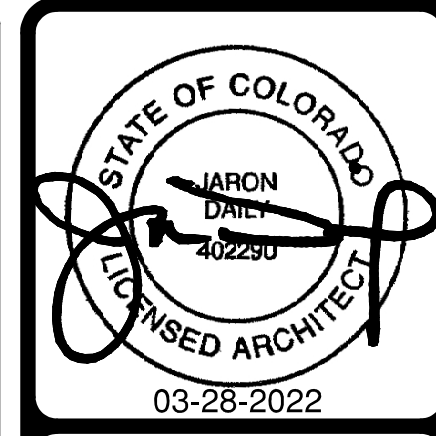


PLAN LEGEND:

FE	FIRE EXTINGUISHERS 17, 18 & 19 / A7-12	ES	EXT. SHEATHING (PAINTED)
(X)	DOOR KEY	(X)	36" X 36" ONE-HOUR RATED ROOF ACCESS HATCH AND LADDER (LOCKABLE) REF. 6/A7-80
(X)	WINDOW KEY	- - -	ELEMENT ABOVE
(X)	STOREFRONT KEY	()	HC-UNITS
CJ	CONTROL JOINT FLOOR CEILING & WALLS	()	WET CORRIDOR AREA
E.M.	METER LOCATIONS	()	CORRIDOR HVAC COMPRESSOR REF. MEP DRAWINGS
PH	PANIC HARDWARE		
SP	INDICATES LOCATION OF STAND PIPE		

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
- GENERAL CONTRACTOR TO ENSURE CONTROL/EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIALS USED.
- COORDINATE WITH INTERIOR DESIGNER FOR INTERIOR FINISHES
- ALL DIMENSIONS ARE FROM FRAMING U.N.O.
- REFER TO DOOR AND / WINDOW SCHEDULE FOR TEMPERED GLASS LOCATIONS.
- REFER TO 18/A7-12 FOR FIRE EXTINGUISHER CABINET
- CONTROL JOINT LAYOUTS FOR ALL BREEZEWAY FLOORS/ WALLS/ AND CEILINGS MUST BE PROVIDED ON SUBMITTALS



REVISIONS

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 226 APARTMENT UNITS IN COLORADO SPRINGS, CO
 THE GARRET COMPANIES

PERMIT ISSUE
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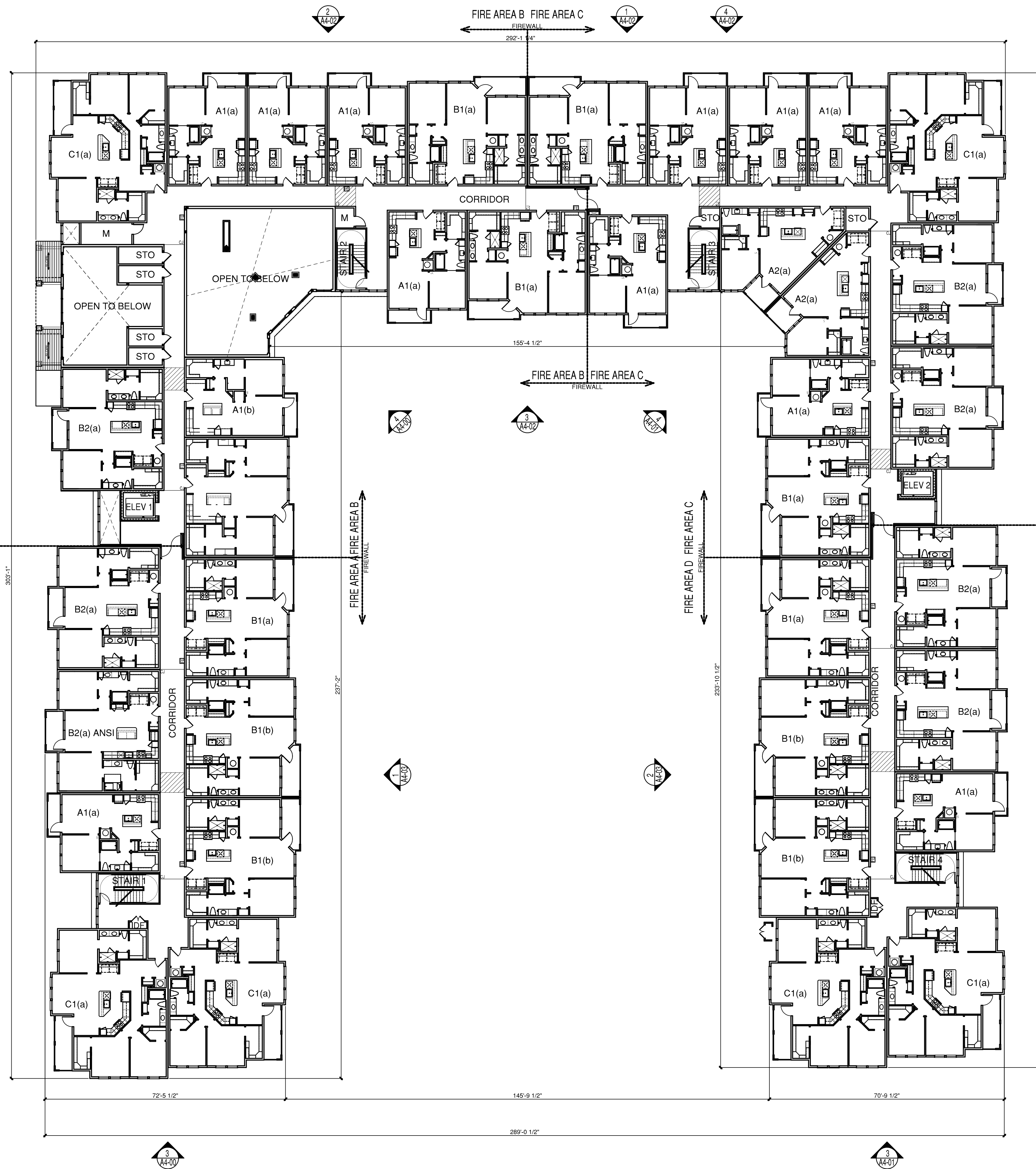
PROJECT
 21166

SHEET NUMBER

A3-01
 BUILDING A
 FIRST FLOOR

1 BUILDING A - FIRST FLOOR OVERALL
 SCALE: 1/16"=1'-0"

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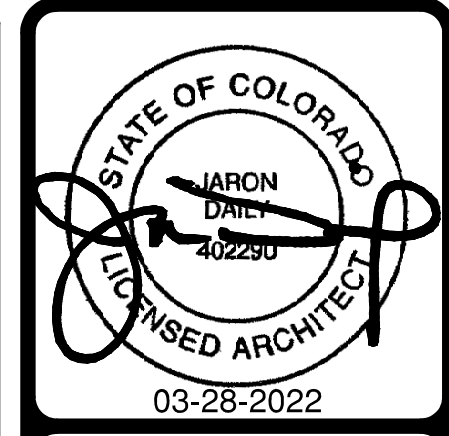


PLAN LEGEND:

FE	FIRE EXTINGUISHERS 17, 18 & 19 / A7-12	ES	EXT. SHEATHING (PAINTED)
X	DOOR KEY	X	36" X 36" ONE-HOUR RATED ROOF ACCESS HATCH AND LADDER (LOCKABLE) REF. 6/A7-80
X	WINDOW KEY	- - -	ELEMENT ABOVE
X	STOREFRONT KEY	□	HC-UNITS
CJ	CONTROL JOINT FLOOR CEILING & WALLS	▨	WET CORRIDOR AREA
E.M.	METER LOCATIONS	▨	CORRIDOR HVAC COMPRESSOR REF. MEP DRAWINGS
PH	PANIC HARDWARE		
SP	INDICATES LOCATION OF STAND PIPE		

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
- GENERAL CONTRACTOR TO ENSURE CONTROL/EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIALS USED.
- COORDINATE WITH INTERIOR DESIGNER FOR INTERIOR FINISHES
- ALL DIMENSIONS ARE FROM FRAMING U.N.O.
- REFER TO DOOR AND / WINDOW SCHEDULE FOR TEMPERED GLASS LOCATIONS.
- REFER TO 18/A7-12 FOR FIRE EXTINGUISHER CABINET
- CONTROL JOINT LAYOUTS FOR ALL BREEZEWAY FLOORS/ WALLS/ AND CEILINGS MUST BE PROVIDED ON SUBMITTALS



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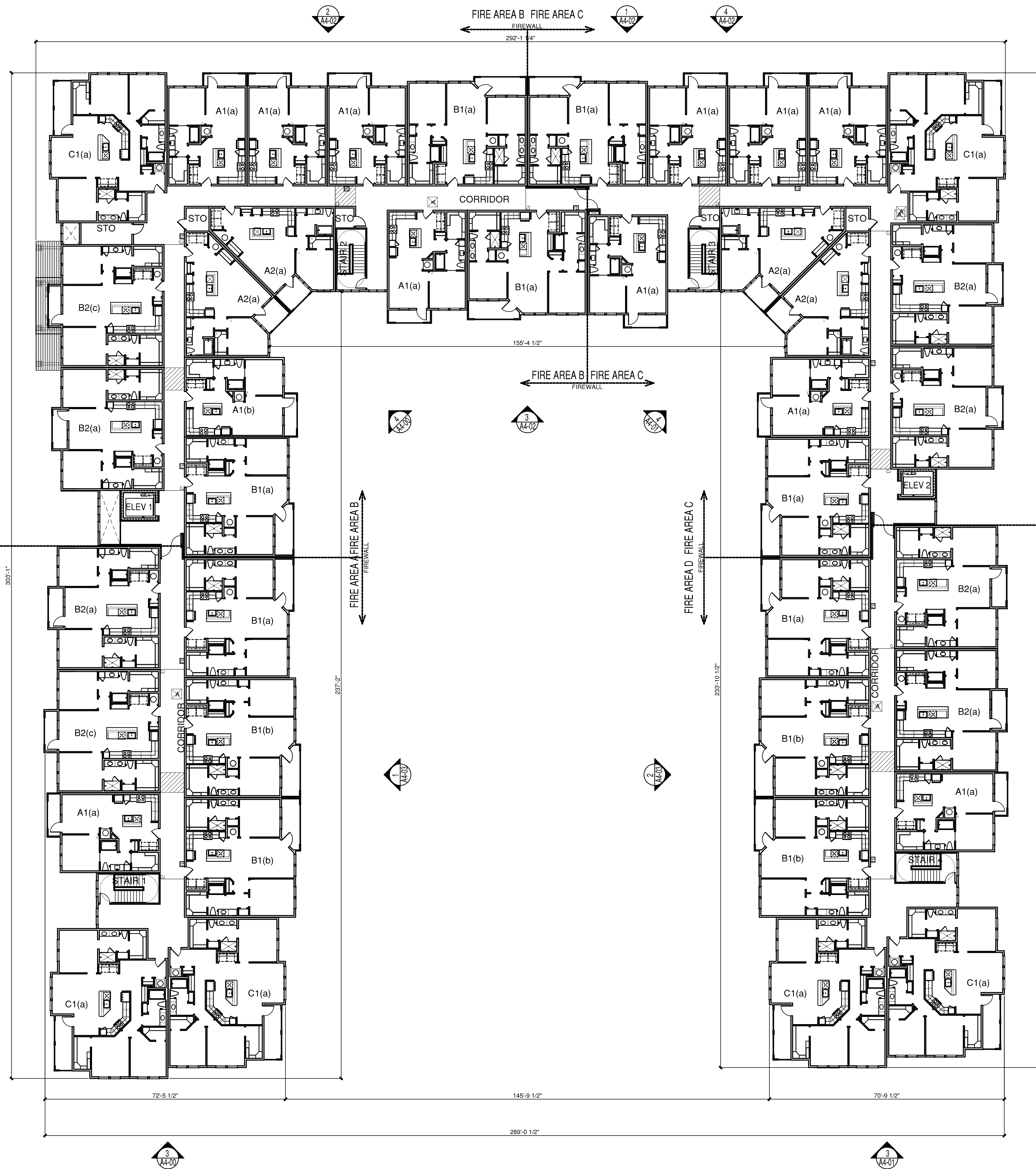
PROJECT
 21166

SHEET NUMBER

A3-02
 BUILDING A
 SECOND FLOOR

1 BUILDING A - SECOND FLOOR OVERALL
 SCALE: 1/16"=1'-0"

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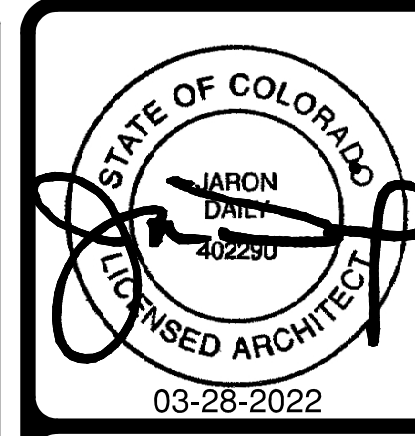


PLAN LEGEND:

FE	FIRE EXTINGUISHERS 17, 18 & 19 / A7-12	ES	EXT. SHEATHING (PAINTED)
X	DOOR KEY	X	36" X 36" ONE-HOUR RATED ROOF ACCESS HATCH AND LADDER (LOCKABLE) REF. 6/A7-80
X	WINDOW KEY	- - -	ELEMENT ABOVE
X	STOREFRONT KEY	□	HC-UNITS
CJ	CONTROL JOINT FLOOR CEILING & WALLS	▨	WET CORRIDOR AREA
E.M.	METER LOCATIONS	▨	CORRIDOR HVAC COMPRESSOR REF. MEP DRAWINGS
PH	PANIC HARDWARE		
SP	INDICATES LOCATION OF STAND PIPE		

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
- GENERAL CONTRACTOR TO ENSURE CONTROL/EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIALS USED.
- COORDINATE WITH INTERIOR DESIGNER FOR INTERIOR FINISHES
- ALL DIMENSIONS ARE FROM FRAMING U.N.O.
- REFER TO DOOR AND / WINDOW SCHEDULE FOR TEMPERED GLASS LOCATIONS.
- REFER TO 18/A7-12 FOR FIRE EXTINGUISHER CABINET
- CONTROL JOINT LAYOUTS FOR ALL BREEZEWAY FLOORS/ WALLS/ AND CEILINGS MUST BE PROVIDED ON SUBMITTALS



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 226 APARTMENT UNITS IN COLORADO SPRINGS, CO
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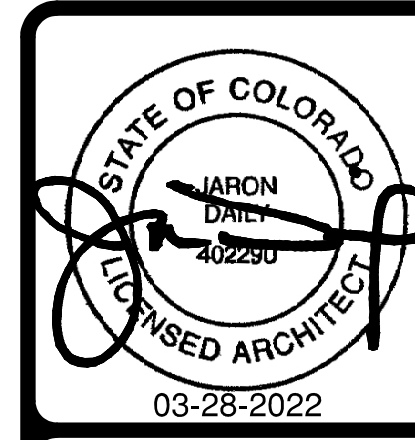


DATE
 03-28-2022
 PROJECT
 21166
 SHEET NUMBER

A3-03
 BUILDING A
 THIRD FLOOR

1 BUILDING A - THIRD FLOOR OVERALL
 SCALE: 1/16"=1'-0"

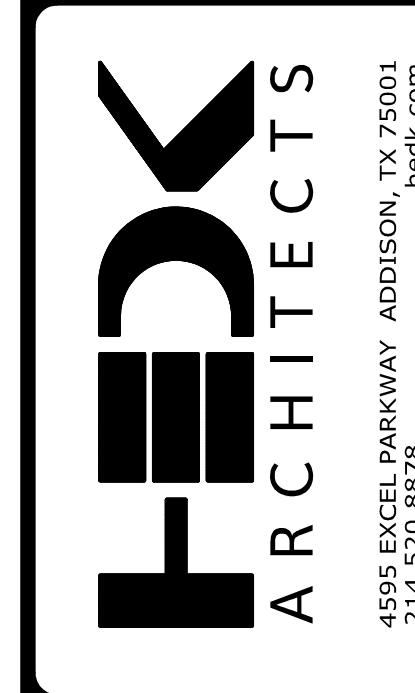
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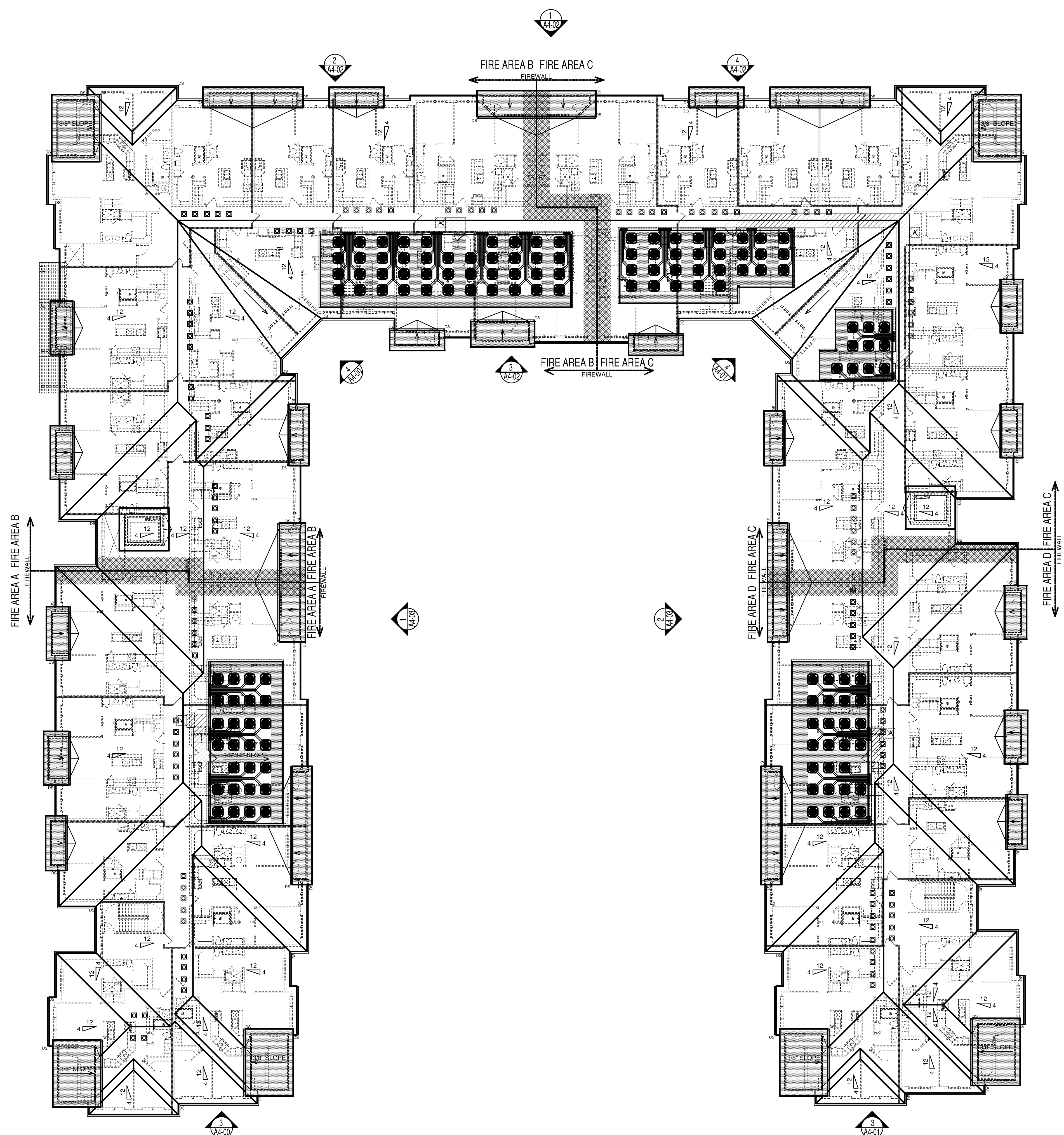
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 THE GARRET COMPANIES

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 03-28-2022
 PROJECT
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 SHEET NUMBER

A3-04
 BUILDING A
 ROOF PLAN



ROOF LEGEND:			
R.D.	ROOF DRAIN		36" X 36" ONE HOUR RATED ATTIC ACCESS HATCH
	ROOF SLOPE		INDICATES SHINGLE ROOF
	HIGH ROOF VENTS		INDICATES 3/8" / 12" SLOPE
	LOW ROOF VENTS		HATCH INDICATES ATTIC WALKING SURFACE RE. MANUF. SPEC.
	RAISE PLATE PER ELEV. & SECTIONS		HATCH INDICATES NO PENETRATIONS WITHIN 4'-0" OF FIREWALL
	GUTTER AND DOWNSPOUT 5" GUTTERS, 3/4" DOWNSPOUTS		RE-A7-21 FOR ROOF FLASHING DETAILS
	GUTTER AND DOWNSPOUT DOWN SPOUT TO BE HARD PIPED, RE. LANDSCAPE		
	DRAFTSTOP		
	DRAFTSTOP ACCESS		

- GENERAL NOTES:**
- ALL DOWNSPOUTS BASED ON A 4" DIAMETER OR SQUARE EQUIVALENT. CALCULATIONS BASED ON A MAXIMUM RAINFALL RATE OF 8 IN. PER HOUR. PLACE DOWNSPOUT ON INSIDE CORNERS WHERE POSSIBLE.
 - DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
 - ROOF TRUSS LAYOUT, PROFILES AND DESIGN ARE TO BE PROVIDED BY THE TRUSS MANUFACTURER BY WAY OF SHOP DRAWINGS, AND ARE TO BE SIGNED AND SEALED BY A REGISTERED ENGINEER.
 - ROOF SURFACES WITH A SLOPE GREATER THAN 2 UNITS VERTICAL PER 12 UNITS HORIZONTAL, DIRECTLY ABOVE COOLED/CONDITIONED SPACES SHALL HAVE MINIMUM REFLECTANCE OF 0.58 OR A MINIMUM SOLAR REFLECTIVE INDEX OF 29.
 - VENT CALCULATIONS SHOW THE REQUIRED NET FREE VENTING AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE VENTING BASED ON THESE CALCULATIONS.
 - 2 LAYERS OF MINIMUM 24" ICE SHIELD UNDERLAYMENT EXTENDING FROM LOWEST EDGES OF ALL ROOF SURFACES TO AT LEAST 24" INSIDE EXT. WALL OF THE BUILDING.
 - SNOW GUARDS AT ALL EAVE LOCATIONS.

1 BUILDING A - ROOF PLAN OVERALL
 SCALE: 1/16"=1'-0"

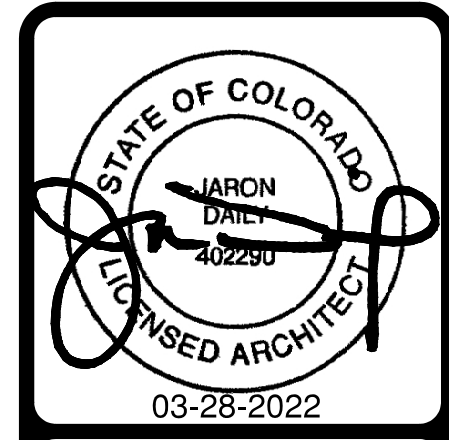
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PLAN LEGEND:

FIRE EXTINGUISHERS 17, 18 & 19 / A7-12	EXT. SHEATHING (PAINTED)
DOOR KEY	36" X 36" ONE-HOUR RATED ROOF ACCESS HATCH AND LADDER (LOCKABLE) REF. 6/A7-30
WINDOW KEY	ELEMENT ABOVE
STOREFRONT KEY	HC-UNITS
CONTROL JOINT FLOOR CEILING & WALLS	WET CORRIDOR AREA
METER LOCATIONS	CORRIDOR HVAC COMPRESSOR REF. MEP DRAWINGS
PANIC HARDWARE	
INDICATES LOCATION OF STAND PIPE	

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
- GENERAL CONTRACTOR TO ENSURE CONTROL/EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIALS USED.
- COORDINATE WITH INTERIOR DESIGNER FOR INTERIOR FINISHES
- ALL DIMENSIONS ARE FROM FRAMING L.I.N.O.
- REFER TO DOOR AND / WINDOW SCHEDULE FOR TEMPERED GLASS LOCATIONS.
- REFER TO 18/A7-12 FOR FIRE EXTINGUISHER CABINET
- CONTROL JOINT LAYOUTS FOR ALL BREEZEWAY FLOORS/ WALLS/ AND CEILINGS MUST BE PROVIDED ON SUBMITTALS



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THE GARRET COMPANIES

PERMIT ISSUE
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03-28-2022

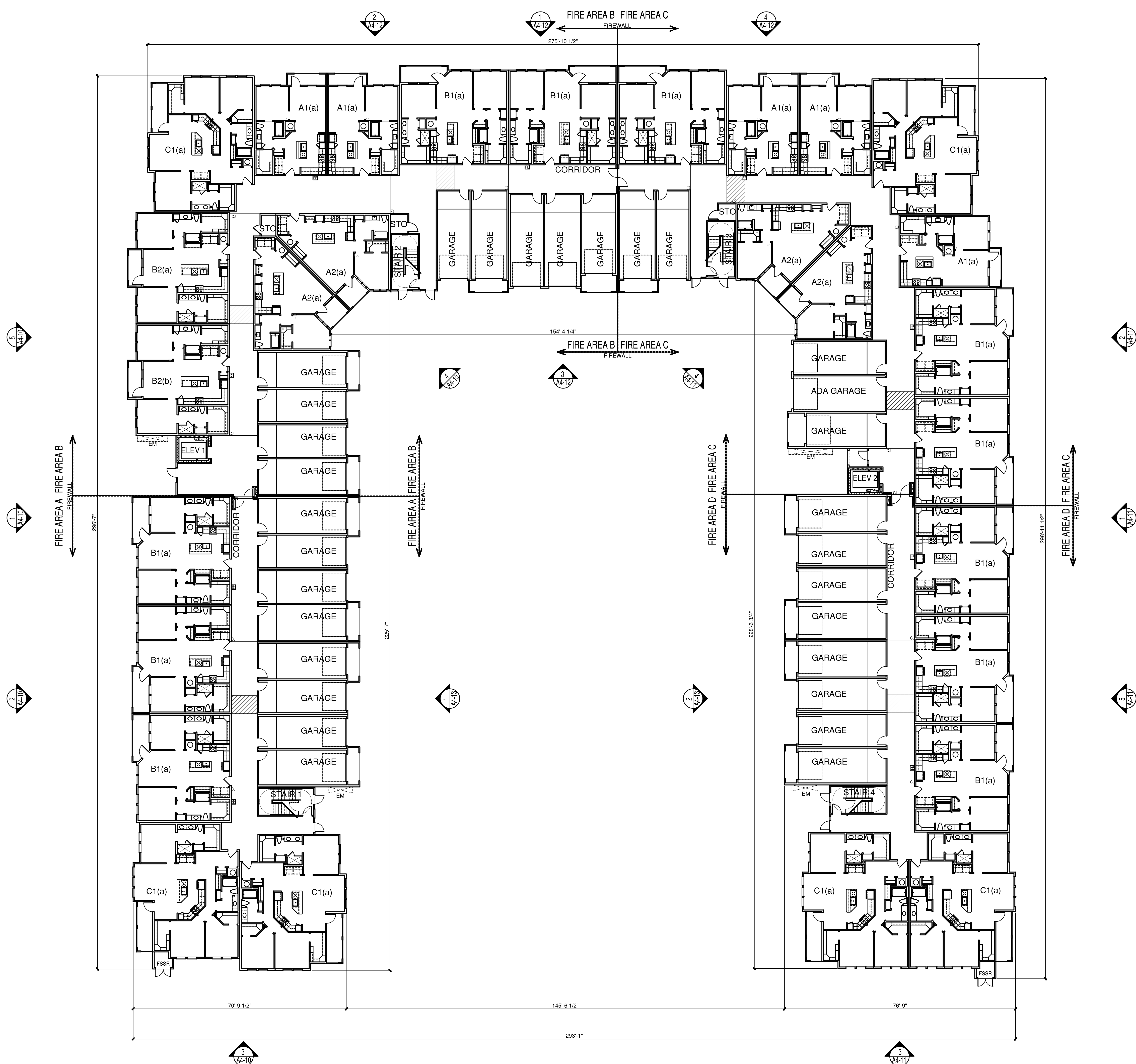
PROJECT
21166

SHEET NUMBER

A3-11

BUILDING B
FIRST FLOOR

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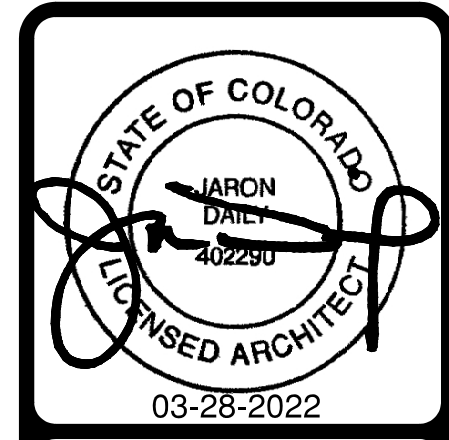
1 BUILDING B - FIRST FLOOR OVERALL
SCALE: 1/16"=1'-0"

PLAN LEGEND:

FE	FIRE EXTINGUISHERS 17, 18 & 19 / A7-12	ES	EXT. SHEATHING (PAINTED)
X	DOOR KEY	X	36" X 36" ONE-HOUR RATED ROOF ACCESS HATCH AND LADDER (LOCKABLE) REF. 6/A7-30
X	WINDOW KEY	- - -	ELEMENT ABOVE
X	STOREFRONT KEY	□	HC-UNITS
CJ	CONTROL JOINT FLOOR CEILING & WALLS	▨	WET CORRIDOR AREA
E.M.	METER LOCATIONS	▨	CORRIDOR HVAC COMPRESSOR REF. MEP DRAWINGS
PH	PANIC HARDWARE		
SP	INDICATES LOCATION OF STAND PIPE		

GENERAL NOTES:

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- CONTROL JOINT LAYOUTS FOR ALL BREEZEWAY FLOORS/ WALLS/ AND CEILINGS MUST BE PROVIDED ON SUBMITTALS



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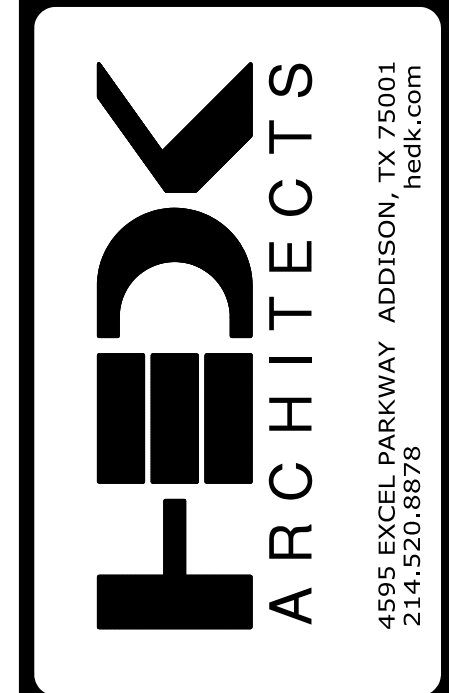
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03-28-2022

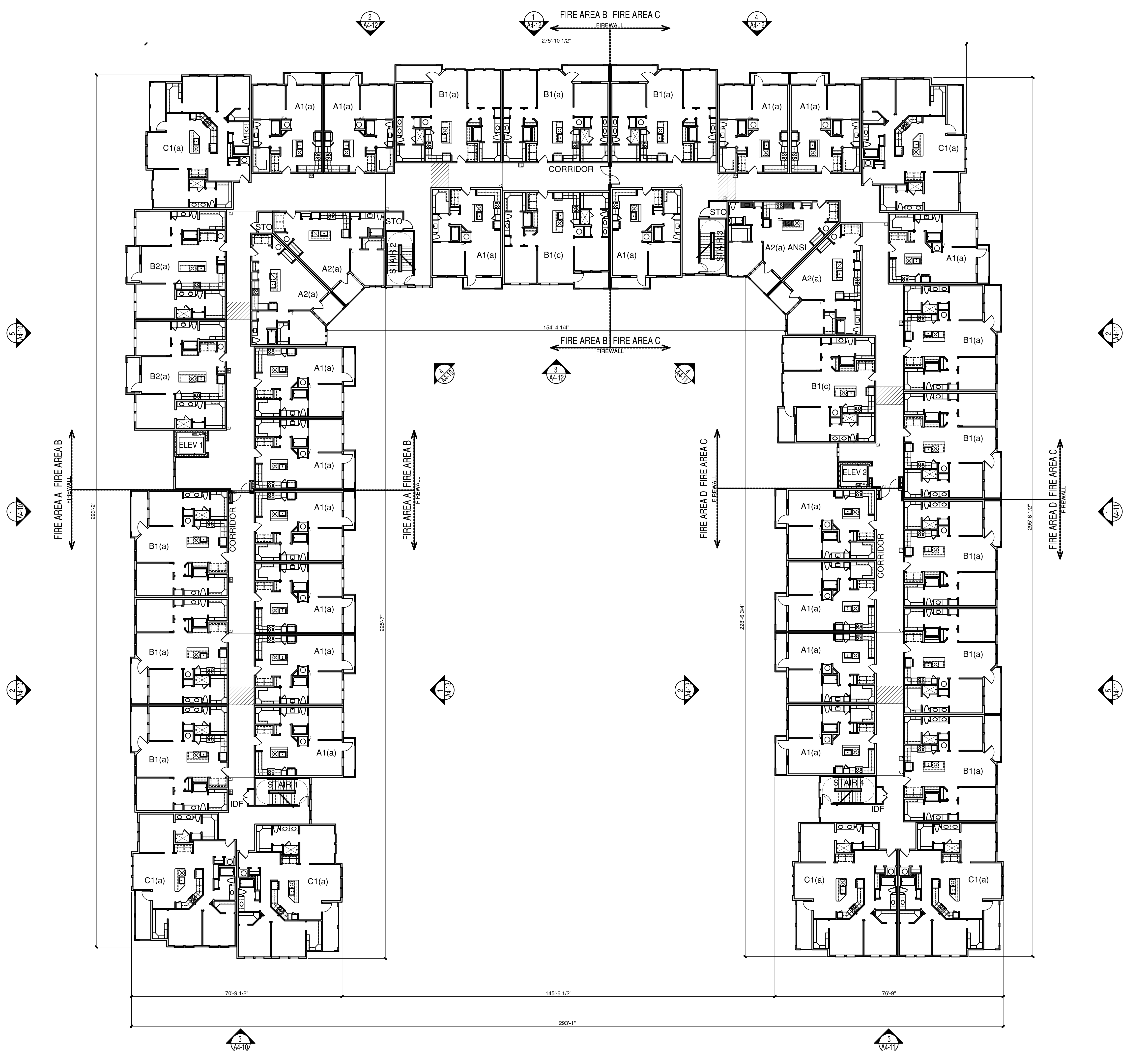
PROJECT
21166

SHEET NUMBER

A3-12

BUILDING B
SECOND FLOOR

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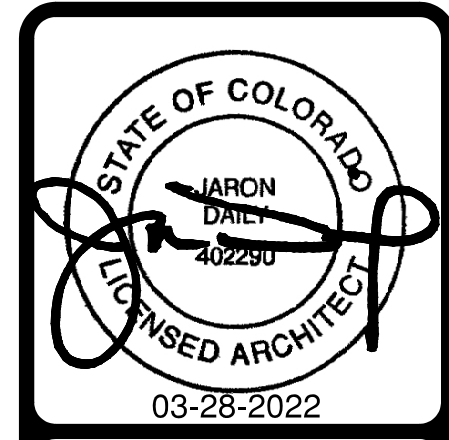
1 BUILDING B - SECOND FLOOR OVERALL
SCALE: 1/16"=1'-0"

PLAN LEGEND:

FE	FIRE EXTINGUISHERS 17, 18 & 19 / A7-12	ES	EXT. SHEATHING (PAINTED)
X	DOOR KEY	X	36" X 36" ONE-HOUR RATED ROOF ACCESS HATCH AND LADDER (LOCKABLE) REF. 6/A7-30
X	WINDOW KEY	- - -	ELEMENT ABOVE
X	STOREFRONT KEY	□	HC-UNITS
CJ	CONTROL JOINT FLOOR CEILING & WALLS	▨	WET CORRIDOR AREA
E.M.	METER LOCATIONS	▨	CORRIDOR HVAC COMPRESSOR REF. MEP DRAWINGS
PH	PANIC HARDWARE		
SP	INDICATES LOCATION OF STAND PIPE		

GENERAL NOTES:

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- GENERAL CONTRACTOR TO ENSURE CONTROL/EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIALS USED.
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- CONTROL JOINT LAYOUTS FOR ALL BREEZEWAY FLOORS/ WALLS/ AND CEILINGS MUST BE PROVIDED ON SUBMITTALS



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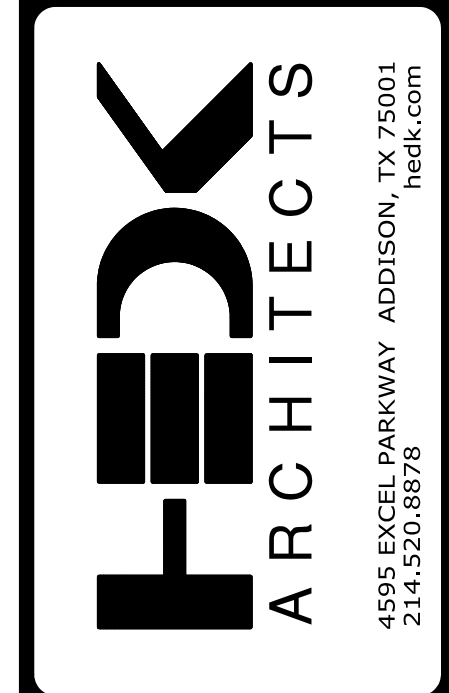
NO.	DATE	DESCRIPTION

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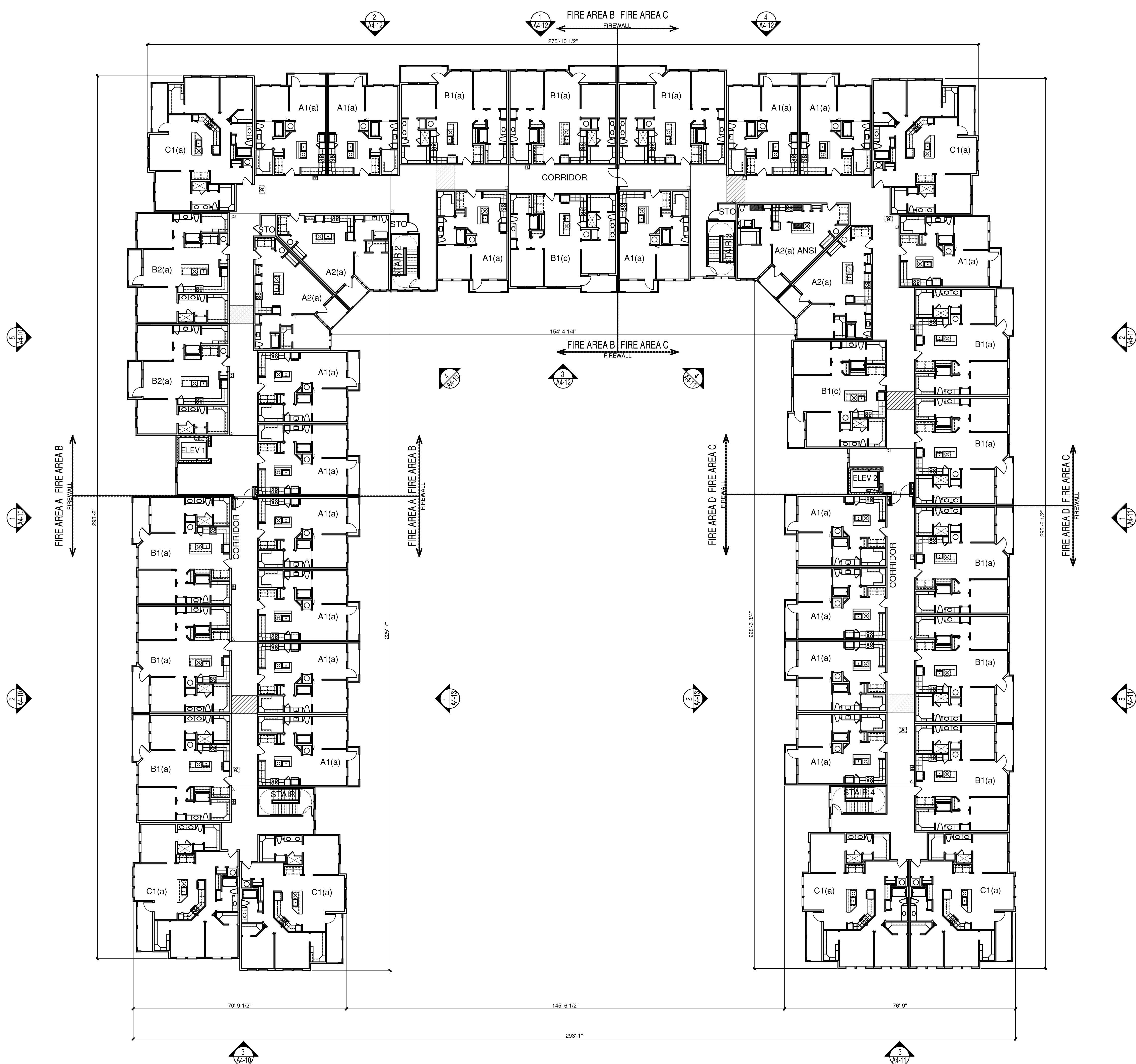
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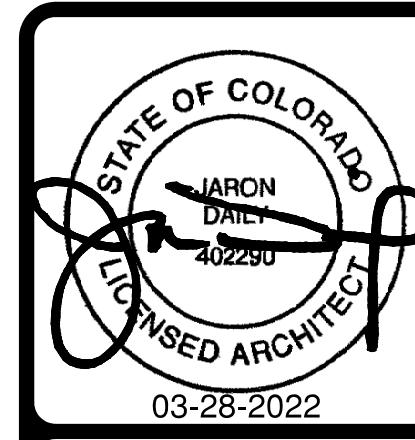
A3-13

BUILDING B
THIRD FLOOR

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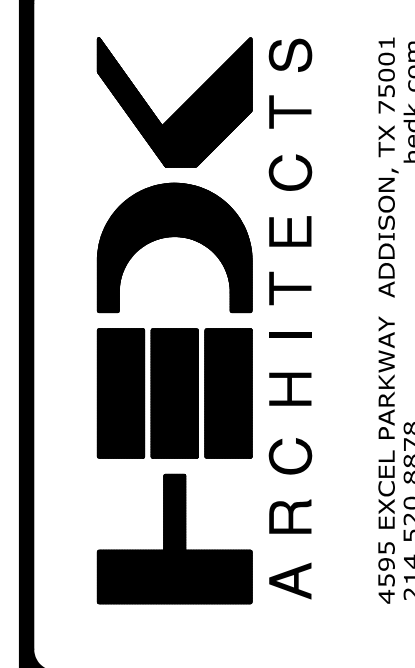
1 BUILDING B - THIRD FLOOR OVERALL
SCALE: 1/16"=1'-0"



NO.	DATE	DESCRIPTION

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 THE GARRET COMPANIES

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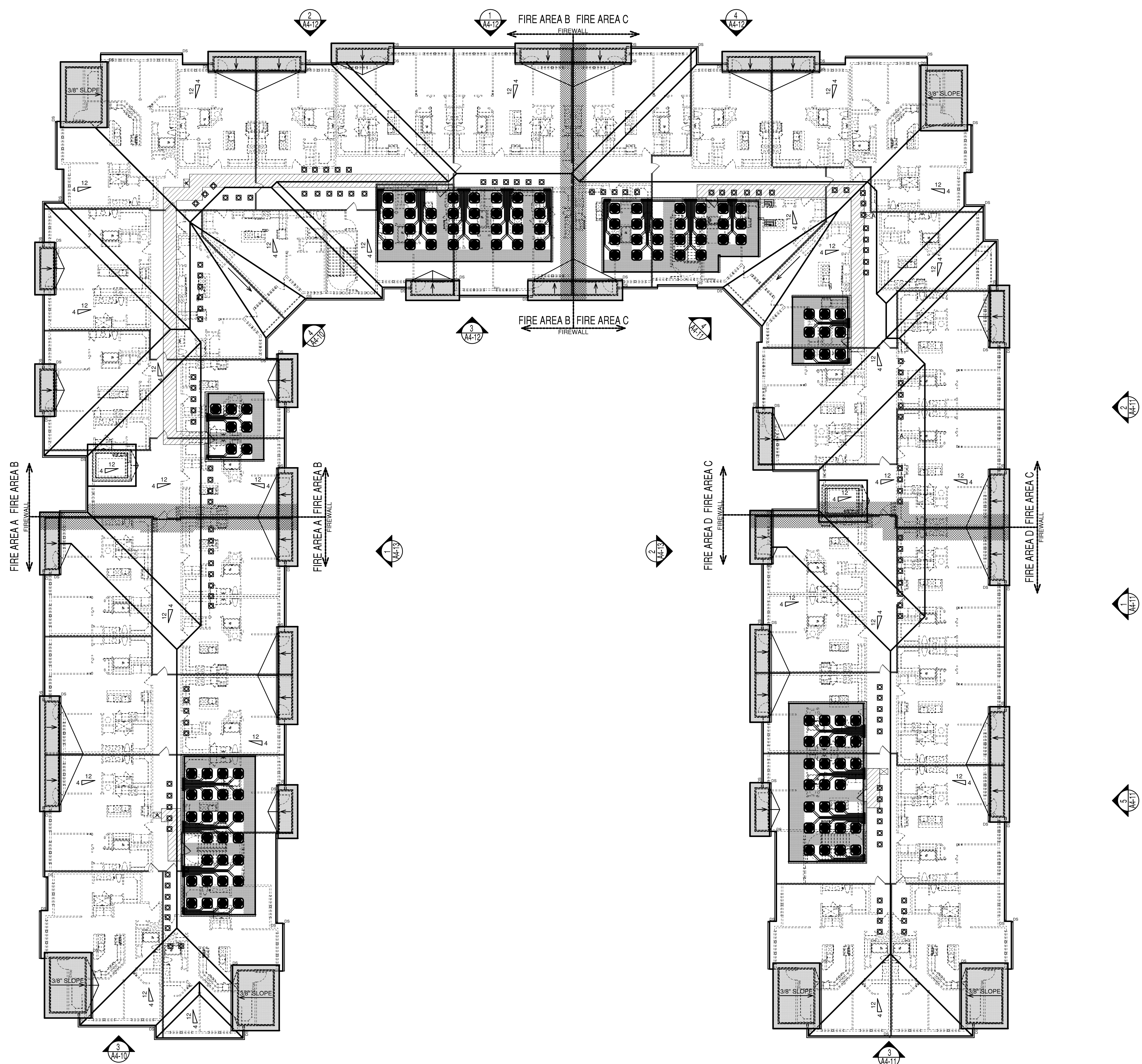
DATE
 03-28-2022

PROJECT
 21166

SHEET NUMBER

A3-14

BUILDING B
 ROOF PLAN



ROOF LEGEND:

R.D.	ROOF DRAIN		36" X 36" ONE HOUR RATED ATTIC ACCESS HATCH
	ROOF SLOPE		INDICATES SHINGLE ROOF
	HIGH ROOF VENTS		INDICATES TPO ROOF
	LOW ROOF VENTS		INDICATES 3/8" / 12" SLOPE
	RAISE PLATE PER ELEV. & SECTIONS		HATCH INDICATES ATTIC WALKING SURFACE RE. MANUF. SPEC.
	GUTTER AND DOWNSPOUT 5" GUTTERS, 3X4 DOWNSPOUTS		HATCH INDICATES NO PENETRATIONS WITHIN 4'-0" OF FIREWALL
	GUTTER AND DOWNSPOUT DOWN SPOUT TO BE HARD PIPED, RE. LANDSCAPE		
	DRAFTSTOP		
	DRAFTSTOP ACCESS		
	RE-A7-21 FOR ROOF FLASHING DETAILS		

GENERAL NOTES:

- ALL DOWNSPOUTS BASED ON A 4" DIAMETER OR SQUARE EQUIVALENT. CALCULATIONS BASED ON A MAXIMUM RAINFALL RATE OF 8 IN. PER HOUR. PLACE DOWNSPOUT ON INSIDE CORNERS WHERE POSSIBLE.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- ROOF TRUSS LAYOUT, PROFILES AND DESIGN ARE TO BE PROVIDED BY THE TRUSS MANUFACTURER BY WAY OF SHOP DRAWINGS, AND ARE TO BE SIGNED AND SEALED BY A REGISTERED ENGINEER.
- ROOF SURFACES WITH A SLOPE GREATER THAN 2 UNITS VERTICAL PER 12 UNITS HORIZONTAL, DIRECTLY ABOVE COOLED CONDITIONED SPACES SHALL HAVE MINIMUM REFLECTANCE OF 0.35 OR A MINIMUM SOLAR REFLECTIVE INDEX OF 29.
- VENT CALCULATIONS SHOW THE REQUIRED NET FREE VENTING AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE VENTING BASED ON THESE CALCULATIONS.
- (2) LAYERS OF MINIMUM 24" ICE SHIELD UNDERLAYMENT EXTENDING FROM LOWEST EDGES OF ALL ROOF SURFACES TO AT LEAST 24" INSIDE EXT. WALL OF THE BUILDING.
- SNOW GUARDS AT ALL EAVE LOCATIONS.

1 BUILDING B - ROOF PLAN OVERALL
 SCALE: 1/16"=1'-0"

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