - BUILDING ELEVATIONS 'C'
  - 15 OF 15 - BUILDING ELEVATIONS 'D'



**ADA NOTES**

- THE DESIGN PROFESSIONAL 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 DOES NOT GUARANTEE THAT THE PROPOSED PLAN WILL COMPLY 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.

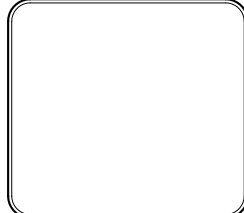


**OVERALL SITE PLAN**  
SCALE: 1"=60'-0"

**HAMMERS**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1999 FAX (719) 570-7008  
www.hammersconstruction.com

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**WATCH DOG MINISTORAGE**  
MINI-WAREHOUSE  
1223 N. CIRCLE DR.  
COLORADO SPRINGS, CO 80909  
EL PASO COUNTY, COLORADO



DATE: NOV. 30, 2016  
DRAWN BY: A. MCKENZIE  
PROJ. MGR: Z. CRABTREE  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1063

RESUBMITTALS:

1	11/14/17	COMMENT 1/3/14

FIGURE 2







# WATCH DOG STORAGE SOLUTIONS

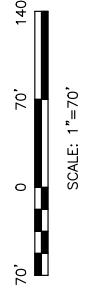
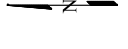
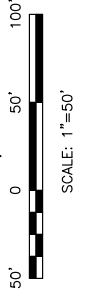
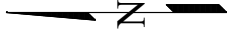
## COLORADO SPRINGS, CO

### PRELIMINARY GRADING PLAN

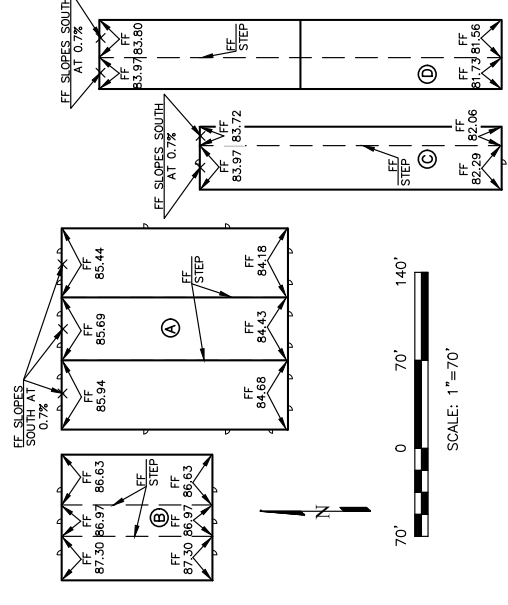
#### JANUARY 2019

#### GRADING LEGEND

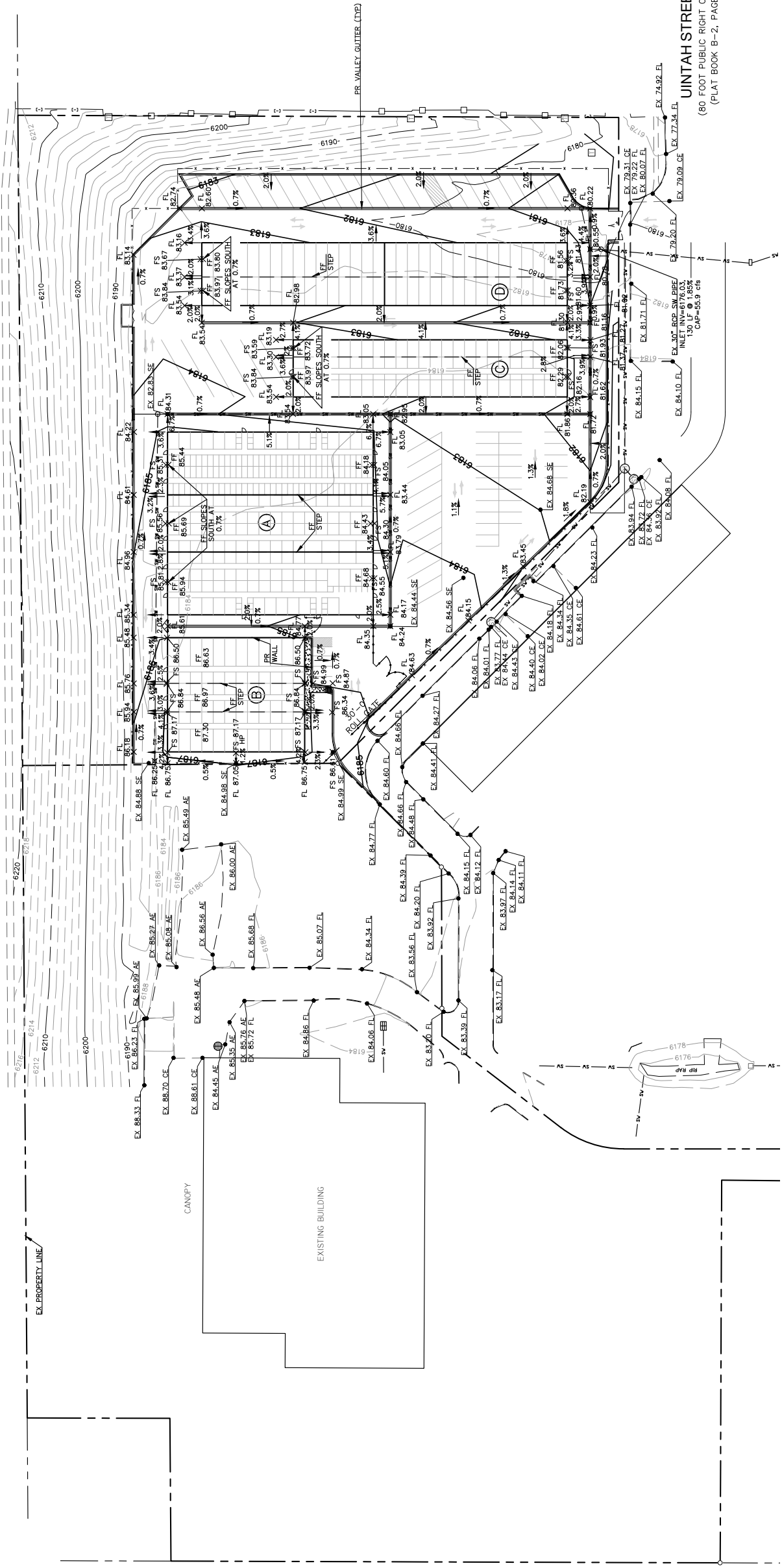
- EXISTING CONTOURS - MINOR
- EXISTING CONTOURS - MAJOR
- CONCRETE EDGE
- PROPOSED FINISHED GROUND
- PROPOSED FINISHED SURFACE
- PROPOSED FLOWLINE
- SPOT ELEVATION
- ASPHALT EDGE
- LOW POINT
- HIGH POINT
- GRADE & DIRECTION
- PROPOSED CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- EXISTING CHAIN LINK FENCE
- EXISTING PROPERTY LINE
- EXISTING STORM WATER LINE



#### FINISH FLOOR CORNER ELEVATIONS DETAIL



EAST SAN MIGUEL STREET  
(60 FOOT PUBLIC RIGHT OF WAY)



NORTH CIRCLE DRIVE  
(60 FOOT PUBLIC RIGHT OF WAY)

UINTAH STREET  
(60 FOOT PUBLIC RIGHT OF WAY)  
(PLAT BOOK B-2, PAGE 35)

WATCH DOG STORAGE SOLUTIONS

PRELIMINARY GRADING PLAN

DESIGNED BY LD  
DRAWN BY JGF  
CHECKED BY LD  
H-SCALE AS NOTED  
V-SCALE N/A  
JOB NO. 1816.00  
DATE ISSUED 01/04/19  
SHEET NO. 2 OF 2



PREPARED FOR:  
HAMMERS CONSTRUCTION  
ATTN: LISA PETERSON  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1599

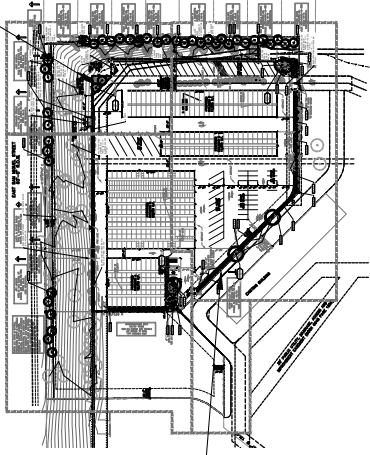
721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAX: 719-635-6426  
WWW.TETRA.NOVA.COM

UNLESS SHOWN OTHERWISE,  
DRAWINGS ARE APPROVED  
BY THE APPROPRIATE  
ENGINEERS AND DESIGNERS.  
INC. APPROVES THEIR USE  
FOR THE PURPOSES DESIGNATED BY  
THIS WRITTEN AUTHORIZATION.

NO.	REVISIONS	DESCRIPTION	DATE

CLIMATE ZONE: FOOTHILLS AND PLAINS

3, 4 L



- PLANT COMMUNITIES**
- 1 - SEMIARID SHRUBLANDS
  - 2 - PRAIRIE WOODLANDS
  - 3 - PRAIRIE
  - 4 - LOWER ELEVATION RIPARIAN
  - 5 - FOOTHILL SHRUBLANDS
  - 6 - FONDEROSA PINE FOREST
  - 7 - UPPER ELEVATION RIPARIAN
  - 8 - DOUGLAS-FIR FOREST
- HYDROZONES (SUPPLEMENTAL WATER)**
- V - VERY LOW (0 TO 7 IN / YR)
  - M - MODERATE (8 TO 25 IN / YR)
  - H - HIGH (MORE THAN 25 INCHES / YR)



SCHEMATIC LANDSCAPE DIAGRAM NOT TO SCALE

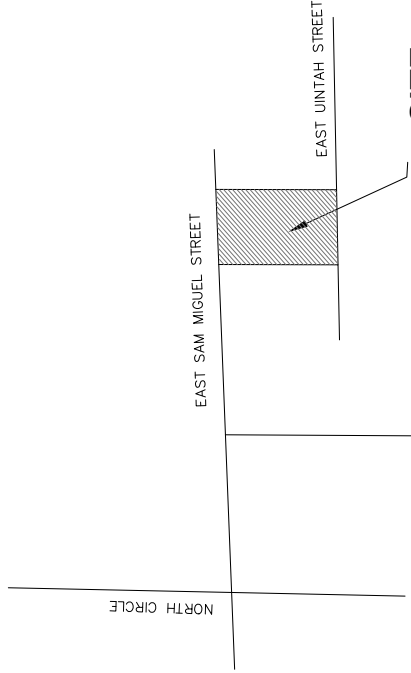
LANDSCAPE BERTACKS (LS)	STREET CLASSIFICATION	WIDTH (FT) REQUIRED	LINEAR FOOTAGE	TREE AREAS REQUIRED	NO. OF TREES REQUIRED
EAST SAN MIGUEL ST.	NON-ARTERIAL	10/10 FT	-- LF	1/30 FT	REFER TO BUFFER
SHRUB SUBSTITUTES REQUIRED (10% MAX)	ORNS/ARTERIAL GRASS SUB.	PERCENT PLANT ABBR DENOTED ON PLAN	19%/19%	PERCENT GRASS PLANE VEG. REQ. PROVD.	
0/0	0/0	LS	19%/19%		
0/0	0/0	LS	19%/19%		
MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/8 SPACES)	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS)	0 LF	2/3 LENGTH OF FRONTAGE (FT)
36	4/4	0 LF	0 LF		
(15) 1/3 SCREENING WALL OR BERT. REQ. 50%/PROVD.	EVERGREEN PLANTS REQ. 50%/PROVD.	VEHICLE LOT PLANT ABBR ON PLAN	PERCENT GRASS PLANE VEG. REQ. PROVD.		
0/0	0/0	MV	19%/19%		
INTERNAL LANDSCAPING (IL)					
INTERNAL LANDSCAPE AREA INCLUDING BERTACKS, BUFFERS OR MOTOR VEHICLE ISLANDS. 100% SHRUB SUBSTITUTION FOR NON-RESIDENTIAL / 50% SHRUB SUBSTITUTION FOR MULTI-FAMILY.					
NET SITE AREA (SF) (LESS PUBLIC ROLL)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)			
266,161 SF	NON-RESIDENTIAL 5%	21/52			
SHRUB SUBSTITUTES REQUIRED	ORNS/ARTERIAL GRASS SUB. REQ. 50%/PROVD.	INTERNAL PLANT ABBR DENOTED ON PLAN	PERCENT GRASS PLANE VEG. REQ. PROVD.		
0/0	0/0	L	19%/19%		
LANDSCAPE BUFFERS AND SCREENS (LB + LBT)					
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT)	LINEAR FOOTAGE	BUFFER TREES (1/200) REQ. PROVD.	BUFFER TREES (1/200) REQ. (50% / PROVIDED)	EVERGREEN TREES REQ. (50% / PROVIDED)
SAN MIGUEL	5/98 FT	36/1 LF	28/ 32 EXISTING ELM (SLOPE) 1/4/7	NA	1/4/7
FRONT ENCLAVEMENTS (EAST)	5/90 FT	536 LF	2/7/7	NA	3/3 (GRASSES AND TREES)
FRONT ENCLAVEMENTS (WEST)	NA	NA	NA	NA	NA
FRONT ENCLAVEMENTS (SOUTH)	NA	NA	NA	NA	NA
489	LB	19%/19%			
371	LBT	19%/19%			
6	HIGH WOOD ENCLAVEMENT (SHRUB)	NA			

SITE CATEGORY CALCULATIONS

PROJECT SITE DATA

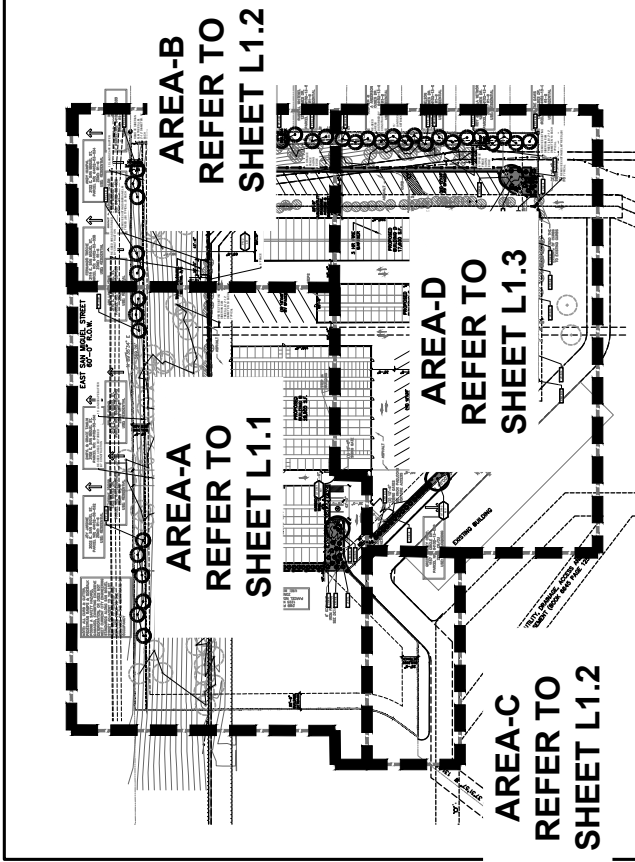
PROPERTY AREA: 266,161 SF  
 LAND USE: COMMERCIAL  
 ZONING: PFC  
 CLIMATE ZONE: FOOTHILLS AND PLAINS  
 PLANT COMMUNITIES: FOOTHILL SHRUBLAND, LOWER ELEVATION RIPARIAN, PINTON-JUNIPER WOODS

VICINITY MAP NOT TO SCALE



SITE

VICINITY MAP NOT TO SCALE



SHEET INDEX



Know what's below. Call before you dig.

FINAL LANDSCAPE PLAN

GENERAL SITE NOTES

- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL. COORDINATE WITH GENERAL CONTRACTOR.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS, WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SMD STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.

CITY AFFIDAVIT NOTE

THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON CITY APPROVED FINAL LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS BY HGD, INC. IF ANY DISCREPANCY BETWEEN APPROVED PRECEDENT, THIS REQUIRES CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED FINANCIAL ASSURANCES ARE TAKEN AND HELD FOR TWO YEARS, REGARDLESS, NATIVE SEED AREAS REQUIRE A TWO YEAR ESTABLISHMENT FINANCIAL ASSURANCE.

ACCEPTABLE FIELD CHANGES INCLUDE BUT ARE NOT LIMITED TO: COMPARABLE PLANT SUBSTITUTES (I.E. APPROXIMATELY 2 TREES, 10 SHRUBS) IN ACCORD WITH THE CITY PLANT LIST; SHORT RETAINING WALL EXTENSIONS WHICH DO NOT ENCRoACH INTO EASEMENTS OR CONFLICT WITH I.E. DRAINAGE OR A UTILITY; A CHANGE IN PLANT SIZE BUT STILL MEETS CITY MINIMUM SIZE REQUIREMENT, AND ARE NOT REQUIRED AS PART OF ANY SPECIAL PLAN APPROVAL AGREEMENT OR STANDARD. WHEN MINOR LANDSCAPE CHANGES ACCUMULATE OR LARGE CHANGES OCCUR FROM THE APPROVED PLAN AFTER ENTITLEMENT, A MINOR AMENDMENT APPLICATION SUBMITTALS IS OFTEN REQUIRED BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE GRANTED. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS FIRST CONTACT THE CITY PLANNER OF RECORD (385-5895) AND AS NECESSARY OUR DRE OFFICE (385-5892).

IRRIGATION SYSTEM DESCRIPTION NOTE

AN UNDERGROUND, AUTOMATIC, IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AND A ROTOSPRAY SYSTEM FOR URT AND/OR SEEDED AREAS AS REQUIRED PER PLAN. IF THE IRRIGATION PLAN IS NOT SUBMITTED WITH THE FINAL IT MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS AFTER BUILDING PERMIT IS ISSUED. THE PLAN MUST BE APPROVED PRIOR TO ANY IRRIGATION COMPONENT INSTALLATION AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY. CONTACT LANDSCAPE ARCHITECT.

HIGHER GROUND DESIGNS, INC.  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
 5350 NORTH ACADEMY BLVD., STE. 107  
 COLORADO SPRINGS, CO 80918  
 Phone 719-471-1646  
 Fax 719-268-1122



WATCH DOG MINI STORAGE  
 1225 NORTH CIRCLE DRIVE  
 COLORADO SPRINGS, CO  
 PREPARED FOR:  
 HAMMERS CONSTRUCTION  
 THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

CITY STAMP

NOT FOR CONSTRUCTION

JOB NUMBER 730-17

REVISIONS	DATE	PER CITY COMMENTS
11-27-18		PER CITY COMMENTS
01-09-19		PER CITY COMMENTS

ORIGINAL DATE 4-11-18  
 DRAWN BY JM  
 DESCRIPTION  
 COVER SHEET  
 FINAL LANDSCAPE PLAN  
 SHEET NO. LP1.0

DOCUMENT NOTE

RESPECTIVE OF ANY OTHER TERMS IN THE DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SCHEDULES OR PROCEDURES OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANY OTHER PARTS OR ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES FAILURE TO COMPLETE THEIR WORK IN ACCORDANCE WITH LANDSCAPE ARCHITECT DOCUMENTS.

CITY FILE CPC CU 18-00114









## LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY COLORADO SPRINGS PLANNING AND OWNER REPRESENTATIVE.

## INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED ON A DAILY BASIS AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

STEEL EDGING TO BE GREEN PRO-STEEL (1/8" x 4" x 10') WITH STAKES OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH POLYSPIN WEED BARRIER WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS. UNLESS OTHERWISE SPECIFIED, ORGANIC MULCH TO BE CASCADE CEDAR WITH NO LANDSCAPE FABRIC 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL).

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER, SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST (PLANT SAFE) PREEN WEED PRE-EMERGENT, OR APPROVED EQUAL, IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. [WWW.GREENZON.COM](http://WWW.GREENZON.COM)

## FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE.

## SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

- RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL DRAPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
- REMOVE ALL RUBBLE, STONES AND EXTRANEIOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.
- FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

## MAINTENANCE NOTE

### ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED. ACCEPTED BY OWNER, AND IF REQUESTED AT FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, AND TRIMMING. MAINTAIN TREES AND SHRUBS BY WATERING, FERTILIZING, AND TRIMMING. MAINTAIN MULCH BY REPLACING AS NEEDED. REPAIR MULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUBSEQUENT TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEMS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER, COORDINATE WITH OWNER.

**ONE-YEAR WARRANTY**  
AS AGREED WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY REPAIRS REQUIRED TO CORRECT THE PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES BUT IS NOT LIMITED TO: IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

## FERTILIZER NOTES

FERTILIZER AS FOLLOWS: (USE THE DRIP LINE TO CALCULATE THE SQUARE FEET TO CALC. AREA)  
TREES: 4 LBS NITROGEN PER 1,000 SF

ADJUST FERTILIZER RECOMMENDATIONS FOR AREA OCCUPIED BY ROOT SYSTEM, WHICH IS OFTEN TWO TO THREE TIMES THE DIAMETER OF THE DRIFLINE. DO NOT APPLY FERTILIZER UNTIL TREES HAVE BEEN PLANTED FOR ONE FULL YEAR. APPLY HALF OF FERTILIZER IN SPRING, HALF IN FALL. DRIFLINE IS THE LINE OF THE BRANCHES, RAKE INTO THE TOP INCH OF SOIL WITHOUT DISTURBING ROOTS. APPLY HALF OF ABOVE RATES FOR CONIFERS, EVERGREENS, OR FRUIT TREES.

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS: 1.0 LBS NITROGEN PER 1,000 SF  
SPREAD RECOMMENDED FERTILIZER EVENLY OVER THE ROOT ZONE, STARTING SIX INCHES AWAY FROM THE PLANT BASE AND EXTENDING A FOOT BEYOND THE ENDS OF THE BRANCHES, RAKE INTO THE TOP INCH OF SOIL WITHOUT DISTURBING ROOTS. APPLY HALF THE RECOMMENDED FERTILIZER IN EARLY SPRING, HALF IN EARLY SUMMER.

## ACCEPTANCE NOTE

CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED CITY AFFIDAVIT INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- LAYOUT AND BOLLIDER PLACEMENT
- PLANT TYPE, MATERIAL SIZE AND QUALITY/VERIFICATION, AND PLACEMENT/VERIFICATION.
- IRRIGATION MAIN LINE INSPECTION (AS APPLICABLE).
- DRIP SYSTEM COMPONENTS AND EMITTER PLACEMENT PRIOR TO MULCH INSTALLATION.
- LANDSCAPE AND IRRIGATION 95% COMPLETION PUNCH LIST INSPECTION.
- LANDSCAPE AND IRRIGATION FINAL INSPECTION AND ACCEPTANCE.

REFER TO CITY AFFIDAVIT FOR ADDITIONAL INFORMATION. SUBMIT RECEIPT FOR SOIL AMENDMENTS TO LANDSCAPE ARCHITECT AND AS-BUILT FOR IRRIGATION SYSTEM TO OWNER.

WHEN ALL THE WORK IS COMPLETED, THE OWNERS AUTHORIZED REPRESENTATIVE SHALL UPON INSPECTION OF THE WORK TO DETERMINE ACCEPTABILITY. HE WILL PREPARE A PUNCH LIST OF ITEMS IMPROPERLY INSTALLED, INADEQUATELY SIZED OR OTHERWISE DEFICIENT. THE "PUNCH LIST" DEFICIENCIES SHALL BE CORRECTED NOT MORE THAN 5 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF LANDSCAPE AND IRRIGATION WORK.

THE FORMAL MAINTENANCE PERIOD (IF APPLICABLE) AND WARRANTY PERIOD SHALL COMMENCE FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THE CONTRACT WORK IN ACCORDANCE WITH THESE DRAWINGS.

## SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE ARKANSAS VALLEY SEED COMPANY (OR APPROVED EQUAL) - 'FOOTHILLS MIX'. SEED TO BE APPLIED AT 4 LBS/1,000 SF USING DRILL SEED PROCESS OR BROADCAST SEED. RAKE IN TO SOIL AND HYDROMULCH PROCESS. SOIL SHALL BE AMENDED BREWAGRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 72/1000 SF TILLED INTO TOP 4" OF SOIL PRIOR TO SEEDING. REFER TO SEED SPEC FROM ARKANSAS VALLEY SEED CO.

DEFENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DOMINANT SEEDING); SPRING THRU UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDROMULCH AND 100 LBS PER ACRE OF ORGANIC FERTILIZER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL-HOPPER DURING THE DRILLING OPERATION. A RANGE-LAND DRILL SHALL BE USED FOR SEEDING. DRILL SHALL BE EQUIPPED WITH DOUBLE DISK TURN-OVER OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY 2" NICH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION. THE OTHER HALF SHALL BE DRILLED FROM THE FIRST DIRECTION, DO NOT DRILL OR SOU SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE SPREAD BY USING A MULCH TILER (CRIMPER). MULCH TILERS SHALL HAVE ROUND, NOTCHED EDGES SPACED 8 INCHES APART (MIN) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3 INCHES INTO THE SOIL. ALL MULCH TILING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS INCLUDING DAMP GROUND WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDED SURFACE.

## NATIVE GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.  
2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

## SLOPE STABILIZATION

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES.

EROSION CONTROL BLANKET SHALL CONSIST OF 100% AGRICULTURAL STRAW BLANKET WITH PHOTODEGRADABLE NETTING ON BOTH SIDES.

HIGHER GROUND DESIGNS, INC.  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
5350 NORTH ACADEMY BLVD., STE. 207  
COLORADO SPRINGS, CO 80918  
Phone 719-477-1646  
Fax 719-268-1122



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WATCH DOG MINI STORAGE  
1225 NORTH CIRCLE DRIVE  
COLORADO SPRINGS, CO  
PREPARED FOR:  
HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION	
CITY STAMP	JOB NUMBER 730-17
REVISIONS	11-27-18   PER CITY COMMENTS
	07-09-19   PER CITY COMMENTS
ORIGINAL DATE	4-11-18
DRAWN BY	JJM
DESCRIPTION	LANDSCAPE NOTES
SHEET NO.	L1.4

## DOCUMENT NOTE

INSPECTOR OF ANY OTHER TOWN IN THE DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULE, SEQUENCING OR PROCEDURES OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANY OTHER PARTS OF ERRORS OR OMISSIONS OR FOR ANY PARTIES FAILURE TO COMPLETE THEIR WORK IN ACCORDANCE WITH LANDSCAPE ARCHITECT DOCUMENTS.

CITY FILE CPC CU 18-00114



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 EL PASO COUNTY, COLORADO

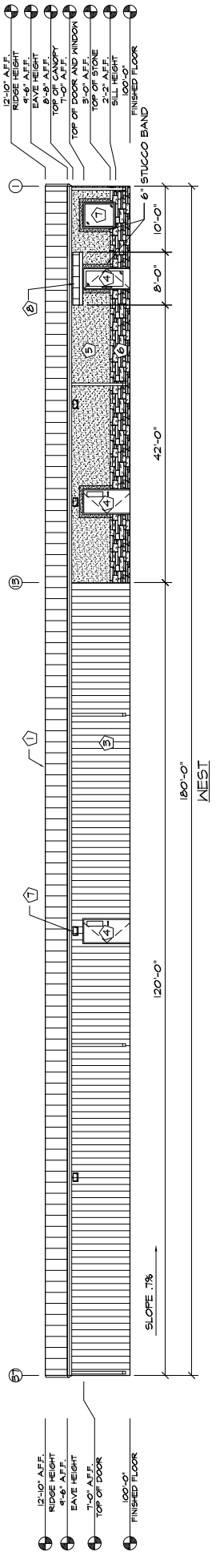
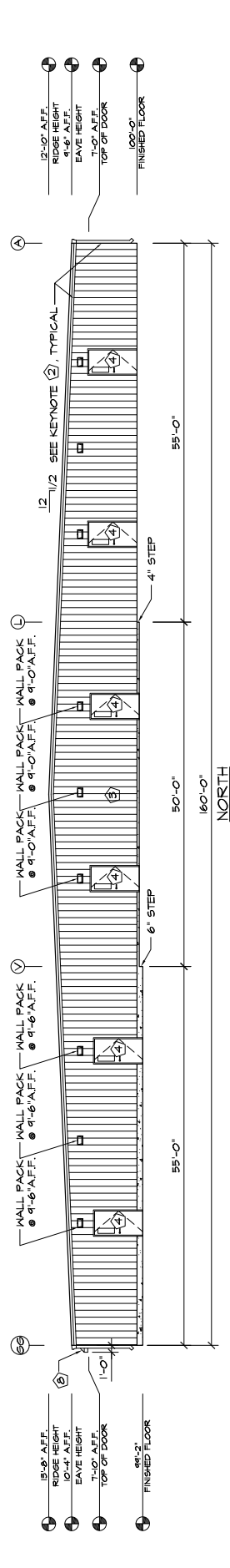
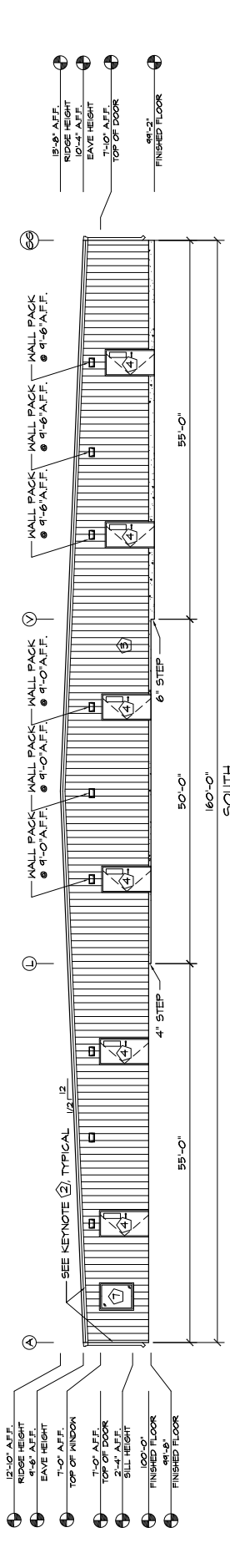
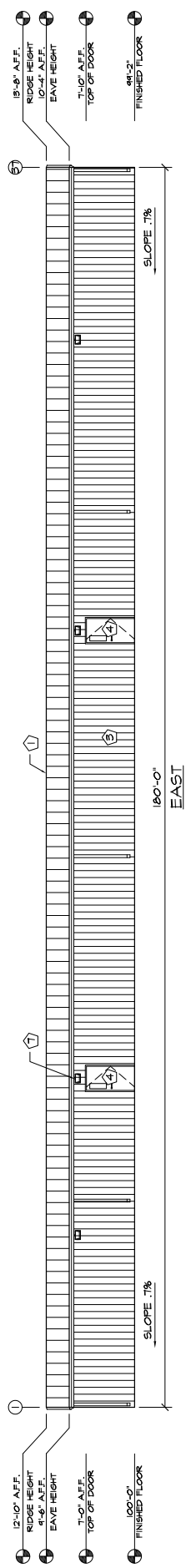
DATE: NOV. 30, 2016  
 DRAWN BY: A. MCKENZIE  
 PROJ. MGR: Z. CRABTREE  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 1063

RESUBMITTALS:  
 11/15/16 COMMENTS 10/21/16  
 11/18/16 COMMENTS 12/14  
 11/18/16 COMMENTS 12/14  
 11/18/16 COMMENTS 12/14  
 11/18/16 COMMENTS 12/14  
 11/18/16 COMMENTS 12/14

**12 of 15**  
 SITE ELEVATIONS

**ELEVATION KEY NOTES**

- 1 PREFINISHED 24 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER
- 2 PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
- 3 PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER
- 4 SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION
- 5 3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-20 SF MAX. AREA
- 6 STONE VENEER
- 7 WALL PACK LIGHT TOP OF LIGHT @ 8'-8" A.F.F. UNLESS OTHERWISE NOTED
- 8 8'-0" X 1'-0" METAL CANOPY



**BUILDING 'B' ELEVATIONS**  
 SCALE: 3/32"=1'-0"

CITY FILE NO: CFC CU 18-0014

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 EL PASO COUNTY, COLORADO

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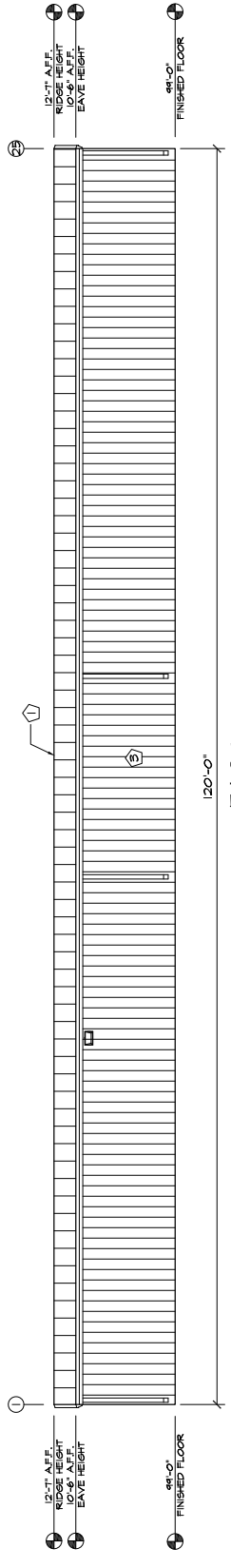
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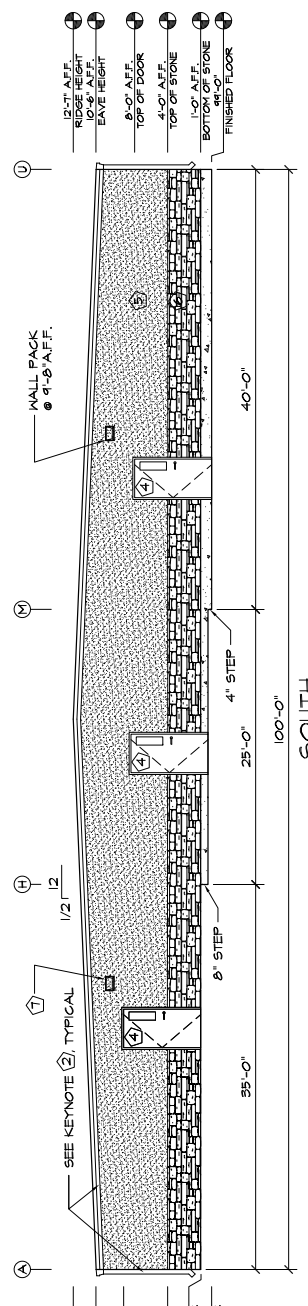
**13 of 15**  
 SITE ELEVATIONS

**ELEVATION KEY NOTES**

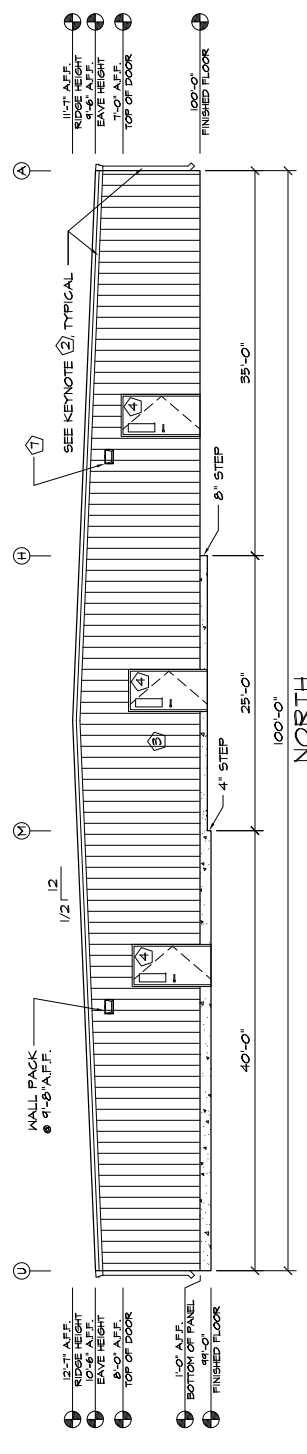
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2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
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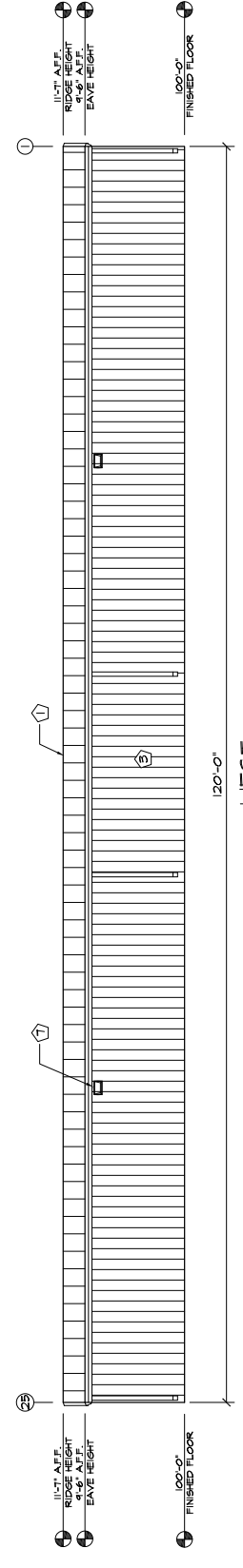
**EAST**



**SOUTH**



**NORTH**



**WEST**

**BUILDING 'A' ELEVATIONS**  
 SCALE: 1/8"=1'-0"

CITY FILE NO: CFC CU 18-0014

ELEVATION KEY NOTES	
①	PREFINISHED 24 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER
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③	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER
④	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION
⑤	3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-20 SF MAX. AREA
⑥	STONE VENEER
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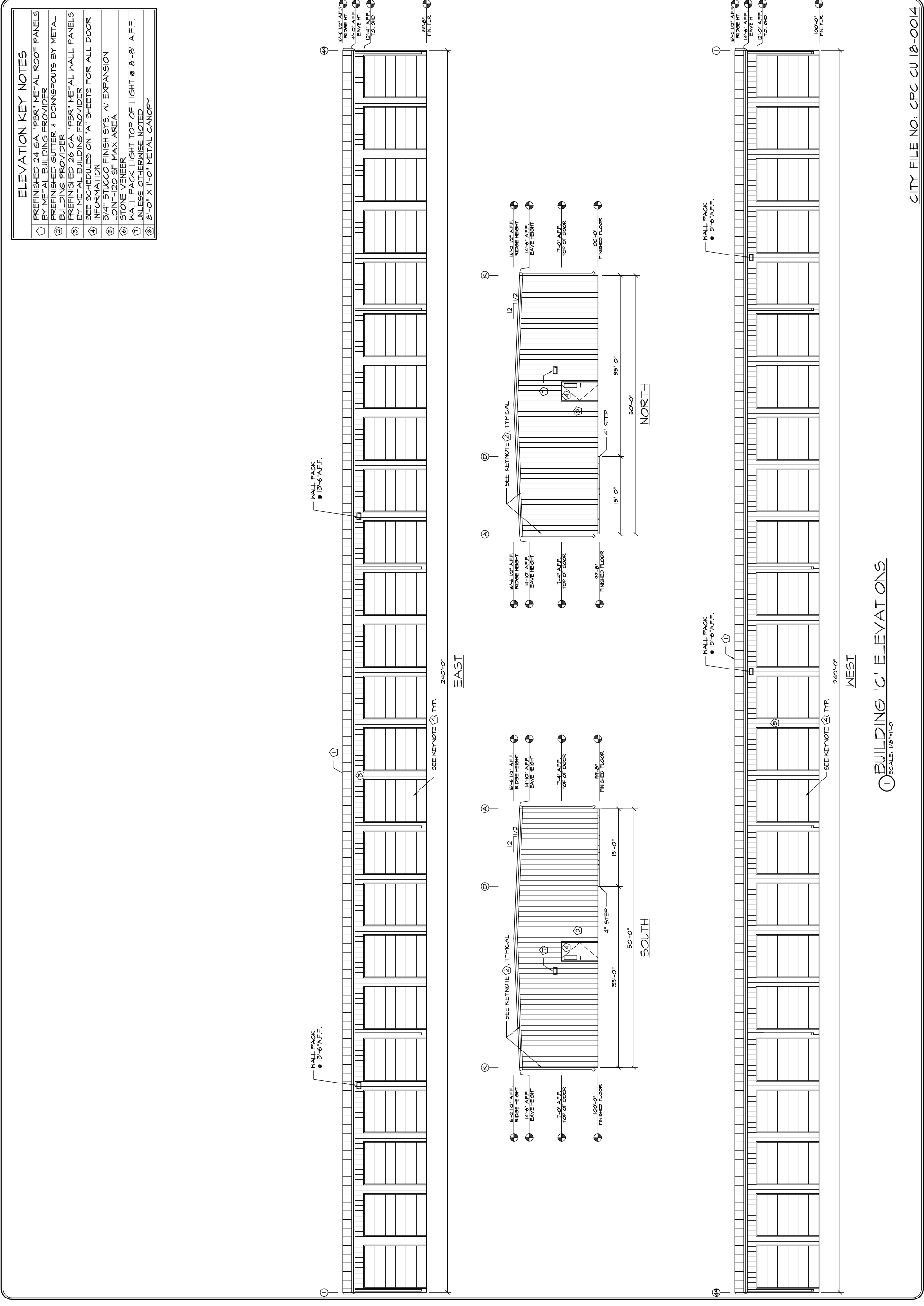
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 PROJ. MGR: Z. CRABTREE  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 1063

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▲	11/15/16 COMMENTS 10/21/16
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▲	
▲	
▲	



① BUILDING 'C' ELEVATIONS  
 SCALE: 1/8"=1'-0"

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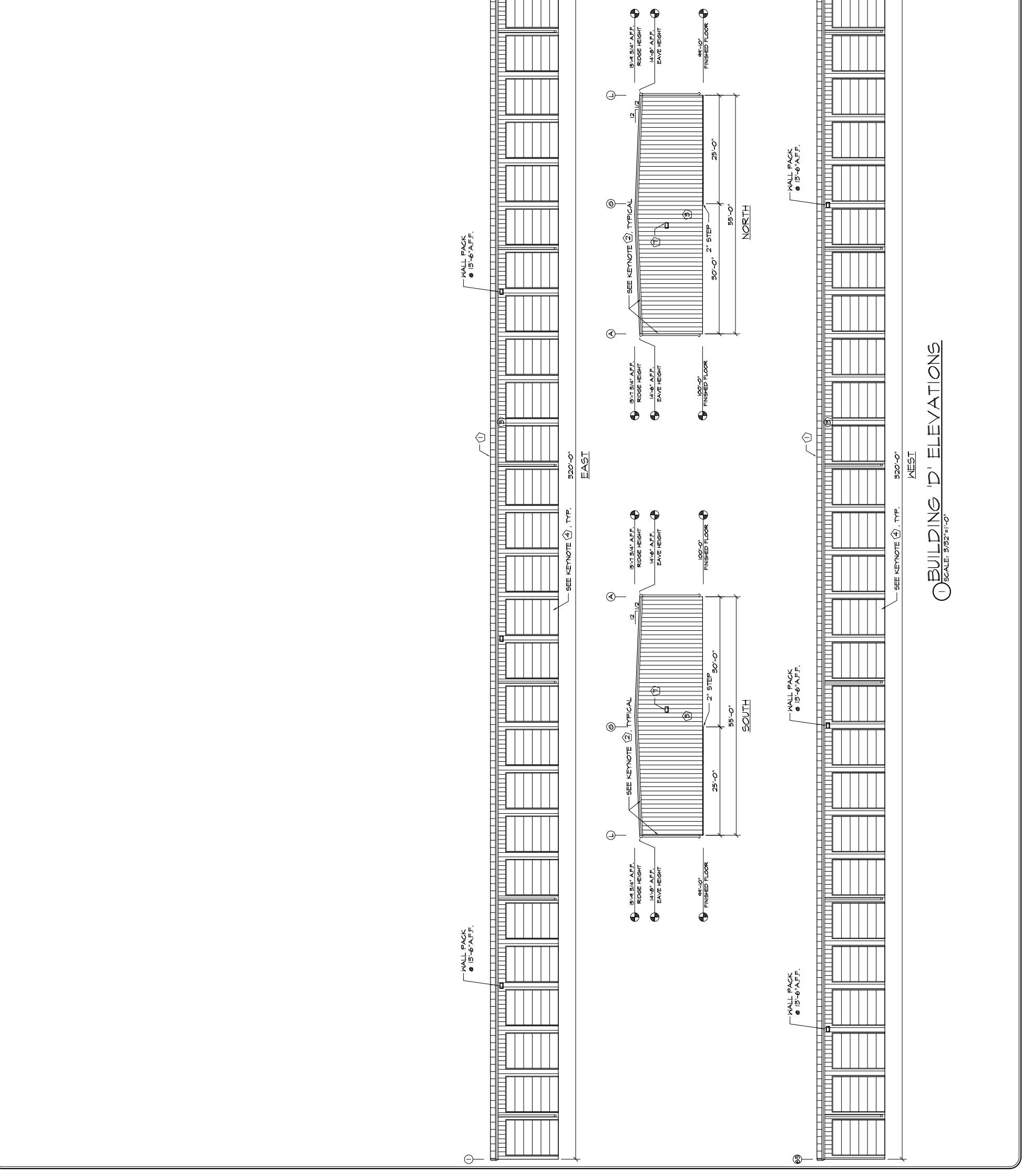
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1 BUILDING 'D' ELEVATIONS  
 SCALE: 3/32"=1'-0"