

CENTERRA SOUTH FIRST SUBDIVISION - SDP 2 HENSEL PHELPS HEADQUARTERS

SITE DEVELOPMENT PLAN

Loveland, Colorado

SITE PLAN NOTES:

- 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.
- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE.
- 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.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- 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.
- COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, 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.
- 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 said 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 dose 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 LARMIER) 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

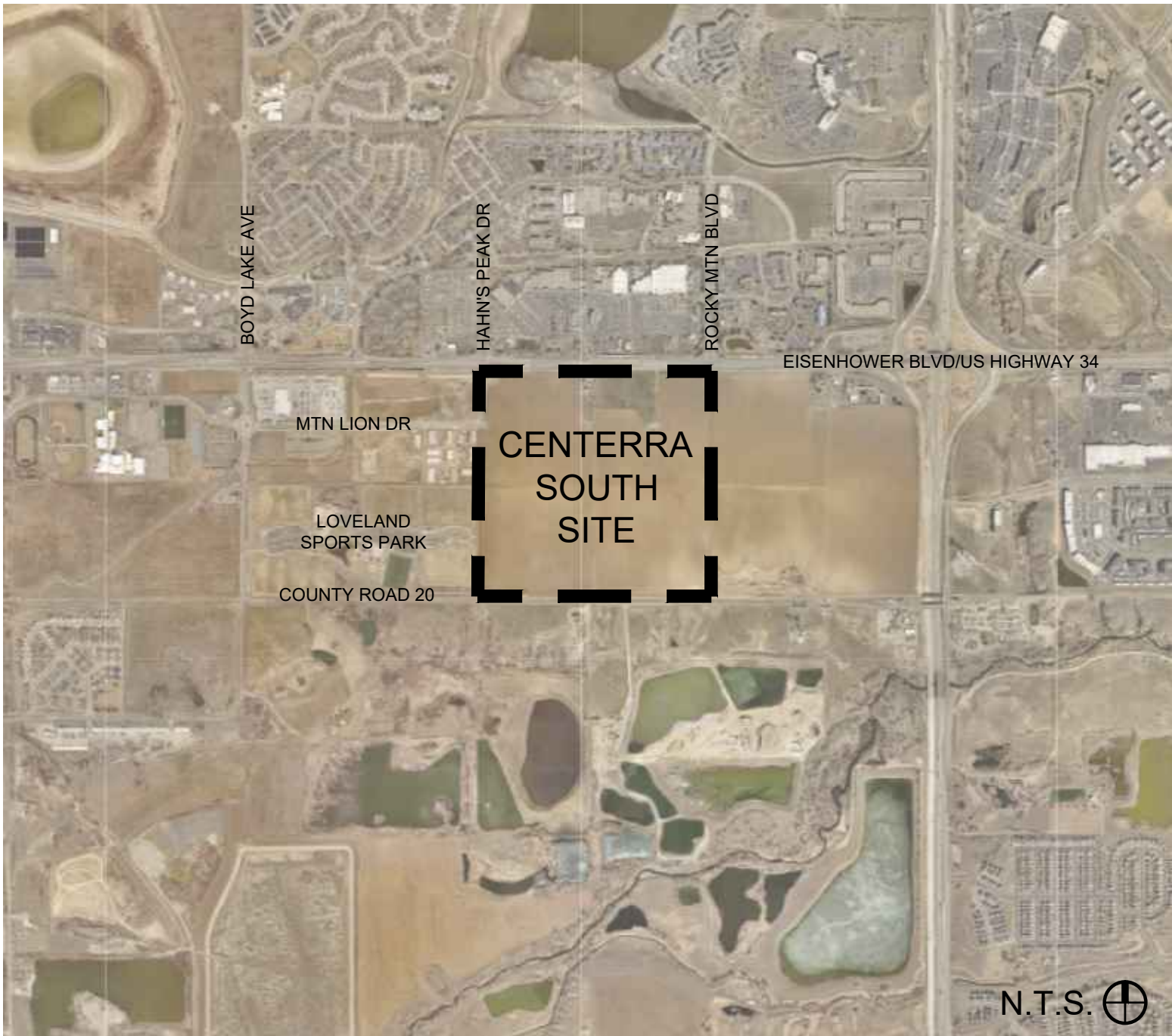
Approved this _____ day of _____, 2 _____. By the Current Planning Manager of the City of Loveland, Colorado.

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
LS401 - SITE PLAN
LS501 - SITE DETAILS

LANDSCAPE

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

IRRIGATION

IR-1 - IRRIGATION REFERENCE PLAN

HYDROZONE

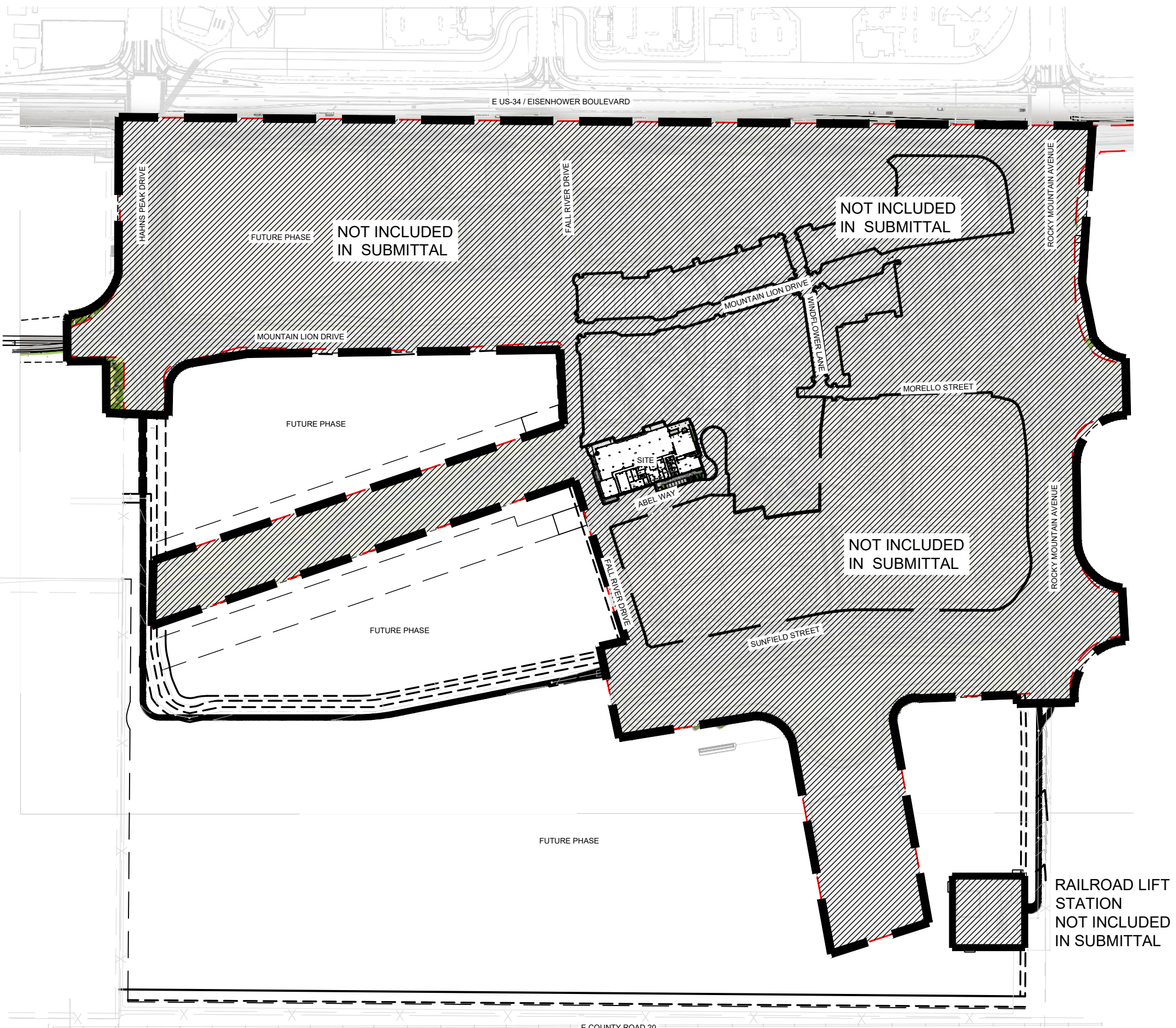
HZ401 - HYDROZONE REFERENCE PLAN

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:

- 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:

- 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 SPEICAL CONDITIONS:

- 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. 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		

Loveland, CO

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Tel 970-484-8855

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United States
Tel 704-361-8664

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

SDP COVER SHEET

Scale As Shown

GENERAL NOTES

- 1.ALL WORK SHALL CONFORM TO THESE CONSTRUCTION DOCUMENTS.
- 2.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.
- 3.CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO AREAS AS SHOWN ON THE PLANS UNLESS APPROVED OTHERWISE BY ENGINEER ON CONTRACTOR PREPARED DETAILED WORK PLAN.
- 4.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.
- 5.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.
- 6.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.
- 7.THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY RELOCATIONS REQUIRED.
- 8.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.
- 9.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 WATTLES DOWNSTREAM OF AND AT CATCH BASINS AFFECTED BY WORK REQUIRING OPEN EXCAVATION.
- 10.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.
- 11.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.
- 12.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.
- 13.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.
- 14.WHEN EXISTING ASPHALT OR CONCRETE STREETS OR PARKING LOTS ARE TO BE CUT, THE DISTURDED 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.
- 15.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.
- 16.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.
- 17.UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE CONSTRUCTION.
- 18.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.
- 19.THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL OTHER APPLICABLE PERMITS NOT SPECIFICALLY REQUIRED BY OWNER.
- 20.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.
- 21.ALL CONSTRUCTION LAYOUTS SHALL BE PERFORMED UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR.
- 22.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.
- 23.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

1. 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.
2. ALL SIGNAGE SHALL BE PER THE CITY OF LOVELAND STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
3. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.
4. 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.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.
7. 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.
8. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
9. 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-2-4 ADOPTED BY LARIMER COUNTY, CITY OF LOVELAND, CITY OF FORT COLLINS.
10. THE CONTRACTOR INSTALLING THE SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
11. 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)
12. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.
13. 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.
14. 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.
15. 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

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

GENERAL SITE NOTES:

1. LOCATION OF SITE FURNISHINGS IS APPROXIMATE. LANDSCAPE ARCHITECT TO APPROVE PRIOR TO INSTALLATION.
2. REFER TO LS400 SHEETS FOR CALLOUTS AND GENERAL LAYOUT.
2. REFER TO CIVIL DRAWINGS FOR UTILITY AND DRAINAGE LAYOUT.
3. 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.
4. 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:

6" CONCRETE STD. GRAY

PAVERS TYPE: 4"X 8" BASALITE CONCRETE PAVER

PAVERS TYPE: 4"X 8" BASALITE CONCRETE PAVER

PROPERTY LINE

PHASE 1 LINE

EASEMENT

PATIO RAILING

LIGHTING, RE: EL SHEETS

PA PLANTING AREA

CONCRETE PLANTER POTS

CIRCULAR CONCRETE PLANTER POT SCHEDULE

SYM	SIZE (DIA.)	QTY
	30"	2
	36"	5

RECTANGULAR CONCRETE PLANTER POT SCHEDULE

SYM	SIZE (LXWXH)	QTY
	2'x2'x2'	10
	3'x2'x2'	7
	4'-6"x2'x2'	4

SITE NOTES:

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

Hensel Phelps

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Loveland, CO

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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

SITE PLAN GENERAL NOTES & SCHEDULES

Scale As Shown

LS001

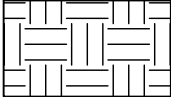

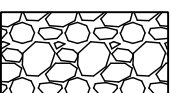
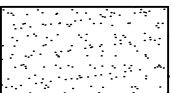






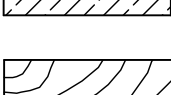
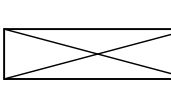
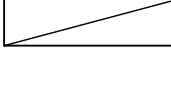
&	AND
∠	ANGLE
@	AT
⌀	CENTERLINE
□	CHANNEL
Φ	DIAMETER OR ROUND

A	
AD	AREA DRAIN
ADD	ADDENDUM
ADJ	ADJACENT
AGGR	AGGREGATE
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
B	
BIT	BITUMINOUS
BLDG	BUILDING
BOT	BOTTOM
BRKT	BRACKET
BTWN	BETWEEN
BW	BOTTOM OF WALL
C	
C.B.	CATCH BASIN
CEM.	CEMENT
CF.	CUBIC FOOT/FEET
CHAM.	CHAMFER
C.J.	CONTROL JOINT
CLR.	CLEAR(ANCE)
C.M.U.	CONCRETE MASONRY UNIT(S)
C.O.	CLEAN OUT
COL.	COLUMN
COMB.	COMBINATION
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CY.	CUBIC YARD(S)
D	
DEMO.	DEMOLISH, DEMOLITION
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DWG.	DRAWING
E	
EA.	EACH
E.B.	EXPANSION BOLT
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT

FG	FINISH GRADE
FIN	FINISH(ED)
FL	FLOW LINE
FOC	FACE OF CURB
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACT(OR)
GLU LAM	GLUE LAMINATED
GND	GROUND
GR	GRADE
H.D.	HEAVY DUTY
HDR.	HEADER
HT.	HEIGHT
HORIZ.	HORIZONTAL
HP	HIGH POINT
I.B.C.	INSTALLED BY CONTRACTOR
I.B.O.	INSTALLED BY OTHERS
I.D.	INSIDE DIAMETER/DIMENSION
INCL.	INCLUD(ED), (ING), (SIVE)
JST.	JOIST
JT.	JOINT
K.J.	KEYED JOINT
L.P.	LOW POINT
LT.	LIGHT
LWT.	LIGHTWEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
N.I.C.	NOT IN CONTRACT
NO., #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER/DIMENSION
OPP.	OPPOSITE

P.L.	PROPERTY LINE
PRCST.	PRECAST
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
STA.	STATION
STD.	STANDARD
STL.	STEEL
STRCT.	STRUCTURAL
SYM.	SYMMETRICAL
T	
TC	TOP OF CURB
T.& G.	TONGUE AND GROOVE
T.O.	TOP OF
TW	TOP OF WALL
TYP.	TYPICAL
U	
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
V	
VERT.	VERTICAL
W	
W/	WITH
W/O	WITHOUT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

MATERIAL INDICATIONS

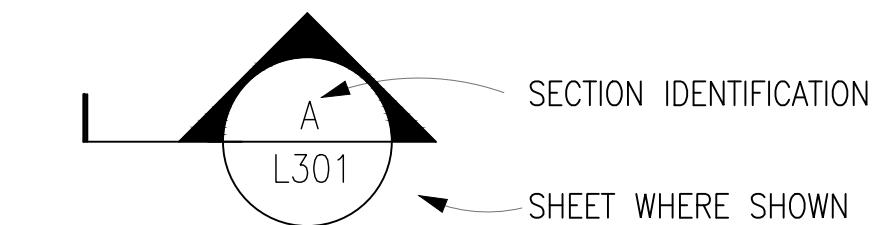
	COMPACTED SUBGRADE
	UNDISTURBED SOIL
	BASE COURSE, SUB-BASE, GRAVEL, CRUSHED ROCK
	SAND, MORTAR
	CONCRETE, CAST IN PLACE
	PRECAST CONCRETE
	BRICK
	CONCRETE MASONRY UNITS
	STEEL
	ASPHALT
	WOOD, FINISH
	WOOD FRAMING THROUGH MEMBER
	WOOD FRAMING INTERRUPTED MEMBER

NOTE:

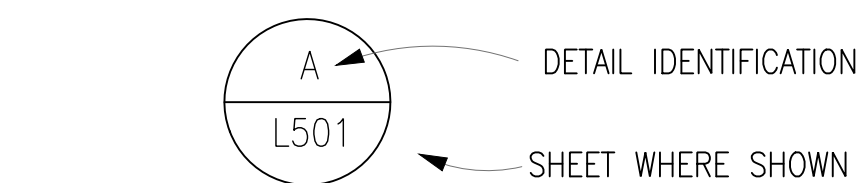
ADDITIONAL ABBREVIATIONS, SYMBOLS AND INDICATORS MAY APPEAR IN THESE DRAWINGS. REFER TO APPROPRIATE SHEETS FOR IDENTIFICATION AND CLARIFICATION. THIS SHEET APPLIES TO L-SERIES DRAWINGS ONLY.

REFERENCE INDICATIONS

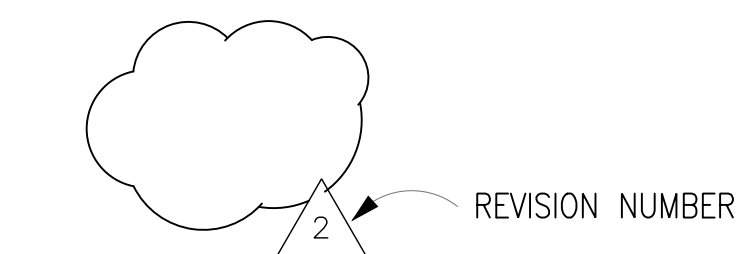
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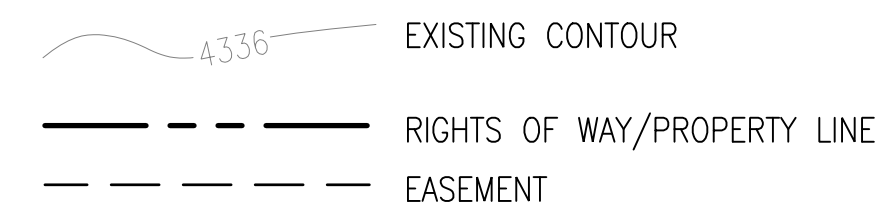
DETAIL



REVISION SYMBOL



SYMBOLS


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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

ID	Description	Status	Priority	Assignee	Due Date	Created At	Updated At
1	Task 1 Description	In Progress	High	John Doe	2023-10-25	2023-10-20 10:00	2023-10-24 15:30
2	Task 2 Description	Not Started	Medium	Jane Smith	2023-10-26	2023-10-21 09:15	2023-10-21 09:15
3	Task 3 Description	Completed	Low	John Doe	2023-10-15	2023-10-10 14:00	2023-10-15 11:00
4	Task 4 Description	On Hold	Medium	Jane Smith	2023-10-27	2023-10-22 16:45	2023-10-22 16:45
5	Task 5 Description	In Progress	High	John Doe	2023-10-28	2023-10-23 12:30	2023-10-27 18:00

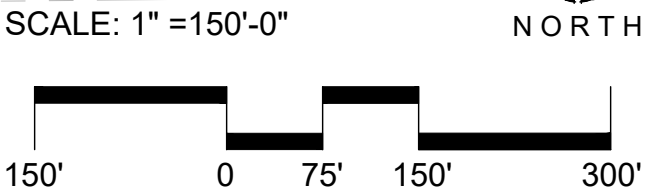
ABBREVIATIONS AND SYMBOLS

Scale As Shown

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SITE LEGEND:
--- PHASE 1



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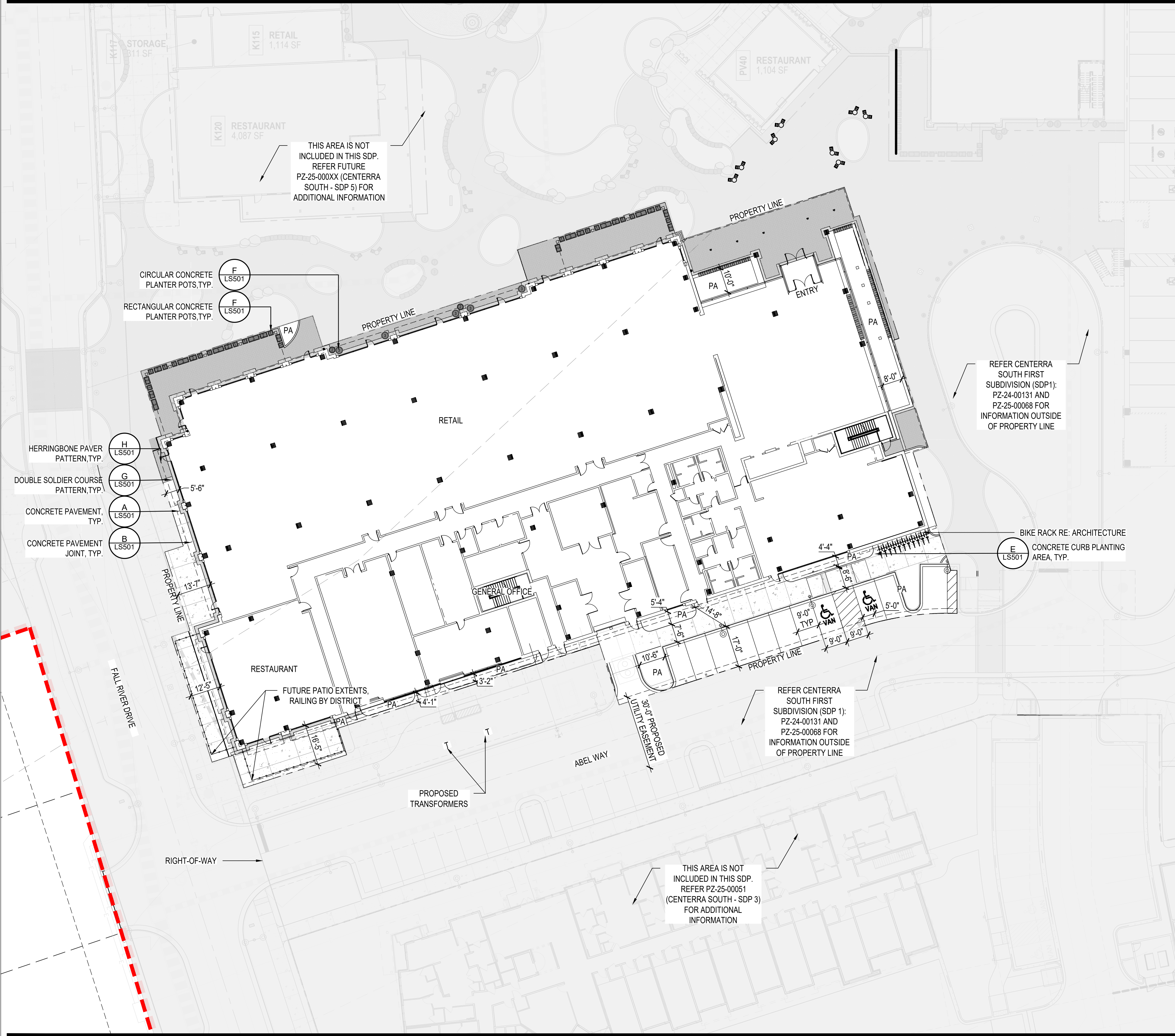
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Description

OVERALL SITE PLAN

Scale As Shown

LS100



SITE LEGEND:

- 6" CONCRETE STD. GRAY
- PAVERS TYPE: 4"X 8" BASALITE CONCRETE PAVER
- PAVERS TYPE: 4"X 8" BASALITE CONCRETE PAVER
- PROPERTY LINE
- PHASE 1 LINE
- EASEMENT
- PATIO RAILING
- LIGHTING, RE: EL SHEETS
- PA
- PLANTING AREA
- CONCRETE PLANTER POTS, RE: LS001

- 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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Project Name

Hensel Phelps Headquarters
Centerra South - SDP 2

Project Number

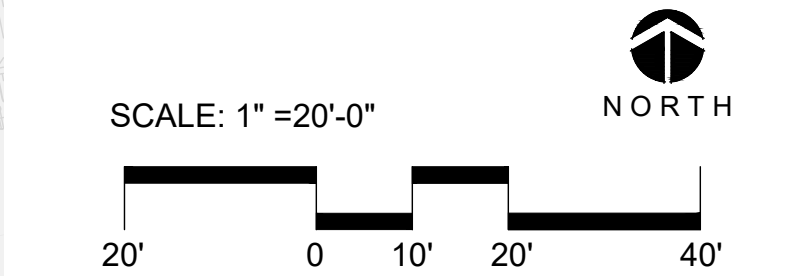
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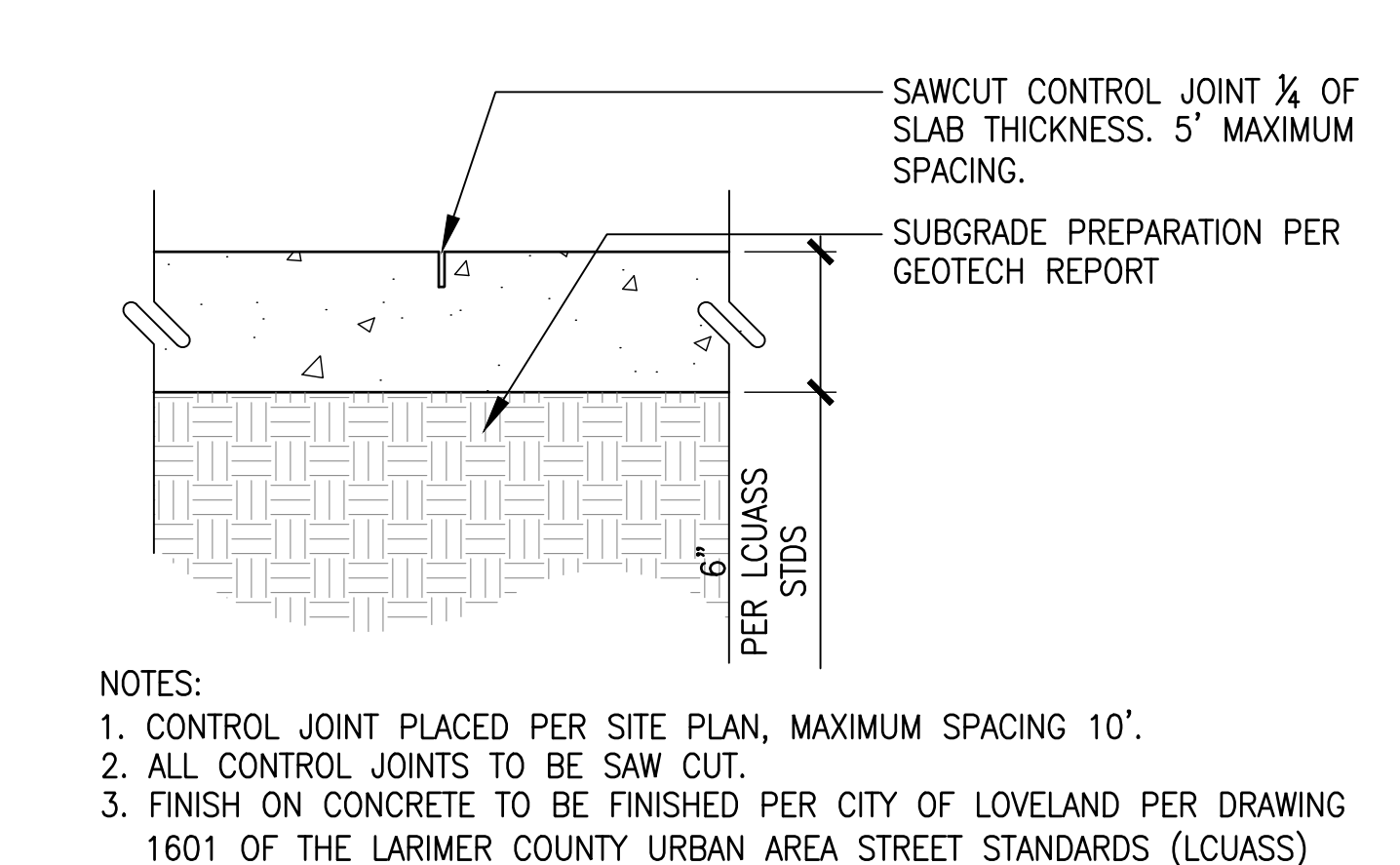
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SITE PLAN

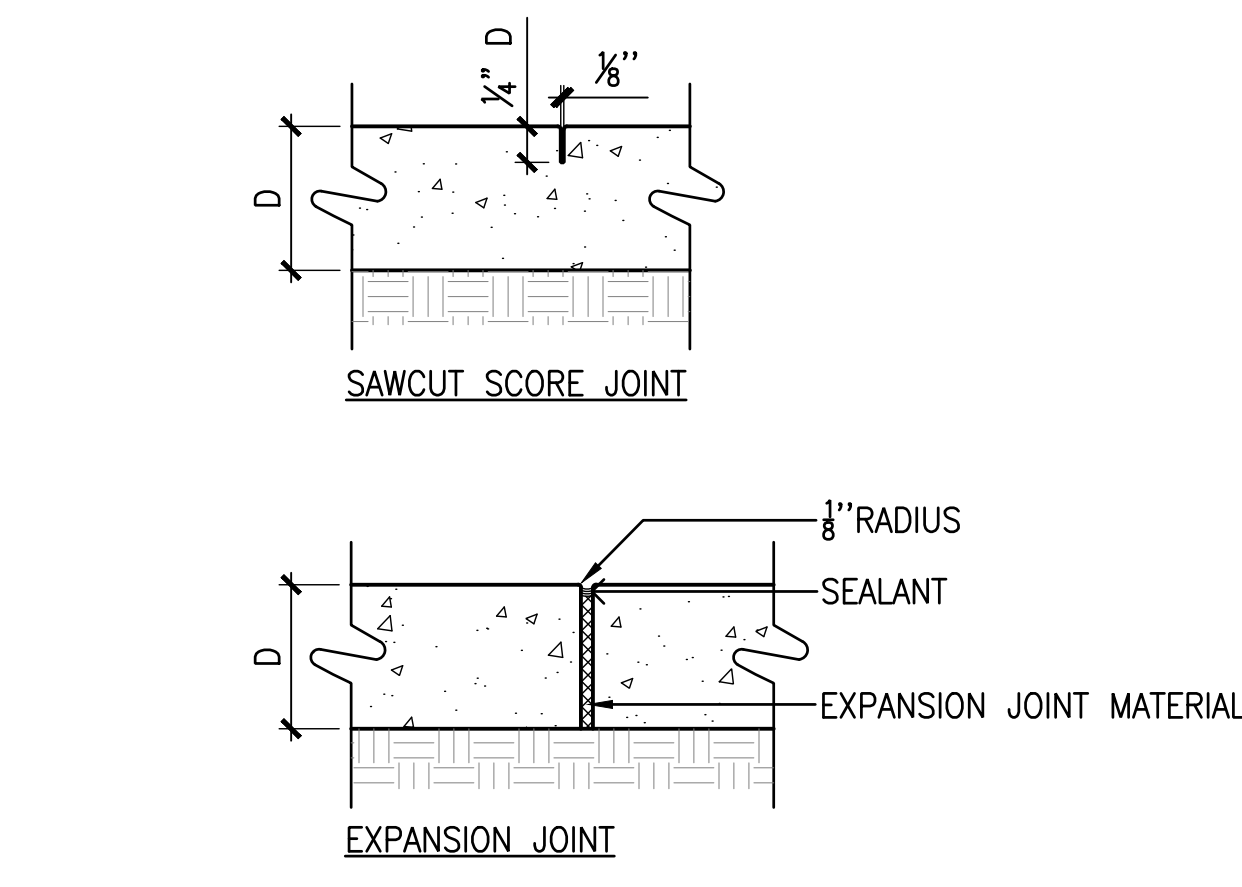
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LS401

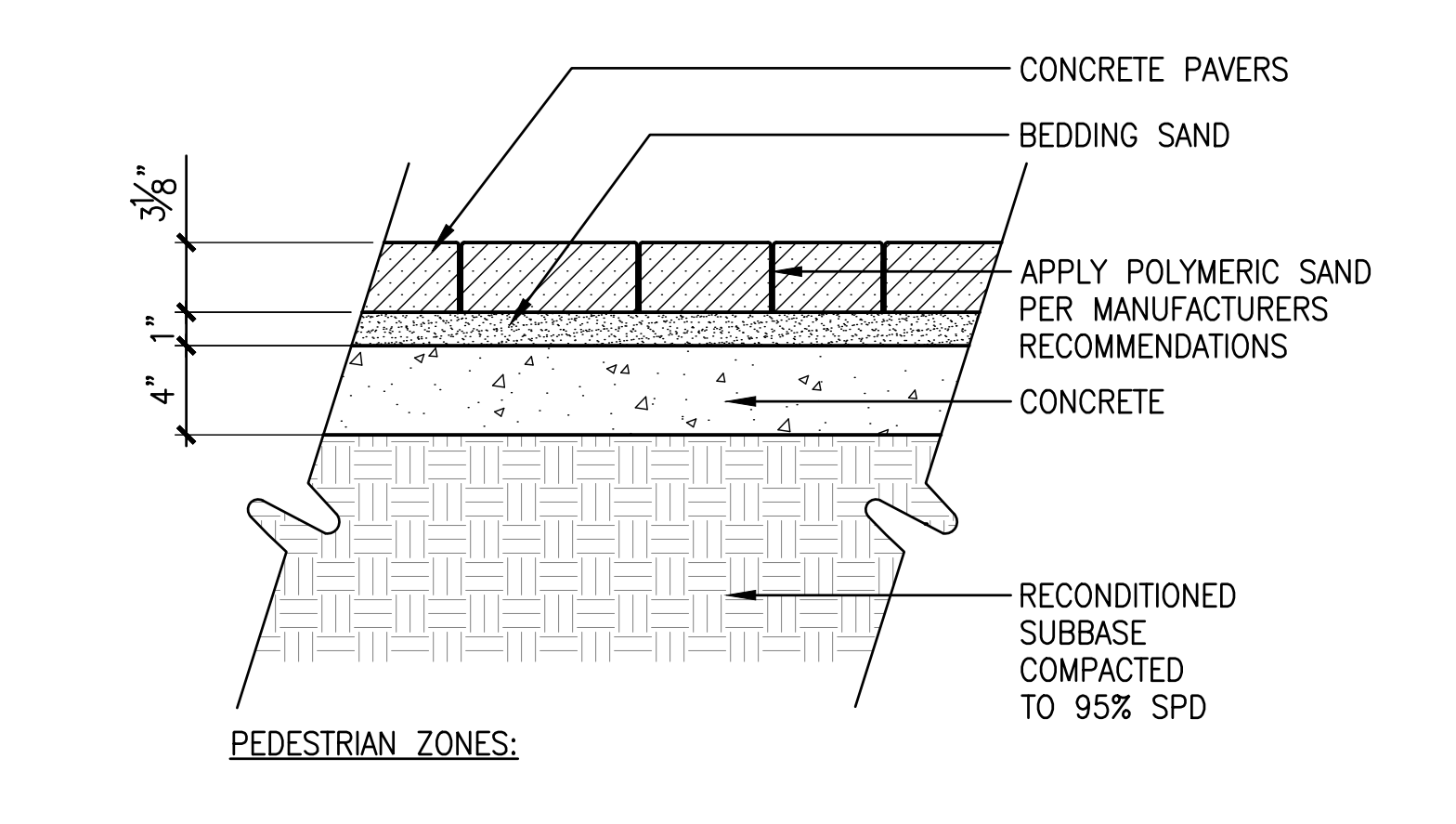




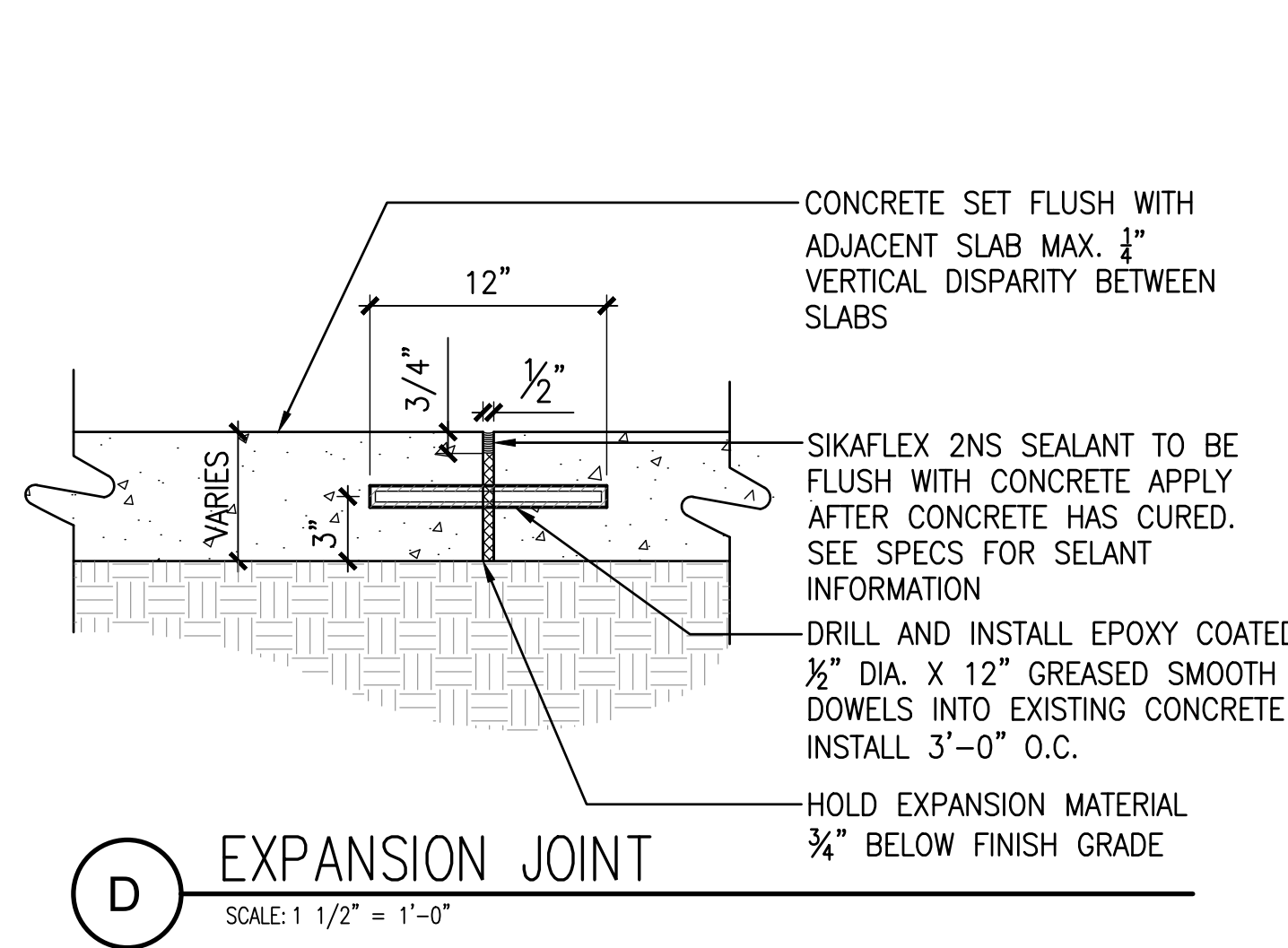
A CONCRETE PAVEMENT (FLATWORK)
SCALE: N.T.S.



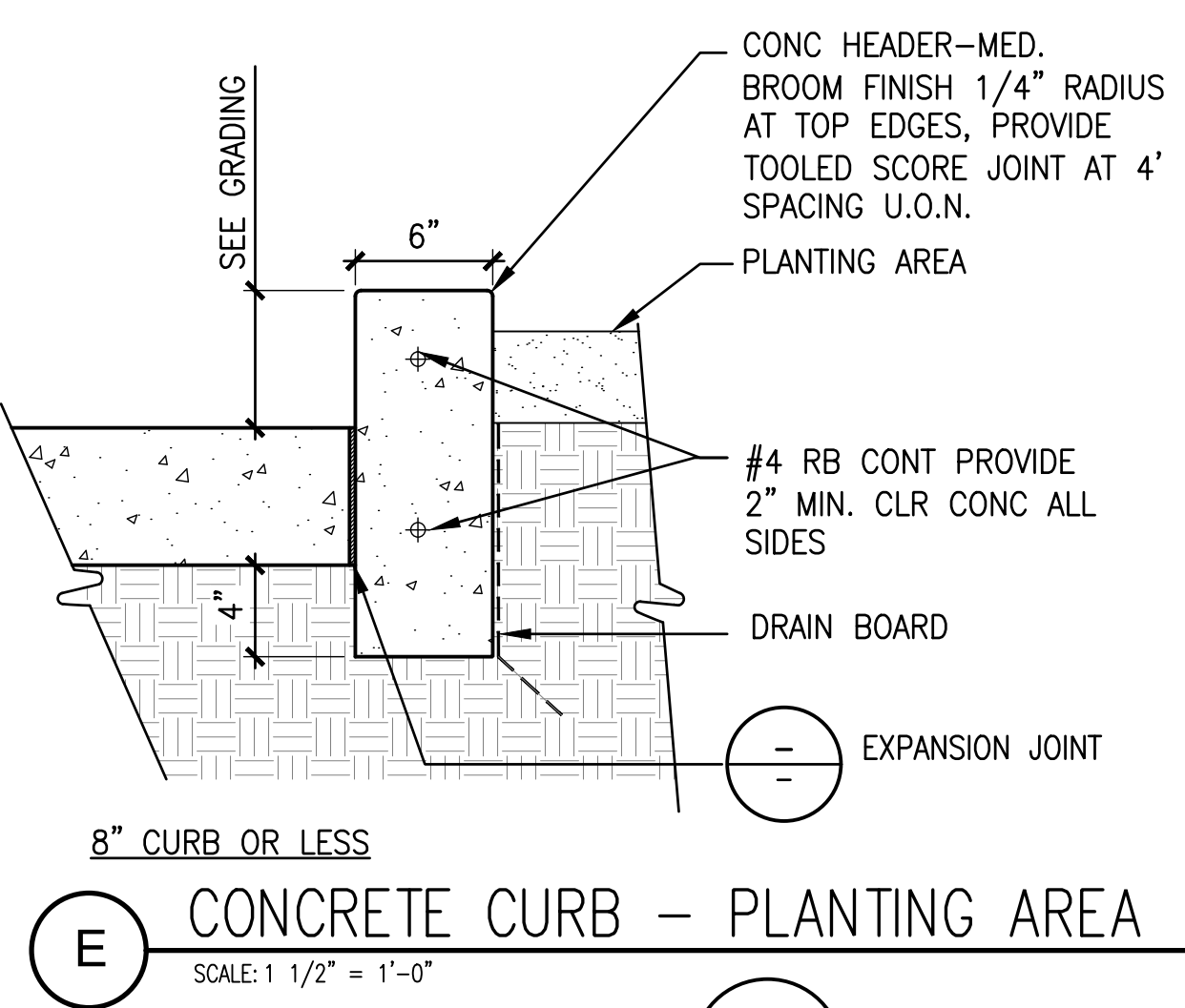
B CONCRETE PAVEMENT JOINTS
SCALE: 1 1/2" = 1'-0"



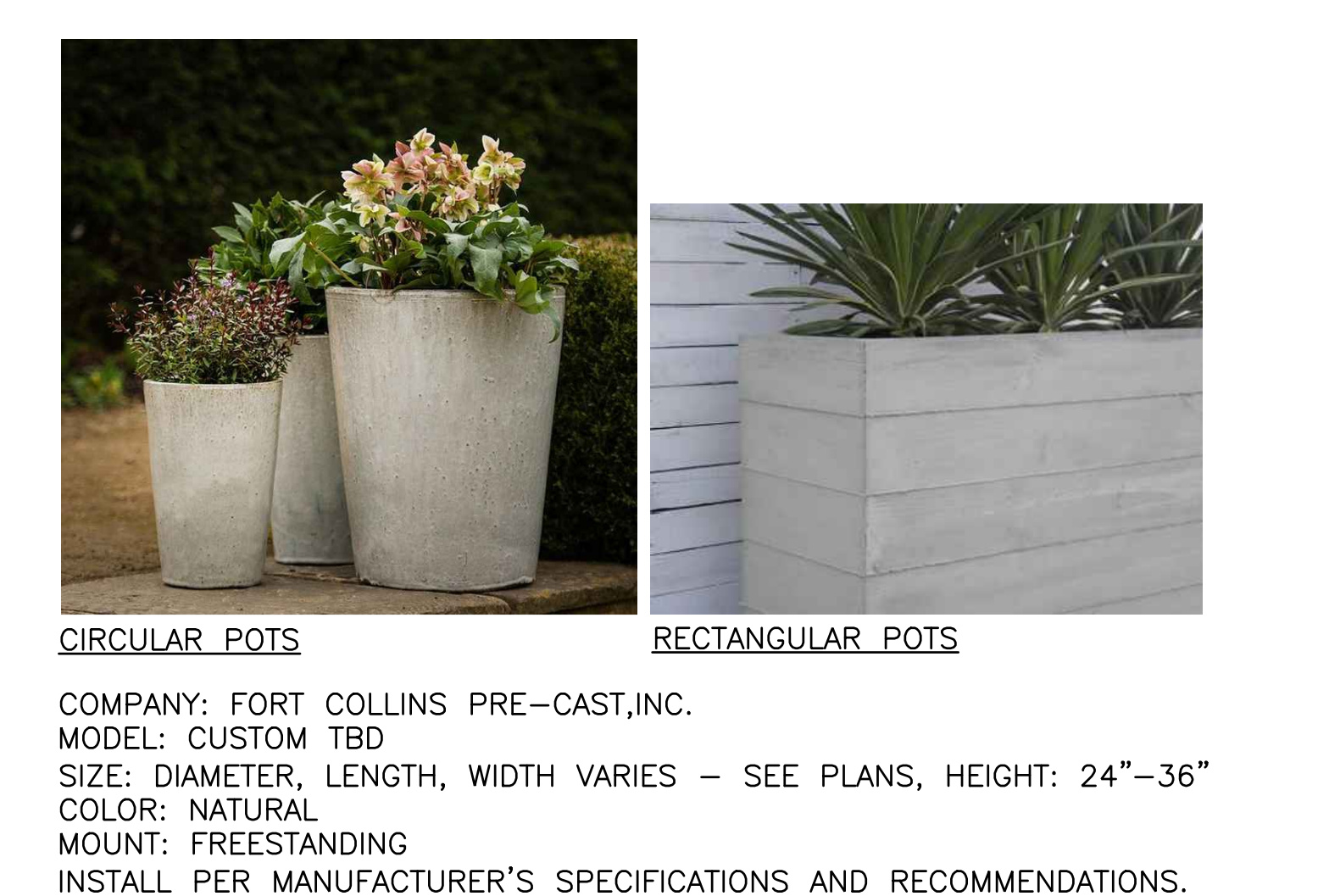
C UNIT PAVER
SCALE: 1 1/2" = 1'-0"



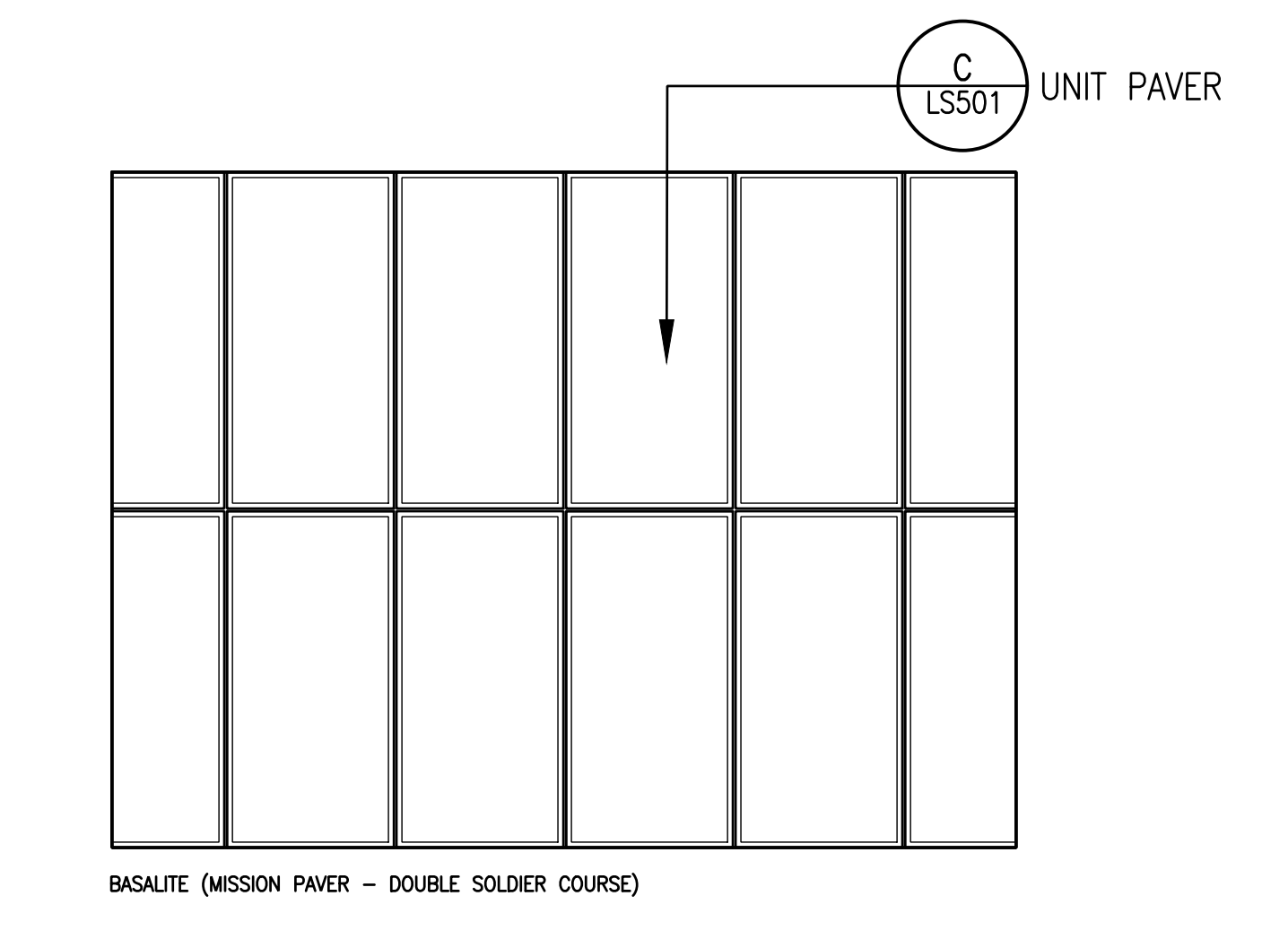
D EXPANSION JOINT
SCALE: 1 1/2" = 1'-0"



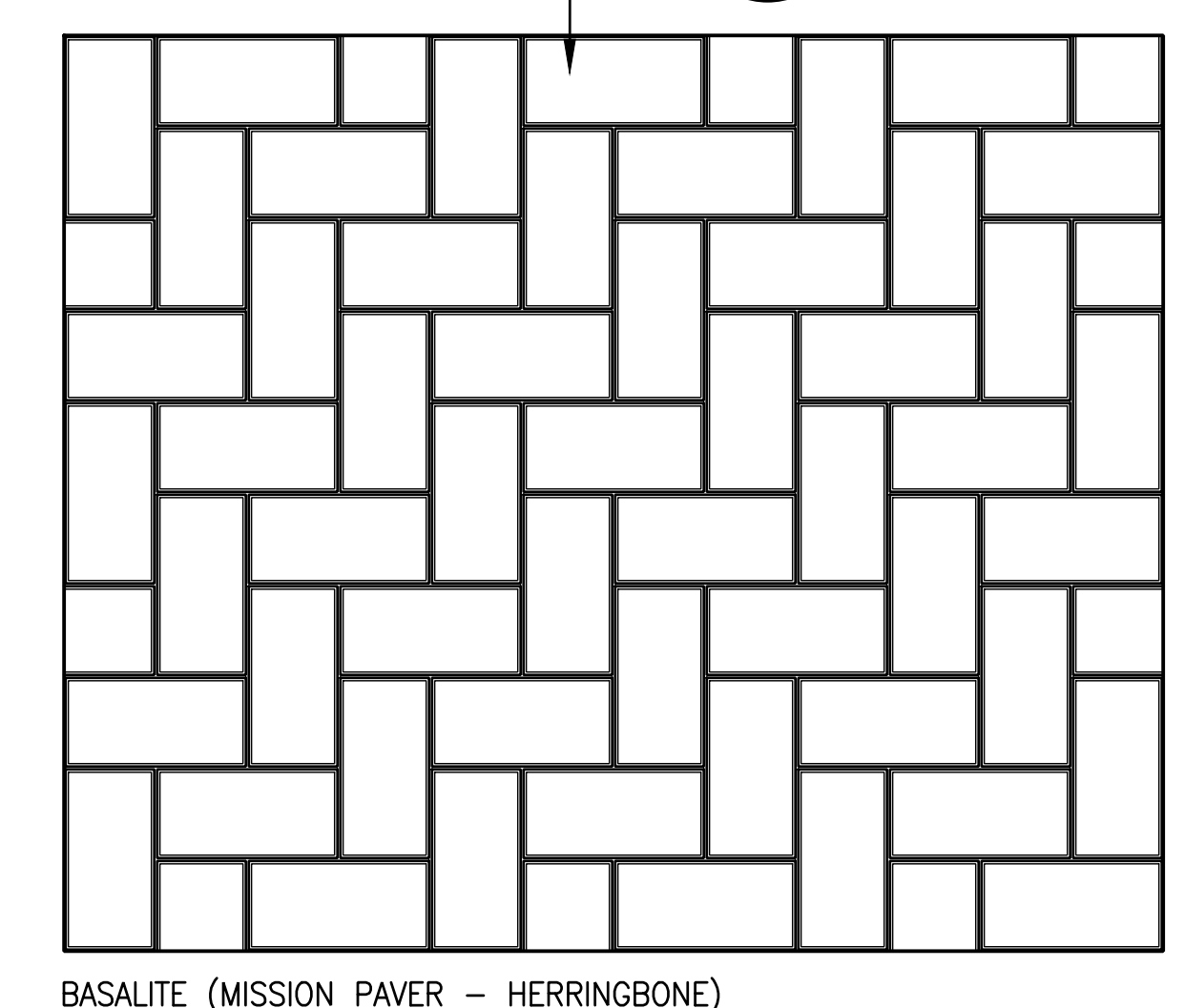
E CONCRETE CURB - PLANTING AREA
SCALE: 1 1/2" = 1'-0"



F CONCRETE PLANTER POTS
SCALE: NTS



G DOUBLE SOLDIER COURSE PATTERN
SCALE: 3' = 1'-0"



H HERRINGBONE PAVER PATTERN
SCALE: 1 1/2" = 1'-0"

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

SITE DETAILS

Scale As Shown

GENERAL LANDSCAPE NOTES:

1. 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.
2. 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.
3. 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.
4. 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 MEDIANS, SHALL BE THOROUGHLY LOOSENED 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 LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. 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.
6. 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.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. 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
9. 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).
10. 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.
11. 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.
12. 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.
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
14. ALL TREES ALONG EAE TO BE LIMBED AND MAINTAINED AT 14'-0" HEIGHT FOR PFA ACCESS.

STREET TREE NOTES:

1. 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, MEDIANS 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.
2. 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.
3. 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 ARBORS WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
4. 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.
5. 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:

1. 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.
2. SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONE.
3. CONSTRUCTION SHALL BE ORGANIZED AND TIMED TO MINIMIZE THE DISTURBANCE OF SENSITIVE SPECIES OCCUPYING OR USING ON-SITE AND ADJACENT NATURAL HABITATS OR FEATURES.
4. CONSTRUCTION OF BARRIER FENCING SHALL BE PROVIDED AT THE LIMITS OF THE DEVELOPMENT DURING CONSTRUCTION.

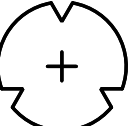
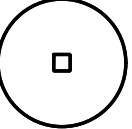
NATIVE SEED MIX NOTES:

1. THE TIME OF YEAR SEEDING IS TO OCCUR SHOULD BE OCTOBER THROUGH EARLY MAY.
2. 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.
3. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
4. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
5. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN ¼ 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.
6. PREPARE A WEED MANAGEMENT PLAN TO ENSURE THAT WEEDS ARE PROPERLY MANAGED BEFORE, DURING AND AFTER SEEDING ACTIVITIES.
7. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW, JUTE MESH, OR OTHER APPROPRIATE METHODS.
8. WHERE NEEDED, TEMPORARY IRRIGATION SHOULD BE PROVIDED UNTIL SEED IS GERMINATED THEN WEEN 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.
9. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
10. 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.
11. 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.
12. THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SEEDLING COVERAGE AND GROWTH AT THE TIME OF
13. 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



SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
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DECIDUOUS TREES




	GD	1	Kentucky Coffeetree	Gymnocladus dioicus 'Espresso'	B&B	2" CAL
	CT	1	Turkish Filbert	Corylus colurna	B&B	2" Cal.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	O.C
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DECIDUOUS SHRUBS

	HA	29	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	5 gal.	
	PBE	8	Pawnee Buttes® Sand Cherry	Prunus besseyi 'P011S'	5 gal.	

ORNAMENTAL GRASS


	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.	

PERENNIAL

	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.	

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	O.C.
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GROUND COVERS

	RM1	556 sf		1 1/2" River Rock	n/a	n/a
	WM1	1,209 sf		Wood Mulch	n/a	n/a

△ 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

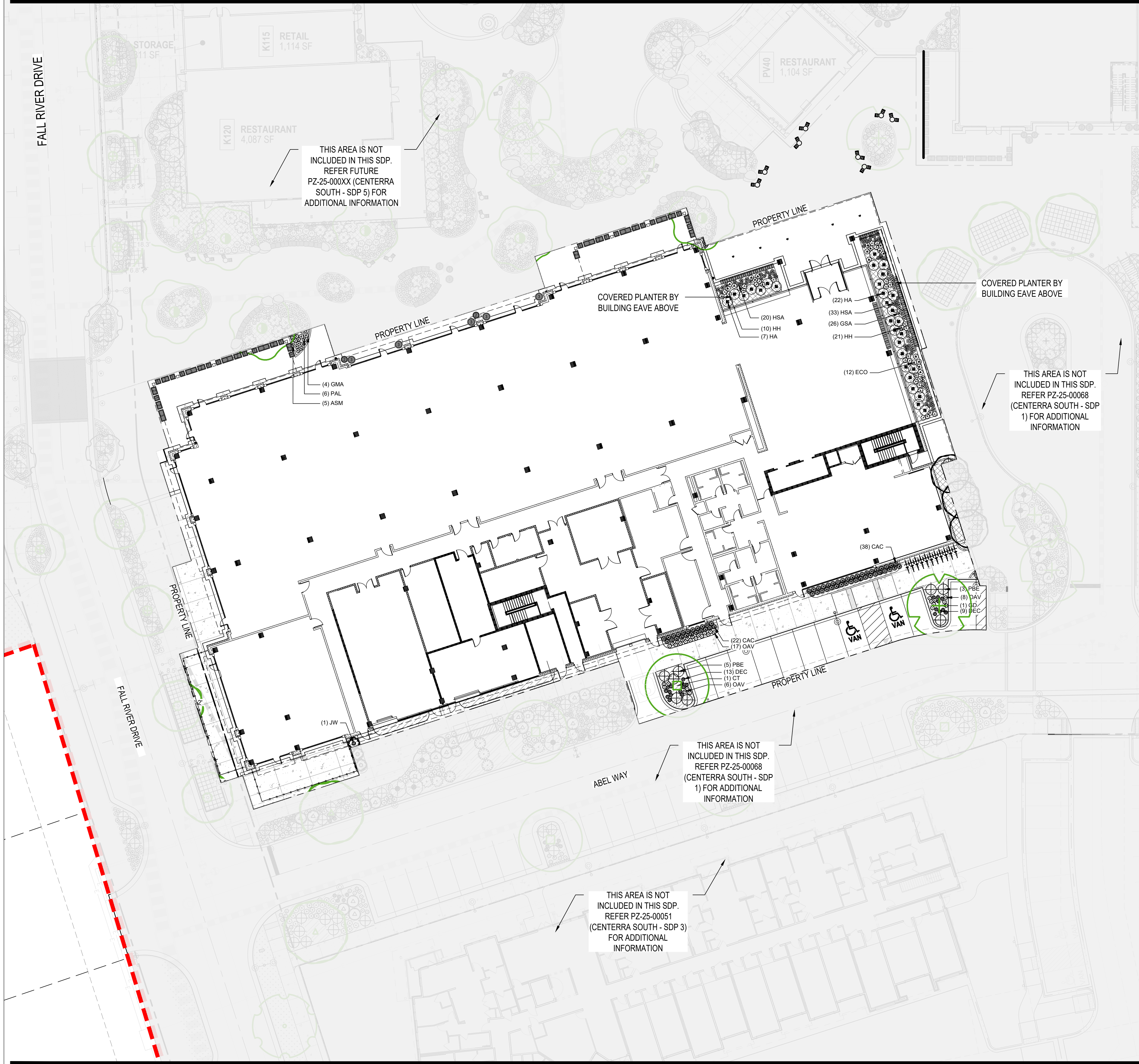
Project Number

003.8064.000

Description

LANDSCAPE NOTES & SCHEDULE

Scale As Shown



LANDSCAPE LEGEND:

[Symbol]	ORGANIC WOOD MULCH
[Symbol]	1 1/2" RIVER ROCK MULCH
[Symbol]	3"-8" DECORATIVE COBBLE

--- -- -- -- -- PROPERTY LINE
[Red Dashed Line] PHASE 1 LINE
--- -- -- -- -- EASEMENT

PLANT SCHEDULE

SYMBOL CODE COMMON NAME

DECIDUOUS TREES		
[Symbol]	GD	Kentucky Coffeetree
[Symbol]	CT	Turkish Filbert

EVERGREEN TREES		
[Symbol]	JW	Woodward Columnar Juniper

SYMBOL CODE COMMON NAME

DECIDUOUS SHRUBS		
[Symbol]	HA	Annabelle Hydrangea
[Symbol]	PBE	Pawnee Buttes® Sand Cherry

ORNAMENTAL GRASS		
[Symbol]	PAL	Hameln Fountain Grass
[Symbol]	CAC	Karl Foerster Feather Reed Grass
[Symbol]	DEC	Tufted Hair Grass

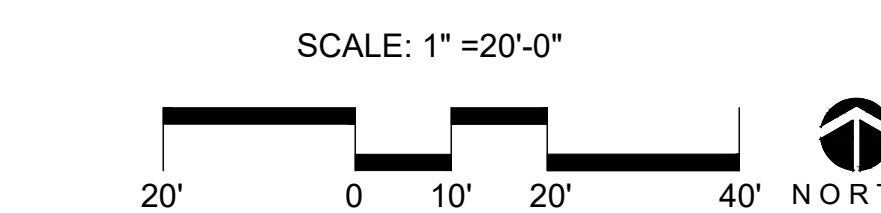
PERENNIAL		
[Symbol]	OAV	Avalanche White Sun Daisy
[Symbol]	GMA	Bevan's Variety Bigroot Geranium
[Symbol]	GSA	Bloodred Geranium
[Symbol]	HH	Halcyon Hosta
[Symbol]	ECO	Purple Wintercreeper
[Symbol]	ASM	Silver Mound Artemisia
[Symbol]	HSA	White Cloud Coral Bells

SYMBOL CODE COMMON NAME

GROUND COVERS		
[Symbol]	RM2	3"-8" Decorative Cobble
[Symbol]	RM1	1 1/2" Rock Mulch
[Symbol]	WM1	Wood Mulch

NOTES

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



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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

LANDSCAPE PLAN

Scale As Shown

LP401



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
[Green Hatch]	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
[Purple Hatch]	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
[Blue Hatch]	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)

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Seal / Signature

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Centerra South - SDP 2

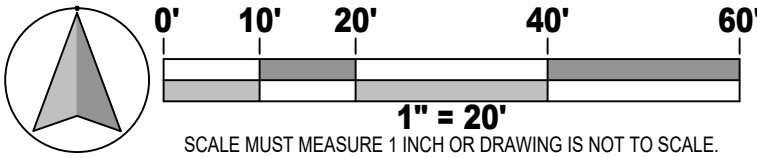
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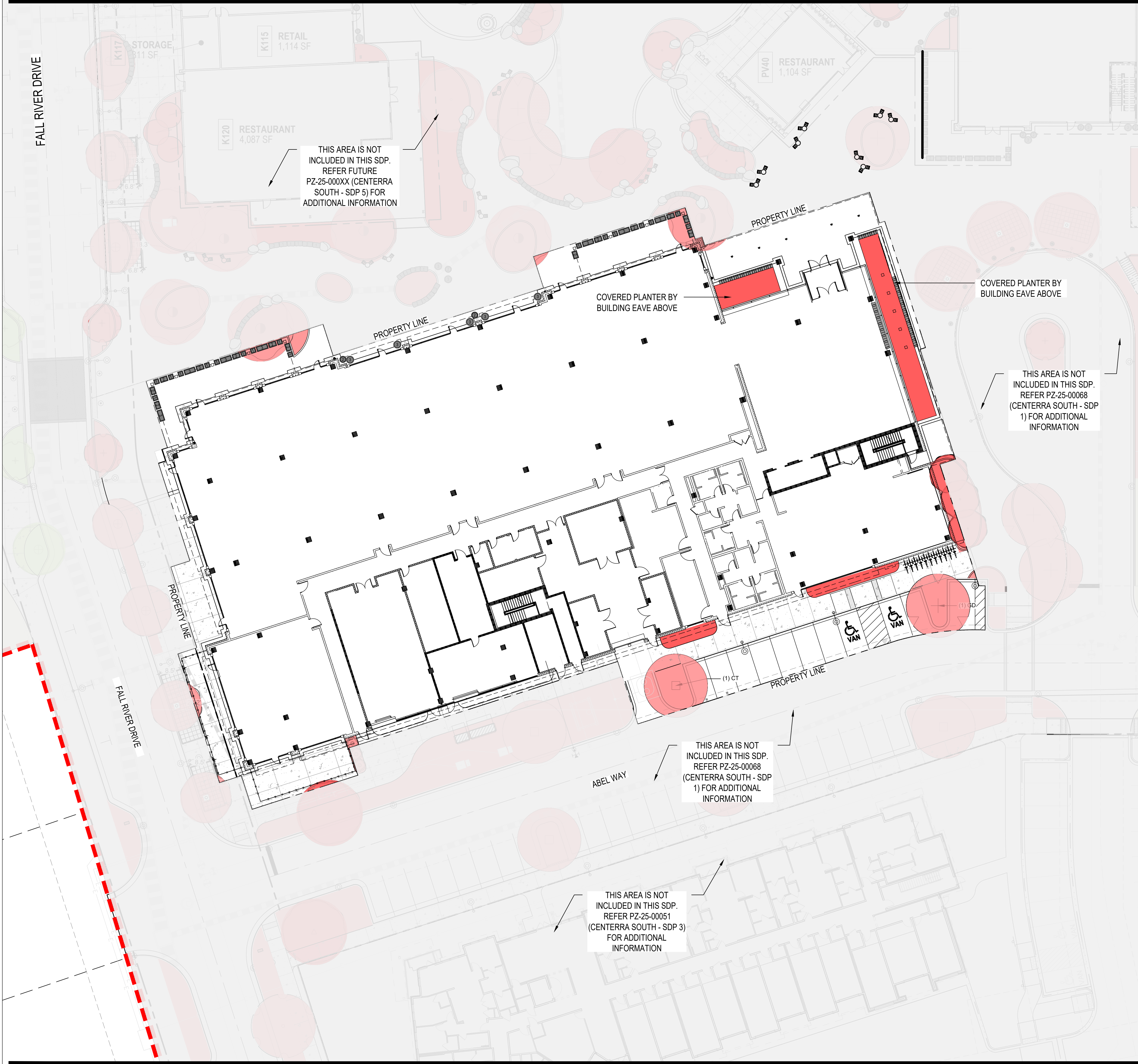
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Description

IRRIGATION PLAN

Scale As Shown





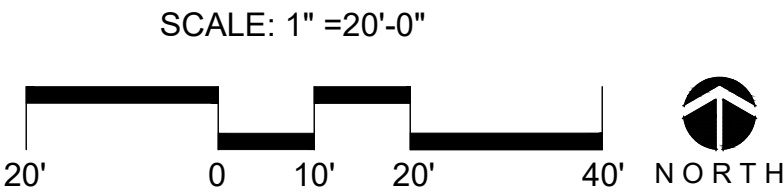
FOR REFERENCE ONLY

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

- NOTES:**
- HYDROZONES LOCATED WITHIN THIS SDP ARE TIED TO CS1 POC1. REFER PZ-25-00068 (SDP 1) FOR CALCULATIONS.
 - SOIL AMENDMENTS (PER THE PARTICULAR HYDROZONE PLAN AND NATIVE SOILS) ARE REQUIRED TO BE INSTALLED, UNLESS WAIVED. A SIGNED AND NOTARIZED SOIL AMENDMENT AFFIDAVIT MUST BE SUBMITTED PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER.
 - A HYDROZONE AGREEMENT MUST BE EXECUTED BETWEEN THE CITY AND THE APPLICANT PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER. THIS AGREEMENT SHALL BE RECORDED WITH THE LARIMER COUNTY CLERK AND RECORDER.

ZONING SCHEDULE:

- CS1 POC1 - High
- CS1 POC1 - Moderate
- CS1 POC1 - Low
- CS1 POC1 - Very Low



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Date	Description
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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

HYDROZONE REFERENCE PLAN

Scale As Shown

HZ401

LUMINAIRE SCHEDULE - HP SDP									
<div>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.</div>									
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-CD/LC3-WOOD KIT	RECESSED TRIMLESS 3.5" DOWNLIGHT WITH 56" WIDE FLOOD DISTRIBUTATION, 0-10V 1% DIMMING DRIVER, 60° CUTOFF CONE, CLEAR DIFFUSE FINISH, WOOD INSTALLATION KIT	1300 LM	16 W		90	3000K	SPECIFICATION PER GGDL 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 GGDL LIGHTING.
XG7	QTRAN	LED STRIP: WALA-SW-CHANNEL*-WET-30K-1.0W-HO-ENC/TL-X-X-CHANNEL-BN-SB-SST-LENGTH. REMOTE DRIVER: QZ-PH/0-10V	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 GGDL LIGHTING.
XG8	QTRAN	LED STRIP: WALA-SW-CHANNEL*-WET-30K-2.0W-HO-ENC/TL-X-X-CHANNEL-BN-SB-SST-LENGTH. REMOTE DRIVER: QZ-PH/0-10V	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 GGDL LIGHTING.
XG10B	LUMINIS	SYP400-LIL10-FLD-27K-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 GGDL LIGHTING.
XG12	LUMENPULSE	LBIL-WO-120/277-30K-WFL-SL-INTL-DIM-FLH-SSB-RBO-ASL-UL	INGRADE ROUND STAINLESS STEEL UPLIGHT, WALK-OVER, WIDE FLOOD, 60 DEGREES, SOFTENING LENS, ANTISLIP LENS, INTERNAL LOUVER, INTEGRAL DRIVER	2889 LM	42 W		80	3000K	SPECIFICATION PER GGDL LIGHTING.

△	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

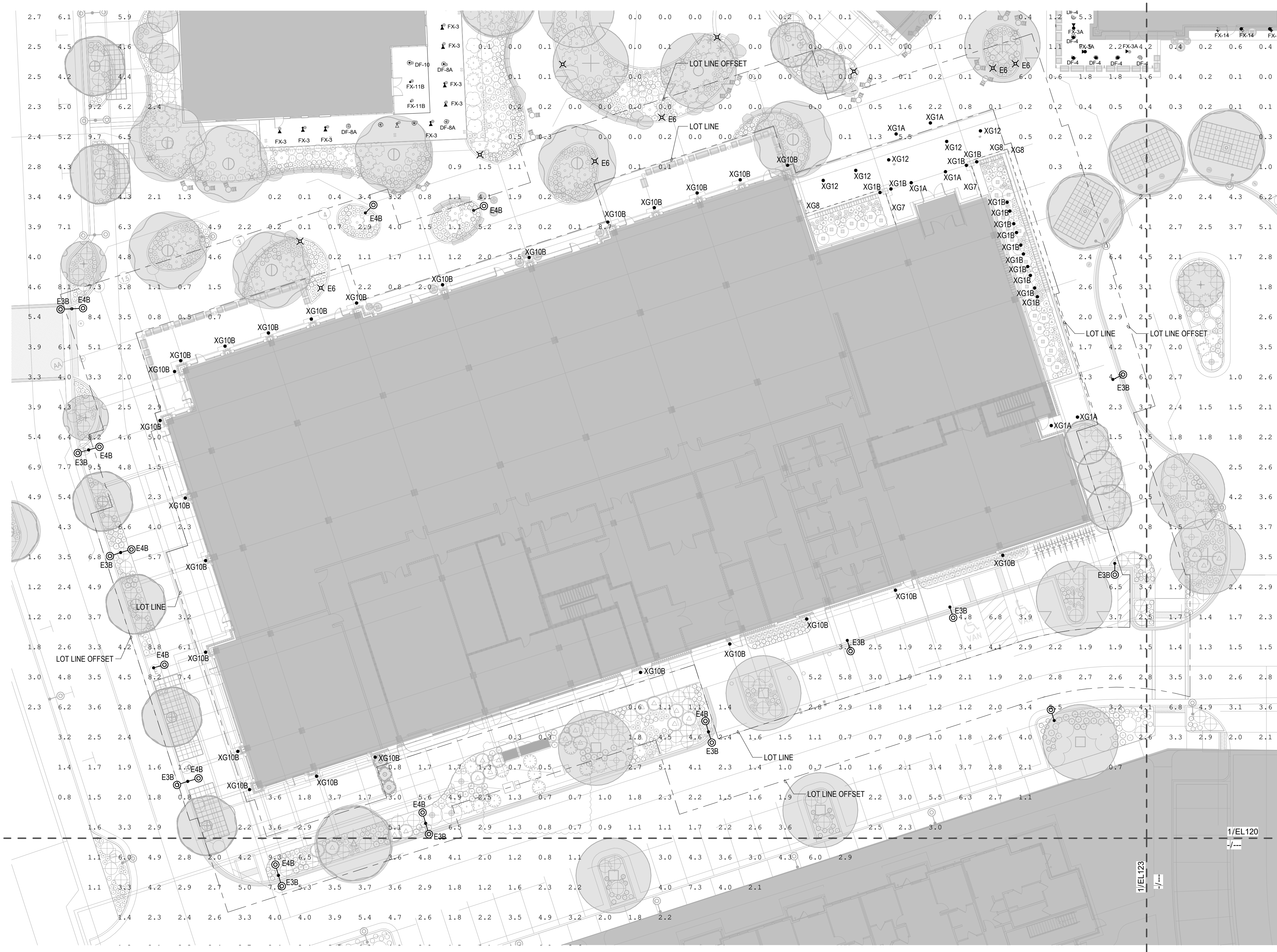
Project Number

003.8064.000

Description

LIGHTING SCHEDULES

Scale



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.

1
EL219
PHOTOMETRIC PLAN - AREA 19
1" = 20'-0"



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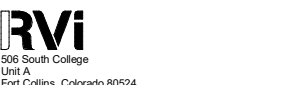
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CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ENTRY CANOPY	Fc	5.71	8.30	3.00	1.90	2.77
NORTH EAST PATIO	Fc	1.94	3.20	1.60	1.21	2.00
NORTH WEST PATIO	Fc	2.01	2.50	1.40	1.44	1.79
SOUTH PARKING	Fc	2.99	3.90	1.90	1.57	2.05

LEGEND - HP	
MARK	DESCRIPTION
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
XG1A	RECESSED TRIMLESS 3.5" DOWNLIGHT WITH 56" WIDE FLOOD DISTRIBUTION, 0-10V 1% DIMMING DRIVER, 60° CUTOFF CONE, CLEAR DIFFUSE FINISH, WOOD INSTALLATION KIT
XG1B	RECESSED TRIMLESS 2.5" ADJUSTABLE ACCENT, WITH 27" NARROW FLOOD DISTRIBUTION, 0-10V 1% DIMMING DRIVER, SOLITE LENS, CLEAR DIFFUSE FINISH, WOOD INSTALLATION KIT
XG7	SURFACE MOUNTED ENCAPSULATED WET LISTED LED TAPE AND STAINLESS STRAIGHT CHANNEL. SUPPLY REMOTE 0-10V 1% DIMMING DRIVER
XG8	SURFACE MOUNTED ENCAPSULATED WET LISTED LED TAPE AND STAINLESS STRAIGHT CHANNEL. SUPPLY REMOTE 0-10V 1% DIMMING DRIVER
XG10B	4" CYLINDER DOWNLIGHT, FIXED HORIZONTAL POSITION (IDA COMPLIANT) WITH FLOOD OPTIC, SOLITE LENS, FINISH TBD
XG12	INGRADE ROUND STAINLESS STEEL UPLIGHT, WALK-OVER, WIDE FLOOD, 60 DEGREES, SOFTENING LENS, ANTISLIP LENS, INTERNAL LOUVER, INTEGRAL DRIVER

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

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): ELF520DD; 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): ETCHED FINISH
LOCATION: LOBBY PLANTERS
- AC02**

DESCRIPTION: EXPOSED PRE-CAST CONCRETE
FINISH (OR EQ): ETCHED 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): FEWTER AND PLATINUM; 50/50 RANDOM
BLEND
FINISH (OR EQ): MATTIE 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
- 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
CORRUGATED 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

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 GAUGE AS THE BASIS OF DESIGN.
ALTERNATE: 11 GAUGE 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 GAUGE BRAKE METAL PANEL
COLOR (OR EQ): PT24
LOCATION: MISC EXTERIOR OPENING AT JAMBS, HEADS,
AND SILLS AT PODIUM OPENINGS, SEE DRAWINGS
- MT04**

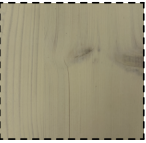
DESCRIPTION: PREOXIDIZED WEATHERING STEEL PANELS
DESCRIPTION (CONT): CORRUGATED STEEL PANELS WITH
EXPOSED SELF DRILLING ROOFING SCREWS; SPACING
REQUIREMENT FOR FASTENERS ENGINEERED BY OTHERS
MANUFACTURER (BOD): DISSIMILAR METAL DESIGN (DMD)
FINISH (OR EQ): DMD WEATHERING STEEL #602
THICKNESS: 22 GAUGE
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**

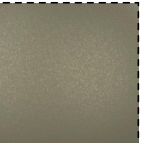
DESCRIPTION: EXTERIOR PAINT
MANUFACTURER (BOD): SHERWIN WILLIAMS
MODEL NAME (OR EQ): SWS6258
COLOR (OR EQ): TRICORN BLACK
FINISH (OR EQ): SEMI GLOSS
LOCATION: SEE DRAWINGS

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 ARCHITECT'S SAMPLE
FINISH (OR EQ): BASE COAT: GLOSS, TOP COAT: SATIN/LOW
LUSTER
LOCATION: EXTERIOR GLULAM AND CLT
NOTE: FACTORY APPLIED KP-12UVV (CLEAR) UNDERCOAT
TREATMENT REQUIRED (BY MASS TIMBER
MANUFACTURER)

PT23

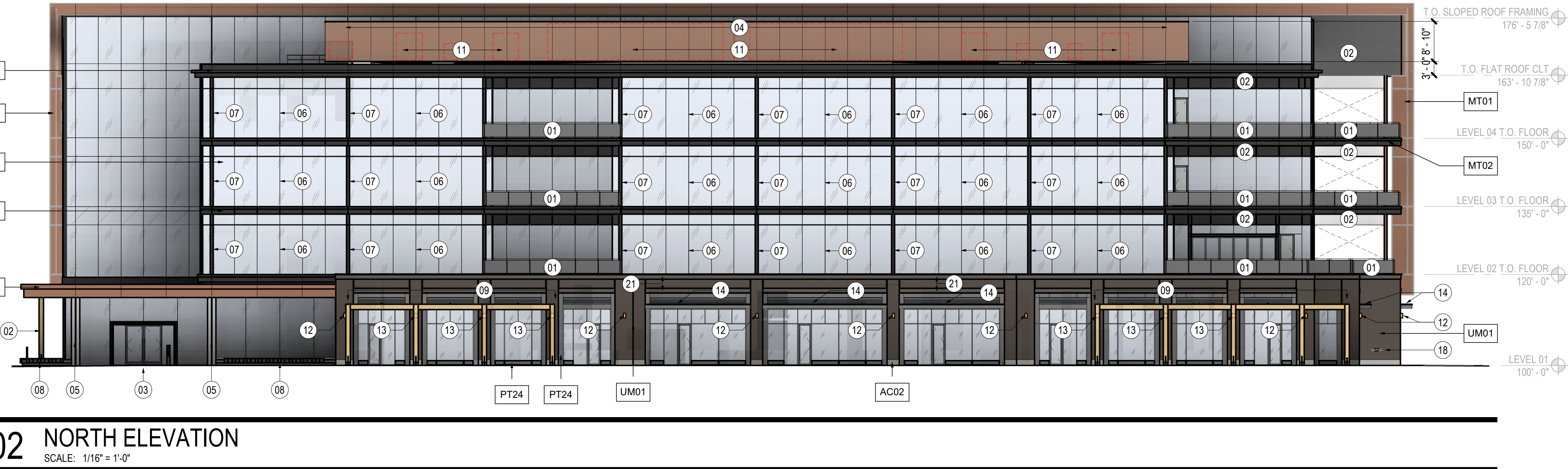
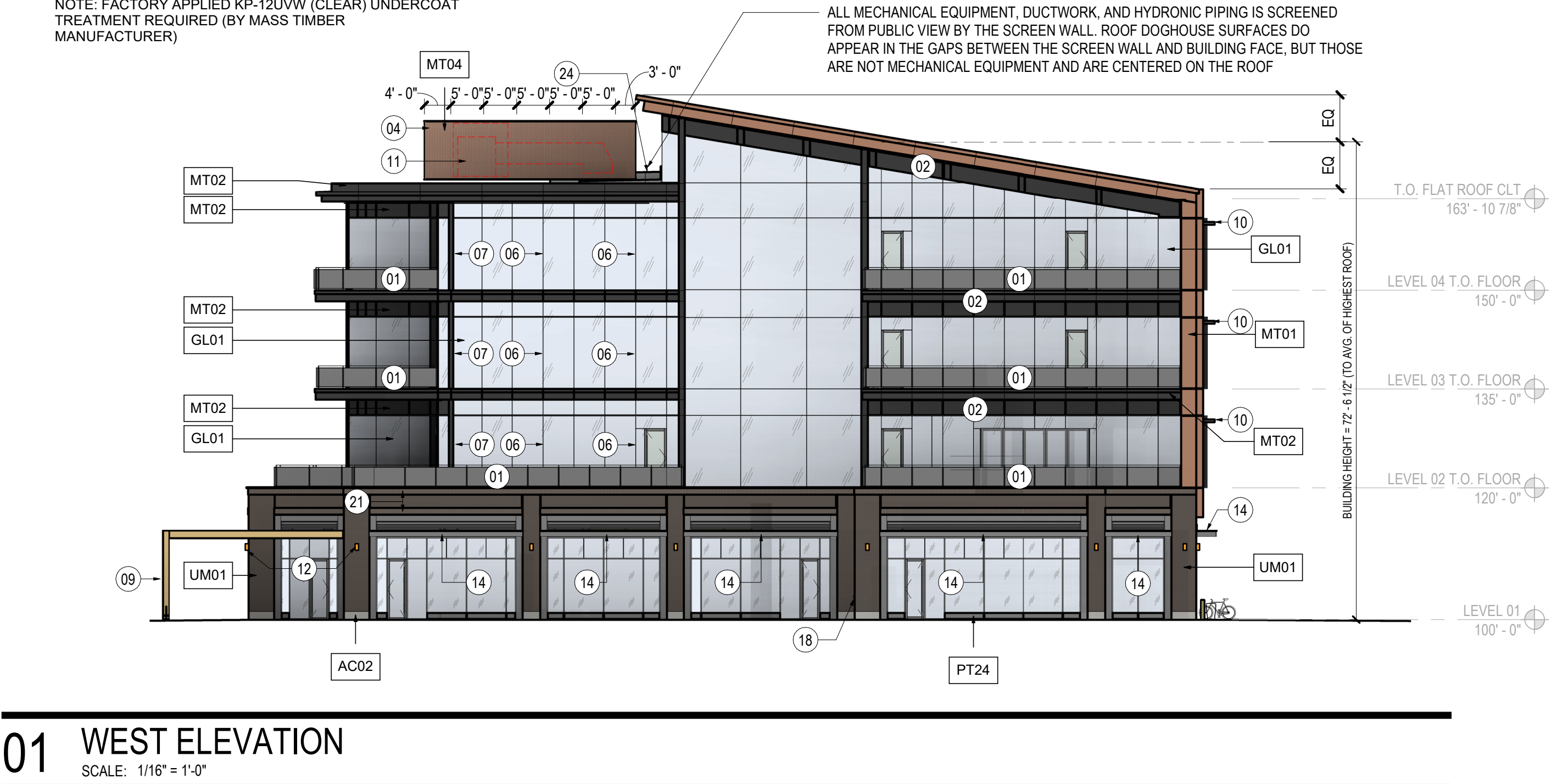


DESCRIPTION: EXTERIOR PAINT
MANUFACTURER (BOD): SHERWIN WILLIAMS
MODEL NAME (OR EQ): FLUORON CONTINUUM
MODEL NUMBER (OR EQ): 399Q0115
COLOR (OR EQ): MORPHOLOGICAL
LOCATION: CURTAIN WALL ACCENT MULLIONS

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



GENERAL NOTES

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

1225 17th Street
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United States
Tel 303-421-6655
ggld
GGLD
53 W. Jackson Blvd
Suite 352
Chicago, Illinois 60604
United States
Tel 312-877-5125

JENSEN HUGHES
Jensen Hughes
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5628 Plantation Ridge Rd.
Charlotte, NC 28214
United States
Tel 704-361-8664

Date	Description
10/06/2025	SDP FINAL SUBMITTAL

Seal / Signature

Project Name

Hensel Phelps Headquarters

Project Number

003.8064.000

Description

EXTERIOR ELEVATIONS

Scale

As indicated

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): ELF520DD; 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): ETCHED FINISH
LOCATION: LOBBY PLANTERS
- AC02

DESCRIPTION: EXPOSED PRE-CAST CONCRETE
FINISH (OR EQ): ETCHED FINISH TO MATCH
CAST-IN-PLACE CONCRETE PLANTER WITH WP4
LOCATION: MASONRY BASE AT EXTERIOR WALL
- 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
- 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
CORRUGATED WEATHER STEEL ROOF
- 15

PHOTOVOLTAIC ARRAY
- 16

HOLLOW METAL DOOR AND FRAME PAINTED - PAINTED
PT24
- 17

OVERHEAD COILING DOOR (LOADING DOCK) - PAINTED PT24

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 GAUGE AS THE BASIS OF DESIGN.
ALTERNATE 11 GAUGE 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 GAUGE 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 GAUGE
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

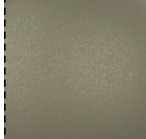
DESCRIPTION: EXTERIOR PAINT
MANUFACTURER (BOD): SHERWIN WILLIAMS
MODEL NAME (OR EQ): SWS6258
COLOR (OR EQ): TRICORN BLACK
FINISH (OR EQ): SEMI GLOSS
LOCATION: SEE DRAWINGS

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

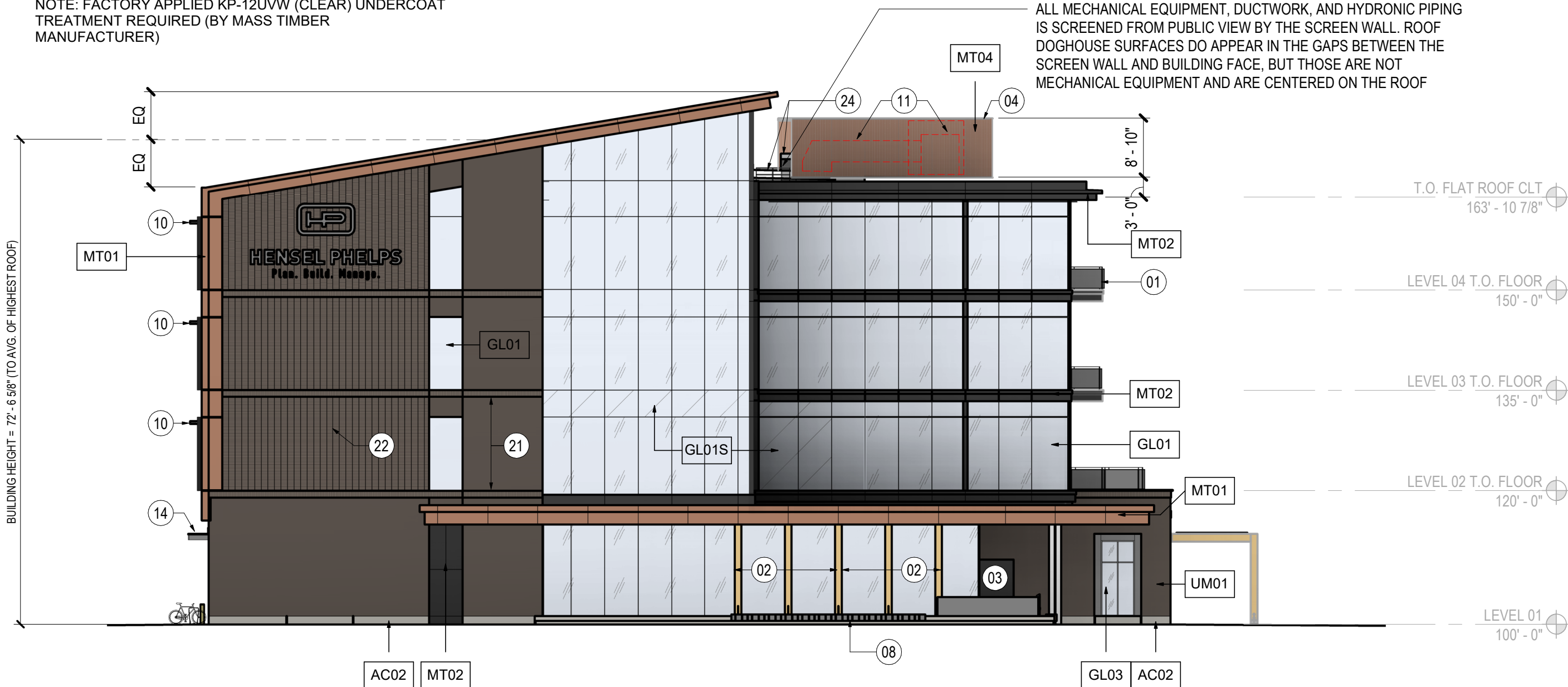


DESCRIPTION: EXTERIOR PAINT
MANUFACTURER (BOD): SHERWIN WILLIAMS
MODEL NAME (OR EQ): FLUROPON CONTINUUM
MODEL NUMBER (OR EQ): 39900115
COLOR (OR EQ): MORPHOLOGICAL
LOCATION: CURTAIN WALL ACCENT MULLIONS

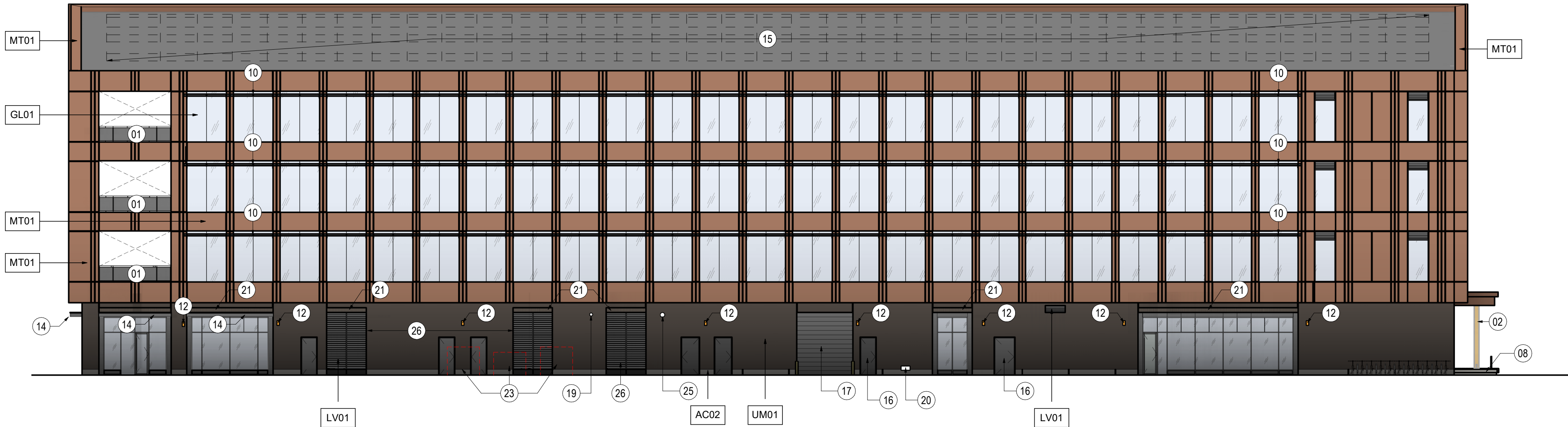
PT24



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



01 EAST ELEVATION
SCALE: 1/16" = 1'-0"



02 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

GENERAL NOTES

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

1225 17th Street
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United States
Tel 303-455-1900

Advanced Enclosure
Consulting LLC
5628 Plantation Ridge Rd.
Charlotte, NC 28214
United States
Tel 704-361-8664

Date	Description
10/06/2025	SDP FINAL SUBMITTAL

Seal / Signature

Project Name

Hensel Phelps Headquarters

Project Number

003.8064.000

Description

EXTERIOR ELEVATIONS

Scale

As indicated