

PENROSE LIBRARY FENCING  
CITY OF COLORADO SPRINGS, COLORADO  
100% CONSTRUCTION DOCUMENTS

GENERAL CONSTRUCTION NOTES

1. SITE CONDITIONS SHOWN ARE FROM DESIGN PLANS SUPPLEMENTED BY FIELD SURVEY BY DESIGN EDGE CONFIRM CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
2. CONTRACTOR TO FIELD VERIFY AND PROPERLY LOCATE ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.
3. CONSTRUCTION STAKING FOR THIS PROJECT IS TO BE PROVIDED BY THE CONTRACTOR. STAKING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND SUB-CONTRACTORS TO ESTABLISH SUFFICIENT CONTROL FOR CONSTRUCTION. ANY DETAILED LAYOUT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. PRIOR TO CONSTRUCTION CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) (811) OR 1-899-922-1987 A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
6. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
7. COORDINATE CONSTRUCTION ACTIVITY CLOSELY WITH OWNER REPRESENTATIVE WITH RESPECT TO VEHICULAR AND PEDESTRIAN MOVEMENTS WITHIN THE CONSTRUCTION AREA AND ANY OTHER POTENTIAL IMPACTS TO CAMPUS WIDE OPERATIONS. MAINTAIN SECURITY DURING ONSITE CONSTRUCTION IN ACCORDANCE WITH OWNER REPRESENTATIVE.
8. THE OWNER WILL RETAIN A QUALIFIED TESTING LABORATORY TO PROVIDE QUALITY CONTROL TESTING FOR THIS CONSTRUCTION. TESTING FREQUENCY AND INTERVAL SHALL BE IN ACCORDANCE WITH SPECIFICATIONS. ANY RETESTING REQUIRED AS A RESULT OF INITIAL TESTS NOT MEETING SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE LABORATORY AND FURNISH A COPY OF TEST RESULTS TO THE DESIGN PROFESSIONAL OF RECORD FOR HIS USE IN CERTIFYING.
9. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE "AS BUILT" RECORD OF ALL CONSTRUCTION AND SHALL PROVIDE SAME TO THE DESIGN PROFESSIONAL OF RECORD FOR HIS USE IN PREPARATION OF THE "AS BUILT" EXHIBITS.
10. THE CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS IN ACCORDANCE WITH TERMS AND CONDITIONS OF THE CONTRACT, BUT NO LESS THAN ONE (1) YEAR.

DEMOLITION NOTES

1. COORDINATE DEMOLITION WITH OWNER REPRESENTATIVE WITH RESPECT TO MAINTAINING ACCESS AND SECURING THE CONSTRUCTION SITE. OBTAIN ALL REQUIRED PERMITS FOR DEMOLITION WORK.
2. PROTECT EXISTING LANDSCAPING AND UTILITIES WHERE NOTED ON THE PLAN AND BEYOND THE WORK AREA DURING CONSTRUCTION.
3. WOOD CHIPPER SHOULD BE USED ON SITE FOR ALL EXISTING TREES TO BE REMOVED. MULCH GENERATED SHOULD BE USED IN MULCH PLANTING BEDS ON SITE OR FOR OTHER CAMPUS USE.
4. PERFORM DAILY CLEANUP TO CONFINE MATERIAL AND DEBRIS TO THE SECURED CONSTRUCTION AREA.
5. BIKE RACKS TO BE SAVED DURING DEMOLITION AND RELOCATED PER PLANS.

INSPECTION NOTES

1. MINIMUM INSPECTIONS WILL INCLUDE:
  - A. REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS FOR APPROVAL BY LANDSCAPE ARCHITECT AND IRRIGATION ENGINEER.
  - B. PRE-CONSTRUCTION MEETING / SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER.
  - C. LANDSCAPE 25% PUNCH INSPECTION, WITH APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED.
  - D. LANDSCAPE 50% PUNCH INSPECTION - HALF WAY THROUGH PROJECT.
  - E. LANDSCAPE 95% PUNCH LIST SITE INSPECTION.
  - F. LANDSCAPE FINAL ACCEPTANCE INSPECTION.ANY ADDITIONAL VISITS CAUSED BY INCOMPLETE LANDSCAPE CONTRACTOR WORK, WILL BE CHARGED TO THE LANDSCAPE CONTRACTOR AT LANDSCAPE ARCHITECT'S HOURLY RATE.

SHEET INDEX

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Sheet 9 of 9:	LD5.0	Landscape Notes and Details

PROJECT TEAM

OWNER: Pikes Peak Library District  
20 N. Cascade Ave.  
Colorado Springs, CO 80922

LANDSCAPE ARCHITECT: N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903

GROUND COVER LEGEND

	EXISTING TREE	3
	EXISTING EVERGREEN TREE	1
	EXISTING SHRUB	10
	COBBLE EXISTING 4-8" COBBLE	2,452 sf
	TURF EXISTING BLUEGRASS	6,773 sf
	SHRUB BED PROPOSED WOOD MULCH	2,400 sf
	STONE WALL	204 sf
	PROPOSED CONCRETE	467 sf

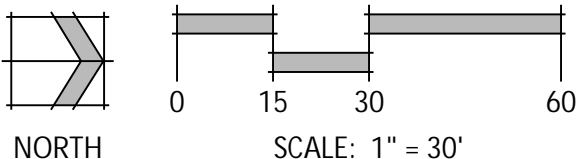
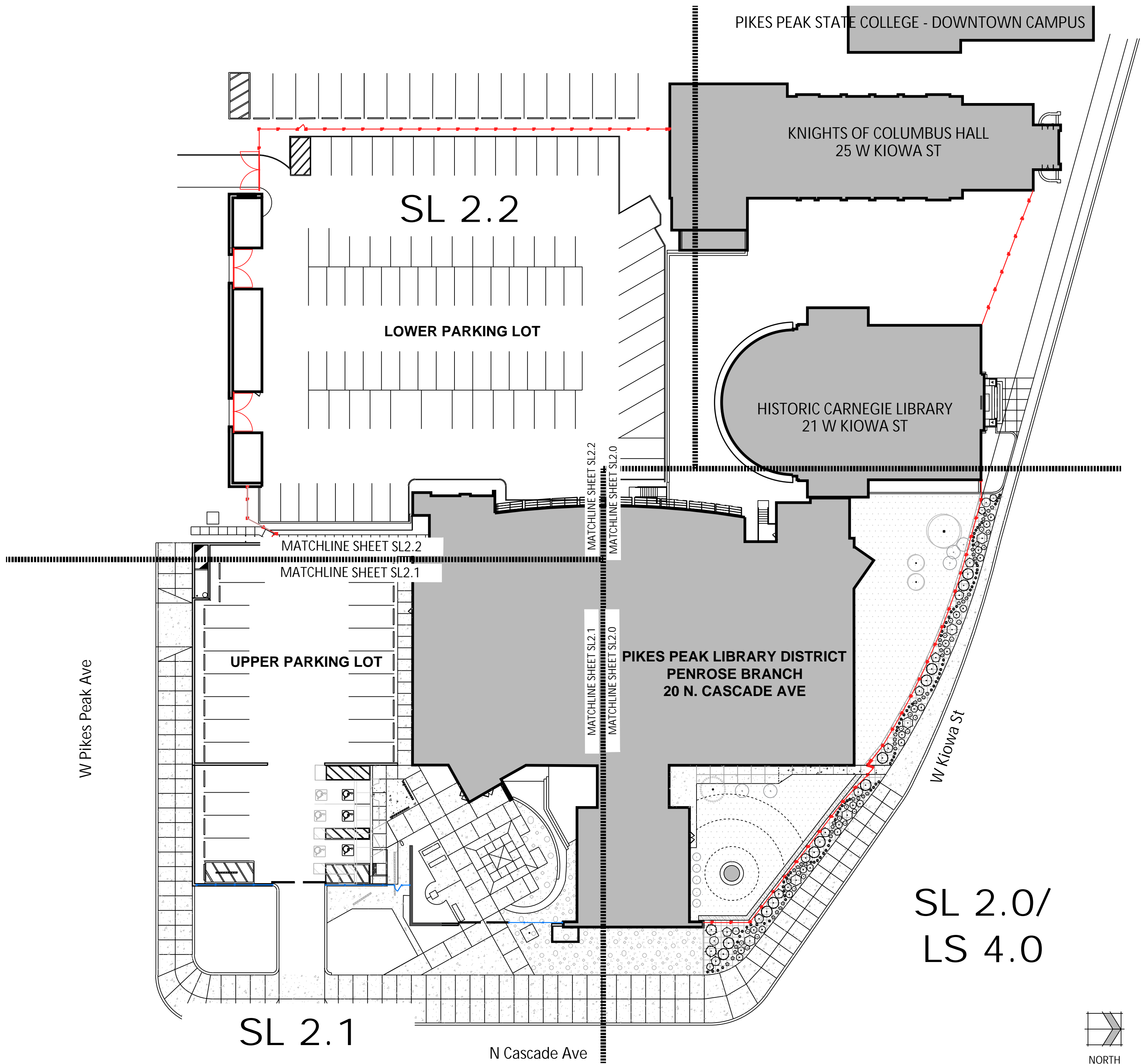
LINE TYPE LEGEND

	7' HT. OMEGA II SECUR FENCE
	7' HT. DECORATIVE FENCE
	7' HT. CORTEN STEEL WALL

DETAIL REPORT

NUMBER	TITLE
1/SD3.0	THE MONTAGE PLUS DECORATIVE GATE
2/SD3.0	THE MONTAGE PLUS DECORATIVE STEEL PANEL
3/SD3.0	OMEGA II SECUR GATE
4/SD3.0	OMEGA II SECUR FENCE PANEL
5/SD3.0	MONTAGE II DOUBLE SWING GATE
6/SD3.0	VEHICLE SECUR ACCESS GATE
7/SD3.0	PEDESTRIAN SECUR ACCESS GATE
1/SD3.1	CONCRETE WALL WITH OMEGA II FENCE MOUNT
2/SD3.1	4" CONCRETE PAVING
1/SD3.2	SILAM STONE WALL

OVERALL SITE - KEY MAP



N.E.S. Inc.  
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Fax 719.471.0267

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LOTS 9 TO 13 INC, LOT 14 EX PART TO  
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20 N CASCADE AVE.  
COLORADO SPRINGS, CO 80903

DATE: 05.12.2025  
PROJECT MGR: B. SWENSON  
PREPARED BY: T. KNAB, Y. LIU

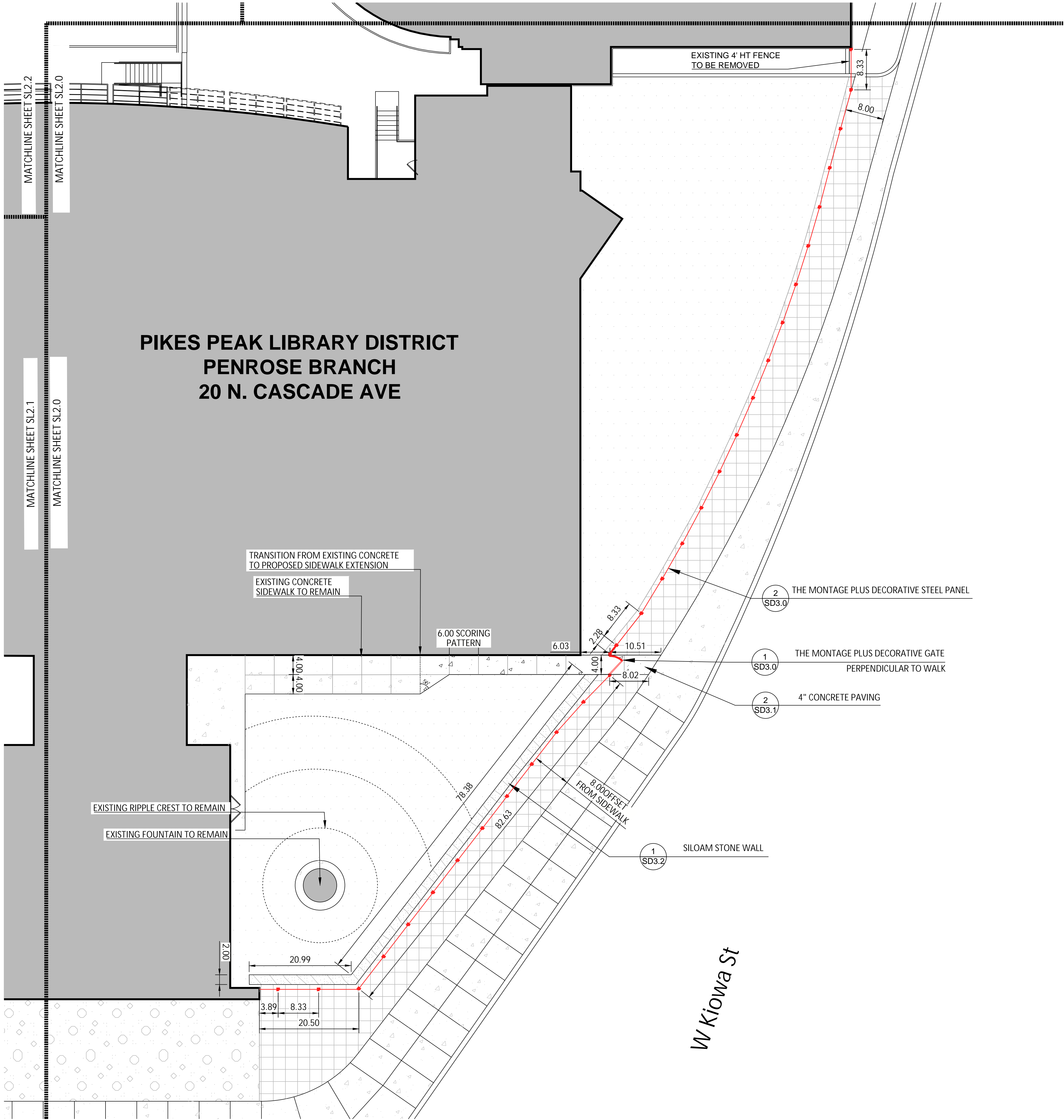
Cover Sheet

L 1.0

FBZN-24-0005



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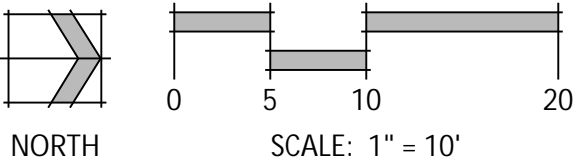


GROUND COVER LEGEND 2025-05-12 09:28

	COBBLE EXISTING 4-8" COBBLE	2,452 sf
	TURF EXISTING BLUEGRASS	6,773 sf
	SHRUB BED PROPOSED WOOD MULCH	2,400 sf
	STONE WALL	204 sf
	PROPOSED CONCRETE	467 sf

LINE TYPE LEGEND

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SHEET TITLE

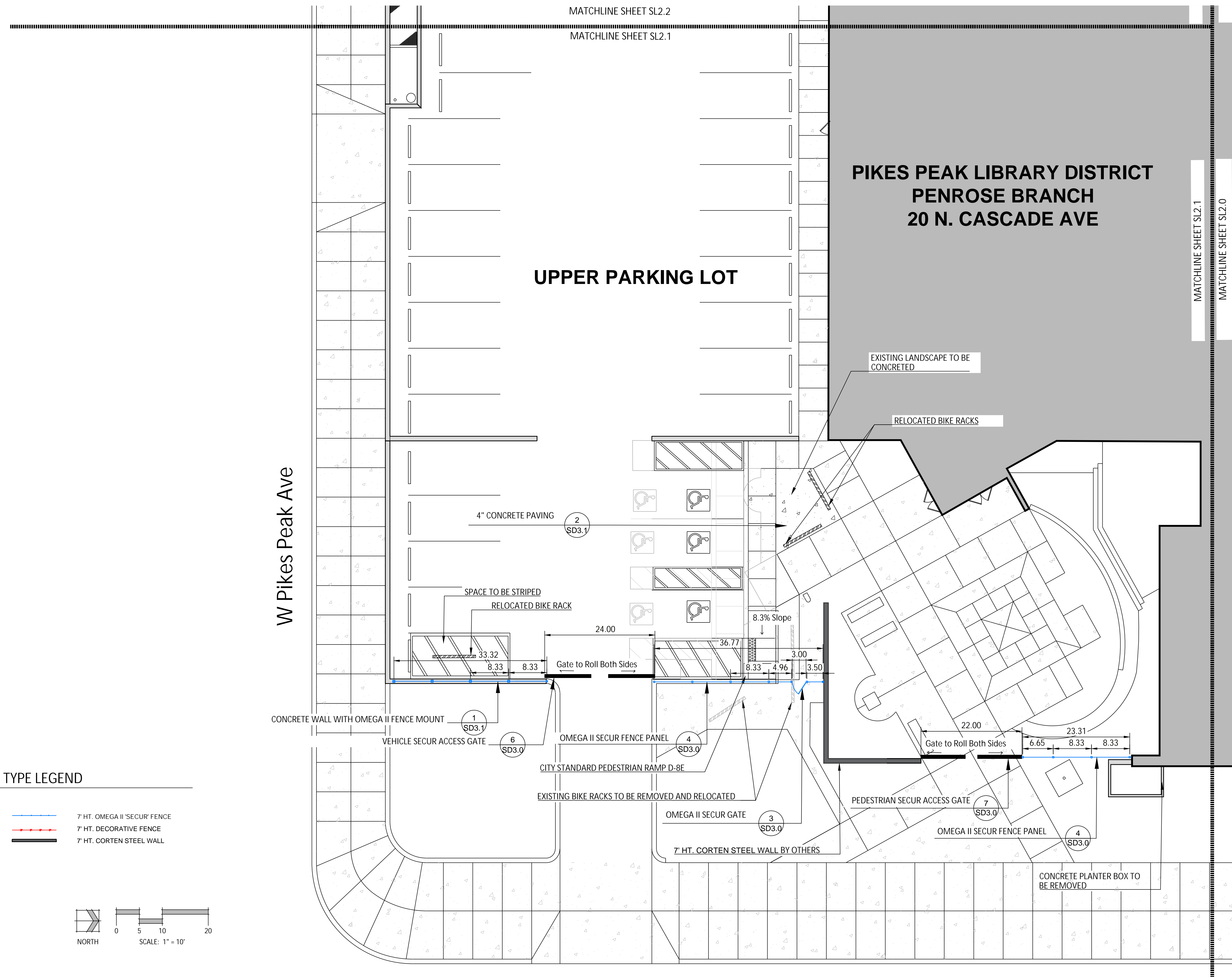
Layout Plan - North

SHEET NUMBER

SL2.0

PLAN FILE #

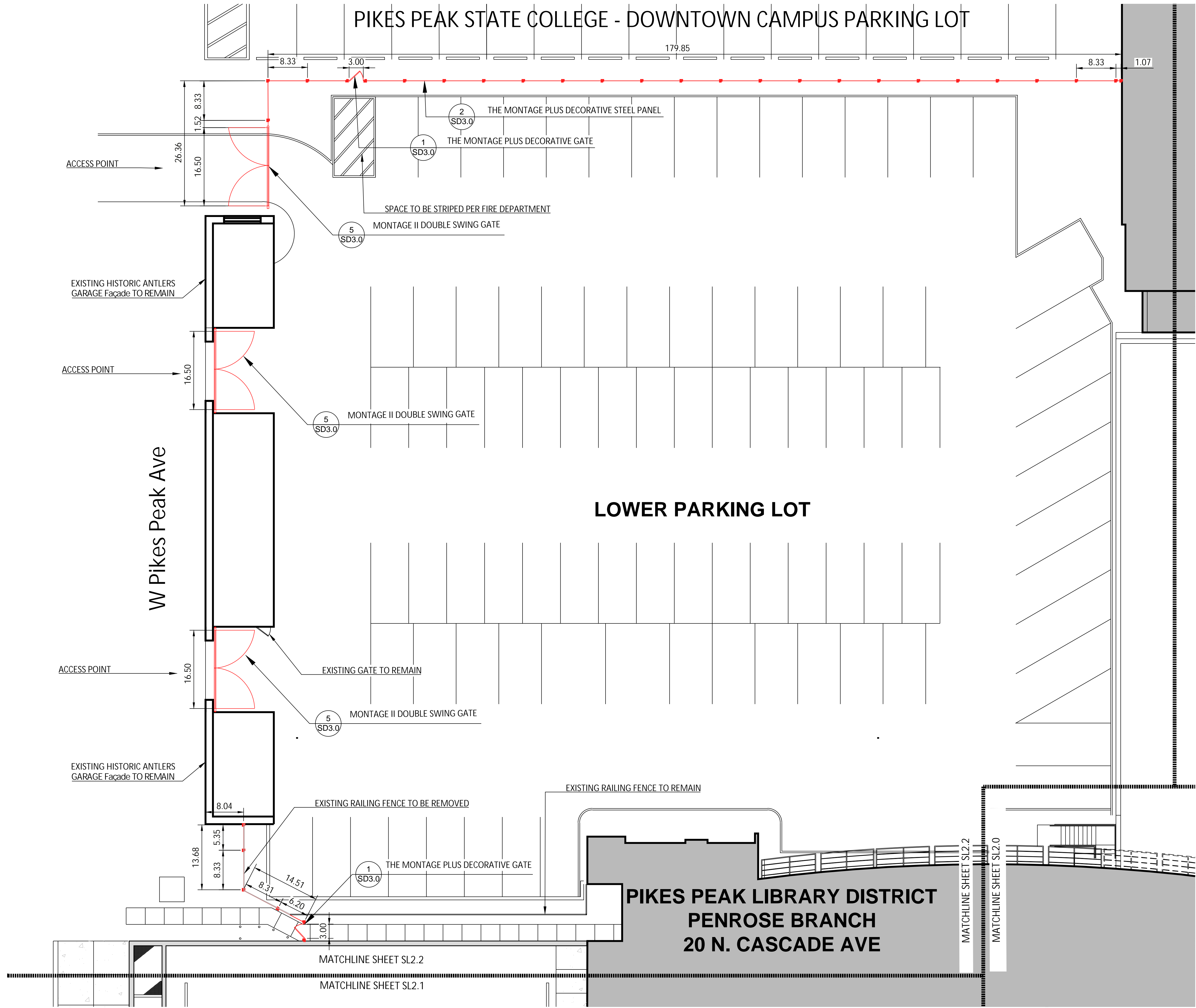
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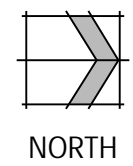


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LINE TYPE LEGEND

- 7' HT. OMEGA II 'SECUR' FENCE
- 7' HT. DECORATIVE FENCE
- 7' HT. CORTEN STEEL WALL



0 5 10 20  
SCALE: 1" = 10'



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PLANNER / LANDSCAPE ARCHITECT

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ISSUE / REVISION

SHEET TITLE

Layout Plan - West

SHEET NUMBER

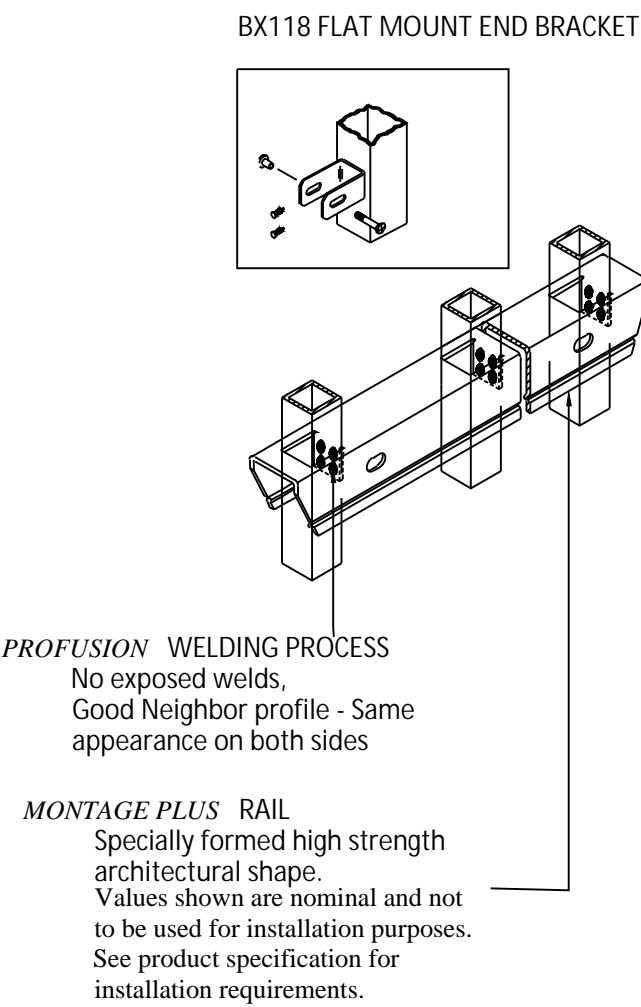
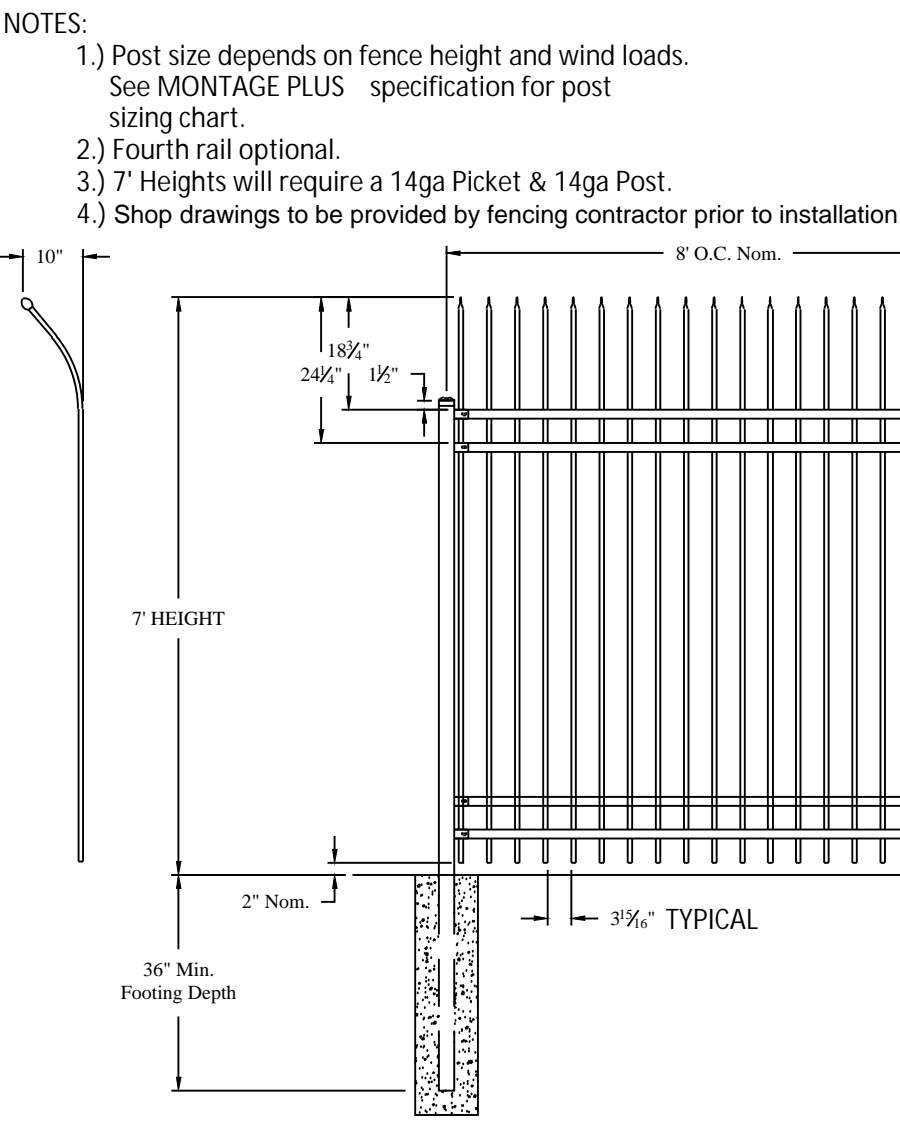
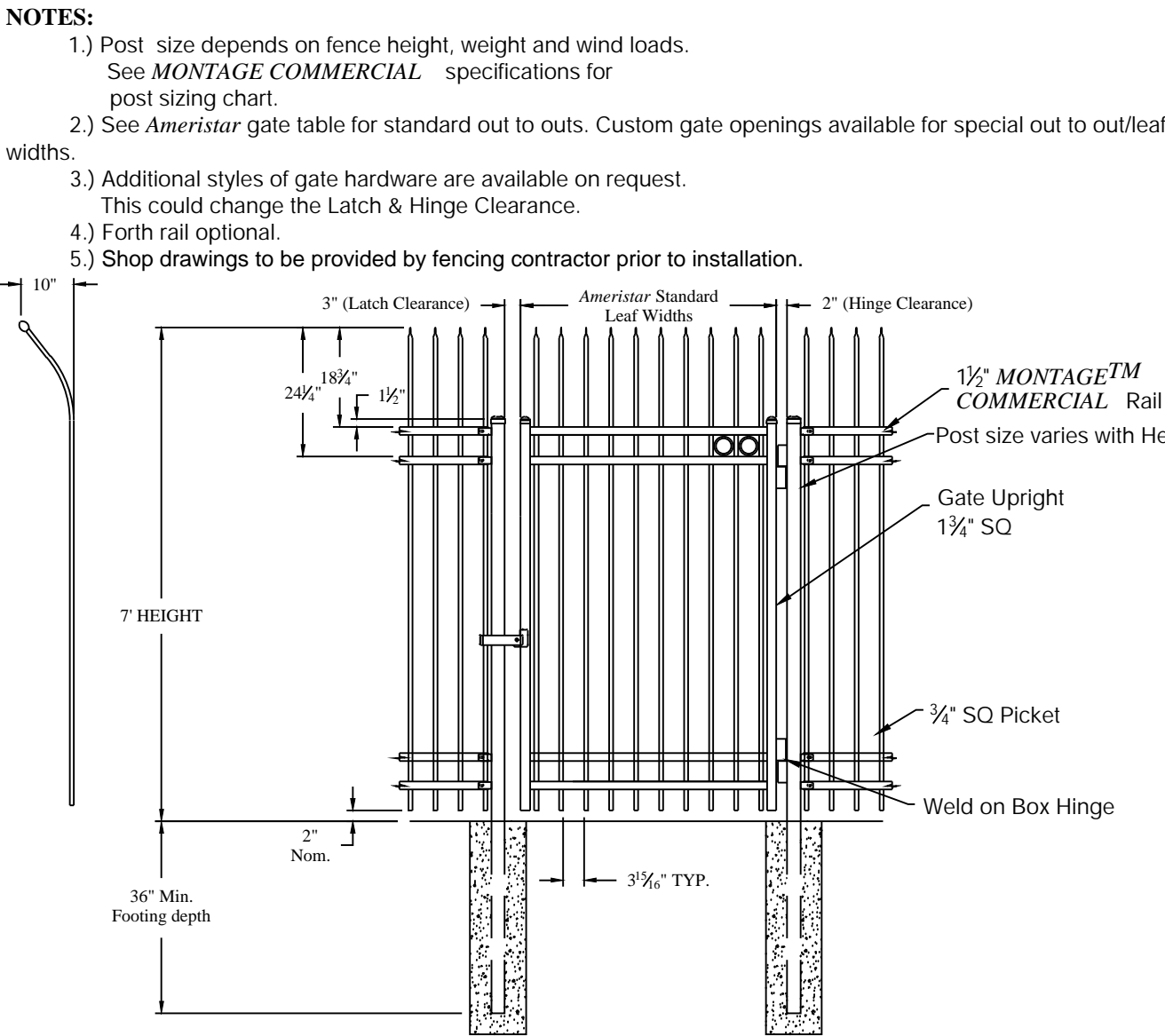
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PLAN FILE #

FBZN-24-0005

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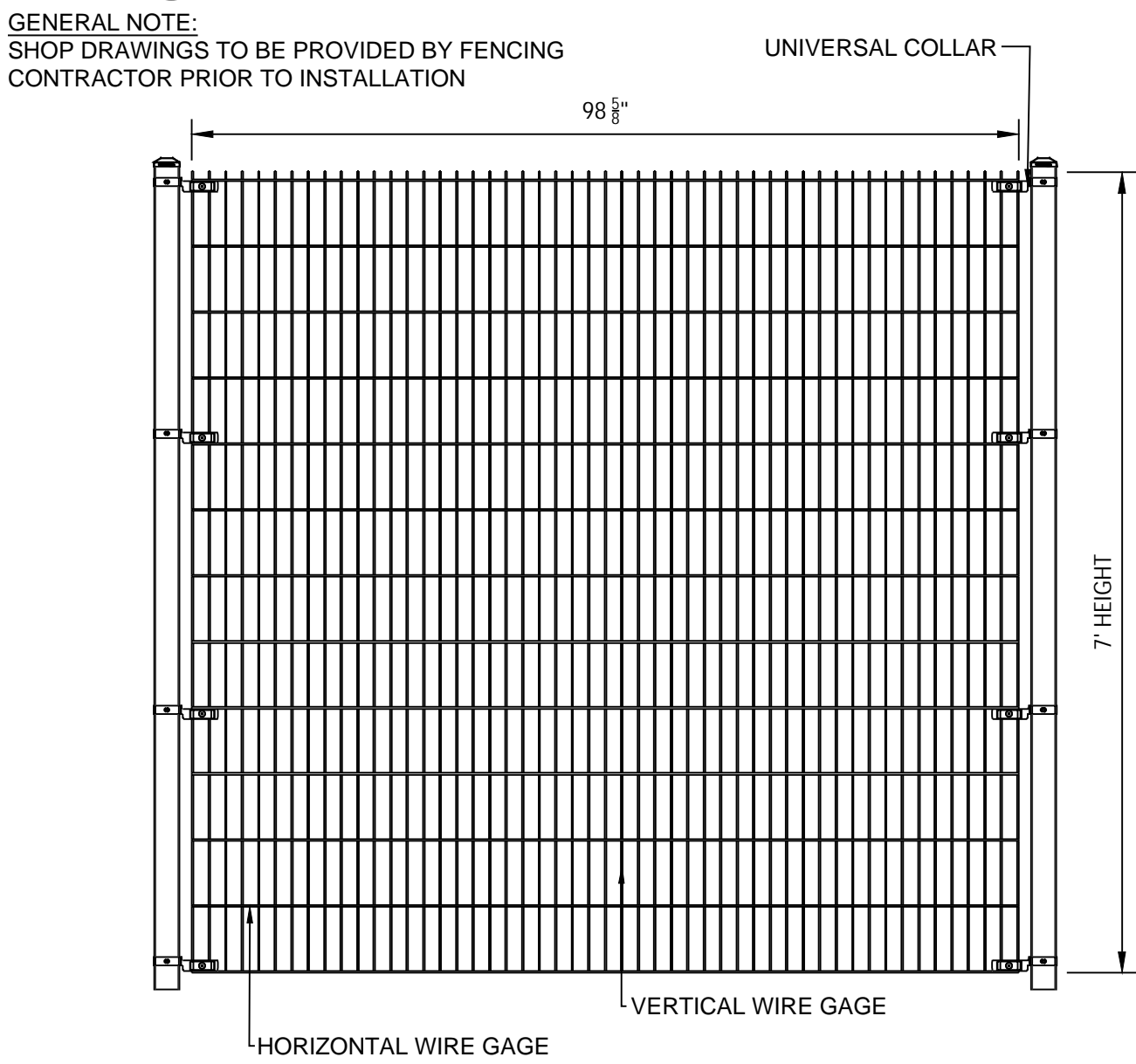
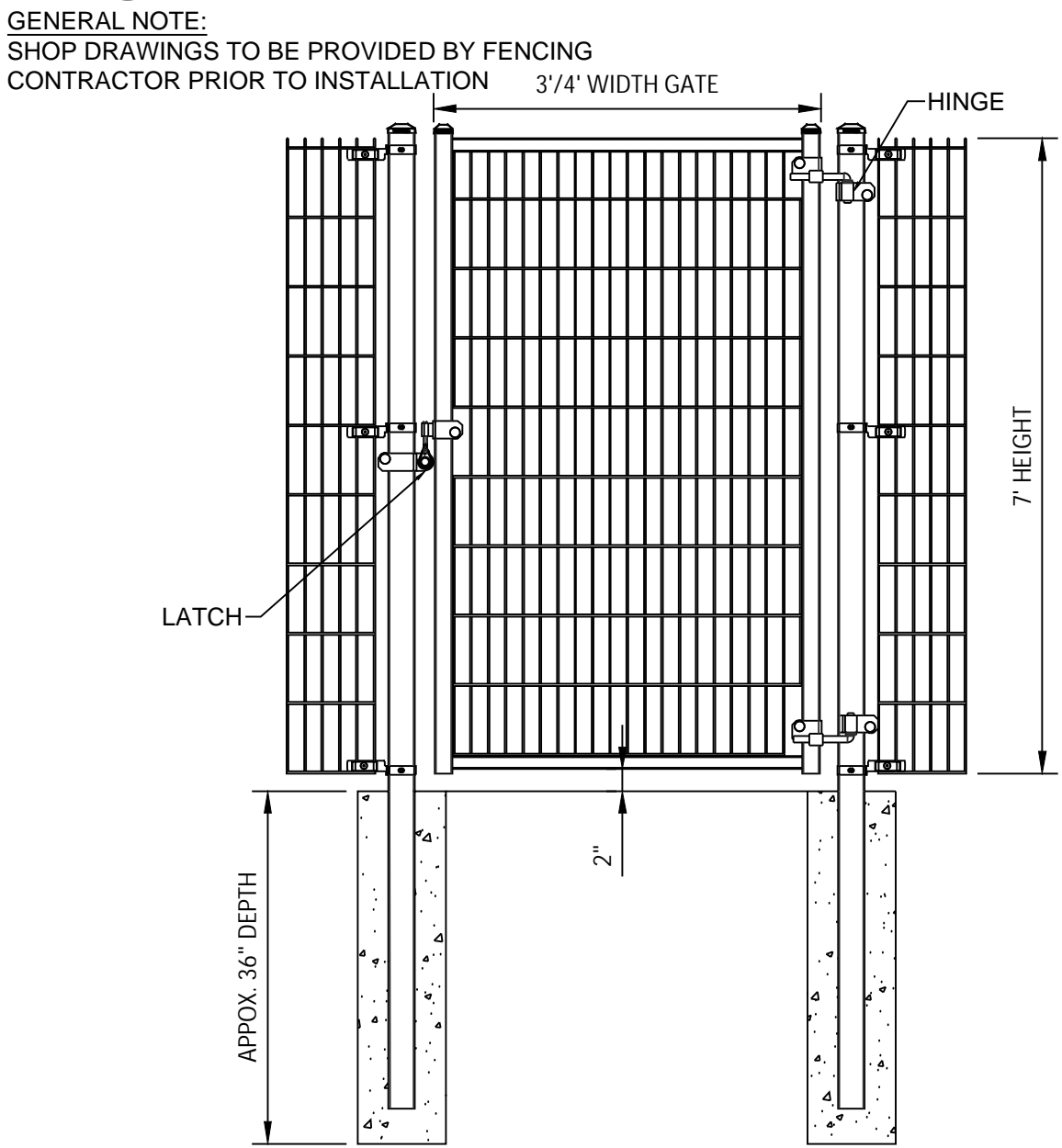
Manufacturer: Ameristar Perimeter  
Address: 1555 N Mingo Rd,  
Tulsa, OK 74116  
(918) 835-0898  
Tel:  
Web: www.ameristarperimeter.com  
Product: Montage Plus  
Decorative  
Panel and Gate  
Color: Black  
Material: Steel  
Notes:  
1. To be installed per manufacturers  
specifications.  
2. Or approved equal.



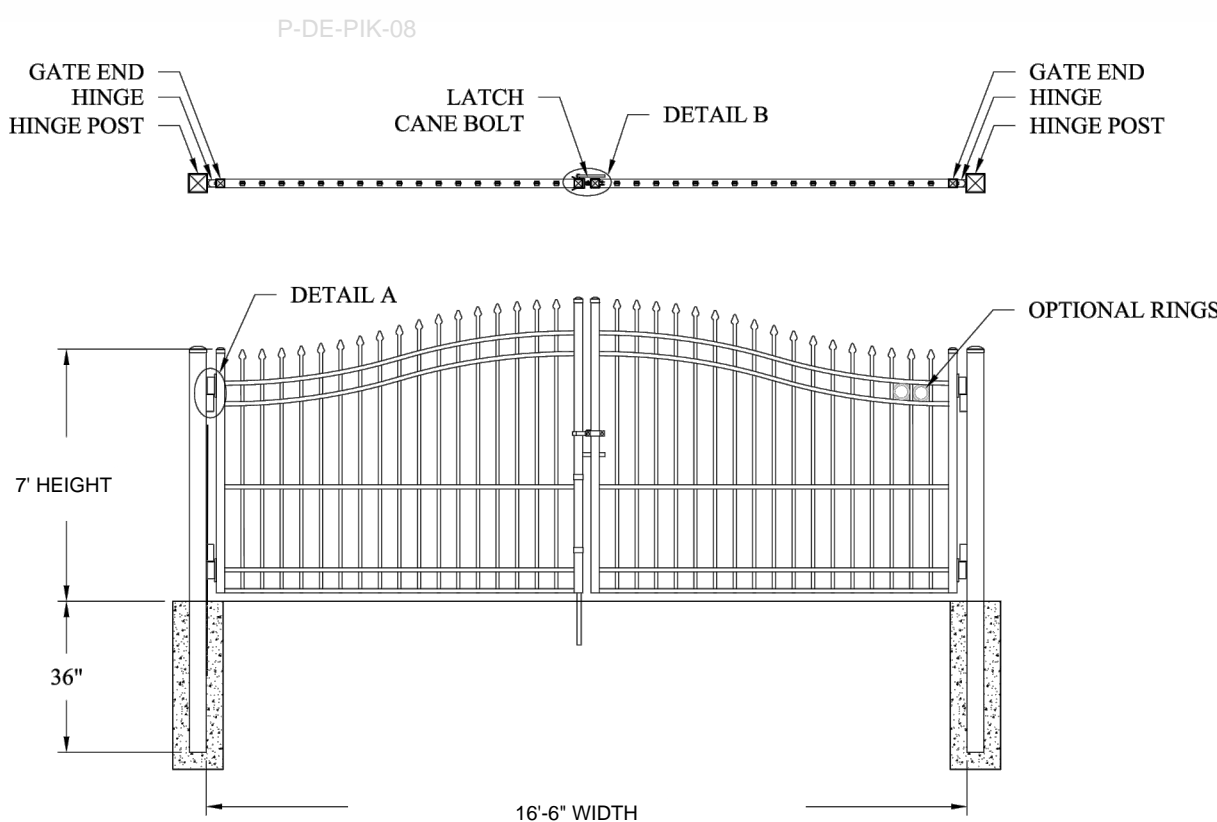
1 THE MONTAGE PLUS DECORATIVE GATE  
N.T.S.

2 THE MONTAGE PLUS DECORATIVE STEEL PANEL  
N.T.S.

Manufacturer: Omega II Fence  
Systems  
Address: 1735 St-Elzear Blvd.  
West, Laval,  
Quebec, Canada  
Tel: 450-686-9600  
1-800-836-6342  
Fax: 450-681-5318  
Web: www.omegafence.com  
Product: OMEGA SECUR  
Panel and Gate  
Color: Black  
Material: Steel  
Notes:  
1. To be installed per  
manufacturers specifications.  
2. Or approved equal.

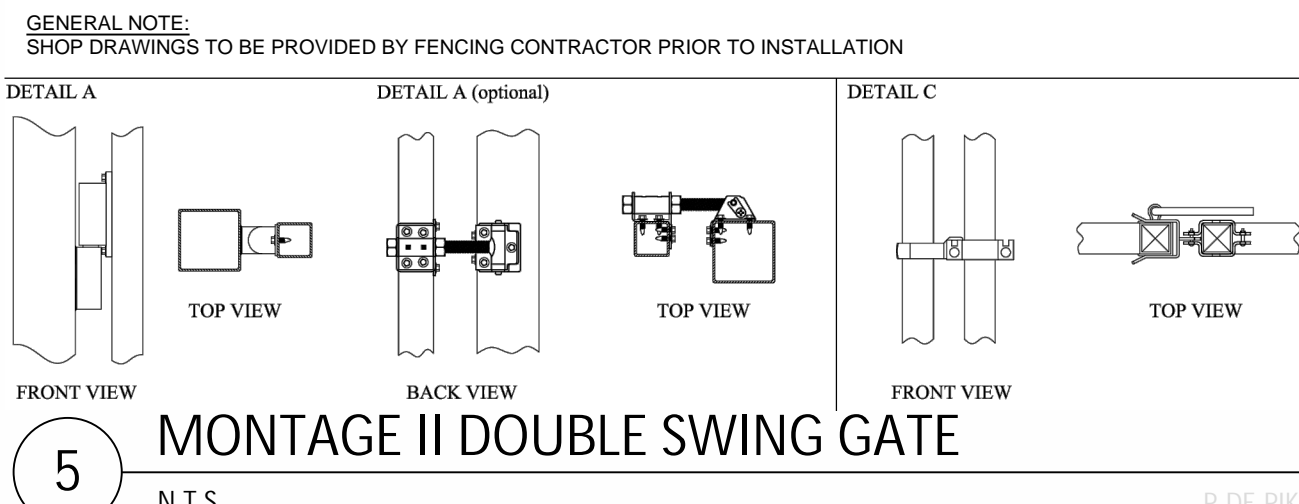


Manufacturer: Ameristar Perimeter  
Address: 1555 N Mingo Rd,  
Tulsa, OK 74116  
(918) 835-0898  
Tel:  
Web: www.ameristarperimeter.com  
Product: Montage II Double  
Swing Gate  
Color: Black  
Material: Steel  
Notes:  
1. To be installed per manufacturers  
specifications.  
2. Or approved equal.



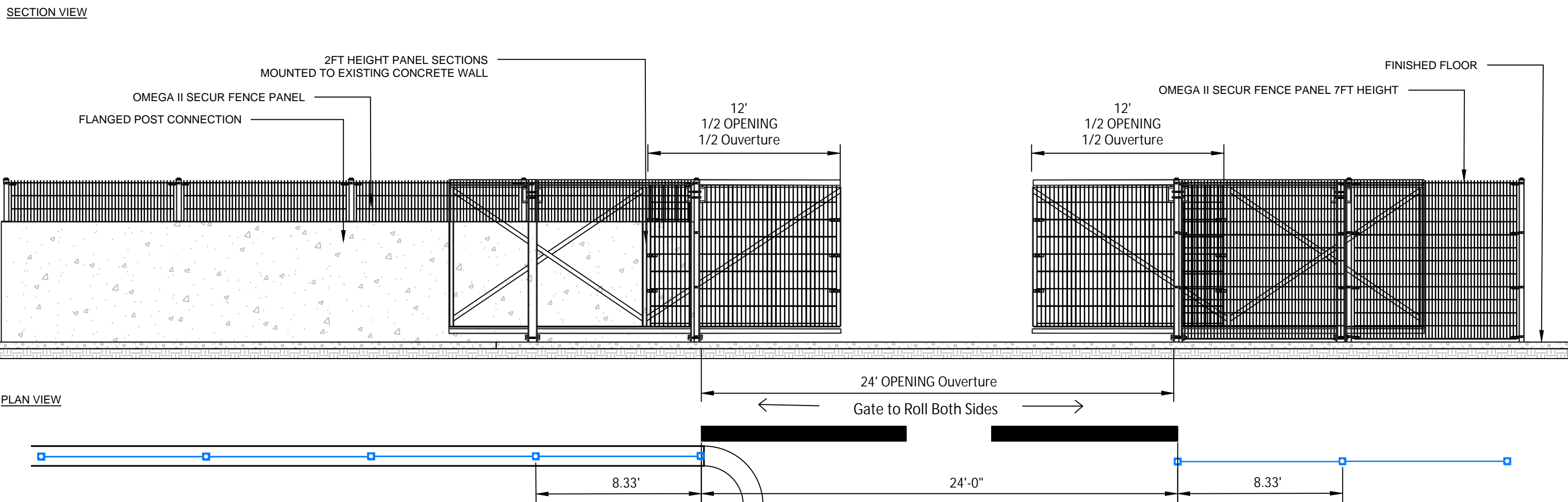
3 OMEGA II SECUR GATE  
N.T.S.

4 OMEGA II SECUR FENCE PANEL  
N.T.S.



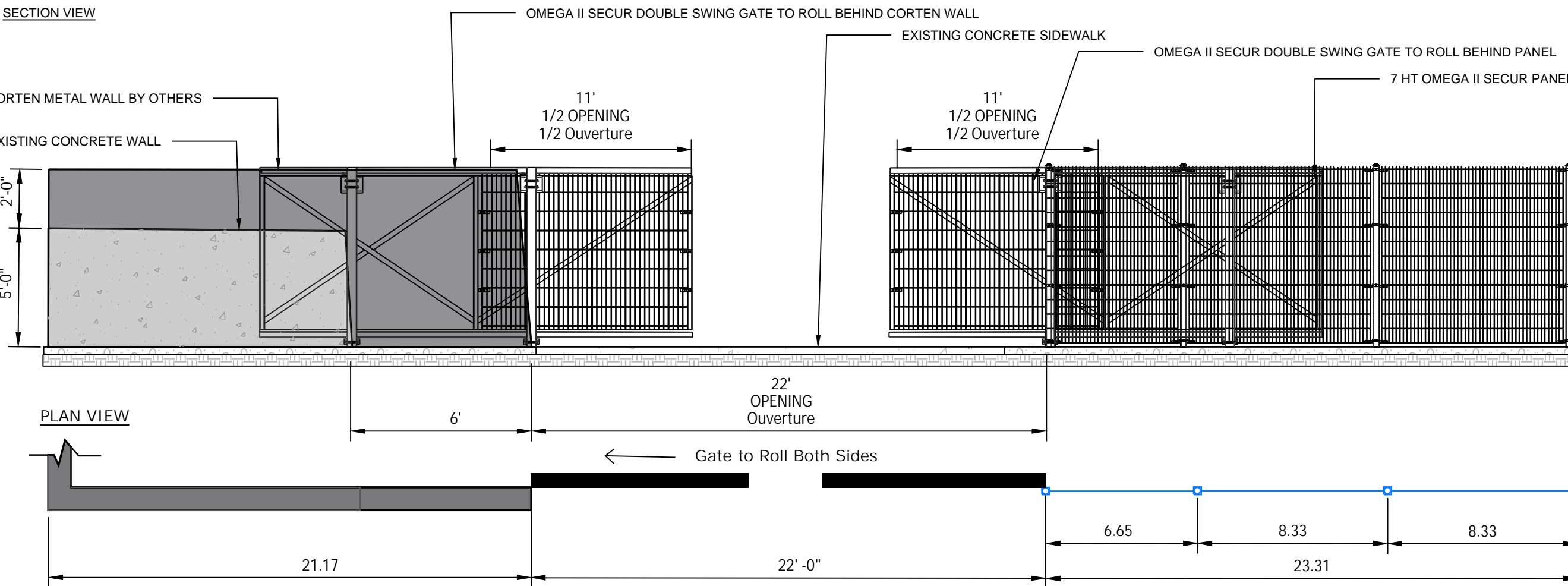
5 MONTAGE II DOUBLE SWING GATE  
N.T.S.

GENERAL NOTE:  
SHOP DRAWINGS TO BE PROVIDED BY FENCING CONTRACTOR PRIOR TO INSTALLATION



6 VEHICLE SECUR ACCESS GATE  
N.T.S.

GENERAL NOTE:  
SHOP DRAWINGS TO BE PROVIDED BY FENCING CONTRACTOR PRIOR TO INSTALLATION



7 PEDESTRIAN SECUR ACCESS GATE  
N.T.S.



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20 N CASCADE AVE.,  
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DATE: 05.12.2025  
PROJECT MGR: B. SWENSON  
PREPARED BY: T. KNAB, Y. LIU

STAMP

ISSUE INFO

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ISSUE / REVISION

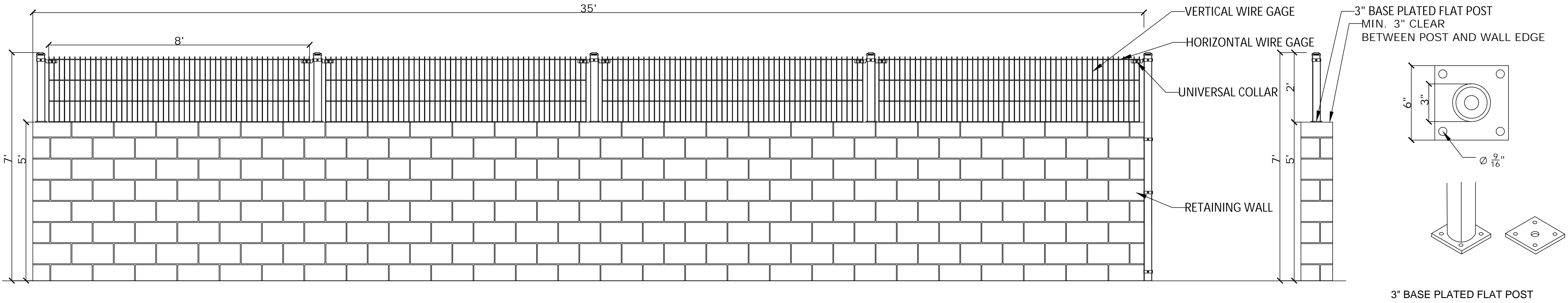
SHEET TITLE

SD3.0

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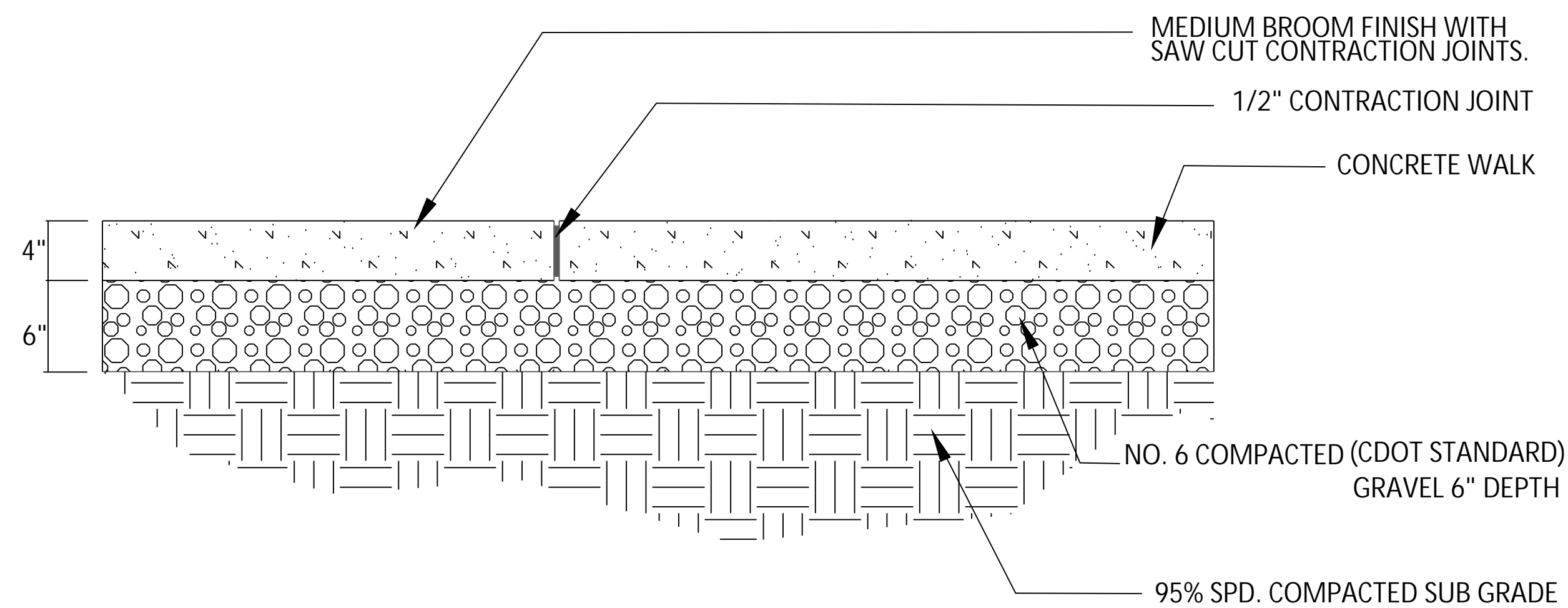


CITY OF COLORADO SPRINGS, COLORADO  
100% CONSTRUCTION DOCUMENTS



1 CONCRETE WALL WITH OMEGA II FENCE MOUNT  
N.T.S.

GENERAL NOTE: USE FIBERMESH REINFORCED CONCRETE THROUGHOUT



2 4" CONCRETE PAVING  
N.T.S.



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HEET TITLE

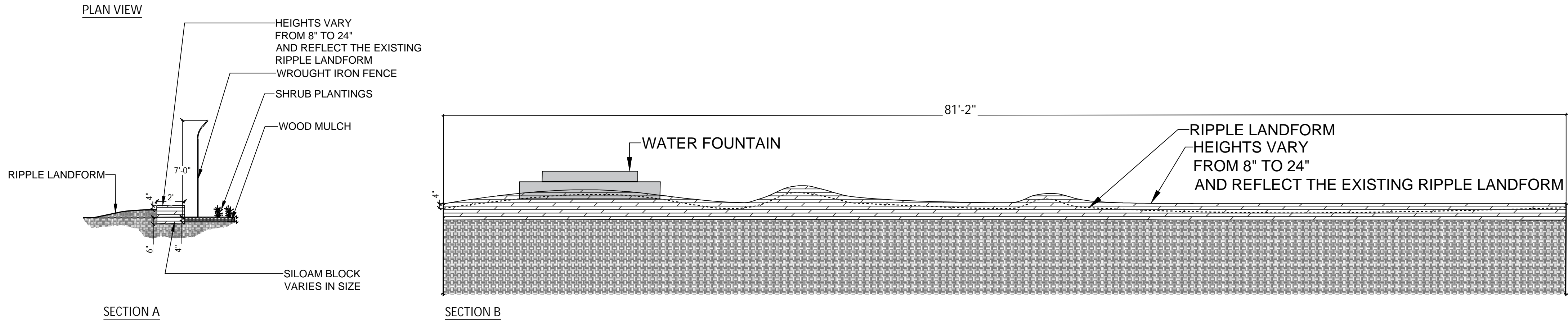
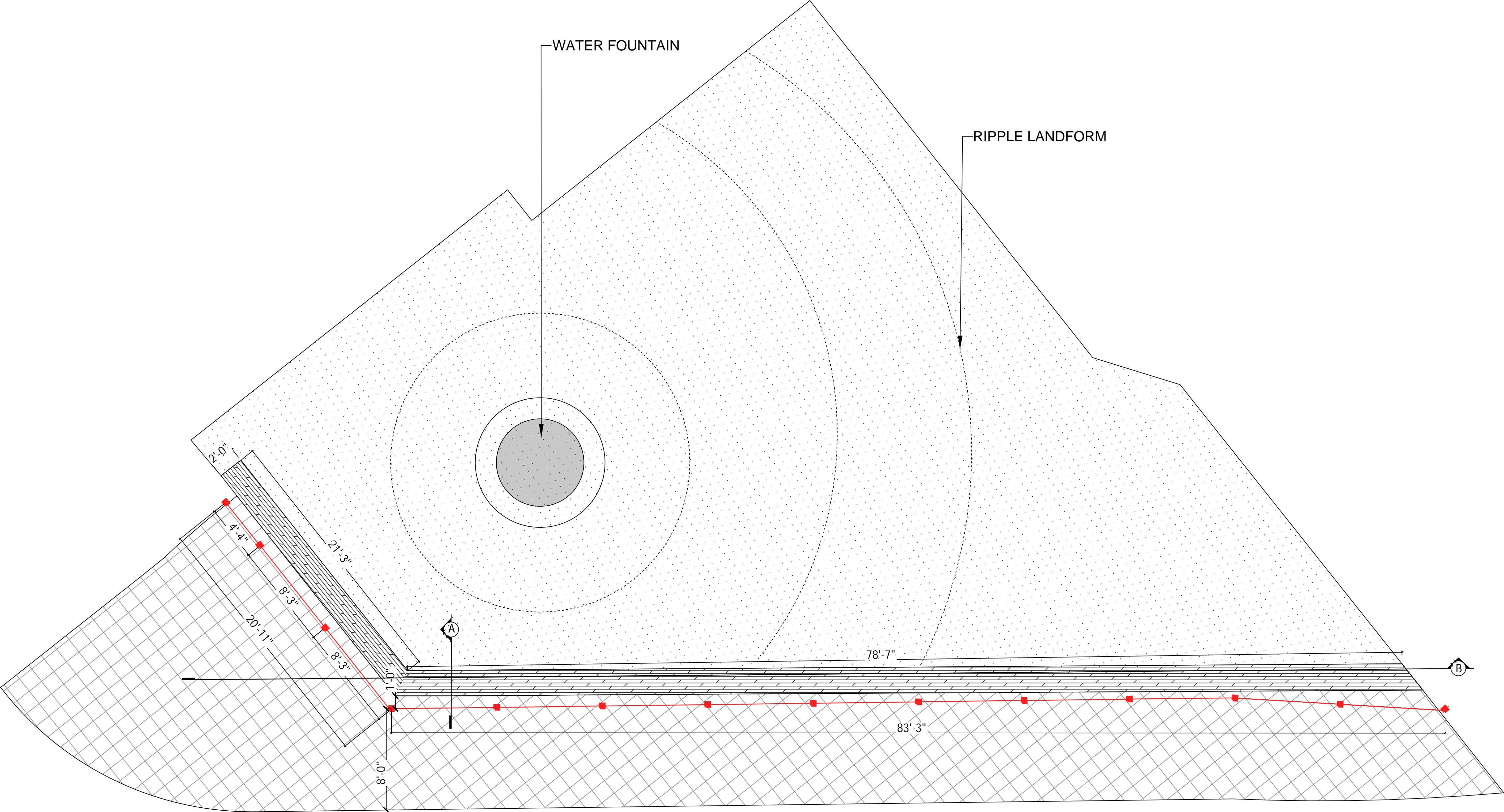
## Site Details

SD3.1

PLAN FILE #	SHEET NUMBER
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1 SILOAM STONE WALL  
N.T.S.



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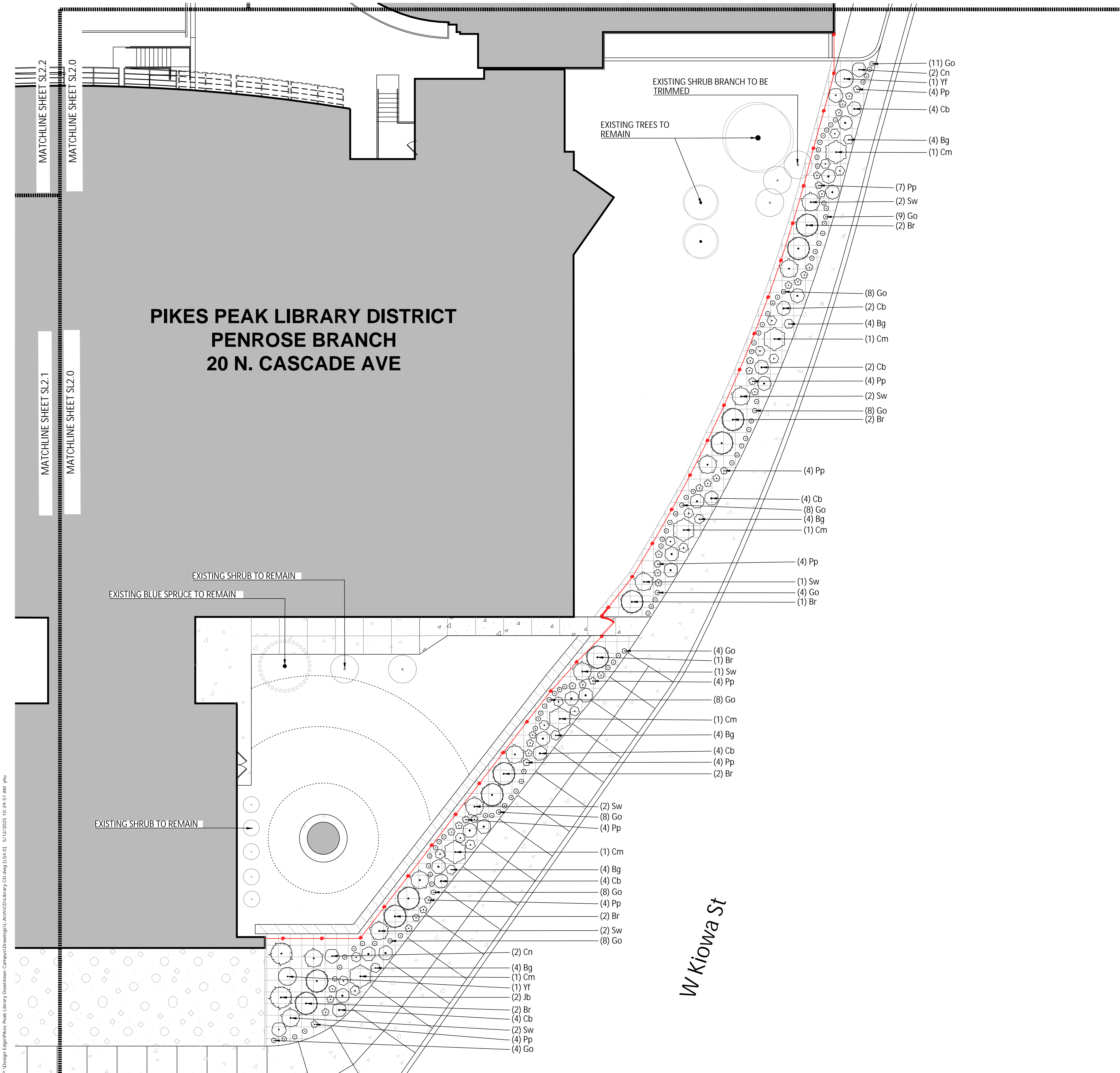
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Site Details

SD3.2

FBZN-24-0005





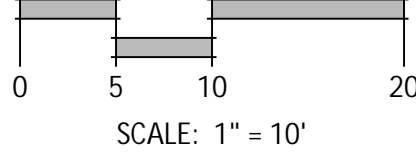
GROUND COVER LEGEND

2025-05-12 09:28

	EXISTING TREE	3
	EXISTING EVERGREEN TREE	1
	EXISTING SHRUB	10
	COBBLE EXISTING 4-8" COBBLE	2,452 sf
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LINE TYPE LEGEND

	7' HT. OMEGA II 'SECUR' FENCE
	7' HT. DECORATIVE FENCE
	7' HT. CORTEN STEEL WALL



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Landscape Plan - North

LS4.0

FBZN-24-0005



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LANDSCAPE NOTES

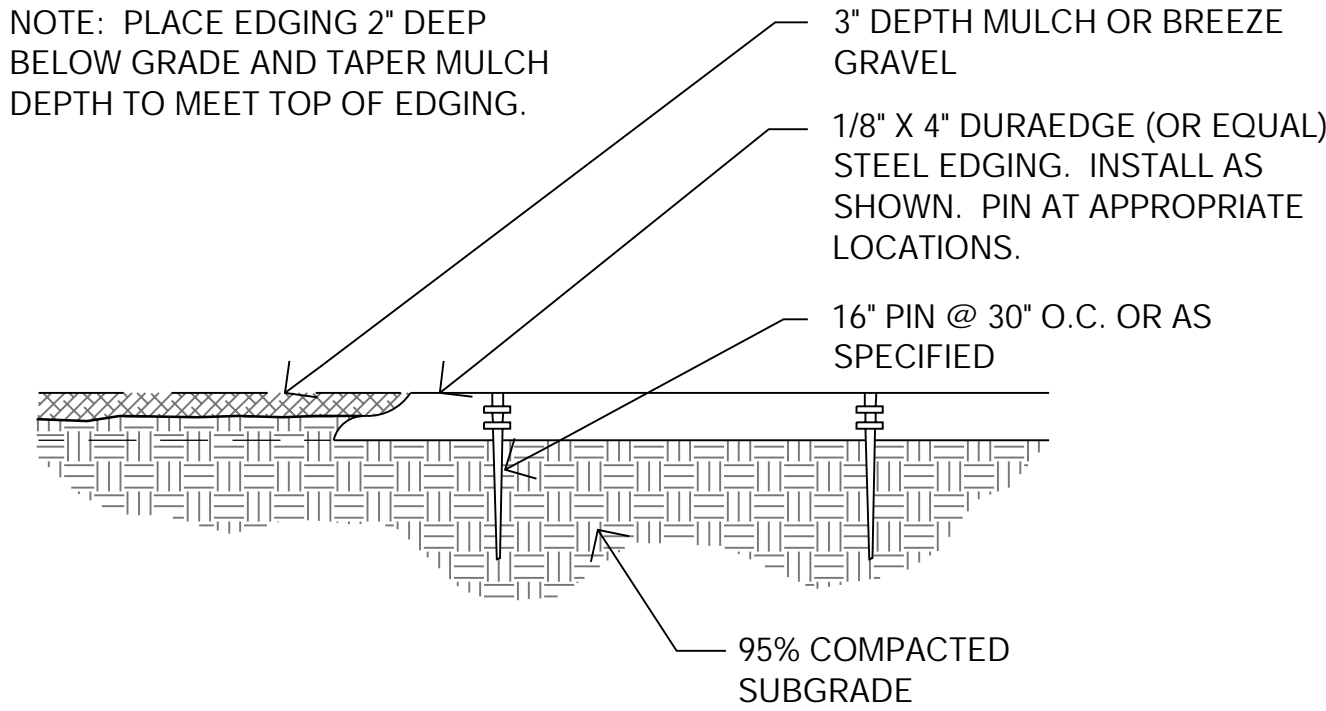
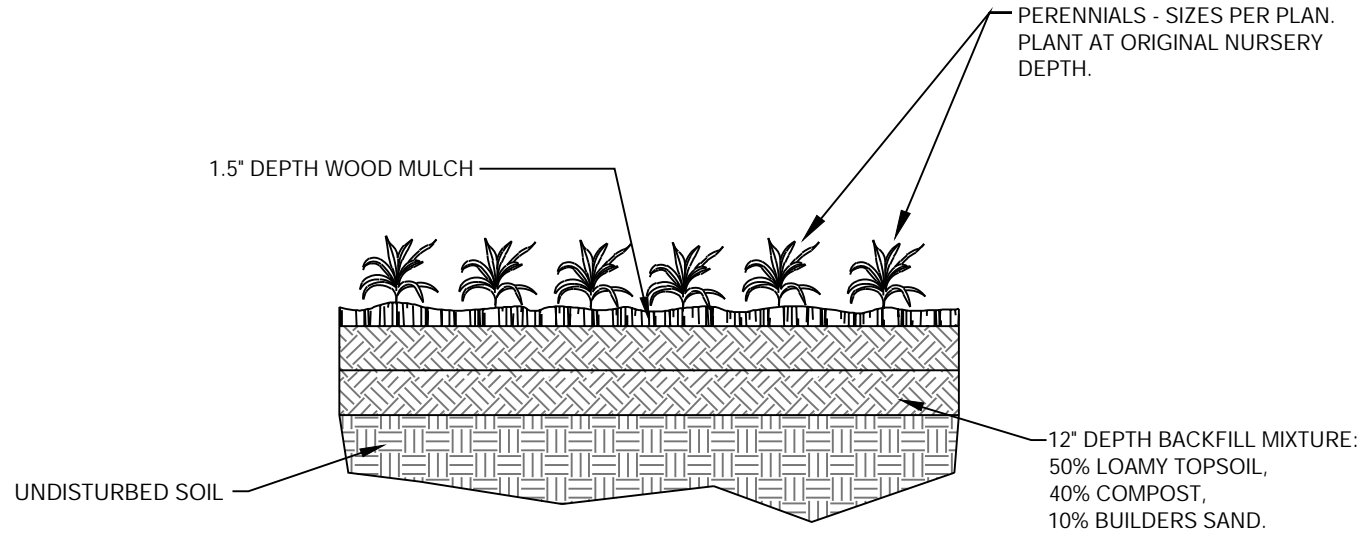
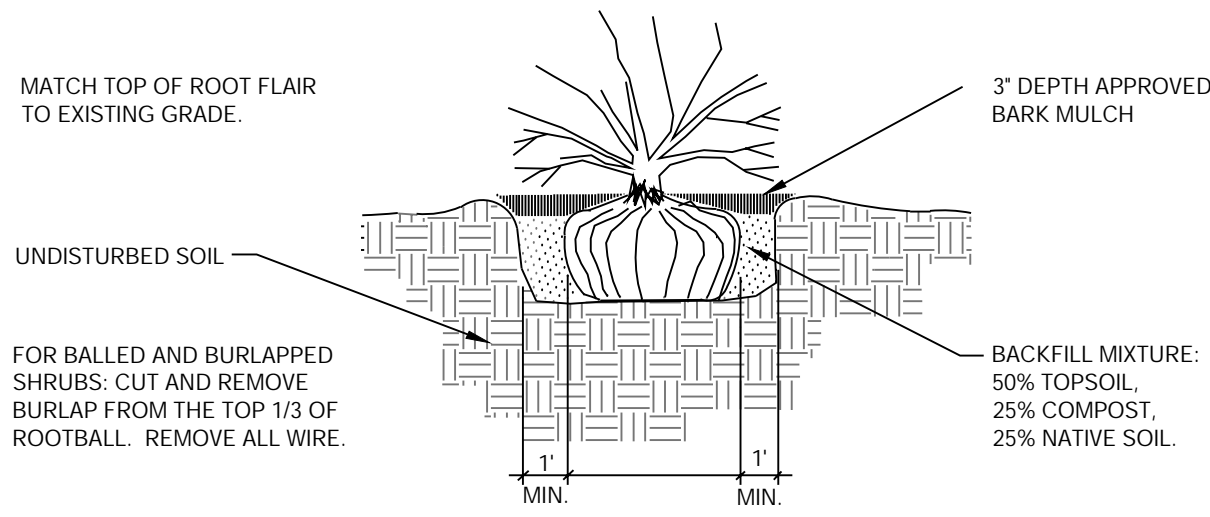
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.  

RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:  
TRI-MIX III as supplied by C&C Sand  
-To be applied as backfill in planting pits
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- 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).
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
- ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
- AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- 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.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
SHRUBS						
	Br	12	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry	3'	5'	5 GAL
	Cm	6	Chamaebatiaria millefolium / Fernbush	6'	6'	5 GAL
	Cn	4	Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush	3'	3'	5 GAL
	Jb	2	Juniperus sabina 'Buffalo' / Buffalo Juniper	1'	5'	5 GAL
	Yf	2	Yucca filamentosa / Adam's Needle	3'	4'	5 GAL
GRASSES						
	Bg	24	Bouteloua gracilis / Blue Grama Grass	2'	2'	1 GAL
	Sw	12	Sporobolus wrightii / Big Sacaton	5'	4'	1 GAL
PERENNIALS						
	Cb	24	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	3'	3'	1 GAL
	Go	88	Gaillardia x 'Oranges and Lemons' / Blanket Flower	1'	1'	1 GAL
	Pp	43	Penstemon pinifolius / Threadleaf Beardtongue	1'	1.5'	1 GAL

LANDSCAPE DETAILS



1

SHRUB PLANTING DETAIL

N.T.S.

N-PL-05

2

PERENNIAL / GROUNDCOVER PLANTING

N.T.S.

N-PL-07

3

STEEL EDGE DETAIL

N.T.S.

N-ED-01



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PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

PENROSE LIBRARY FENCING

LOTS 9 TO 13 INC, LOT 14 EX PART TO  
ST BLK A ADD 5 COLO SPGS

20 N CASCADE AVE.,  
COLORADO SPRINGS, CO 80903

PROJECT INFO  
DATE: 05.12.2025  
PROJECT MGR: B. SWENSON  
PREPARED BY: T. KNAB, Y. LIU

STAMP

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET TITLE  
Landscape  
Notes & Details

LD5.0

SHEET NUMBER  
PLANT FILE #

FBZN-24-0005