

# CENTERRA SOUTH FIRST SUBDIVISION - SDP 2 HENSEL PHELPS HEADQUARTERS

## SITE DEVELOPMENT PLAN

### Loveland, Colorado

#### SITE PLAN NOTES:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE.
4. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS OF THE MILLENNIUM GDP AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
5. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
6. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
7. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANES, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH UNIT/APARTMENT BUILDING.
8. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF LOVELAND STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

#### RIGHT OF WAY ENCROACHMENT PERMIT NOTE:

ANY ENCROACHMENTS PROPOSED WITHIN THE ROW WILL NEED TO BE REVIEWED AND APPROVED SEPARATELY THROUGH A REVOCABLE ENCROACHMENT PERMIT FROM PUBLIC WORKS

#### APPROVAL BLOCKS

##### Property Owner

The undersigned agree that the real property described in the application and shown on the Site Development Plan filed herewith, shall be subject to the requirements of Title 18 of the Municipal Code of the City of Loveland, Colorado, and any other ordinances of the City of Loveland. The undersigned accepts the conditions and restrictions set forth on the Site Development Plan and in the conditions of approval by the City of Loveland. The undersigned also understands that if the next required approval or permit has not been applied for to establish the use or commence the construction that is authorized by the approval of the Site Development Plan or if the use does not require a building permit and is not established in a development agreement approved by the City, the Site Development Plan shall expire and shall be deemed null or void.

(Owner's Signature)

(Title)

STATE OF COLORADO )  
COUNTY OF LARIMER )  
) SS.  
)

The foregoing agreement was acknowledged before me this day of, \_\_\_\_\_, 2 \_\_\_\_\_, by \_\_\_\_\_.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_.

Notary Public

##### City Approval

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2 \_\_\_\_\_. By the Current Planning Manager of the City of Loveland, Colorado.

Current Planning Manager

#### LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF GRANGE ADDITION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

#### VERTICAL DATUM

BM: NO. 95-01  
LOC: I-25 - FRONTAGE  
DESC: ALUM DISK IN S. END OF W. HEADWALL AT CANAL ON W. FRONTAGE ROAD, 1200 N. OF MCWHINNEY BLVD  
INTERSECTION  
ELEV: 4957.02 ON THE NGVD29 DATUM PER THE CITY OF LOVELAND 1995 LEVEL NET SURVEY - NGS CONTROL BENCHMARKS, REVISED: AUGUST 3, 2009.



#### VICINITY MAP

#### DESIGN TEAM

##### RVI Planning and Landscape Architecture

Landscape Architecture  
Fort Collins, CO

##### Gensler

Architect  
Denver, CO

##### CWC Consulting Group

Civil Engineer  
Lone Tree, CO

##### Mazzetti

Lighting Design/Electrical Engineer  
Denver, CO

##### Irrigation Engineers

Irrigation Design  
Fort Collins, CO

#### LIST OF DRAWINGS

##### GENERAL

##### G001 - SDP COVER SHEET

##### SITE

LS001 - SITE PLAN GENERAL NOTES & SCHEDULES  
LS002 - ABBREVIATIONS AND SYMBOLS  
LS100 - OVERALL SITE PLAN  
LSA01 - SITE PLAN  
LS001 - SITE DETAILS

##### LANDSCAPE

LP001 - LANDSCAPE NOTES & SCHEDULE  
LP401 - LANDSCAPE PLANTING PLAN  
LP501 - PLANTING DETAILS

##### IRRIGATION

##### IR-1 - IRRIGATION REFERENCE PLAN

##### HYDROZONE

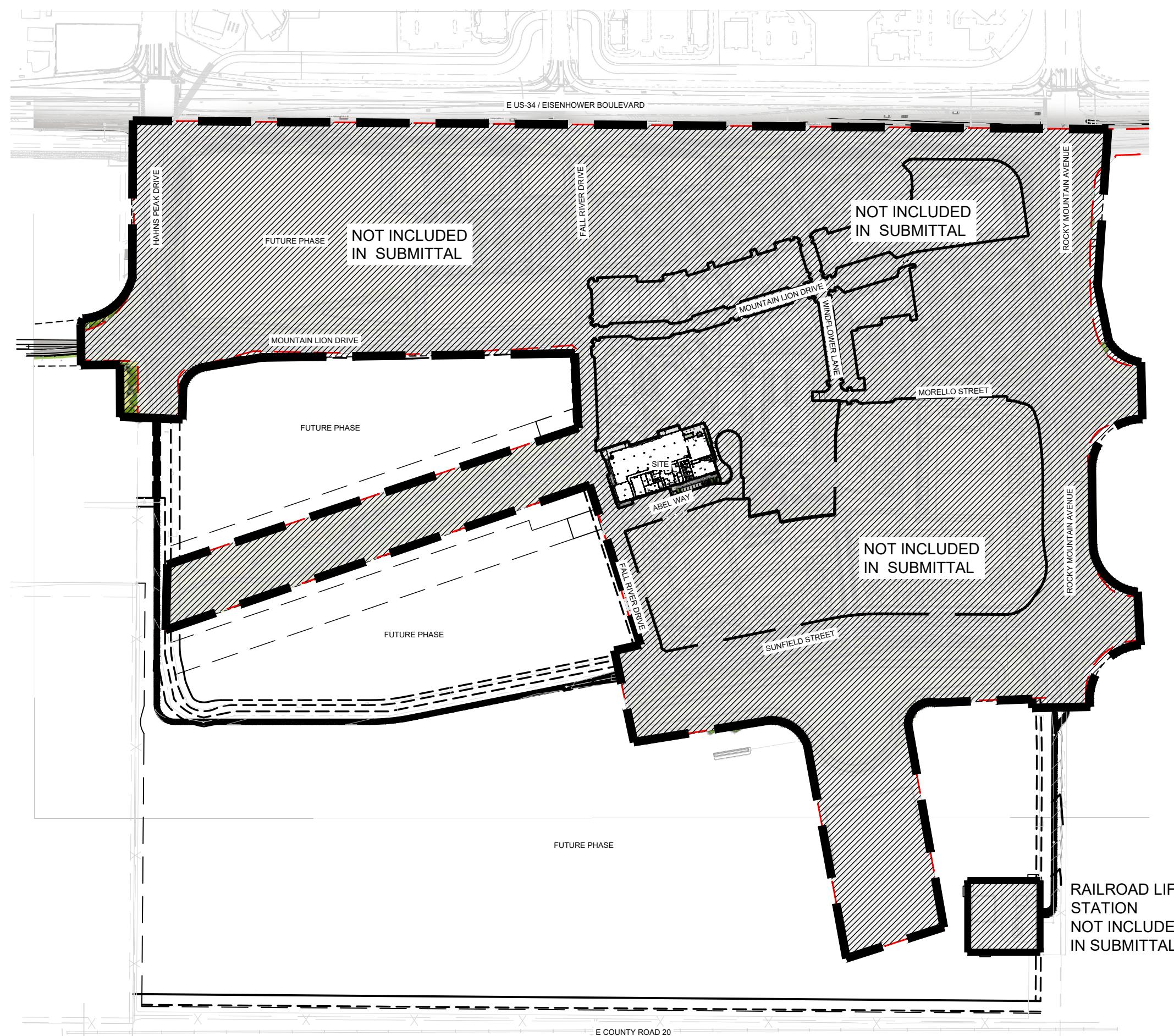
##### HZ401 - HYDROZONE REFERENCE PLAN

##### LIGHTING/ELECTRICAL

EL000 - LIGHTING SCHEDULES  
EL101 - LUMINAIRE CUTSHEETS  
EL102 - LUMINAIRE CUTSHEETS  
EL419 - LIGHTING PLAN - AREA 19

##### ARCHITECTURE

A1 - EXTERIOR ELEVATIONS  
A2 - EXTERIOR ELEVATIONS



OVERALL RENDERING - PHASE 1

#### CONDITIONS

##### CURRENT PLANNING SPECIAL CONDITIONS:

1. PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THE HENSEL PHELPS BUILDING, ADEQUATE OFF STREET PARKING SHALL BE SECURED AND READY FOR USE.

##### TRANSPORTATION SPECIAL CONDITIONS:

1. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON LOT 9, BLOCK 1 OF THE CENTERRA SOUTH FIRST SUBDIVISION, ALL PUBLIC IMPROVEMENTS AS SHOWN IN THE CITY APPROVED CIVIL CONSTRUCTION PLANS FOR CENTERRA SOUTH FIRST SUBDIVISION SHALL BE COMPLETED.

##### WASTE/WASTEWATER SPECIAL CONDITIONS:

1. THE CITY WILL NOT ACCEPT A BUILDING CERTIFICATE OF OCCUPANCY UNTIL THE WATER AND WASTEWATER IMPROVEMENTS FOR THE OVERALL CENTERRA SOUTH FIRST SUBDIVISION CIVIL CONSTRUCTIONS PLANS HAVE BEEN INSTALLED BY THE OWNER AND INITIAL ACCEPTANCE PROVIDED BY THE CITY.
2. THE CITY WILL NOT ACCEPT A BUILDING CERTIFICATE OF OCCUPANCY UNTIL THE WASTEWATER LIFT STATION FOR THIS DEVELOPMENT HAS BEEN INSTALLED AND BEEN ACTIVATED BY THE CITY.

#### SITE DATA TABLE

ZONING	MILLENNIUM ADDITION, PUD		
SITE ACREAGE	1.18 AC		
LAND USE	LIGHT COMMERCIAL USES		
GENERAL OFFICES			
RESTAURANTS, INDOOR AND OUTDOOR			
RETAIL ESTABLISHMENTS (NO GREATER THAN 25,000 SF)			
SQUARE FOOTAGE			
GENERAL OFFICE	111,528 SQ FT		
RESTAURANT	12,380 SQ FT		
RETAIL	11,928 SQ FT		
BUILDING OCCUPANCY	NON-SEPARATED MIXED-USE, B-BUSINESS, TOTAL OCCUPANCY: 2,719 OCCUPANTS		
TYPE OF CONSTRUCTION	TYPE III-B ABOVE TYPE I-A, 100% SPRINKLERED BUILDING		
PARKING			
GENERAL OFFICE	REQUIRED	PROVIDED ON SITE	PROVIDED OFF SITE
ADA ACCESSIBLE	8	2	6
COMPACT	0	0	0
STANDARD	366	9	358
TOTAL	374	11	363
RESTAURANT	REQUIRED	PROVIDED ON SITE	PROVIDED OFF SITE
ADA ACCESSIBLE	5	0	5
COMPACT	0	0	0
STANDARD	119	0	119
TOTAL	124	0	124
RETAIL	REQUIRED	PROVIDED ON SITE	PROVIDED OFF SITE
ADA ACCESSIBLE	2	0	2
COMPACT	0	0	0
STANDARD	38	0	38
TOTAL	40	0	40
BICYCLE PARKING	11		
OPEN SPACE	SUPPLEMENTED BY DISTRICT		
ON-SITE	11,126 SF (0.26 AC)		
UTILITIES			
WATER	COL		
WASTEWATER	COL		
POWER	COL		
GAS	XCEL ENERGY		
OVERLAY ZONES	N/A		

**HENSEL PHELPS**

Hensel Phelps

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Loveland, CO

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Tel 704-361-8664

#### Seal / Signature

Project Name  
Hensel Phelps Headquarters  
Centerra South - SDP 2  
Project Number  
003.8064.000

Description  
SDP COVER SHEET

#### Scale As Shown

G001

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**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO THESE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED SET OF PLANS AND PERMITS ON-SITE AT ALL TIMES. IN ADDITION, CONTRACTOR SHALL CARRY CONTRACTOR PREPARED AND ENGINEER APPROVED DETAILED WORK PLAN FOR ALL WORK ON THIS PROJECT.
- CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO AREAS AS SHOWN ON THE PLANS UNLESS APPROVED OTHERWISE BY ENGINEER ON CONTRACTOR PREPARED DETAILED WORK PLAN.
- THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
- NO WORK MAY COMMENCE THAT WILL AFFECT TRAFFIC OR PARKING OF ANY TYPE, UNTIL THE CONTRACTOR HAS RECEIVED WRITTEN APPROVAL OF CONTRACTOR PREPARED DETAILED WORK PLAN. A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 (OR 811), AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY RELOCATIONS REQUIRED.
- EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, SIGNS AND OTHER MISCELLANEOUS IMPROVEMENTS DESTROYED, DAMAGED, OR REMOVED DUE TO CONSTRUCTION OF THE PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION CONTACT THE COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO, 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION, PHONE (303)692-3590. IN PARTICULAR, CONTRACTOR SHALL INSTALL WATTERS DOWNSTREAM OF AND AT CATCH BASINS AFFECTED BY WORK REQUIRING OPEN EXCAVATION.
- IF DEWATERING IS REQUIRED TO INSTALL UTILITIES, A STATE CONSTRUCTION DEWATERING PERMIT IS REQUIRED IF WATER IS DISCHARGED INTO A STREET, STORM SEWER, CHANNEL, IRRIGATION DITCH, OR ANY WATERS OF THE UNITED STATES.
- THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION BOTH HORIZONTAL AND VERTICAL OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. ANY COST INCURRED TO LOCATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS, AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY CONSTRUCTION MANAGER PRIOR TO BEGINNING CONSTRUCTION.
- ANY DISRUPTION OF UTILITY SERVICE THAT IS REQUIRED TO ADJUST, EXTEND, RELOCATE, OR OTHERWISE REARRANGE ANY UTILITY SHALL BE COORDINATED IN ADVANCE WITH ENGINEER AND THE AFFECTED UTILITY ENTITY. UNDER NO CIRCUMSTANCES SHALL SERVICE BE DISRUPTED WITHOUT PRIOR WRITTEN NOTICE TO ENGINEER & REVIEW OF CONTRACTOR PREPARED DETAILED WORK PLAN REQUIREMENTS.
- WHEN EXISTING ASPHALT OR CONCRETE STREETS OR PARKING LOTS ARE TO BE CUT, THE DISTURBED AREAS MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITIONS. THE EXISTING CONDITION SHALL BE DOCUMENTED BY ENGINEER BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE MOST RECENT CITY OF LOVELAND REQUIREMENTS. FINISHED SURFACES SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS IS TRACKED OUTSIDE THE LIMITS OF WORK DEFINED HEREIN. MUD AND DEBRIS MUST BE REMOVED FROM WORK AREAS WITHIN 24 HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY ENGINEER.
- THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AS PART OF THE DETAILED WORK PLAN FOR ANY CONSTRUCTION ACTIVITIES THAT MAY AFFECT TRAFFIC FLOW OR PARKING ACCESS IN COORDINATION W/ ABUTTING BUSINESS & ABUTTING PROPERTY OWNERS. ALL TRAFFIC CONTROL DEVICES, STRIPING AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ONE (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION PLANS. THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR. PRIOR TO FINAL PAYMENT, THE CONTRACTOR MUST PRESENT THE "REDLINED" PRINTS TO ENGINEER FOR PREPARATION OF A SET OF REPRODUCIBLE "RECORD DRAWINGS" WHICH SHALL BE SUBMITTED TO ENGINEER PRIOR TO CONSTRUCTION ACCEPTANCE OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL OTHER APPLICABLE PERMITS NOT SPECIFICALLY REQUIRED BY OWNER.
- AFTER ACCEPTANCE BY OWNER, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL CONSTRUCTION LAYOUTS SHALL BE PERFORMED UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR.
- ALL LANDSCAPING WORK SHALL BE COMPLETED BY A LANDSCAPING CONTRACTOR THAT SPECIALIZES IN LANDSCAPING AND / OR LANDSCAPING REPAIR. ALL WORK SITES MUST BE RESTORED TO THEIR ORIGINAL CONDITION WITHIN TEN (10) WORKING DAYS OF COMPLETION.
- ALL TRENCH EXCAVATION SPOIL MATERIAL MUST BE TEMPORARILY REMOVED FROM THE PROJECT SITE. IT SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE CONTRACTOR AND RETURNED FOR REUSE WHEN NEEDED FOR THE PROJECT.

**TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES**

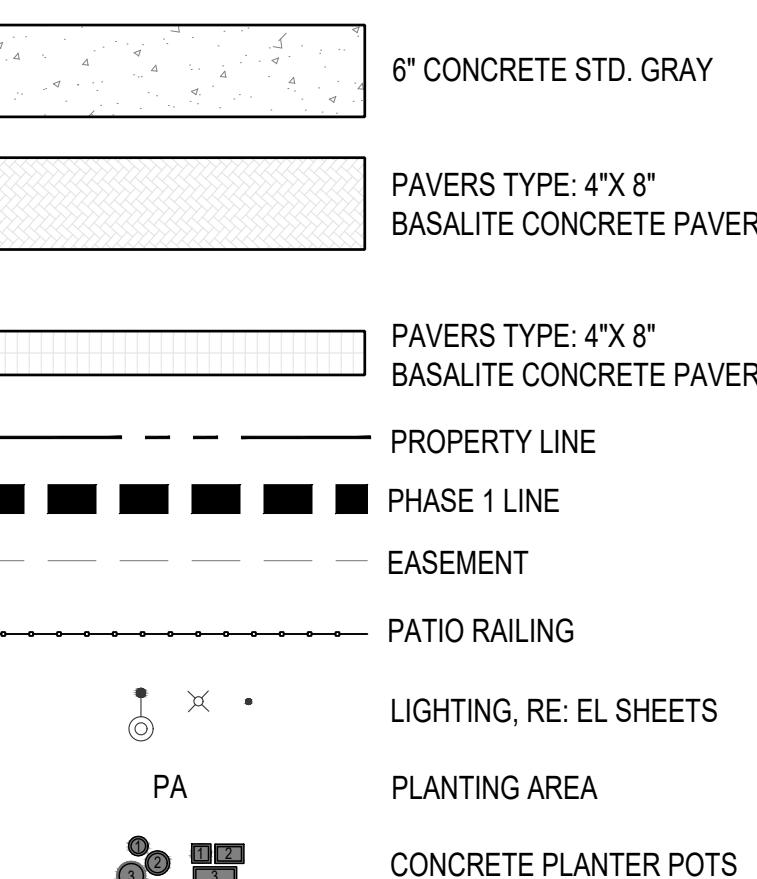
- ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.
- ALL SIGNAGE SHALL BE PER THE CITY OF LOVELAND STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
- ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE CITY STREETS DEPARTMENT AND CITY ENGINEER. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.
- PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE CONTRACTOR SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING SYMBOLS.
- ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
- ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS. LARIMER COUNTY URBAN AREA STREET STANDARDS REPEALED AND REENACTED APRIL 1, 2007 PAGE E-24 ADOPTED BY LARIMER COUNTY, CITY OF LOVELAND, CITY OF FORT COLLINS.
- THE CONTRACTOR INSTALLING THE SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
- SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, THE ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE ENGINEER DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE 2 YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS)
- SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (LOCAL ENTITY, COUNTY, OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT LOCAL ENTITY TRAFFIC OPERATIONS DEPARTMENT, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN AT NO COST TO THE CONTRACTOR; HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF THE TRAFFIC SIGNING AND STRIPING FOR THE PROJECT RELATED TO THE PROJECT'S LOCAL STREET OPERATIONS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE PROJECT.

**PERMITTING REQUIREMENTS**

- THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**GENERAL SITE NOTES:**

- LOCATION OF SITE FURNISHINGS IS APPROXIMATE. LANDSCAPE ARCHITECT TO APPROVE PRIOR TO INSTALLATION.
- REFER TO LS400 SHEETS FOR CALLOUTS AND GENERAL LAYOUT.
- REFER TO CIVIL DRAWINGS FOR UTILITY AND DRAINAGE LAYOUT.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH ENGINEER PRIOR TO INITIATING OPERATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL NORTHING AND EASTINGS ARE SHOWN FOR CENTER POINT OF ALL RADII.

**SITE LEGEND:****CIRCULAR CONCRETE PLANTER POT SCHEDULE**

SYM	SIZE (DIA.)	QTY
②	30"	2
③	36"	5

**RECTANGULAR CONCRETE PLANTER POT SCHEDULE**

SYM	SIZE (LWXH)	QTY
■	2'x2'x2'	10
■■	3'x2'x2'	7
■■■	4'-6"x2'x2'	4
PA	PLANTING AREA	
CP	CONCRETE PLANTER POTS	

**SITE NOTES:**

- CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
- NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
- ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
- BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
- ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
- ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

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1536 Ogden St  
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Tel 704-361-8664

**Seal / Signature**Project Name  
**Hensel Phelps Headquarters**  
Centera South - SDP 2

Project Number

003.8064.000

Description

SITE PLAN GENERAL NOTES &amp; SCHEDULES

Scale As Shown

**LS001**

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## ABBREVIATIONS

&	AND	F	FINISH GRADE	P.L.	PROPERTY LINE	MATERIAL INDICATIONS
∠	ANGLE	FIN	FINISH(ED)	PRCST.	PRECAST	COMPACTED SUBGRADE
@	AT	FL	FLOW LINE	PT.	POINT	
¢	CENTERLINE	FOC	FACE OF CURB	P.V.C.	POLYVINYL CHLORIDE	
□	CHANNEL			PVMT.	PAVEMENT	
Φ	DIAMETER OR ROUND					
A	AREA DRAIN	GA	GAUGE	RAD.	RADIUS	REFERENCE INDICATIONS
AD	ADDENDUM	GALV	GALVANIZED	R.B.	REINFORCING BAR(S)	SECTION
ADD	ADJACENT	GC	GENERAL CONTRACT(OR)	R.D.	ROOF DRAIN	
ADJ	AGGREGATE	GLU LAM	GLUE LAMINATED	REF.	REFERENCE	
AGGR	ALTERNATE	GND	GROUND	REINF.	REINFORCES, REINFORCING	
ALT	APPROXIMATE	GR	GRADE	REQ.	REQUIRED	
APPROX	ARCHITECT(URAL)	H.D.	HEAVY DUTY	RESIL.	RESILIENT	
ARCH	ASPHALT	HDR.	HEADER			
ASPH		HT.	HEIGHT			
		HORIZ.	HORIZONTAL			
B	BITUMINOUS	HP	HIGH POINT			
BLDG	BUILDING					
BOT	BOTTOM	I.B.C.	INSTALLED BY CONTRACTOR	SC.	SCALE	
BRKT	BRACKET	I.B.O.	INSTALLED BY OTHERS	SCHED.	SCHEDULE	
BTWN	BETWEEN	I.D.	INSIDE DIAMETER/DIMENSION	SCR.	SCREEN	
BW	BOTTOM OF WALL	INCL.	INCLUD(ED), (ING), (SIVE)	SECT.	SECTION	
				SF.	SQUARE FOOT (FEET)	
C	C.B.	JST.	JOIST	SHT.	SHEET	
CEM.	CEMENT	JT.	JOINT	SIM.	SIMILAR	
CF.	CUBIC FOOT/FEET			SL.	SLOPE	
CHAM.	CHAMFER			SQ.	SQUARE	
C.J.	CONTROL JOINT	K.J.	KEYED JOINT	SST., S/S	STAINLESS STEEL	
CLR.	CLEAR(ANCE)			STA.	STATION	
C.M.U.	CONCRETE MASONRY UNIT(S)			STD.	STANDARD	
C.O.	CLEAN OUT	L.P.	LOW POINT	STL.	STEEL	
COL.	COLUMN	LT.	LIGHT	STRCT.	STRUCTURAL	
COMB.	COMBINATION	LWT.	LIGHTWEIGHT	SYM.	SYMMETRICAL	
CONC.	CONCRETE					
CONSTR.	CONSTRUCTION					
CONT.	CONTINUOUS	M.				
CONTR.	CONTRACTOR	MAX.				
CY.	CUBIC YARD(S)	MECH.				
		MET.				
D	DEMO.	MFR.	MANUFACTURER	UNF.	UNFINISHED	SYMBOLS
DEPT.	DEMOLISH, DEMOLITION	MH.	MANHOLE	U.O.N.	UNLESS OTHERWISE NOTED	
DET.	DEPARTMENT	MIN.	MINIMUM			
DIA.	DETAIL	MISC.	MISCELLANEOUS			
DIM.	DIAMETER	MTD.	MOUNTED			
DWG.	DIMENSION					
	DRAWING					
E	EA.	N.I.C.	NOT IN CONTRACT	W/	WITH	
E.B.	EACH	NO., #	NUMBER	W/O	WITHOUT	
E.J.	EXPANSION BOLT	NOM.	NOMINAL	WT.	WEIGHT	
EL.	EXPANSION JOINT	N.T.S.	NOT TO SCALE	W.W.M.	WELDED WIRE MESH	
ELEC.	ELEVATION	O.C.	ON CENTER			
ENCL.	ELECTRICAL	O.D.	OUTSIDE DIAMETER/DIMENSION			
EQ.	ENCLOSURE	OPP.	OPPOSITE			
EQPT.	EQUAL					
	EQUIPMENT					

## TYPICAL SYMBOLS AND INDICATORS

P	P.L.	PROPERTY LINE	MATERIAL INDICATIONS	REFERENCE INDICATIONS
	PRCST.	PRECAST	COMPACTED SUBGRADE	SECTION
	PT.	POINT		
	P.V.C.	POLYVINYL CHLORIDE		
	PVMT.	PAVEMENT		
R	RAD.	RADIUS		
	R.B.	REINFORCING BAR(S)		
	R.D.	ROOF DRAIN		
	REF.	REFERENCE		
	REINF.	REINFORCES, REINFORCING		
	REQ.	REQUIRED		
	RESIL.	RESILIENT		
S	SC.	SCALE		
	SCHED.	SCHEDULE		
	SCR.	SCREEN		
	SECT.	SECTION		
	SF.	SQUARE FOOT (FEET)		
	SHT.	SHEET		
	SIM.	SIMILAR		
	SL.	SLOPE		
	SQ.	SQUARE		
	SST., S/S	STAINLESS STEEL		
J	STA.	STATION		
	STD.	STANDARD		
	STL.	STEEL		
	STRCT.	STRUCTURAL		
	SYM.	SYMMETRICAL		
L	T			
	TC	TOP OF CURB		
	T.& G.	TONGUE AND GROOVE		
	T.O.	TOP OF		
	TW	TOP OF WALL		
	TYP.	TYPICAL		
M				
	MAX.			
	MECH.			
	MET.			
	MFR.			
	MANUFACTURER			
	MH.	MANHOLE		
	MIN.	MINIMUM		
	MISC.	MISCELLANEOUS		
	MTD.	MOUNTED		
U	UNFINISHED	UNFINISHED		EXISTING CONTOUR
	UNLESS OTHERWISE NOTED	UNLESS OTHERWISE NOTED		
V				
	VERT.	VERTICAL		
W				
			NOTE:	
			ADDITIONAL ABBREVIATIONS, SYMBOLS AND INDICATORS MAY APPEAR IN THESE DRAWINGS. REFER TO APPROPRIATE SHEETS FOR IDENTIFICATION AND CLARIFICATION. THIS SHEET APPLIES TO L-SERIES DRAWINGS ONLY.	

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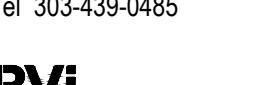
KL&A Engineers & Builders  
1717 Washington Ave.  
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Group 14  
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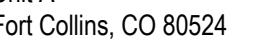
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△ Date	Description
04/18/2025	SDP 1ST SUBMITTAL
05/30/2025	SDP 2ND SUBMITTAL
10/06/2025	SDP FINAL SUBMITTAL

## Seal / Signature

Project Name  
Hensel Phelps Headquarters  
Centerra South - SDP 2  
Project Number  
003.8064.000

## Description

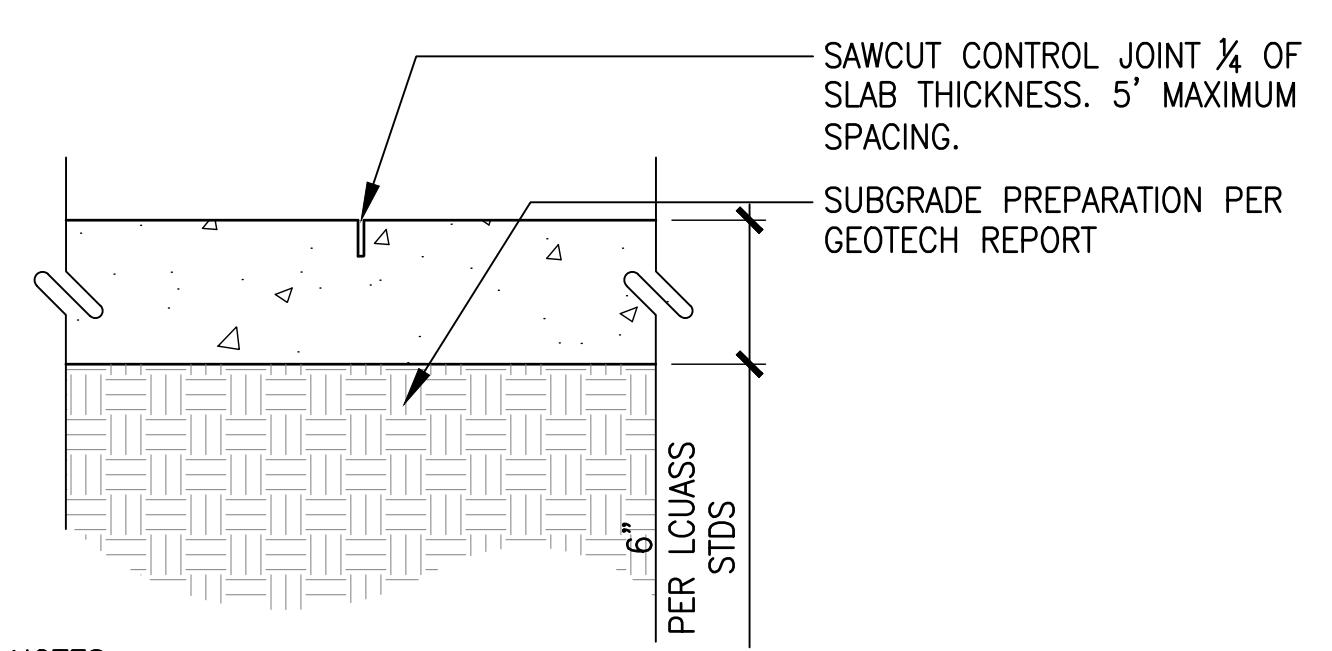
ABBREVIATIONS AND SYMBOLS

## Scale As Shown

LS002



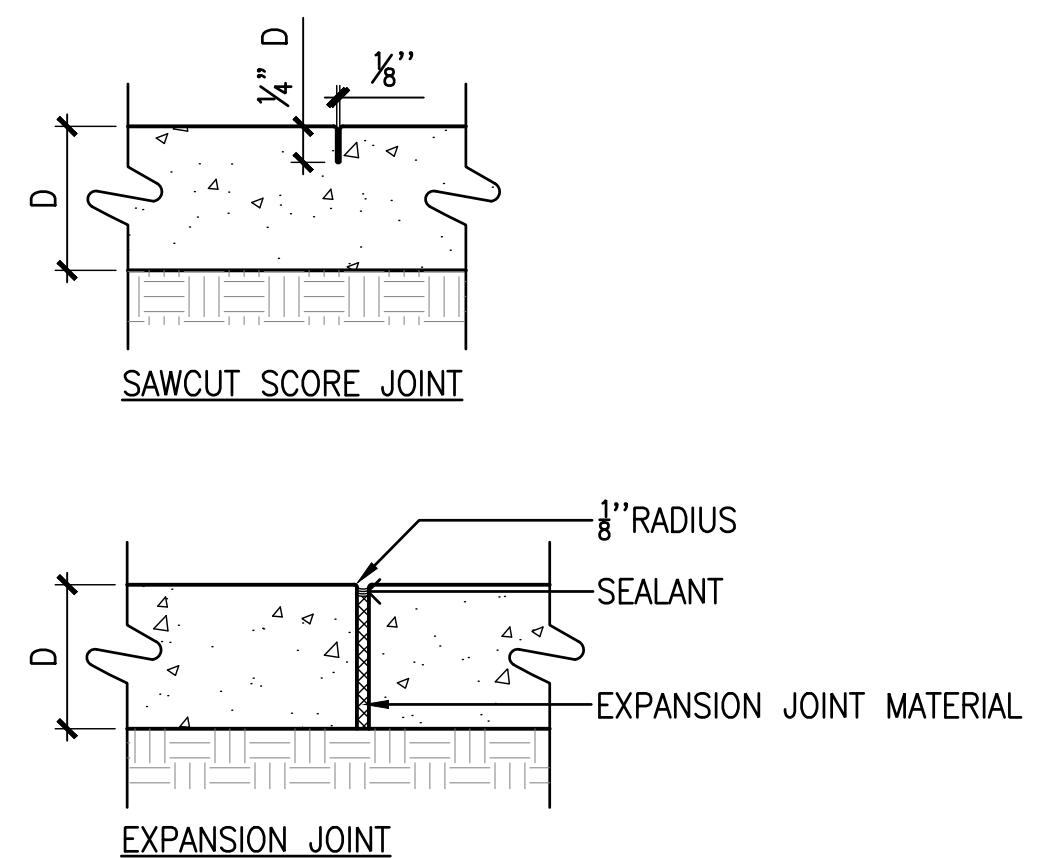




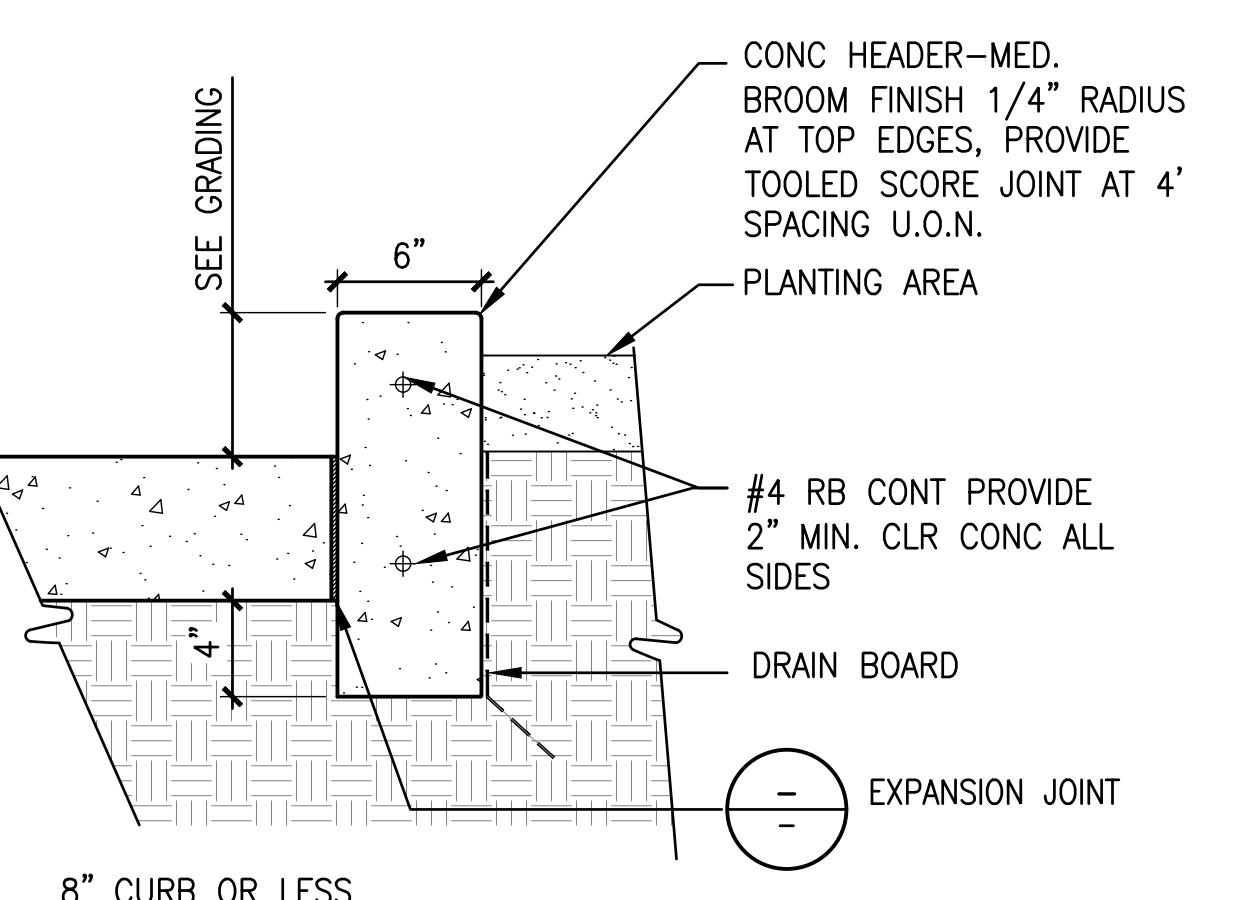
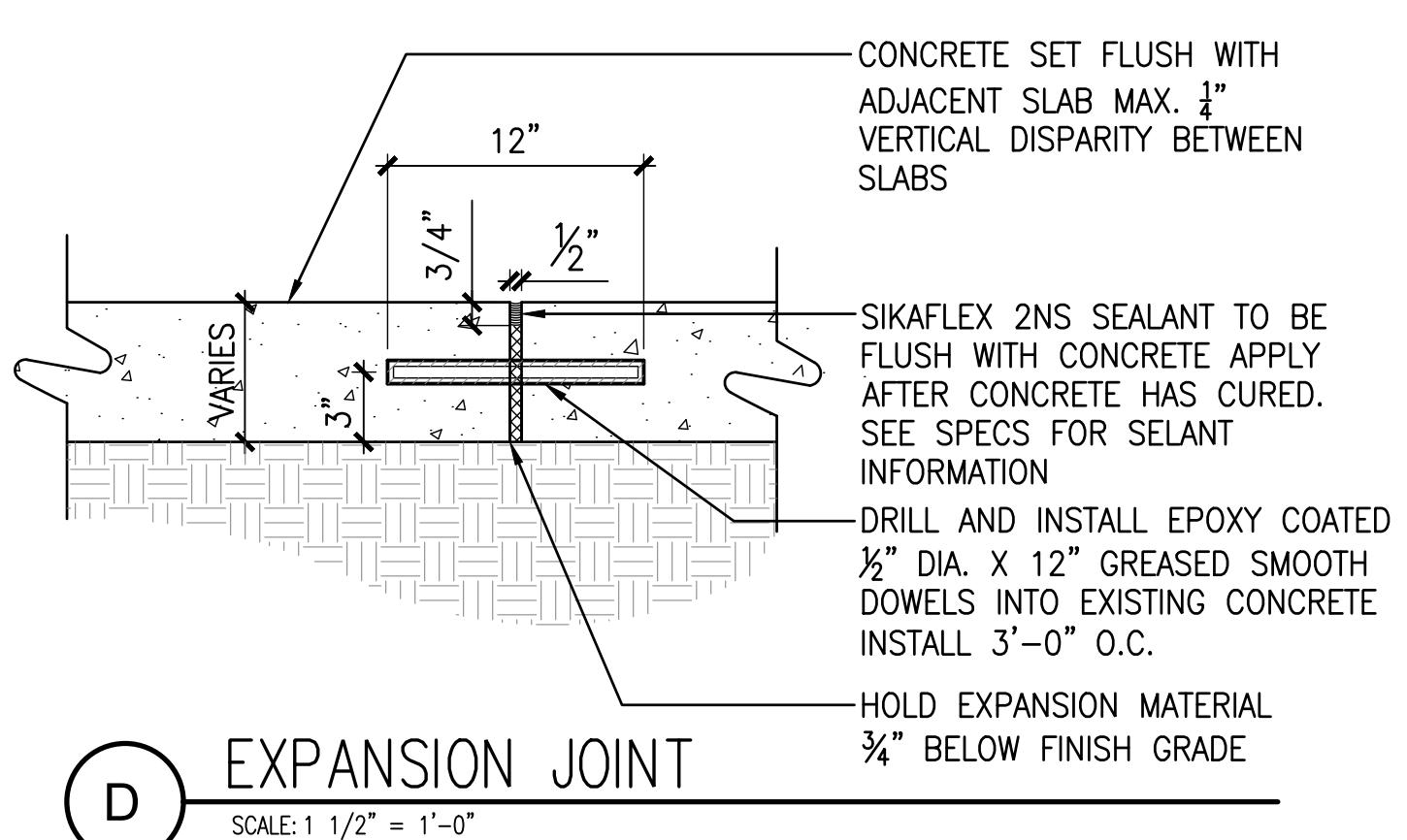
NOTES:  
1. CONTROL JOINT PLACED PER SITE PLAN, MAXIMUM SPACING 10'.  
2. ALL CONTROL JOINTS TO BE SAW CUT.  
3. FINISH ON CONCRETE TO BE FINISHED PER CITY OF LOVELAND PER DRAWING 1601 OF THE LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS)

**A CONCRETE PAVEMENT (FLATWORK)**

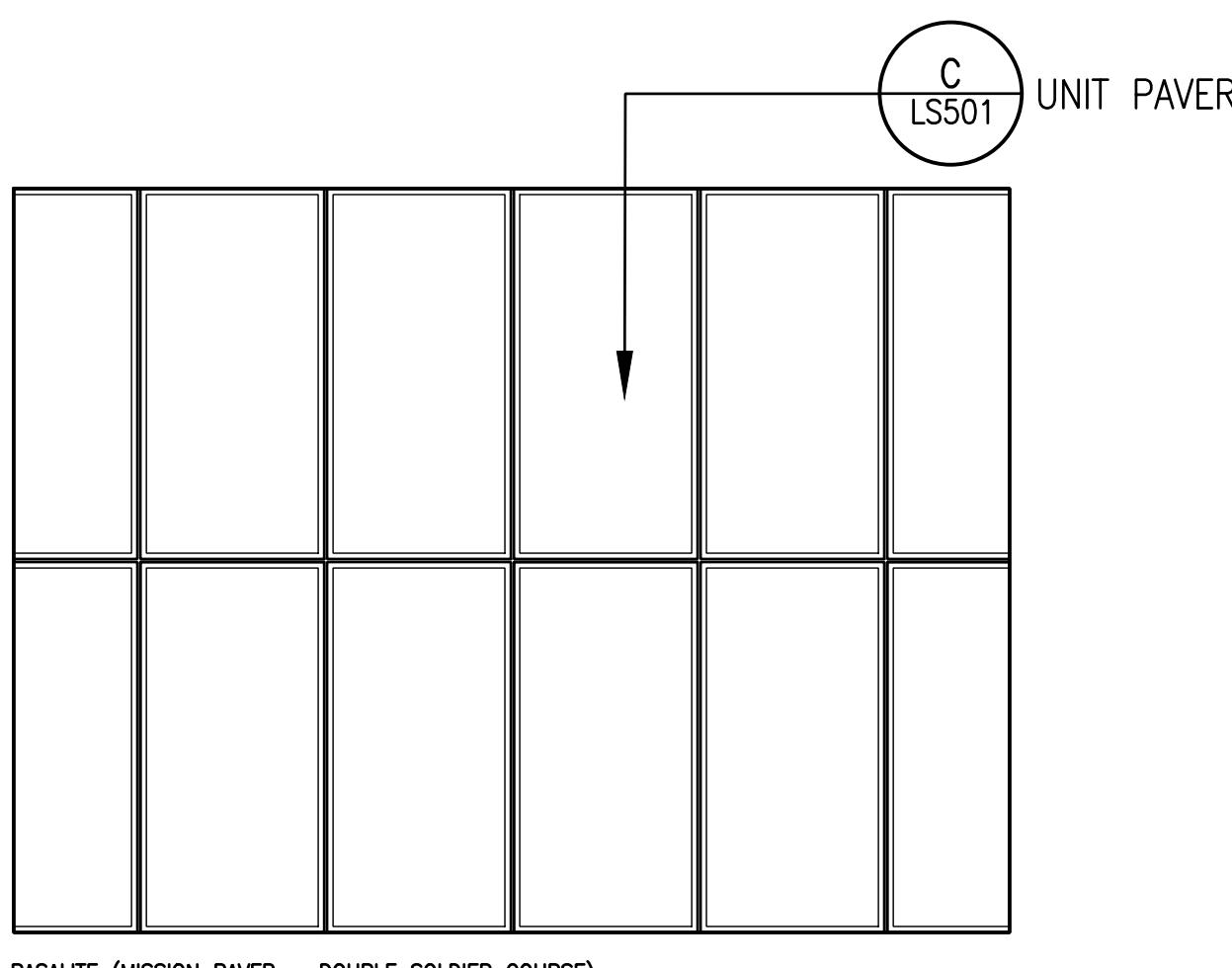
SCALE: N.T.S.


**B CONCRETE PAVEMENT JOINTS**

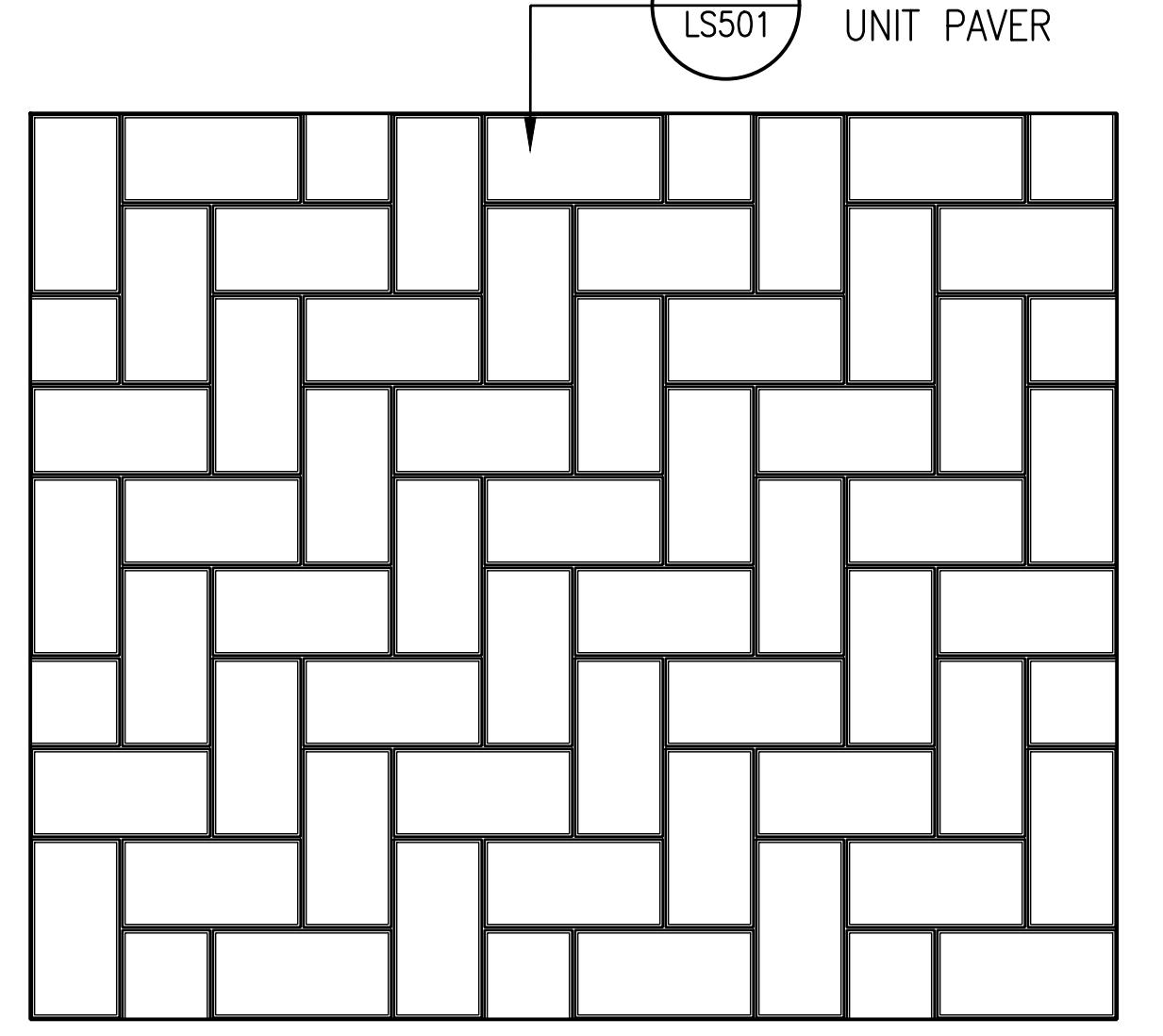
SCALE: 1 1/2" = 1'-0"


**E CONCRETE CURB - PLANTING AREA**

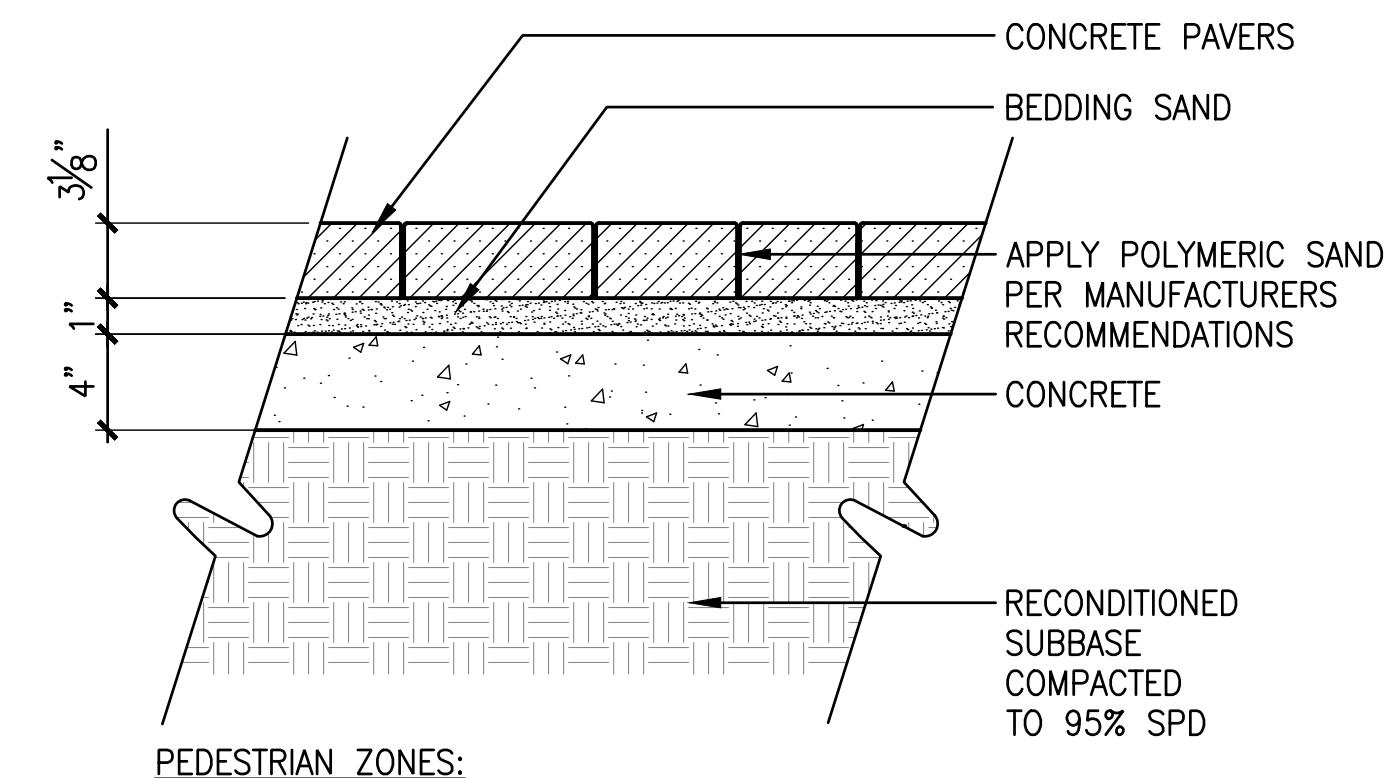
SCALE: 1 1/2" = 1'-0"


**G DOUBLE SOLDIER COURSE PATTERN**

SCALE: 3" = 1'-0"


**H HERRINGBONE PAVER PATTERN**

SCALE: 1 1/2" = 1'-0"


**C UNIT PAVER**

SCALE: 1 1/2" = 1'-0"



COMPANY: FORT COLLINS PRE-CAST, INC.  
MODEL: CUSTOM TBD  
SIZE: DIAMETER, LENGTH, WIDTH VARIES - SEE PLANS, HEIGHT: 24"-36"  
COLOR: NATURAL  
MOUNT: FREESTANDING  
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

**F CONCRETE PLANTER POTS**

SCALE: N.T.S.

GENERAL LANDSCAPE NOTES:

- PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE – FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
- IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. IRRIGATION SYSTEMS TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT FOR MAINTENANCE MUST BE APPROVED BY THE PARKS MANAGER AND MEET PARKS IRRIGATION STANDARDS. DESIGN REVIEW SHALL OCCUR DURING UTILITIES DEPARTMENT IRRIGATION REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OBSERVATION AND INSPECTION BY PARKS SHALL BE INCORPORATED INTO THE CONSTRUCTION PROCESS.
- TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANAS, SHALL BE THOROUGHLY LOOSENERED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENERED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
- INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
- MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
- REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
  - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
  - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
  - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
  - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES
  - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
  - 4 FEET BETWEEN TREES AND GAS LINES
- ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
- THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION – AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
- ALL TREES ALONG EAE TO BE LIMBED AND MAINTAINED AT 14'-0" HEIGHT FOR PFA ACCESS.

STREET TREE NOTES:

- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANAS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
- CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
- STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORISTS WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
- THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
- SUBJECT TO APPROVAL BY THE CITY FORESTER – STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

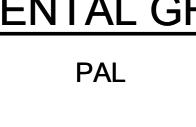
NATURAL AREA BUFFER NOTES:

- STANDARDS FOR PROTECTION DURING CONSTRUCTION - THE DIRECTOR SHALL ESTABLISH A "LIMITS OF DEVELOPMENT" ("LOD") LINE(S) TO ESTABLISH THE BOUNDARY OF THE PROJECT OUTSIDE OF WHICH NO LAND DISTURBANCE ACTIVITIES WILL OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONE.
- CONSTRUCTION SHALL BE ORGANIZED AND TIMED TO MINIMIZE THE DISTURBANCE OF SENSITIVE SPECIES OCCUPYING OR USING ON-SITE AND ADJACENT NATURAL HABITATS OR FEATURES.
- CONSTRUCTION OF BARRIER FENCING SHALL BE PROVIDED AT THE LIMITS OF THE DEVELOPMENT DURING CONSTRUCTION.

NATIVE SEED MIX NOTES:

- THE TIME OF YEAR SEEDING IS TO OCCUR SHOULD BE OCTOBER THROUGH EARLY MAY.
- PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH LOOSENING AND ADDITION OF AMENDMENTS THAT PROMOTE WATER ABSORPTION AND RELEASE, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA. DRILL SEED ALL INDICATED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS.
- IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
- APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
- DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/2 INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
- PREPARE A WEED MANAGEMENT PLAN TO ENSURE THAT WEEDS ARE PROPERLY MANAGED BEFORE, DURING AND AFTER SEEDING ACTIVITIES.
- AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW, JUTE MESH, OR OTHER APPROPRIATE METHODS.
- WHERE NEEDED, TEMPORARY IRRIGATION SHOULD BE PROVIDED UNTIL SEED IS GERMINATED THEN WHEN THE SEED FROM IRRIGATION. IF IRRIGATION IS USED, THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING AND SHALL ENSURE 100% HEAD-TO-HEAD COVERAGE OVER ALL SEEDED AREAS. ALL METHODS AND REQUIREMENTS IN THE APPROVED IRRIGATION PLAN SHALL BE FOLLOWED.
- CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
- THE APPROVED NATIVE SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. DO NOT MOW DURING HOT, DRY PERIODS. DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
- NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT VEGETATIVE COVER IS REACHED WITH LESS THAN TEN PERCENT OF COVER CONSISTING OF NOXIOUS WEEDS, NO BARE SPOTS LARGER THAN ONE FOOT SQUARE, AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES AND EROSION CONTROL.
- THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SEEDLING COVERAGE AND GROWTH AT THE TIME OF FINAL STABILIZATION, AS DEFINED BY STATE AND LOCAL AGENCIES. IF FINAL STABILIZATION IS NOT ACHIEVED TO THE SATISFACTION OF THE AGENCY, THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES TO SATISFY FINAL VEGETATIVE REQUIREMENTS FOR CLOSEOUT.

**PLANT SCHEDULE SDP 2**

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>
<b>DECIDUOUS TREES</b>						
	GD	1	Kentucky Coffeetree	Gymnocladus dioicus 'Espresso'	B&B	2" CAL
	CT	1	Turkish Filbert	Corylus column	B&B	2" Cal.
<b>DECIDUOUS SHRUBS</b>						
	HA	29	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	5 gal.	
	PBE	8	Pawnee Buttes® Sand Cherry	Prunus besseyi 'P011S'	5 gal.	
<b>ORNAMENTAL GRASS</b>						
	PAL	6	Hameln Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 gal.	
	CAC	60	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	
	DEC	22	Tufted Hair Grass	Deschampsia cespitosa	1 gal.	
<b>PERENNIAL</b>						
	OAV	31	Avalanche White Sun Daisy	Osteospermum x 'Avalanche'	1 gal.	
	GMA	3	Bevan's Variety Bigroot Geranium	Geranium macrorrhizum 'Bevan's Variety'	1 gal.	
	GSA	26	Bloodred Geranium	Geranium sanguineum	1 gal.	
	HH	31	Halcyon Hosta	Hosta x 'Halcyon'	1 gal.	
	ECO	18	Purple Wintercreeper	Euonymus coloratus	1 gal.	
	ASM	5	Silver Mound Artemisia	Artemisia schmidtiana 'Silver Mound'	1 gal.	
	HSA	53	White Cloud Coral Bells	Heuchera sanguinea 'White Cloud'	1 gal.	
<b>GROUND COVERS</b>						
	RM1	556 sf		1 1/2" River Rock	n/a	n/a
	WM1	1,209 sf		Wood Mulch	n/a	n/a

LP001

# Hensel Phelps Headquarters

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United States  
Tel 704-361-8664

**NOTES**  
IRRIGATION WILL BE PROVIDED AND MANAGED BY THE  
DISTRICT. REFER SDP 1 (PZ-2500068) FOR ADDITIONAL  
INFORMATION.

**DATE** **DESCRIPTION**  
04/18/2025 SDP 1ST SUBMITTAL  
05/30/2025 SDP 2ND SUBMITTAL  
10/06/2025 SDP FINAL SUBMITTAL

**Seal / Signature**

**Project Name**  
**Hensel Phelps Headquarters**  
**Centerra South - SDP 2**

**Project Number**

**003.8064.000**

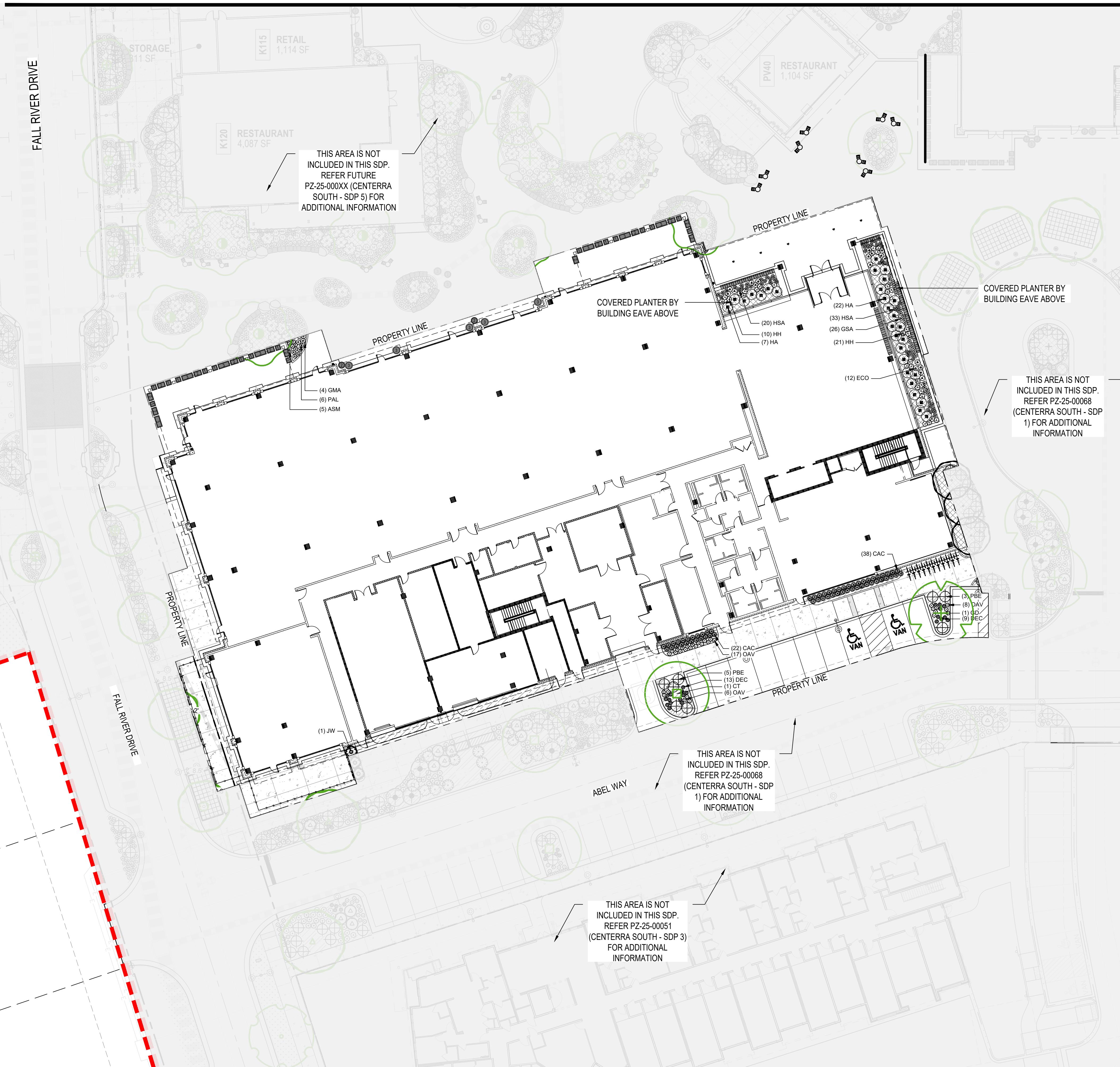
**Description**

**LANDSCAPE PLAN**

**Scale As Shown**

**LP401**

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LANDSCAPE LEGEND:	
	ORGANIC WOOD MULCH
	1 1/2" RIVER ROCK MULCH
	3"-8" DECORATIVE COBBLE

PROPERTY LINE  
PHASE 1 LINE  
EASEMENT

## PLANT SCHEDULE

### SYMBOL CODE COMMON NAME

#### DECIDUOUS TREES

	GD	Kentucky Coffeetree
	CT	Turkish Filbert

#### EVERGREEN TREES

	JW	Woodward Columnar Juniper
--	----	---------------------------

### SYMBOL CODE COMMON NAME

#### DECIDUOUS SHRUBS

	HA	Annabelle Hydrangea
	PBE	Pawnee Buttes® Sand Cherry

#### ORNAMENTAL GRASS

	PAL	Hameln Fountain Grass
	CAC	Karl Foerster Feather Reed Grass
	DEC	Tufted Hair Grass

#### PERENNIAL

	OAV	Avalanche White Sun Daisy
	GMA	Bevan's Variety Bigroot Geranium
	GSA	Bloodred Geranium
	HH	Halcyon Hosta
	ECO	Purple Wintercreeper
	ASM	Silver Mound Artemisia
	HSA	White Cloud Coral Bells

### SYMBOL CODE COMMON NAME

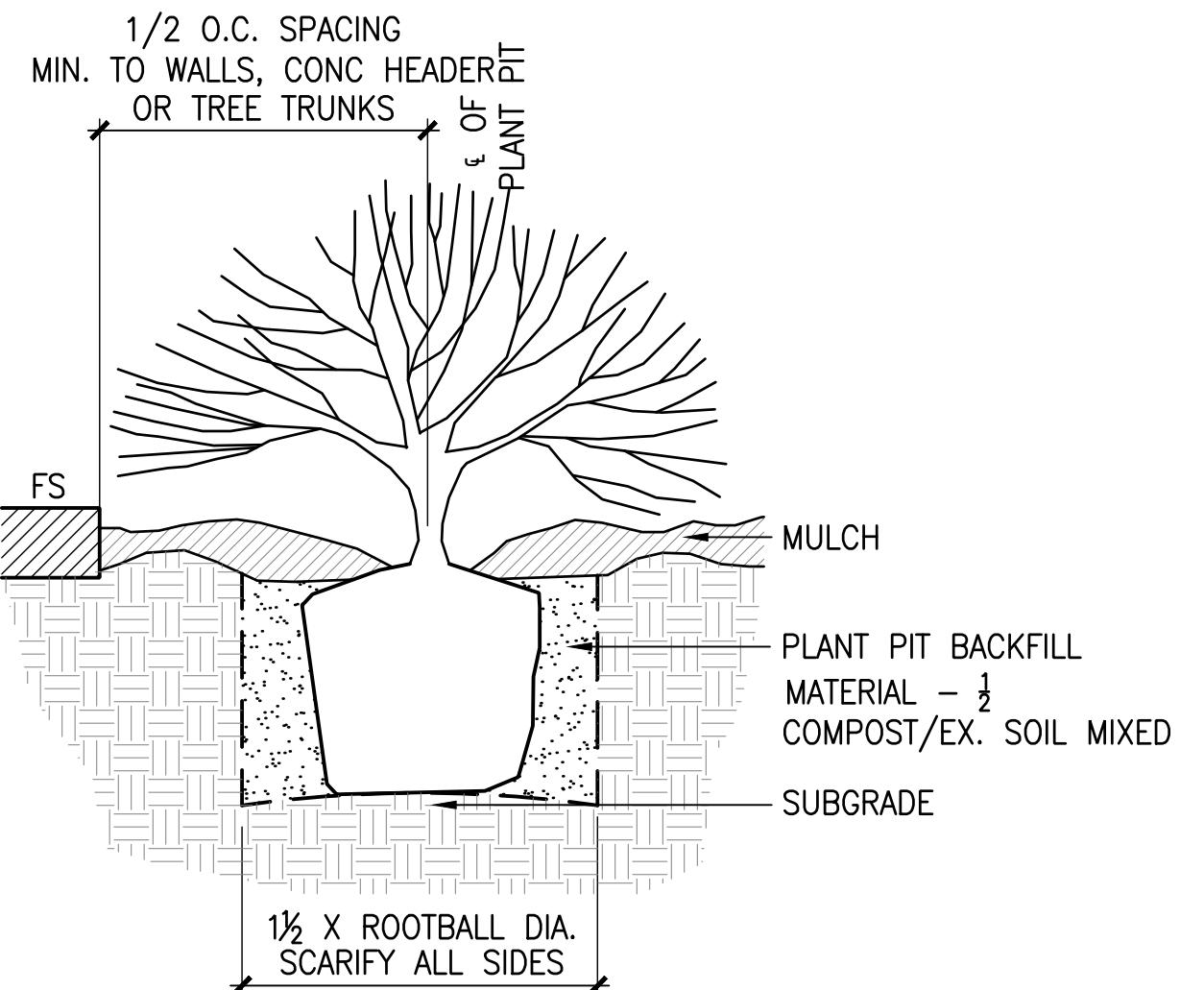
	RM2	3"-8" Decorative Cobble
	RM1	1 1/2" Rock Mulch
	WM1	Wood Mulch

#### NOTES

IRRIGATION WILL BE PROVIDED AND MANAGED BY THE DISTRICT. REFER SDP 1 (PZ-2500068) FOR ADDITIONAL INFORMATION.

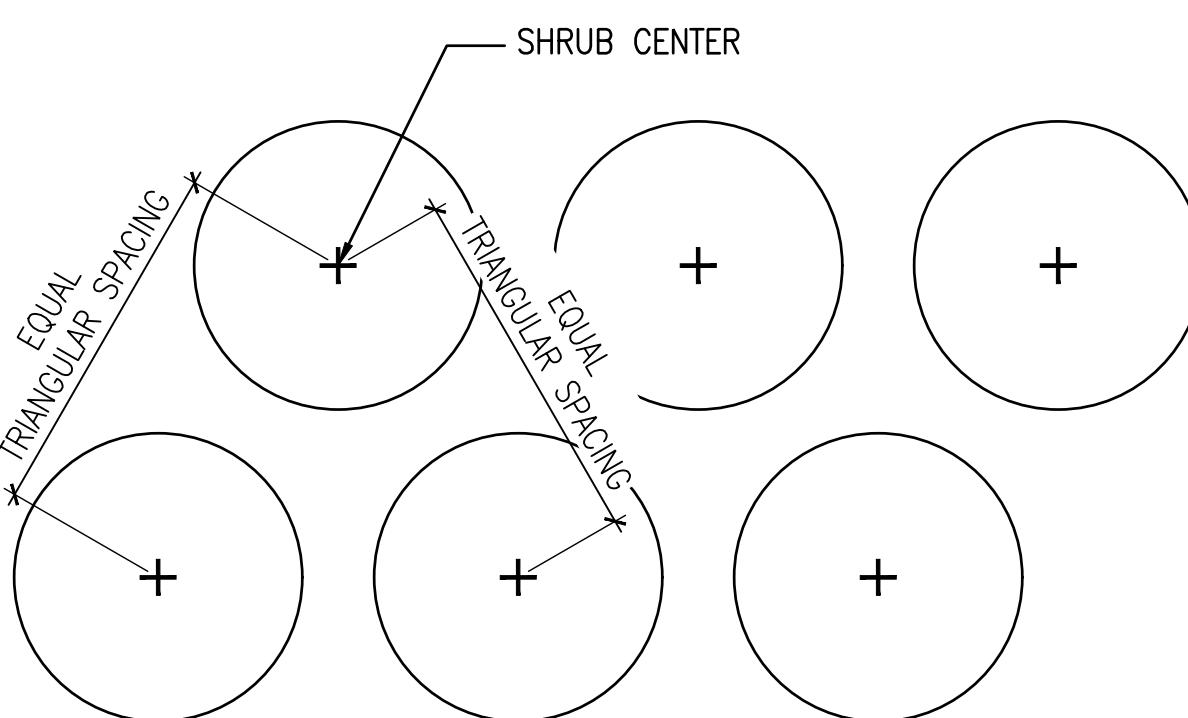
SCALE: 1" = 20'-0"




**A** SHRUB PLANTING

SCALE: NTS

DT-PLNT-SHRB

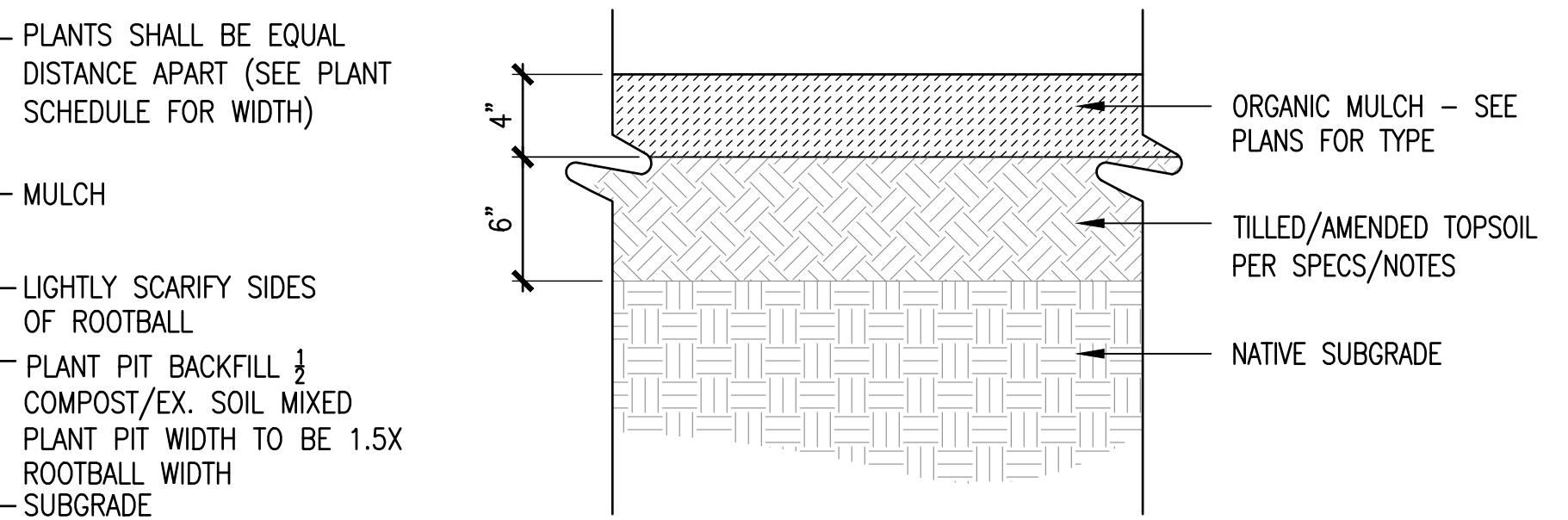

**B** SHRUB SPACING

SCALE: 1'-1"-0"

DT-PLNT-SHRB-SPAC

**C** ORNAMENTAL GRASS / PERENNIAL

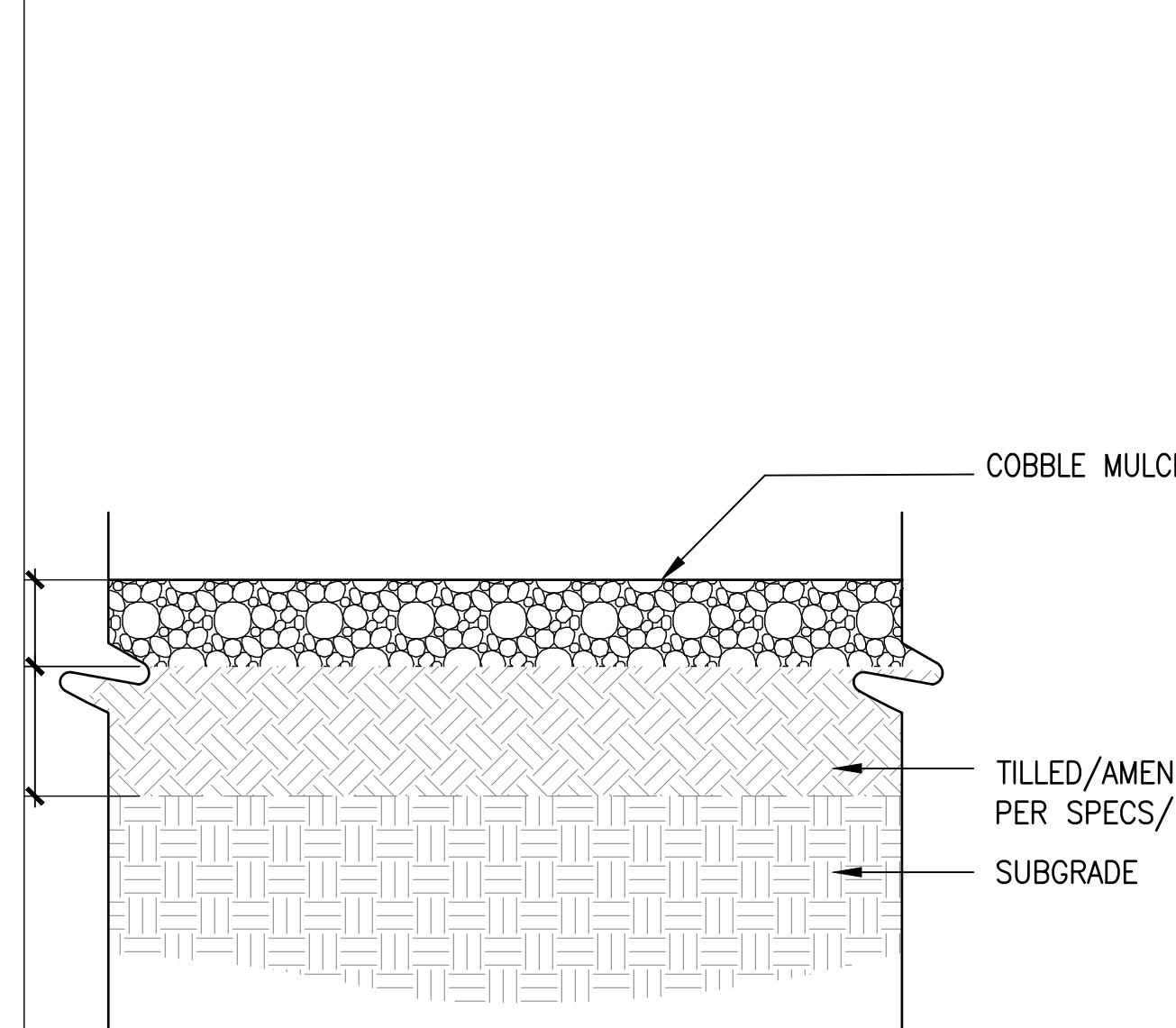
SCALE: 1'-1"-0"


**NOTES:**  
1. DO NOT INSTALL LANDSCAPE FABRIC UNDER MULCH.

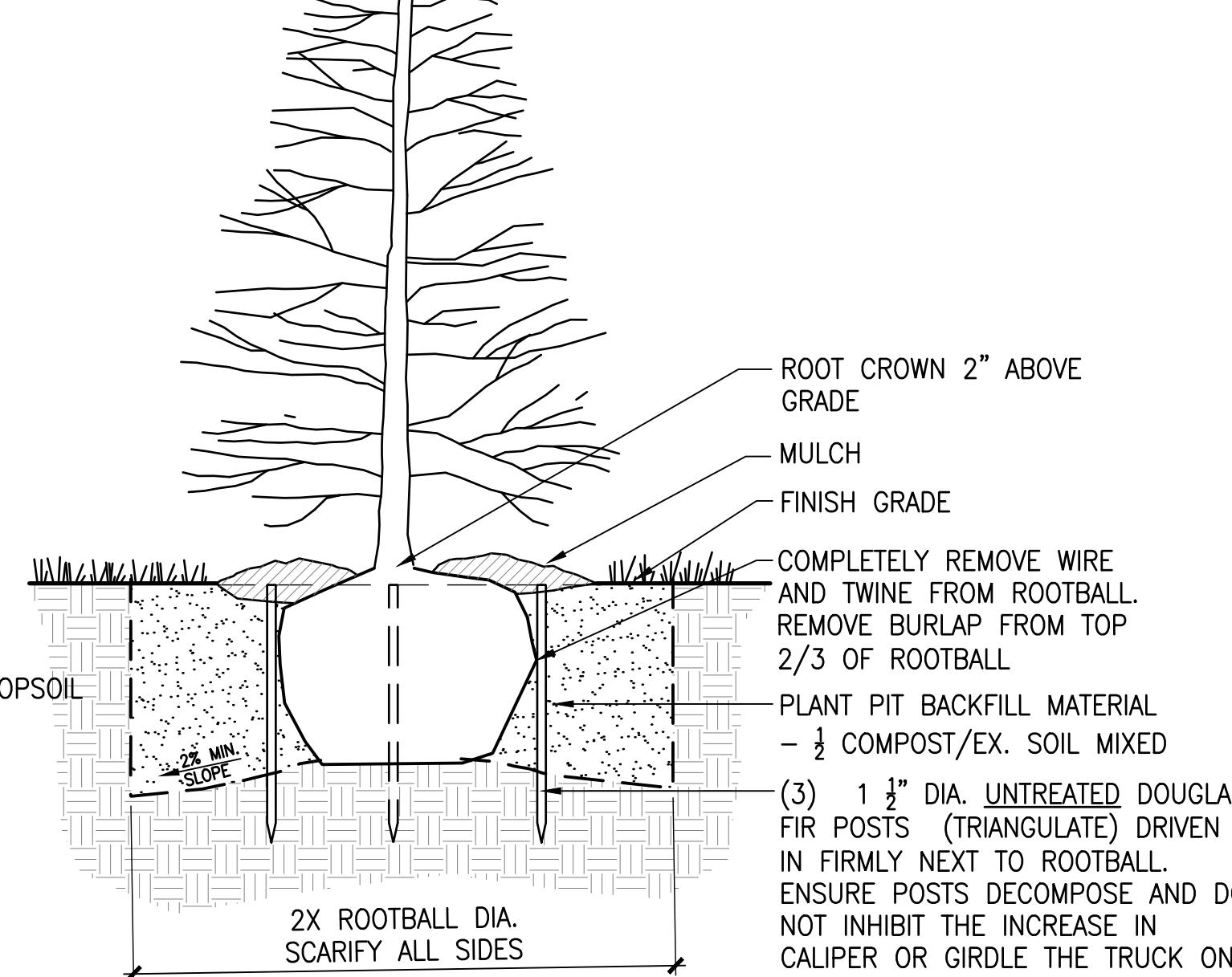
**D** ORGANIC MULCH

SCALE: 1 1/2" = 1'-0"

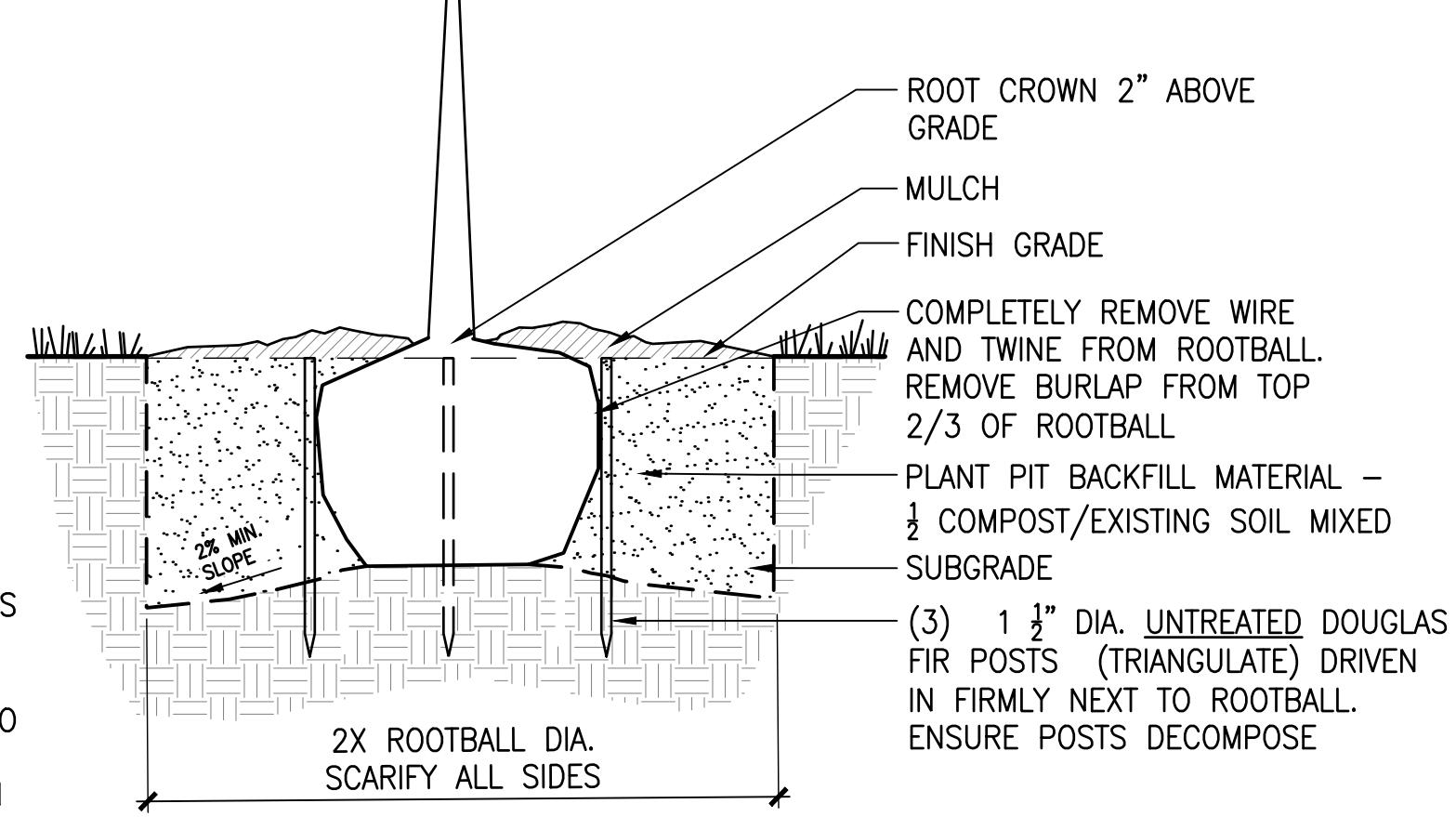
DT-PLNT-MLCH


**E** COBBLE MULCHING

SCALE: 1 1/2" = 1'-0"


**F** EVERGREEN TREE PLANTING

SCALE: NTS


**G** DECIDUOUS TREE PLANTING

SCALE: NTS

Project Name  
**Hensel Phelps Headquarters**  
Center South - SDP 2  
Project Number  
003.8064.000

Description  
PLANTING DETAILS

Scale As Shown

**LP501**

Seal / Signature

# Hensel Phelps Headquarters

Loveland, CO



## IRRIGATION LEGEND

MAINLINE: SCH. 40 PVC : 1.5-INCH  
SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED  
PIPE OR WIRE BUNDLE  
POINT OF CONNECTION/BACKFLOW ASSEMBLY  
MASTER VALVE/FLOW SENSOR ASSEMBLY  
HUNTER SOLAR SYNC RAIN SENSOR ASSEMBLY  
ISOLATION GATE VALVE  
QUICK COUPLER

## IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (Drip)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

## FOR REFERENCE ONLY

REFER TO PZ-25-00068 (SDP 1) FOR HYDROZONE AND IRRIGATION INFORMATION RELATED TO THE FOLLOWING METERS:  
(CS1 POC1 AND CS1 POC2)

## Gensler

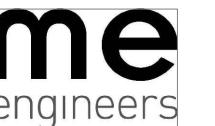
1225 17th Street  
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Denver, CO 80202  
United States  
Tel 303.595.8585  
Fax 303.825.6823



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1717 Washington Ave.  
Golden, CO 80401  
United States  
Tel 303-384-9910



Group14  
1325 East 16th Avenue  
Denver, CO 80218  
United States  
Tel 303-861-2070



me Engineers  
14143 Denver West Parkway  
Suite 300  
Golden, CO 80401  
United States  
Tel 303-421-6655



gld  
53 W. Jackson Blvd  
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Chicago, Illinois 60604  
United States  
Tel 312-877-5125



Jensen Hughes  
10170 Church Ranch Way  
Suite 200  
Westminster, CO 80021  
United States  
Tel 303-439-0485



DL Adams  
1536 Ogden St  
Denver, CO 80218  
United States  
Tel 303-455-1900



RVI  
South College Consulting LLC  
Unit A  
Fort Collins, CO 80524  
United States  
Tel 970-484-8855

Advanced Enclosure  
04/18/2025 SDP 1ST SUBMITTAL  
05/30/2025 SDP 2ND SUBMITTAL  
10/06/2025 SDP FINAL SUBMITTAL

△ Date      Description

04/18/2025 SDP 1ST SUBMITTAL  
05/30/2025 SDP 2ND SUBMITTAL  
10/06/2025 SDP FINAL SUBMITTAL

Seal / Signature

Project Name  
Hensel Phelps Headquarters  
Centerra South - SDP 2  
Project Number  
003.8064.000  
Description  
IRRIGATION PLAN

Scale As Shown

# Hensel Phelps Headquarters

Loveland, CO

## FOR REFERENCE ONLY

REFER TO PZ-25-00068 (SDP 1) FOR HYDROZONE AND IRRIGATION INFORMATION RELATED TO THE FOLLOWING METERS:  
(CS1 POC1 AND CS1 POC2)

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RVI  
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Consulting LLC  
5628 Plantation Ridge Rd.  
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Tel 970-484-8855

Advanced Enclosure  
Consulting LLC

04/18/2025 SDP 1ST SUBMITTAL  
05/30/2025 SDP 2ND SUBMITTAL  
10/06/2025 SDP FINAL SUBMITTAL



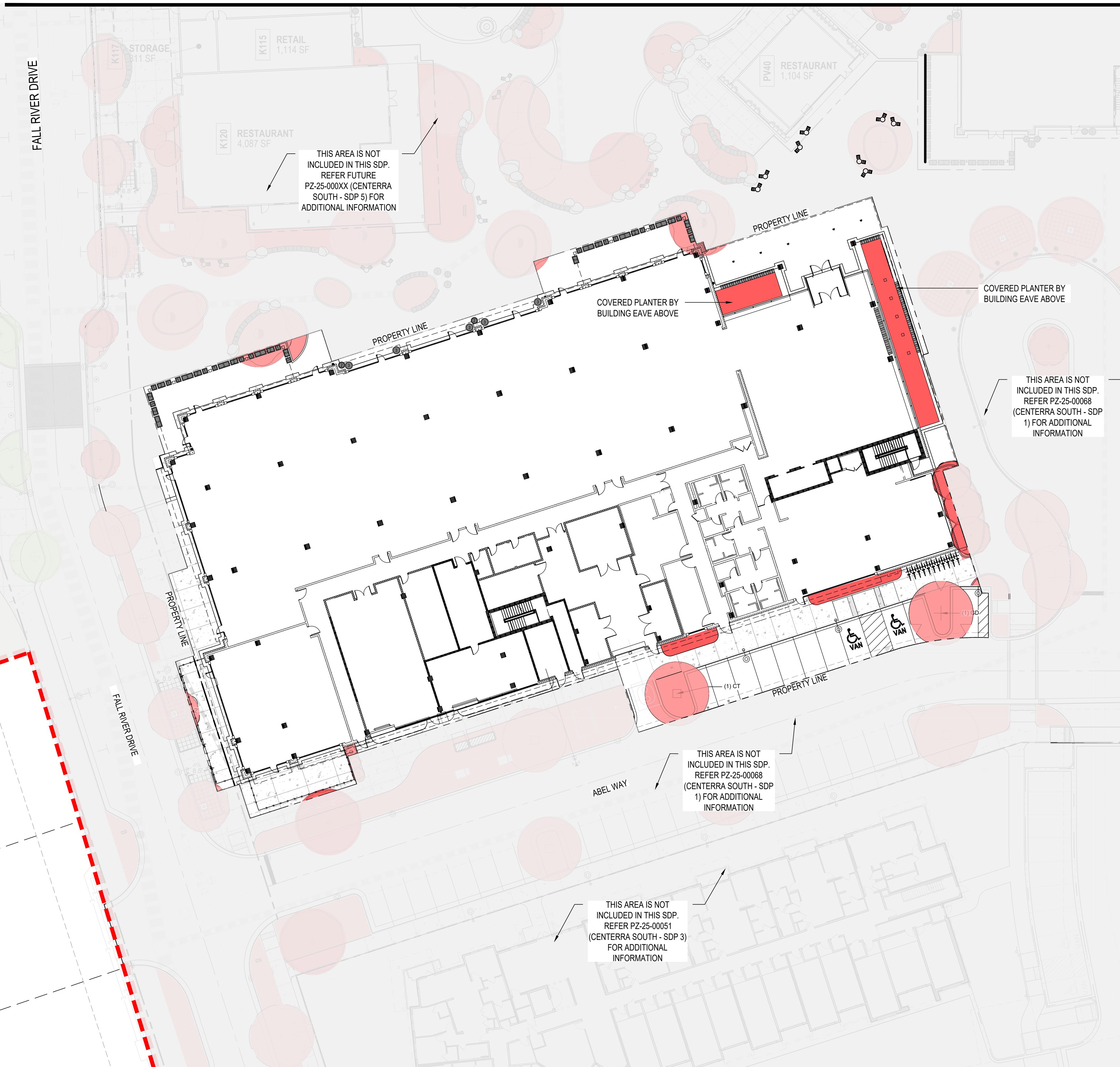
Project Name  
**Hensel Phelps Headquarters**  
Centerra South - SDP 2  
Project Number  
**003.8064.000**

Description  
**HYDROZONE REFERENCE PLAN**

Scale As Shown

**HZ401**

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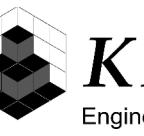
## LUMINAIRE SCHEDULE - HP SDP

GENERAL NOTES:  
 A. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF DEVICES, CEILING TYPES AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.  
 B. CONFIRM ALL FINISHES WITH ARCHITECT PRIOR TO ORDERING.  
 C. ALL SOURCES TO BE LED UNLESS OTHERWISE NOTED.  
 D. REFER TO PLANS FOR NUMBER OF FACES AND DIRECTION OF ARROWS FOR EXIT SIGNS.

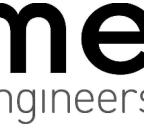
MARK	MANUFACTURER	MODEL	DESCRIPTION	LUMENS	WATTS	WATTS/FT	CRI	CCT	NOTES
E3B	LIGMAN	UHAM-20001-53w-T3-W27-FINISH-120/277v	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.	5,018 LM	75 W		70	2700K	
E4B	LIGMAN	UHAM-20001-53w-T3-W27-FINISH-120/277v	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.	3,136 LM	50 W		70	2700K	
E6	LIGMAN	URA-10751-4w-W27-FINISH-120/277v	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.	133 LM	4 W		80	2700K	
XG1A	FOCAL POINT	FLC3D-RT-SW-1300L-UNV-L11-TW-OD/LC3-RT-SW-1300L-930K-DNS-WFL-CDL-C3-WOOD KIT	RECESSED TRIMLESS 3.5" DOWNLIGHT WITH 90° WIDE FLOOD DISTRIBUTION, 0-10V 1% DIMMING DRIVER, 60° CUTOFF CONE, CLEAR DIFFUSE FINISH, WOOD INSTALLATION KIT	1300 LM	16 W		90	3000K	SPECIFICATION PER GG LD LIGHTING.
XG1B	FOCAL POINT	FLCS2-RT-700L-930K-NFL2-UNV-L11-TW / LCS2-RDT-SL-CD-FINISH / FLSCS2-WOOD-KIT	RECESSED TRIMLESS 2.5" ADJUSTABLE ACCENT, WITH 27° NARROW FLOOD DISTRIBUTION, 0-10V 1% DIMMING DRIVER, SOLITE LENS, CLEAR DIFFUSE FINISH, WOOD INSTALLATION KIT	700 LM	9 W		90	3000K	SPECIFICATION PER GG LD LIGHTING.
XG7	QTRAN	LED STRIP: WALA-SW-CHANNEL*-WET-30K-1.0W-HO-ENC/TL-X-XCHANNEL-BN-SB-SST-LENGTH: REMOTE DRIVER: QZ-PHO-10V	SURFACE MOUNTED ENCAPSULATED WET LISTED LED TAPE AND STAINLESS STRAIGHT CHANNEL. SUPPLY REMOTE 0-10V 1% DIMMING DRIVER	40 LM/FT	11 W	1	80	3000K	SPECIFICATION PER GG LD LIGHTING.
XG8	QTRAN	LED STRIP: WALA-SW-CHANNEL*-WET-30K-2.0W-HO-ENC/TL-X-XCHANNEL-BN-SB-SST-LENGTH: REMOTE DRIVER: QZ-PHO-10V	SURFACE MOUNTED ENCAPSULATED WET LISTED LED TAPE AND STAINLESS STRAIGHT CHANNEL. SUPPLY REMOTE 0-10V 1% DIMMING DRIVER	105 LM/FT	<varies>	2	80	3000K	SPECIFICATION PER GG LD LIGHTING.
XG10B	LUMINIS	SY400-LIL10-FLD-27K-277-SL-FINISH*	4" CYLINDER DOWNLIGHT, FIXED HORIZONTAL POSITION (IDA COMPLIANT) WITH FLOOD OPTIC, SOLITE LENS, FINISH TBD	1344 LM	12 W		80	2700K	SPECIFICATION PER GG LD LIGHTING.
XG12	LUMENPULSE	LBIL-WO-120/277-30K-WFL-SL-INTL-DIM-FLH-SSB-RBO-ASL-UL	INGRAGE ROUND STAINLESS STEEL UPLIGHT, WALK-OVER, WIDE FLOOD, 60 DEGREES, SOFTENING LENS, ANTI-SLIP LENS, INTERNAL LOUVER, INTEGRAL DRIVER	2889 LM	42 W		80	3000K	SPECIFICATION PER GG LD LIGHTING.

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 **me  
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 **JENSEN HUGHES**  
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 **MAZZETTI**  
 1999 BROADWAY  
 SUITE 2205  
 DENVER, CO  
 80202 USA  
 (720) 644 5044  
 www.mazzetti.com  
 Project Number: 024-000095

△ Date	Description
04/18/2025	SDP 1ST SUBMITTAL
05/30/2025	SDP 2ND SUBMITTAL
07/11/2025	SDP 3RD SUBMITTAL
10/06/2025	SDP FINAL SUBMITTAL

Seal / Signature

 Project Name  
**Hensel Phelps Headquarters**

 Project Number  
**003.8064.000**

 Description  
**LIGHTING SCHEDULES**

 Scale  

**EL200**

# Hensel Phelps Headquarters

Loveland, CO

**Gensler**

1225 17th Street  
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Denver, CO 80202  
United States



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**me**  
engineers

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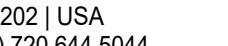
Tel 303-421-6655



**JENSEN HUGHES**

Jensen Hughes  
10170 Church Ranch Way  
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United States

Tel 303-439-0485



**MAZZETTI**

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Project Number: 024-000095

04/18/2025 SDP 1ST SUBMITTAL  
05/30/2025 SDP 2ND SUBMITTAL  
07/11/2025 SDP 3RD SUBMITTAL  
10/06/2025 SDP FINAL SUBMITTAL



**Project Name**  
**Hensel Phelps Headquarters**

**Project Number**  
**003.8064.000**

**Description**

**LUMINAIRE CUTSHEETS**

**Scale**



© 2025 Gensler

**UHAM-20002**  
Hamilton 1 Post Top

**LIGMAN**  
LIGHTING USA

**microVOS**  
TECHNOLOGY

**Construction**  
Aluminum. Less than 0.1% copper content - Marine Grade 6061 extruded & 6063 aluminum high pressure die casting provides excellent mechanical strength, clean detailed product lines and easy assembly.

**Pre paint**  
2 step de-grease and phosphating process that includes de-greasing and etching as well as a zinc and nickel phosphating process before product painting.

**Memory Retentive - Silicon Gasket**  
Provided with tempered, impact resistant silicon gasket. Provides a smooth even profile and seal over years of use and compression.

**Thermal management**  
Ligman used in conjunction with the driver, controls thermal management. The driver controls the heat generated by the LED chip, as well as providing long LED service life high temperature memory retentive silicon gaskets. Maintaining a smooth even profile and seal over years of use and compression.

**Color temperature** 2700K, 3000K, 3500K and 4000K, LED CRI >80.

**This luminaire is provided prewired with power cord to the handle to simplify installation.** Marine grade 316 stainless steel fasteners. Durable memory retentive silicone rubber gasket and lens.

**Surge Suppression**  
Standard in series wired 10kV surge suppressor provided with all fixtures.

**Finishes**  
All ligman products go through an extensive finishing process that includes testing to improve paint adhesion.

**Inspired by Nature Finishes**  
The wood grain finish is a unique system of decorative powder coating. Our metal decoration process can create a natural wood-like appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even wood grain or granite finish through the use of decorative powder coating.

**The wood grain finish** is so realistic that it's almost undetectable from a wood grain finish. This finish is ideal for inspection. The system of coating permeates the entire thickness of the metal, so any damage to the finish cannot be removed by normal rubbing, chipping, or scratching.

**The Coating Process**  
All powder coated prepared parts are powder coated with a specially formulated powder coating. This powder provides a smooth, durable, and long-lasting finish. The powder and paint act as the relief base color for the final metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special transfer printing.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven is set to a specific temperature to melt the film onto the part. The wood grain finish is so realistic that it's almost undetectable from a wood grain finish. This finish is ideal for inspection. The system of coating permeates the entire thickness of the metal, so any damage to the finish cannot be removed by normal rubbing, chipping, or scratching.

**Wood grain coating** can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grain can be made with different colors, designs, etc.

**Our powder coatings** are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance and design innovation.

**Added Benefits**  
- Resistance to salt-spray room, accelerated aging  
- Resistance to lime and condensed water resistant  
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch  
- Custom colors  
- TGIC free (non-toxic)

**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.

**Anti Seal Screw**  
Threads are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrical bonding of the threads and substrate.

**Crystal Clear Low Iron Glass Lens**  
Provided with tempered, impact resistant crystal clear low iron glass (no green glass tinge). Lightly frosted lens optional.

**Optics & LED**  
Precise optic design provides exceptional light control and precise distribution of light.  
LED CRI >80

**LIGHCONNECT IoT Ready Hamilton**  
This luminaire is available with NEMA 7 or  
Zhaga Book 18 sockets for connection to intelligent lighting control systems.

**HYBRID TYPE I & TYPE IV**

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

**UHAM-20002**  
Hamilton 1 Post Top

**LIGMAN**  
LIGHTING USA

**microVOS**  
TECHNOLOGY

**Construction**  
Aluminum. Less than 0.1% copper content - Marine Grade 6061 extruded & 6063 aluminum high pressure die casting provides excellent mechanical strength, clean detailed product lines and easy assembly.

**Pre paint**  
2 step de-grease and phosphating process that includes de-greasing and etching as well as a zinc and nickel phosphating process before product painting.

**Memory Retentive - Silicon Gasket**  
Provided with tempered, impact resistant silicon gasket. Provides a smooth even profile and seal over years of use and compression.

**Thermal management**  
Ligman used in conjunction with the driver, controls thermal management. The driver controls the heat generated by the LED chip, as well as providing long LED service life high temperature memory retentive silicon gaskets. Maintaining a smooth even profile and seal over years of use and compression.

**Color temperature** 2700K, 3000K, 3500K and 4000K, LED CRI >80.

**This luminaire is provided prewired with power cord to the handle to simplify installation.** Marine grade 316 stainless steel fasteners. Durable memory retentive silicone rubber gasket and lens.

**Surge Suppression**  
Standard in series wired 10kV surge suppressor provided with all fixtures.

**Finishes**  
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- Resistance to lime and condensed water resistant  
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch  
- Custom colors  
- TGIC free (non-toxic)

**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.

**Anti Seal Screw**  
Threads are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrical bonding of the threads and substrate.

**Crystal Clear Low Iron Glass Lens**  
Provided with tempered, impact resistant crystal clear low iron glass (no green glass tinge). Lightly frosted lens optional.

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Precise optic design provides exceptional light control and precise distribution of light.  
LED CRI >80

**LIGHCONNECT IoT Ready Hamilton**  
This luminaire is available with NEMA 7 or  
Zhaga Book 18 sockets for connection to intelligent lighting control systems.

**HYBRID TYPE I & TYPE IV**

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**URA-10751**  
Rado 1 Bollard

**LIGMAN**  
LIGHTING USA

**Construction**  
Aluminum Casting. Less than 0.1% copper content - Marine Grade 6061 extruded & 6063 aluminum high pressure die casting provides excellent mechanical strength, clean detailed product lines and easy assembly.

**Pre paint**  
2 step de-grease and phosphating process that includes de-greasing and etching as well as a zinc and nickel phosphating process before product painting.

**Memory Retentive - Silicon Gasket**  
Provided with tempered, impact resistant silicon gasket. Provides a smooth even profile and seal over years of use and compression.

**Thermal management**  
Ligman used in conjunction with the driver, controls thermal management. The driver controls the heat generated by the LED chip, as well as providing long LED service life high temperature memory retentive silicon gaskets. Maintaining a smooth even profile and seal over years of use and compression.

**Color temperature** 2700K, 3000K, 3500K and 4000K, LED CRI >80.

**This fixture is supplied completely wired with power cord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation. Custom bollard heights are available, please specify.**

**Custom wattages** can be provided to suit customer and Title 24 requirements. (Specify total watts per fixture)

**4w COB 133 Lumens**  
IP65 • Suitable For Wet Locations  
IK09 • Impact Resistant (Vandal Resistant)  
Weight 11 lbs

**Standard Finishes**  
Standard 10kV surge suppressor provided with all fixtures.

**Finishes**  
All ligman products go through an extensive finishing process that includes testing to improve paint adhesion.

**Paint**  
UV Stabilized 4.9MM thick powder coat and baked at 200 Deg C. This process ensures that ligman products can withstand harsh environments. Rated for use in outdoors.

**Inspired by Nature Finishes**  
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- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch  
- Custom colors  
- TGIC free (non-toxic)

**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.

**Anti Seal Screw**  
Threads are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrical bonding of the threads and substrate.

**Crystal Clear Low Iron Glass Lens**  
Provided with tempered, impact resistant crystal clear low iron glass (no green glass tinge). Lightly frosted lens optional.

**Optics & LED**  
Precise optic design provides exceptional light control and precise distribution of light.  
LED CRI >80

**Lumen - Maintenance Life**  
Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

**LED** still achieve 80% of their original flux.

**Mounting Detail**

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



## SHEET NOTES

- A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.
- B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
- C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

**HENSEL PHELPS**  
**Hensel Phelps**  
**Headquarters**  
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 www.mazzetti.com  
 Project Number: 024-000095

△ Date      Description

04/18/2025 SDP 1ST SUBMITTAL  
 05/30/2025 SDP 2ND SUBMITTAL  
 07/11/2025 SDP 3RD SUBMITTAL  
 10/06/2025 SDP FINAL SUBMITTAL

Seal / Signature

Project Name  
**Hensel Phelps Headquarters**

Project Number

003.8064.000

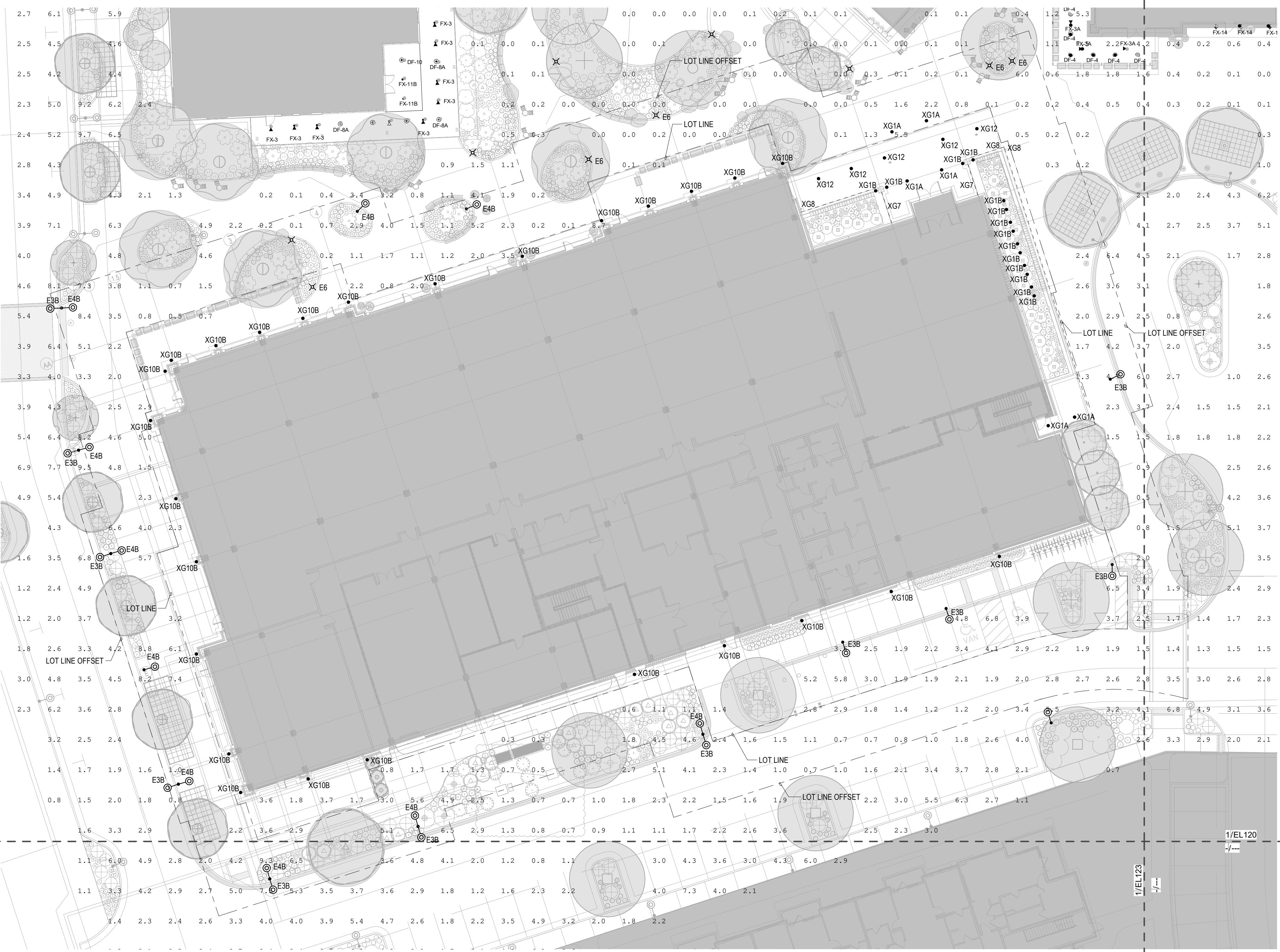
Description

LIGHTING PHOTOMETRIC PLAN -  
 AREA 19

Scale

EL219

© 2025 Gensler



NORTH

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## GLASS / PANEL TYPES

## GL01

DESCRIPTION: OFFICE GLASS; ARGON FILLED IGU  
MANUFACTURER (BOD): VIRACON  
GLASS TYPE (OR EQ): VNE1-63, OUTBOARD CLEAR HS  
GLASS WITH INBOARD CLEAR HS GLASS  
THICKNESS: 1" INSULATED TYP., OR PROVIDE ADDITIONAL  
LAYER OF LAMINATED GLASS WHERE REQUIRED TO MEET  
DEFLECTION CRITERIA  
LOCATION: CURTAIN WALL, OFFICE LOBBY  
NOTE: VLT 62%, REFLECTIVITY: 10% (OUTSIDE)  
U VALUE: WINTER - 0.25; SUMMER - 0.21  
SHGC: 0.28

## GL01S

DESCRIPTION: SHADOW BOX WITH OFFICE GLASS; ARGON  
FILLED IGU  
MANUFACTURER (BOD): SEE GL01  
COLOR (OR EQ): CUSTOM PAINT COLOR TO PROVIDE  
UNIFORMITY ACROSS VISION/SHADOW BOX GLASS  
APPEARANCE  
GLASS TYPE (OR EQ): SEE GL01  
SIZE: SEE GL01  
NOTE: VLT 0%

## GL03

DESCRIPTION: RETAIL GLASS; ARGON FILLED IGU  
MANUFACTURER (BOD): VIRACON  
GLASS TYPE (OR EQ): VE1-2M  
SIZE: 1" INSULATED TYP.  
LOCATION: RETAIL STOREFRONT  
NOTE: VLT 70%, REFLECTIVITY: 11% (OUTSIDE)  
U VALUE: WINTER/NIGHTTIME: 0.30, SUMMER/DAY: 0.26  
SHGC: 0.44

## LOUVER SYSTEMS

## LV01

DESCRIPTION: ARCHITECTURAL STORM RESISTANT  
LOUVER INTEGRATED IN STOREFRONT WITH INSECT  
SCREENING  
MANUFACTURER (BOD): RUSKIN  
MODEL NAME (OR EQ): ELF2020D; BOD  
COLOR (OR EQ): MATCH ADJACENT STOREFRONT; PT24  
FINISH (OR EQ): ALUMINUM  
LOCATION: LEVEL 1 RETAIL STOREFRONT AND SOUTH  
ELEVATION UTILITY ROOM EXTERIOR WALL

## GUARDRAIL / METAL GRATING

## GR01

DESCRIPTION: CUSTOM GALVANIZED WELDED WIRE PANEL  
GUARDRAIL AND POST, PAINTED  
DESCRIPTION (CONT): CUSTOM GALVANIZED WELDED  
WIRE PANEL IN A 2X1 GALVANIZED STEEL ANGLE  
SURROUND WITH MITER CORNERS, SHOP ASSEMBLED  
PANEL WITH THREADED ROD AND NUT GUARDRAIL  
CONNECTION. 1 1/2" X 1" HANDRAIL POST WITH METAL  
PLATE WELDED TO POST FOR GUARDRAIL SUPPORT,  
CONCEALED CONNECTION TO SUPPORT BELOW PAVERS  
COLOR (OR EQ): HIGH PERFORMANCE METAL COATING TO  
MATCH PT24 COLOR  
LOCATION: GR01

## CONCRETE FINISHES

## AC01

DESCRIPTION: EXPOSED CAST-IN-PLACE CONCRETE  
FINISH (OR EQ): ETCHE FINISH  
LOCATION: LOBBY PLANTERS

## AC02

DESCRIPTION: EXPOSED PRE-CAST CONCRETE  
FINISH (OR EQ): ETCHE FINISH TO MATCH  
CAST-IN-PLACE CONCRETE PLANTER WITH WP4  
LOCATION: MASONRY BASE AT EXTERIOR WALL

## MASONRY

## UM01

DESCRIPTION: ARCHITECTURAL BRICK  
DESCRIPTION (CONT): 1/3 RUNNING BOND  
MANUFACTURER (BOD): INTERSTATE BRICK  
COLOR (OR EQ): PEWTER AND PLATINUM, 50/50 RANDOM  
BLEND  
FINISH (OR EQ): MATTE TEXTURE  
SIZE: NORMAN  
MORTAR COLOR: TBD  
VENDOR CONTACT: JACOB WIPF  
NOTE: RE: ELEVATIONS FOR VARIATIONS IN COURSING.  
FOR INTERIOR FINISH APPLICATION, PROVIDE THIN BRICK.

## CEILINGS / SOFFITS

## CL10

DESCRIPTION: SUSPENDED LINEAR WOOD CEILING  
PANELS WITH A 3/8" GAP BETWEEN PANELS  
MANUFACTURER (BOD): RULON INTERNATIONAL  
FINISH (OR EQ): CLEAR SATIN 20 SHEEN  
SIZE: BOARDS COME IN A MAXIMUM 8'-0" LENGTH  
THICKNESS: CONSIST OF WOOD BOARDS THAT ARE 3/4"  
THICK BY 4 1/4" WIDE INSTALLED WITH A 1/4" SHIPLAP  
OVERLAP  
PATTERN NAME: LINEAR CLOSED, B.O.D.  
SPECIES: MAPLE  
LOCATION: LOBBY CANOPY - EXTERIOR SOFFIT

## SHEET NOTES

01 GR01 - CUSTOM GALVANIZED WELDED WIRE PANEL IN A 2X1  
GALVANIZED STEEL ANGLE SURROUND WITH MITER  
CORNERS, SHOP ASSEMBLED PANEL; PAINTED. 1 1/2" X 1"  
HANDRAIL POST WITH METAL PLATE WELDED TO POST FOR  
GUARDRAIL SUPPORT  
02 EXPOSED MASS TIMBER WITH PT22 STAIN  
03 PORTAL VESTIBULE WITH MT02 METAL EXTERIOR FINISH  
04 MECHANICAL SCREEN WALL; PERFORATED MT01 STEEL  
PANELS  
05 EXPOSED CONCRETE COLUMN  
06 PAINTED PROFILE MULLION CAP - PT23  
07 METAL PANEL PILASTER - MT02  
08 CONCRETE PLANTER WITH WOOD LEDGE

## METAL FINISHES

## MT01



DESCRIPTION: PREOXIDIZED WEATHERING STEEL PANELS  
DESCRIPTION (CONT): WEATHERING PLATE STEEL PANELS  
WITH EXPOSED SELF DRILLING FASTENERS @ 24" MAX  
O.C. SPACING REQUIREMENT FOR FASTENERS  
ENGINEERED BY OTHERS  
MANUFACTURER (BOD): DISSIMILAR METAL DESIGN (DMD)  
FINISH (OR EQ): DMD WEATHERING STEEL #602  
THICKNESS: WALLS: 16 GAUZE AS THE BASIS OF DESIGN.  
ALTERNATE 11 GAUZE THICKNESS FOR PRICING  
LOCATION: EXTERIOR WALLS AND SLOPING ROOF EAVES;  
REF: ELEVATIONS  
VENDOR CONTACT: GREG KIMM;  
GREGK@DMD-WORLD.COM; 888-844-8948

## MT02



DESCRIPTION: BRAKE METAL PANEL  
MANUFACTURER (BOD): PPG  
MODEL NAME (OR EQ): DURANAR, 2 COAT SYSTEM  
COLOR (OR EQ): BLACK UC40577  
THICKNESS: 1/8" ALUMINUM  
LOCATION: VARIOUS LOCATIONS; RE: EXTERIOR  
ELEVATIONS

## MT03



DESCRIPTION: COMPOSITE METAL PANEL  
DESCRIPTION (CONT): ALTERNATE FOR PRICING WOULD  
BE A THICKER GAUZE BRAKE METAL PANEL  
COLOR (OR EQ): PT24  
LOCATION: MISC EXTERIOR OPENING AT JAMBS, HEADS,  
AND SILLS AT PODIUM OPENINGS, SEE DRAWINGS

## MT04



DESCRIPTION: PREOXIDIZED WEATHERING STEEL PANELS  
DESCRIPTION (CONT): CORRUGATED STEEL PANELS WITH  
EXPOSED SELF DRILLING ROOFING SCREWS; SPACING  
REQUIREMENT FOR FASTENERS ENGINEERED BY OTHERS  
MANUFACTURER (BOD): DISSIMILAR METAL DESIGN (DMD)  
FINISH (OR EQ): DMD WEATHERING STEEL #602  
THICKNESS: 22 GAUZE  
LOCATION: MECHANICAL SCREEN WALL, RETAIL CANOPIES;  
REF: ELEVATIONS & RCP  
VENDOR CONTACT: GREG KIMM;  
GREGK@DMD-WORLD.COM; 888-844-8948  
NOTE: PROVIDE PRE-WEATHERED FINISH ON BOTH SIDES  
OF PANEL, AT MECHANICAL SCREEN PREOXIDIZATION IS  
OPTIONAL  
PROFILE: 7/8" CORRUGATION

## EXTERIOR PAINT AND COATINGS

## PT21



DESCRIPTION: EXTERIOR PAINT  
MANUFACTURER (BOD): SHERWIN WILLIAMS  
MODEL NAME (OR EQ): SW6258  
COLOR (OR EQ): TRICORN BLACK  
FINISH (OR EQ): SEMI GLOSS  
LOCATION: SEE DRAWINGS

## PT22



DESCRIPTION: EXTERIOR STAIN  
MANUFACTURER (BOD): SANSIN  
MODEL NAME (OR EQ): PRECISION COAT FACTORY FINISH,  
IRIS PROGRAM CUSTOM COLOR  
MODEL NUMBER (OR EQ): COAT 1: KP12W (TINTED), COAT 2:  
PC SDF TOPCOAT (25% TINT), COAT 3: PC SDF TOPCOAT  
(25% TINT OR CLEAR)  
COLOR (OR EQ): MATCH ARCHITECTS SAMPLE  
FINISH (OR EQ): BASE COAT: GLOSS, TOP COAT: SATIN/LOW  
LUSTER  
LOCATION: EXTERIOR GLULAM AND CLT  
NOTE: FACTORY APPLIED KP-12UVW (CLEAR) UNDERCOAT  
TREATMENT REQUIRED (BY MASS TIMBER  
MANUFACTURER)

## PT23

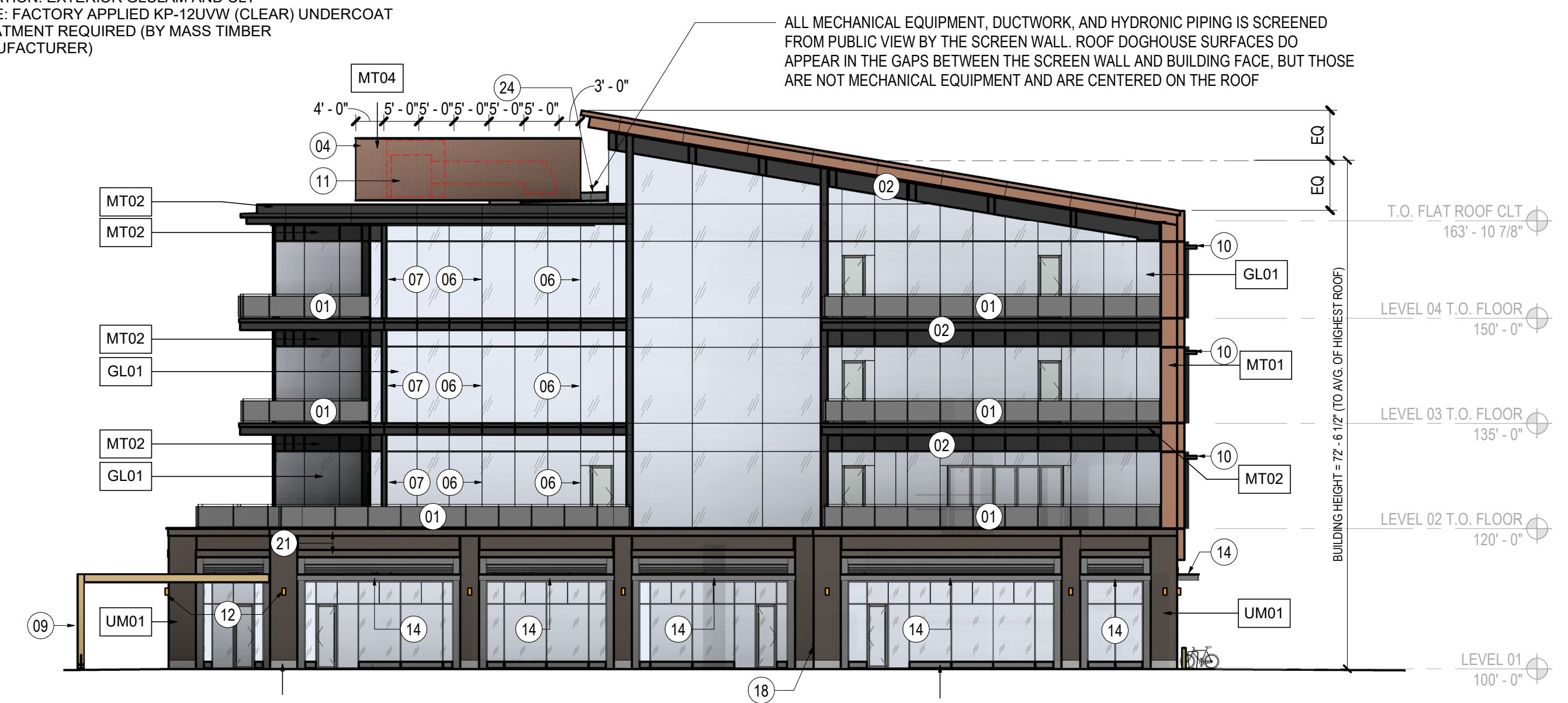


DESCRIPTION: EXTERIOR PAINT  
MANUFACTURER (BOD): SHERWIN WILLIAMS  
MODEL NAME (OR EQ): FLUORON CONTINUUM  
MODEL NUMBER (OR EQ): 399Q0115  
COLOR (OR EQ): MORPHOLOGICAL  
LOCATION: CURTAIN WALL ACCENT MULLIONS

## PT24

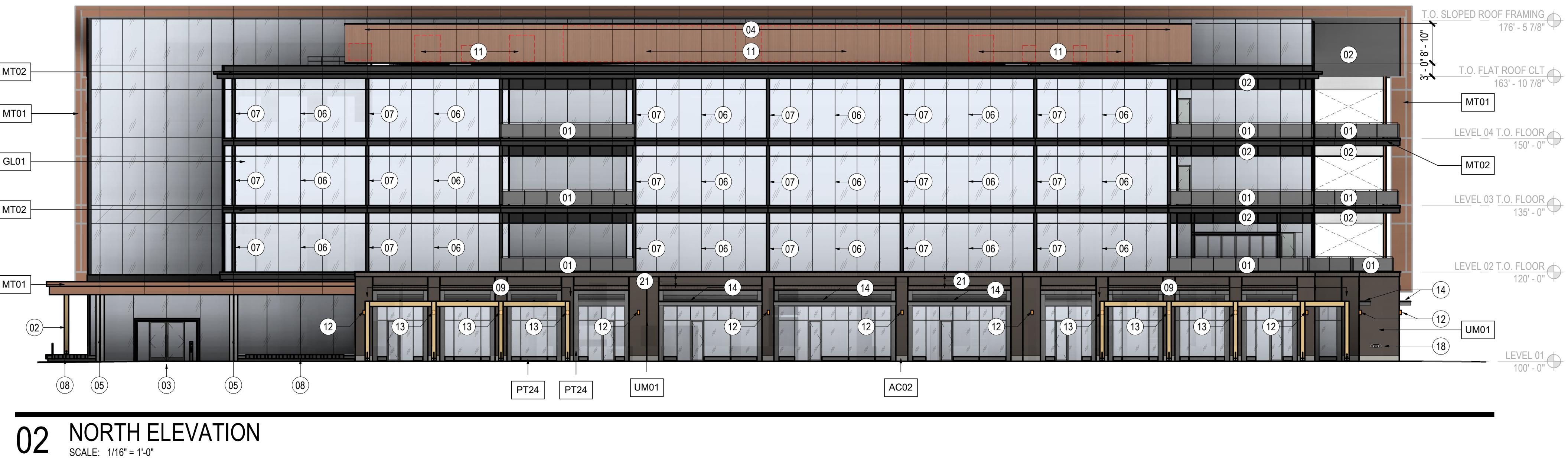


DESCRIPTION: EXTERIOR PAINT  
MANUFACTURER (BOD): SHERWIN WILLIAMS  
MODEL NAME (OR EQ): FLUORON  
MODEL NUMBER (OR EQ): 398A2546  
COLOR (OR EQ): TRICORN BLACK  
LOCATION: CURTAIN WALL MULLION



01 WEST ELEVATION

SCALE: 1/16" = 1'-0"



02 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

## GENERAL NOTES

A. MAXIMUM HEIGHT FOR OFFICE USE IS 85' PER GPD TABLE 6-2, BUILDING AND STRUCTURE HEIGHTS

## SHEET NOTES

09 MASS TIMBER CANOPY STRUCTURE WITH PT22 STAIN AT  
RETAIL STOREFRONT; PAINTED STEEL TRELLIS BETWEEN  
MASS TIMBER GIRDERS  
10 PAINTED METAL SOLAR SHADING FIN  
11 MECHANICAL EQUIPMENT BEYOND  
12 SCONCE LIGHT FIXTURE  
13 SCONCE LIGHT FIXTURE ON FACE OF PILASTER BEYOND  
14 STRUCTURAL STEEL CANTILEVER AWNING WITH  
CORROUGATED WEATHER STEEL ROOF  
15 PHOTOVOLTAIC ARRAY  
16 HOLLOW METAL DOOR AND FRAME PAINTED - PAINTED  
PT24  
17 OVERHEAD COILING DOOR (LOADING DOCK) - PAINTED PT24  
18 FIRE DEPARTMENT CONTROL (FDC)  
19 8" DIAMETER GENERATOR EXHAUST FLUE  
20 GAS METER  
21 BRICK SOLDIER COURSE  
22 BRICK RELIEF PATTERN  
23 TRANSFORMERS AND ELECTRICAL CABINET SHOWN IN  
FORGROUND - DASHED FOR REFERENCE  
24 UNDULATING ROOF SURFACE - NOT MECHANICAL  
EQUIPMENT  
25 16" DIAMETER BOILER EXHAUST FLUE  
26 LOUVER VENT FOR FRESH AIR INTAKE AND RETURN FOR  
MECHANICAL AND GENERATOR EQUIPMENT

