PALMER HIGH SCHOOL
CITY OF COLORADO SPRINGS, COLORADO
FBZ DEVELOPMENT PLAN

GENERAL NOTES

1. PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
2. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
3. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
4. FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.

PUBLIC WORKS NOTES

1. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
2. ALL 'STOP SIGNS' WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.

ADA NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

FIRE NOTES

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
2. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
3. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPE.

STORMWATER NOTES

1. THIS PROPERTY IS SUBJECT TO ALL STORMWATER CRITERIA INCLUDING BUT NOT LIMITED TO GRADING AND EROSIO9N CONTROL, WATER QUALITY, AND CHANNEL STABILIZATION REQUIREMENTS.
2. FULL SPECTRUM DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY COLORADO SCHOOL DISTRICT #11

GEOHAZARD NOTES

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY KUMAR AND ASSOCIATES, DATED APRIL 22, 2025, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: (None). A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE _____ OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

FEMA NOTE

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0729G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN)

WARRANTS:

THE PROPOSED BUILDING TYPE DOES NOT FALL INTO A SPECIFIC FORM BASED ZONE TYPOLOGY. THE CONDITIONAL USE REVIEW PROCESS ALLOWS FOR UNIQUE "CIVIC" TYPE BUILDINGS AND GUIDES THE PROCESS AND WARRANTS FOR SUCH USE APPLICATIONS. THE FOLLOWING WARRANTS FOR THE "CIVIC" TYPE USE WILL BE NECESSARY.

2.4.7 GLAZING AND FENESTRATION

REQUIRED: COMMON LAWN |25% GLAZING

REQUIRED: FORECOURT |30% GLAZING

REQUIRED: STOOP REQUIRED 25% GLAZING

REQUIRED: SHOPFRONT | 60% GLAZING

REQUIRED: GALLERY | 60% GLAZING

N NEVADA:
THE FORECOURT PORTION OF THE N NEVADA (N 2/3)FRONTAGE HAS 31% GLAZING, AND THE COMMON LAWN FRONTAGE (S 1/3) HAS 56%

E PLATTE:

THE EAST 1/3 OF THIS FRONTAGE HAS 6% GLAZING. THE WEST 2/3 OF THIS FRONTAGE HAS 22% GLAZING.

N WEBER:
THE GALLERY PORTION (N 1/3) OF THE FRONTAGE HAS 62% GLAZING AND THE FORECOURT PORTION (S 2/3) HAS 46% GLAZING.

2.7 BLOCK STANDARDS

REQUIRED : 2.7.1.1 THE HISTORIC DOWNTOWN BLOCK DIMENSIONS OF 400' X 400' SHALL BE PRESERVED AND REPEATED THROUGHOUT THE FORM BASED CODE AREA.

PROPOSED: VARIATION IN THE BLOCK CONFIGURATION IS PROPOSED TO ENHANCE CONNECTIVITY, SAFETY, AND EXPERIENCE FROM THE PEDESTRIAN PERSPECTIVE.

REQUIRED: 2.7.1.2 BLOCKS SHALL FEATURE A MID-BLOCK ALLEY OR PEDESTRIAN PASSAGE THAT IS AT LEAST 20' IN WIDTH.

PROPOSED: NO MID-BLOCK ALLEY OR PEDESTRIAN PASSAGE WILL BE PROVIDED. A 57' PEDESTRIAN PLAZA WILL BE MAINTAINED IN THE VACATED MORENO R.O.W.

2.8.4 AMENITY ZONE (WEBER STREET)

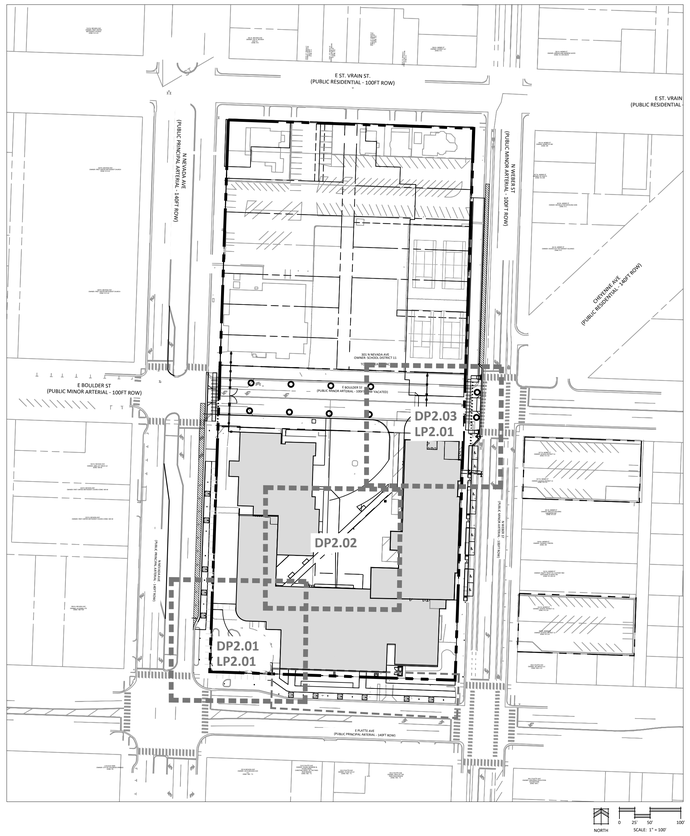
REQUIRED: TREES AT 25-40'; LIGHTS AT 50'-75'; MATERIALS

PROPOSED: ALLOW FOR VARIED TREE AND LIGHT SPACING AND MATERIALS FOR PROVISIONS OF DEDICATED PARKING, RIDE SHARE AND GAME DAY FOOD TRUCK SPACES.

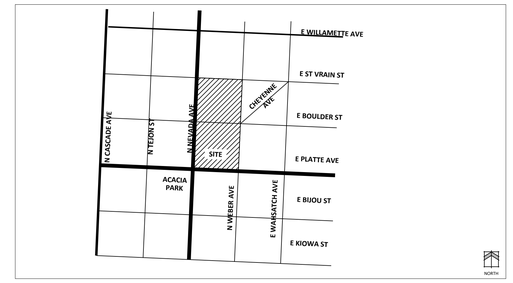
PALMER HIGH SCHOOL CAMPUS PARKING COMPARISON

Parking Location	Pre-Renovation Parking (214,000 sf of building)	1A Post-Renovation Parking (300,000 sf of building)
Adjacent District Property (Block 43)	144	144
Adjacent On-Street Parking (Block 43 & 53)	91	63
Non-adjacent On-street Parking (Cheyenne)	123	123
Non-adjacent On-street Parking (Eros Field)	36	36
Non-adjacent District Property (Eros Field)	33	33
Non-adjacent District Property (East Lot A)	41	41
Non-adjacent District Property (East Lot B)	44	44
TOTAL PARKING PROVIDED	**512**	**484**
TOTAL PARKING REQUIRED (1 SPACE/750 SF OF BUILDING)	**286**	**400**

KEY MAP



VICINITY MAP



PROJECT TEAM

OWNER:	SCHOOL DISTRICT #11 1115 N. EL PASO ST. COLORADO SPRINGS, CO 80903	APPLICANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903
DEVELOPER:	SCHOOL DISTRICT #11 1115 N. EL PASO ST. COLORADO SPRINGS, CO 80903	CIVIL:	JPS ENGINEERING 19 E. WILLAMETTE AVE. COLORADO SPRINGS, CO 80903
ARCHITECT:	RTA ARCHITECTS 19 S. TEJON ST. #300 COLORADO SPRINGS, CO 80903	ARCHITECT:	PERKINS AND WILL 115 5TH AVE NEW YORK, NY 10003

SITE DATA

TAX SCHEDULE NUMBER :	BLOCK 43 AND BLOCK 53, AND VACATED RIGHT-OF-WAY OF BOULDER ST AND ALLEYS		
TOTAL AREA:	8.27 AC		
DRAINAGE BASIN:	SHOOKS RUN	BUILDING SETBACKS	
CURRENT ZONE:	R-5 | R-5 OR | R1-6	PLATTE AVE:	0FT
PROPOSED ZONE:	FBZ - T2A	WEBER STREET	0FT
ORDINANCE NO.:		NEVADA AVE.	0FT
PROPOSED USE:	CIVIC | GREEN SPACE | BUILDING | PARKING | ATHLETIC FACILITY		
MAX. DENSITY:		LANDSCAPE SETBACKS	
PROPOSED DENSITY:		NORTH	0FT
MAX. BUILDING HEIGHT		SOUTH	0FT
PROPOSED BUILDING HEIGHT	FOUR STORIES	EAST	0FT
		WEST	0FT

GLAZING
NORTH:
SOUTH:
EAST:
WEST:

* WARRANTS REQUIRED

LEGAL DESCRIPTION

BEING ALL OF BLOCK 43 AND BLOCK 53 COLORADO SPRINGS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 07 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE NORTH LINE OF BLOCK 43, AS MONUMENTED BY A NO. 4 REBAR AT THE NORTHWEST CORNER OF SAID BLOCK 43 AND A 1-1/2 INCH ALUMINUM CAP STAMPED PLS 6359 AT THE NORTHEAST CORNER OF SAID BLOCK 43 IS ASSUMED TO BEAR SOUTH 88°01'40" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 400.37 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 43:

THENCE SOUTH 88°01'40" EAST ON THE NORTH LINE OF BLOCK 43 A DISTANCE OF 400.37 FEET TO THE NORTHEAST CORNER OF BLOCK 43;

THENCE SOUTH 01°56'38" WEST ON THE EAST LINE OF BLOCK 43 AND BLOCK 53 A DISTANCE OF 900.30 FEET TO THE SOUTHEAST CORNER OF BLOCK 53:

THENCE NORTH 88°00'23" WEST ON THE SOUTH LINE OF BLOCK 53 A DISTANCE OF 400.24 FEET TO THE SOUTHWEST CORNER OF BLOCK 53;

THENCE NORTH 01°56'07" EAST ON THE WEST LINE OF BLOCK 53 AND BLOCK 43 A DISTANCE OF 900.15 FEET TO THE NORTHWEST CORNER OF BLOCK 43 AND THE **POINT OF BEGINNING;**

SAID PARCEL CONTAINING 360,367.87 SQUARE FEET OR 8.27 ACRES MORE OR LESS.

PHASING TABLE

PHASE #	DEVELOPEMENT SCHEDULE	PROPOSED IMPROVEMENTS
1A	SUMMER 2025	--
1B	FALL 2026	--
2	SUMMER 2027	

AMENDMENT HISTORY

CITY FILE NUMBER	DATE	AMENDMENT DESCRIPTION

SHEET INDEX

rta ARCHITECTS PERKINS — EASTMAN

JPS ENGINEERING

NES

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

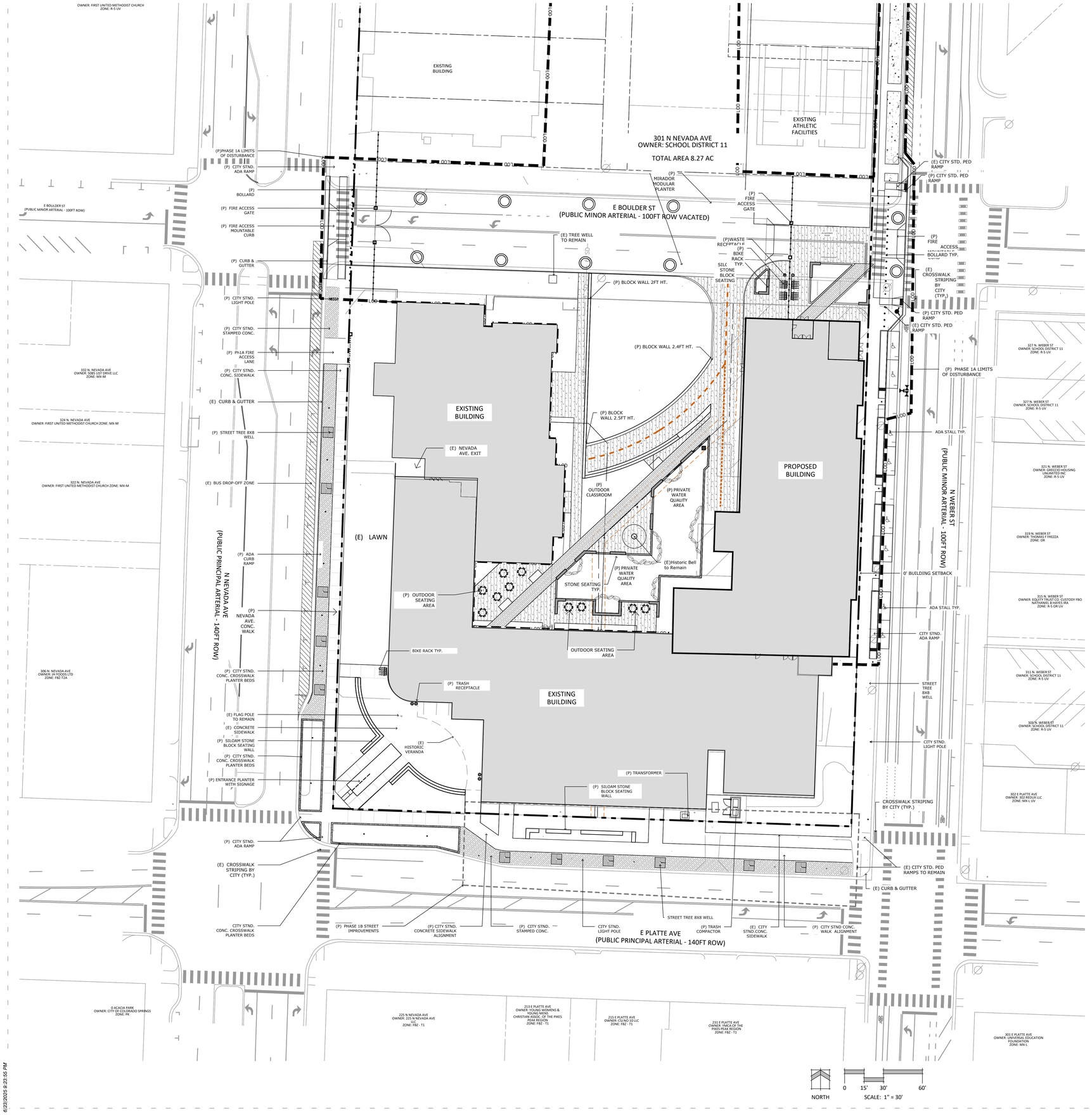
SHEET TITLE
SITE PLAN COVER

RTA PROJECT NUMBER
2024-070.00
DATE
07/01/2025
REVISIONS

REVISIONS		
#	DATE	DESCRIPTION

QA/QC APPROVAL:
DRAWN BY:
CHECKED BY:

ISSUED FOR:
DEVELOPMENT PLAN
SHEET NO.
DP 1.00
SHEET 1 OF 22



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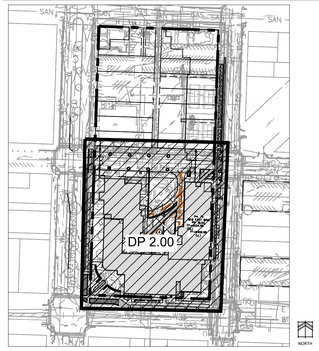

LINE TYPE LEGEND

- PROPERTY LINE
- EASEMENT
- FIRE ACCESS ROUTE
- LINE OF SIGHT
- ADA ROUTE
- UTILITY ACCESS ROUTE

LEGEND

(P)	PROPOSED	TYP.	TYPICAL
(E)	EXISTING		

HARDSCAPE LEGEND

- SILOAM BLOCK SEATING
- BRICK PAVERS
- CONCRETE

rta ARCHITECTS PERKINS—EASTMAN

JPS ENGINEERING

NES

PALMER HIGH SCHOOL TRANSFORMATION

COLORADO SPRINGS SCHOOL DISTRICT 11

301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
SITE PLAN

RTA PROJECT NUMBER
2024-070.00

DATE
07/01/2025

REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL:
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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
DP 2.00

SHEET 2 OF 8

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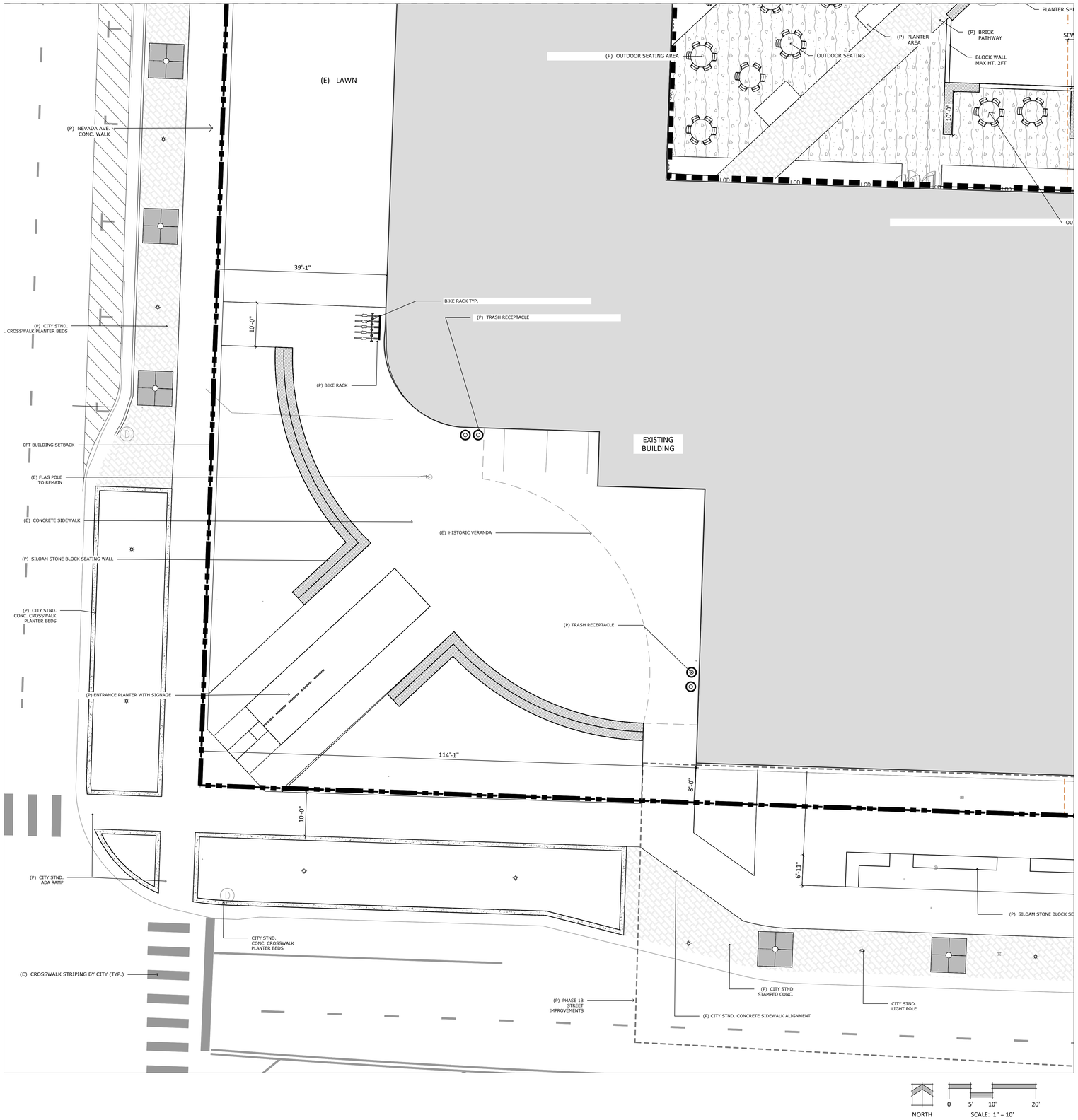

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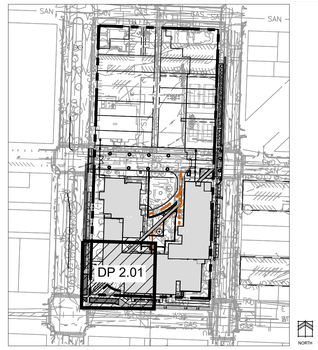

LINE TYPE LEGEND

- PROPERTY LINE
- EASEMENT
- FIRE ACCESS ROUTE
- LINE OF SIGHT
- ADA ROUTE
- UTILITY ACCESS ROUTE

LEGEND

(P)	PROPOSED	TYP.	TYPICAL
(E)	EXISTING		

HARDSCAPE LEGEND

- SILOAM BLOCK SEATING
- BRICK PAVERS
- CONCRETE

rta ARCHITECTS PERKINS — EASTMAN

JPS ENGINEERING

NES

PALMER HIGH SCHOOL TRANSFORMATION

COLORADO SPRINGS SCHOOL DISTRICT 11

301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
SITE PLAN ENLARGEMENT A

RTA PROJECT NUMBER
2024-070.00

DATE
07/01/2025

REVISIONS

#	DATE	DESCRIPTION

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
DP 2.01

SHEET 4 OF 8

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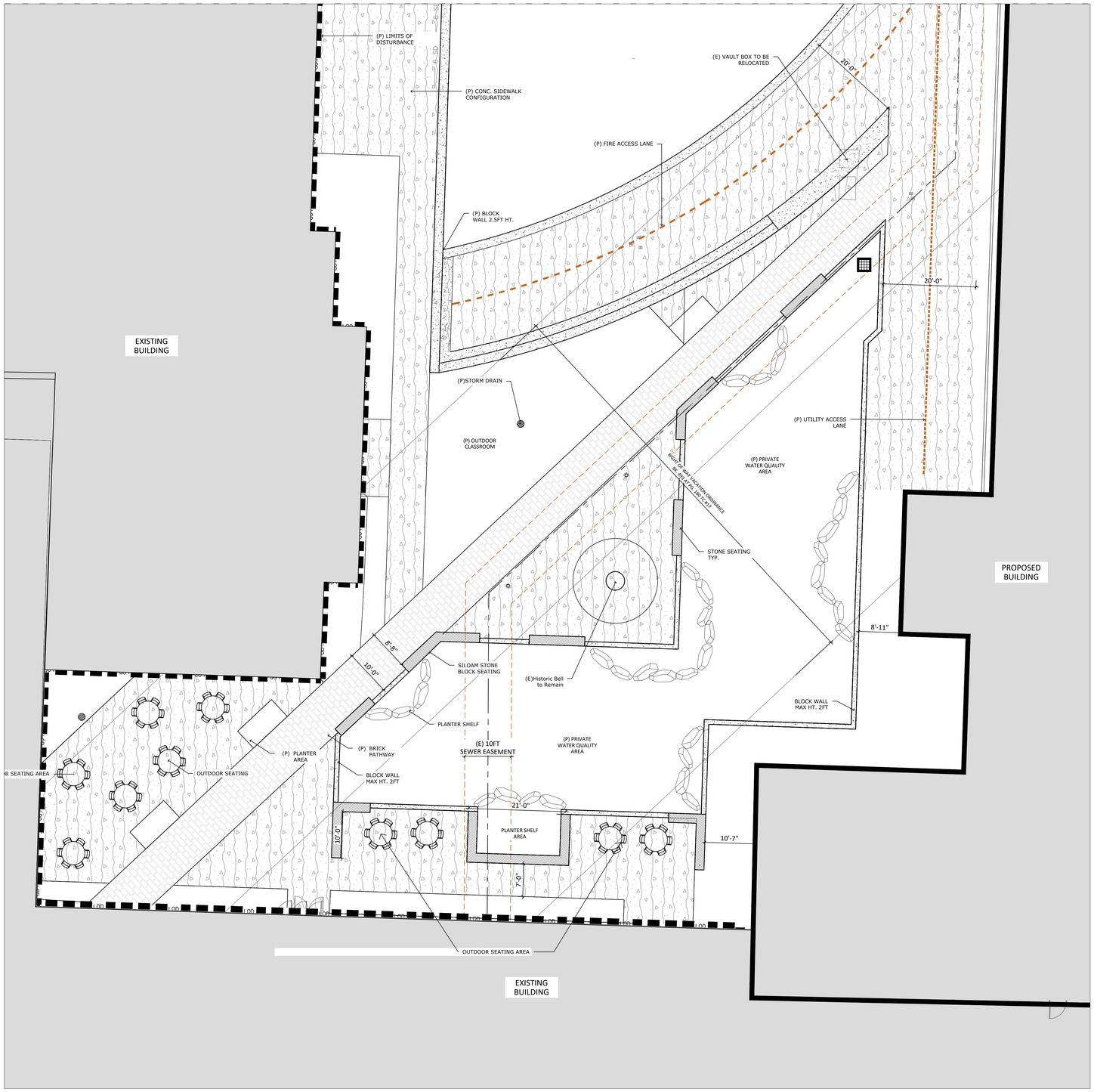
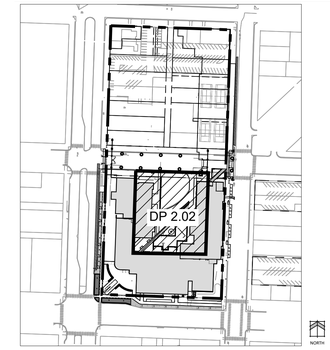


NORTH

0 5' 10' 20'

SCALE: 1" = 10'

KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- EASEMENT
- FIRE ACCESS ROUTE
- LINE OF SIGHT
- ADA ROUTE
- UTILITY ACCESS ROUTE

LEGEND

(P)	PROPOSED	TYP.	TYPICAL
(E)	EXISTING		

HARDSCAPE LEGEND

- SILOAM BLOCK SEATING
- BRICK PAVERS
- CONCRETE

rta ARCHITECTS PERKINS — EASTMAN

JPS ENGINEERING

NES

PALMER HIGH SCHOOL TRANSFORMATION

COLORADO SPRINGS SCHOOL DISTRICT 11

301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
SITE PLAN ENLARGEMENT B

RTA PROJECT NUMBER
2024-070.00

DATE
07/01/2025

REVISIONS

REVISIONS

#	DATE	DESCRIPTION

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
DP 2.02

SHEET 5 OF 8

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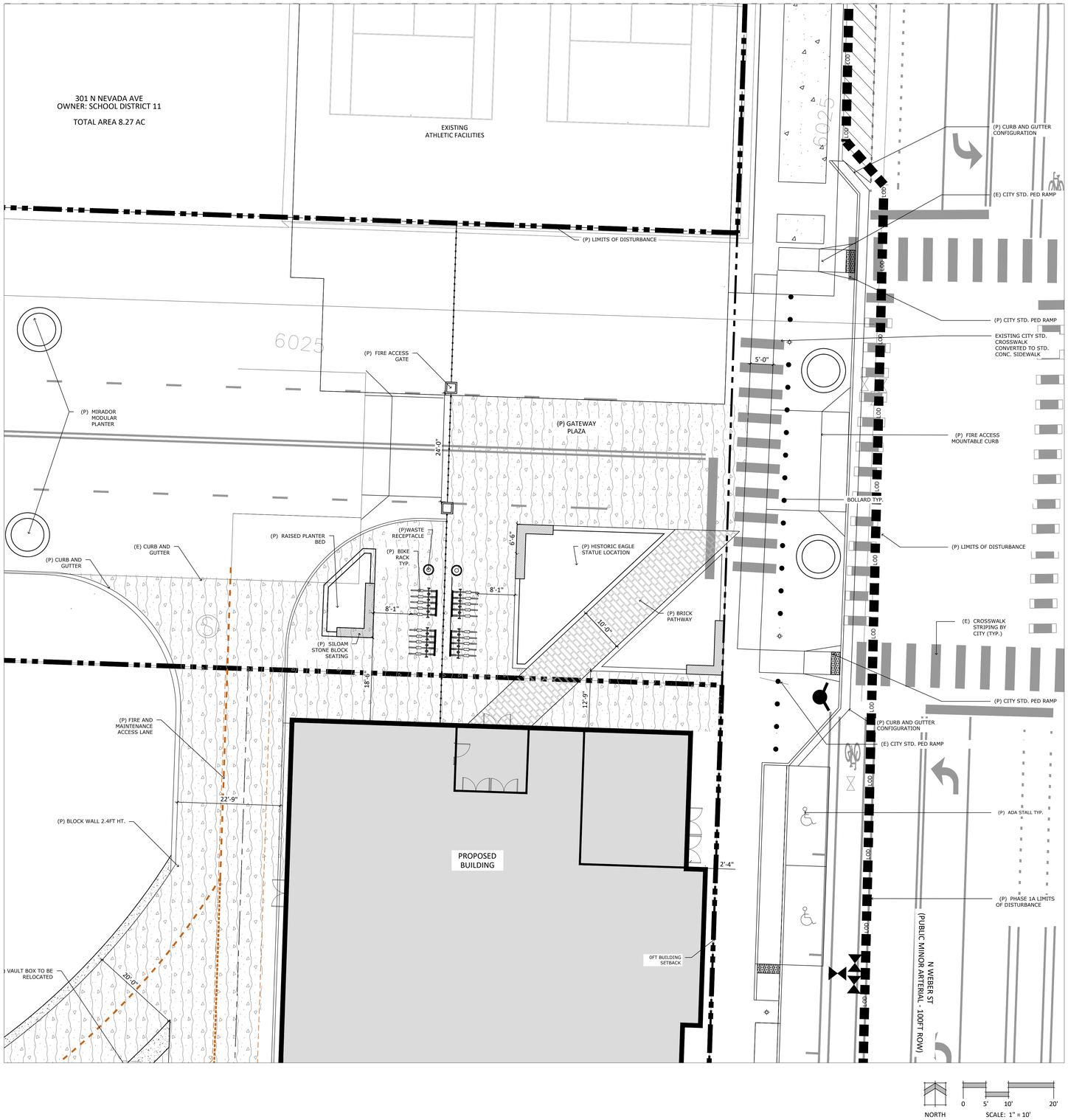

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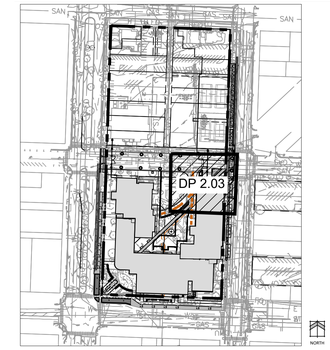

LINE TYPE LEGEND

- PROPERTY LINE
- LINE OF SIGHT
- EASEMENT
- ADA ROUTE
- FIRE ACCESS ROUTE
- UTILITY ACCESS ROUTE

LEGEND

(P)	PROPOSED	TYP.	TYPICAL
(E)	EXISTING		

HARDSCAPE LEGEND

- SILOAM BLOCK SEATING
- BRICK PAVERS
- CONCRETE

rta ARCHITECTS PERKINS — EASTMAN

JPS ENGINEERING

NES

PALMER HIGH SCHOOL TRANSFORMATION

COLORADO SPRINGS SCHOOL DISTRICT 11

301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
SITE PLAN ENLARGEMENT C

RTA PROJECT NUMBER:
2024-070.00

DATE:
07/01/2025

REVISIONS

#	DATE	DESCRIPTION

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DEVELOPMENT PLAN

SHEET NO.
DP 2.03

SHEET 6 OF 8

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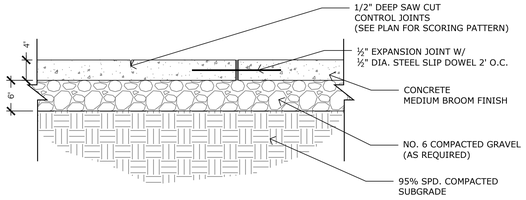
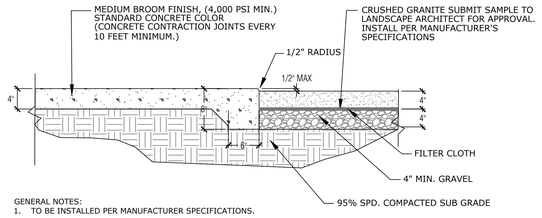
CONCRETE:
4000 PSI @ 28 DAYS.
3/4" COURSE AGGREGATE.
4" SLUMP (W/O SUPERPLASTICIZER).
4.5% MIN AIR CONTENT.

FOR ALL EXPANSION JOINTS:
1/2" WIDE, FULL DEPTH OF CONCRETE.
1/2" DEEP POURED URETHANE SEALANT OVER FIBERBOARD.
SEALANT COLOR TO MATCH STANDARD CONCRETE.

* USE FIBER MESH REINFORCED CONCRETE THROUGHOUT.
MEDIUM BROOM FINISH.
STANDARD CONCRETE COLOR.

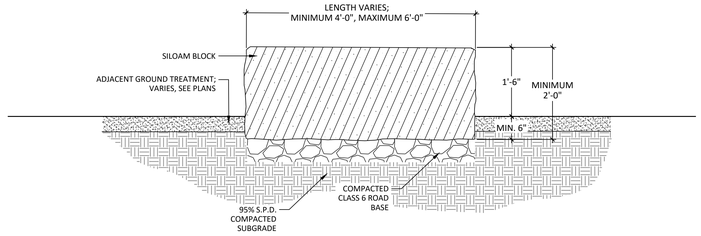


1 4" CONCRETE PAVEMENT
NOT TO SCALE — 321313-11



GENERAL NOTES:
1. TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

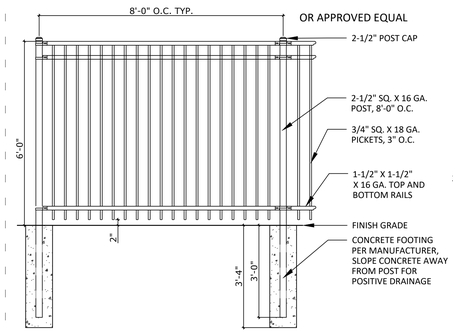
2 CONCRETE TO CRUSHED GRANITE TRANSITION
NOT TO SCALE — P-PA3-02



3 SILOAM BLOCK BENCH
NOT TO SCALE — P-PE-32

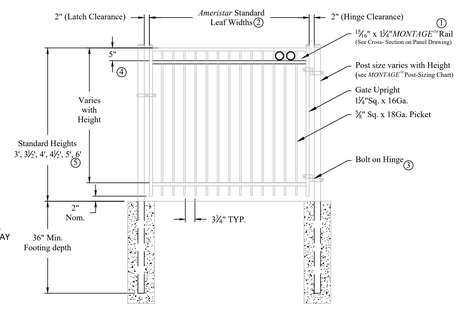
MANUFACTURER: AMERISTAR
MODEL: MONTAGE PLUS
STYLE: MAJESTIC 3 RAIL
COLOR: BLACK

OR APPROVED EQUAL

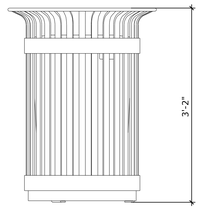


4 6 FT ORNAMENTAL FENCE
NOT TO SCALE — 323119-29

NOTES:
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE™* specifications for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Third rail required for *Double Rings*.
5.) Available in 3" air space and/or Flush Bottom on most Heights



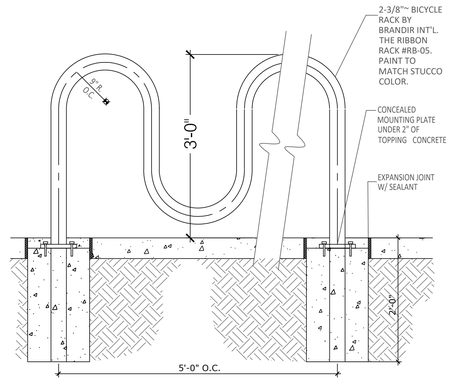
5 PEDESTRIAN GATE
NOT TO SCALE — 323119-34



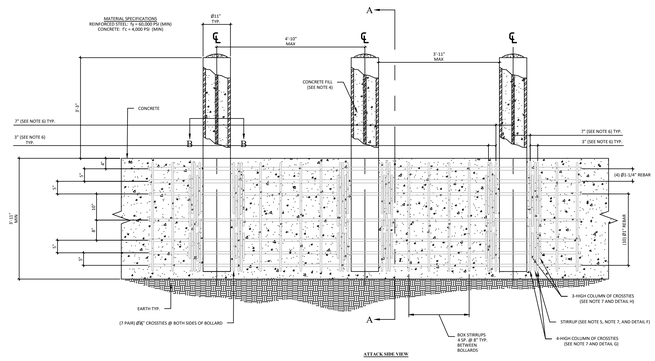
MANUFACTURER: MAGLIN
MOUNTING: PER MANUFACTURER'S SPECIFICATIONS
MODEL: MLWR200-32
CONTACT: AMBER DUNPHY
800-716-5506 X 264
ADUNPHY@MAGLIN.COM

NOTES:
1. FINISH BLACK MATTE
2. RECEPTACLE TYPE SHOWN OR APPROVED EQUAL
3. CONTRACTOR TO PROVIDE A 6" CONCRETE PAD TO SURFACE MOUNT WHEN SHOWN IN SOFT SURFACE.

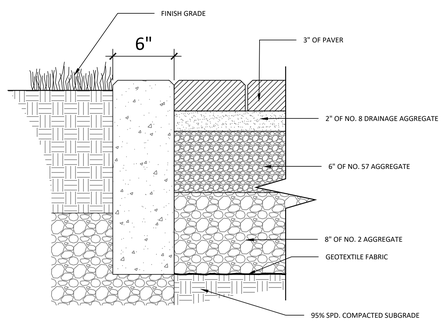
6 TRASH RECEPTACLE
NOT TO SCALE — P-OC-08



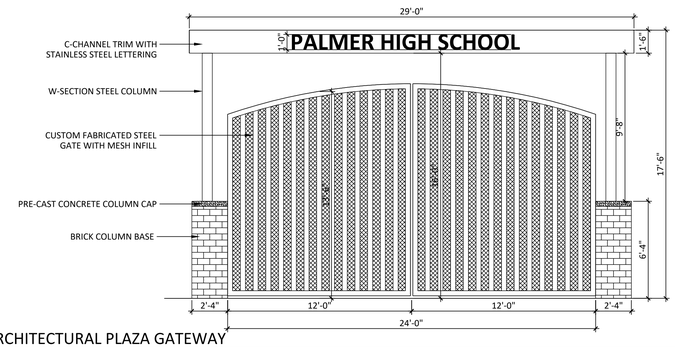
7 BIKE RACK DETAIL
NOT TO SCALE — P-CO1-02



8 AMERISTAR BOLLARD DS22
NOT TO SCALE — P-PA3-07



9 CONCRETE CURB EDGE
NTS — N-ED-10



10 ARCHITECTURAL PLAZA GATEWAY
NOT TO SCALE — P-PA3-08

rta ARCHITECTS PERKINS—EASTMAN
JPS ENGINEERING
NES

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
SITE PLAN DETAILS

RTA PROJECT NUMBER
2024-070.00
DATE
07/01/2025
REVISIONS

REVISIONS		
#	DATE	DESCRIPTION

QA/QC APPROVAL:
DRAWN BY:
CHECKED BY:

ISSUED FOR:
DEVELOPMENT PLAN
SHEET NO.
DP 3.00

SHEET 6 OF 8

Autodesk Docs://2024-070.00 Palmer HS Transformation/2024-070.00 Palmer HS Transformation_Arch_V25.rvt
6/23/2025 9:23:55 PM

NOTE: COORDINATE WITH CITY TRAFFIC FOR CONVERSION OF EXISTING TRAFFIC SIGNALS ON EACH SIDE OF BOULDER STREET TO 3-LEG OPERATION

N

20' 0 20' 40'
ORIGINAL SCALE: 1"=20' (30"x42" SHEET)
CONTOUR INTERVAL:1'

EAST BOULDER STREET TO BE VACATED

EXISTING ROW LINES TO BE VACATED

EXISTING ROW LINES TO BE VACATED

COORDINATE WITH CSU FOR CONVERSION OF EXISTING OH ELECTRIC LINES TO UGE ELECTRIC

PROTECT EX.CURB & GUTTER

REMOVE EX. STORM INLETS

REMOVE EX. SIDEWALK (TYPICAL)

REM

PROTECT EX.CURB & GUTTER

REMOVE EX. SIDEWALK

PROTECT EXISTING 8" VCP PUBLIC WW MAIN

EX. 12" STORM SEWER

PROTECT EX. CURB & GUTTER

NORTH NEVADA AVENUE

NORTH WEBER STREET

EXISTING 1968 BUILDING

DEMOLISH EXISTING COURTYARD AREA

DEMOLISH EXISTING EAST BUILDING WING

EXISTING SCHOOL BUILDING EPC PARCEL #64181-03-001

REMOVE EX. CURB & GUTTER FOR TURN LANE EXTENSION

REMOVE EX. TREES AS NEEDED FOR TURN LANE EXTENSION

COORDINATE WITH CSU FOR CONVERSION OF EXISTING OH ELECTRIC LINES TO UGE ELECTRIC

PROTECT EXISTING 8" VCP PUBLIC WW MAIN

EXISTING 1939 BUILDING

NORTH EDGE OF EXISTING BUILDING TO REMAIN

EXISTING BUILDING FF=6024.32

PROTECT EX. 8" DIP PUBLIC WATER MAIN

EX. 8" DIP PUBLIC WATER MAIN

EXISTING 1939 AUDITORIUM

PROTECT EXISTING 8" VCP PUBLIC WW MAIN

PROPERTY LINE

DEMOLISH EXISTING PLAZA (COORDINATE WITH LANDSCAPE PLANS

PROTECT EX. 8" DIP PUBLIC WATER MAIN

EAST PLATTE AVENUE

KEYED NOTES:

G DISCONNECT EX. GAS SERVICE PER MEP DEMO PLANS AND CSU STANDARDS

E DISCONNECT EX. ELECTRIC SERVICE PER ELECTRICAL DEMO PLANS AND CSU STANDARDS

BENCHMARK:
COLORADO SPRINGS FIMS;
DATUM=NAVD88

rta ARCHITECTS
PERKINS EASTMAN

19 SOUTH TEJON ST., SUITE 300
COLORADO SPRINGS, CO. 80903
TELE: 719-471-7566
FAX: 719-471-1174
www.rtaarchitects.com

JPS ENGINEERING

19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11

301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
CIVIL DEMOLITION PLAN

RTA PROJECT NUMBER
2024-070.00
DATE
07/01/2025
REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL:
DRAWN BY: **PV**
CHECKED BY: **JPS**

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
C0010

BENCHMARK:
NGS PID# JK0210 NE CORNER OF KIOWA ST. & NEVADA AVE.
EL=6008.95
(DATUM=NAVD88)

KEYED NOTES:

1. PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
2. STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT & CONSTRUCTION WASTE (CONTRACTOR MAY ADJUST AS NEEDED)
3. MIN 4'x4' CONCRETE LANDING AT DOOR W/1.5% SLOPE AWAY FROM BUILDING (WITH THICKENED EDGE PER IBC)
4. 4" CONCRETE SIDEWALK W/ 1.5%-2.0% SLOPE AWAY FROM BUILDING

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 6500 PROPOSED CONTOUR
- 6500 EXISTING CONTOUR
- EXISTING FENCE
- × 95.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- × 95.0 EXIST. SPOT ELEVATION
- TC TOP OF CONCRETE
- TW TOP OF RETAINING WALL
- BW BOTTOM OF RETAINING WALL (AT FINISHED GRADE)
- FG FINISHED GRADE
- (E) EXISTING
- (P) PROPOSED
- (GI) GRATED INLET (18" NYOPLAST OR EQUAL)
- LOD LIMIT OF CONSTRUCTION/ DISTURBANCE
- FLOW DIRECTION ARROW

PRELIMINARY

rta ARCHITECTS
PERKINS—EASTMAN
19 SOUTH TEJON ST., SUITE 300
COLORADO SPRINGS, CO. 80903
TELE. 719-471-7566
FAX: 719-471-1174
www.rtaarchitects.com

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
SOUTH SITE GRADING PLAN (PH. 1A)

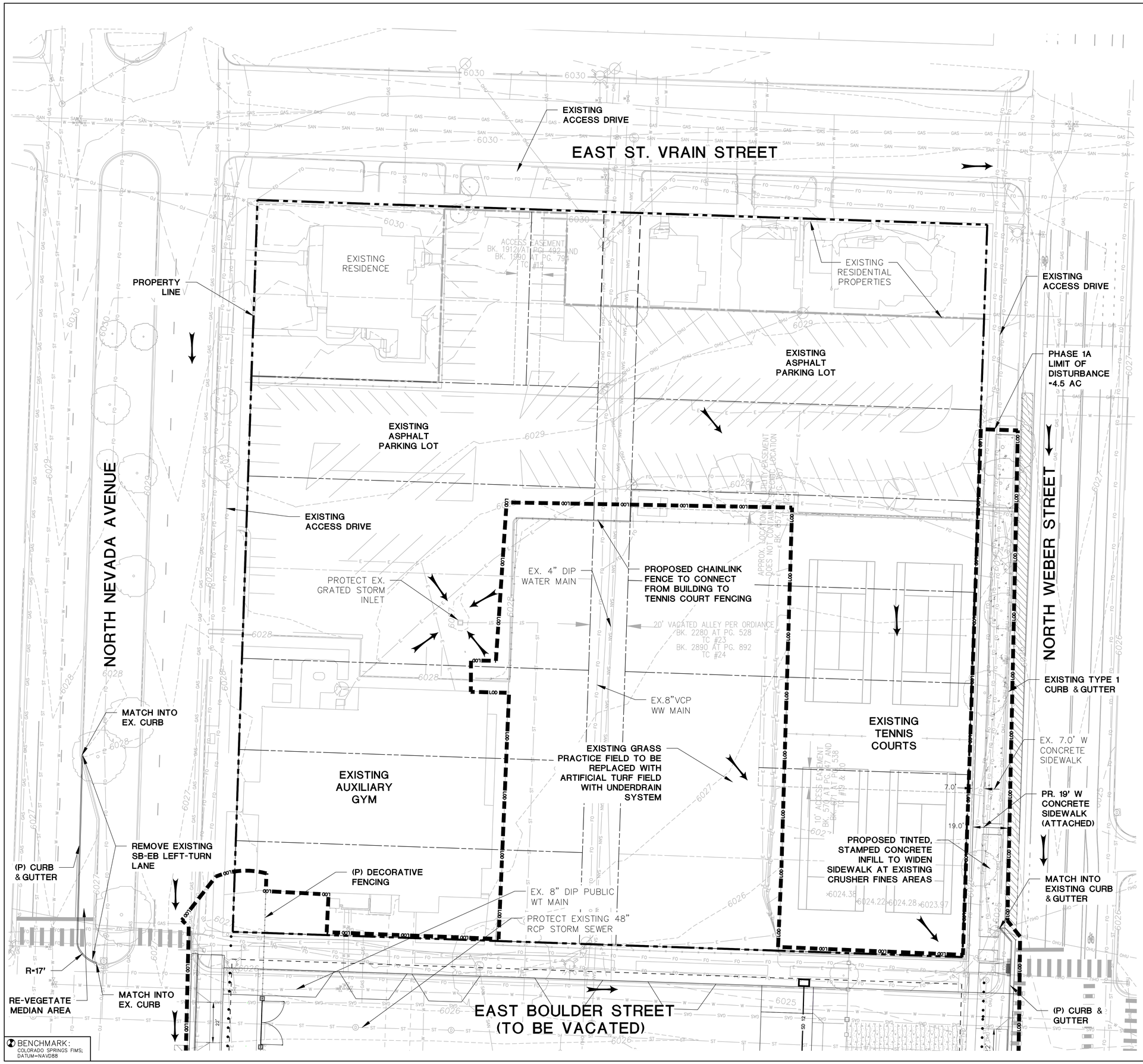
RTA PROJECT NUMBER
2024-070-00
DATE
07/01/2025
REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL:
DRAWN BY: **PV**
CHECKED BY: **JPS**

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
C0200



N

20' 0 20' 40'
ORIGINAL SCALE: 1"=20' (30"x42" SHEET)
CONTOUR INTERVAL:1'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 6500 PROPOSED CONTOUR
- 6500 EXISTING CONTOUR
- EXISTING FENCE
- × 95.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- × 95.0 EXIST. SPOT ELEVATION
- TC TOP OF CONCRETE
- TW TOP OF RETAINING WALL
- BW BOTTOM OF RETAINING WALL (AT FINISHED GRADE)
- FG FINISHED GRADE
- (E) EXISTING
- (P) PROPOSED
- LOD LIMIT OF CONSTRUCTION/ DISTURBANCE
- FLOW DIRECTION ARROW
- PROPOSED FENCE

PRELIMINARY

rta ARCHITECTS
PERKINS—EASTMAN
19 SOUTH TEJON ST., SUITE 300
COLORADO SPRINGS, CO. 80903
TELE. 719-471-7566
FAX: 719-471-1174
www.rtaarchitects.com

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

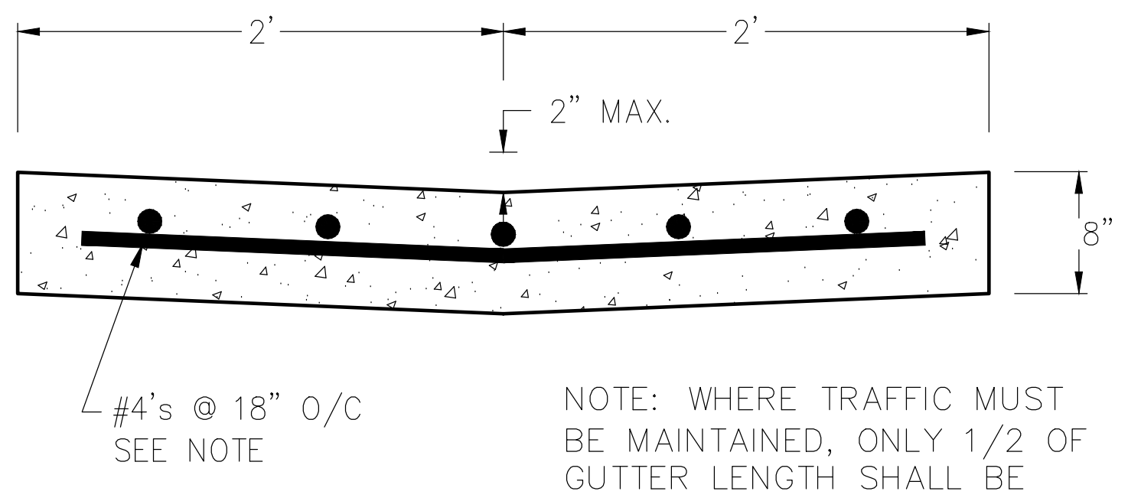
SHEET TITLE
NORTH SITE GRADING PLAN (PH. 1A)

RTA PROJECT NUMBER
2024-070.00
DATE
07/01/2025
REVISIONS

REVISIONS		
#	DATE	DESCRIPTION

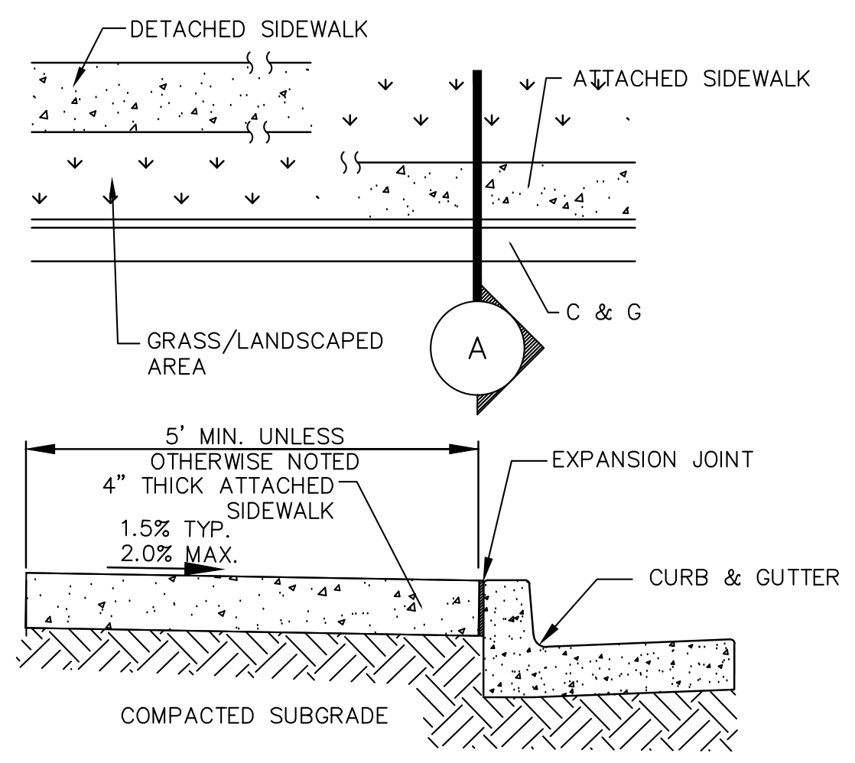
QA/QC APPROVAL:
DRAWN BY: **PV**
CHECKED BY: **JPS**

ISSUED FOR:
DEVELOPMENT PLAN
SHEET NO.
C0300



NOTE: WHERE TRAFFIC MUST BE MAINTAINED, ONLY 1/2 OF GUTTER LENGTH SHALL BE CONSTRUCTED. JOINT SHALL BE DOWELED WITH 7 EA. #4's @ 24" O/C.

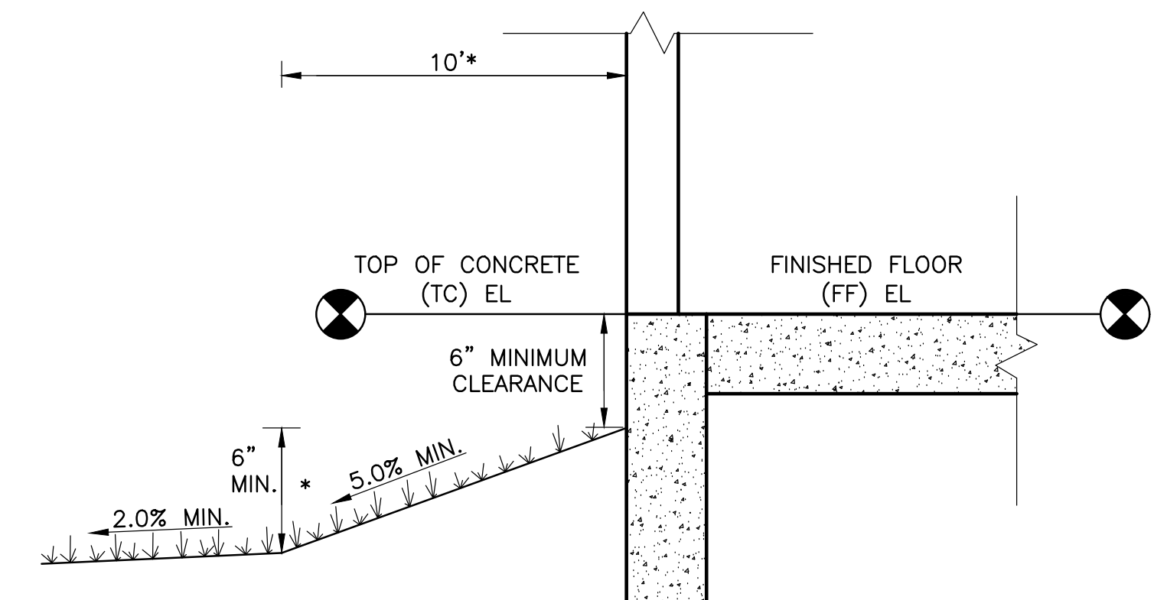
TYPICAL CONCRETE CROSSPAN 1
SCALE: 1" = 1'-0"



SECTION A

NOTE:
1. SEE SITE PLAN FOR LOCATION & DIMENSIONS OF SIDEWALK (5' ATTACHED SIDEWALK UNLESS NOTED OTHERWISE).
2. CONTRACTOR SHALL PROVIDE JOINTS PER CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL 2
N.T.S.



NOTES:

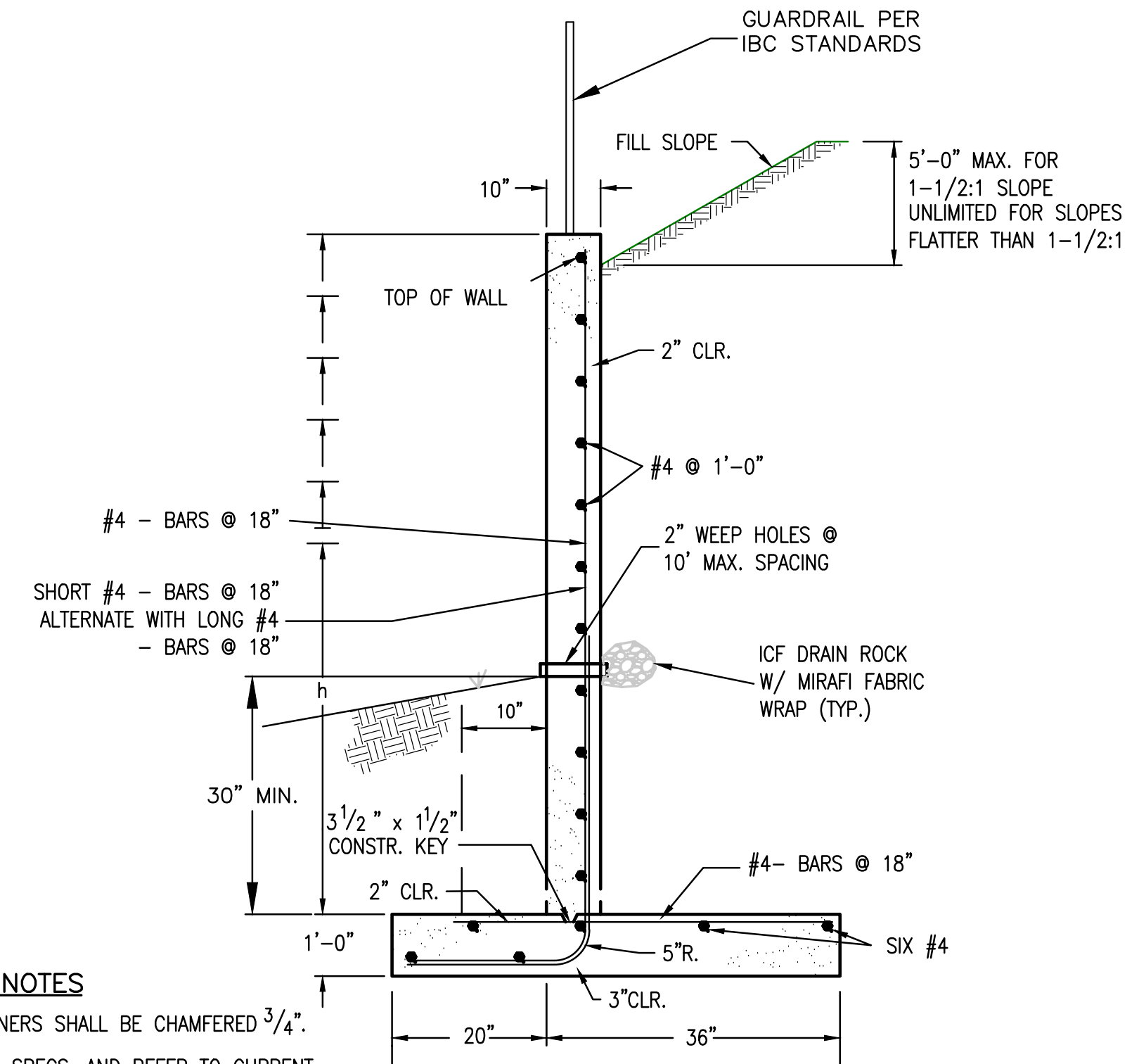
* WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

MAINTAIN POSITIVE SLOPE AWAY FROM BLDG. ON ALL SIDES. MIN. SLOPE 6" IN FIRST 10' IN UNPAVED AREAS, MIN. SLOPE OF 3" IN THE FIRST 10' IN PAVED AREAS. AFTER INITIAL 10' SLOPE AWAY FROM BLDG. MIN 1%, MAX. 5% SLOPE.

TYPICAL BUILDING DRAINAGE DETAIL 3
N.T.S.

GENERAL CIVIL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE FOLLOWING STANDARDS & SPECIFICATIONS:
   - * INTERNATIONAL BUILDING CODE, LATEST EDITION ADOPTED BY LOCAL JURISDICTION
   - * PIKES PEAK REGIONAL BUILDING CODE, LATEST EDITION.
   - * COLORADO SPRINGS ENGINEERING CRITERIA MANUAL (ECM), LATEST EDITION.
   - * PROJECT GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
3. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ACCESS TO THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
   A. COLORADO SPRINGS ENGINEERING CRITERIA MANUAL
   B. COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS
4. STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED.
5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
6. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL DRY UTILITIES SHALL BE 36".
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
8. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
9. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH 4" TOPSOIL AND DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE ("FOOTHILLS SEED MIX").
10. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND HAY BALES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
11. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
12. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
13. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
14. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
15. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER THE PROJECT GEOTECHNICAL REPORT AND CITY SPECIFICATIONS.
16. CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSPAN CONSTRUCTION SHALL MEET CITY CRITERIA.
17. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
18. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

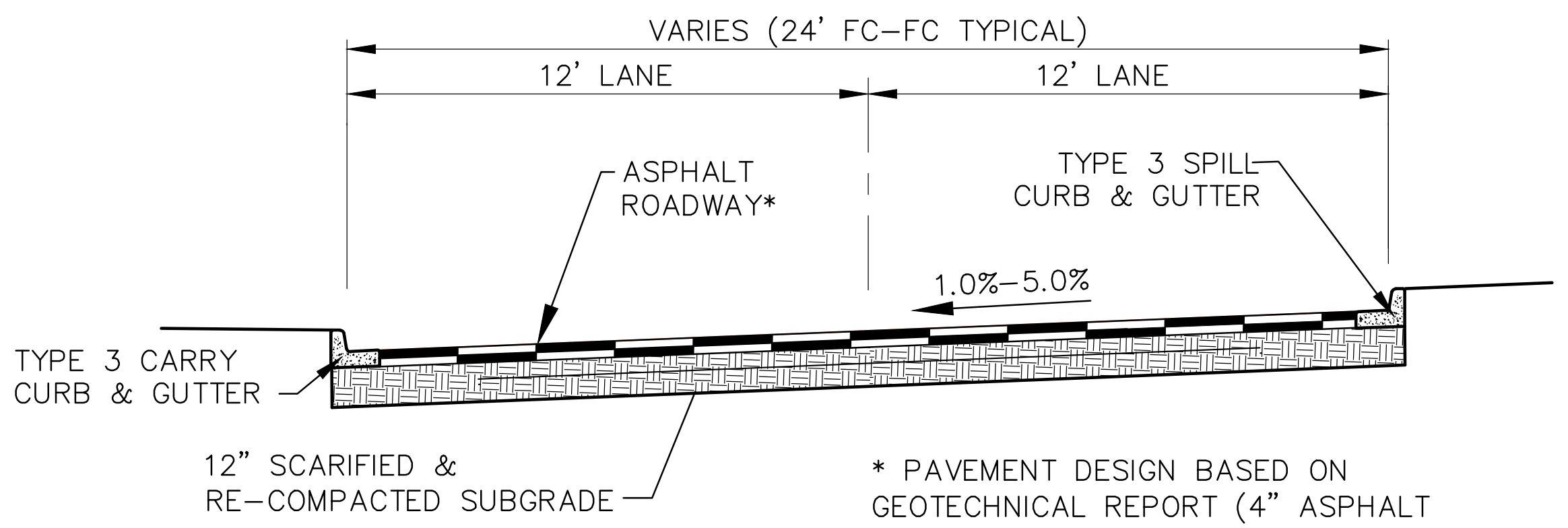


GENERAL NOTES

1. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
2. CONFORM TO CDOT STANDARD SPECS. AND REFER TO CURRENT CDOT STD. M-601-20 FOR ALL STRUCTURAL NOTES & DETAILS.
3. REINFORCING STEEL SHALL BE GRADE 60.
4. THE MINIMUM SPLICE LENGTH FOR COMMON BAR SIZES SHALL BE:

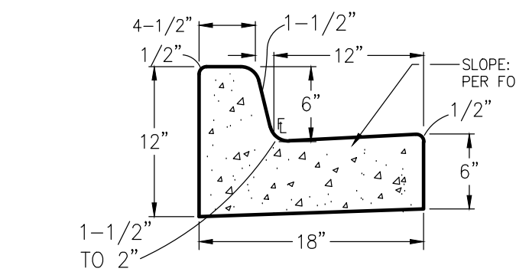
BAR	#4	#5	#6
SPLICE LENGTH	1'-6"	1'-11"	2'-3"

CONCRETE RETAINING WALL DETAIL 5
SCALE: NTS
(REFER TO STRUCTURAL PLANS)

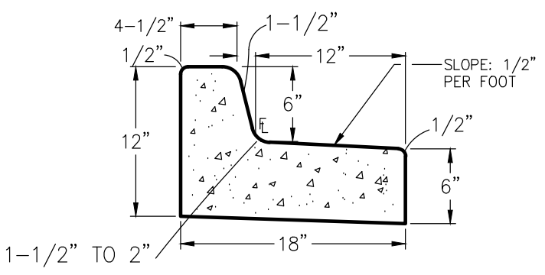


* PAVEMENT DESIGN BASED ON GEOTECHNICAL REPORT (4" ASPHALT OVER 6" AGGREGATE BASE COURSE IF NO PAVEMENT DESIGN SPECIFIED)

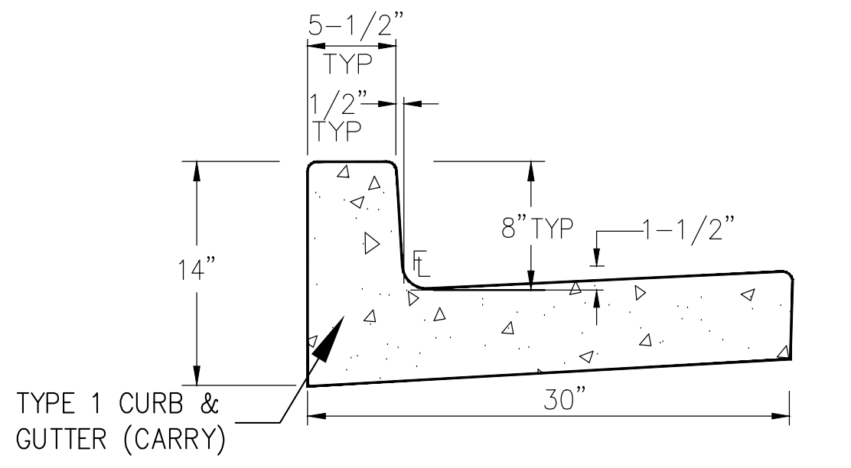
TYPICAL PARKING / ACCESS DRIVE SECTION 4
SCALE: 1"=5' H
1"=2.5' V



TYPE 3 CARRY CURB A
NTS

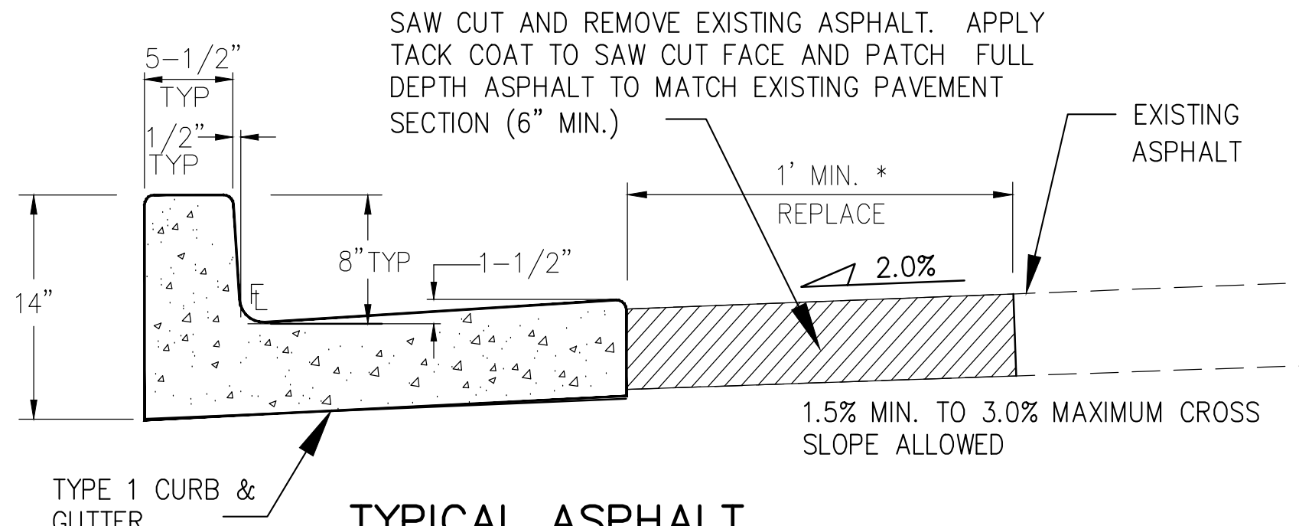


TYPE 3 SPILL CURB B
NTS

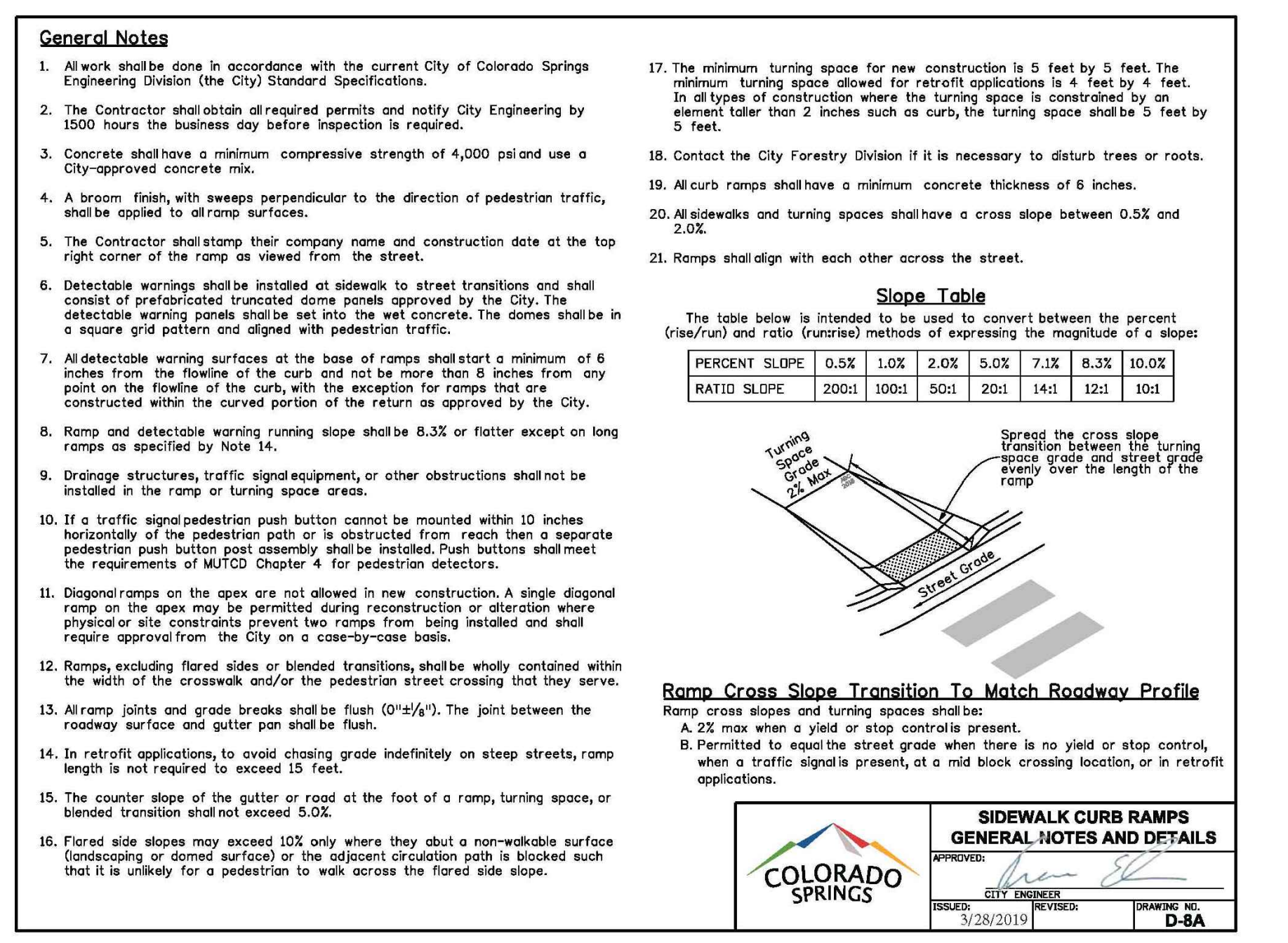


TYPICAL TYPE 1 CURB & GUTTER DETAIL C
N.T.S

SAW CUT AND REMOVE EXISTING ASPHALT. APPLY TACK COAT TO SAW CUT FACE AND PATCH FULL DEPTH ASPHALT TO MATCH EXISTING PAVEMENT SECTION (6" MIN.)



TYPICAL ASPHALT PATCHING SECTION D
N.T.S



General Notes

1. All work shall be done in accordance with the current City of Colorado Springs Engineering Division (the City) Standard Specifications.
2. The Contractor shall obtain all required permits and notify City Engineering by 1500 hours the business day before inspection is required.
3. Concrete shall have a minimum compressive strength of 4,000 psi and use a City-approved concrete mix.
4. A broom finish, with sweeps perpendicular to the direction of pedestrian traffic, shall be applied to all ramp surfaces.
5. The Contractor shall stamp their company name and construction date at the top right corner of the ramp as viewed from the street.
6. Detectable warnings shall be installed at sidewalk to street transitions and shall consist of prefabricated truncated dome panels approved by the City. The detectable warning panels shall be set into the wet concrete. The domes shall be in a square grid pattern and aligned with pedestrian traffic.
7. All detectable warning surfaces at the base of ramps shall start a minimum of 6 inches from the flowline of the curb and not be more than 8 inches from any point on the flowline of the curb, with the exception for ramps that are constructed within the curved portion of the return as approved by the City.
8. Ramp and detectable warning running slope shall be 8.3% or flatter except on long ramps as specified by Note 14.
9. Drainage structures, traffic signal equipment, or other obstructions shall not be installed in the ramp or turning space areas.
10. If a traffic signal pedestrian push button cannot be mounted within 10 inches horizontally of the pedestrian path or is obstructed from reach then a separate pedestrian push button post assembly shall be installed. Push buttons shall meet the requirements of MUTCD Chapter 4 for pedestrian detectors.
11. Diagonal ramps on the apex are not allowed in new construction. A single diagonal ramp on the apex may be permitted during reconstruction or alteration where physical or site constraints prevent two ramps from being installed and shall require approval from the City on a case-by-case basis.
12. Ramps, excluding flared sides or blended transitions, shall be wholly contained within the width of the crosswalk and/or the pedestrian street crossing that they serve.
13. All ramp joints and grade breaks shall be flush (0"±1/8"). The joint between the roadway surface and gutter pan shall be flush.
14. In retrofit applications, to avoid chasing grade indefinitely on steep streets, ramp length is not required to exceed 15 feet.
15. The counter slope of the gutter or road at the foot of a ramp, turning space, or blended transition shall not exceed 5.0%.
16. Flared side slopes may exceed 10% only where they abut a non-walkable surface (landscaping or domed surface) or the adjacent circulation path is blocked such that it is unlikely for a pedestrian to walk across the flared side slope.
17. The minimum turning space for new construction is 5 feet by 5 feet. The minimum turning space allowed for retrofit applications is 4 feet by 4 feet. In all types of construction where the turning space is constrained by an element taller than 2 inches such as curb, the turning space shall be 5 feet by 5 feet.
18. Contact the City Forestry Division if it is necessary to disturb trees or roots.
19. All curb ramps shall have a minimum concrete thickness of 6 inches.
20. All sidewalks and turning spaces shall have a cross slope between 0.5% and 2.0%.
21. Ramps shall align with each other across the street.

Slope Table

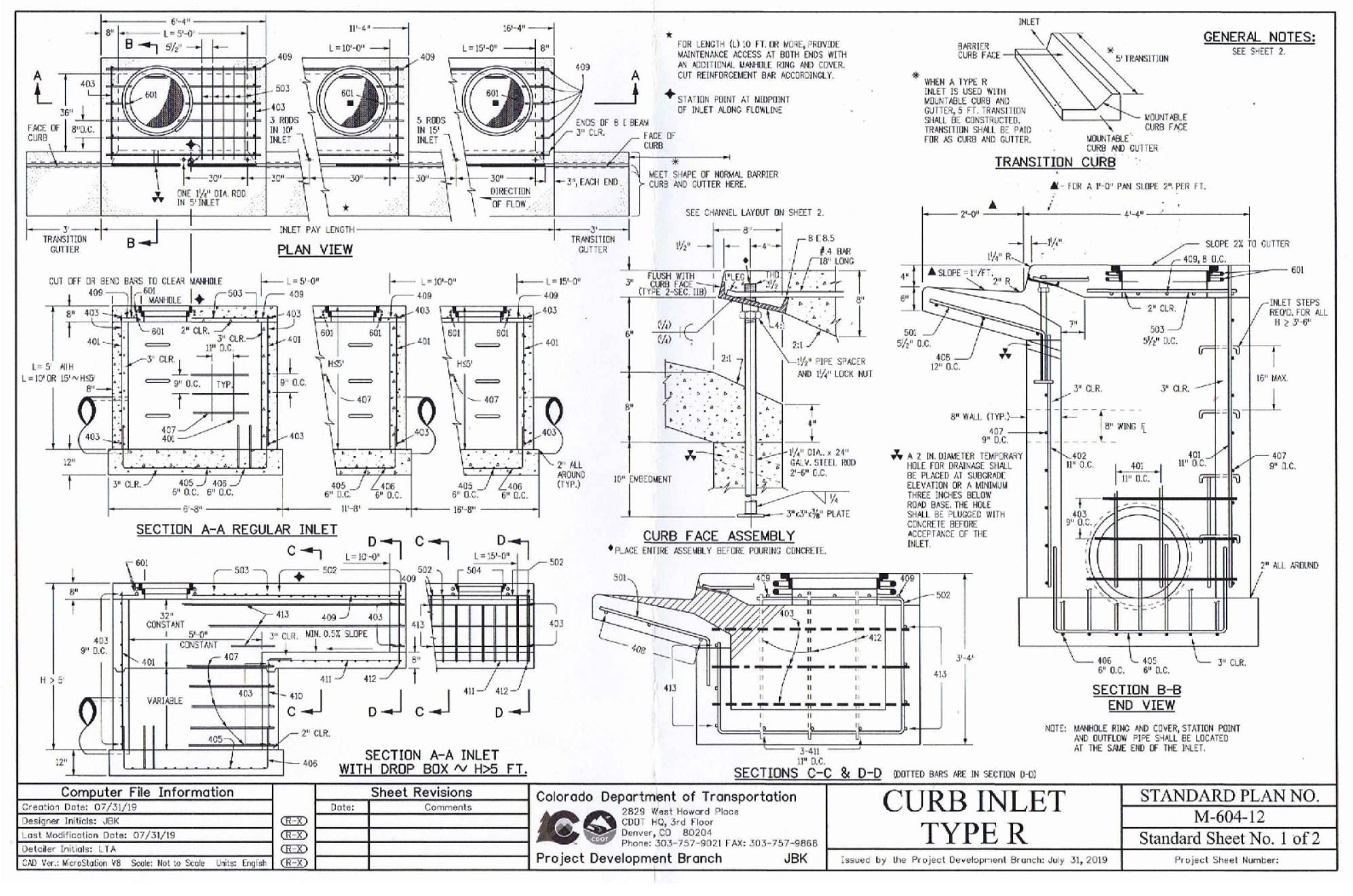
The table below is intended to be used to convert between the percent (rise/run) and ratio (run:rise) methods of expressing the magnitude of a slope:

PERCENT SLOPE	0.5%	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
RATIO SLOPE	200:1	100:1	50:1	20:1	14:1	12:1	10:1

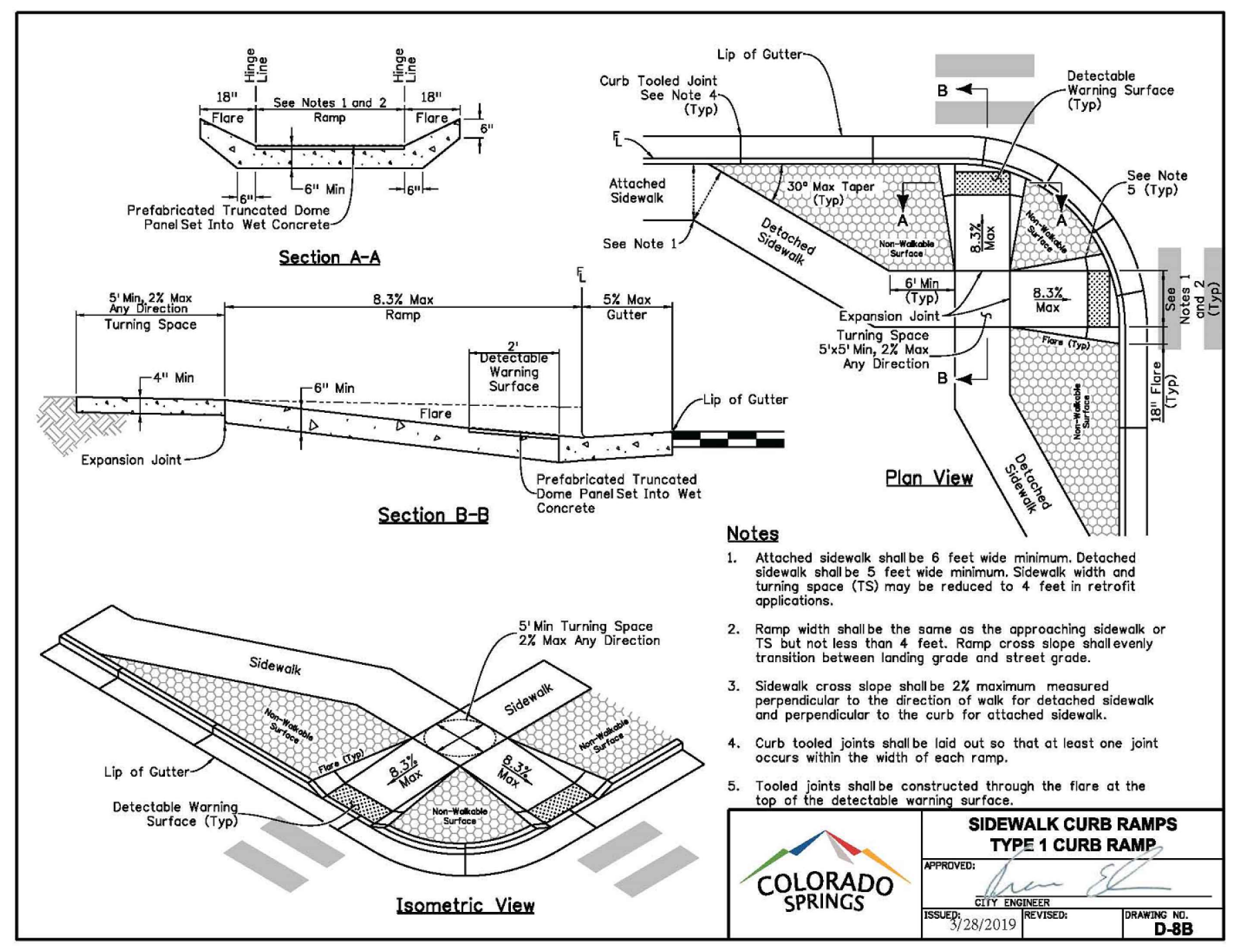
Ramp Cross Slope Transition To Match Roadway Profile

Ramp cross slopes and turning spaces shall be:
A. 2% max when a yield or stop control is present.
B. Permitted to equal the street grade when there is no yield or stop control, when a traffic signal is present, at a mid block crossing location, or in retrofit applications.

COLORADO SPRINGS
SIDEWALK CURB RAMPS GENERAL NOTES AND DETAILS
APPROVED:
CITY ENGINEER
ISSUED: 3/28/2019
REVISED:
DRAWING NO. D-8A



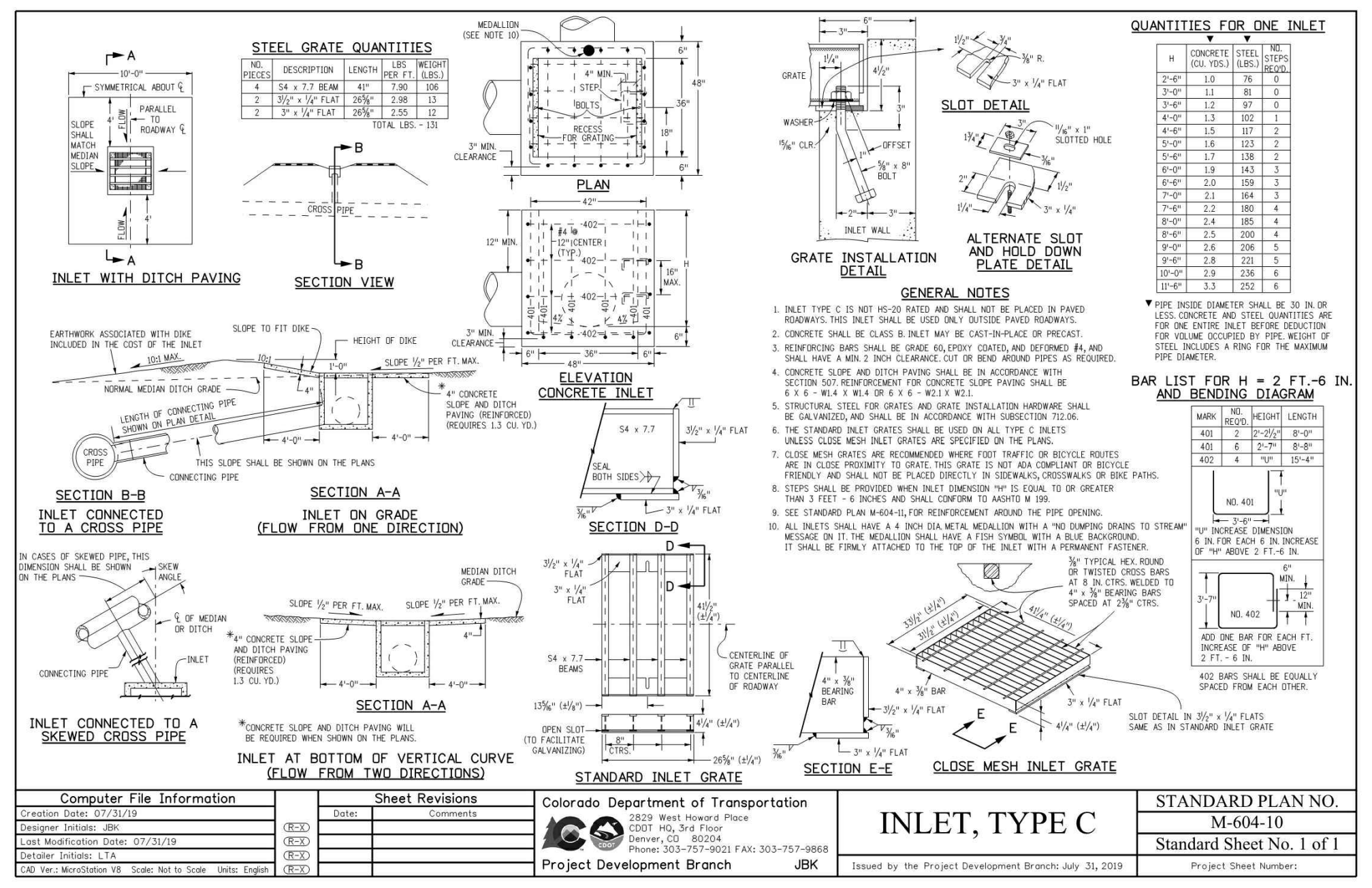
Colorado Department of Transportation
CURB INLET TYPE R
STANDARD PLAN NO. M-604-12
Standard Sheet No. 1 of 2



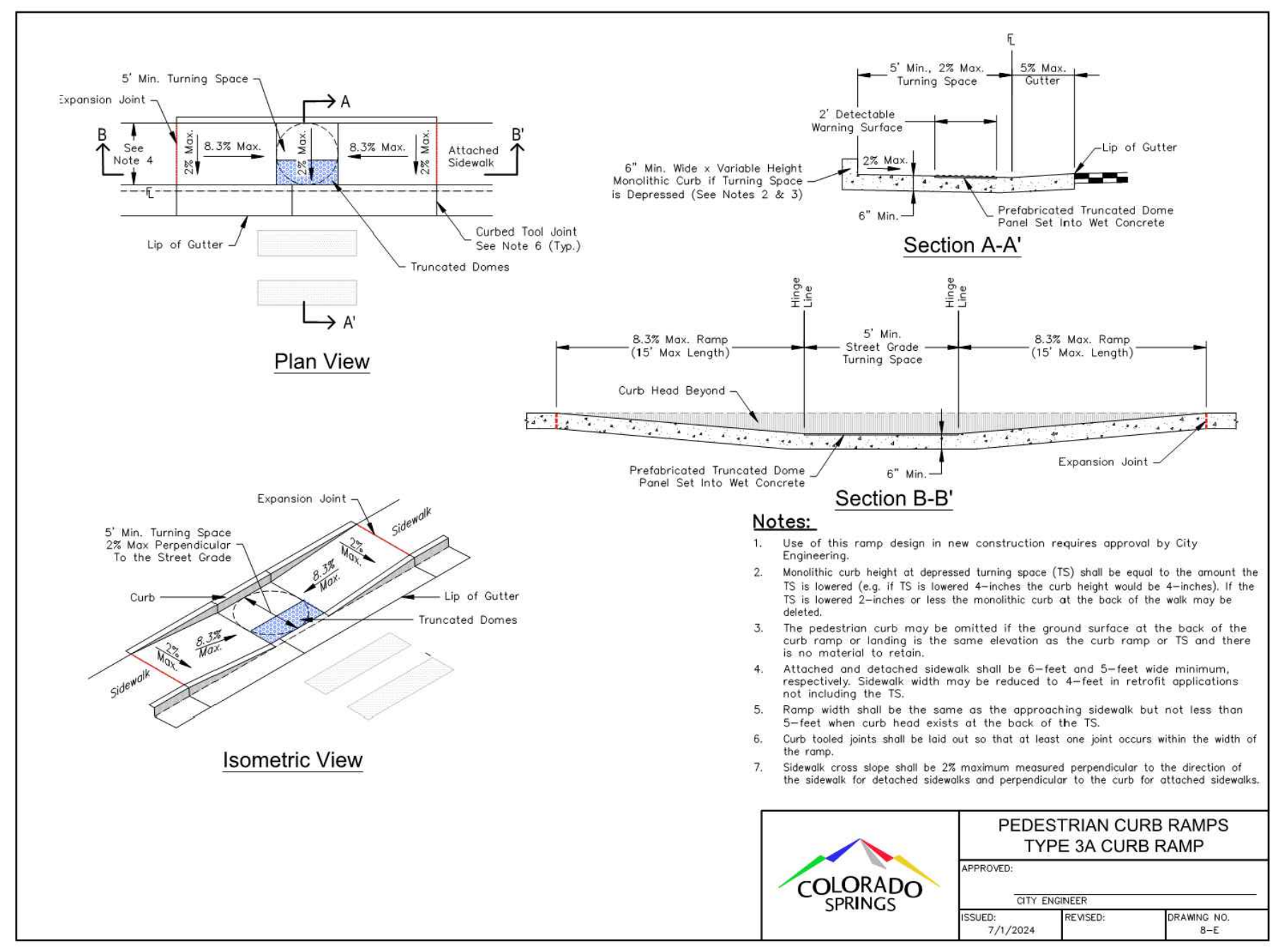
Notes

1. Attached sidewalk shall be 6 feet wide minimum. Detached sidewalk shall be 5 feet wide minimum. Sidewalk width and turning space (TS) may be reduced to 4 feet in retrofit applications.
2. Ramp width shall be the same as the approaching sidewalk or TS but not less than 4 feet. Ramp cross slope shall evenly transition between landing grade and street grade.
3. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.
4. Curb tooled joints shall be laid out so that at least one joint occurs within the width of each ramp.
5. Tooled joints shall be constructed through the flare at the top of the detectable warning surface.

COLORADO SPRINGS
SIDEWALK CURB RAMPS TYPE 1 CURB RAMP
APPROVED:
CITY ENGINEER
ISSUED: 3/28/2019
REVISED:
DRAWING NO. D-8B



Colorado Department of Transportation
INLET, TYPE C
STANDARD PLAN NO. M-604-10
Standard Sheet No. 1 of 1

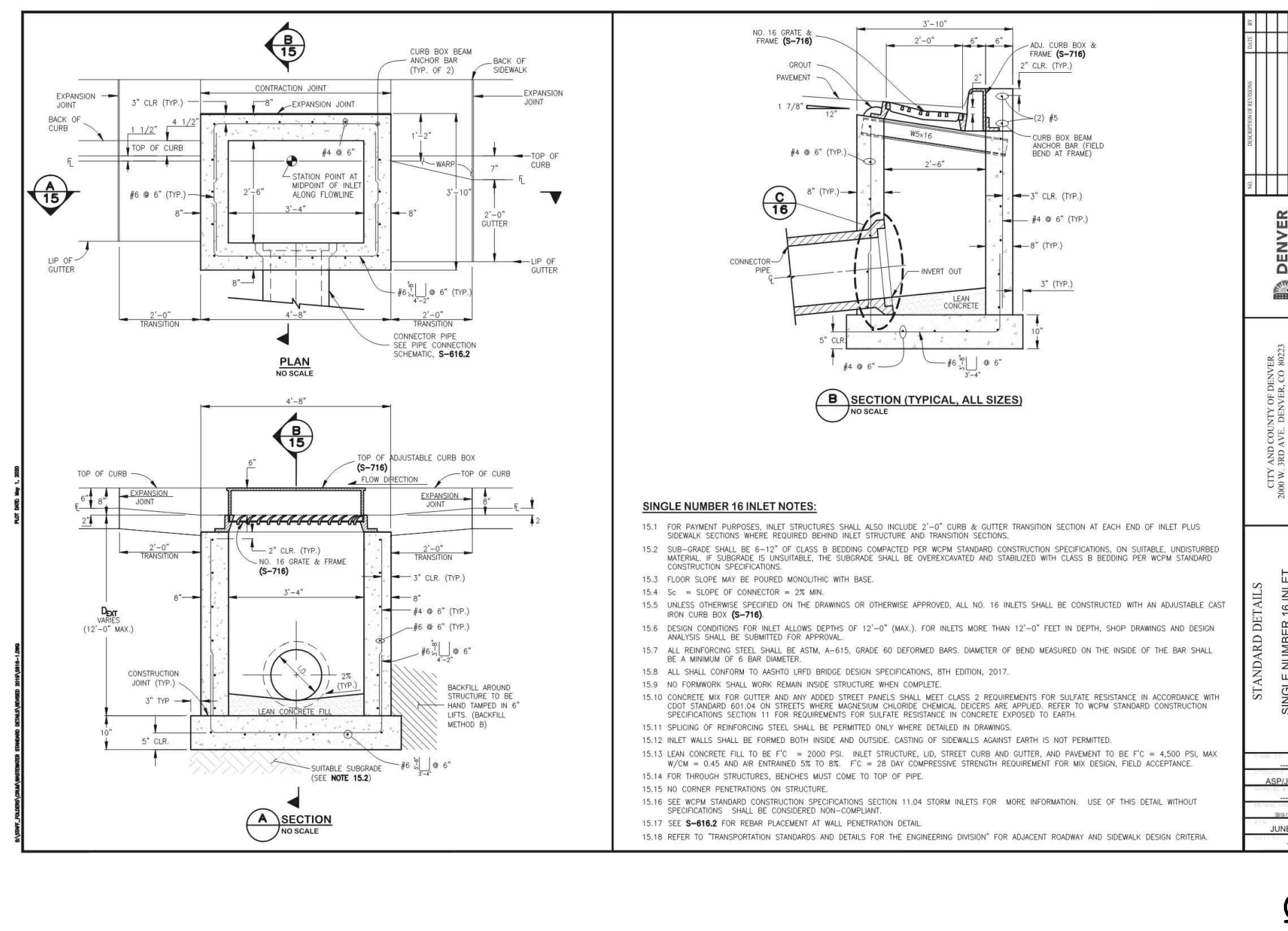


Section B-B'

Notes:

1. Use of this ramp design in new construction requires approval by City Engineering.
2. Monolithic curb height at depressed turning space (TS) shall be equal to the amount the TS is lowered (e.g. if TS is lowered 4-inches the curb height would be 4-inches). If the TS is lowered 2-inches or less the monolithic curb at the back of the walk may be deleted.
3. The pedestrian curb may be omitted if the ground surface at the back of the curb ramp or landing is the same elevation as the curb ramp or TS and there is no material to retain.
4. Attached and detached sidewalk shall be 6-feet and 5-feet wide minimum, respectively. Sidewalk width may be reduced to 4-feet in retrofit applications not including the TS.
5. Ramp width shall be the same as the approaching sidewalk but not less than 5-feet when curb head exists at the back of the TS.
6. Curb tooled joints shall be laid out so that at least one joint occurs within the width of the ramp.
7. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of the sidewalk for detached sidewalks and perpendicular to the curb for attached sidewalks.

COLORADO SPRINGS
PEDESTRIAN CURB RAMPS TYPE 3A CURB RAMP
APPROVED:
CITY ENGINEER
ISSUED: 7/1/2024
REVISED:
DRAWING NO. 8-E



15.7 ALL REINFORCING STEEL SHALL BE ASTM, A-615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.
15.8 ALL SHALL CONFORM TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION, 2017.
15.9 NO FORMWORK SHALL WORK REMAIN INSIDE STRUCTURE WHEN COMPLETE.
15.10 CONCRETE MIX FOR GUTTER AND ANY ADDED STREET PANELS SHALL MEET CLASS 2 REQUIREMENTS FOR SULFATE RESISTANCE IN ACCORDANCE WITH CDOT STANDARD 601.04 ON STREETS WHERE MAGNESIUM CHLORIDE CHEMICAL DEICERS ARE APPLIED. REFER TO WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11 FOR REQUIREMENTS FOR SULFATE RESISTANCE IN CONCRETE EXPOSED TO EARTH.
15.11 SPLICING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS.
15.12 INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
15.13 LEAN CONCRETE FILL TO BE F'C = 2000 PSI. INLET STRUCTURE, LID, STREET CURB AND GUTTER, AND PAVEMENT TO BE F'C = 4,500 PSI, MAX W/CM = 0.45 AND AIR ENTRAINED 5% TO 8%. F'C = 28 DAY COMPRESSIVE STRENGTH REQUIREMENT FOR MIX DESIGN, FIELD ACCEPTANCE.
15.14 FOR THROUGH STRUCTURES, BENCHES MUST COME TO TOP OF PIPE.
15.15 NO CORNER PENETRATIONS ON STRUCTURE.
15.16 SEE WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.04 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.
15.17 SEE S-616.2 FOR REBAR PLACEMENT AT WALL PENETRATION DETAIL.
15.18 REFER TO "TRANSPORTATION STANDARDS AND DETAILS FOR THE ENGINEERING DIVISION" FOR ADJACENT ROADWAY AND SIDEWALK DESIGN CRITERIA.

ASP/JDMT
JUNE 2020
15

CITY STREET NOTES:

1. ALL WORK SHALL FOLLOW CITY OF COLORADO SPRINGS ENGINEERING DIVISION STANDARD SPECIFICATIONS
2. PROVIDE TRAFFIC CONTROL PLAN & ALL TRAFFIC CONTROL PER CITY TRAFFIC DIVISION AND MUTCD STANDARDS
3. PROVIDE ALL REQUIRED SIGNING AND STRIPING PER CITY & MUTCD STANDARDS
4. PED. RAMPS PER CITY STD D-8A (8.3% MAX. RAMP SLOPE, 2.0% MAX. CROSS SLOPE)
5. CROSSPANS PER CITY ENG. STD. D-7

CITY APPROVAL

HANDICAP ACCESS NOTES:

1. RAMPS ARE NOT TO BE PLACED IN HANDICAP ACCESS AISLES.
2. ACCESS AISLES MAY NOT EXCEED A 2% (1:48) SLOPE IN ANY DIRECTION.
3. HANDICAP RAMPS MAY NOT EXCEED A SLOPE OF 8% (1:12).
4. THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES. THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
5. HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.

DEPN-25-XXXX

rta ARCHITECTS
PERKINS — EASTMAN
19 SOUTH TEJON ST., SUITE 300
COLORADO SPRINGS, CO. 80903
TELE. 719-471-7566
FAX: 719-471-1174
www.rtaarchitects.com

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
CIVIL NOTES AND DETAILS

RTA PROJECT NUMBER
2024-070-00
DATE
07/01/2025
REVISIONS

REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL:
DRAWN BY: **PV**
CHECKED BY: **JPS**

ISSUED FOR:
DEVELOPMENT PLAN
SHEET NO.
C0400

General Notes for Preliminary Utility Plans

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
2. Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension & Service Standards ("Standards"), Tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
3. Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems, and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities' Rules and Regulations.
4. Springs Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities.
5. The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
6. Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.
7. The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
8. Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
9. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
10. It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
11. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

CSU INFORMATION ITEMS:

1. PLEASE CONTACT UTILITIES DEVELOPMENT SERVICES (UDS) AT 719.668.8111 FOR AN ESTIMATE OF DEVELOPMENT CHARGES, FEES, RECOVERY AGREEMENT CHARGES OR OTHER UTILITY RELATED COSTS THAT MAY APPLY TO THIS DEVELOPMENT. ON INSTANCES WHERE METERED WATER AND/OR WASTEWATER CONNECTIONS EXISTED ON THE PROPERTY, PLEASE CONTACT UDS TO DISCUSS DISTRIBUTION OF WATER AND/OR WASTEWATER DEVELOPMENT CHARGES TO ELIGIBLE LOTS.

2. WHEN NEW WATER METERS ARE PROPOSED TO SERVE THE PROJECT OR ADDITIONAL DEMAND ADDED TO EXISTING WATER METERS, A COMMERCIAL WATER METER SIZING FORM WILL BE REQUIRED TO BE SUBMITTED TO CSU PRIOR TO SERVICE CONTRACT ISSUANCE AND PLAN SET APPROVAL.

3. CSU REQUIRES AN APPLICATION FOR GAS AND ELECTRIC LINE EXTENSION TO BE SUBMITTED ALONG WITH A LOAD DATA FORM OR AN APPLICATION FOR GAS SERVICE LINE APPROVAL AND/OR APPLICATION FOR ELEVATED PRESSURE APPROVAL PRIOR TO ELECTRIC AND NATURAL GAS SYSTEM DESIGN FOR SERVICE TO THE PROJECT. REFER TO THE CSU LINE EXTENSION AND SERVICE STANDARDS OR CONTACT FIELD ENGINEERING AT 719-668-4985.

4. CSU MAY REQUIRE AN EXTENSION CONTRACT AND PAYMENT OF CONTRIBUTIONS-IN-AID OF CONSTRUCTION (OR A REVENUE GUARANTEE CONTRACT) FOR THE EXTENSION OF ELECTRIC FACILITIES NEEDED TO SERVE THE DEVELOPMENT. WITH REGARD TO NATURAL GAS EXTENSIONS, CSU MAY REQUIRE AN EXTENSION CONTRACT AND ADVANCE PAYMENT FOR THE ESTIMATED COSTS TO CONSTRUCT THE NECESSARY GAS EXTENSIONS.

5. IMPROVEMENTS, STRUCTURES AND TREES MUST NOT BE LOCATED DIRECTLY OVER OR WITHIN 6 FEET OF ANY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES AND SHALL NOT VIOLATE ANY PROVISION OF THE NATIONAL ELECTRIC SAFETY CODE (NESC) OR ANY APPLICABLE NATURAL GAS REGULATIONS OR CSU' POLICIES.

6. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED UNDER ANY OVERHEAD UTILITY FACILITY, SHALL NOT VIOLATE NESC CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.

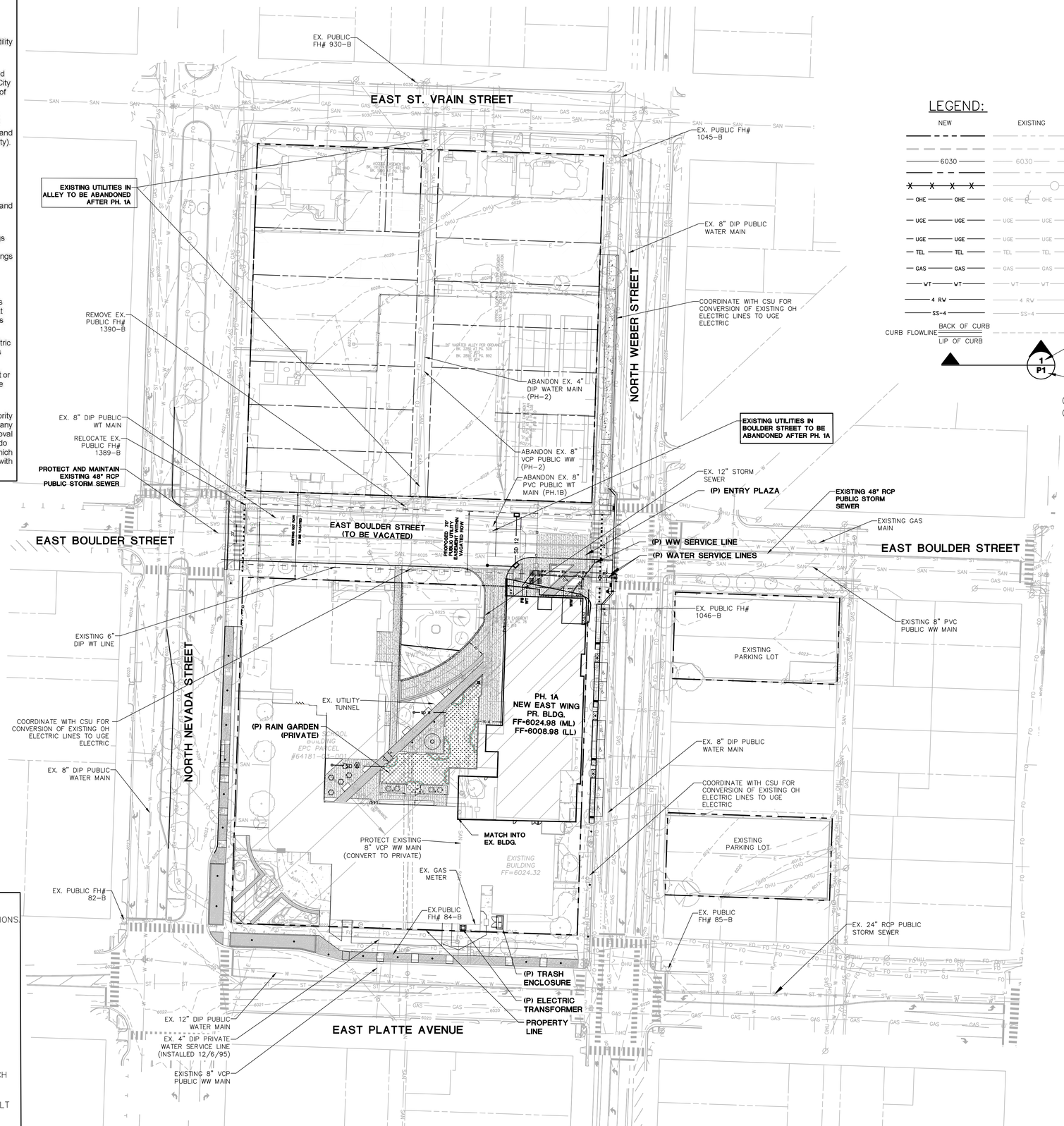
7. LANDSCAPING SHALL BE DESIGNED TO PROVIDE THE REQUIRED CLEARANCES FOR UTILITY FACILITIES, TO ALLOW CONTINUOUS ACCESS FOR UTILITY EQUIPMENT, AND TO MINIMIZE CONFLICTS WITH SUCH FACILITIES.

8. CSU REQUIRES WASTEWATER AND WATER CONSTRUCTION DRAWINGS WHEN NEW WASTEWATER AND WATER FACILITIES ARE PROPOSED. PLANS CAN BE SUBMITTED ELECTRONICALLY TO UDS VIA WWW.CSU.ORG.

GENERAL UTILITY NOTES:

1. ALL WORK SHALL CONFORM TO COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
3. WATER METER TO BE LOCATED INSIDE BUILDING.
4. FIRE LINES SHOULD ENTER THE BUILDING PERPENDICULAR TO THE OUTSIDE WALL WHENEVER POSSIBLE, AND SHOULD NEVER BE UNDERGROUND FOR MORE THAN 5 FEET INSIDE BUILDING.
5. IF SERVICE LINE > 4" IS TEMPORARILY PLUGGED, INSTALL SJ PLUG W/2" TEMPORARY BLOW-OFF ASSY TIED BACK TO CRA.
6. CONTRACTOR SHALL POTHOLE TO FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION & ADJUST UTILITY CONNECTIONS ACCORDINGLY.
7. CONTRACTOR SHALL OBTAIN CITY STREET CUT PERMITS (IF APPLICABLE) & PATCH STREET PER CITY STANDARDS.
8. FOR PARKING LOT PATCHING, SAW CUT & PROVIDE 6" MIN. FULL-DEPTH ASPHALT PATCH ON COMPACTED SUBGRADE.
9. CONTRACTOR MAY INSTALL UTILITIES USING BORING IN ACCORDANCE WITH CSU SPECIFICATIONS.

BENCHMARK:
COLORADO SPRINGS FIMS;
DATUM=NAVD88



LEGEND:

NEW	EXISTING	
		SECTION LINE – NEW/EXISTING
		EASEMENT LINE – NEW/EXISTING
6030	6030	CONTOUR – NEW/EXISTING
		PROPERTY LINE – NEW/EXISTING
X X X X		FENCE – NEW/EXISTING
OHE OHE	OHE OHE	OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
UGE UGE	UGE UGE	UNDERGROUND ELECTRIC LINE NEW/EXISTING
UGE UGE	UGE UGE	UNDERGROUND ELECTRIC – NEW/EXISTING
TEL TEL	TEL TEL	TELEPHONE – NEW/EXISTING
GAS GAS	GAS GAS	GAS – NEW/EXISTING
WT WT	WT WT	WATER – NEW/EXISTING
4 RW	4 RW	RAW WATER – NEW/EXISTING
SS-4	SS-4	SANITARY SEWER LINE – NEW/EXISTING
CURB FLOWLINE BACK OF CURB / LIP OF CURB		CURB & GUTTER – NEW/FUTURE
		SECTION NUMBER
		SHEET ON WHICH SECTION IS SHOWN

(E) EXISTING
(P) PROPOSED

rta ARCHITECTS
PERKINS — EASTMAN
19 SOUTH TEJON ST., SUITE 300
COLORADO SPRINGS, CO. 80903
TELE. 719-471-7566
FAX: 719-471-1174
www.rtaarchitects.com

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

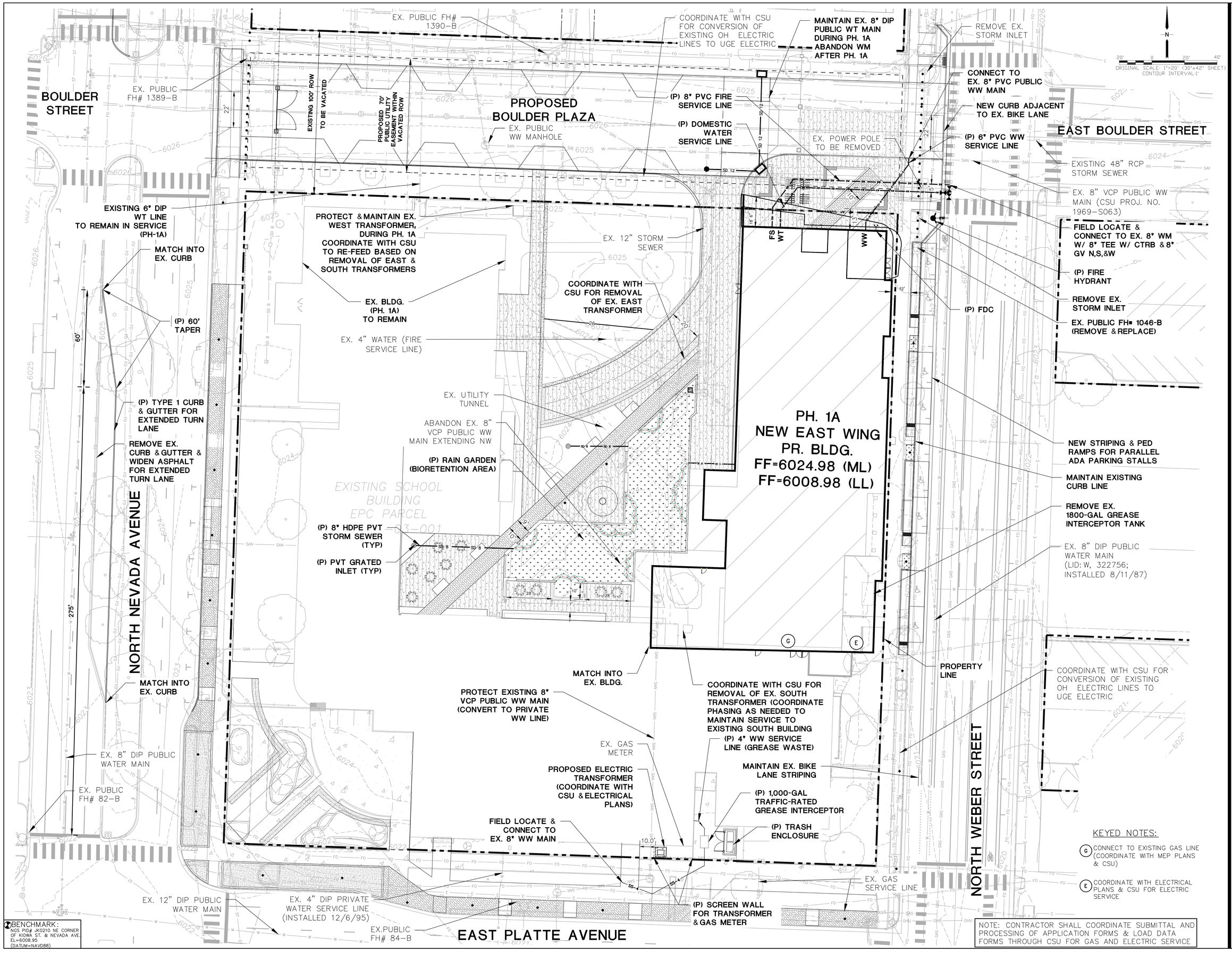
SHEET TITLE
PRELIMINARY UTILITY PLAN (PH-1A)

RTA PROJECT NUMBER
2024-070-00
DATE
07/01/2025
REVISIONS

#	DATE	REVISIONS DESCRIPTION

QA/QC APPROVAL:
DRAWN BY: **PV**
CHECKED BY: **JPS**

ISSUED FOR:
DEVELOPMENT PLAN
SHEET NO.
CU0100



BENCHMARK:
NGS PID# JK0210 NE CORNER OF KIOWA ST. & NEVADA AVE.
EL=6008.95
(DATUM=NAVD88)

KEYED NOTES:

G CONNECT TO EXISTING GAS LINE (COORDINATE WITH MEP PLANS & CSU)

E COORDINATE WITH ELECTRICAL PLANS & CSU FOR ELECTRIC SERVICE

NOTE: CONTRACTOR SHALL COORDINATE SUBMITTAL AND PROCESSING OF APPLICATION FORMS & LOAD DATA FORMS THROUGH CSU FOR GAS AND ELECTRIC SERVICE

rta ARCHITECTS
PERKINS—EASTMAN
19 SOUTH TEJON ST., SUITE 300
COLORADO SPRINGS, CO. 80903
TELE: 719-471-7566
FAX: 719-471-1174
www.rtaarchitects.com

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
SOUTH SITE UTILITY PLAN (PH. 1A)

RTA PROJECT NUMBER
2024-070-00

DATE
07/01/2025

REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL:
DRAWN BY: **PV**
CHECKED BY: **JPS**

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
CU0200

PALMER HIGH SCHOOL
COLORADO SPRINGS
FINAL LANDSCAPE PLAN

GENERAL NOTES

1. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
2. FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
3. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).

CITY OF COLORADO SPRINGS NOTES

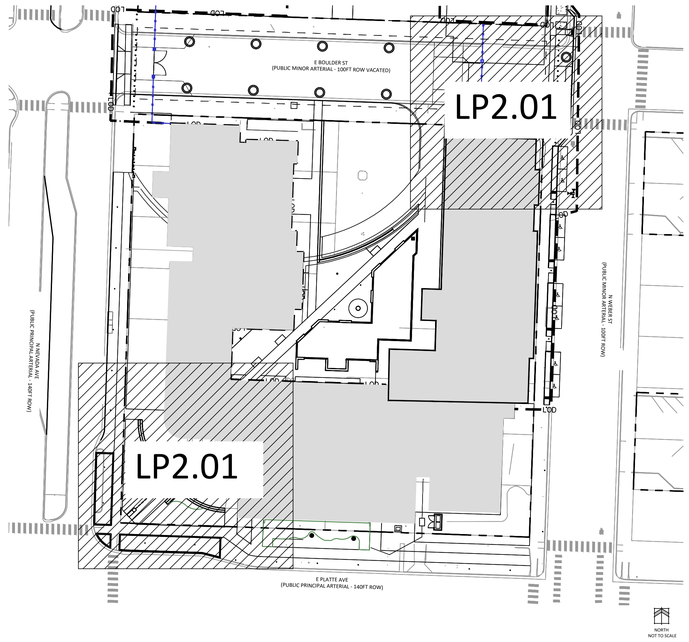
1. A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPING OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WIT THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
3. COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
4. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

LANDSCAPE SITE REQUIREMENTS - FORM BASED CODE

SETBACKS

PLAN ABREV	STREET NAME/ ZONE BOUNDARY	**CLASSIFICATION**	PLANTER (MIN)	**PLANTER PROPOSED**	**APPROPRIATE SECTOR**	TREE SPACING (RANGE)	**TREE SPACING PROPOSED**	PEDESTRIAN LIGHT SPACING (MAX)	**PEDESTRIAN LIGHT SPACING PROPOSED**
PL	PLATTE AVE.	**PLANTER**	5'X5'	8' X 8'	**T2 A**	25-40FT	30-40FT	50-75 FT	35-40FT
WE	WEBER ST.	**PLANTER**	5'x5'	8' X 8'	**T2 A**	25-40FT	30-40FT (EXCEPTION OF ADA PARKING SPOTS)	50-75 FT	66 FT
NE	NEVADA AVE.	**PLANTER (MODIFIED)**	5'x5'	8' X 8'	**T2 A**	25-40FT	66FT (TO ACCOMMODATE ADA PARKING)	50-75 FT	35-40FT

KEY MAP



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION	CITY REQ.
DECIDUOUS TREES								
	AX	17	ACER X FREEMANII / FREEMAN MAPLE	30`	20`	2" CAL.	B&B	PARK/ROW
EVERGREEN TREES								
	Bb	7	PICEA PUNGENS 'BABY BLUE' / BABY BLUE COLORADO SPRUCE	25`	12`	6' HT.	B&B	SCREEN/TRASH/WALL
ORNAMENTAL TREES								
	MJ	16	MALUS X 'RED JEWEL' / RED JEWEL CRABAPPLE	15`	15`	1.5" CAL.	B&B	MEDIAN/ROW/STREAM
	Sr	3	SYRINGA RETICULATA / JAPANESE LILAC TREE	25`	15`	1.5" CAL.	B&B	ROW/STREAM
DECIDUOUS SHRUBS								
	CSF	6	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	4'	4'	#5 CONT	CONT	
	CSY	9	CORNUS SERICEA 'FLAVIRAMEA' / YELLOW TWIG DOGWOOD	5'	5'	#5 CONT	CONT	
	PXL	3	PHILADELPHUS X LEMOINEI / MOCK ORANGE	4'	4'	#5 CONT	CONT	
	PHM	18	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	3'	3'	#5 CONT	CONT	SCREEN
	Phd	18	PHYSOCARPUS OPULIFOLIUS 'MONLO' / DIABOLO® NINEBARK	6'	6'	#5 CONT	CONT	SCREEN
	RAG	143	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT	2'	2'	#3 CONT	CONT	
	Syb	27	SALVIA YANGII 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE	4'	4'	#3 CONT	CONT	
EVERGREEN SHRUBS								
	Jhb	49	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	1'	6'	#5 CONT	CONT	SELECTED
	Jms	3	JUNIPERUS X MEDIA 'SEA GREEN' / SEA GREEN JUNIPER	5'	6'	#5 CONT	CONT	
GRASSES								
	Cak	115	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	4'	1.5'	#1 CONT	CONT	SCREEN
	Pav	101	PANICUM VIRGATUM / SWITCH GRASS	4'	2'	#1 CONT	CONT	SCREEN
PERENNIALS								
	Ruh	180	RUDBECKIA HIRTA / BLACK-EYED SUSAN	3'	1'	#1 CONT	CONT	

Percent Signature Trees**: (70% minimum - Policy 311.3K)
Signature Trees: 43
Total No. of Trees: 43 = 100% Signature Trees

Percent Signature Shrubs**: (70% minimum - Policy 311.3K)
Signature Shrubs: 228
Total No. of Shrubs: 276 = 82% Signature Shrubs

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GROUND COVER LEGEND

4-8" ROCK ALPINE CREEK RIVER @ 8" DEPTH	1,431 SF
BREEZE REGAL ROSE	453 SF
2-4" ROCK DESERT SAND RIVER @ 4" DEPTH	2,546 SF
SOD KENTUCKY BLUE GRASS	25,336 SF
NATIVE SEED- WETLANDS EL PASO COUNTY CONSERVATION BIG BLUESTEM - 20% BLUE GRAMA - 10% GREEN NEEDLEGRASS - 10% WESTERN WHEATGRASS - 20% SIDEOATS GRAMA - 10% SWITCHGRASS - 10% PRARIE SANDREED - 10% YELLOW INDIANGRASS - 10% SEEDING WILL BE IN COMPLIANCE WITH SCM CH. 5 HYDROSEED @ 19.3 PLS/ACRE	5,047 SF
1.5" ROCK ALPINE CREEK RIVER @ 3" DEPTH	3,653 SF
WOOD MULCH SHREDDED WESTERN RED CEDAR	2,602 SF
ROYAL GRANITE : 3 TO 4 FT	APPROX. REUSE FROM EXISTING

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PERKINS EASTMAN
JPS ENGINEERING
NES

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
LANDSCAPE PLAN COVER

RTA PROJECT NUMBER
2024-070.00
DATE
07/01/2025
REVISIONS

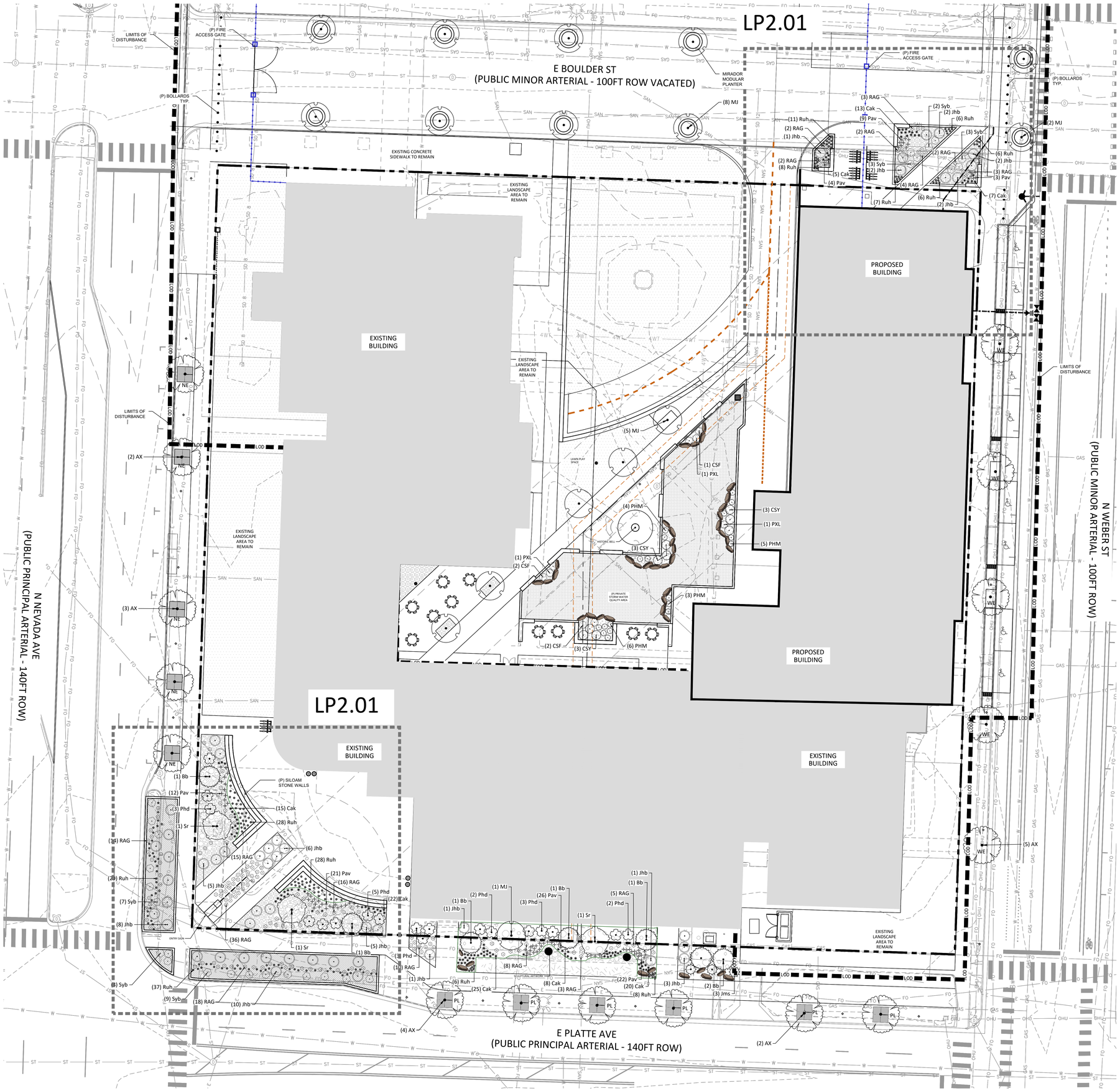
REVISIONS

#	DATE	DESCRIPTION

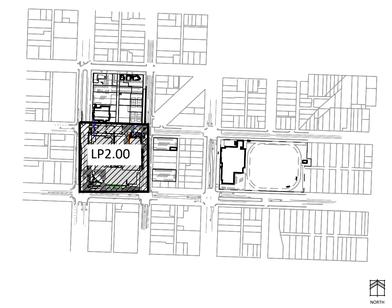
QA/QC APPROVAL:
DRAWN BY:
CHECKED BY:

ISSUED FOR:
DEVELOPMENT PLAN
SHEET NO.
LP 1.00

SHEET 1 OF #



KEY MAP



2025-07-01 12:20

GROUND COVER LEGEND

4-8" ROCK ALPINE CREEK RIVER @ 8" DEPTH	1,431 SF
BREEZE REGAL ROSE	453 SF
2-4" ROCK DESERT SAND RIVER @ 4" DEPTH	2,546 SF
SOD KENTUCKY BLUE GRASS	25,336 SF
NATIVE SEED- WETLANDS EL PASO COUNTY CONSERVATION BIG BLUESTEM - 20% BLUE GRAMA - 10% GREEN NEEDLEGRASS - 10% WESTERN WHEATGRASS - 20% SIDEOATS GRAMA - 10% SWITCHGRASS - 10% PRARIE SANDREED - 10% YELLOW INDIANGRASS - 10% SEEDING WILL BE IN COMPLIANCE WITH SCM CH. 5 HYDROSEED @ 19.3 PLS/ACRE	5,047 SF
1.5" ROCK ALPINE CREEK RIVER @ 3" DEPTH	3,653 SF
WOOD MULCH SHREDDED WESTERN RED CEDAR	2,602 SF
ROYAL GRANITE : 3 TO 4 FT	APPROX. REUSE FROM EXISTING

NORTH 0 10' 20' 40'
1"=20'

rta ARCHITECTS PERKINS EASTMAN

JPS ENGINEERING

NES

PALMER HIGH SCHOOL TRANSFORMATION

COLORADO SPRINGS SCHOOL DISTRICT 11

301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
LANDSCAPE PLAN

RTA PROJECT NUMBER
2024-070.00
DATE
07/01/2025
REVISIONS

#	DATE	DESCRIPTION

GA/GO APPROVAL:
DRAWN BY:
CHECKED BY:

ISSUED FOR:
DEVELOPMENT PLAN
SHEET NO.
LP 2.00

SHEET 2 OF #

2025-07-01 13:2

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION	CITY REQ.
DECIDUOUS TREES								
	AX	17	ACER X FREEMANII / FREEMAN MAPLE	30`	20'	2" CAL.	B&B	PARK/ROW
EVERGREEN TREES								
	Bb	7	PICEA PUNGENS 'BABY BLUE' / BABY BLUE COLORADO SPRUCE	25`	12`	6' HT.	B&B	SCREEN/TRASH/WALL
ORNAMENTAL TREES								
	MJ	16	MALUS X 'RED JEWEL' / RED JEWEL CRABAPPLE	15`	15`	1.5" CAL.	B&B	MEDIAN/ROW/STREAM
	Sr	3	SYRINGA RETICULATA / JAPANESE LILAC TREE	25`	15`	1.5" CAL.	B&B	ROW/STREAM
DECIDUOUS SHRUBS								
	CSF	6	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	4'	4'	#5 CONT	CONT	
	CSY	9	CORNUS SERICEA 'FLAVIRAMEA' / YELLOW TWIG DOGWOOD	5'	5'	#5 CONT	CONT	
	PXL	3	PHILADELPHUS X LEMOINEI / MOCK ORANGE	4'	4'	#5 CONT	CONT	
	PHM	18	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	3'	3'	#5 CONT	CONT	SCREEN
	Phd	18	PHYSOCARPUS OPULIFOLIUS 'MONLO' / DIABOLO® NINEBARK	6'	6'	#5 CONT	CONT	SCREEN
	RAG	143	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT	2'	2'	#3 CONT	CONT	
	Syb	27	SALVIA YANGII 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE	4'	4'	#3 CONT	CONT	
EVERGREEN SHRUBS								
	Jhb	49	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	1'	6'	#5 CONT	CONT	SELECTED
	Jms	3	JUNIPERUS X MEDIA 'SEA GREEN' / SEA GREEN JUNIPER	5'	6'	#5 CONT	CONT	
GRASSES								
	Cak	115	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	4'	1.5'	#1 CONT	CONT	SCREEN
	Pav	101	PANICUM VIRGATUM / SWITCH GRASS	4'	2'	#1 CONT	CONT	SCREEN
PERENNIALS								
	Ruh	180	RUDBECKIA HIRTA / BLACK-EYED SUSAN	3'	1'	#1 CONT	CONT	

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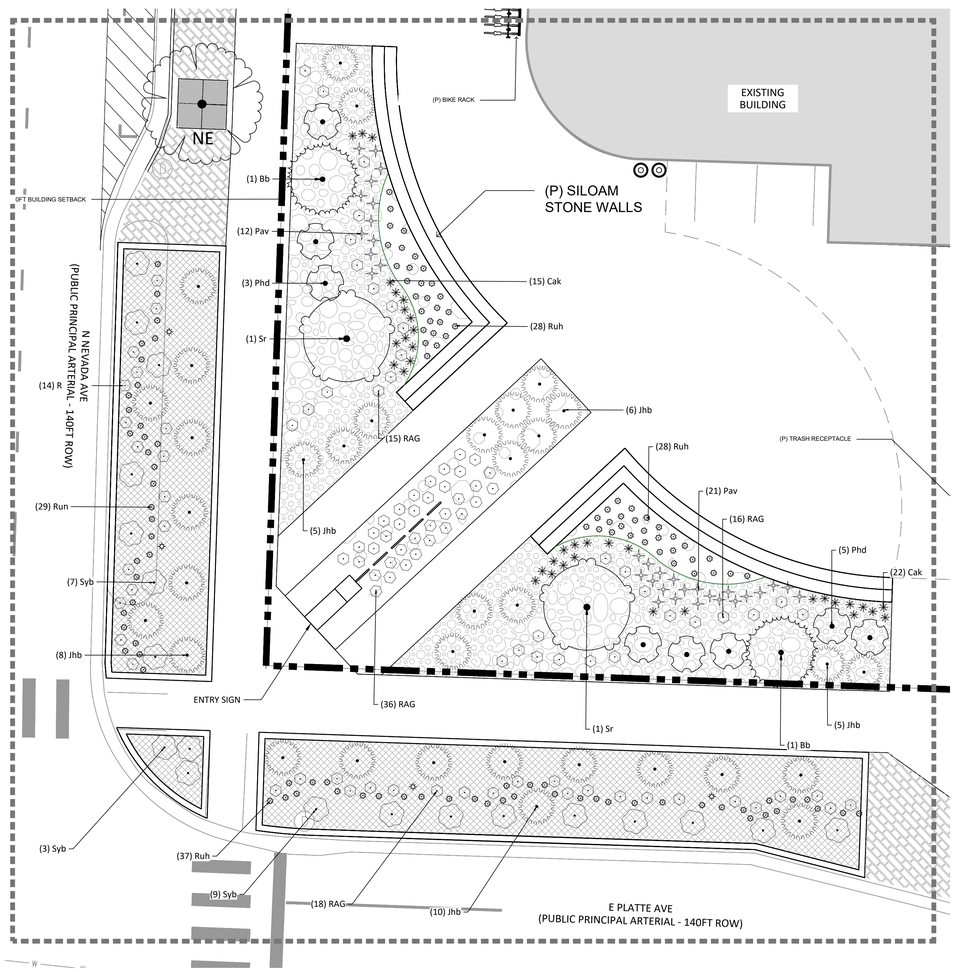
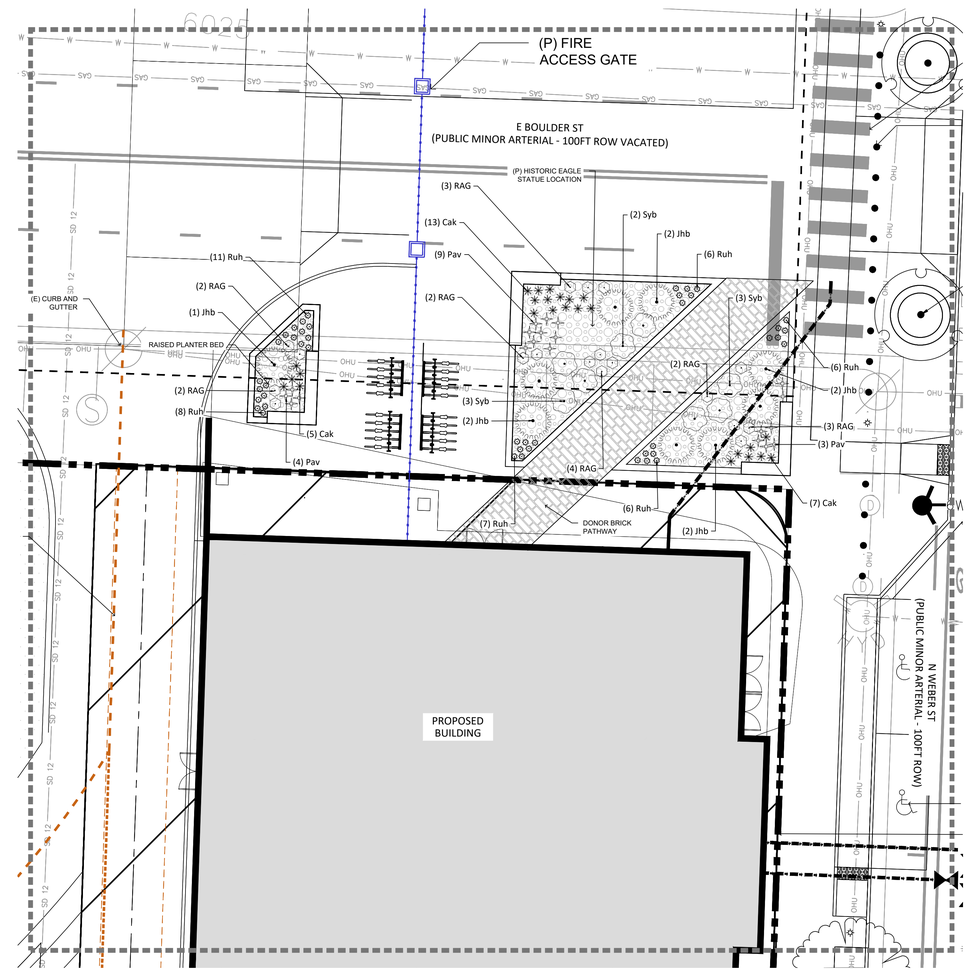
GROUND COVER LEGEND

4-8" ROCK ALPINE CREEK RIVER @ 8" DEPTH	1,431 SF
BREEZE REGAL ROSE	453 SF
2-4" ROCK DESERT SAND RIVER @ 4" DEPTH	2,546 SF
SOD KENTUCKY BLUE GRASS	25,336 SF
NATIVE SEED- WETLANDS EL PASO COUNTY CONSERVATION BIG BLUESTEM - 20% BLUE GRAMA - 10% GREEN NEEDLEGRASS - 10% WESTERN WHEATGRASS - 20% SIDEOATS GRAMA - 10% SWITCHGRASS - 10% PRARIE SANDREED - 10% YELLOW INDIANGRASS - 10% SEEDING WILL BE IN COMPLIANCE WITH SCM CH. 5 HYDROSEED @ 19.3 PLS/ACRE	5,047 SF
1.5" ROCK ALPINE CREEK RIVER @ 3" DEPTH	3,653 SF
WOOD MULCH SHREDDED WESTERN RED CEDAR	2,602 SF
ROYAL GRANITE : 3 TO 4 FT	APPROX. REUSE FROM EXISTING

KEY MAP



PLATTE AND NEVADA PLAZA



WEBER AND BOULDER PLAZA

NORTH 0 5' 10' 20'
SCALE: 1" = 10'

rta ARCHITECTS PERKINS EASTMAN

JPS ENGINEERING

NES

PALMER HIGH SCHOOL TRANSFORMATION

COLORADO SPRINGS SCHOOL DISTRICT 11

301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
LANDSCAPE PLAN PLANTING ENLARGEMENTS

RTA PROJECT NUMBER
2024-070.00
DATE
07/01/2025
REVISIONS

REVISIONS		
#	DATE	DESCRIPTION

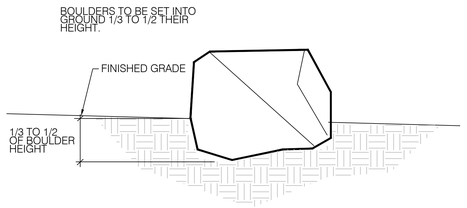
QA/QC APPROVAL:
DRAWN BY:
CHECKED BY:

ISSUED FOR:
DEVELOPMENT PLAN
SHEET NO.
LP 2.01

SHEET 3 OF #

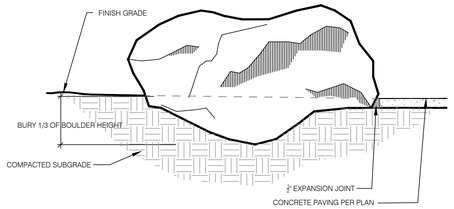
Landscape Contractor to supply all boulders from Siloam Stone
-- or approved equal
Boulder locations are to be staked by Landscape Contractor for approval by the Landscape Architect prior to bringing boulders on site. Boulders should be protected from scrapes and fracturing during delivery and placement. Set boulders by burying 1/3 into soil. Landscape Architect is to approve typical boulder at suppliers yard prior to the contractor bringing on site.

USE CIMMARON BOULDERS available from Siloam Stone

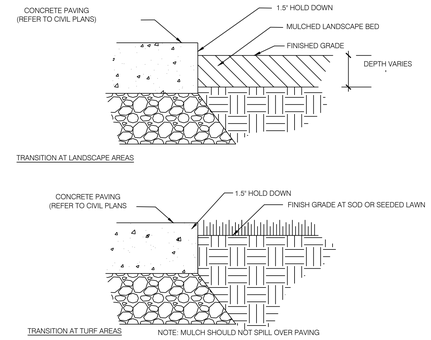


1 LANDSCAPE BOULDER
N.T.S. N-BO-01

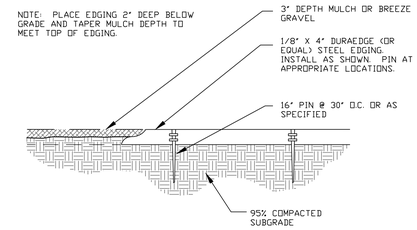
NOTES:
1. BOULDERS TO BE "SPECKLED WHITE" OR APPROVED EQUAL. MIN 10-12 CUBIC FEET MINIMUM.
6. LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDER AT SUPPLIER'S YARD PRIOR TO CONTRACTOR BRINGING BOULDERS ON SITE.
8. BOULDER LOCATIONS TO BE STAKED BY CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO BRINGING BOULDERS ON SITE.
8. BOULDERS SHOULD BE PROTECTED FROM SCRAPES AND FRACTURING DURING DELIVERY AND PLACEMENT.
9. BOULDERS TO BE SET INTO GROUND BY BURYING 1/3 THEIR HEIGHT INTO SOIL.



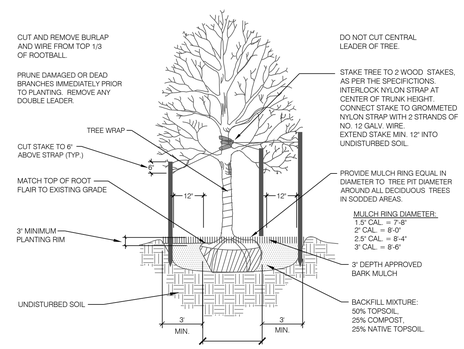
2 LANDSCAPE BOULDER AT CONCRETE
N.T.S. N-BO-02



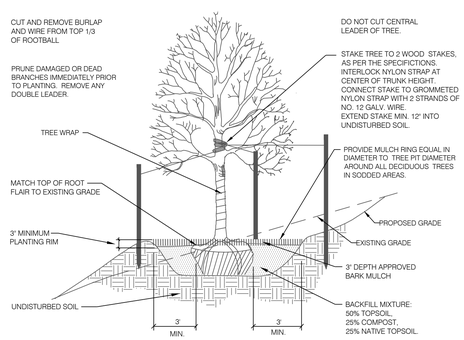
3 PAVING TO GRADE TRANSITION
N.T.S. N-ED-03



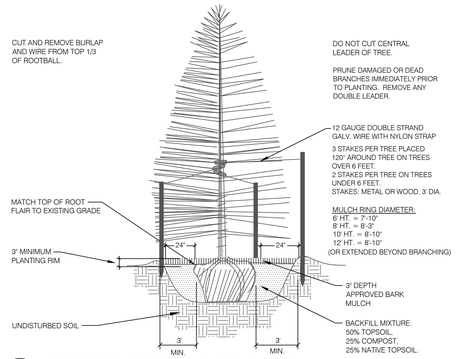
4 STEEL EDGE DETAIL
N.T.S. N-ED-01



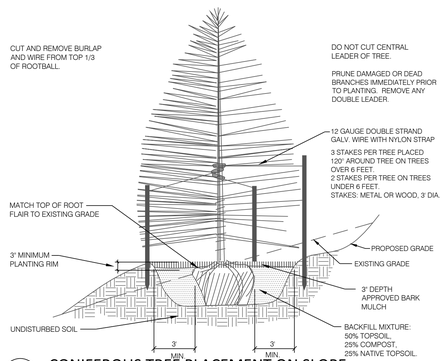
5 DECIDUOUS TREE PLANTING DETAIL
N.T.S. N-PL-01



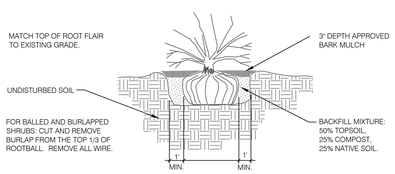
6 DECIDUOUS TREE PLACEMENT ON SLOPE
N.T.S. N-PL-02



7 CONIFEROUS TREE PLANTING DETAIL
N.T.S. N-PL-03

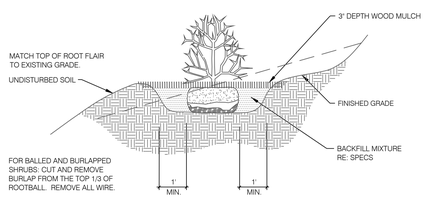


8 CONIFEROUS TREE PLACEMENT ON SLOPE
N.T.S. N-PL-04

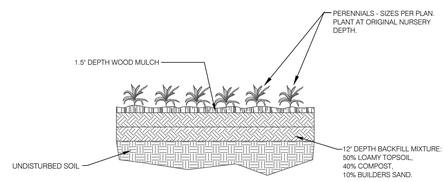


9 SHRUB PLANTING DETAIL
N.T.S. N-PL-05

NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

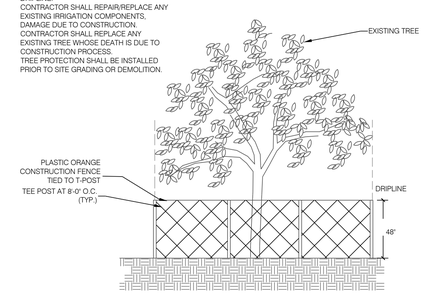


10 SHRUB PLACEMENT ON SLOPES
N.T.S. N-PL-06



11 PERENNIAL / GROUNDCOVER PLANTING
N.T.S N-PL-07

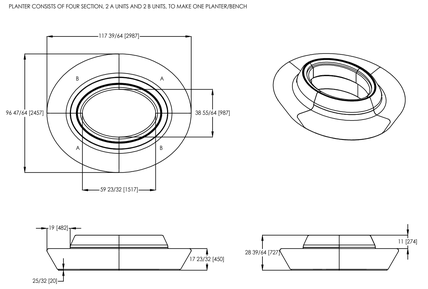
NOTES:
EXISTING ROOTS OF TREE SHALL REMAIN UNDISTURBED WITHIN THE TREE CANOPY DRIPLINE.
CONTRACTOR SHALL REPAIR/REPLACE ANY EXISTING IRRIGATION COMPONENTS, DAMAGE DUE TO CONSTRUCTION.
CONTRACTOR SHALL REPLACE ANY EXISTING TREE WHOSE DEATH IS DUE TO CONSTRUCTION PROCESS.
TREE PROTECTION SHALL BE INSTALLED PRIOR TO SITE GRADING OR DEMOLITION.



12 EXISTING TREE PROTECTION DETAIL
N.T.S. N-PL-08

Escofet, Mirador Planter, freestanding
Product Drawing
www.landscapeforms.com
Date: 02/01/2018
Ph: 800.521.2546

PLANTER CONSISTS OF FOUR SECTION, 2 A UNITS AND 2 B UNITS, TO MAKE ONE PLANTER/BENCH



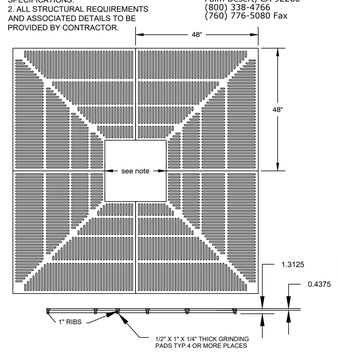
landscapeforms Drawing: ESC22-01
Dimensions are in inches [mm]

4 MIRADOR PLANTER
not to scale P-PA3-01

NOTES:
1. INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. ALL STRUCTURAL REQUIREMENTS AND ASSOCIATED DETAILS TO BE PROVIDED BY CONTRACTOR.

IRONSMITH
41-701 Corporate Way #3
Palm Desert, CA 92260
(800) 338-4766
(760) 776-5080 Fax

9610
ADA
Tree Grate



96" x 96" tree grate in four sections.

1/2" Maximum slot opening for A.D.A. compiance and pedestrian safety

Cast from 100% recycled Iron, Aluminum,or Bronze for pedestrian loads only

Tree opening: 24", 36", 51" Grates can be ordered with or later expanded to these openings. Please specify when ordering.

Finish:
Unfinished

Use frame model:
9600F-CS

Weight:
Iron= 1200 lb/ 545 Kg
Aluminum=400 lb/182 Kg

5 8'X8' IRONSMITH TREE GRATE
N.T.S. P-2019.005-29

rta ARCHITECTS
PERKINS EASTMAN
JPS ENGINEERING
NES

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
LANDSCAPE PLAN DETAILS

RTA PROJECT NUMBER
2024-070.00
DATE
07/01/2025
REVISIONS

REVISIONS		
#	DATE	DESCRIPTION

QA/QC APPROVAL:
DRAWN BY:
CHECKED BY:

ISSUED FOR:
DEVELOPMENT PLAN
SHEET NO.
LP 3.01
SHEET 7 OF #

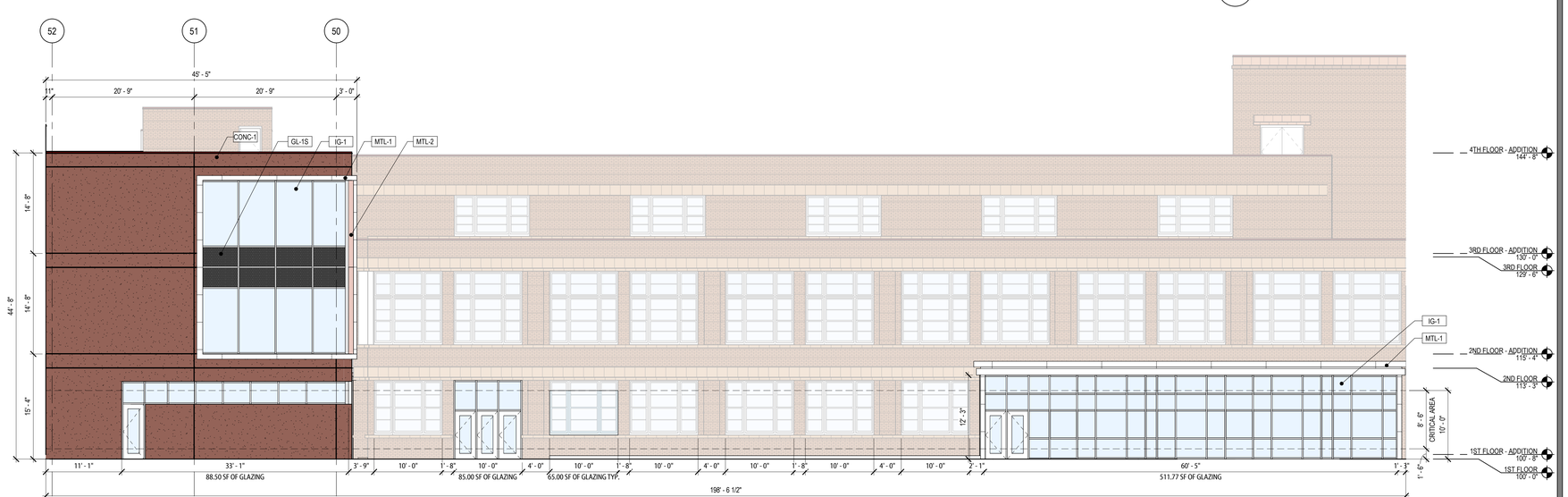
GLAZING PERCENTAGES:

WEST ELEVATION	
STREET LEVEL FACADE WIDTH	245' - 4 1/2"
CRITICAL AREA	2,085.69 SF
PROVIDED TRANSPARENCY (% / SF)	56% / 1,166.58 SF
GLAZING TYPE	CLEAR
COURTYARD NORTH ELEVATION	
STREET LEVEL FACADE WIDTH	198' - 6 1/2"
CRITICAL AREA	1,687.60 SF
PROVIDED TRANSPARENCY (% / SF)	64% / 1,076.34 SF
GLAZING TYPE	CLEAR

EXTERIOR ELEVATION LEGEND

- **PC-1** PRE-CAST CONCRETE FINISH 1
- **PC-2** PRE-CAST CONCRETE FINISH 2
- **PC-3** PRE-CAST CONCRETE FINISH 3
- **PC-4** PRE-CAST CONCRETE FINISH 4
- **CONC-1** CAST-IN-PLACE CONCRETE
- **B-1** MASONRY INFILL MATCH EXISTING
- **MTL-1** ALUMINUM COMPOSITE METAL PANEL
- **MTL-2** PERFORATED METAL SCREEN
- **MTL-3** PRE-FINISHED SHEET METAL
- **IG-1** 1" INSULATED GLAZING UNIT
- **GL-1S** 1" INSULATED SPANDREL GLAZING UNIT
- **GL-B** 8x8x4 HIGH-PERFORMANCE GLASS BLOCK

2 DP-6 EXTERIOR ELEVATION - WEST AREA 1X1
1/8" = 1'-0"



1 DP-6 EXTERIOR ELEVATION - NORTH AREA 1X3
1/8" = 1'-0"

rta ARCHITECTS
PERKINS EASTMAN

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
BUILDING ELEVATIONS

RTA PROJECT NUMBER:
2024-070.00
DATE:
07/01/2025
REVISIONS

#	DATE	REVISIONS DESCRIPTION

QA/QC APPROVAL: **DJA**
DRAWN BY: **MAS**
CHECKED BY: **MTR**

ISSUED FOR:
DEVELOPMNET PLAN
SHEET NO:
DP-6
SHEET 6 OF 20

Autodesk Docs://2024-070.00 Palmer HS Transformation/2024-070.00 Palmer HS Transformation_Arch_V25.rvt
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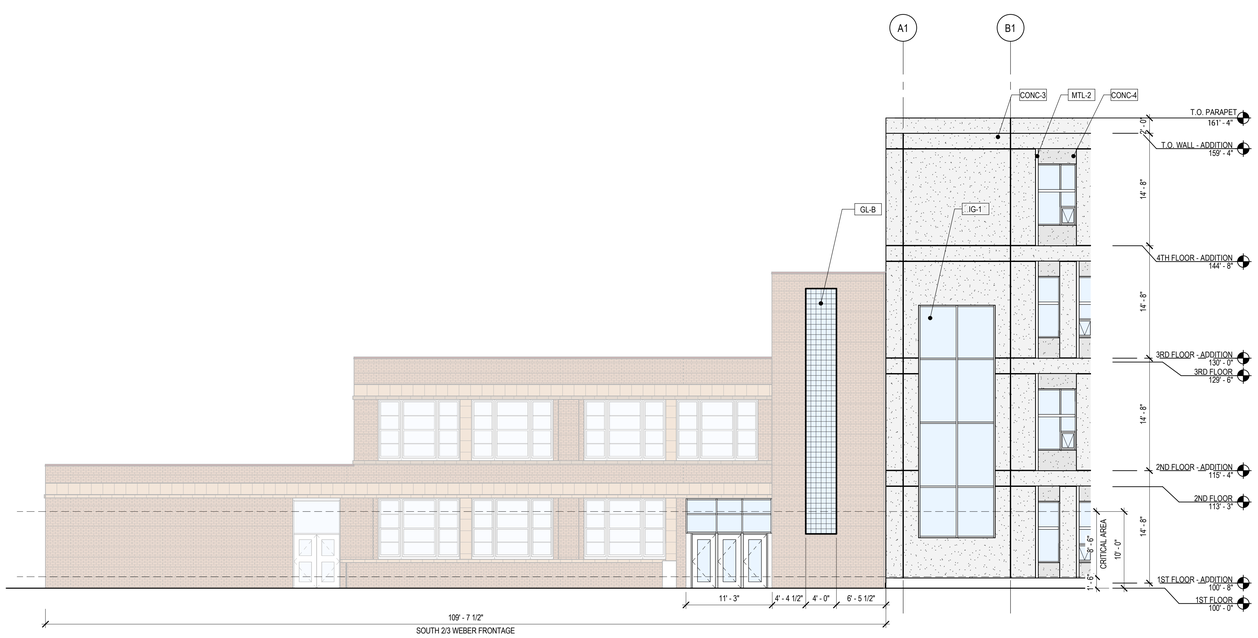
GLAZING PERCENTAGES:

EAST ELEVATION - NORTH 1/3 N. WEBER ST. FRONTAGE	
STREET LEVEL FACADE WIDTH	122' - 7 1/2"
CRITICAL AREA	1,042 SF
PROVIDED TRANSPARENCY (% / SF)	62% / 642.6 SF
GLAZING TYPE	CLEAR
EAST ELEVATION - SOUTH 2/3 N. WEBER ST. FRONTAGE	
STREET LEVEL FACADE WIDTH	245' - 2 3/4"
CRITICAL AREA	2,084 SF
PROVIDED TRANSPARENCY (% / SF)	46% / 962.9 SF
GLAZING TYPE	CLEAR/GLASS BLOCK
NORTH ELEVATION	
STREET LEVEL FACADE WIDTH	92' - 5"
CRITICAL AREA	785.54 SF
PROVIDED TRANSPARENCY (% / SF)	58% / 452.80 SF
GLAZING TYPE	CLEAR

EXTERIOR ELEVATION LEGEND

- **PC-1** PRE-CAST CONCRETE FINISH 1
- **PC-2** PRE-CAST CONCRETE FINISH 2
- **PC-3** PRE-CAST CONCRETE FINISH 3
- **PC-4** PRE-CAST CONCRETE FINISH 4
- **CONC-1** CAST-IN-PLACE CONCRETE
- **B-1** MASONRY INFILL MATCH EXISTING
- **MTL-1** ALUMINUM COMPOSITE METAL PANEL
- **MTL-2** PERFORATED METAL SCREEN
- **MTL-3** PRE-FINISHED SHEET METAL
- **IG-1** 1" INSULATED GLAZING UNIT
- **GL-1S** 1" INSULATED SPANDREL GLAZING UNIT
- **GL-B** 8x8x4 HIGH-PERFORMANCE GLASS BLOCK

3 DP-7 EXTERIOR ELEVATION - EAST AREA 1X1
1/8" = 1'-0"



2 DP-7 EXTERIOR ELEVATION - EAST AREA 1X2
1/8" = 1'-0"

1 DP-7 EXTERIOR ELEVATION - NORTH AREA 1X1
1/8" = 1'-0"

rta ARCHITECTS
PERKINS EASTMAN

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
BUILDING ELEVATIONS

RTA PROJECT NUMBER
2024-070.00
DATE
07/01/2025
REVISIONS

REVISIONS

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QA/QC APPROVAL: **DJA**
DRAWN BY: **MAS**
CHECKED BY: **MTR**

ISSUED FOR:
DEVELOPMNET PLAN
SHEET NO.
DP-7
SHEET 7 OF 20

Autodesk Docs://2024-070.00 Palmer HS Transformation/2024-070.00 Palmer HS Transformation_Arch_V25.rvt
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GLAZING PERCENTAGES:

SOUTH ELEVATION - EAST 1/3 E. PLATTE AVE. FRONTAGE	
STREET LEVEL FACADE WIDTH	120' - 10 1/2"
CRITICAL AREA	970 SF
PROVIDED TRANSPARENCY (% / SF)	6% / 53.8 SF
GLAZING TYPE	CLEAR
SOUTH ELEVATION - WEST 2/3 E. PLATTE AVE. FRONTAGE	
STREET LEVEL FACADE WIDTH	234' - 5 1/2"
CRITICAL AREA	1,991.8 SF
PROVIDED TRANSPARENCY (% / SF)	22% / 439.4 SF
GLAZING TYPE	CLEAR/GLASS BLOCK

EXTERIOR ELEVATION LEGEND

- **PC-1** PRE-CAST CONCRETE FINISH 1
- **PC-2** PRE-CAST CONCRETE FINISH 2
- **PC-3** PRE-CAST CONCRETE FINISH 3
- **PC-4** PRE-CAST CONCRETE FINISH 4
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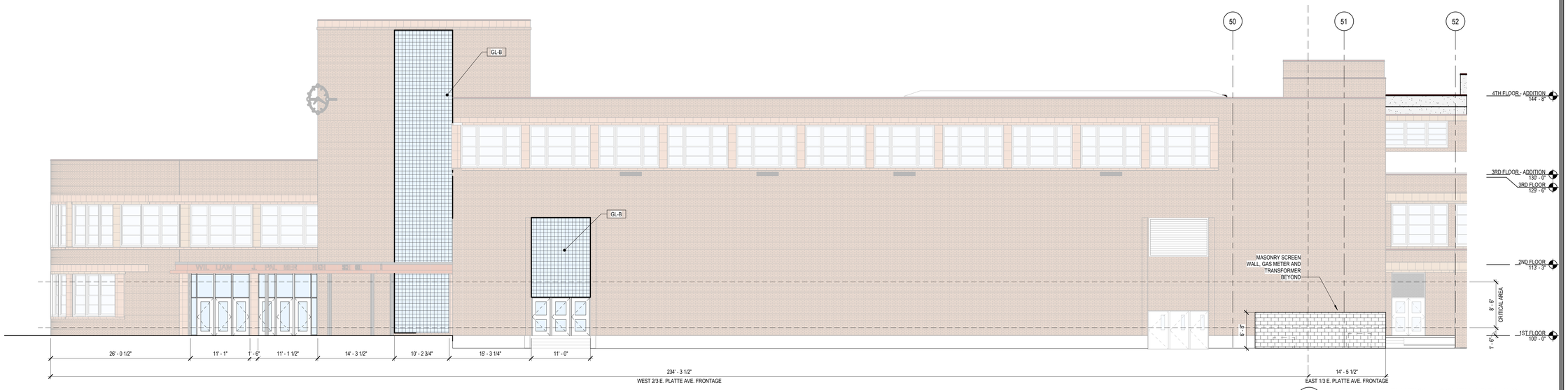
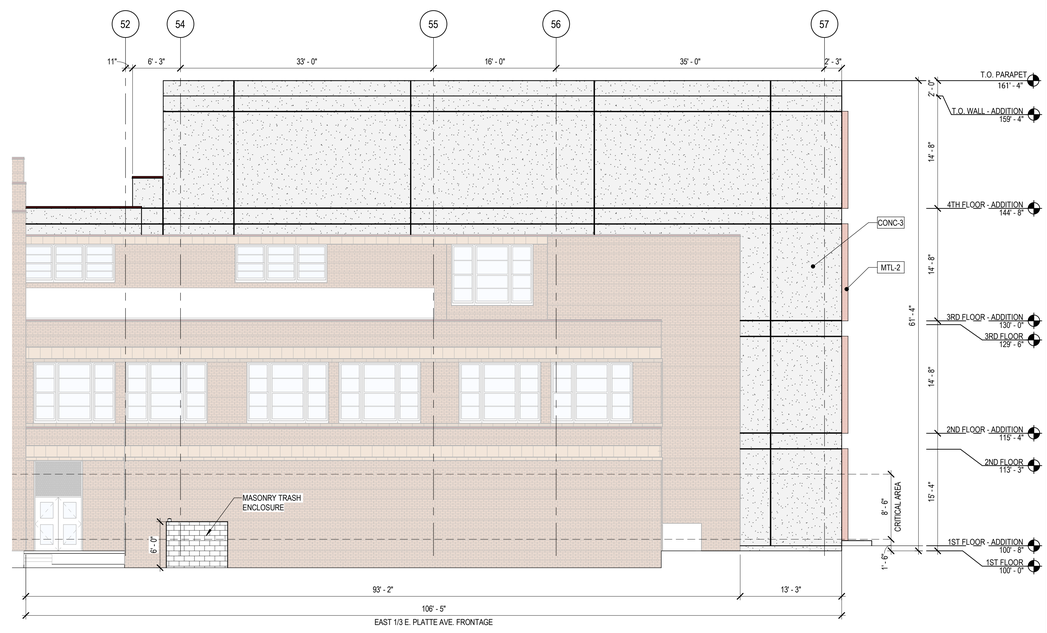
- **GL-B** 8x8x4 HIGH-PERFORMANCE GLASS BLOCK



2 / DP-8 EXTERIOR ELEVATION - SOUTH AREA 1X3
1/8" = 1'-0"



1 / DP-8 EXTERIOR ELEVATION - SOUTH AREA 1X2
1/8" = 1'-0"

rta ARCHITECTS
PERKINS EASTMAN

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
BUILDING ELEVATIONS

RTA PROJECT NUMBER
2024-070.00
DATE
07/01/2025
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REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL: **DJA**
DRAWN BY: **MAS**
CHECKED BY: **MTR**

ISSUED FOR:
DEVELOPMNET PLAN
SHEET NO.
DP-8

GLAZING PERCENTAGES:

WEST ELEVATION - NORTH 2/3 N. NEVADA AVE. FRONTAGE	
STREET LEVEL FACADE WIDTH	256' - 0"
CRITICAL AREA	2,176 SF
PROVIDED TRANSPARENCY (% / SF)	31% / 682.5 SF
GLAZING TYPE	CLEAR/GLASS BLOCK
WEST ELEVATION - SOUTH 1/3 N. NEVADA AVE. FRONTAGE	
STREET LEVEL FACADE WIDTH	128' - 0"
CRITICAL AREA	1,088 SF
PROVIDED TRANSPARENCY (% / SF)	56% / 608.9 SF
GLAZING TYPE	CLEAR/GLASS BLOCK

EXTERIOR ELEVATION LEGEND

- **PC-1** PRE-CAST CONCRETE FINISH 1
- **PC-2** PRE-CAST CONCRETE FINISH 2
- **PC-3** PRE-CAST CONCRETE FINISH 3
- **PC-4** PRE-CAST CONCRETE FINISH 4
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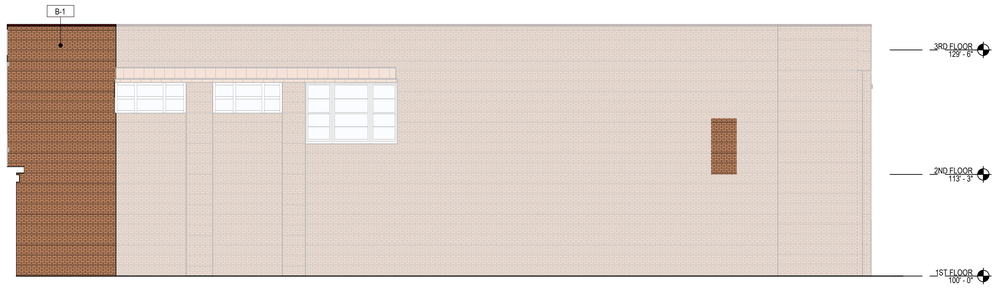
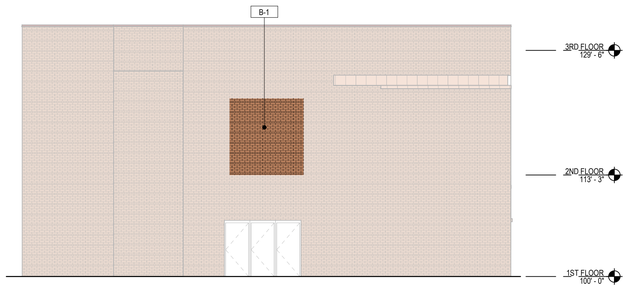
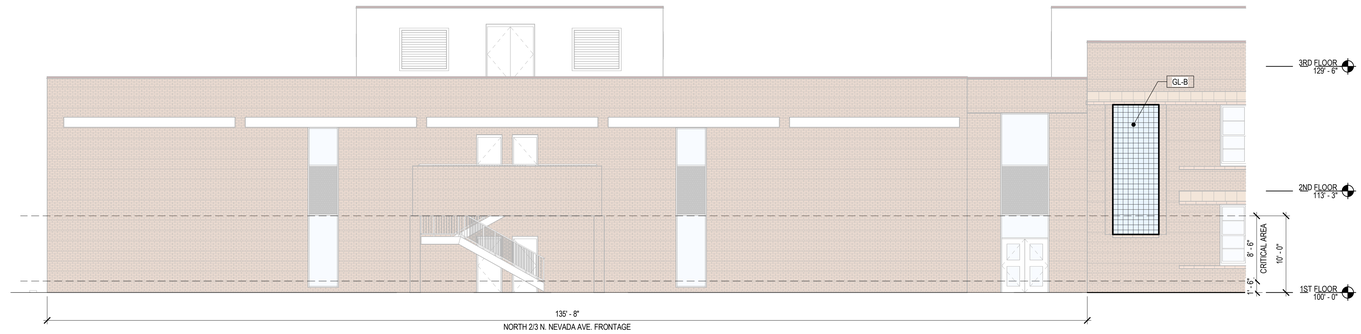


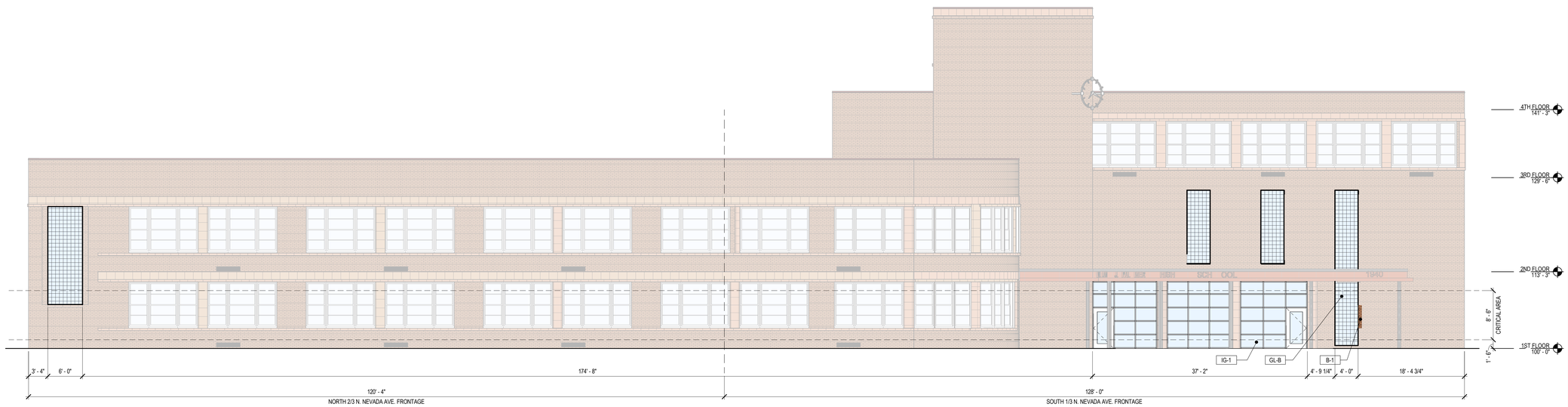
4 DP-9 EXTERIOR ELEVATION - EAST AREA 1X4
1/8" = 1'-0"



3 DP-9 EXTERIOR ELEVATION - NORTH AREA 1X4
1/8" = 1'-0"



2 DP-9 EXTERIOR ELEVATION - WEST AREA 1X5
1/8" = 1'-0"



1 DP-9 EXTERIOR ELEVATION - WEST AREA 1X4
1/8" = 1'-0"

rta ARCHITECTS
PERKINS EASTMAN

PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

SHEET TITLE
BUILDING ELEVATIONS

RTA PROJECT NUMBER
2024-070.00
DATE
07/01/2025
REVISIONS

REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL: **DJA**
DRAWN BY: **MAS**
CHECKED BY: **MTR**

ISSUED FOR:
DEVELOPMNET PLAN
SHEET NO.
DP-9
SHEET 9 OF 20

Autodesk Docs://2024-070.00 Palmer HS Transformation/2024-070.00 Palmer HS Transformation_Arch_V25.rvt
7/1/2025 12:30:20 PM

LUMINIS®

AA

CT100
CLERMONT
CEILING

PROJECT NAME: **QUANTITY:** **TYPE:**

ORDERING CODE:

1. Comfort optic series.
2. Corrosion resistant diecast aluminum housing.
3. Indirect LED lighting on highly reflective dome for visual comfort.
4. Clear tempered glass.
5. All stainless steel hardware.

CT100

MATERIALS

Clermont is made of aluminum diecast offering exceptional precision and durability. The main housing is sealed with durable gasket. LED boards are hidden between coated polymer that diffuses and reflects the light at 96%. It is UV stabilized and antistatic, which does not attract dust. The driver is pre/installed inside the main housing, sealed with gasket, and secured with four captive screws which makes it easy for maintenance.

ELECTRICAL DRIVER

Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C to +55°C -40°F to +131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65/IK9. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

WARRANTY

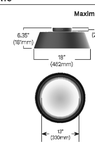
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet, create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

MOUNTING

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes.

MEASUREMENTS

Maximum weight: 27 lbs (12 kg)



LUMINIS.COM

CT100
Rev. 08/10/20

TOll Free: (866) 586-4847 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

TYPE AA

WDGE2 LED

Architectural Wall Sconce Precision Refractive Optic

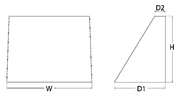
Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)					
					P6	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,800	4,500	6,000	--
WDGE3 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE5 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1]	27K 2700K	70CRI*	T1S Type I Short	MVOLT	Shipped included
	P1[1]	30K 3000K	80CRI	T2M Type II Medium	347[2]	SRM Surface mounting bracket
	P2[1]	40K 4000K	LWI* Limited Wavelength	T3M Type III Medium	480[2]	ICW Indoor Canopy/Ceiling Hidden Bracket (Dry/Damp locations only)[3]
	P3[1]	50K 5000K		T4M Type IV Medium		
	P4[1]	AMBR Amber		TFTM Forward Throw Medium		

Shipped separately
AWS 3/8inch Architectural wall spacer[4]
PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available[4]

Options
- E10WH Emergency battery backup. Certified in CA title 20 MAEDBS (10W, 5°C min).
- E20WC Emergency battery backup. Certified in CA title 20 MAEDBS (10W, -20°C min).
- PE Photocell, Button type[5]
- DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[5]
- BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.
- CCE Coastal Construction[5]

Standalone Sensors/Controls
- PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
- PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
- PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
- PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls
- NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
- NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
- NLTAIREM2 PIR Embedded wireless controls by nLight with ULX4 Isotec emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
- NLTAIREM2 PIRH Embedded wireless controls by nLight with ULX4 Isotec emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.

See page 4 for out of box functionality

Finish
- DDBXD Dark bronze
- DDBLD Black
- DNAXD Natural clear brush
- DWHXD White
- DSSXD Sandstone
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white
- DSSTXD Textured sandstone

LITHONIA LIGHTING. COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

TYPE BB

gotham® | E V O®

Multiple Layers of Light

Luminaire Type: CC
Catalog Number:

BAA DIRT LOCATION™ 66 IP GRADE NSF

General Illumination Shower Retrofit Downlight 6"

OVERVIEW

Feature Set

- Wipe down flush or regressed lens
- NSF2 Splash/Non-food Zone
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- IP66 rated room-side, Fixtures are wet location, covered ceiling
- Anti-microbial paint finish, optional
- Dead Front trim for added safety

Distribution

medium wide 1.0 S.Mh

Superior Performance (Flush, Clear Lens)

Nominal Lumens	1000	1500	2000	2500	3000	3500	4000
Delivered	857	1274	1719	2187	2624	3282	3499
Wattage	9.6	14.7	15.7	24.7	29.5	33.8	35.8
Efficacy	89.3	86.7	87.8	88.5	88.9	96.6	98.7

*Lumen output for CRI80 - 3500K

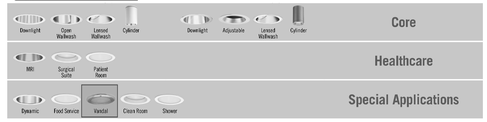
COMPLIMENTARY PRODUCTS

Coordinated Apertures | Multiple Layers of Light

General Illumination Layer I EVO

High Center Beam Layer I Incito

EVO + Incito — Multiple Layers of Light



GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com

TYPE CC

HADCO

Urban
Hagerstown
TX03 Post top

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

DD

Hadco's Hagerstown LED post top gives you the ability to create a unique style through our modular post top concepts to blend into any residential and historic urban settings. With the latest LED technology you can seamlessly replace traditional HID technology to maximize energy savings and significantly reduce total cost of ownership. The Hagerstown luminaire provides excellent uniformity, traditional customizable look, with the benefits of modern technology.

We (CSU) have several modifications called out in the material specification that will not effect the light output of the fixture.

Ordering guide Example: TX03-32-G3-B-A-2-A-5-E-N-740-A-9-SRD-SP1

Series	LEDs	Gen	Pods	Finials	Fasteners	Finishes	Optical System	Photo controls
TX03 Hagerstown LED post top	32 32 LEDs 48 48 LEDs 64 64 LEDs	G3 Gen3	A Octagonal fitter B Round fitter w/scalloped petals C Fluted tapered hourglass fitter* D Smooth tapered hourglass fitter* E Tapered fluted fitter w/scalloped flower petals* G Tall round fluted fitter* H Round contemporary fitter J Tapered fluted w/round stepped fitter L Round fluted long fitter T Decorative leaf fitter w/scalloped petals	1 Hex head bolts 2 Allen head bolts We offer two finial options, 3 and F.	A Black B White G Verde H Bronze J Green	2 Type 2 2H Type 2 w/HSS 3 Type 3 3H Type 3 w/HSS 3W Type 3 Wide 3WH Type 3 Wide w/ HSS 4 Type 4 5 Type 5 Type 3 or type 5 depending on location. Fixtures located mid-block are type 3 and fixtures located at the end of the block are type 5	Button eye photo controls E 120 VAC F 208/240/277 VAC K 347 VAC R Twist-lock receptacle* N None

Future Proof controls	Color Temp	Voltage	Current	Driver Options	Surge protection
R7 7-Pin Receptacle* N None	730 3000K 740 4000K	A 120-277 VAC B 347-480 VAC*	3 350mA 5 530 mA 7 700mA 9 900mA 1 1050mA[1]	DA 4hrs 25% reduction[3] DB 4hrs 50% reduction[3] DC 4hrs 75% reduction[3] DD 6hrs 25% reduction[3] DE 6hrs 50% reduction[3] DF 6hrs 75% reduction[3] DG 8hrs 25% reduction[3] DH 8hrs 50% reduction[3] DJ 8hrs 75% reduction[3] DL Compatible with DALI N No dimming S FAWS Field adjustable wattage selector SRD Sensor ready driver (standard configuration)[1,2] SRDR Sensor ready driver (alternate configuration)[1,2]	SP1 10kV/10kA (standard) SP2 20kV/20kA (optional)

Configurations with 48 (48) and 64 (64) LED array boards are not compatible with the 1050mA (1) drive current.
64LED are limited to 35C ambient rating with 900ma driver current

1. Consult factory.
2. Configurations with C.D.E.G pods are not compatible with the Twist Lock receptacle (R) photo control.
3. RT is located on the top of the roof. N No Finial is required.

BAA Intertek

TYPE DD

LUMINAIRE SCHEDULE

TYPE	LAMP & KELVIN	DESCRIPTION	MOUNTING	MOUNTING HEIGHT	LOAD (VA)	LUMENS	VOLTS	CONTROL	MANUFACTURER CAT. NO.	NOTES
AA1	80CRI/4,000K	18" EXTERIOR LED DOWNLIGHT, INTEGRAL 90-MINUTE EM BATTERY, CORROSION RESISTANT, GASKETED, DIECAST ALUMINUM HOUSING, STAINLESS STEEL HARDWARE, DIFFUSE POLYMER LENS W/ TEMPERED GLASS, WET LOCATION LISTED, IP65, POWDERCOAT FINISH TBD	SURFACE	SEE PLANS	45	4,360	UNV	PHOTOCELL	LUMINIS/CT100-L2L45-40K-MVOLT-OK-EMT-XXX	
BB1	80CRI/4,000K	EXTERIOR LED WALL SCONCE, INTEGRAL 90-MINUTE EM BATTERY, DIECAST ALUMINUM HOUSING, TYPE III MEDIUM DISTRIBUTION, WET LOCATION LISTED, IP66, INTEGRAL PHOTOCELL, POWDER COAT FINISH TBD	SURFACE	SEE PLANS	11	1,265	UNV	PHOTOCELL	LITHONIA/WDGE3LED P1-40K-80CRI-T3M MVOLT-SRM-E20WC-XXXX	
BB2	80CRI/4,000K	EXTERIOR LED WALL SCONCE, INTEGRAL 90-MINUTE EM BATTERY, DIECAST ALUMINUM HOUSING, TYPE III MEDIUM DISTRIBUTION, WET LOCATION LISTED, IP66, INTEGRAL PHOTOCELL, POWDER COAT FINISH TBD	SURFACE	SEE PLANS	19	2,062	UNV	PHOTOCELL	LITHONIA/WDGE3LED P2-40K-80CRI-T3M MVOLT-SRM-E20WC-XXXX	
CC1	80CRI/4,000K	6" LED DOWNLIGHT, INTEGRAL 90-MINUTE EM BATTERY, STEEL HOUSING, MEDIUM DISTRIBUTION, SMOOTH CLEAR LENS, WET LOCATION LISTED, IP66, FLUSH LENSED TRIM, WHITE FLANGE	RECESSED	SEE PLANS	14.7	1,471	UNV	PHOTOCELL	GOTHAM/EVO6R-40-15-DFF-SMD-MVOLT-EZ1-ELR	
CC2	80CRI/4,000K	6" LED DOWNLIGHT, INTEGRAL 90-MINUTE EM BATTERY, STEEL HOUSING, WIDE DISTRIBUTION, SMOOTH CLEAR LENS, WET LOCATION LISTED, IP66, FLUSH LENSED TRIM, WHITE FLANGE	RECESSED	SEE PLANS	8.2	776	UNV	PHOTOCELL	GOTHAM/EVO6R-40-07-DFF-SMD-MVOLT-EZ1-ELR	
DD1	80CRI/3,000K	COLORADO SPRINGS STANDARD, EXTERIOR LED POST TOP FIXTURE, DIECAST ALUMINUM HOUSING, TYPE II DISTRIBUTION, UV STABALIZED ACRYLIC GLOBE, WET LOCATION LISTED, IP66, POWDER COAT FINISH TBD	POST TOP	TBD	75.5	8,350	TBD	TBD	HADCO/TX03-48-G3-B-XX-X-X-3-R*-730-X-S-SP1	A
DD2	80CRI/3,000K	COLORADO SPRINGS STANDARD, EXTERIOR LED POST TOP FIXTURE, DIECAST ALUMINUM HOUSING, TYPE II DISTRIBUTION, UV STABALIZED ACRYLIC GLOBE, WET LOCATION LISTED, IP66, POWDER COAT FINISH TBD	POST TOP	TBD	75.5	8,825	TBD	TBD	HADCO/TX03-48-G3-B-XX-X-X-5-R*-730-X-S-SP1	A

GENERAL NOTES:

1. VERIFY EXACT LUMINAIRE'S CATALOG NUMBER, FINISH, LAMP(S), LENGTHE AND OPTIONS WITH ARCHITECT/INTERIOR/OWNER PRIOR TO ORDERING.
2. CONTRACTOR TO VERIFY DIMMING CONTROLS ARE COMPATIBLE WITH LUMINAIRE'S PURCHASED.
3. CONTRACTOR TO PROVIDE ALL PARTS AND ACESSORIES FOR A COMPLETE, AND FUNCTIONING SYSTEM.
4. FINAL LUMINAIRE MOUNTING HEIGHT TO BE COORDINATED WITH ARCHITECTURAL ELEVATIONS PRIOR TO INSTALLATION.

NOTES:

A. PEDESTRIAN POLE LIGHT TO MATCH EXISTING COLORADO SPRINGS STANDARD. FIXTURE SELECTIONS SHOULD BE COORDINATED WITH THE CITY OF COLORADO SPRINGS AND COLORADO SPRINGS UTILITIES PRIOR TO ORDERING. COORDINATE VOLTAGE, COLOR TEMPERATURE, CONTROLS, MOUNTING HEIGHT, TRIM, AND FINISH COLOR.

rta ARCHITECTS
PERKINS — EASTMAN
19 SOUTH TEJON ST., SUITE 300
COLORADO SPRINGS, CO. 80903
TELE. 719-471-7566
FAX: 719-471-1174
www.rtaarchitects.com

CMTA
1402 WASHINGTON AVE.
GOLDEN, CO 80402

PALMER HIGH SCHOOL TRANSFORMATION

COLORADO SPRINGS SCHOOL DISTRICT 11

301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

RECORD DOCUMENTS

RTA ARCHITECTS
XXXXXXXXX

SHEET TITLE

PHOTOMETRIC DETAILS

RTA PROJECT NUMBER
2024-070.00

DATE
07/01/2025

REVISIONS

REVISIONS

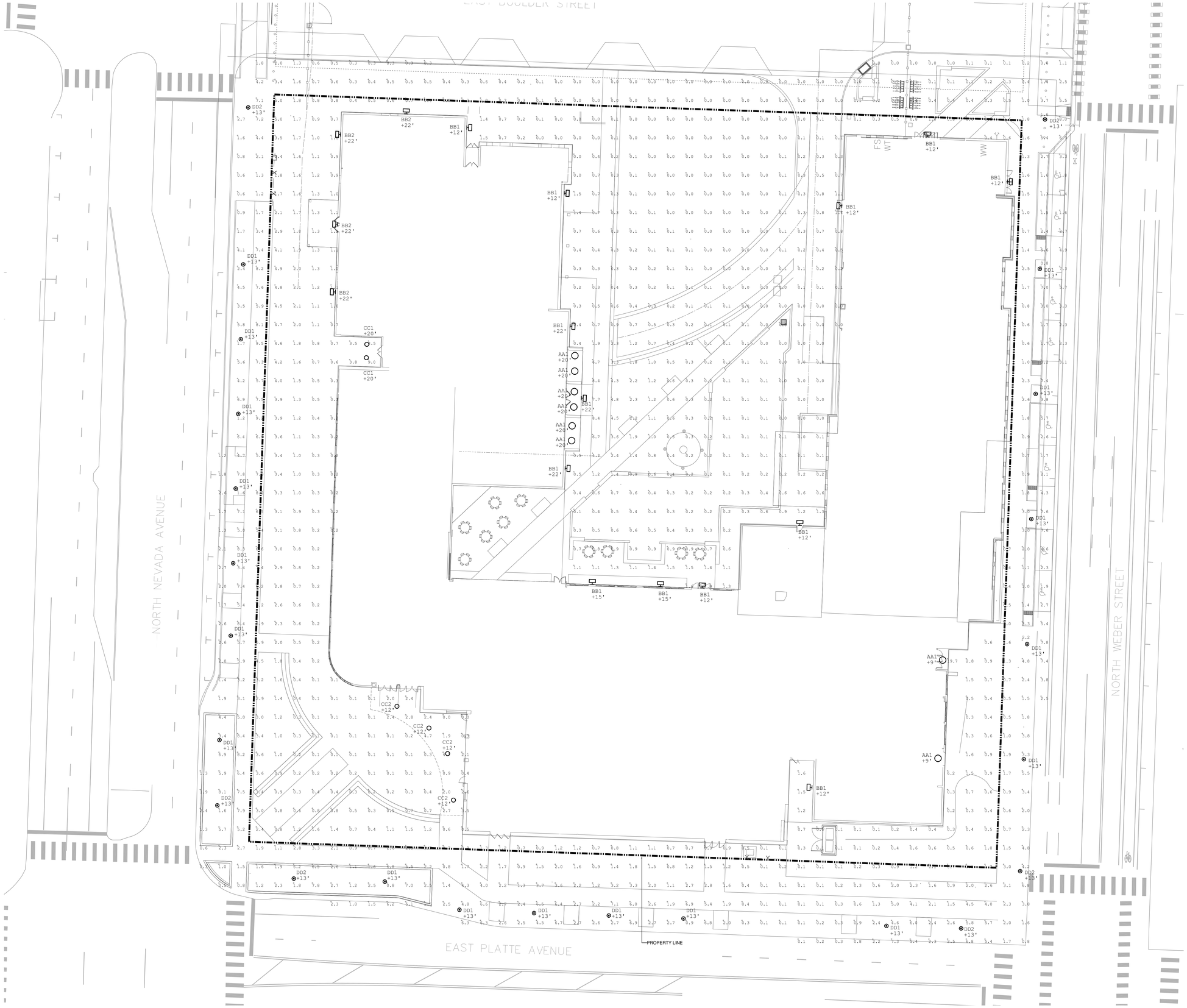
#	DATE	DESCRIPTION

QA/QC APPROVAL: **LL**
DRAWN BY: **MW**
CHECKED BY: **MJ**

ISSUED FOR:
DEVELOPEMENT PLAN

SHEET NO.
DP-12

SHEET 12 OF 12



1 ELECTRICAL FLOOR PLAN
SCALE: 1"=20'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	1.55	19.7	0.0	N.A.	N.A.

N

20' 0 20' 40'
ORIGINAL SCALE: 1"=20' (30"x42" SHEET)

GENERAL NOTES:

1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E., LIGHTING STANDARD FOR DISABILITY GLARE.

2. "DISABILITY GLARE" IS WHEN VARIANCES IN THE BRIGHTNESS OF THE BACKGROUND AGAINST WHICH AN OBJECT IS VIEWED IMPAIRS THE EYE'S ABILITY TO SEE THAT OBJECT. I.E. STRAY LIGHT FROM A SECURITY LIGHT ON PRIVATE PROPERTY COULD REACH A DRIVER'S EYE AND CHANGE THE VISUAL BACKDROP OF THE ROADWAY AHEAD AND ALTER THE DRIVER'S ABILITY TO SEE AN ONCOMING OBJECT.

rta
ARCHITECTS
PERKINS — EASTMAN
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COLORADO SPRINGS, CO. 80903
TELE. 719-471-7566
FAX: 719-471-1174
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PALMER HIGH SCHOOL TRANSFORMATION
COLORADO SPRINGS SCHOOL DISTRICT 11
301 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80903

RECORD DOCUMENTS
RTA ARCHITECTS
XX/XX/XXXX

SHEET TITLE
SITE PHOTOMETRIC PLAN

RTA PROJECT NUMBER:
2024-070.00
DATE
07/01/2025
REVISIONS

REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL: **LL**
DRAWN BY: **MW**
CHECKED BY: **MJ**

ISSUED FOR:
DEVELOPEMENT PLAN
SHEET NO.
DP-11
SHEET11OF 12